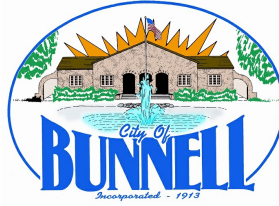


**CATHERINE D. ROBINSON**  
**MAYOR**

**JOHN ROGERS**  
**VICE-MAYOR**

**DR. ALVIN B. JACKSON, JR.**  
**CITY MANAGER**



*Crossroads of Flagler County*

**COMMISSIONERS:**

**VACANT**

**TINA-MARIE SCHULTZ**

**TONYA GORDON**

## **BUNNELL CITY COMMISSION MEETING**

**Monday, January 23, 2023**

**7:00 PM**

1769 East Moody Boulevard (GSB),  
Chambers Room  
Bunnell, FL 32110

---

**A. Call Meeting to Order and Pledge Allegiance to the Flag**

**Roll Call**

**Invocation for our Military Troops and National Leaders**

**B. Introductions, Commendations, Proclamations, and Presentations: None**

**C. Consent Agenda:**

**C.1. Approval of Warrant**

a. January 23, 2023 Warrant

**C.2. Approval of Minutes**

a. January 9, 2023 City Commission Meeting Minutes

**C.3. Request to appoint Gary Garner to serve a 3 year term as the Alternate for the Planning, Zoning & Appeals Board**

**D. Public Comments:**

Comments regarding items not on the Agenda. Citizens are encouraged to speak; however, comments are limited to four (4) minutes.

**E. Ordinances: (Legislative):**

**E.1. Ordinance 2023-01 Grand Reserve Planned Development Agreement Modification request to allow a modification to the number of lots approved for Phase(s) 3, 5, and 6. - Second Reading**

**E.2. Ordinance 2023-02 Requesting to change the official zoning map for 6.68± acres of land, owned by Jeremy and Jill Barton, Bearing the Parcel ID: 16-13-30-0000-01020-0010, from the Flagler County "AC, Agriculture District" to the City of Bunnell "AG&S, Agricultural and Silviculture District" - Second Reading**

**F. Resolutions: (Legislative): None**

**G. Old Business: None**

**H. New Business:**

**H.1.** Request Commission Approval of the Selection Committee recommendation and to proceed with negotiations for the Administration/Police Department Complex Design Build Project agreement.

**H.2.** Approval of Administrative Order 2023-01 for the Allen Lands Rural Subdivision

**I. Reports:**

- **City Clerk**
- **Police Chief**
- **City Attorney**
- **City Manager**

City Manager Report- December 2022

- **Mayor and City Commissioners**

**J. Call for Adjournment.**

**This agenda is subject to change without notice. Please see posted copy at City Hall, and our website [www.BunnellCity.us](http://www.BunnellCity.us).**

**NOTICE:** If any person decides to appeal any decision made by the City Commission or any of its boards, with respect to any matter considered at any meeting of such boards or commission, he or she will need a record of the proceedings, and for this purpose he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based, 286.0105 Florida Statutes.

**Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the City Clerk at (386) 437-7500 at least 48 hours prior to the meeting date.**

**THE CITY OF BUNNELL IS AN EQUAL OPPORTUNITY SERVICE PROVIDER.**

*Posted by City Clerk's office on January 17, 2023*



## City of Bunnell, Florida

### ATTACHMENTS:

Description

Warrant 1/23/2023

Type

Warrant



(None)	Post Date	Vendor Name	Description (Item)	Account Number	Amount
<b>Vendor: 4C's Trucking &amp; Excavation, Inc.</b>					
	01/11/2023	4C's Trucking & Excavation, Inc.	2 yds Road Base	401-0533-533.5205	500.00
	01/11/2023	4C's Trucking & Excavation, Inc.	2 yds Road Base	404-0535-535.5200	500.00
<b>Vendor 4C's Trucking &amp; Excavation, Inc. Total:</b>					<b>1,000.00</b>
<b>Vendor: Advanced Environmental Laboratories, Inc.</b>					
	01/01/2023	Advanced Environmental Labo...	Water Testing	404-0535-535.3400	4,839.25
<b>Vendor Advanced Environmental Laboratories, Inc. Total:</b>					<b>4,839.25</b>
<b>Vendor: AG-PRO, LLC</b>					
	01/11/2023	AG-PRO, LLC	Repair flywheel clutch & brake...	401-0533-533.4640	174.58
	01/11/2023	AG-PRO, LLC	Repair flywheel clutch & brake...	404-0535-535.4640	174.59
	01/09/2023	AG-PRO, LLC	Remlinger Series 700 Screener	001-0541-541.6400	8,400.00
	12/27/2022	AG-PRO, LLC	Replace broken switch on bo...	001-0541-541.4640	12.28
<b>Vendor AG-PRO, LLC Total:</b>					<b>8,761.45</b>
<b>Vendor: Applied Concepts, Inc.</b>					
	12/16/2022	Applied Concepts, Inc.	Stalker - DSR 2X Radar w/ Inst...	001-0521-521.5264	13,212.50
<b>Vendor Applied Concepts, Inc. Total:</b>					<b>13,212.50</b>
<b>Vendor: Boulevard Tire Center</b>					
	12/02/2022	Boulevard Tire Center	2 11R/22.5 recap tires	402-0534-534.4620	497.26
<b>Vendor Boulevard Tire Center Total:</b>					<b>497.26</b>
<b>Vendor: Bunnell Auto Supply, Inc.</b>					
	01/10/2023	Bunnell Auto Supply, Inc.	Reapirs Hydraulic Quick couple...	001-0541-541.4640	122.95
	01/10/2023	Bunnell Auto Supply, Inc.	Hardware for hose Mount	001-0541-541.4640	25.73
	01/10/2023	Bunnell Auto Supply, Inc.	Hydraulic Hose Assembly	001-0541-541.4640	669.47
	01/12/2023	Bunnell Auto Supply, Inc.	Organe Nitrile Glove	001-0549-549.5200	33.00
	01/04/2023	Bunnell Auto Supply, Inc.	Maker Lights	402-0534-534.4620	27.90
	01/05/2023	Bunnell Auto Supply, Inc.	55 Gal Def	001-0541-541.5200	65.00
	01/05/2023	Bunnell Auto Supply, Inc.	55 Gal Def	401-0533-533.5205	130.00
	01/05/2023	Bunnell Auto Supply, Inc.	55 Gal Def	404-0535-535.5200	130.00
<b>Vendor Bunnell Auto Supply, Inc. Total:</b>					<b>1,204.05</b>
<b>Vendor: Central Florida Controls, LLC</b>					
	10/19/2022	Central Florida Controls, LLC	Repair of EFD-1 Flor Meter Rec...	404-0535-535.4640	370.85
<b>Vendor Central Florida Controls, LLC Total:</b>					<b>370.85</b>
<b>Vendor: Central Hydraulics, Inc.</b>					
	01/11/2023	Central Hydraulics, Inc.	Repair Hydraulic Cylinder	001-0541-541.4640	352.61
	01/11/2023	Central Hydraulics, Inc.	Cylinder Repairs	001-0541-541.4640	320.83
	01/05/2023	Central Hydraulics, Inc.	Custom Tube Hose	402-0534-534.4620	75.02
<b>Vendor Central Hydraulics, Inc. Total:</b>					<b>748.46</b>
<b>Vendor: Charter Communications</b>					
	01/01/2023	Charter Communications	100 Utility St 1.01.23 - 1.31.23	001-0521-521.4100	400.00
	01/07/2023	Charter Communications	604 E Moody Blvd	001-0519-519.4100	109.98
	01/07/2023	Charter Communications	405 E Drain St 1/13/23-2/12/23	001-0519-519.4100	104.98
	01/07/2023	Charter Communications	1769 E moody Blvd 1/09/23-2...	001-0519-519.4100	124.98
	10/15/2022	Charter Communications	405 E Drain St 8/13/22-9/12/22	001-0572-572.4100	124.98
	10/07/2022	Charter Communications	405 E Drain St 9/13/22-10/12/...	001-0572-572.4100	124.98
<b>Vendor Charter Communications Total:</b>					<b>989.90</b>
<b>Vendor: Crystal Tractor and Equipment - Hastings</b>					
	12/22/2022	Crystal Tractor and Equipment ..	Parts for broken dust cover uni...	001-0572-572.4640	171.39
<b>Vendor Crystal Tractor and Equipment - Hastings Total:</b>					<b>171.39</b>
<b>Vendor: DG Hardware, Inc.</b>					
	01/11/2023	DG Hardware, Inc.	Ball Valve for WWTP	404-0535-535.5200	18.35
	01/12/2023	DG Hardware, Inc.	WWTP Repair Parts	404-0535-535.5200	26.32

## Expense Approval Register

Packet: APPKT07880 - 1.23.23 Warrant

(None)	Post Date	Vendor Name	Description (Item)	Account Number	Amount
	01/03/2023	DG Hardware, Inc.	Brushes, Reducer, Ratchets	404-0535-535.5200	86.16
	01/06/2023	DG Hardware, Inc.	Fasteners	402-0534-534.4640	7.16
	01/06/2023	DG Hardware, Inc.	Replacment Toilet Brush sets &..	001-0572-572.5200	52.16
	01/06/2023	DG Hardware, Inc.	Decolonization Pump Pressure...	404-0535-535.4640	35.99
	01/09/2023	DG Hardware, Inc.	1/2 Impact Drill	404-0535-535.5264	449.99
			<b>Vendor DG Hardware, Inc. Total:</b>		<b>676.13</b>
<b>Vendor: Environmental Land Services of Flagler County, Inc</b>					
	01/06/2023	Environmental Land Services of..	Services 12.30.22 - 1.05.23	402-0534-534.3400	4,393.73
			<b>Vendor Environmental Land Services of Flagler County, Inc Total:</b>		<b>4,393.73</b>
<b>Vendor: Ferguson US Holdings, Inc</b>					
	01/04/2023	Ferguson US Holdings, Inc	12 X 20 STORMWATER PIPE	001-0538-538.4600	4,185.00
			<b>Vendor Ferguson US Holdings, Inc Total:</b>		<b>4,185.00</b>
<b>Vendor: Flagler County Board of County Commissioners</b>					
	01/04/2023	Flagler County Board of County..	Annual Contribution Carver G...	001-0511-511.8200	10,000.00
			<b>Vendor Flagler County Board of County Commissioners Total:</b>		<b>10,000.00</b>
<b>Vendor: Flagler Humane Society</b>					
	10/31/2022	Flagler Humane Society	Housing Services October	001-0562-562.3402	2,134.00
	12/31/2022	Flagler Humane Society	December 2022	001-0562-562.3402	2,134.00
			<b>Vendor Flagler Humane Society Total:</b>		<b>4,268.00</b>
<b>Vendor: Grant Professionals, Inc.</b>					
	12/31/2022	Grant Professionals, Inc.	Services Dec1 - Dec31	001-0521-521.3400	1,500.00
			<b>Vendor Grant Professionals, Inc. Total:</b>		<b>1,500.00</b>
<b>Vendor: Hawkins Inc</b>					
	01/06/2023	Hawkins Inc	CCH Granular Drum	404-0535-535.5200	760.00
	12/30/2022	Hawkins Inc	Chemicals for WTP	401-0533-533.5205	985.00
			<b>Vendor Hawkins Inc Total:</b>		<b>1,745.00</b>
<b>Vendor: HD Supply Facilities Maintenance Ltd</b>					
	12/28/2022	HD Supply Facilities Maintena...	Freight	401-0533-533.4640	25.38
	12/28/2022	HD Supply Facilities Maintena...	Rosemount free chlorine analy...	401-0533-533.4640	4,755.48
	12/30/2022	HD Supply Facilities Maintena...	CLX Free / Total chlorine analy...	404-0535-535.5200	3,833.27
			<b>Vendor HD Supply Facilities Maintenance Ltd Total:</b>		<b>8,614.13</b>
<b>Vendor: Hydradry Inc</b>					
	01/02/2023	Hydradry Inc	Emergency Repair Coquina City..	001-0572-572.4610	5,485.13
			<b>Vendor Hydradry Inc Total:</b>		<b>5,485.13</b>
<b>Vendor: Language Line Services Inc</b>					
	12/31/2022	Language Line Services Inc	Over the Phone Interpretation	001-0512-512.4100	20.86
			<b>Vendor Language Line Services Inc Total:</b>		<b>20.86</b>
<b>Vendor: Lowe's Companies, Inc</b>					
	01/04/2023	Lowe's Companies, Inc	Totes to Store Christmas Lights..	001-0511-511.4900	142.20
	01/04/2023	Lowe's Companies, Inc	Level Pitch for Digging Swells	001-0541-541.5264	521.55
			<b>Vendor Lowe's Companies, Inc Total:</b>		<b>663.75</b>
<b>Vendor: MacData LLC</b>					
	12/31/2022	MacData LLC	Background Check Brady, Reb...	001-0521-521.4900	46.00
			<b>Vendor MacData LLC Total:</b>		<b>46.00</b>
<b>Vendor: Michael Leo Dove</b>					
	01/13/2023	Michael Leo Dove	Inspections for 12/30/22-1/11...	001-0524-524.3401	1,845.00
			<b>Vendor Michael Leo Dove Total:</b>		<b>1,845.00</b>
<b>Vendor: NextEra Energy Inc</b>					
	01/04/2023	NextEra Energy Inc	47533-10046 Dec	404-0535-535.4300	83.64
	01/05/2023	NextEra Energy Inc	23515-07823 Dec 2022	404-0535-535.4300	26.58
	01/05/2023	NextEra Energy Inc	09445-94365 Dec	404-0535-535.4300	27.62
	01/06/2023	NextEra Energy Inc	01235-95431 Dec	404-0535-535.4300	12.63
	01/06/2023	NextEra Energy Inc	01408-42220 Dec	404-0535-535.4300	97.01
	01/06/2023	NextEra Energy Inc	04799-99278 Dec	404-0535-535.4300	198.59
	01/06/2023	NextEra Energy Inc	05365-06116 Dec	404-0535-535.4300	30.95
	01/06/2023	NextEra Energy Inc	08857-07703 Dec	404-0535-535.4300	4,706.80

## Expense Approval Register

Packet: APPKT07880 - 1.23.23 Warrant

(None)	Post Date	Vendor Name	Description (Item)	Account Number	Amount
	01/06/2023	NextEra Energy Inc	16239-97200 Dec	404-0535-535.4300	35.96
	01/06/2023	NextEra Energy Inc	19639-02331 Dec	404-0535-535.4300	12.63
	01/06/2023	NextEra Energy Inc	24515-76322 Dec	404-0535-535.4300	38.90
	01/06/2023	NextEra Energy Inc	28635-95142 Dec	404-0535-535.4300	58.29
	01/06/2023	NextEra Energy Inc	29732-82177 Dec	404-0535-535.4300	12.63
	01/06/2023	NextEra Energy Inc	34080-03816 Dec	404-0535-535.4300	115.28
	01/06/2023	NextEra Energy Inc	38244-16469 Dec	404-0535-535.4300	209.01
	01/06/2023	NextEra Energy Inc	39472-13538 Dec	404-0535-535.4300	27.48
	01/06/2023	NextEra Energy Inc	46834-52215 Dec	404-0535-535.4300	28.90
	01/06/2023	NextEra Energy Inc	48483-68421 Dec	404-0535-535.4300	99.69
	01/06/2023	NextEra Energy Inc	56811-06810 Dec	404-0535-535.4300	335.53
	01/06/2023	NextEra Energy Inc	56821-04848 Dec	404-0535-535.4300	27.19
	01/06/2023	NextEra Energy Inc	56831-02874 Dec	404-0535-535.4300	81.63
	01/06/2023	NextEra Energy Inc	59268-64496 Dec	404-0535-535.4300	94.54
	01/06/2023	NextEra Energy Inc	60520-97182 Dec	404-0535-535.4300	12.63
	01/06/2023	NextEra Energy Inc	66101-01831 Dec	404-0535-535.4300	151.00
	01/06/2023	NextEra Energy Inc	66311-06884 Dec	404-0535-535.4300	41.96
	01/06/2023	NextEra Energy Inc	67305-62219 Dec	404-0535-535.4300	28.58
	01/06/2023	NextEra Energy Inc	67468-67586 Dec	404-0535-535.4300	27.48
	01/06/2023	NextEra Energy Inc	68117-21478 Dec	404-0535-535.4300	12.63
	01/06/2023	NextEra Energy Inc	76717-09884 Dec	404-0535-535.4300	79.13
	01/06/2023	NextEra Energy Inc	79034-46115 Dec	404-0535-535.4300	12.63
	01/06/2023	NextEra Energy Inc	82864-01883 Dec	404-0535-535.4300	41.96
	01/06/2023	NextEra Energy Inc	90810-48119 Dec	404-0535-535.4300	28.42
	01/06/2023	NextEra Energy Inc	93326-99348 Dec	404-0535-535.4300	12.63
	01/06/2023	NextEra Energy Inc	95527-02467 Dec	404-0535-535.4300	28.04
	01/06/2023	NextEra Energy Inc	99040-97517 Dec	404-0535-535.4300	74.39
			<b>Vendor NextEra Energy Inc</b>	<b>Total:</b>	<b>6,912.96</b>
<b>Vendor: Nextran</b>					
	01/06/2023	Nextran	04369-52212 Dec	404-0535-535.4300	15.87
	12/30/2022	Nextran	Solid Waste Truck Unit 929 Re...	402-0534-534.4620	8,491.04
	12/30/2022	Nextran	Change Order 1	402-0534-534.4620	2,573.13
	12/30/2022	Nextran	Change Order 2	402-0534-534.4620	1,620.94
			<b>Vendor Nextran Total:</b>		<b>12,700.98</b>
<b>Vendor: Nicholson A/C &amp; Heating, Inc.</b>					
	01/01/2023	Nicholson A/C & Heating, Inc.	Manitowoc W/E110 canister	001-0541-541.4400	130.00
			<b>Vendor Nicholson A/C &amp; Heating, Inc. Total:</b>		<b>130.00</b>
<b>Vendor: Pace Analytical Services, LLC</b>					
	12/30/2022	Pace Analytical Services, LLC	Water Testing	401-0533-533.3401	397.75
			<b>Vendor Pace Analytical Services, LLC Total:</b>		<b>397.75</b>
<b>Vendor: Palm Coast Observer, LLC</b>					
	01/12/2023	Palm Coast Observer, LLC	Notice of Meeting 1/23/23	001-0512-512.4800	80.00
			<b>Vendor Palm Coast Observer, LLC Total:</b>		<b>80.00</b>
<b>Vendor: Power &amp; Pumps Inc</b>					
	12/19/2022	Power & Pumps Inc	Submersible Sewage Pump	404-0535-535.5264	3,247.55
			<b>Vendor Power &amp; Pumps Inc Total:</b>		<b>3,247.55</b>
<b>Vendor: Preferred Governmental Insurance Trust</b>					
	01/11/2023	Preferred Governmental Insur...	Feb 2023 Installment	001-2182000	5,702.75
			<b>Vendor Preferred Governmental Insurance Trust Total:</b>		<b>5,702.75</b>
<b>Vendor: Rayco Funding &amp; Development, Inc</b>					
	12/18/2022	Rayco Funding & Development...	Dewatering Box	404-0535-535.3400	1,575.00
			<b>Vendor Rayco Funding &amp; Development, Inc</b>	<b>Total:</b>	<b>1,575.00</b>
<b>Vendor: Samantha Cooper</b>					
	01/11/2023	Samantha Cooper	Refund for event	001-3475300	125.00
			<b>Vendor Samantha Cooper Total:</b>		<b>125.00</b>
<b>Vendor: SHI International Corp</b>					
	01/10/2023	SHI International Corp	2023 Contract With Microsoft	001-0511-511.5230	1,168.80

## Expense Approval Register

Packet: APPKT07880 - 1.23.23 Warrant

(None)	Post Date	Vendor Name	Description (Item)	Account Number	Amount
	01/10/2023	SHI International Corp	2023 Contract With Microsoft	001-0512-512.5230	701.28
	01/10/2023	SHI International Corp	2023 Contract With Microsoft	001-0513-513.5230	1,870.08
	01/10/2023	SHI International Corp	2023 Contract With Microsoft	001-0514-514.5230	91.92
	01/10/2023	SHI International Corp	2023 Contract With Microsoft	001-0516-516.5230	233.76
	01/10/2023	SHI International Corp	2023 Contract With Microsoft	001-0521-521.5230	3,740.16
	01/10/2023	SHI International Corp	2023 Contract With Microsoft	001-0524-524.5230	1,400.98
	01/10/2023	SHI International Corp	2023 Contract With Microsoft	001-0541-541.5230	444.18
	01/10/2023	SHI International Corp	2023 Contract With Microsoft	001-0549-549.5230	467.52
	01/10/2023	SHI International Corp	2023 Contract With Microsoft	001-0572-572.5230	325.68
	01/10/2023	SHI International Corp	2023 Contract With Microsoft	401-0533-533.5230	1,344.10
	01/10/2023	SHI International Corp	2023 Contract With Microsoft	402-0534-534.5230	417.60
	01/10/2023	SHI International Corp	2023 Contract With Microsoft	402-0534-534.5230	1,344.10
	12/27/2022	SHI International Corp	Microsoft Enterprise and Mobil..	001-0516-516.5230	6,518.46
			<b>Vendor SHI International Corp Total:</b>		<b>20,068.62</b>
<b>Vendor: Staples Inc</b>					
	12/23/2022	Staples Inc	Contract Overage 11.16.22-12...	001-0511-511.5400	516.45
			<b>Vendor Staples Inc Total:</b>		<b>516.45</b>
<b>Vendor: Staples, Inc</b>					
	01/04/2023	Staples, Inc	Banker Boxes	001-0512-512.5100	48.19
	01/06/2023	Staples, Inc	Flex Fit Fatigue Mat, Commerc...	001-0512-512.5100	305.17
			<b>Vendor Staples, Inc Total:</b>		<b>353.36</b>
<b>Vendor: Sun Country Termite &amp; Pest Control</b>					
	01/04/2023	Sun Country Termite & Pest C...	405 E Drain St	001-0572-572.3400	30.00
	01/04/2023	Sun Country Termite & Pest C...	300 Citrus St JB King Park	001-0572-572.3400	40.00
	01/04/2023	Sun Country Termite & Pest C...	401 E Court St EJ Park	001-0572-572.3400	75.00
	01/04/2023	Sun Country Termite & Pest C...	Carver Field Fotball Field	001-0572-572.3400	75.00
	01/04/2023	Sun Country Termite & Pest C...	Jackson Park	001-0572-572.3400	30.00
	01/04/2023	Sun Country Termite & Pest C...	1769 E Moody Blvd	001-0519-519.3401	50.00
	01/04/2023	Sun Country Termite & Pest C...	Corner US 1 Heritage Park	001-0572-572.3400	25.00
	01/05/2023	Sun Country Termite & Pest C...	200 S Church St	001-0572-572.3400	37.00
	01/05/2023	Sun Country Termite & Pest C...	604 E Moody Unit 6	001-0519-519.3401	25.00
	01/05/2023	Sun Country Termite & Pest C...	604 E Moody unit 4	001-0519-519.3401	25.00
			<b>Vendor Sun Country Termite &amp; Pest Control Total:</b>		<b>412.00</b>
<b>Vendor: Sunshine State One Call of Florida, Inc</b>					
	12/31/2022	Sunshine State One Call of Flor...	Monthly Assessment FY2022-...	401-0533-533.3401	45.52
	12/31/2022	Sunshine State One Call of Flor...	Monthly Assessment FY2022-...	404-0535-535.3400	45.53
			<b>Vendor Sunshine State One Call of Florida, Inc Total:</b>		<b>91.05</b>
<b>Vendor: Tara A. Fisher</b>					
	01/12/2023	Tara A. Fisher	Diagnostic charge suite 5	401-0533-533.4640	40.00
	01/12/2023	Tara A. Fisher	Diagnostic charge suite 5	404-0535-535.4640	40.00
	11/30/2022	Tara A. Fisher	Install Motor/Board at WWTP	404-0535-535.4640	662.00
			<b>Vendor Tara A. Fisher Total:</b>		<b>742.00</b>
<b>Vendor: The Gaboton Group, LLC</b>					
	12/31/2022	The Gaboton Group, LLC	Retainer January 2023	001-0511-511.3100	2,000.00
			<b>Vendor The Gaboton Group, LLC Total:</b>		<b>2,000.00</b>
<b>Vendor: Traffic Supplies &amp; Distribution LLC</b>					
	01/04/2023	Traffic Supplies & Distribution ...	Stop Sign Poles & Hardware	001-0541-541.5310	245.63
			<b>Vendor Traffic Supplies &amp; Distribution LLC Total:</b>		<b>245.63</b>
<b>Vendor: UniFirst Corporation</b>					
	01/11/2023	UniFirst Corporation	Uniform Rental	001-0541-541.5220	28.80
	01/11/2023	UniFirst Corporation	Uniform Rental	001-0549-549.5220	11.58
	01/11/2023	UniFirst Corporation	Uniform Rental	001-0572-572.5220	23.17
	01/11/2023	UniFirst Corporation	Uniform Rental	001-0572-572.5220	21.37
	01/11/2023	UniFirst Corporation	Uniform Rental	401-0533-533.5220	29.11
	01/11/2023	UniFirst Corporation	Uniform Rental	402-0534-534.5220	24.04
	01/11/2023	UniFirst Corporation	Uniform Rental	404-0535-535.5220	16.94
	01/04/2023	UniFirst Corporation	Uniform Rentals	001-0541-541.5220	40.93
	01/04/2023	UniFirst Corporation	Uniform Rentals	001-0549-549.5220	11.71

Expense Approval Register

(None)	Post Date	Vendor Name	Description (Item)	Account Number	Amount
	01/04/2023	UniFirst Corporation	Uniform Rentals	001-0572-572.5220	19.58
	01/04/2023	UniFirst Corporation	Uniform Rentals	001-0572-572.5220	23.36
	01/04/2023	UniFirst Corporation	Uniform Rentals	401-0533-533.5220	29.30
	01/04/2023	UniFirst Corporation	Uniform Rentals	402-0534-534.5220	17.94
	01/04/2023	UniFirst Corporation	Uniform Rentals	404-0535-535.5220	17.09
	12/21/2022	UniFirst Corporation	Uniform Rental	001-0541-541.5220	29.03
	12/21/2022	UniFirst Corporation	Uniform Rental	001-0549-549.5220	11.71
	12/21/2022	UniFirst Corporation	Uniform Rental	001-0572-572.5220	23.36
	12/21/2022	UniFirst Corporation	Uniform Rental	001-0572-572.5220	21.08
	12/21/2022	UniFirst Corporation	Uniform Rental	401-0533-533.5220	29.30
	12/21/2022	UniFirst Corporation	Uniform Rental	402-0534-534.5220	17.94
	12/21/2022	UniFirst Corporation	Uniform Rental	404-0535-535.5220	17.09
	12/28/2022	UniFirst Corporation	Uniform Rental	001-0541-541.5220	29.03
	12/28/2022	UniFirst Corporation	Uniform Rental	001-0549-549.5220	11.71
	12/28/2022	UniFirst Corporation	Uniform Rental	001-0572-572.5220	23.36
	12/28/2022	UniFirst Corporation	Uniform Rental	001-0572-572.5220	19.58
	12/28/2022	UniFirst Corporation	Uniform Rental	401-0533-533.5220	29.30
	12/28/2022	UniFirst Corporation	Uniform Rental	402-0534-534.5220	17.94
	12/28/2022	UniFirst Corporation	Uniform Rental	404-0535-535.5220	17.09
				<b>Vendor UniFirst Corporation Total:</b>	<b>612.44</b>
<b>Vendor: USA Services of Florida Inc</b>					
	12/31/2022	USA Services of Florida Inc	Street Sweeping October	001-0538-538.3400	700.00
				<b>Vendor USA Services of Florida Inc Total:</b>	<b>700.00</b>
<b>Vendor: Ver-E-Safe Solutions, LLC</b>					
	12/30/2022	Ver-E-Safe Solutions, LLC	Traffic Cones for VacTruck	401-0533-533.5205	104.85
	12/30/2022	Ver-E-Safe Solutions, LLC	Traffic Cones for VacTruck	404-0535-535.5200	104.85
				<b>Vendor Ver-E-Safe Solutions, LLC Total:</b>	<b>209.70</b>
<b>Vendor: Verizon Connect Telo Inc.</b>					
	01/01/2023	Verizon Connect Telo Inc.	Fleet Subscription 1.01.23-1.31..	001-0541-541.4100	76.40
	01/01/2023	Verizon Connect Telo Inc.	Fleet Subscription 1.01.23-1.31..	001-0572-572.4100	57.30
	01/01/2023	Verizon Connect Telo Inc.	Fleet Subscription 1.01.23-1.31..	401-0533-533.4100	76.40
	01/01/2023	Verizon Connect Telo Inc.	Fleet Subscription 1.01.23-1.31..	402-0534-534.4100	190.50
	01/01/2023	Verizon Connect Telo Inc.	Fleet Subscription 1.01.23-1.31..	404-0535-535.4100	76.40
				<b>Vendor Verizon Connect Telo Inc. Total:</b>	<b>477.00</b>
				<b>Grand Total:</b>	<b>132,538.08</b>



**Fund Summary**

<b>Fund</b>	<b>Expense Amount</b>
001 - GENERAL FUND	80,152.63
401 - WATER	8,696.07
402 - SOLID WASTE	19,716.24
404 - SEWER	23,973.14
<b>Grand Total:</b>	<b>132,538.08</b>

**Account Summary**

<b>Account Number</b>	<b>Account Name</b>	<b>Expense Amount</b>
001-0511-511.3100	Professional Services Exp...	2,000.00
001-0511-511.4900	Other Current Chgs & Obl...	142.20
001-0511-511.5230	Software	1,168.80
001-0511-511.5400	Memberships, Publication...	516.45
001-0511-511.8200	Contributions - Legislative	10,000.00
001-0512-512.4100	Communications Expense	20.86
001-0512-512.4800	Advertising	80.00
001-0512-512.5100	Office Supplies Expenses	353.36
001-0512-512.5230	Software	701.28
001-0513-513.5230	Software	1,870.08
001-0514-514.5230	Software	91.92
001-0516-516.5230	Software	6,752.22
001-0519-519.3401	Other Contractual Services	100.00
001-0519-519.4100	Communications Expense	339.94
001-0521-521.3400	Other Contract Services	1,500.00
001-0521-521.4100	Communications Expense	400.00
001-0521-521.4900	Other Current Chgs & Obl...	46.00
001-0521-521.5230	Software	3,740.16
001-0521-521.5264	Small Equipment Purchase	13,212.50
001-0524-524.3401	Bldg / Fire Inspection Exp -..	1,845.00
001-0524-524.5230	Software	1,400.98
001-0538-538.3400	Other Contract Services	700.00
001-0538-538.4600	Repairs/Maint. - Services	4,185.00
001-0541-541.4100	Communications Expense	76.40
001-0541-541.4400	Rental / Lease Expense	130.00
001-0541-541.4640	Equipment Repair & Maint..	1,503.87
001-0541-541.5200	Operating Supplies	65.00
001-0541-541.5220	Uniforms Exp	127.79
001-0541-541.5230	Software	444.18
001-0541-541.5264	Small Equipment Purchase	521.55
001-0541-541.5310	Signage	245.63
001-0541-541.6400	Machinery/Equipment Ex...	8,400.00
001-0549-549.5200	Operating Supplies	33.00
001-0549-549.5220	Uniforms	46.71
001-0549-549.5230	Software	467.52
001-0562-562.3402	Humane Society Contract	4,268.00
001-0572-572.3400	Other Contract Services	312.00
001-0572-572.4100	Communications Expense	307.26
001-0572-572.4610	Repair / Maint - Bldgs	5,485.13
001-0572-572.4640	Repair/Maint - Equipment	171.39
001-0572-572.5200	Operating Supplies	52.16
001-0572-572.5220	Uniforms Exp	174.86
001-0572-572.5230	Software	325.68
001-2182000	WC Payable	5,702.75
001-3475300	Facility Rental Service Fee	125.00
401-0533-533.3401	Other Contract Services	443.27
401-0533-533.4100	Communications Expense	76.40
401-0533-533.4640	Repair / Maint - Equipme...	4,995.44
401-0533-533.5205	Operating Supplies Exp - ...	1,719.85
401-0533-533.5220	Uniforms Exp	117.01
401-0533-533.5230	Software	1,344.10

**Account Summary**

Account Number	Account Name	Expense Amount
402-0534-534.3400	Other Contract Services - ...	4,393.73
402-0534-534.4100	Communications - Solid ...	190.50
402-0534-534.4620	Repair/Maint Vehicles - So..	13,285.29
402-0534-534.4640	Repair & Maint - Equipme...	7.16
402-0534-534.5220	Uniforms - Solid Waste	77.86
402-0534-534.5230	Software	1,761.70
404-0535-535.3400	Other Contractual Services	6,459.78
404-0535-535.4100	Communications	76.40
404-0535-535.4300	Utilities	6,928.83
404-0535-535.4640	Repairs & Maint. - Equip...	1,283.43
404-0535-535.5200	Operating Supplies	5,458.95
404-0535-535.5220	Uniforms	68.21
404-0535-535.5264	Small Equipment	3,697.54
	<b>Grand Total:</b>	<b>132,538.08</b>

**Project Account Summary**

Project Account Key	Expense Amount
**None**	132,538.08
	<b>Grand Total:</b>
	<b>132,538.08</b>



## City of Bunnell, Florida

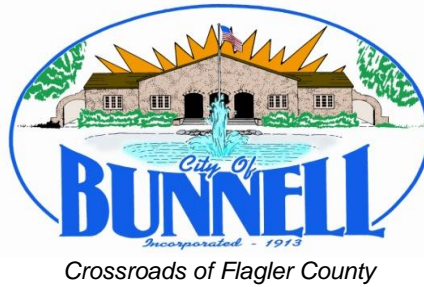
### ATTACHMENTS:

Description	Type
Proposed Minutes	Minutes
Jean Johnson Handout from Public Comments	Exhibit

CATHERINE D. ROBINSON  
MAYOR

JOHN ROGERS  
VICE-MAYOR

DR. ALVIN B. JACKSON, JR  
CITY MANAGER



COMMISSIONERS:

TONYA GORDON

TINA-MARIE SCHULTZ

VACANT

## BUNNELL CITY COMMISSION MINUTES

Monday, January 09, 2023

7:00 PM

1769 East Moody Boulevard (GSB) Chambers Room  
Bunnell, FL 32110

### A. Call Meeting to Order and Pledge Allegiance to the Flag

Mayor Robinson called the meeting to order at 7:00 PM and led the Pledge to the Flag.

**Roll Call (Present):** Mayor Catherine D. Robinson; Vice Mayor John Rogers; Commissioner Tonya Gordon; Commissioner Tina-Marie Schultz; City Attorney Paul Waters; City Manager Alvin B. Jackson, Jr.; Community Development Director Bernadette Fisher; Infrastructure Director Dustin Vost; Finance Director Kristi Moss; City Clerk Kristen Bates; Deputy City Clerk Bridgitte Gunnells

### Invocation for our Military Troops and National Leaders

Pastor Daisy Henry led the invocation.

Mayor Robinson added to the Invocation addressing National Law Enforcement Day and thanking all the first responders for their service.

\*\*Staff requested to walk on an agenda item: Request to designate Raftelis as a Single Source Vendor to complete a Solid Waste Rate Study and designate the City Manager to sign the contract.

**Motion:** Add this item to the Agenda

**Motion by:** Vice Mayor Rogers

**Second by:** Commissioner Schultz

**Board Discussion:** None

**Public Discussion:** None

**Vote:** Motion carried unanimously

### Request to designate Raftelis as a Single Source Vendor to complete a Solid Waste Rate Study and designate the City Manager to sign the contract.

City Manager Jackson presented and explained the item. With the Commission Advance scheduled this month, staff would like to be able to present a better picture regarding the Solid Waste fund. Raftelis provided the analysis for the water and sewer rates and is already familiar with City finances and City data. The study would be done on two phases and the total cost for both phases would be \$42,942.00.

**Motion:** Approve Raftelis as Single Source Vendor to complete a Solid Waste Rate Study.

**Motion by:** Commissioner Schultz

**Second by:** Vice Mayor Rogers

**Board Discussion:** Mayor Robinson asked if this was necessary. City Manager Jackson replied it was necessary to understand the cost of operations along with the growth to be able to plan for the future. Vice Mayor Rogers stated this was done a few years ago by comparing local rates from nearby jurisdictions and could be done in house again; he feels there is enough staff to do the job. Mayor Robinson asked Finance Director Moss if she was familiar with this kind of study. Finance Director Moss advised this was a specialty field and Raftelis has the resources to do a thorough study taking into consideration all the factors that need to be considered for a thorough rate study; this company is used by many Florida municipalities for this type of rate study. Mayor Robinson stated she is concerned the City would be locked into changing the rates recommended just because of the study; she asked what happens if they do not want to follow the recommendations. City Manager advised this is an analysis that would come back with a variety of recommendations; the City is already behind but does not need to get further behind. The City needs to be able to plan for sound fiscal operations 3 to 5 years into the future now. He stated the City does not have the staff, time nor expertise to do this type of study as Raftelis will look at fuel costs, depreciation of the equipment, other operating costs and several other factors to make recommendations. Commissioner Schultz stated she had dealt with similar studies in the past and they are very time consuming; the company will come in with their formulas and look at everything involved to give an indication of what is need 3 to 5 years down the road. Dr. Jackson stated the money for the study would come out of the solid waste budget. Vice Mayor Rogers stated he felt the City could do this at a lower cost by reaching out to a gentleman contracted with Waste Pro and keep the request local.

**Motion:** Table this item

**Motion by:** Vice Mayor Rogers

**Second by:** Commissioner Gordon

**Vote:** Motion carried 3-1

**Yes:** Vice Mayor Rogers; Commissioner Gordon; Commissioner Schultz

**No:** Mayor Robinson

**B. Introductions, Commendations, Proclamations, and Presentations:**

**B.1. Proclamation: Stalking Awareness Month**

Mayor Robinson read the Proclamation into the record. Trish Giaccone, Family Life Center Director, accepted the Proclamation.

**B.2. Proclamation: Human Trafficking Awareness Month**

Mayor Robinson read the Proclamation into the record. Trish Giaccone, Family Life Center Director, accepted the Proclamation.

**C. Consent Agenda:**

**C.1. Approval of Warrant**

**a. January 09, 2023 Warrant**

**C.2. Approval of Minutes**

**a. December 29, 2022 City Commission Meeting**

**C.3. Approval of Business Incentive Development Agreement for Project Sizemore**

**C.4. Request Approval to Apply for a Waiver to the Annual Wastewater Treatment Facility Fee**

**C.5. Request Approval to Piggyback City of Atlantic Beach's Contract with Pace Analytical**

## **C.6. Approval of Memorandum of Understanding (MOU) with IUPA - Sergeant Selection Process**

**Motion:** Approve the Consent Agenda

**Motion by:** Commissioner Schultz

**Second by:** Commissioner Gordon

**Board Discussion:** None

**Public Discussion:** None

**Vote:** Motion carried unanimously

## **D. Public Comments:**

**Comments regarding items not on the agenda. Citizens are encouraged to speak; however, comments are limited to four (4) minutes.**

Justin White (Wadsworth Way)- sees the City moving forward with plans for the new Administration Complex. He requested all Commissioners be provided with a private office to be able to meet with people; there needs to be access to all elected officials that is convenient to the public. It should be separate from the administrative and police department areas so those areas remain secure when staff or police officers are not available to let people in.

Daisy Henry (E. Drain St)- talked about the reports she had made about S. Bay Street. The repairs have been done, but they have no reflectors or anything to help with nighttime. She also talked about 202 E. Drain Street and the need for the City to come back out to take additional action to fix the area better. Lastly, she reported problems with the machine for paying the water bill.

Jean Johnson (Old Haw Creek Rd.)- provided black and white pictures to the Commission regarding the canal on her property and her property following the October hurricanes (attached). She stated the City has talked about this subject in the past but nothing new has been said or done. She has been told this is private property; if they decide to fill in the portion of the canal on their property it would impact the Jail located further to the east which is public property. She would like an update about the stormwater and this canal; she plans to keep returning to meetings until something is done to help them out. She also reported no one has contacted her to see about getting an easement to access the canal or to purchase the property from them. Ms. Johnson did go through explaining each of the pictures she provided and concluded by stating something needs to be done with this canal.

*At the Mayor's request staff did respond. Infrastructure Director Vost will look into the issues Ms. Henry reported in the morning. City Manager Jackson advised the County is the agency conducting a Stormwater study, but advised staff is meeting with the Army Corp of Engineers this week to talk about possible funding the City could access in the future for a stormwater study. He also advised stormwater is one of the topics planned for the Advance later this month.*

## **E. Ordinances: (Legislative): None**

**E.1. Ordinance 2023-01 Grand Reserve Planned Development Agreement Modification request to allow a modification to the number of lots approved for Phase(s) 3, 5, and 6. - First Reading**

City Attorney Waters read the short title into the record. Community Development Director Bernadette Fisher introduced and explained the item. This proposed

amendment to the existing PUD Agreement reallocates 3 lots from one of the subject phases to another and adds additional ones to another.

**Motion:** Approve Ordinance 2023-01 Grand Reserve Planned Development Agreement

Modification request to allow a modification to the number of lots approved for Phase(s) 3, 5, and 6. - First Reading

**Motion by:** Vice Mayor Rogers

**Second by:** Commissioner Gordon

**Board Discussion:** None

**Public Discussion:** None

**Vote:** Motion carried unanimously

**E.2. Ordinance 2023-02 Requesting to change the official zoning map for 6.68± acres of land, owned by Jeremy and Jill Barton, Bearing the Parcel ID: 16-13-30-0000- 01020-0010, from the Flagler County "AC, Agriculture District" to the City of Bunnell "AG&S, Agricultural and Silviculture District" - First Reading**

City Attorney Waters read the short title into record.

**Motion:** Approve Ordinance 2023-02 Requesting to change the official zoning map for 6.68± acres of land, owned by Jeremy and Jill Barton, Bearing the Parcel ID: 16-13-30-0000- 01020-0010, from the Flagler County "AC, Agriculture District" to the City of Bunnell "AG&S, Agricultural and Silviculture District" - First Reading

**Motion by:** Vice Mayor Rogers

**Second by:** Commissioner Schultz

**Board Discussion:** None

**Public Discussion:** None

**Vote:** Motion carried unanimously

**F. Resolutions: (Legislative): None**

**G. Old Business: None**

**H. New Business:**

**H.1. Request Preliminary Plat Approval for Grand Reserve Phase 3**

This item was introduced and explained by Community Development Director Fisher.

**Motion:** Approve the Preliminary Plat for grand Reserve Phase 3.

**Motion by:** Commissioner Schultz

**Second by:** Commissioner Gordon

**Board Discussion:** None

**Public Discussion:** None

**Vote:** Motion carried unanimously

**I. Reports:**

- **City Clerk** - None
- **Police Chief**- None
- **City Attorney** - None
- **City Manager** – Spoke to the annual MLK activities planned for the coming weekend. They will have the prayer breakfast at 10 AM, line up for the parade at 11 and the parade will start at 12:00 PM (Noon).
- **Mayor and City Commissioners**
  - **Vice Mayor Rogers** – stated he likes the idea about Commissioners having offices at the new complex
  - **Commissioner Schultz** – thanked everyone for their thoughts and prayers

while she was sick. She likes the idea about office space and hours for Commissioners.

- o **Commissioner Gordon** - None
- o **Mayor Robinson** – there was a Northeast Florida Regional Council meeting last week. Flagler Beach was recognized for their glass recycling program. It was announced the Council plans to work on homelessness and housing this year, which she feels is a good thing and much needed.

**J. Call for Adjournment.**

**Motion:** Adjourn

**Motion by:** Vice Mayor Rogers

**Seconded by:** Commissioner Gordon

**Vote:** Motion carried unanimously

**Meeting adjourned:** 7:44 PM

\_\_\_\_\_  
Catherine D. Robinson, Mayor

\_\_\_\_\_  
Kristen Bates, CMC, City Clerk

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

***\*\*The city adopts summary minutes. Audio files in official City records are retained according to the Florida Department of State GS1-SL records retention schedule\*\****





Overview



Legend

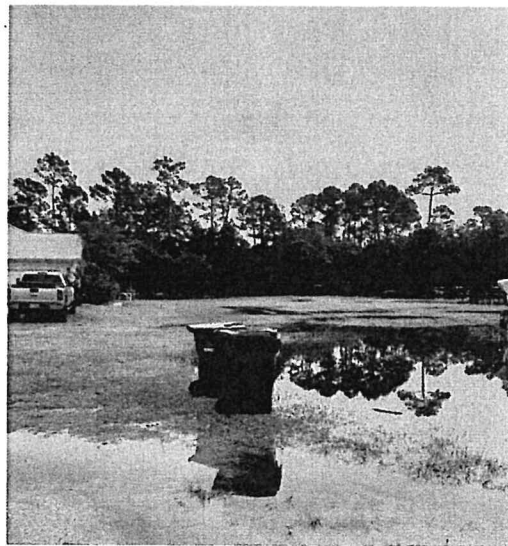
- Parcels
- Roads
- Streams and River

<p><b>Parcel ID</b> 15-12-30-0650-000C0-0273</p> <p><b>Prop ID</b> 11933</p> <p><b>Class</b> SINGLE FAMILY</p> <p><b>Code</b></p> <p><b>Taxing</b> 15</p> <p><b>District</b></p> <p><b>GIS sqft</b> 107,617.827</p>	<p><b>Owner</b> JOHNSON KEITH R &amp; JEAN K H&amp;W &amp; KYLE W JOHNSON &amp; KRISTEN N H&amp;W JTWROS</p> <p><b>Physical Address</b> 450 OLD HAW CREEK RD BUNNELL, FL 32110</p>	<p><b>Land Value</b> \$43,750</p> <p><b>Ag Land Value</b> \$0</p> <p><b>Building Value</b> \$215,605</p> <p><b>Misc Value</b> \$63,761</p> <p><b>Just Value</b> \$323,116</p> <p><b>Assessed Value</b> \$184,313</p> <p><b>Exempt Value</b> \$50,000</p> <p><b>Taxable Value</b> \$134,313</p>	<p><b>Last 2 Sales</b></p> <table border="0"> <thead> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> </thead> <tbody> <tr> <td>12/4/2020</td> <td>0</td> <td>I</td> <td>U</td> </tr> <tr> <td>3/25/2016</td> <td>\$46200</td> <td>I</td> <td>U</td> </tr> </tbody> </table>	Date	Price	Reason	Qual	12/4/2020	0	I	U	3/25/2016	\$46200	I	U
Date	Price	Reason	Qual												
12/4/2020	0	I	U												
3/25/2016	\$46200	I	U												

Date created: 12/2/2022  
 Last Data Uploaded: 12/2/2022 7:48:48 AM

Developed by Schneider GEOSPATIAL

**2023 01 09 Provided by Jean Johnson (Old Haw Creek) during Public Comments**









## City of Bunnell, Florida

### Agenda Item No. C.3.

Document Date: 1/1/2023 Amount:  
Department: Community Development Account #:  
Subject: Request to appoint Gary Garner to serve a 3 year term as the Alternate for the  
Planning, Zoning & Appeals Board  
Agenda Section: Consent Agenda:  
Goal/Priority: Organizational Excellence

#### **ATTACHMENTS:**

Description	Type
Exhibit A-PZA Board (Alternate Member) Application- Gary Garner	Exhibit

#### **Summary/Highlights:**

This is a request to appoint the Alternate to the Planning, Zoning and Appeals Board. This term has been vacant since May 2023. The length of the term is 3 years.

#### ***Land Development Code Sec. 2-82. - Members.***

*The board shall consist of five regular members and one alternate member appointed by the city commission for three-year terms. Members must either own property in the city or be residents of the city. Upon the absence of a regular board member for a regular or special meeting, the alternate member shall be a voting member of the board. Any vacancy on the board shall be filled within 30 days, and any member thereof may be removed for cause, including for failure to attend three consecutive regular or special meetings.*

#### **Background:**

At this time as a resident of the City of Bunnell, Mr. Garner has expressed interest in serving a 3 year term as an alternate for the Planning, Zoning and Appeals Board.

Gary Garner brings previous experience of serving a 4 year term as a Town Commissioner and a 2 year term on the Planning Board with Newport, North Carolina and a 14 year term with the Parks and Recreation Advisory Board of Carteret County, North Carolina.

If Gary Garner is appointed to serve as the alternate member of the Planning, Zoning and Appeals Board, he will start his term in February 2023 and the term would expire in February 2026.

**Staff Recommendation:**

Approval of the appointment of Gary Garner as the Alternative Member of the Planning, Zoning and Appeals Board to serve a 3 year term expiring in February 2026.

**City Attorney Review:**

**Finance Department Review/Recommendation:**

**City Manager Review/Recommendation:**



# VOLUNTEER BOARD OR COMMITTEE APPLICATION

(Please fill out form completely)

Name: GARY GARNER

Physical address (home or business if business owner):  
41 BIRDIE WAY, BUNNELL, FL

Mailing address: 41 BIRDIE WAY, BUNNELL, FL 32110

Best Contact Phone #: (904) 868-4270

E-Mail: GDGARNER2412@ATT.NET

Occupation: RETIRED

Are you registered to vote in the City of Bunnell? Yes  No

# of years a City resident: 2 I: Own  or Rent

# of years Bunnell Business owner: 0

My Business is in the City Yes  No

I Own  Rent  the property where my business is located.

Board/Committee/Task Force applying for:

- Citizens Advisory Task Force
- Code Enforcement Board
- \_\_\_\_\_
- Planning, Zoning & Appeals Board

Please describe your professional and/or volunteer experience or background which best qualifies you for selection to this advisory committee:

4 YEARS TOWN COMMISSIONER, NEWPORT NC; 2 YEARS PLANNING BOARD, NEWPORT, NC; 14 YEARS PARKS & RECREATION, CARTERET COUNTY, NC

I have attended 3+ City meetings (Commission &/or Volunteer Board) in the last 2 years

Have you ever served on a Bunnell board/committee in the past? Yes  No

If yes, please list the board/committee and the year/range you served: \_\_\_\_\_

*I hereby acknowledge I understand the responsibilities associated with being a Board member and I have adequate time to serve as a Board member. I will become familiar with and abide by the Florida Sunshine Law, and I understand all my comments as a Board member are a matter of public record. If appointed for membership to the Code Enforcement Board or Planning, Zoning and Appeals Board, I understand I shall file a limited financial disclosure each year and that filing late may result in a fine.*

Signature: Gary Garner Date: 9/11/2022



## City of Bunnell, Florida

### Agenda Item No. E.1.

Document Date: 1/3/2023 Amount:  
Department: Community Development Account #:  
Subject: Ordinance 2023-01 Grand Reserve Planned Development Agreement  
Modification request to allow a modification to the number of lots approved for  
Phase(s) 3, 5, and 6. - Second Reading  
Agenda Section: Ordinances: (Legislative):  
Goal/Priority: Increase Economic Base

#### ATTACHMENTS:

Description	Type
Proposed Ordinance 2023-01	Ordinance
EXHIBIT A- 2018 Approved Grand Reserve Planned Development Agreement (05.29.2018)	Exhibit
EXHIBIT B - Proposed PUD First Amendment	Exhibit

#### Summary/Highlights:

The applicant, DR Horton, is proposing to modify the Grand Reserve Planned Development Agreement by relocating 5 of the approved number of lots allocated to Phase 6 to Phase 3 and 5. There is a total of 3 lots being relocated to Phase 3 and 2 lots being relocated to Phase 5. To amend the Grand Reserve Planned Development Agreement to relocate the previous referenced number of lots, provisions in the Development Agreement, the applicant is requesting the modifications.

The Planning, Zoning and Appeals Board heard this request at their December 13, 2022 meeting. At that meeting, the PZA voted unanimously to recommend approval of the modification to the adopted Development Agreement.

This item was last heard at the January 9, 2023 City Commission meeting. At this meeting, the Commission voted to approve the proposed Ordinance. In accordance with Florida Statute, this item was advertised in the January 12, 2023 edition of the Palm Coast Observer.

#### Background:

Grand Reserve was originally known as Oak Branch which started in 1998, but due to the economic downturn in 2006 like many of the real estate developments the 157 platted lots were not completed. Later the development was purchased by DR Horton in 2017.



Afterwards, DR Horton moved the development forward with receiving at this time a six (6) phase Master Planned Development that was approved for a total of 686 lots. Each of the phases were allocated with a set number of lots as part of what is shown on Exhibit B, and below:

Lot Totals By Phase:

- Phase 1 (125 Lots)
- Phase 2 (117 Lots)
- Phase 3 (57 Lots)
- Phase 4 (135 Lots)
- Phase 5 (106 Lots)
- Phase 6 (146 Lots)

Whereas now a total of 690 lots are proposed, which exceeds the originally approved 686 lots, by a minimum amount. At this time the interest expressed is to modifying the location of the approved lots which are as follows:

Lot Totals By Phase:

- Phase 1A (55 Lots)
- Phase 1B (70 Lots)
- Phase 2 (117 Lots)
- Phase 3 (60 Lots)
- Phase 4 (135 Lots)
- Phase 5 (112 Lots)
- Phase 6 (141 Lots)

Due to this form of modification, this proposal involves a request of changes to the Grand Reserve Planned Development Agreement in means of having what has been and will be developed in the approved Master Planned Development.

**Staff Recommendation:**

Adopt Ordinance 2023-01 Grand Reserve Planned Development Agreement Modification request to allow a modification to the number of lots approved for Phase(s) 3, 5, and 6. - Second Reading

**City Attorney Review:**

Reviewed and approved for legal sufficiency

**Finance Department Review/Recommendation:**

**City Manager Review/Recommendation:**

Approved.

## ORDINANCE 2023-01

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE GRAND RESERVE PLANNED DEVELOPMENT AGREEMENT AMENDMENT NO. 1; APPROVING THE AMENDED GRAND RESERVE PLANNED UNIT DEVELOPMENT AGREEMENT; AND APPROVING THE GRAND RESERVE PLANNED UNIT DEVELOPMENT AGREEMENT; PROVIDING FOR THE ADOPTION BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NONCODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, DR Horton, Inc-Jacksonville, the record title property owner and Developer has requested approval of the Grand Reserve Planned Unit Development Agreement (the “PUD Planned Unit Development Agreement No. 1) to the existing agreement adopted in May 2018 attached as Exhibit 1; and

**WHEREAS**, DR Horton, Inc-Jacksonville, and the City have agreed to certain terms and conditions pertaining to the development of the Grand Reserve Subdivision contained in the modified Grand Reserve Planned Unit Development Agreement, attached as Exhibit 2; and

**WHEREAS**, the Grand Reserve Planned Unit Development Agreement Amendment No.1 is consistent with the City’s Vision and the 2035 Comprehensive Plan; and

**WHEREAS**, public hearings on the Grand Reserve Planned Unit Development Agreement Amendment No. 1 have been held before the Planning, Zoning and Appeals Board (PZAB) and City Commission in accordance with the applicable provisions of the City of Bunnell Code of Ordinances.

**WHEREAS**, the City Commission of the City of Bunnell, Florida has taken, as implemented by City staff, all actions relating to the action set forth herein in accordance with the requirements and procedures mandated by State law.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA:**

### **Section 1. Legislative Findings and Intent.**

- (a) The City Commission of the City of Bunnell hereby adopts and incorporates into this Ordinance the City staff report and City Commission agenda memorandum relating to the application relating to the proposed modification of the Grand Reserve Planned

Unit Development Agreement as well as the recitals (whereas clauses) to this Ordinance.

- (b) The City of Bunnell has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

**Section 2. Development Agreement Approval.**

- (a) The Grand Reserve Planned Unit Development Agreement in the form attached as Exhibit B is hereby approved. The Mayor and City Commissioners are hereby authorized to execute the agreement by and on behalf of the City of Bunnell, Florida.
- (b) Conditions of development relating to the subject property may be incorporated into the subsequent pertinent development orders and such development orders may be subject to public hearing requirements in accordance with the provisions of controlling law.

**Section 3. Incorporation of Maps.**

The maps attached to this Ordinance are hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance.

**Section 4. Conflicts.**

All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed

**Section 5. Severability.**

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

**Section 6. Safety Clause.**

The City of Bunnell, Mayor, Vice Mayor and City Commissioners finds and declares that this ordinance is promulgated and adopted for the public health, safety and welfare and this ordinance bears a rational relation to the legislative object sought to be obtained.

**Section 7. Effective Date**

This Ordinance shall take effect immediately upon enactment.

First Reading: approved on this 9<sup>th</sup> day of January 2023.

Second/Final Reading: adopted on this 23<sup>rd</sup> day of January 2023.

**CITY COMMISSION, City of Bunnell, Florida.**

By: \_\_\_\_\_  
Catherine D. Robinson, Mayor

Approved for form and content by:

---

Vose Law Firm, City Attorney

Attest:

---

Kristen Bates, CMC, City Clerk

Seal:

**EXHIBIT A**

2018 PUD Agreement to be amended

**EXHIBIT B**

First Amendment to the PUD Agreement

**Document prepared by:**  
Parker Mynchenberg & Associates, Inc.  
1729 Ridgewood Avenue  
Holly Hill, FL 32117

**Return recorded document to:**  
City of Bunnell  
201 W. Moody Boulevard  
Bunnell, FL. 32110

**GRAND RESERVE**  
**PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT**

The CITY OF BUNNELL, FLORIDA, a Florida municipal corporation located in Flagler County, Florida, and D.R. HORTON, INC. – JACKSONVILLE, a Delaware Corporation, and Deer Run CDD, the record title property owner ("Owner"), and ("Developer") hereby agree and covenant, and bind their heirs, successors, and assigns, as follows:

**1. PROPERTY DESCRIPTION AND OWNERSHIP**

A. The property subject to this Agreement consists of approximately 194.6659 acres of real property ("Property") and is described in Exhibit "A", attached hereto and by reference made a part hereof.

B. The Property is under the sole ownership of Owner.

**2. EXHIBITS**

The Exhibits listed below are by reference made a part hereof, and copies or reduced size copies are attached hereto. Full-sized copies of the Exhibits shall be retained by the City Clerk and shall be controlling in case of any ambiguity in the Exhibits. In the event of a conflict between the graphic illustrations of any Exhibit and the textual provisions of this Agreement, the textual provisions shall control.

Exhibit A: Property legal description, survey, date certified, March 22, 2017, prepared by Robert Mangus Associates Inc.,

Exhibit B: Master Development Plan (MDP) Plan, rev. date April 18, 2018, prepared by Parker Mynchenberg & Associates, Inc.,

Exhibit C: Proposed PUD & Open Space Exhibit, rev. date May 1, 2018, prepared by Parker Mynchenberg & Associates, Inc.

**3. DEVELOPMENT PLAN**

A. Developer has designated the Property as "GRAND RESERVE".

B. The Property will be developed as a Planned Unit Development (PUD) pursuant to the City's Land Development Code (LDC). Development shall be controlled by the LDC and the terms and provisions of this Agreement. In the event of a conflict between this

Agreement and the LDC or other ordinances, this Agreement shall control. If this Agreement fails to address a particular subject or requirement, the applicable requirements of the LDC or other City ordinance shall control.

C. Development of the Property shall be consistent with Exhibit "B" (MDP). Exhibit "B" generally depicts the planned layout of lots, right of ways, private streets, parking areas, driveways, common areas, and other planned features or improvements to the Property.

D. **ADDITIONAL LOT DEVELOPMENT CRITERIA.** The following lot development criteria shall apply to the Property:

- (1) Maximum building height of 35 feet;
- (2) Minimum individual building size, 1,200 sq. ft. living space;
- (3) Setbacks: front (garage access) 20 ft.; front unit setback 15 ft., front (no garage access) 15 ft.; rear 10 ft.; side 5 ft., accessory structures 5 ft.
- (4) 60 % Maximum building coverage;
- (5) 20 % Minimum open space;
- (6) 80 % Maximum impervious surface area;

E. Developer will subdivide the Property in accordance with the requirements of the LDC. Exhibit "B" MDP includes proposed phasing for the preliminary plat for purposes of complying with the preliminary plat requirements of the LDC. As part of the subdivision process, Developer will be responsible for ensuring that the Property will be serviced with public utilities and public or private right-of-way access, and for providing an on-site detention/retention facility. Site development approval is contingent upon approval of the preliminary plat of the property.

F. Portions of this property which will be affected by this agreement were previously entitled under the existing PUD agreement for Grand Reserve and those entitlements will no longer apply to any of those properties within this proposed PUD and as indicated on Exhibit "A" Legal and Exhibit "B" MDP.

G. As indicated on Exhibit C, open space requirements are being met under the open space protected by the initial Grand Reserve PUD Agreement, and open space protected by applicable conservation easements, including but not limited to those conservation easements recorded at Book 1718, Page 203, et. seq., and Book 2060, Page 384, et. seq., of the Official Records of Flagler County, Florida. The Parties agree that the City shall be a third party beneficiary of all such conservation easements.

#### **4. CONFORMANCE WITH COMPREHENSIVE PLAN; CONCURRENCY; PERMITS**

A. The City has determined that the Property is suitable in size, location, and character for the uses proposed, and that the uses proposed are consistent with the City's comprehensive plan.

B. Developer shall be responsible for obtaining all development permits required by the LDC and applicable federal and state laws. Developer specifically acknowledges that approval of this Agreement does not constitute a Concurrency Certificate as required by the



LDC, and that Developer will be required to separately obtain a Concurrency Certificate. Approval of this agreement and exhibits is not a permit to begin clearing, to begin site work, or to begin construction without necessary permits.

C. The City agrees to issue the required permits for development of the Property in the manner set forth in this Agreement and the LDC.

## **5. PERMITTED USES**

The following uses are permitted within the Property, subject to compliance with the Use-Specific Standards set forth in the City's LDC:

- A. Residential: 686 Single Family Lots: Minimum 40 x 100, 4,000 sq. ft., Minimum Individual Building Size 1,200 sq. ft. Living Space
- B. Commercial: Tract T = 2.528 Acres Commercial Tract: All Uses Permitted in B-1 Business District per LDC

## **6. INFRASTRUCTURE**

A. An on-site stormwater retention/detention facility will be constructed in conjunction with the development. The stormwater retention/detention facility will be maintained at a level consistent with the standards of the St. Johns River Water Management District and The City of Bunnell. Collection and transmission facilities shall be located pursuant to the approved site plan, or site plans approved for individual lots or structures.

B. Developer agrees to dedicate to City of Bunnell Nassau Street 60 ft. right-of-way if requested.

C. All road construction including striping, stop bars, etc., to be completed by Developer.

D. Two (2) pump station sites and a water storage tank and pumping station site will be dedicated to the City of Bunnell per City requirements.

## **7. PROPERTY OWNERS' ASSOCIATION AND COMMON AREA MAINTENANCE.**

A. As used in this section, "common areas" and "common facilities" refer to all lands and all facilities that are intended to be set aside for common ownership, use, or benefit, whether or not identified as common areas on Exhibit B, such as conservation easements, retention ponds, subdivision entry walls, and passive and active recreational areas. Common areas in Phases 1B, 4 and 6 will be owned and maintained by the Deer Run CDD. Homeowners Association (HOA) will be created, own and maintain common areas, open space within gated portions of Phases 1A, 2, 3 and 5 not owned and maintained by Deer Run CDD.

B. Prior to final plat approval or prior to issuance of the first certificate of occupancy within the development, whichever is earlier, Developer will form and incorporate a non-profit property owners' association. The final plat shall include such language as the City may deem necessary to reflect the association's responsibilities. The association shall be responsible for operation, maintenance, and control of all common areas and common facilities, including signage, landscaping, Stormwater Management, and Private Roads. The association shall have authority to establish and assess dues and fees upon its members in order to recoup the cost of maintenance, and the power to impose and enforce liens against those members who fail to pay such assessments. All persons purchasing property within the project where applicable, shall be members of the property owners' association. Developer may from time to time add additional covenants and restrictions or make changes in association by-laws as may be required to guarantee that the project will be developed in accordance with the policies outlined in this Agreement.

C. Prior to final plat approval or prior to issuance of the first certificate of occupancy within the development or phase, whichever is earlier, Developer shall complete construction and installation of all common areas and common facilities within the development or phase; or, for those common facilities within a phase that may be susceptible to damage due to remaining construction, the City may allow postponement of this requirement subject to Developer's provision of adequate assurances that the work will be done. For example, the City may require Developer to post a bond sufficient to cover 120% of the cost of such facilities according to certified estimates. Any bond shall be in a form approved by the City Attorney.

D. Some of new phases will be annexed into existing Homeowners Association. Others private gated road phases will have separate new HOA's.

E. The Developer will provide the City with notice of intent to change any deed restrictions and covenants and will also provide copies of any approved and adopted documents once recorded in the official records of Flagler County. Prior to recording the Developer to provide City 30-days' notice of intended changes and have the approved, adopted recorded copies to the City within 14-days of the change.

## **8. ENVIRONMENTAL CONSIDERATIONS**

A. Development of the Property shall comply with the LDC tree preservation requirements. Developer shall comply with all rules, statutes, and regulations pertaining to protected wildlife species, including but not limited to the rules and permitting requirements of the Florida Game and Freshwater Fish Commission concerning gopher tortoises.

B. City Land Development Code to be followed for the landscaping of both residential and commercial projects.

## **9. SIGNAGE**

The PUD shall have a uniform sign program, as follows:

A. One monument sign shall be permitted at the entrance of each phase. The signs will be landscaped. The base of the monument sign shall be constructed of the same materials as the existing entrance signage. The colors of the sign face shall complement and coordinate with the appearance of the buildings/homes. The Subdivision Phase Entrance Signage and Commercial Tract "T" Signage to be maximum of 8-feet high and maximum of 12 sq. ft. copy area. The Tract "T" Commercial allows two (2) monument signs. The two (2) Commercial signs to be a maximum of 8-feet high and a maximum of 36 sq. ft. All monument signs to be landscaped.

B. A maximum of ten (10) construction and/or advertising signs shall be allowed, for the entire PUD, at one time as on-site temporary signs. Such signs must be removed within thirty (30) days after the last unit is sold. The signs may be two (2) sided with each face limited to thirty-two (32) square feet.

C. Various locational, directional, model home, wayfinding and traffic control signs shall be allowed on site to direct traffic and for identification of sales offices, recreation areas, etc. Such signs will be a maximum of nine (9) square feet in size.

D. All directional, way finding, and traffic control signs shall comply with the Manual on Uniform Control Devices.

E. Model Homes:

(1) Definition: Model Home Center defined as two or more model homes on a single block.

(2) One sign per model home, located on the same lot as a model home.

(3) Signs shall be set back from the property line at least five (5) feet and if illuminated, illumination is only permitted between the hours of sunset and 10:00 p.m.

(4) For the model home that is not part of a model home center, the following will apply.

(a) One sign per model home located at the same lot as the model home.

(b) The sign shall not be illuminated.

(c) The sign shall be set back 10-feet from the property line.

## **10. ADDITIONAL REQUIREMENTS**

A. All infrastructure that may possibly be dedicated to the City shall be constructed to the City's minimum construction standards. All roads planned for dedication to the City will be built to City road standards.

B. Private roads in Phases 1A, 2, 3 and 5 as indicated on Exhibit "B", (MDP) are private and shall remain private. If in the future private roads are requested to be dedicated to the City the HOA will be required to bring roads to City standards prior to dedication.

## **11. EFFECTIVE DATE; COMPLETION SCHEDULE**

A. This Agreement shall be effective upon execution by all parties. The restrictions on use and development imposed by this Agreement shall be binding upon all successors in

interest in the Property, unless and until the City alters or eliminates such restrictions in the course of its actions as zoning authority.

B. Application shall be submitted for all construction permits for the development, or for the first phase of a phased development, within 24 months of the approval of this Agreement by the City Commission. The filing of an appeal of the land development order by any person shall toll the time for permitting until final resolution of the appeal. If development is phased, application for construction permits for subsequent phases shall be submitted within 60 months from the date of initial approval.

C. Construction of phase one shall be substantially complete within 5 years of the approval of this Agreement. Construction of any other phase must be substantially complete within 15 years of the initial approval of this Agreement.

D. One 12-month extension of the scheduled application or completion dates may be permitted as a minor modification to this Agreement.

E. Failure to comply with the schedule set out above shall cause the development rights granted pursuant to this Agreement to lapse.

## **12. MINOR MODIFICATIONS**

A. The following may be administratively authorized by City as minor modifications to this Agreement:

(1) Amendments to an Exhibit that are necessary for compliance with the provisions of this Agreement, the LDC, or extra-jurisdictional permitting requirements, and address technical considerations that could not reasonably be anticipated during the Planned Unit Development (PUD) approval process;

(2) Have no material effect on the character of the approved PUD district, the basic concept and terms of the PUD Agreement. These may include, but are not limited to, the following:

- a) Structural alterations that do not significantly affect the basic size, form, style, and appearance of principal structures;
- b) Minor changes in the location and configuration of streets and driveways that do not adversely affect vehicular access and circulation on or off the site;
- c) Minor changes in the location or configuration of buildings, parking areas, landscaping, or other site features;
- d) Minor changes in the location and configuration of public infrastructure facilities that do not have a significant impact on the City's utility and stormwater management systems;
- e) Increases of five percent or less in the total number of parking spaces.

(3) Modifications of up to 20% to any of the lot dimensional requirements and associated Exhibit revisions, where such modifications are necessary to address minor Exhibit errors or unanticipated conditions that reasonably need to be addressed to ensure the development plan can be implemented, EXCEPT:

- a) Modifications, such as to floor area ratios, that increase intensity or density of the entire project or any phase by more than 2%;
- b) Modifications that increase building height or decrease setbacks, yards, or landscaping along the perimeter of the Property by more than 10%;
- c) Modifications that, when combined with previously approved minor and substantial modifications, would result in a cumulative change of more than 20% of the original requirement for the area in question; and
- d) Modifications that would unduly impact City-owned public utilities.

B. Requests for minor modifications shall be submitted in writing on forms provided by the City. Requests shall be reviewed pursuant to the general technical review process described in the LDC.

C. Denial of a requested minor modification shall be issued in writing to the applicant. Upon denial, or if more than 60 days elapses after the submittal of a completed application without a decision by the City, the applicant may apply for an amendment to the agreement.

D. Approved modifications shall be noted on the official plan documents.

### **13. AMENDMENTS**

A. Any revision to this Agreement other than a minor modification as described above shall require an amendment approved by the City Commission after review and recommendation by the Planning Board. Requests for an amendment must be submitted in writing and, except as otherwise provided herein, shall be processed in accordance with the LDC. Notice of public hearings shall be provided as if the application is one to rezone property.

B. In recognition of the City's general authority to rezone and legislate land uses and zoning requirements, all signatories to this Agreement and all individual lot owners, fee titleholders, mortgagees, or lien holders who now or hereafter own property subject to this Agreement, agree as follows:

(1) The property owners' association established pursuant to Section 7 above shall be authorized to represent and execute amendments to the Agreement on behalf of all lot owners other than the owners of lots directly impacted by the amendment.

(2) If the property owners' association fails to retain its corporate status, then all directly impacted owners shall be authorized to represent and execute an amendment on behalf of all owners not directly impacted who have received notice of the proposed amendment as required by this Agreement or applicable law.

(3) For purposes of this section, a lot is "directly impacted" by an amendment to this Agreement only where the amendment would revise the listed uses, dimensional requirements, architectural requirements, or sign requirements for that lot.

C. No property owner other than one who actually executes an amendment shall be deemed to have waived his or her right to challenge a proposed or executed amendment in the same manner that an affected property owner may challenge zoning or related lot specific changes for property which is not subject to a planned development agreement. Such challenges include: (i) objections to a proposed amendment before the City Planning Board or City Commission, (ii) seeking certiorari review or injunctive action in relation to the adoption of such amendment as provided by law, or (iii) consistency challenges as provided for in Section 163.3215, Fla. Stat., or any successor provision.

#### **14. VARIANCES**

Variations will be regulated in accordance with the standards for variations and the requirements for the granting of a variance as described in the Land Development Code for only those conditions which allow for variations and the Land Development code notification process will be followed.

#### **15. POLICE POWER AND SOVEREIGN IMMUNITY NOT WAIVED**

Nothing contained in this Agreement shall be construed as a waiver of or contract with respect to the regulatory and permitting authority of the City as it now or hereafter exists under applicable laws, rules, and regulations. Further, nothing contained in this Agreement shall be construed as a waiver of or attempted waiver by the City of its sovereign immunity under the constitution and laws of the State of Florida.

#### **16. COMPLETE AGREEMENT; AGREEMENT TO BE RECORDED.**

A. This Agreement represents the complete understanding by and between the parties with respect to the development and use of the Property. Any and all prior agreements between the parties with respect to any subject comprehended by this Agreement is hereby voided and superseded by this Agreement.

B. This Agreement shall be recorded in the Public Records of Flagler County, Florida, at Developer's expense. The restrictions on use and development imposed by this Agreement shall be binding upon all successors in interest in the Property.

#### **17. VENUE AND SEVERABILITY**

A. In the event of any claim, action, litigation, or proceeding under this Agreement, venue shall be in Flagler County, Florida.

B. If any provision of this Agreement is held by a court of competent jurisdiction to be invalid or otherwise unenforceable, such holding shall not affect the validity or enforceability of any other provision of this Agreement unless the holding so states.

**IN WITNESS WHEREOF**, the parties hereto attached their hands and seals on the dates set forth below.

**[Signature pages following]**

Signed, sealed and delivered in the presence of:

Deborah McClure  
Witness 1

Deborah McClure  
Print Name of Witness 1

Mark Deering  
Witness 2

Mark Deering  
Print Name of Witness 2

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Witness 1

\_\_\_\_\_  
Print Name of Witness 1

\_\_\_\_\_  
Witness 2

\_\_\_\_\_  
Print Name of Witness 2

Signed, sealed and delivered in the presence of:

Deborah McClure  
Witness 1

Deborah McClure  
Print Name of Witness 1

Mark Deering  
Witness 2

Mark Deering  
Print Name of Witness 2

**D.R. HORTON, INC. – JACKSONVILLE  
[OWNER]**

By: [Signature]

Name: PHILIP A. FREMENTO

Title: VICE PRESIDENT

Date: MAY 30, 2018

[Corporate Seal]



**[DEVELOPER, IF DIFFERENT FROM  
OWNER]**

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

[Corporate Seal]

**DEER RUN CDD**

By: [Signature]

Name: ROBERT S PORTER

Title: CHAIRMAN

Date: MAY 30 2018

[Corporate Seal]





Signed, sealed and delivered in the presence of:

**THE CITY OF BUNNELL, FLORIDA, a Florida municipal corporation**

*[Handwritten Signature]*

Witness 1

DONALD H. WINES

Print Name of Witness 1

By: *Catherine Robinson*

Catherine Robinson, Mayor

*Sak H Randolph*

Witness 2

Sak H Randolph

Print Name of Witness 2

Attest:

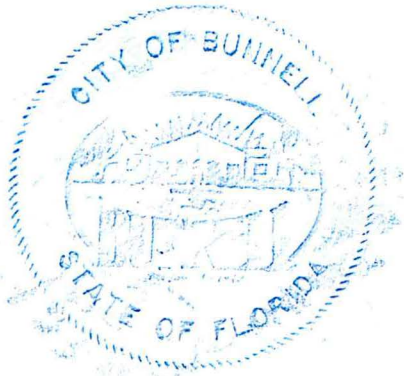
By: *K Bates*

Kristen Bates, City Clerk/Administrative Service Director and Acting Community Development Director

Date: 5/29/2018

**Approved as to legal form:**

By: *[Handwritten Signature]*  
Vose Law Firm LLP., City Attorney



---

**EXHIBIT A**

**Legal Description of the Property**

---

**EXHIBIT B**

**MDP Plan**

---

**EXHIBIT C**

**PROPOSED PUD & OPEN SPACE EXHIBIT**

---



ROBERT M. ANGAS ASSOCIATES, INC.  
SURVEYORS • PLANNERS • CIVIL ENGINEERS  
Since 1924

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

## Exhibit "A"

January 11, 2018  
Page 1 of 19

Work Order No. 17-236.00  
File No. 124D-01.00H

### Grand Reserve Village PUD

A portion of Grand Reserve and Golf Club, RPUD, Unit 1, as recorded in Map Book 36, pages 100 through 104, together with a portion of Deer Run R-2, as recorded in Map Book 37, pages 80 through 93, both of the Public Records of Flagler County, Florida, being more particularly described as follows:

Tract AA-1, as depicted on the Grand Reserve and Golf Club, RPUD, Unit 1, a plat recorded in Map Book 36, pages 100 through 104, of the Public Records of Flagler County, Florida.

#### Together With:

Tracts C, M and F, as depicted on Deer Run R-2, a plat recorded in Map Book 37, pages 80 through 93, of the Public Records of Flagler County, Florida.

Also Together With the following described parcels:

#### PUD Parcel 1:

A portion of Deer Run R-2, as recorded in Map Book 37, pages 80 through 93, of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Tract C-30 as depicted on said Deer Run R-2; thence Southerly, along the boundary line of said Tract C-30, the following 7 courses: Course 1, thence South 37°54'59" East, 54.15 feet; Course 2, thence South 17°28'20" East, 63.80 feet; Course 3, thence South 55°30'23" East, 87.76 feet; Course 4, thence South 32°43'30" East, 68.71 feet; Course 5, thence South 46°21'31" East, 68.40 feet; Course 6, thence South 34°30'15" East, 58.60 feet; Course 7, thence North 88°49'21" East, 508.94 feet to a point lying on the boundary line of Tract V as depicted on said Deer Run R-2; thence along the boundary line of said Tract V the following 19 courses: Course 1, thence North 20°13'54" West, departing said boundary line of Tract H, 121.56 feet; Course 2, thence North 55°20'06" West, 109.39 feet; Course 3, thence North 21°28'58" West, 141.37 feet; Course 4, thence North 88°49'21" East, 1172.24 feet; Course 5, thence South 00°22'15" East, 1304.11 feet; Course 6, thence North 88°37'17" East, 149.32 feet; Course 7, thence South 01°22'43" East, 12.85 feet; Course 8, thence South 15°01'06" East, 54.08 feet; Course 9, thence South 17°16'00" East, 65.48 feet; Course 10,

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

thence North  $84^{\circ}33'27''$  East, 82.67 feet; Course 11, thence South  $27^{\circ}57'52''$  East, 24.22 feet; Course 12, thence South  $03^{\circ}12'46''$  West, 38.50 feet; Course 13, thence South  $57^{\circ}28'24''$  West, 25.37 feet; Course 14, thence South  $29^{\circ}43'51''$  West, 57.05 feet; Course 15, thence South  $09^{\circ}23'14''$  East, 42.36 feet; Course 16, thence South  $48^{\circ}30'18''$  East, 48.34 feet; Course 17, thence South  $05^{\circ}20'41''$  East, 50.25 feet; Course 18, thence South  $18^{\circ}54'12''$  West, 40.44 feet; Course 19, thence South  $03^{\circ}27'53''$  West, 53.41 feet to the Northwestern corner of Tract N as depicted on said Deer Run R-2; thence along the boundary line of said Tract N the following 3 courses: Course 1, thence Southeasterly, departing said boundary line of Tract V and along the arc of a curve concave Northeasterly having a radius of 280.00 feet, through a central angle of  $52^{\circ}45'59''$ , an arc length of 257.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $64^{\circ}51'09''$  East, 248.85 feet; Course 2, thence North  $88^{\circ}45'52''$  East, 763.53 feet to a point on a curve concave Northwesterly having a radius of 25.00 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of  $78^{\circ}27'47''$ , an arc length of 34.24 feet to a point lying on the Northerly right of way line of Grand Reserve Boulevard, a 50 foot right of way as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of South  $49^{\circ}31'59''$  West, 31.62 feet; thence Westerly, along said Northerly right of way line, the following 12 courses: Course 1, thence South  $88^{\circ}45'52''$  West, 739.04 feet to the point of curvature of a curve concave Northeasterly having a radius of 300.00 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of  $54^{\circ}30'05''$ , an arc length of 285.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}59'05''$  West, 274.73 feet; Course 3, thence North  $36^{\circ}44'03''$  West, 301.06 feet to the point of curvature of a curve concave Southwesterly having a radius of 350.00 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of  $23^{\circ}21'29''$ , an arc length of 142.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $48^{\circ}24'47''$  West, 141.70 feet; Course 5, thence North  $60^{\circ}05'32''$  West, 346.46 feet to the point of curvature of a curve concave Northeasterly having a radius of 300.00 feet; Course 6, thence Northwesterly along the arc of said curve, through a central angle of  $59^{\circ}43'17''$ , an arc length of 312.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $30^{\circ}13'54''$  West, 298.74 feet; Course 7, thence North  $00^{\circ}22'15''$  West, 326.33 feet to the point of curvature of a curve concave Southwesterly having a radius of 325.00 feet; Course 8, thence Northwesterly along the arc of said curve, through a central angle of  $90^{\circ}48'24''$ , an arc length of 515.08 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ}46'27''$  West, 462.84 feet; Course 9, thence South  $88^{\circ}49'21''$  West, 1778.97 feet to the point of curvature of a curve concave Northerly having a radius of 495.77 feet; Course 10, thence Westerly along the arc of said curve, through a central angle of  $03^{\circ}40'07''$ , an arc length of 31.74 feet to a

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

point on said curve, said arc being subtended by a chord bearing and distance of North 89°20'36" West, 31.74 feet; Course 11, thence Westerly along the arc of a curve concave Northerly having a radius of 499.92 feet, through a central angle of 38°30'29", an arc length of 335.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 68°16'40" West, 329.70 feet; Course 12, thence North 49°01'26" West, 147.97 feet to a point lying on the Southerly right of way line of Grand Reserve Drive, a 50 foot right of way as depicted on said Deer Run R-2; thence Northerly and Westerly, along said Southerly right of way line and along the Northerly right of way line of said Grand Reserve Boulevard, the following 10 courses: Course 1, thence Easterly, departing said Northerly right of way line of Grand Reserve Boulevard and along the arc of a curve concave Northerly having a radius of 25.00 feet, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 04°01'26" West, 35.36 feet; Course 2, thence North 40°58'34" East, 40.32 feet; Course 3, thence North 49°01'26" West, 50.00 feet; Course 4, thence South 40°58'34" West, 350.71 feet to the point of curvature of a curve concave Northerly having a radius of 275.00 feet; Course 5, thence Westerly along the arc of said curve, through a central angle of 63°08'27", an arc length of 303.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 72°32'48" West, 287.95 feet; Course 6, thence North 75°52'59" West, 684.34 feet to the point of curvature of a curve concave Northerly having a radius of 575.00 feet; Course 7, thence Westerly along the arc of said curve, through a central angle of 14°08'19", an arc length of 141.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 68°48'50" West, 141.53 feet; Course 8, thence North 61°44'40" West, 206.67 feet to the point of curvature of a curve concave Southerly having a radius of 450.00 feet; Course 9, thence Westerly along the arc of said curve, through a central angle of 14°55'51", an arc length of 117.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 69°12'35" West, 116.93 feet; Course 10, thence North 76°40'31" West, 76.07 feet to the Southwesterly corner of that certain Stormwater Management Easement as depicted on said Deer Run R-2; thence along the boundary line of said Stormwater Management Easement the following 4 courses: Course 1, thence North 13°19'29" East, departing said Northerly right of way line, 60.00 feet; Course 2, thence North 47°02'39" East, 150.34 feet; Course 3, thence South 74°35'22" East, 428.02 feet; Course 4, thence South 06°29'03" East, 155.92 feet to the Southwesterly corner thereof, said corner lying on the boundary line of Tract C-21 as depicted on said Deer Run R-2; thence South 06°49'30" East, along said boundary line of Tract C-21, a distance of 97.45 feet to the Southwesterly corner thereof; thence South 75°52'59" East, continuing along said boundary line, 231.38 feet to the Southeasterly corner thereof, said corner also being the Southwesterly corner of Parcel 11 as depicted on said Deer Run R-2; thence along the boundary line of said Parcel

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

11 the following 9 courses: Course 1, thence North  $11^{\circ}28'34''$  West, 87.45 feet; Course 2, thence North  $01^{\circ}17'21''$  West, 71.36 feet; Course 3, thence South  $68^{\circ}13'40''$  East, 264.30 feet; Course 4, thence South  $70^{\circ}56'54''$  East, 144.84 feet; Course 5, thence North  $42^{\circ}50'13''$  East, 115.34 feet; Course 6, thence South  $17^{\circ}46'03''$  East, 97.00 feet; Course 7, thence South  $13^{\circ}17'22''$  East, 102.47 feet to a point on a curve concave Northwesterly having a radius of 255.00 feet; Course 8, thence Northeasterly along the arc of said curve, through a central angle of  $36^{\circ}07'50''$ , an arc length of 160.80 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $59^{\circ}02'29''$  East, 158.15 feet; Course 9, thence North  $40^{\circ}58'34''$  East, 150.21 feet to a point lying on the boundary line of Parcel 10 as depicted on said Deer Run R-2; thence along said boundary line of Parcel 10 the following 13 courses: Course 1, thence North  $49^{\circ}01'26''$  West, departing said boundary line of Parcel 11, a distance of 16.24 feet; Course 2, thence North  $18^{\circ}20'44''$  West, 97.39 feet; Course 3, thence North  $40^{\circ}58'34''$  East, 150.81 feet to the point of curvature of a curve concave Northwesterly having a radius of 855.00 feet; Course 4, thence Northeasterly along the arc of said curve, through a central angle of  $16^{\circ}08'49''$ , an arc length of 240.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $32^{\circ}54'10''$  East, 240.16 feet; Course 5, thence North  $24^{\circ}49'45''$  East, 154.42 feet; Course 6, thence South  $47^{\circ}31'42''$  East, 79.58 feet; Course 7, thence North  $75^{\circ}22'23''$  East, 44.25 feet; Course 8, thence North  $24^{\circ}49'45''$  East, 65.83 feet to the point of curvature of a curve concave Westerly having a radius of 540.00 feet; Course 9, thence Northerly along the arc of said curve, through a central angle of  $23^{\circ}16'16''$ , an arc length of 219.32 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $13^{\circ}11'37''$  East, 217.82 feet; Course 10, thence North  $57^{\circ}16'28''$  West, 137.95 feet; Course 11, thence North  $11^{\circ}33'50''$  East, 25.87 feet; Course 12, thence North  $00^{\circ}43'49''$  West, 246.66 feet; Course 13, thence South  $89^{\circ}18'08''$  West, 34.25 feet to the Southeasterly corner of that certain Stormwater Management Easement as depicted on said Deer Run R-2; thence Northerly, along the boundary line of said Stormwater Management Easement, the following 8 courses: Course 1, thence South  $89^{\circ}18'07''$  West, departing said boundary line of Parcel 10, a distance of 26.67 feet; Course 2, thence North  $23^{\circ}21'38''$  West, 205.07 feet; Course 3, thence North  $03^{\circ}16'22''$  West, 377.35 feet; Course 4, thence North  $35^{\circ}51'54''$  East, 153.03 feet; Course 5, thence North  $05^{\circ}40'49''$  West, 428.94 feet; Course 6, thence North  $09^{\circ}30'34''$  East, 210.16 feet; Course 7, thence North  $10^{\circ}12'03''$  West, 90.51 feet; Course 8, thence North  $42^{\circ}28'56''$  East, 72.82 feet to a point lying on the boundary line of Golf Course Parcel 2 as depicted on said Deer Run R-2; thence South  $89^{\circ}18'08''$  West, departing said boundary line of Stormwater Management Easement and along said boundary line of Golf Course Parcel 2, a distance of 53.06 feet to the point of curvature of a curve concave Southerly having a radius of 275.00 feet; thence Westerly, continuing along said boundary line of Golf Course Parcel 2 and along the arc of said curve, through a central angle of  $41^{\circ}02'46''$ ,

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

an arc length of 197.01 feet to a point lying on the boundary line of Parcel 13 as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of South 68°46'45" West, 192.82 feet; thence along said boundary line of Parcel 13 the following 56 courses: Course 1, thence South 41°44'38" East, 38.54 feet; Course 2, thence South 09°17'30" West, 60.57 feet; Course 3, thence South 38°02'34" East, 45.32 feet; Course 4, thence South 51°57'25" West, 136.34 feet; Course 5, thence South 70°44'20" West, 11.08 feet; Course 6, thence South 50°01'12" West, 5.50 feet; Course 7, thence South 60°29'53" West, 37.80 feet; Course 8, thence North 75°28'18" West, 15.59 feet; Course 9, thence South 70°44'20" West, 4.70 feet; Course 10, thence North 57°52'26" West, 0.35 feet; Course 11, thence South 27°58'58" West, 106.95 feet; Course 12, thence South 26°55'08" East, 141.73 feet; Course 13, thence South 40°46'41" East, 36.64 feet; Course 14, thence South 81°08'01" West, 74.06 feet; Course 15, thence South 83°22'43" West, 100.08 feet; Course 16, thence South 09°59'58" West, 149.85 feet; Course 17, thence South 21°12'28" West, 57.54 feet; Course 18, thence South 58°08'05" West, 22.90 feet; Course 19, thence South 25°42'01" West, 44.72 feet; Course 20, thence South 14°17'56" West, 94.17 feet; Course 21, thence South 34°43'52" East, 121.18 feet; Course 22, thence South 88°43'32" East, 83.14 feet; Course 23, thence South 86°07'13" East, 59.93 feet; Course 24, thence South 01°26'59" East, 95.74 feet; Course 25, thence South 28°29'49" East, 115.49 feet; Course 26, thence North 75°29'46" West, 167.50 feet; Course 27, thence South 85°36'44" West, 115.84 feet; Course 28, thence North 40°50'13" West, 69.41 feet; Course 29, thence North 17°00'45" West, 46.53 feet; Course 30, thence North 11°05'31" West, 33.14 feet; Course 31, thence North 08°48'31" West, 30.21 feet; Course 32, thence North 12°47'50" West, 47.45 feet; Course 33, thence North 20°19'28" West, 59.84 feet; Course 34, thence North 41°17'29" West, 49.53 feet; Course 35, thence North 81°42'50" West, 24.72 feet; Course 36, thence South 71°32'41" West, 32.93 feet; Course 37, thence South 62°09'23" West, 24.10 feet; Course 38, thence South 53°45'44" West, 40.63 feet; Course 39, thence South 74°58'26" West, 143.82 feet; Course 40, thence South 21°42'33" East, 171.72 feet; Course 41, thence South 05°05'15" West, 68.80 feet; Course 42, thence South 84°01'46" West, 175.39 feet; Course 43, thence North 34°42'38" West, 53.94 feet; Course 44, thence North 12°41'03" West, 275.77 feet to the point of curvature of a curve concave Southeasterly having a radius of 260.00 feet; Course 45, thence Northeasterly along the arc of said curve, through a central angle of 76°58'21", an arc length of 349.29 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 25°48'07" East, 323.61 feet; Course 46, thence North 89°04'44" East, 28.57 feet; Course 47, thence North 56°19'05" East, 64.55 feet; Course 48, thence North 83°02'07" East, 115.39 feet; Course 49, thence South 80°05'08" East, 111.28 feet; Course 50, thence North 62°40'31" East, 86.60 feet; Course 51, thence North 27°11'52" East, 146.56 feet; Course 52, thence North 26°55'48" East, 51.81 feet; Course 53, thence North 20°21'38" East, 94.94 feet; Course 54, thence South 50°27'50" East, 97.46 feet; Course 55, thence South 53°39'49"

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

East, 20.28 feet; Course 56, thence North 27°58'58" East, 93.96 feet to a point lying on the boundary line of Parcel 14 as depicted on said Deer Run R-2; thence along said boundary line of Parcel 14 the following 64 courses; Course 1, thence North 57°52'26" West, departing said boundary line of Parcel 13, a distance of 5.78 feet; Course 2, thence North 22°39'05" West, 125.74 feet; Course 3, thence North 36°55'09" West, 103.10 feet; Course 4, thence North 26°48'19" West, 59.61 feet; Course 5, thence North 27°28'09" West, 97.15 feet; Course 6, thence North 53°37'09" West, 95.34 feet; Course 7, thence North 82°53'16" West, 118.67 feet; Course 8, thence North 80°25'46" West, 61.75 feet; Course 9, thence North 19°14'06" East, 66.69 feet; Course 10, thence North 36°57'14" East, 79.60 feet; Course 11, thence North 14°00'51" East, 90.42 feet; Course 12, thence North 18°47'15" West, 37.25 feet; Course 13, thence North 35°53'46" West, 47.70 feet; Course 14, thence North 73°00'25" East, 45.72 feet; Course 15, thence South 72°44'58" East, 41.39 feet; Course 16, thence South 55°16'42" East, 73.67 feet; Course 17, thence North 71°32'36" East, 74.88 feet; Course 18, thence North 04°30'17" East, 62.49 feet to a point on a curve concave Easterly having a radius of 260.00 feet; Course 19, thence Northerly along the arc of said curve, through a central angle of 12°52'43", an arc length of 58.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°19'41" West, 58.32 feet; Course 20, thence North 10°53'19" West, 65.22 feet; Course 21, thence South 88°21'51" West, 42.99 feet; Course 22, thence South 34°30'26" West, 42.30 feet; Course 23, thence South 65°35'00" West, 30.49 feet; Course 24, thence South 85°25'10" West, 49.08 feet; Course 25, thence North 72°26'08" West, 40.82 feet; Course 26, thence South 80°59'20" West, 59.40 feet; Course 27, thence North 21°06'26" West, 68.79 feet; Course 28, thence North 09°27'58" West, 56.94 feet; Course 29, thence North 29°37'59" West, 69.53 feet; Course 30, thence North 58°03'56" West, 91.03 feet; Course 31, thence North 63°49'43" West, 60.49 feet; Course 32, thence South 41°40'30" West, 233.66 feet; Course 33, thence South 02°09'20" East, 43.09 feet; Course 34, thence South 43°56'24" West, 62.53 feet; Course 35, thence South 34°33'46" West, 75.01 feet; Course 36, thence South 11°05'39" West, 52.93 feet; Course 37, thence South 04°30'32" East, 219.19 feet to a point on a curve concave Easterly having a radius of 140.00 feet; Course 38, thence Southerly along the arc of said curve, through a central angle of 16°41'28", an arc length of 40.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 13°10'45" East, 40.64 feet; Course 39, thence South 84°35'58" East, 97.24 feet; Course 40, thence South 37°13'38" East, 141.91 feet; Course 41, thence South 12°34'51" East, 66.36 feet; Course 42, thence South 17°01'15" West, 99.83 feet; Course 43, thence South 20°26'57" West, 32.76 feet to a point on a curve concave Westerly having a radius of 50.00 feet; Course 44, thence Southerly along the arc of said curve, through a central angle of 42°11'17", an arc length of 36.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 20°26'57" West, 35.99 feet; Course 45, thence South 20°26'57" West, 35.32 feet; Course 46, thence



**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

South 02°59'04" East, 125.89 feet; Course 47, thence South 45°04'32" West, 87.87 feet; Course 48, thence South 65°32'07" West, 30.11 feet; Course 49, thence North 29°59'04" West, 29.36 feet; Course 50, thence North 07°42'15" West, 90.89 feet; Course 51, thence North 24°00'50" West, 106.81 feet; Course 52, thence North 13°25'41" West, 120.45 feet; Course 53, thence North 03°45'16" West, 79.19 feet; Course 54, thence North 36°52'32" West, 127.42 feet; Course 55, thence North 06°11'47" East, 146.82 feet; Course 56, thence North 04°16'43" West, 117.14 feet; Course 57, thence North 51°07'00" West, 93.73 feet; Course 58, thence South 80°36'39" West, 16.20 feet; Course 59, thence North 04°24'29" West, 37.74 feet; Course 60, thence North 06°11'08" East, 46.21 feet; Course 61, thence North 40°56'00" East, 101.16 feet; Course 62, thence North 50°16'42" East, 148.70 feet; Course 63, thence North 21°17'12" West, 108.98 feet; Course 64, thence North 20°58'09" West, 52.73 feet to the Southwesterly corner of that certain Stormwater Management Easement as depicted on said Deer Run R-2; thence along the boundary line of said Stormwater Management Easement the following 6 courses: Course 1, thence North 22°58'40" East, departing said boundary line of Parcel 14, a distance of 360.96 feet to the point of curvature of a curve concave Southeasterly having a radius of 130.00 feet; Course 2, thence Northeasterly along the arc of said curve, through a central angle of 40°04'34", an arc length of 90.93 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 43°00'57" East, 89.09 feet; Course 3, thence North 63°03'14" East, 273.68 feet to the point of curvature of a curve concave Southwesterly having a radius of 115.00 feet; Course 4, thence Southeasterly along the arc of said curve, through a central angle of 122°25'19", an arc length of 245.72 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 55°44'07" East, 201.57 feet; Course 5, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 75.00 feet, through a central angle of 60°29'23", an arc length of 79.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 24°46'09" East, 75.55 feet; Course 6, thence South 55°00'50" East, 387.17 feet to the Southeasterly corner thereof, said corner lying on said boundary line of Parcel 14; thence South 37°39'22" East, along said boundary line of Parcel 14, a distance of 223.55 feet to the Northerly most corner of that certain Stormwater Management Easement as depicted on said Deer run R-2; thence Southerly along said boundary line the following 9 courses: Course 1, thence South 27°50'01" East, departing said boundary line of Parcel 14, a distance of 208.35 feet; Course 2, thence South 00°38'01" West, 110.90 feet to the point of curvature of a curve concave Northeasterly having a radius of 60.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of 61°45'45", an arc length of 64.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°14'52" East, 61.59 feet; Course 4, thence South 61°07'44" East, 108.20 feet to the point of curvature of a curve concave Westerly having a radius of 55.00 feet; Course 5, thence

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

Southerly along the arc of said curve, through a central angle of  $87^{\circ}55'10''$ , an arc length of 84.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $17^{\circ}10'09''$  East, 76.36 feet; Course 6, thence South  $26^{\circ}47'26''$  West, 101.22 feet; Course 7, thence South  $28^{\circ}37'05''$  East, 39.66 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; Course 8, thence Southwesterly along the arc of said curve, through a central angle of  $109^{\circ}59'02''$ , an arc length of 57.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $26^{\circ}22'26''$  West, 49.14 feet; Course 9, thence South  $81^{\circ}21'57''$  West, 95.78 feet to a point lying on the boundary line of said Golf Course Parcel 2; thence along said boundary line the following 9 courses: Course 1, thence South  $17^{\circ}58'02''$  East, departing said boundary line of Stormwater Management Easement, 92.59 feet to a point on a curve concave Southerly having a radius of 325.00 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of  $17^{\circ}16'10''$ , an arc length of 97.96 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $80^{\circ}40'03''$  East, 97.59 feet; Course 3, thence North  $89^{\circ}18'08''$  East, 83.06 feet; Course 4, thence North  $00^{\circ}43'49''$  West, 617.44 feet to the point of curvature of a curve concave Southwesterly having a radius of 480.00 feet; Course 5, thence Northwesterly along the arc of said curve, through a central angle of  $48^{\circ}31'16''$ , an arc length of 406.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}59'27''$  West, 394.45 feet; Course 6, thence North  $49^{\circ}15'05''$  West, 786.82 feet to the point of curvature of a curve concave Southerly having a radius of 80.00 feet; Course 7, thence Westerly along the arc of said curve, through a central angle of  $74^{\circ}09'34''$ , an arc length of 103.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $86^{\circ}19'52''$  West, 96.47 feet; Course 8, thence South  $56^{\circ}35'21''$  West, 596.02 feet to the point of curvature of a curve concave Northwesterly having a radius of 595.00 feet; Course 9, thence Southwesterly along the arc of said curve, through a central angle of  $20^{\circ}44'21''$ , an arc length of 215.37 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $66^{\circ}57'31''$  West, 214.20 feet; thence North  $00^{\circ}52'19''$  East, along said boundary line of Golf Course Parcel 2 and along the boundary line of Tract C-8 as depicted on said Deer Run R-2, a distance of 11.07 feet; thence along said boundary line of Tract C-8 the following 6 courses: Course 1, thence North  $47^{\circ}53'21''$  West, 97.62 feet; Course 2, thence North  $24^{\circ}01'51''$  West, 23.47 feet to a point on a curve concave Northerly having a radius of 485.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of  $05^{\circ}12'54''$ , an arc length of 44.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $86^{\circ}50'27''$  West, 44.13 feet; Course 4, thence South  $89^{\circ}26'53''$  West, 153.09 feet; Course 5, thence South  $35^{\circ}26'54''$  East, 88.00 feet; Course 6, thence South  $03^{\circ}43'13''$  West, 37.93 feet; thence along the boundary line of Parcel 12, as depicted on said Deer Run R-2, the

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

following 41 courses: Course 1, thence South 89°26'53" West, departing said boundary line of Tract C-8, a distance of 135.48 feet to a point on a curve concave Northwesterly having a radius of 295.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of 21°31'26", an arc length of 110.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 28°59'38" West, 110.17 feet; Course 3, thence North 70°20'37" West, 25.16 feet; Course 4, thence South 38°11'09" West, 158.93 feet; Course 5, thence South 00°10'46" East, 84.82 feet; Course 6, thence South 28°44'11" West, 49.90 feet; Course 7, thence South 79°43'22" West, 57.50 feet; Course 8, thence South 52°15'00" West, 115.28 feet; Course 9, thence North 32°26'09" West, 152.66 feet; Course 10, thence South 47°39'01" West, 228.28 feet; Course 11, thence South 47°39'10" East, 41.71 feet; Course 12, thence South 12°36'17" East, 101.19 feet; Course 13, thence South 39°29'53" East, 114.03 feet; Course 14, thence South 10°02'00" East, 174.29 feet; Course 15, thence South 01°18'24" East, 83.52 feet; Course 16, thence South 02°38'52" East, 108.55 feet; Course 17, thence South 88°14'12" West, 53.61 feet; Course 18, thence North 63°04'40" West, 560.72 feet; Course 19, thence North 64°29'06" East, 134.92 feet; Course 20, thence North 36°31'21" East, 118.39 feet; Course 21, thence North 16°05'14" East, 9.06 feet to a point on a curve concave Easterly having a radius of 185.00 feet; Course 22, thence Northerly along the arc of said curve, through a central angle of 31°14'19", an arc length of 100.86 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 16°05'14" East, 99.62 feet; Course 23, thence North 16°05'14" East, 23.44 feet; Course 24, thence North 48°11'15" West, 194.57 feet; Course 25, thence North 40°03'37" East, 38.23 feet; Course 26, thence South 89°28'11" East, 81.26 feet; Course 27, thence North 70°41'12" East, 59.68 feet; Course 28, thence South 47°39'10" East, 125.67 feet; Course 29, thence North 47°39'01" East, 224.51 feet; Course 30, thence North 60°15'19" West, 66.04 feet; Course 31, thence North 31°20'18" West, 125.59 feet; Course 32, thence North 47°54'44" West, 90.20 feet; Course 33, thence North 04°13'41" East, 93.05 feet; Course 34, thence North 10°44'04" East, 85.09 feet; Course 35, thence North 01°08'14" East, 59.35 feet; Course 36, thence North 19°34'36" West, 54.01 feet; Course 37, thence North 18°57'48" East, 278.61 feet to the point of curvature of a curve concave Southeasterly having a radius of 500.00 feet; Course 38, thence Northeasterly along the arc of said curve, through a central angle of 23°28'35", an arc length of 204.87 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 30°42'07" East, 203.44 feet; Course 39, thence Northerly along the arc of a curve concave Westerly having a radius of 350.00 feet, through a central angle of 46°45'11", an arc length of 285.60 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 19°03'51" East, 277.74 feet; Course 40, thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 195.00 feet, through a central angle of 64°00'14", an arc length of 217.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

27°41'27" East, 206.68 feet; Course 41, thence North 89°15'49" East, 215.00 feet to the Northwesterly corner of Tract C-3 as depicted on said Deer Run R-2; thence along the boundary line of said Tract C-3 the following 28 courses: Course 1, thence South 51°45'19" East, 58.34 feet; Course 2, thence South 25°05'11" West, 112.67 feet; Course 3, thence South 32°11'04" West, 129.17 feet; Course 4, thence South 10°56'34" West, 74.66 feet to a point on a curve concave Westerly having a radius of 60.00 feet; Course 5, thence Southerly along the arc of said curve, through a central angle of 49°56'34", an arc length of 52.30 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 06°47'55" East, 50.66 feet; Course 6, thence South 07°38'42" East, 60.29 feet; Course 7, thence South 41°46'55" West, 33.20 feet; Course 8, thence North 87°40'32" West, 48.89 feet; Course 9, thence South 16°12'46" East, 169.93 feet; Course 10, thence South 30°06'56" East, 108.98 feet; Course 11, thence South 68°35'12" East, 37.72 feet; Course 12, thence South 17°08'47" West, 76.24 feet; Course 13, thence South 16°54'00" West, 62.16 feet; Course 14, thence South 56°11'17" East, 51.17 feet; Course 15, thence South 18°24'44" East, 57.55 feet to a point on a curve concave Northerly having a radius of 490.00 feet; Course 16, thence Easterly along the arc of said curve, through a central angle of 08°37'33", an arc length of 73.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 86°14'21" East, 73.70 feet; Course 17, thence North 89°26'53" East, 221.33 feet to the point of curvature of a curve concave Northerly having a radius of 415.00 feet; Course 18, thence Easterly along the arc of said curve, through a central angle of 02°14'02", an arc length of 16.18 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 88°19'51" East, 16.18 feet; Course 19, thence North 03°16'41" West, 110.01 feet; Course 20, thence North 12°03'48" East, 80.33 feet; Course 21, thence North 54°51'18" East, 117.03 feet; Course 22, thence North 30°51'09" East, 117.15 feet; Course 23, thence North 45°44'15" East, 114.96 feet; Course 24, thence North 12°12'57" East, 117.93 feet; Course 25, thence North 03°13'33" West, 90.16 feet; Course 26, thence North 21°39'08" East, 92.95 feet; Course 27, thence North 00°02'37" West, 83.93 feet; Course 28, thence North 20°01'44" West, 146.59 feet to the Northwesterly corner of Parcel 10 as depicted on said Deer Run R-2; thence along the boundary line of said Parcel 10 the following 27 courses: Course 1, thence North 89°15'49" East, departing said boundary line of Tract C-3, a distance of 1141.08 feet; Course 2, thence South 29°22'57" East, 92.15 feet; Course 3, thence South 20°43'03" East, 106.06 feet; Course 4, thence North 62°39'00" East, 183.07 feet; Course 5, thence North 05°35'01" West, 98.89 feet; Course 6, thence North 89°15'49" East, 304.41 feet; Course 7, thence South 00°43'49" East, 333.87 feet; Course 8, thence South 89°18'10" West, 73.23 feet; Course 9, thence South 63°12'46" West, 49.74 feet; Course 10, thence South 59°34'07" West, 59.76 feet; Course 11, thence South 08°25'24" West, 108.66 feet; Course 12, thence South 05°35'59" West, 99.56 feet to the point of curvature of a curve concave Westerly having a radius of 360.00 feet; Course 13,

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

thence Southerly along the arc of said curve, through a central angle of  $05^{\circ}10'56''$ , an arc length of 32.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $08^{\circ}11'26''$  West, 32.55 feet; Course 14, thence South  $59^{\circ}30'08''$  East, 63.88 feet; Course 15, thence South  $17^{\circ}23'59''$  East, 94.80 feet; Course 16, thence South  $01^{\circ}11'42''$  East, 71.74 feet; Course 17, thence South  $11^{\circ}25'51''$  West, 85.68 feet; Course 18, thence South  $55^{\circ}22'36''$  West, 82.67 feet; Course 19, thence South  $36^{\circ}38'39''$  East, 67.91 feet; Course 20, thence South  $02^{\circ}18'22''$  East, 97.75 feet; Course 21, thence South  $00^{\circ}45'05''$  East, 234.00 feet to a point on a curve concave Southwesterly having a radius of 660.00 feet; Course 22, thence Southeasterly along the arc of said curve, through a central angle of  $02^{\circ}02'59''$ , an arc length of 23.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $23^{\circ}12'58''$  East, 23.61 feet; Course 23, thence North  $73^{\circ}53'16''$  East, 23.28 feet; Course 24, thence South  $36^{\circ}27'04''$  East, 110.48 feet; Course 25, thence South  $83^{\circ}17'38''$  East, 69.40 feet; Course 26, thence South  $00^{\circ}43'49''$  East, 2860.31 feet; Course 27, thence North  $71^{\circ}49'41''$  West, 60.89 feet to the Northerly most corner of Tract C-19 as depicted on said Deer Run R-2; thence along the boundary line of said Tract C-19 the following 8 courses: Course 1, thence South  $18^{\circ}10'19''$  West, departing said boundary line of Parcel 10, a distance of 19.48 feet; Course 2, thence South  $34^{\circ}39'01''$  West, 160.98 feet; Course 3, thence South  $14^{\circ}00'45''$  West, 213.56 feet; Course 4, thence South  $68^{\circ}39'44''$  West, 97.76 feet; Course 5, thence South  $23^{\circ}09'27''$  West, 131.25 feet; Course 6, thence South  $29^{\circ}35'04''$  East, 88.58 feet; Course 7, thence South  $18^{\circ}25'01''$  West, 39.90 feet; Course 8, thence South  $51^{\circ}55'08''$  East, 23.42 feet to the Northwesterly corner of Parcel 3 as depicted on said Deer Run R-2; thence Easterly, departing said boundary line of Tract C-19, along the Northerly line of Parcel 3 and along the arc of a curve concave Northerly having a radius of 479.92 feet, through a central angle of  $34^{\circ}12'55''$ , an arc length of 286.59 feet to the Northeasterly corner of said Parcel 3, said corner also being the Southeasterly corner of Tract C-29 as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of South  $70^{\circ}25'29''$  East, 282.35 feet; thence along the boundary line of said Tract C-29 the following 6 courses: Course 1, thence Easterly along the arc of a curve concave Northerly having a radius of 475.77 feet, through a central angle of  $03^{\circ}40'09''$ , an arc length of 30.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $89^{\circ}20'35''$  East, 30.46 feet; Course 2, thence North  $88^{\circ}49'21''$  East, 219.16 feet; Course 3, thence North  $14^{\circ}07'26''$  West, 136.70 feet; Course 4, thence North  $31^{\circ}54'03''$  West, 91.60 feet; Course 5, thence North  $40^{\circ}03'13''$  West, 63.12 feet; Course 6, thence North  $18^{\circ}07'00''$  East, 53.43 feet to the Northwesterly corner of Tract W, as depicted on said Deer Run R-2; thence North  $88^{\circ}49'21''$  East, departing said boundary line of Tract C-29, along the Northerly line of said Tract W and along the Northerly line of Tract H, as depicted on said Deer Run R-2, a distance of 751.19 feet to the Point of Beginning.

**Grand Reserve Village PUD (continued)**

**PUD Parcel 2:**

A portion of Deer Run R-2, as recorded in Map Book 37, pages 80 through 93, together with a portion of Grand Reserve and Golf Club, RPUD, Unit 1, as recorded in Map Book 36, pages 100 through 104, both of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northerly most corner of Tract C-23 as depicted on said Deer Run R-2, said corner lying on the boundary line of Tract BB as depicted on said Grand Reserve and Golf Club, RPUD, Unit 1; thence along said boundary line the following 8 courses: Course 1, thence North  $40^{\circ}54'04''$  East, 11.28 feet; Course 2, thence North  $76^{\circ}40'31''$  West, 55.11 feet to the point of curvature of a curve concave Northerly having a radius of 510.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of  $09^{\circ}42'11''$ , an arc length of 86.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $71^{\circ}49'26''$  West, 86.27 feet; Course 4, thence North  $66^{\circ}58'20''$  West, 78.65 feet to the point of curvature of a curve concave Southeasterly having a radius of 15.00 feet; Course 5, thence Southwesterly along the arc of said curve, through a central angle of  $100^{\circ}27'23''$ , an arc length of 26.30 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South  $62^{\circ}47'58''$  West, 23.06 feet; Course 6, thence Southerly along the arc of a curve concave Easterly having a radius of 127.94 feet, through a central angle of  $19^{\circ}40'33''$ , an arc length of 43.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $02^{\circ}44'00''$  West, 43.72 feet; Course 7, thence South  $07^{\circ}06'16''$  East, 48.47 feet; Course 8, thence North  $88^{\circ}49'05''$  East, 10.05 feet to the Northwesterly corner of Tract C-24 as depicted on said Deer Run R-2; thence Southerly, along the Westerly line of said Tract C-24, the following 30 courses: Course 1, thence South  $07^{\circ}06'16''$  East, departing said boundary line of Tract BB, a distance of 31.38 feet; Course 2, thence North  $63^{\circ}51'42''$  West, 11.96 feet; Course 3, thence South  $07^{\circ}06'16''$  East, 108.11 feet; Course 4, thence South  $89^{\circ}25'13''$  East, 111.00 feet; Course 5, thence South  $10^{\circ}09'49''$  East, 55.13 feet; Course 6, thence South  $22^{\circ}40'47''$  East, 41.84 feet; Course 7, thence South  $35^{\circ}37'10''$  East, 55.42 feet; Course 8, thence South  $17^{\circ}27'18''$  East, 26.68 feet; Course 9, thence South  $39^{\circ}28'05''$  East, 180.23 feet; Course 10, thence South  $19^{\circ}15'19''$  East, 161.82 feet; Course 11, thence South  $21^{\circ}35'38''$  East, 46.39 feet; Course 12, thence South  $49^{\circ}26'03''$  East, 67.78 feet; Course 13, thence South  $55^{\circ}53'05''$  East, 66.38 feet; Course 14, thence North  $82^{\circ}19'26''$  East, 215.17 feet; Course 15, thence South  $34^{\circ}04'49''$  East, 80.80 feet; Course 16, thence South  $65^{\circ}13'44''$  West, 80.09 feet; Course 17, thence South  $07^{\circ}26'24''$  East, 189.79 feet; Course 18, thence South  $00^{\circ}59'35''$  West, 169.96 feet; Course 19, thence South  $78^{\circ}46'36''$  East, 53.43 feet; Course 20, thence South  $34^{\circ}39'36''$  East, 46.76 feet; Course 21, thence South  $02^{\circ}32'06''$  East, 117.54 feet; Course 22, thence South  $14^{\circ}10'21''$  West, 65.48 feet; Course 23, thence South  $60^{\circ}25'36''$  West, 268.67 feet; Course 24, thence South  $66^{\circ}24'41''$  West, 73.36 feet; Course

**Grand Reserve Village PUD (continued)**

**PUD Parcel 2 (continued):**

25, thence North 57°59'46" West, 124.45 feet; Course 26, thence South 64°26'36" West, 184.74 feet; Course 27, thence South 55°54'20" West, 60.67 feet; Course 28, thence South 27°34'56" West, 35.90 feet; Course 29, thence South 18°22'16" East, 112.67 feet; Course 30, thence South 00°52'55" East, 229.72 feet to the Southwesterly corner of said Tract C-24, said corner also being the Southeasterly corner of Parcel 6 as depicted on said Deer Run R-2; thence South 89°07'05" West, along the Southerly line of said Parcel 6, a distance of 231.97 feet to the Southwesterly corner thereof; thence Northerly, along the Westerly line of said Parcel 6, the following 18 courses: Course 1, thence North 00°48'05" West, 1095.84 feet; Course 2, thence North 20°36'49" East, 95.69 feet; Course 3, thence South 37°42'21" East, 110.68 feet; Course 4, thence South 39°09'53" East, 205.06 feet; Course 5, thence South 20°39'46" East, 36.74 feet; Course 6, thence South 69°38'00" East, 29.07 feet; Course 7, thence South 25°33'24" East, 152.17 feet; Course 8, thence North 64°26'36" East, 180.00 feet; Course 9, thence North 25°33'24" West, 29.05 feet; Course 10, thence North 66°00'01" East, 104.99 feet; Course 11, thence North 23°59'59" West, 97.06 feet to the point of curvature of a curve concave Southwesterly having a radius of 315.00 feet; Course 12, thence Northwesterly along the arc of said curve, through a central angle of 23°19'15", an arc length of 128.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 35°39'37" West, 127.33 feet; Course 13, thence North 47°19'14" West, 94.13 feet to the point of curvature of a curve concave Northeasterly having a radius of 385.00 feet; Course 14, thence Northwesterly along the arc of said curve, through a central angle of 28°06'13", an arc length of 188.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 33°16'08" West, 186.96 feet; Course 15, thence North 19°13'01" West, 45.07 feet to the point of curvature of a curve concave Southwesterly having a radius of 315.00 feet; Course 16, thence Northwesterly along the arc of said curve, through a central angle of 20°15'04", an arc length of 111.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 29°20'33" West, 110.76 feet; Course 17, thence North 39°28'05" West, 163.93 feet to the point of curvature of a curve concave Northeasterly having a radius of 385.00 feet; Course 18, thence Northwesterly along the arc of said curve, through a central angle of 32°21'49", an arc length of 217.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 23°17'10" West, 214.59 feet; thence North 07°06'16" West, continuing along said Westerly line of Parcel 6 and along the boundary line of Tract F as depicted on said Grand Reserve and Golf Club, RPUD, Unit 1, a distance of 217.71 feet to the point of curvature of a curve concave Easterly having a radius of 197.94 feet; thence along said boundary line of Tract F the following 3 courses: Course 1, thence Northerly along the arc of said curve, through a central angle of 24°36'34", an arc length of 85.02 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 05°12'01" East, 84.37 feet; Course 2, thence Northwesterly along the arc of a curve

**Grand Reserve Village PUD (continued)**

**PUD Parcel 2 (continued):**

concave Southwesterly having a radius of 15.00 feet, through a central angle of  $84^{\circ}28'38''$ , an arc length of 22.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}44'01''$  West, 20.17 feet; Course 3, thence North  $66^{\circ}58'20''$  West, 339.79 feet; thence North  $23^{\circ}01'40''$  East, departing said boundary line of Tract F, 10.00 feet to a point lying on the Southerly right of way line of Grand Reserve Drive, a 50 foot right of way as depicted on said Grand Reserve and Golf Club, RPUD, Unit 1; thence South  $66^{\circ}58'20''$  East, along said Southerly right of way line, 339.79 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence Southeasterly, continuing along said Southerly right of way line and along the arc of said curve, through a central angle of  $84^{\circ}28'38''$ , an arc length of 36.86 feet to a point lying on the Westerly right of way line of Preserve Drive, a 50 foot right of way as depicted on said Grand Reserve and Golf Club, RPUD, Unit 1, said arc being subtended by a chord bearing and distance of South  $24^{\circ}44'01''$  East, 33.61 feet; thence Southerly, departing said Southerly right of way line of Grand Reserve Drive, along the Westerly right of way line of said Preserve Drive and along the arc of a curve concave Easterly having a radius of 187.94 feet, through a central angle of  $24^{\circ}36'34''$ , an arc length of 80.72 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $05^{\circ}12'01''$  West, 80.10 feet; thence South  $07^{\circ}06'16''$  East, continuing along said Westerly right of way line, 42.24 feet to the Southwesterly corner of the Southerly terminus of said Preserve Drive; thence North  $88^{\circ}49'05''$  East, along said Southerly terminus, 50.27 feet to the Southeasterly corner thereof; thence North  $07^{\circ}06'16''$  West, along the Easterly right of way line of said Preserve Drive, 47.44 feet to the point of curvature of a curve concave Easterly having a radius of 137.94 feet; thence Northerly, continuing along said Easterly right of way line of Preserve Drive and along the arc of said curve, through a central angle of  $19^{\circ}40'33''$ , an arc length of 47.37 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North  $02^{\circ}44'00''$  East, 47.14 feet; thence Northeasterly, departing said Easterly right of way line of Preserve Drive, along said Southerly right of way line of Grand Reserve Drive and along the arc of a curve concave Southeasterly having a radius of 25.00 feet, through a central angle of  $100^{\circ}27'23''$ , an arc length of 43.83 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $62^{\circ}47'58''$  East, 38.43 feet; thence Easterly, continuing along said Southerly right of way line of Grand Reserve Drive, the following 10 courses: Course 1, thence South  $66^{\circ}58'20''$  East, 78.65 feet to the point of curvature of a curve concave Northerly having a radius of 500.00 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of  $09^{\circ}42'11''$ , an arc length of 84.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $71^{\circ}49'26''$  East, 84.57 feet; Course 3, thence South  $76^{\circ}40'31''$  East, 256.41 feet to the point of curvature of a curve concave Southerly having a radius of 400.00 feet; Course 4, thence Easterly along the arc of said curve, through a



**Grand Reserve Village PUD (continued)**

**PUD Parcel 2 (continued):**

central angle of  $14^{\circ}55'51''$ , an arc length of 104.24 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $69^{\circ}12'35''$  East, 103.94 feet; Course 5, thence South  $61^{\circ}44'40''$  East, 206.67 feet to the point of curvature of a curve concave Northerly having a radius of 625.00 feet; Course 6, thence Easterly along the arc of said curve, through a central angle of  $14^{\circ}08'19''$ , an arc length of 154.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $68^{\circ}48'50''$  East, 153.84 feet; Course 7, thence South  $75^{\circ}52'59''$  East, 684.34 feet to the point of curvature of a curve concave Northerly having a radius of 325.00 feet; Course 8, thence Easterly along the arc of said curve, through a central angle of  $63^{\circ}08'26''$ , an arc length of 358.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $72^{\circ}32'48''$  East, 340.30 feet; Course 9, thence North  $40^{\circ}58'34''$  East, 210.39 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet; Course 10, thence Easterly along the arc of said curve, through a central angle of  $90^{\circ}00'00''$ , an arc length of 39.27 feet to a point lying on the Southerly right of way line of Grand Reserve Boulevard, a 50 foot right of way as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of North  $85^{\circ}58'34''$  East, 35.36 feet; thence Easterly, along said Southerly right of way line of Grand Reserve Boulevard, the following 4 courses: Course 1, thence South  $49^{\circ}01'26''$  East, 147.97 feet to the point of curvature of a curve concave Northerly having a radius of 549.91 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of  $38^{\circ}30'27''$ , an arc length of 369.58 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $68^{\circ}16'38''$  East, 362.67 feet; Course 3, thence Easterly along the arc of a curve concave Northerly having a radius of 545.77 feet, through a central angle of  $03^{\circ}40'05''$ , an arc length of 34.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $89^{\circ}20'36''$  East, 34.93 feet; Course 4, thence North  $88^{\circ}49'21''$  East, 571.67 feet to the point of curvature of a curve concave Southwesterly having a radius of 20.00 feet; thence Southeasterly, departing said Southerly right of way line of Grand Reserve Boulevard, along the Easterly line of Tract F as depicted on said Deer Run R-2, and along the arc of said curve, through a central angle of  $89^{\circ}57'30''$ , an arc length of 31.40 feet to the Southeasterly corner of said Tract F, said arc being subtended by a chord bearing and distance of South  $46^{\circ}11'54''$  East, 28.27 feet; thence South  $88^{\circ}49'21''$  West, along the Southerly line of said Tract F, a distance of 631.30 feet to the Southwesterly corner thereof; thence North  $01^{\circ}08'54''$  West, along the Westerly line of said Tract F, 1.37 feet to the Northeasterly corner of Tract C-28 as depicted on said Deer Run R-2; thence along said Northerly line of Tract C-28 the following 3 Courses: Course 1, thence Westerly along the arc of a curve concave Northerly having a radius of 569.91 feet, through a central angle of  $38^{\circ}09'38''$ , an arc length of 379.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $68^{\circ}06'13''$  West, 372.60 feet;

**Grand Reserve Village PUD (continued)**

**PUD Parcel 2 (continued):**

Course 2, thence North 49°01'26" West, 137.97 feet to the point of curvature of a curve concave Southerly having a radius of 15.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of 90°00'00", an arc length of 23.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 85°58'34" West, 21.21 feet; thence South 40°58'34" West, continuing along said Northerly line and along the Northerly line of Tract C-27 as depicted on said Deer Run R-2, a distance of 200.39 feet to the point of curvature of a curve concave Northwesterly having a radius of 345.00 feet; thence Southwesterly, continuing along said Northerly line of Tract C-27 and along the arc of said curve, through a central angle of 38°11'23", an arc length of 229.96 feet to the Northwesterly corner of said Tract C-27, said arc being subtended by a chord bearing and distance of South 60°04'16" West, 225.72 feet; thence Southerly, along the Westerly line of said Tract C-27, the following 23 courses: Course 1, thence South 08°50'52" East, 77.99 feet; Course 2, thence South 35°26'36" East, 103.06 feet; Course 3, thence South 18°05'41" West, 207.22 feet; Course 4, thence South 75°00'44" West, 97.66 feet; Course 5, thence South 24°46'46" West, 187.81 feet; Course 6, thence South 20°53'25" West, 63.05 feet; Course 7, thence South 14°33'52" West, 104.69 feet; Course 8, thence South 03°32'56" West, 74.37 feet; Course 9, thence South 39°06'02" East, 93.90 feet; Course 10, thence South 84°21'30" East, 65.53 feet; Course 11, thence South 47°34'14" East, 24.30 feet; Course 12, thence South 06°13'33" East, 29.24 feet; Course 13, thence South 05°49'43" West, 76.93 feet; Course 14, thence South 08°39'19" East, 99.35 feet; Course 15, thence South 02°32'43" East, 41.74 feet; Course 16, thence South 01°53'38" West, 78.50 feet; Course 17, thence South 13°25'25" West, 65.57 feet; Course 18, thence South 04°38'13" East, 117.33 feet; Course 19, thence South 52°15'22" West, 39.97 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet; Course 20, thence Southerly along the arc of said curve, through a central angle of 78°56'05", an arc length of 34.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 12°47'20" West, 31.78 feet; Course 21, thence South 26°40'43" East, 29.26 feet; Course 22, thence South 34°49'35" West, 50.44 feet; Course 23, thence South 18°08'47" East, 58.03 feet to the Southwesterly corner thereof, said corner lying on the boundary line of Parcel 5 as depicted on said Deer Run R-2; thence along said boundary line of Parcel 5 the following 21 courses: Course 1, thence North 89°45'42" East, 38.33 feet; Course 2, thence South 00°29'03" East, 634.28 feet; Course 3, thence South 89°19'16" West, 60.00 feet; Course 4, thence North 00°29'03" West, 634.87 feet; Course 5, thence North 89°53'54" West, 822.45 feet; Course 6, thence North 05°06'01" West, 31.19 feet; Course 7, thence North 21°07'38" West, 63.52 feet; Course 8, thence North 09°03'04" West, 56.22 feet; Course 9, thence North 10°52'05" West, 70.71 feet; Course 10, thence North 22°30'54" East, 19.20 feet; Course 11, thence South 89°53'34" East, 116.62 feet; Course 12, thence North 59°46'20" East, 31.51 feet; Course 13, thence North 20°27'32" East, 59.59 feet; Course 14, thence North 61°32'00"

**Grand Reserve Village PUD (continued)**

**PUD Parcel 2 (continued):**

East, 37.66 feet; Course 15, thence South 58°43'20" East, 48.09 feet; Course 16, thence South 45°45'34" East, 116.57 feet; Course 17, thence South 59°27'31" East, 33.08 feet; Course 18, thence South 89°53'34" East, 120.63 feet; Course 19, thence North 00°00'42" East, 467.22 feet; Course 20, thence North 89°04'32" East, 81.63 feet; Course 21, thence North 00°36'34" West, 653.66 feet to a point lying on the Southerly line of Parcel 7 as depicted on said Deer Run R-2; thence South 88°54'49" West, along said Southerly line of Parcel 7 and along the boundary line of Tract D-1 as depicted on said Deer Run R-2, a distance of 211.65 feet; thence continuing along said boundary line of said Tract D-1 the following 5 Courses: Course 1, thence North 73°36'41" West, 83.86 feet; Course 2, thence North 41°06'10" West, 43.30 feet; Course 3, thence North 27°26'25" West, 43.49 feet; Course 4, thence North 01°23'21" East, 177.82 feet; Course 5, thence North 16°28'24" West, 40.75 feet to a point lying on the boundary line of Parcel 9 as depicted on said Deer Run R-2; thence along said boundary line of Parcel 9 the following 3 courses: Course 1, thence North 75°54'28" West, departing said boundary line of Tract D-1, a distance of 11.61 feet; Course 2, thence North 16°28'24" West, 10.74 feet; Course 3, thence North 14°05'49" East, 90.75 feet to the Northeasterly corner of said Tract C-23; thence along the Northerly line of said Tract C-23 the following 5 Courses: Course 1, thence North 75°52'59" West, departing said boundary line of Parcel 9, a distance of 26.00 feet to the point of curvature of a curve concave Northerly having a radius of 645.00 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 14°08'19", an arc length of 159.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 68°48'50" West, 158.76 feet; Course 3, thence North 61°44'40" West, 206.67 feet to the point of curvature of a curve concave Southerly having a radius of 380.00 feet; Course 4, thence Westerly along the arc of said curve, through a central angle of 14°55'51", an arc length of 99.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 69°12'35" West, 98.75 feet; Course 5, thence North 76°40'31" West, 206.52 feet to the Point of Beginning.

**PUD Parcel 3:**

All of Tracts I, J, S and X, as depicted on Deer Run R-2, recorded in Map Book 37, pages 80 through 93, of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of said Tract J; thence South 88°49'21" West, along the Southerly line of said Tract J, a distance of 835.85 feet to the Southwesterly corner thereof; thence Northeasterly, along the Westerly line of said Tract J and along the arc of a curve concave Southeasterly having a radius of 20.00 feet, through a central angle of 89°57'30", an arc length of 31.40 feet to the point of tangency

**Grand Reserve Village PUD (continued)**

**PUD Parcel 3 (continued):**

of said curve, said point lying on the Southerly right of way line of Grand Reserve Boulevard, a 50 foot right of way as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of North 43°50'36" East, 28.27 feet; thence North 88°49'21" East, departing said Westerly line of Tract J and along said Southerly right of way line of Grand Reserve Boulevard, 1117.30 feet to the point of curvature of a curve concave Southerly having a radius of 275.00 feet; thence Easterly, continuing along said Southerly right of way line and along the arc of said curve, through a central angle of 22°57'01", an arc length of 110.15 feet to the Northeasterly corner of said Tract I, said arc being subtended by a chord bearing and distance of South 79°42'08" East, 109.42 feet; thence South 21°46'22" West, departing said Southerly right of way line and along the Easterly line of said Tract I, 20.00 feet to the Southeasterly corner of said Tract I; thence Westerly, along the Southerly line of said Tract I and along the arc of a curve concave Southerly having a radius of 255.00 feet, through a central angle of 22°57'01", an arc length of 102.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 79°42'08" West, 101.46 feet; thence South 88°49'21" West, continuing along said Southerly line of Tract I, 250.43 feet to the Southwesterly corner thereof, said corner also being the Northwesterly corner of Tract C-32 as depicted on said Deer Run R-2; thence Southerly, along the Westerly line of said Tract C-32, the following 15 courses: Course 1, thence Southerly along the arc of a curve concave Easterly having a radius of 25.00 feet, through a central angle of 11°32'13", an arc length of 5.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 04°35'28" West, 5.03 feet; Course 2, thence South 01°10'39" East, 70.09 feet; Course 3, thence South 36°56'25" East, 23.94 feet; Course 4, thence North 74°48'55" East, 66.12 feet; Course 5, thence North 86°22'06" East, 10.96 feet; Course 6, thence South 15°06'23" West, 21.86 feet; Course 7, thence South 31°21'05" East, 67.91 feet; Course 8, thence South 00°22'38" West, 43.99 feet; Course 9, thence South 13°22'52" East, 168.61 feet; Course 10, thence South 35°09'10" East, 56.07 feet; Course 11, thence South 13°03'18" East, 33.58 feet; Course 12, thence South 05°41'13" West, 125.33 feet; Course 13, thence South 05°45'18" East, 117.10 feet; Course 14, thence South 40°00'24" West, 161.74 feet; Course 15, thence South 12°37'52" West, 94.12 feet to the Southwesterly corner of said Tract C-32, said corner also being the Southeasterly corner of said Tract X; thence South 88°57'09" West, along the Southerly line of said Tract X, 103.97 feet to the Southwesterly corner thereof, said corner also being the Southeasterly corner of Tract C-31 as depicted on said Deer Run R-2; thence Northerly, along the Easterly line of said Tract C-31, the following 11 courses: Course 1, thence North 29°01'02" West, 39.48 feet; Course 2, thence North 00°59'36" East, 122.66 feet; Course 3, thence North 34°44'54" East, 80.22 feet; Course 4, thence North 08°04'22" West, 61.73 feet; Course 5, thence North 00°57'15" West, 148.84 feet; Course 6, thence North 19°29'40" West, 102.43 feet; Course 7, thence North 15°55'18" West, 80.32 feet; Course 8, thence North 04°51'48" West, 126.61 feet;

**Grand Reserve Village PUD (continued)**

**PUD Parcel 3 (continued):**

Course 9, thence North 43°20'34" East, 47.21 feet; Course 10, thence North 01°10'39" West, 127.42 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; Course 11, thence Northerly along the arc of said curve, through a central angle of 11°34'15", an arc length of 5.05 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 06°57'47" West, 5.04 feet.

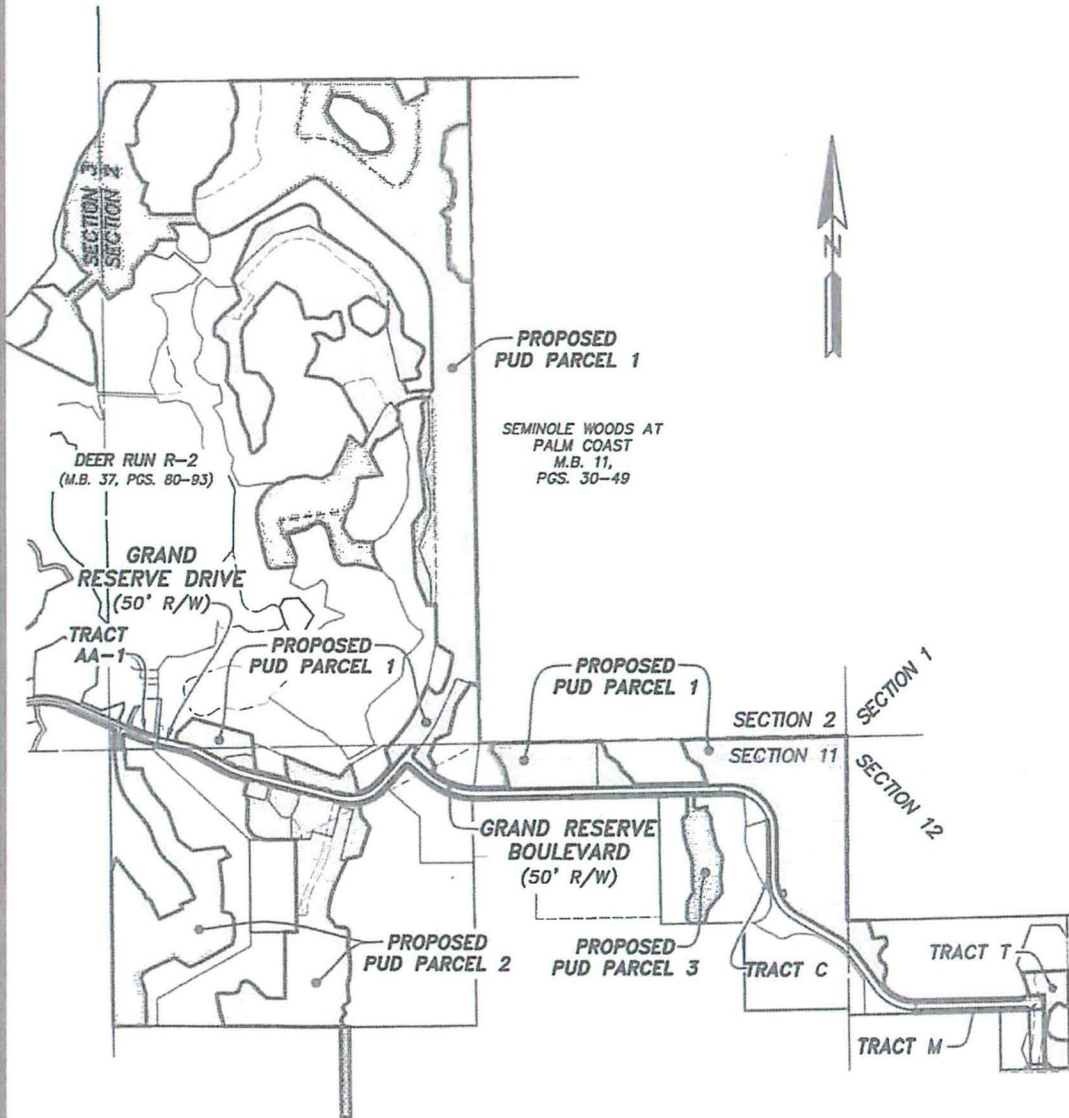
**Less and Except** from the above described lands the following:

Tract C-5 (Conservation Easement ZZ), Tract C-22 (Conservation Easement P) and Tract C-12 (Conservation Easement QQQ), as depicted on the plat of Deer Run R-2, recorded in Map Book 37, pages 80 through 93, of the Public Records of Flagler County, Florida.

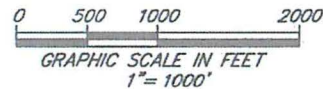
Containing 194.67 acres, more or less.

## EXHIBIT TO SHOW

A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1  
AS RECORDED IN MAP BOOK 36, PAGES 100 THROUGH 104,  
TOGETHER WITH A PORTION OF DEER RUN R-2 AS RECORDED  
IN MAP BOOK 37, PAGES 80 THROUGH 93, BOTH OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



**LEGEND:**  
 O.R.B. OFFICIAL RECORDS BOOK  
 M.B. MAP BOOK  
 PG. PAGE  
 R/W RIGHT OF WAY  
 PROPOSED PUD PARCELS



**GENERAL NOTES:**

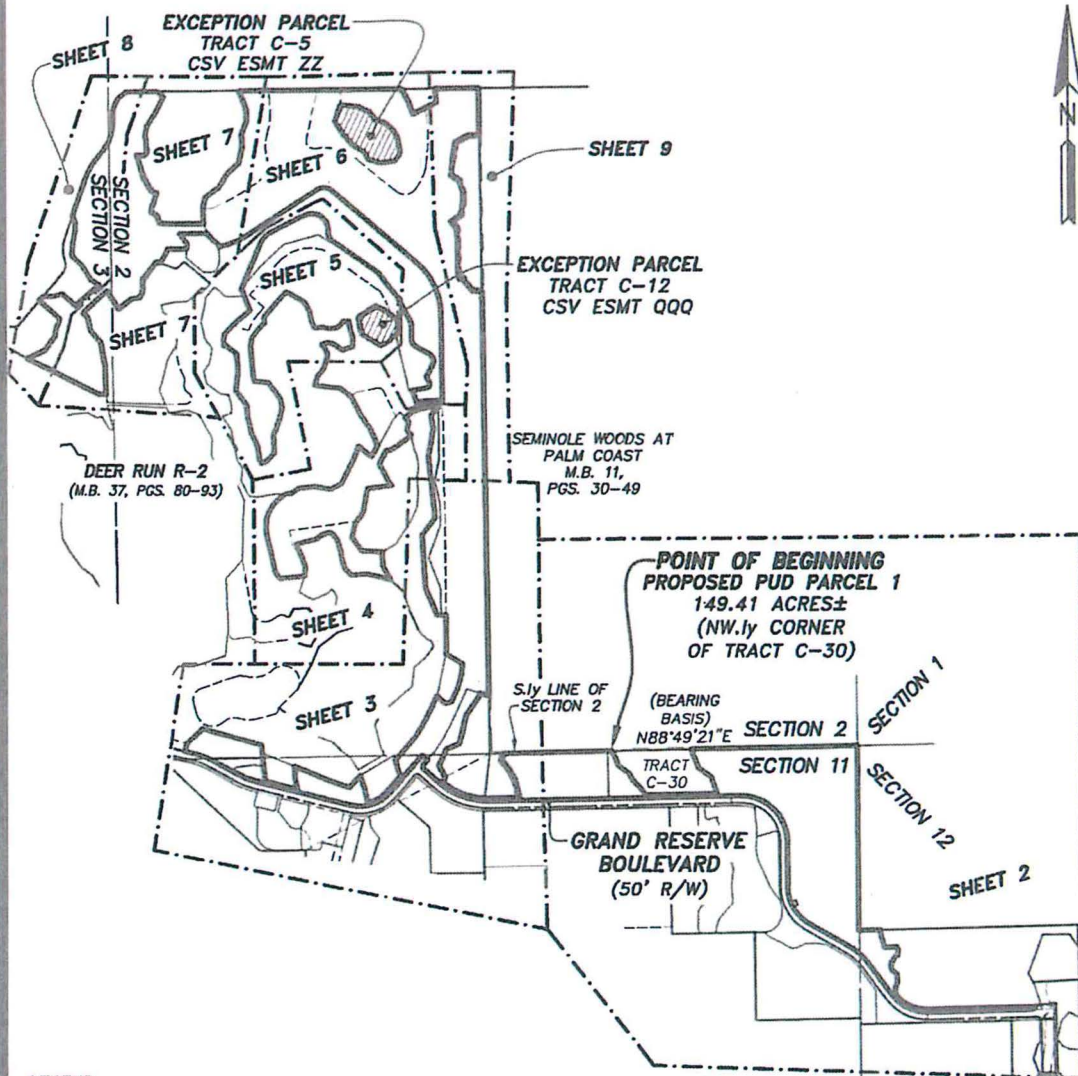
- 1) THIS IS NOT A SURVEY.
- 2) THE PURPOSE OF THIS EXHIBIT IS TO DEPICT THE PROPOSED PUD PARCELS WITHIN GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1 AND DEER RUN R-2.


SCALE: 1"=1000'

DATE: JANUARY 11, 2018

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3824

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF DEER RUN R-2, AS RECORDED IN  
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

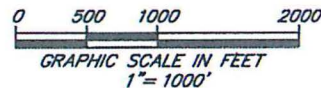


**LEGEND:**  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
 EXCEPTION PARCEL

SHEET 1 OF 9

**GENERAL NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 2 AS BEING AS BEING NORTH 88°49'21" EAST.

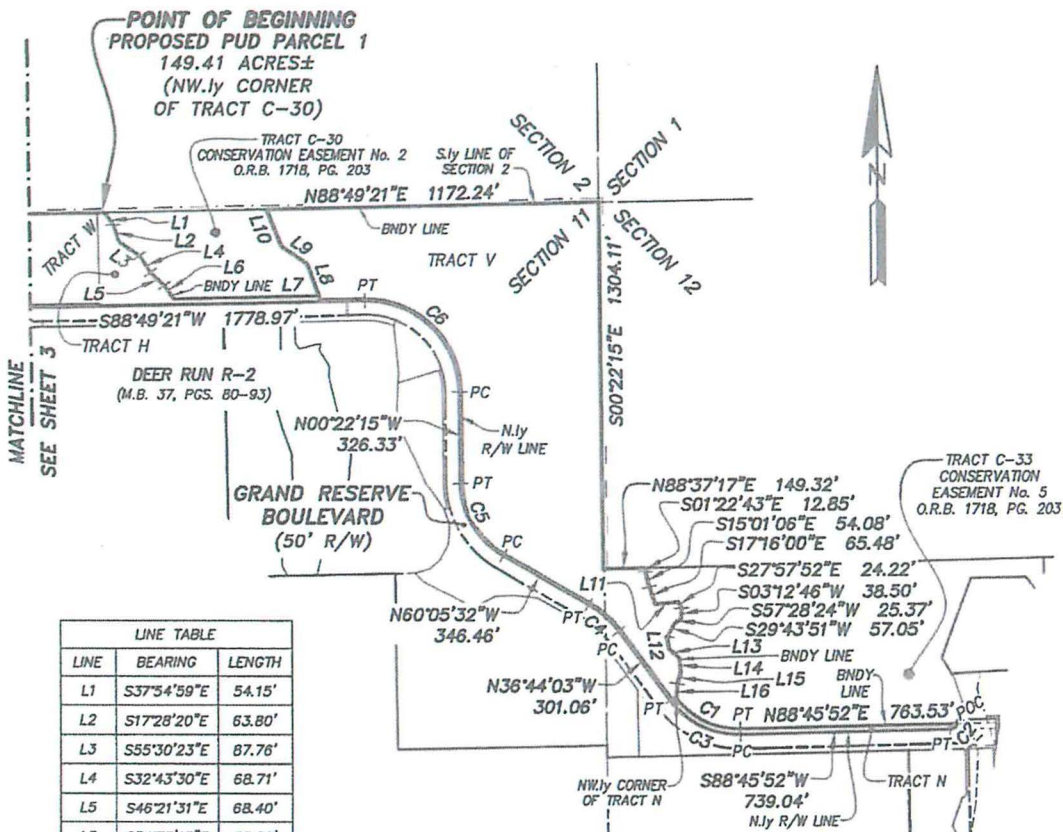


**ROBERT M. ANGAS ASSOCIATES, INC.**  
SURVEYORS • PLANNERS • CIVIL ENGINEERS  
14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: 1"=1000'  
DATE: JANUARY 11, 2018  
**ANDREW O. KNUPPEL**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6511

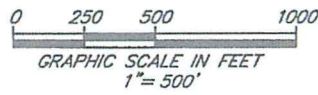
A PORTION OF DEER RUN R-2, AS RECORDED IN  
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S37°54'59"E	54.15'
L2	S17°28'20"E	63.80'
L3	S55°30'23"E	87.76'
L4	S32°43'30"E	68.71'
L5	S46°21'31"E	68.40'
L6	S34°30'15"E	58.60'
L7	N88°49'21"E	508.94'
L8	N20°13'54"W	121.56'
L9	N55°20'06"W	109.39'
L10	N21°28'58"W	141.37'
L11	N84°33'27"E	82.67'
L12	S09°23'14"E	42.36'
L13	S48°30'18"E	48.34'
L14	S05°20'41"E	50.25'
L15	S18°54'12"W	40.44'
L16	S03°27'53"W	53.41'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	280.00'	52°45'59"	257.65'	S64°51'09"E	248.65'
C2	25.00'	78°27'47"	34.24'	S49°31'59"W	31.62'
C3	300.00'	54°30'05"	285.37'	N63°59'05"W	274.73'
C4	350.00'	23°21'29"	142.69'	N48°24'47"W	141.70'
C5	300.00'	59°43'17"	312.70'	N30°13'54"W	298.74'
C6	325.00'	90°48'24"	515.08'	N45°46'27"W	462.84'

- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - BNDY BOUNDARY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA



SHEET 2 OF 9  
SEE SHEET 1 FOR GENERAL NOTES.

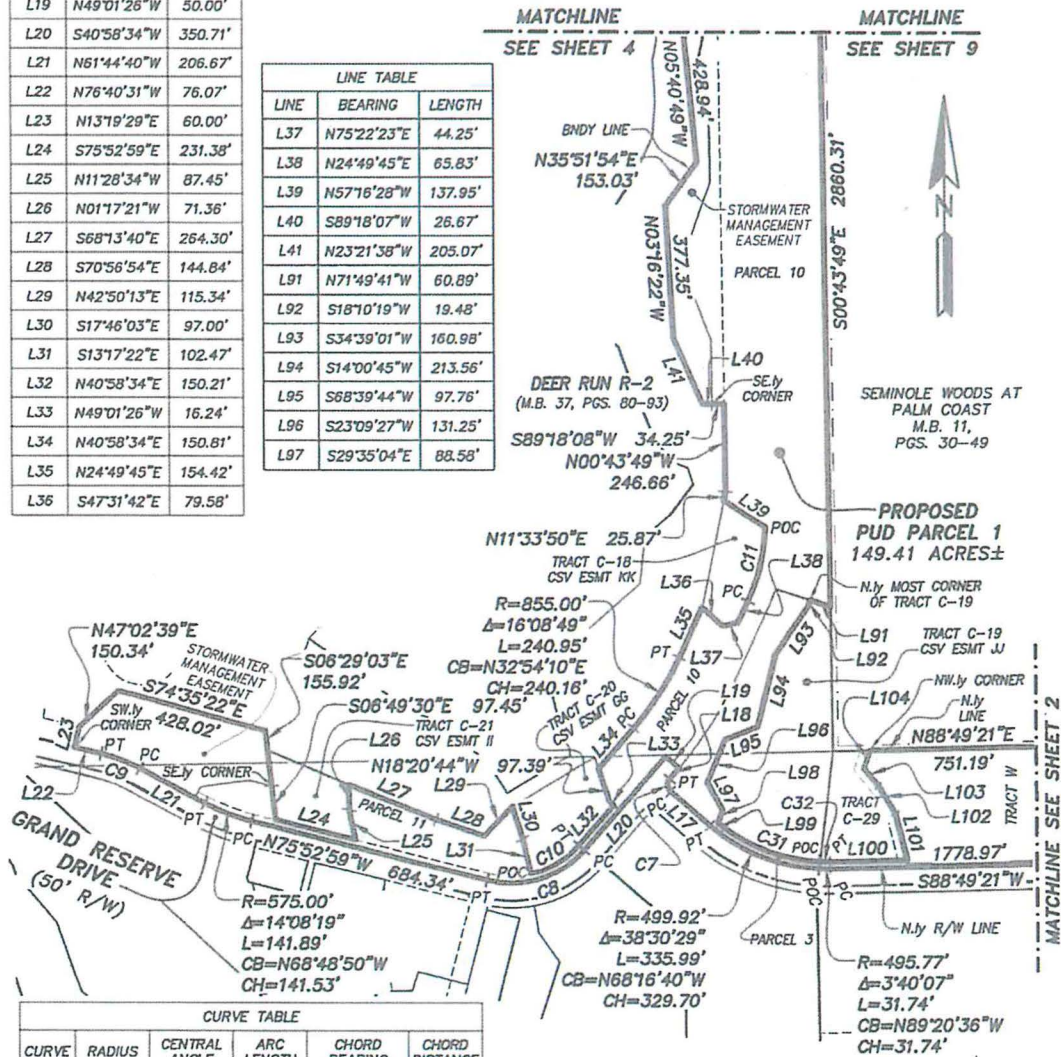
PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624



**A PORTION OF DEER RUN R-2, AS RECORDED IN  
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.**

LINE TABLE		
LINE	BEARING	LENGTH
L17	N49°01'26"W	147.97'
L18	N40°58'34"E	40.32'
L19	N49°01'26"W	50.00'
L20	S40°58'34"W	350.71'
L21	N61°44'40"W	206.67'
L22	N76°40'31"W	76.07'
L23	N13°19'29"E	60.00'
L24	S75°52'59"E	231.38'
L25	N11°28'34"W	87.45'
L26	N01°17'21"W	71.36'
L27	S68°13'40"E	264.30'
L28	S70°56'54"E	144.84'
L29	N42°50'13"E	115.34'
L30	S17°46'03"E	97.00'
L31	S13°17'22"E	102.47'
L32	N40°58'34"E	150.21'
L33	N49°01'26"W	16.24'
L34	N40°58'34"E	150.81'
L35	N24°49'45"E	154.42'
L36	S47°31'42"E	79.58'

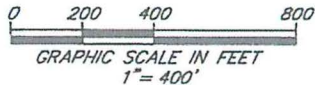
LINE TABLE		
LINE	BEARING	LENGTH
L37	N75°22'23"E	44.25'
L38	N24°49'45"E	65.83'
L39	N57°16'28"W	137.95'
L40	S89°18'07"W	26.67'
L41	N23°21'38"W	205.07'
L91	N71°49'41"W	60.89'
L92	S18°10'19"W	19.48'
L93	S34°39'01"W	160.98'
L94	S14°00'45"W	213.56'
L95	S88°39'44"W	97.76'
L96	S23°09'27"W	131.25'
L97	S29°35'04"E	88.58'



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	25.00'	90°00'00"	39.27'	N04°01'26"W	35.36'
C8	275.00'	63°08'27"	303.05'	S72°32'48"W	287.95'
C9	450.00'	14°55'51"	117.27'	N69°12'35"W	116.93'
C10	255.00'	38°07'50"	160.80'	N59°02'29"E	158.15'
C11	540.00'	23°16'16"	219.32'	N13°11'37"E	217.82'
C31	479.92'	34°12'55"	286.59'	S70°25'29"E	282.35'
C32	475.77'	3°40'09"	30.47'	S89°20'35"E	30.48'

LINE TABLE		
LINE	BEARING	LENGTH
L98	S18°25'01"W	39.90'
L99	S51°55'08"E	23.42'
L100	N88°49'21"E	219.16'
L101	N14°07'26"W	136.70'
L102	N31°54'03"W	91.60'
L103	N40°03'13"W	63.12'
L104	N18°07'00"E	53.43'

- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.G. PAGE
  - CSV CONSERVATION
  - ESMT EASEMENT
  - BNDY BOUNDARY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA



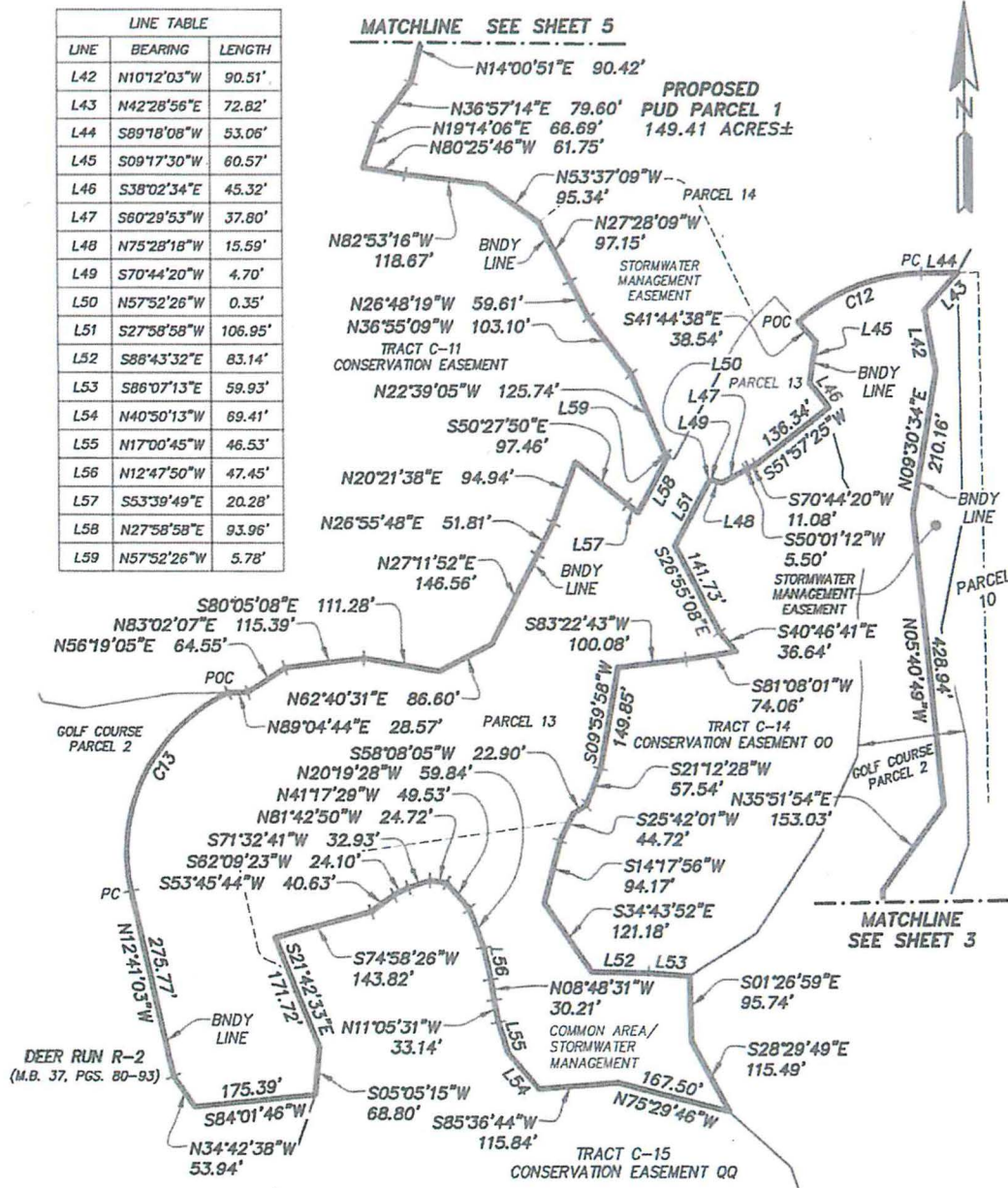
SHEET 3 OF 9

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

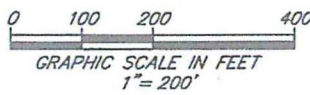
A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LINE TABLE		
LINE	BEARING	LENGTH
L42	N10°12'03"W	90.51'
L43	N42°28'56"E	72.82'
L44	S89°18'08"W	53.06'
L45	S09°17'30"W	60.57'
L46	S38°02'34"E	45.32'
L47	S60°29'53"W	37.80'
L48	N75°28'18"W	15.59'
L49	S70°44'20"W	4.70'
L50	N57°32'26"W	0.35'
L51	S27°38'58"W	106.95'
L52	S88°43'32"E	83.14'
L53	S86°07'13"E	59.93'
L54	N40°50'13"W	69.41'
L55	N17°00'45"W	46.53'
L56	N12°47'50"W	47.45'
L57	S53°39'49"E	20.28'
L58	N27°58'58"E	93.96'
L59	N57°52'26"W	5.78'



- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - CSV CONSERVATION EASEMENT
  - ESMT EASEMENT
  - BNDY BOUNDARY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA


CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	275.00'	41°02'46"	197.01'	S88°46'45"W	192.82'
C13	280.00'	76°58'21"	349.29'	N25°48'07"E	323.61'

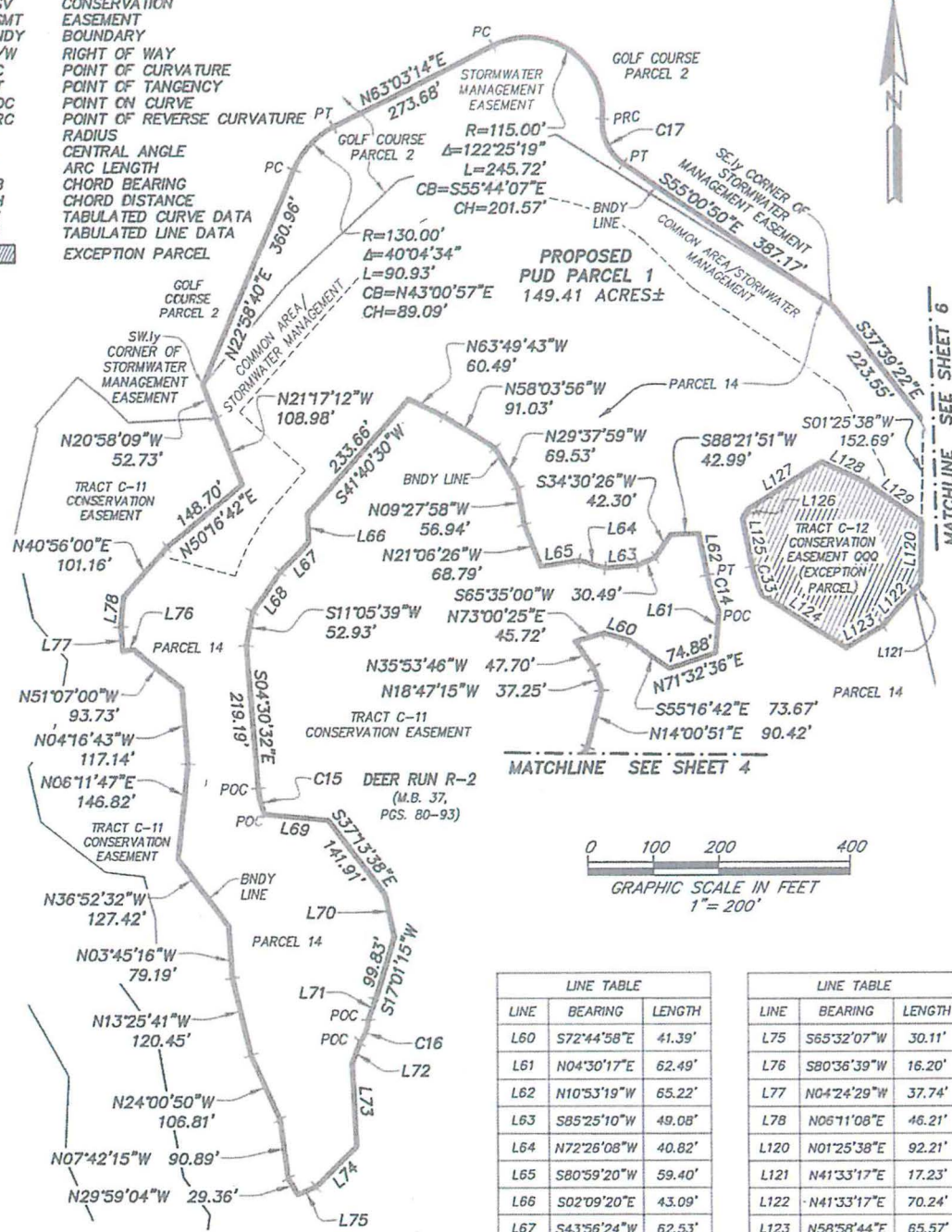


SHEET 4 OF 9  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

- LEGEND:  
 M.B. MAP BOOK  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 CSV CONSERVATION  
 ESMT EASEMENT  
 BNDY BOUNDARY  
 R/W RIGHT OF WAY  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 POC POINT ON CURVE  
 PRC POINT OF REVERSE CURVATURE  
 R RADIUS  
 Δ CENTRAL ANGLE  
 L ARC LENGTH  
 CB CHORD BEARING  
 CH CHORD DISTANCE  
 C1 TABULATED CURVE DATA  
 L1 TABULATED LINE DATA  
 EXCEPTION PARCEL



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	260.00'	12°52'43"	58.44'	N17°19'41"W	58.32'
C15	140.00'	16°41'28"	40.78'	S13°10'45"E	40.64'
C16	50.00'	42°11'17"	36.82'	S20°26'57"W	35.99'
C17	75.00'	60°29'23"	79.18'	S24°46'09"E	75.55'
C33	190.00'	14°02'12"	46.55'	S17°54'25"E	46.43'

LINE TABLE		
LINE	BEARING	LENGTH
L60	S72°44'58"E	41.39'
L61	N04°30'17"E	62.49'
L62	N10°53'19"W	65.22'
L63	S85°25'10"W	49.08'
L64	N72°26'08"W	40.82'
L65	S80°59'20"W	59.40'
L66	S02°09'20"E	43.09'
L67	S43°56'24"W	62.53'
L68	S34°33'46"W	75.01'
L69	S84°35'58"E	97.24'
L70	S12°34'51"E	66.36'
L71	S20°26'57"W	32.76'
L72	S20°26'57"W	35.32'
L73	S02°59'04"E	125.89'
L74	S45°04'32"W	87.87'

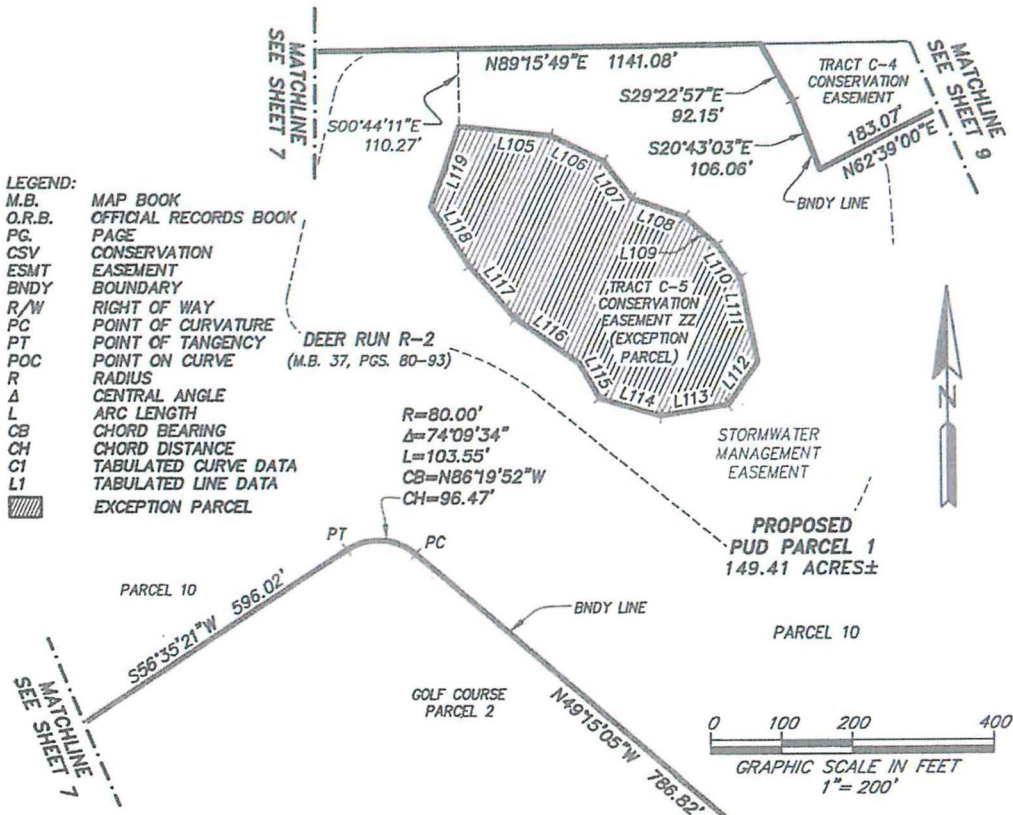
LINE TABLE		
LINE	BEARING	LENGTH
L75	S65°32'07"W	30.11'
L76	S80°36'39"W	16.20'
L77	N04°24'29"W	37.74'
L78	N06°11'08"E	46.21'
L120	N01°25'38"E	92.21'
L121	N41°33'17"E	17.23'
L122	N41°33'17"E	70.24'
L123	N58°58'44"E	65.57'
L124	S57°40'19"E	151.92'
L125	S10°53'19"E	74.80'
L126	S33°33'08"W	16.22'
L127	S57°23'28"W	133.37'
L128	N64°26'48"W	75.27'
L129	N54°19'02"W	103.50'

SHEET 5 OF 9  
 SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

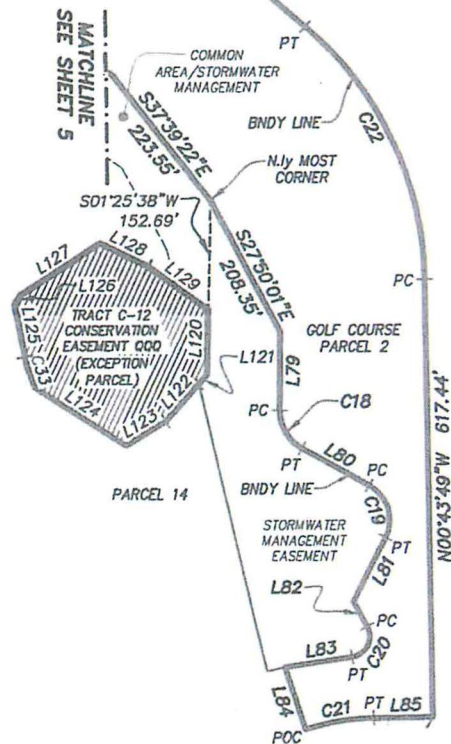
- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.C. PAGE
  - CSV CONSERVATION
  - ESMT EASEMENT
  - BNDY BOUNDARY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - [Hatched Box] EXCEPTION PARCEL



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	60.00'	61°45'45"	64.68'	S30°14'52"E	61.59'
C19	55.00'	87°55'10"	84.40'	S17°10'09"E	76.36'
C20	30.00'	109°59'02"	57.59'	S26°22'26"W	49.14'
C21	325.00'	17°16'10"	97.96'	N80°40'03"E	97.59'
C22	480.00'	48°31'16"	406.49'	N24°59'27"W	394.45'

LINE TABLE		
LINE	BEARING	LENGTH
L79	S00°38'01"W	110.90'
L80	S61°07'44"E	108.20'
L81	S26°47'26"W	101.22'
L82	S28°37'05"E	39.66'
L83	S81°21'57"W	95.78'
L84	S17°58'02"E	92.59'
L85	N89°18'08"E	83.06'
L105	N83°38'53"W	130.42'
L106	N64°05'11"W	83.12'
L107	N35°55'10"W	68.50'
L108	N70°32'33"W	78.79'
L109	N47°53'33"W	59.26'
L110	N35°19'56"W	57.17'
L111	N11°26'23"W	122.03'
L112	N34°41'58"E	73.23'
L113	N80°22'48"E	97.04'
L114	S73°27'06"E	89.90'

LINE TABLE		
LINE	BEARING	LENGTH
L115	S30°10'16"E	58.18'
L116	S54°55'20"E	110.26'
L117	S40°45'43"E	97.37'
L118	S32°28'17"E	100.54'
L119	S19°04'58"W	123.83'
L120	N01°25'38"E	92.21'
L121	N41°33'17"E	17.23'
L122	N41°33'17"E	70.24'
L123	N58°58'44"E	65.57'
L124	S57°40'19"E	151.92'
L125	S10°53'19"E	74.80'
L126	S33°33'08"W	16.22'
L127	S57°23'28"W	133.37'
L128	N64°26'48"W	75.27'
L129	N54°19'02"W	103.50'

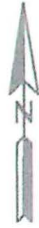


SHEET 6 OF 9

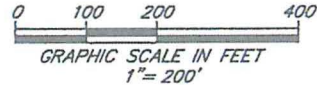
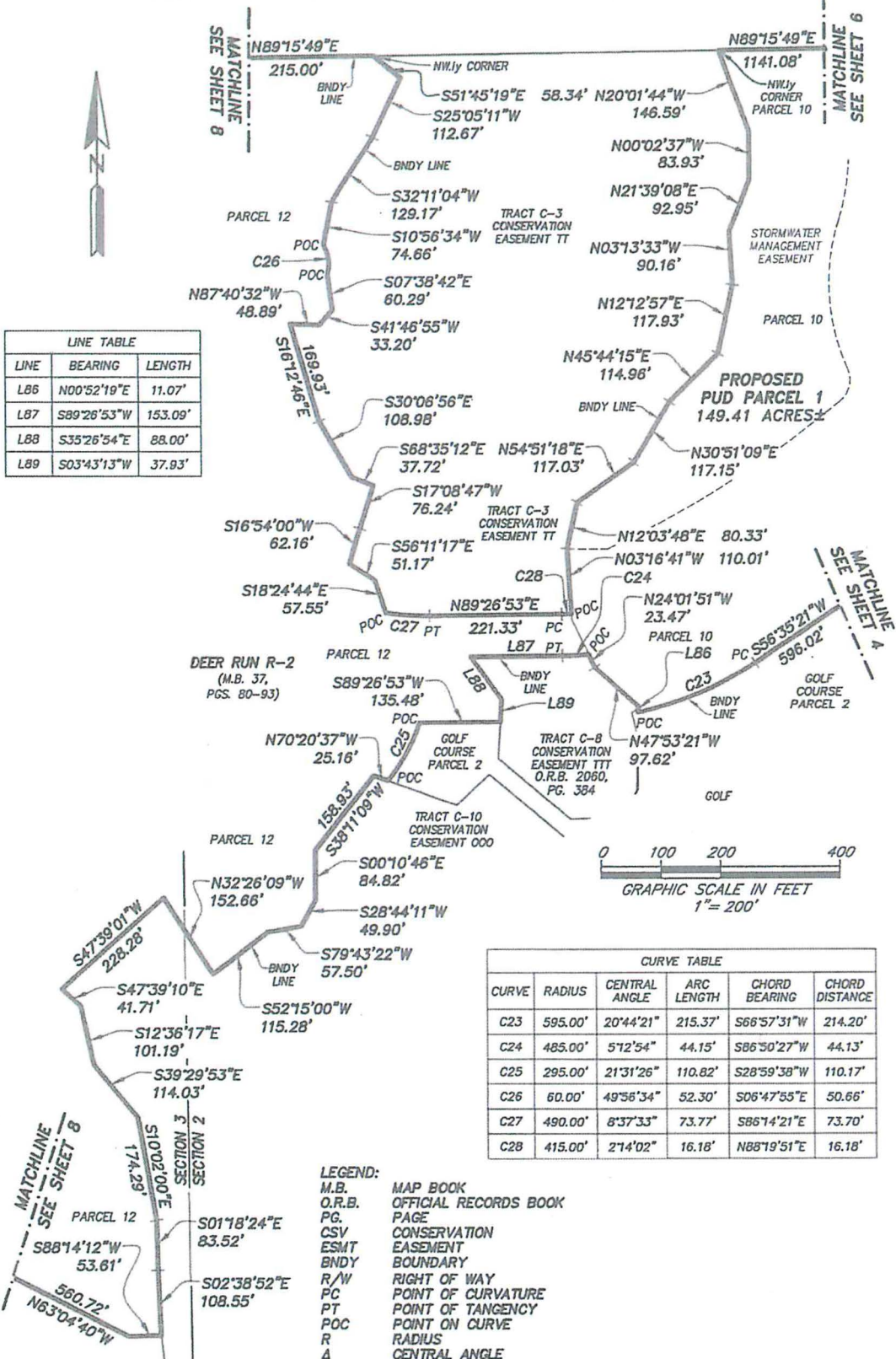
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8530  
 CERTIFICATE OF AUTHORIZATION NO. LB 3824

A PORTION OF DEER RUN R-2, AS RECORDED IN  
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L86	N00°52'19"E	11.07'
L87	S89°26'53"W	153.09'
L88	S35°26'54"E	88.00'
L89	S03°43'13"W	37.83'



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C23	595.00'	20°44'21"	215.37'	S66°57'31"W	214.20'
C24	485.00'	5°12'54"	44.15'	S86°50'27"W	44.13'
C25	295.00'	21°31'26"	110.82'	S28°59'38"W	110.17'
C26	60.00'	49°56'34"	52.30'	S06°47'55"E	50.66'
C27	490.00'	8°37'33"	73.77'	S86°14'21"E	73.70'
C28	415.00'	2°14'02"	16.18'	N88°19'51"E	16.18'

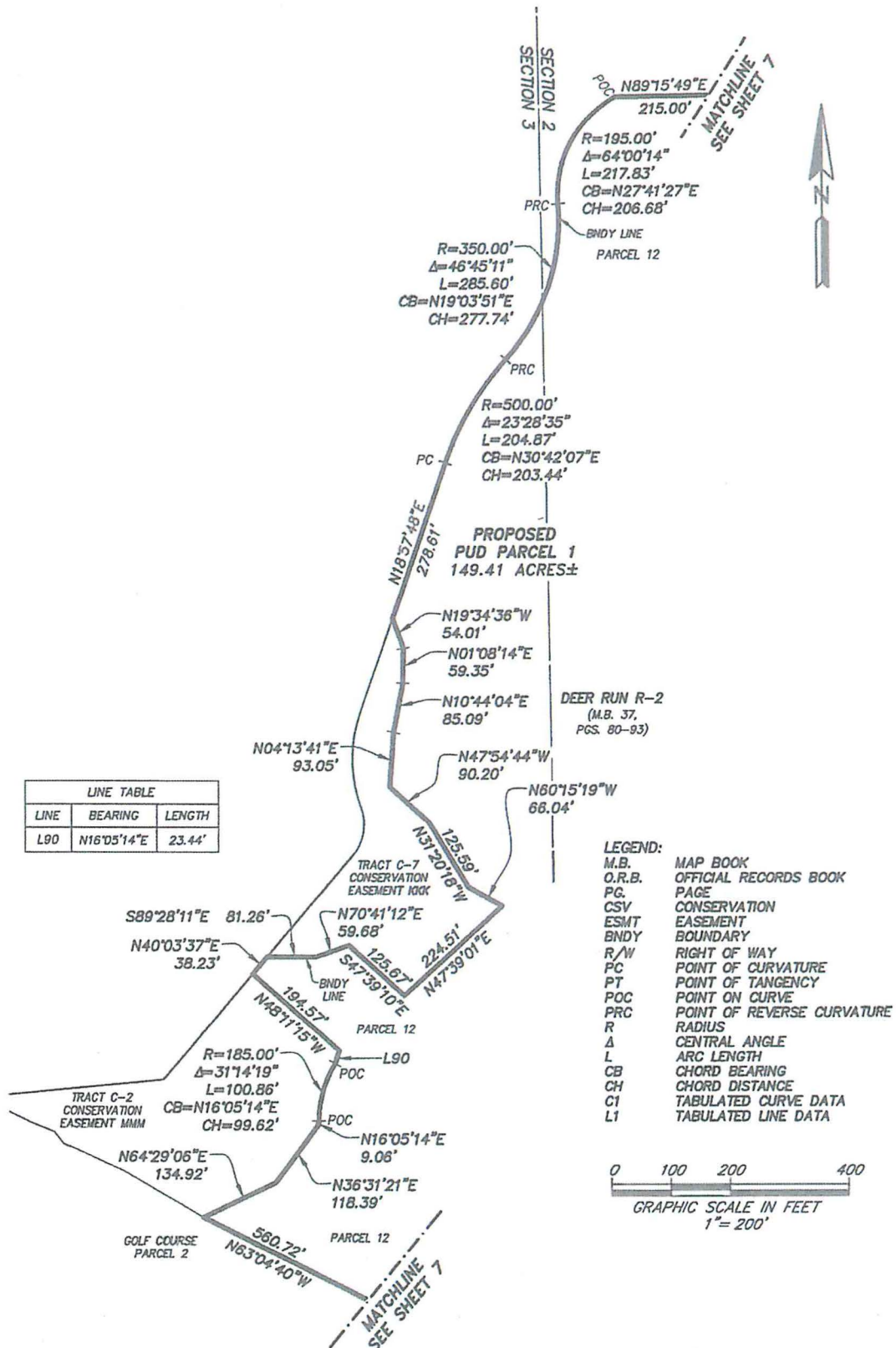
- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.G. PAGE
  - CSV CONSERVATION EASEMENT
  - ESMT EASEMENT
  - BNDY BOUNDARY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - CI TABULATED CURVE DATA
  - L1 TABULATED LINE DATA

SHEET 7 OF 9

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3824

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

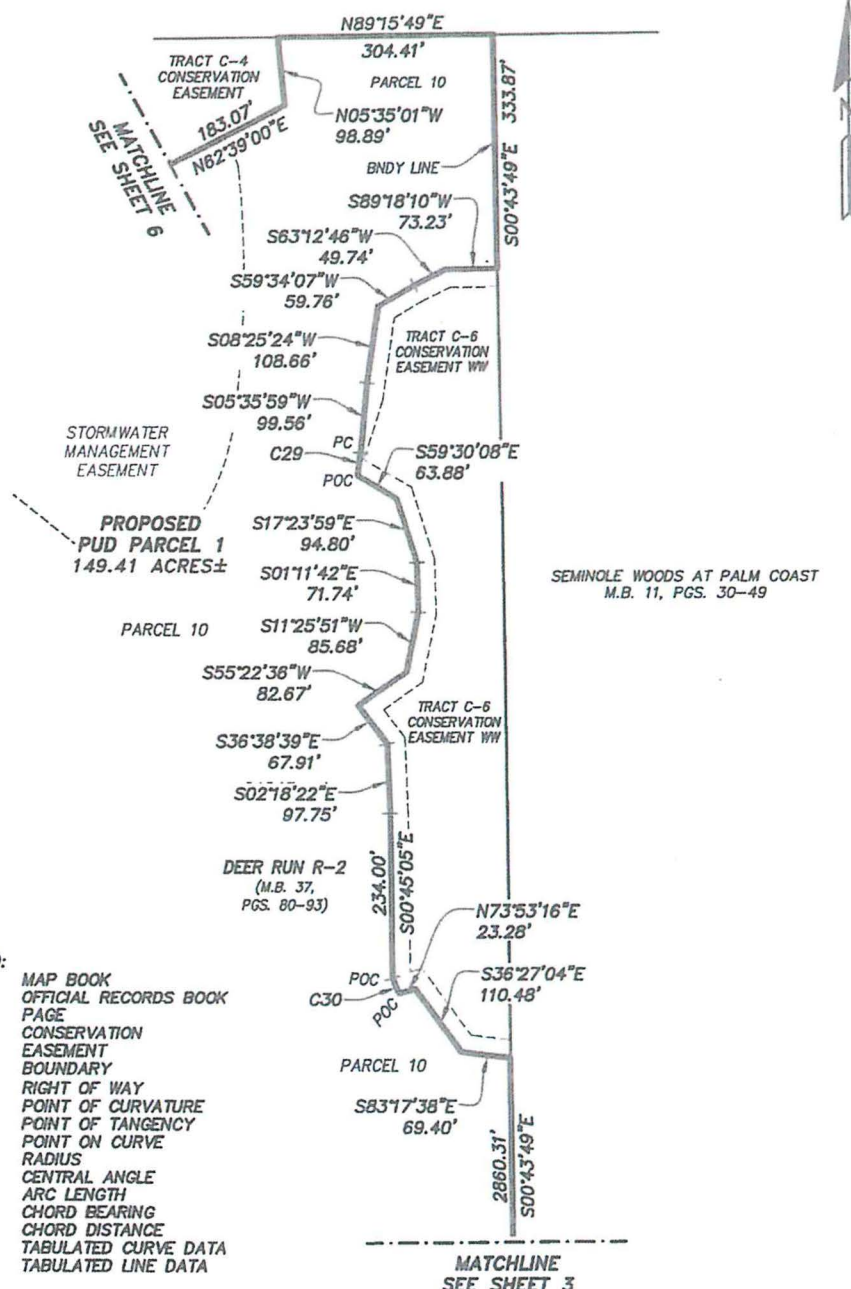


SHEET 8 OF 9

SEE SHEET 1 FOR GENERAL NOTES.

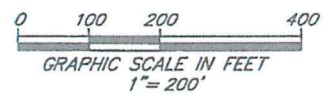
PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3824

A PORTION OF DEER RUN R-2, AS RECORDED IN  
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



- LEGEND:**  
 M.B. MAP BOOK  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 CSV CONSERVATION  
 ESMT EASEMENT  
 BNDY BOUNDARY  
 R/W RIGHT OF WAY  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 POC POINT ON CURVE  
 R RADIUS  
 Δ CENTRAL ANGLE  
 L ARC LENGTH  
 CB CHORD BEARING  
 CH CHORD DISTANCE  
 C1 TABULATED CURVE DATA  
 L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C29	360.00'	5°10'56"	32.56'	S08°11'26"W	32.55'
C30	660.00'	2°02'59"	23.61'	S23°12'58"E	23.61'

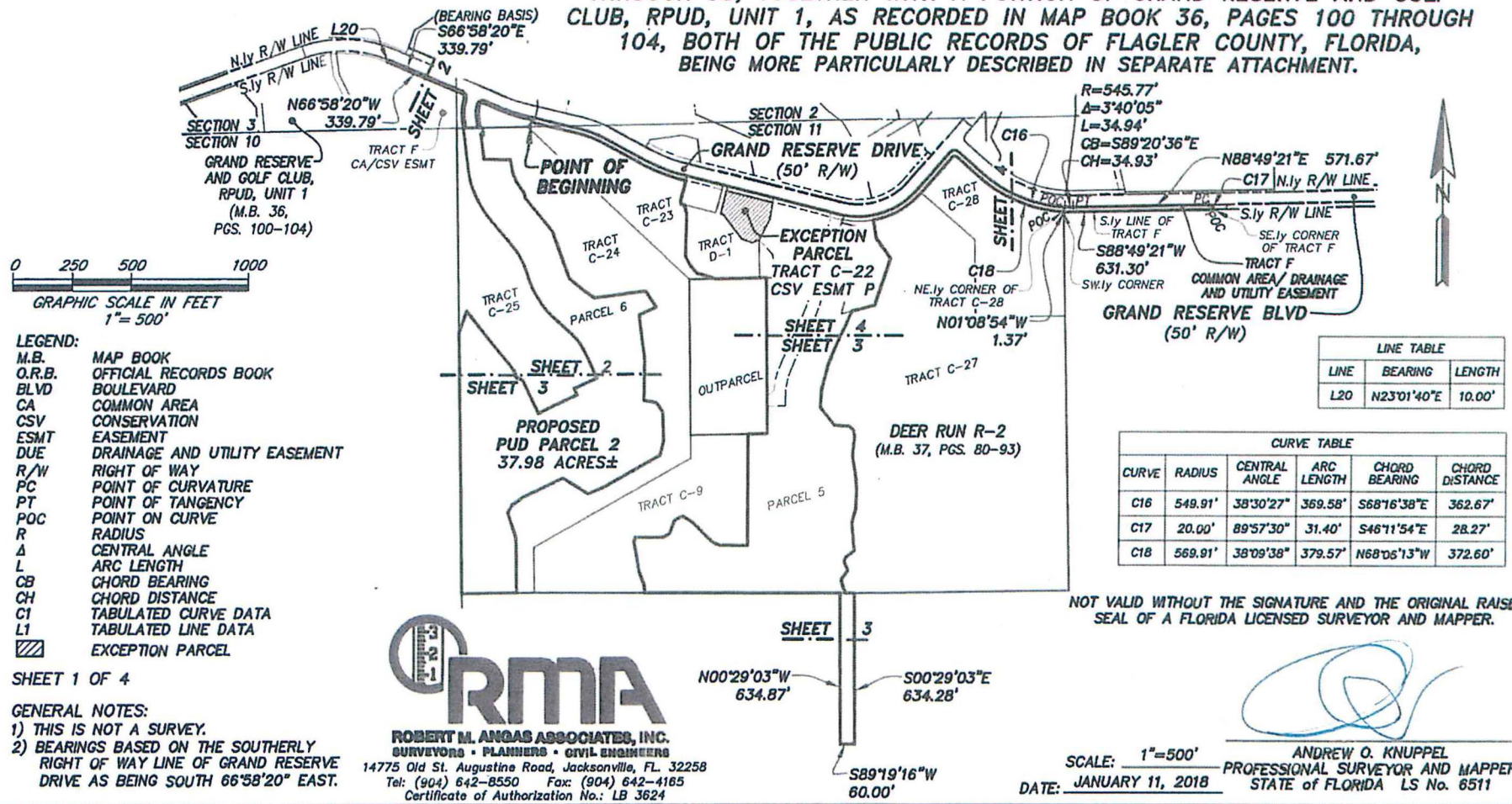


SHEET 9 OF 9  
 SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32256 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3824

## SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, TOGETHER WITH A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGES 100 THROUGH 104, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



**LEGEND:**  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
BLVD BOULEVARD  
CA COMMON AREA  
CSV CONSERVATION  
ESMT EASEMENT  
DUE DRAINAGE AND UTILITY EASEMENT  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
C1 TABULATED CURVE DATA  
L1 TABULATED LINE DATA  
[Diagonal Lines] EXCEPTION PARCEL

SHEET 1 OF 4

**GENERAL NOTES:**  
1) THIS IS NOT A SURVEY.  
2) BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF GRAND RESERVE DRIVE AS BEING SOUTH 66°58'20" EAST.



**ROBERT M. ANGLAS ASSOCIATES, INC.**  
SURVEYORS • PLANNERS • CIVIL ENGINEERS  
14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

*(Signature)*

SCALE: 1"=500'  
DATE: JANUARY 11, 2018  
ANDREW O. KNUPPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6511



A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, TOGETHER WITH A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGE 100 THROUGH 104, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

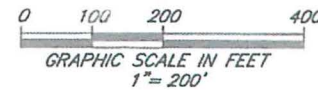
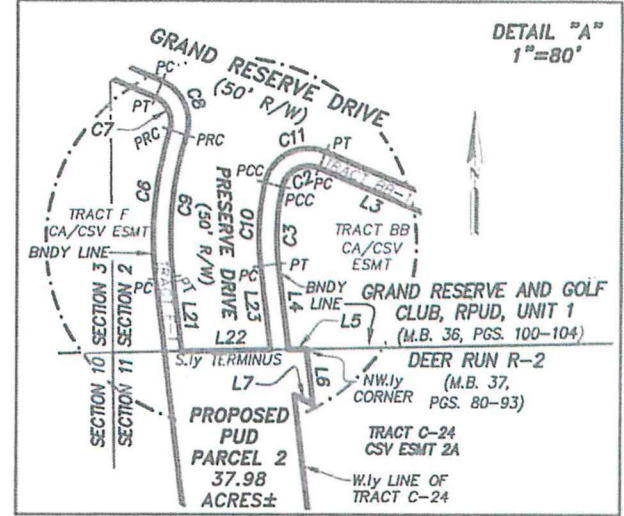
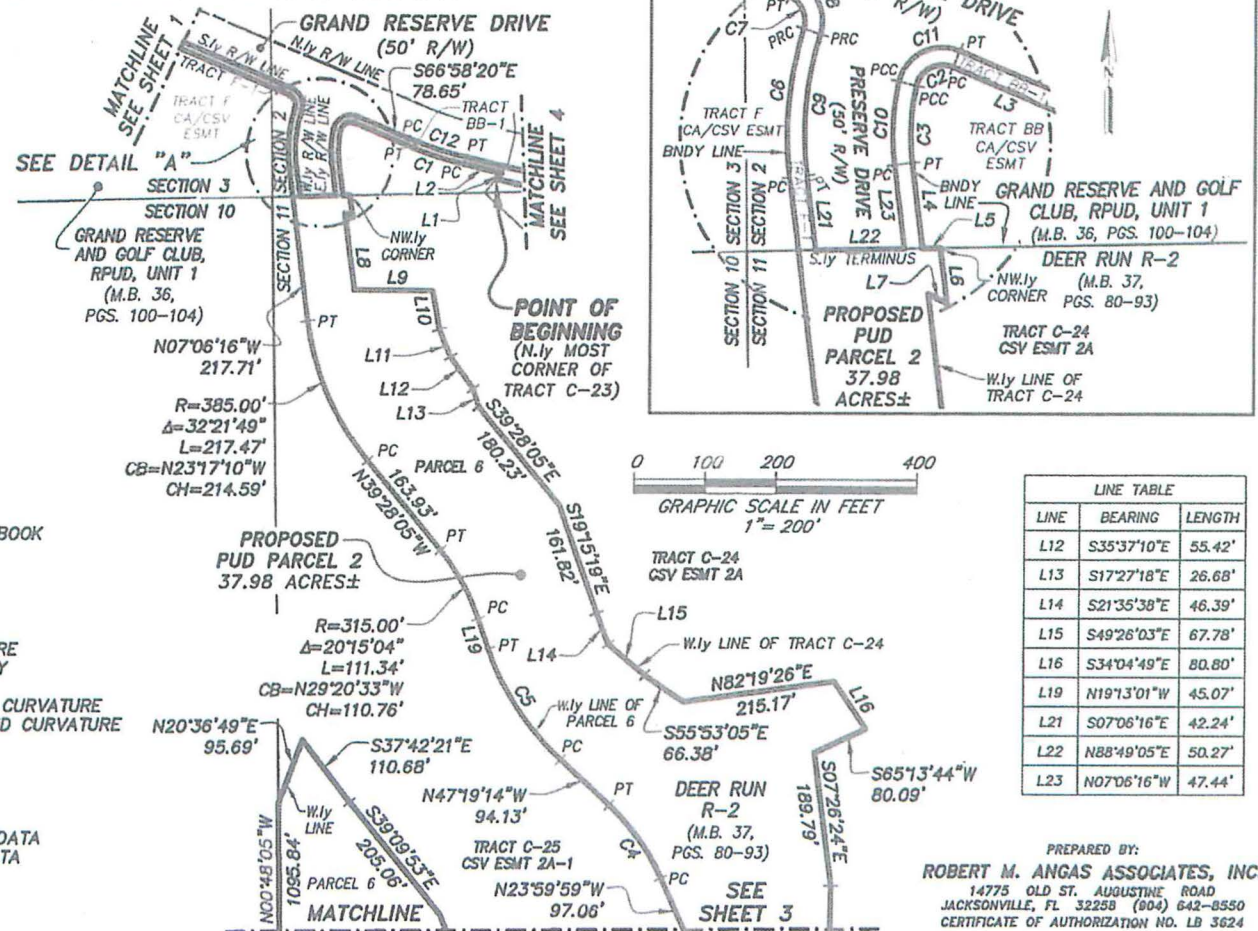
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	510.00'	9°42'11"	86.37'	N71°49'26"W	86.27'
C2	15.00'	100°27'23"	26.30'	S82°47'58"W	23.06'
C3	127.94'	19°40'33"	43.94'	S02°44'00"W	43.72'
C4	315.00'	23°19'15"	128.21'	N35°39'37"W	127.33'
C5	385.00'	28°06'13"	188.84'	N33°16'08"W	186.96'
C6	197.94'	24°36'34"	85.02'	N05°12'01"E	84.37'
C7	15.00'	84°28'38"	22.12'	N24°44'01"W	20.17'
C8	25.00'	84°28'38"	36.86'	S24°44'01"E	33.61'
C9	187.94'	24°36'34"	80.72'	S05°12'01"W	80.10'
C10	137.94'	19°40'33"	47.37'	N02°44'00"E	47.14'
C11	25.00'	100°27'23"	43.83'	N62°47'58"E	38.43'
C12	500.00'	9°42'11"	84.68'	S71°49'26"E	84.57'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N40°54'04"E	11.28'
L2	N76°40'31"W	55.11'
L3	N66°58'20"W	78.65'
L4	S07°06'16"E	48.47'
L5	N88°49'05"E	10.05'
L6	S07°06'16"E	31.38'
L7	N63°51'42"W	11.96'
L8	S07°06'16"E	108.11'
L9	S89°25'13"E	111.00'
L10	S10°09'49"E	55.13'
L11	S22°40'47"E	41.84'

**LEGEND:**  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
CA COMMON AREA  
BNDRY BOUNDARY  
CSV CONSERVATION  
ESMT EASEMENT  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
PRC POINT OF REVERSE CURVATURE  
PCC POINT OF COMPOUND CURVATURE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
C1 TABULATED CURVE DATA  
L1 TABULATED LINE DATA

SHEET 2 OF 4

SEE SHEET 1 FOR GENERAL NOTES.



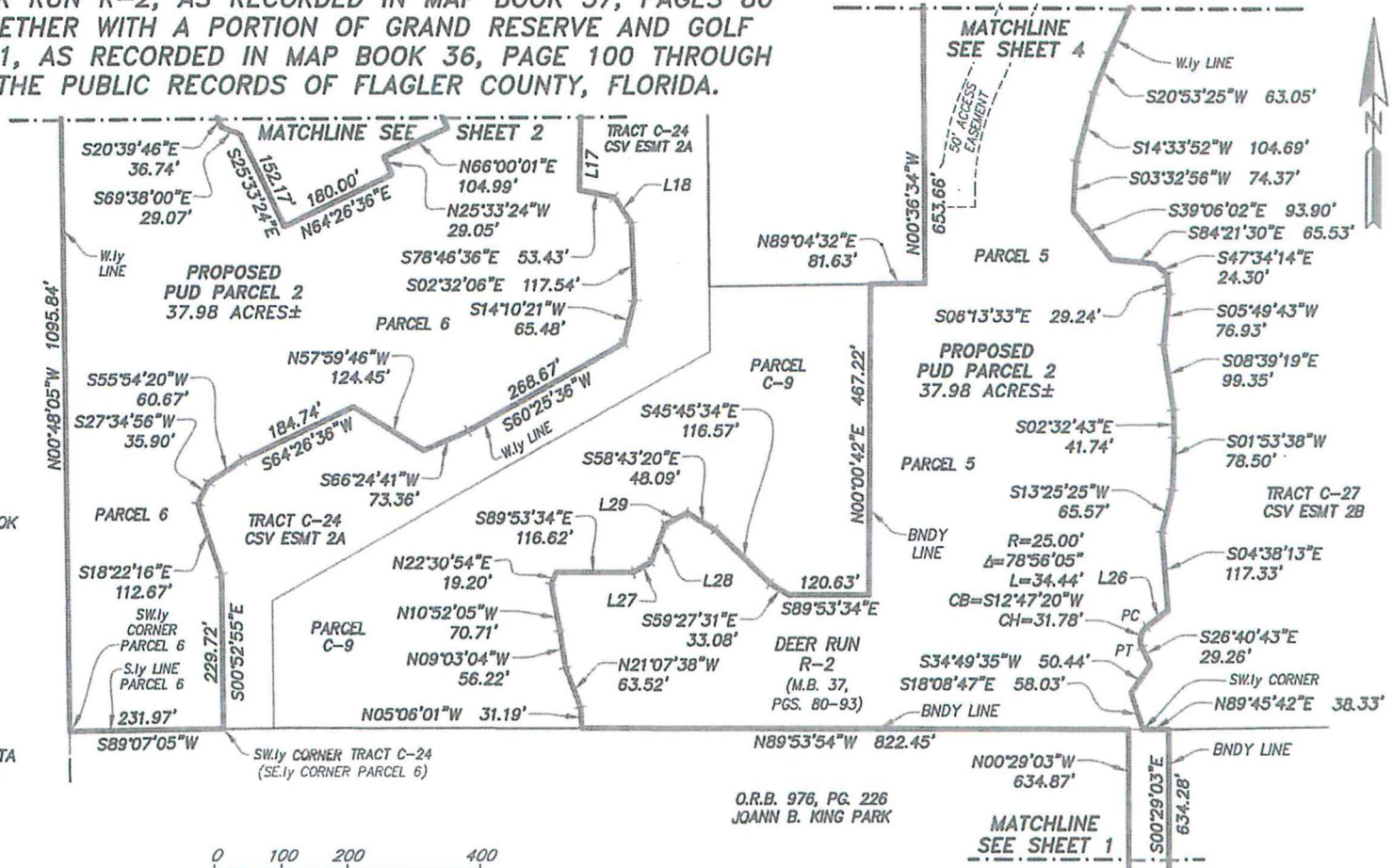
LINE TABLE		
LINE	BEARING	LENGTH
L12	S35°37'10"E	55.42'
L13	S17°27'18"E	26.68'
L14	S21°35'38"E	46.39'
L15	S49°26'03"E	67.78'
L16	S34°04'49"E	80.80'
L19	N19°13'01"W	45.07'
L21	S07°06'16"E	42.24'
L22	N88°49'05"E	50.27'
L23	N07°06'16"W	47.44'

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, TOGETHER WITH A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGE 100 THROUGH 104, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

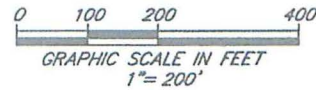
LINE TABLE		
LINE	BEARING	LENGTH
L17	S00°59'35"W	169.96'
L18	S34°39'36"E	46.76'
L26	S52°15'22"W	39.97'
L27	N59°46'20"E	31.51'
L28	N20°27'32"E	59.59'
L29	N61°32'00"E	37.66'

LEGEND:  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
BNDY BOUNDARY  
CSV CONSERVATION  
ESMT EASEMENT  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
C1 TABULATED CURVE DATA  
L1 TABULATED LINE DATA



SHEET 3 OF 4

SEE SHEET 1 FOR GENERAL NOTES.

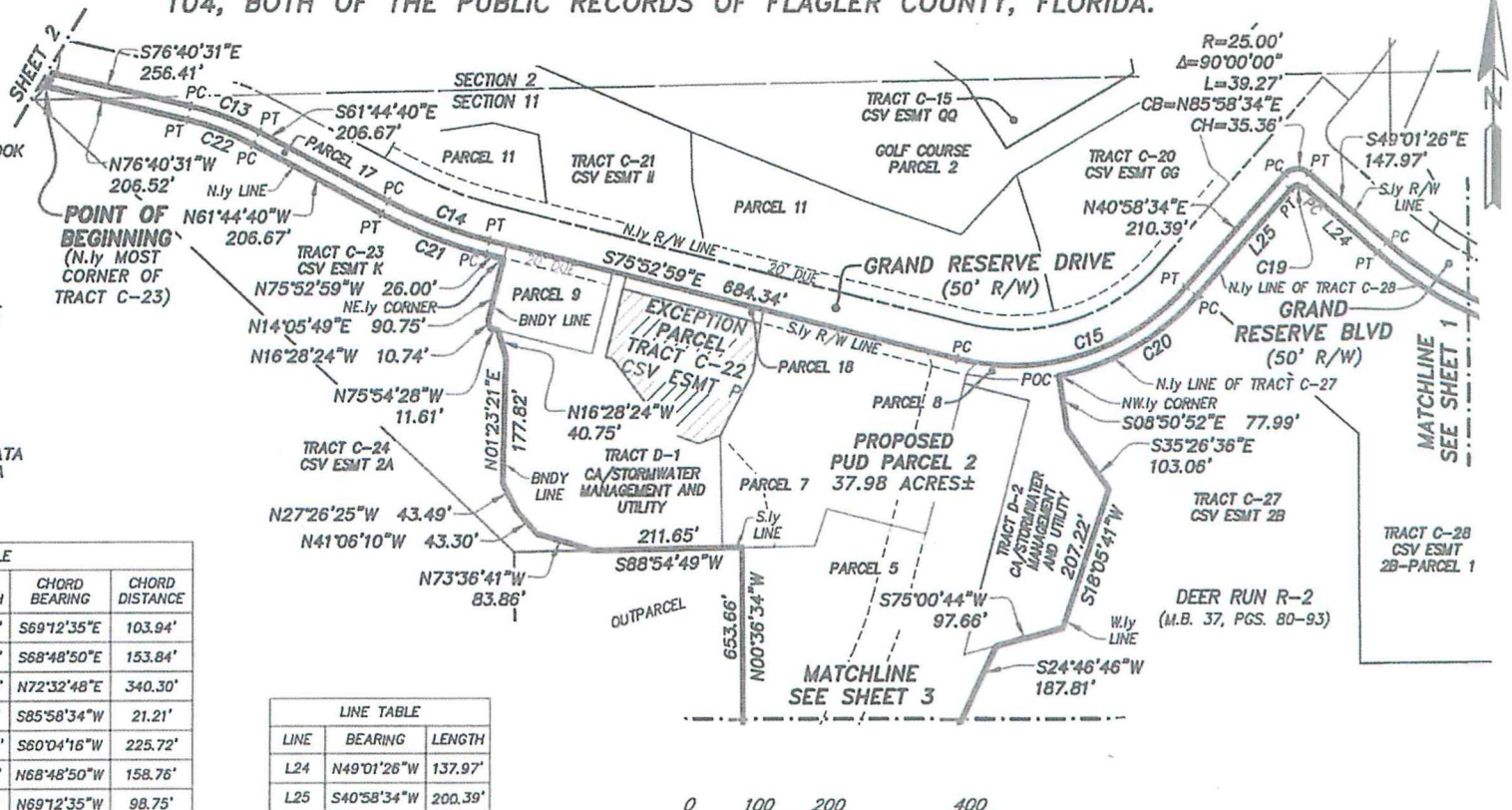


O.R.B. 976, PG. 226  
JOANN B. KING PARK

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32256 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3824

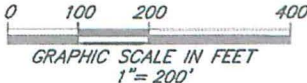
A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, TOGETHER WITH A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGE 100 THROUGH 104, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - CA COMMON AREA
  - BLVD BOULEVARD
  - BNDY BOUNDARY
  - CSV CONSERVATION
  - ESMT EASEMENT
  - DUE DRAINAGE AND UTILITY EASEMENT
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - [Hatched Box] EXCEPTION PARCEL



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	400.00'	14°55'51"	104.24'	S69°12'35"E	103.94'
C14	625.00'	14°08'19"	154.23'	S68°48'50"E	153.84'
C15	325.00'	63°08'26"	358.15'	N72°32'48"E	340.30'
C19	15.00'	90°00'00"	23.56'	S85°58'34"W	21.21'
C20	345.00'	38°11'23"	229.96'	S60°04'16"W	225.72'
C21	645.00'	14°08'19"	159.16'	N68°48'50"W	158.76'
C22	380.00'	14°55'51"	99.03'	N69°12'35"W	98.75'

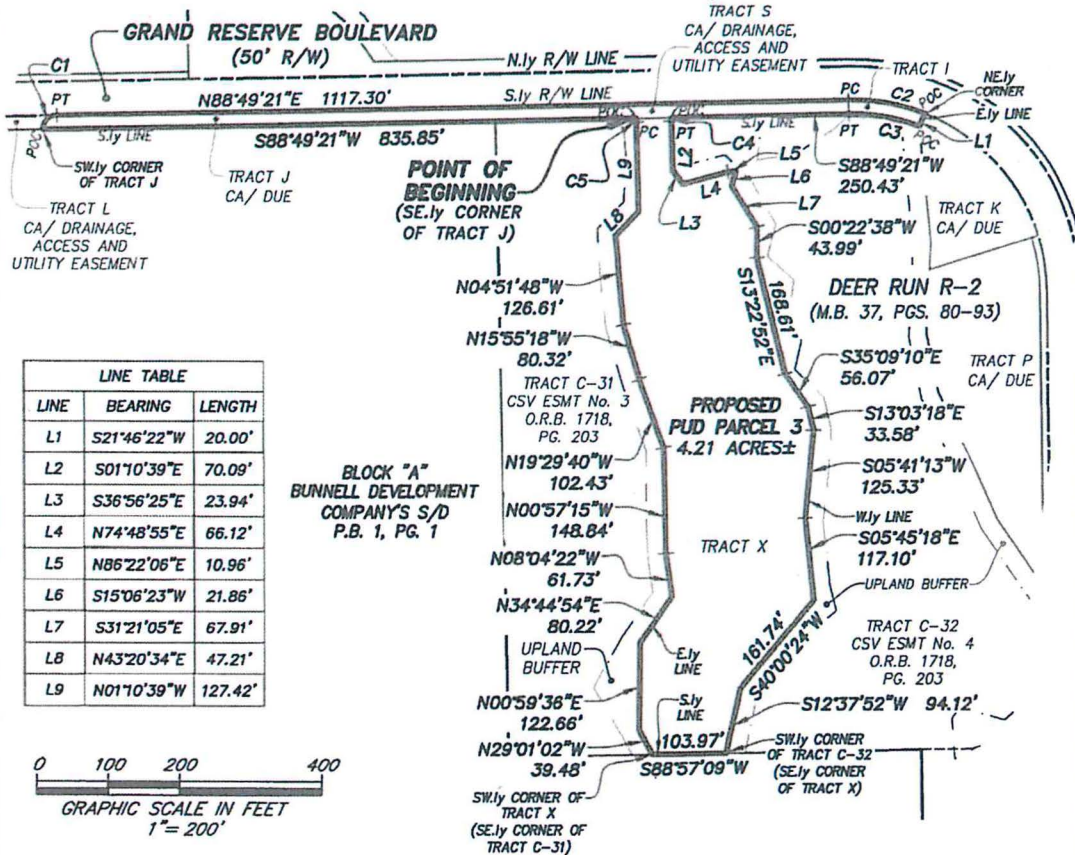
LINE TABLE		
LINE	BEARING	LENGTH
L24	N49°01'26"W	137.97'
L25	S40°58'34"W	200.39'



SHEET 4 OF 4  
SEE SHEET 1 FOR GENERAL NOTES.

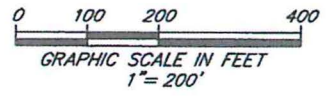
PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

**SKETCH TO ACCOMPANY DESCRIPTION OF  
ALL OF TRACTS I, J, S AND X, AS DEPICTED ON DEER RUN R-2,  
RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°46'22"W	20.00'
L2	S01°10'39"E	70.09'
L3	S36°56'25"E	23.94'
L4	N74°48'55"E	66.12'
L5	N86°22'06"E	10.96'
L6	S15°06'23"W	21.86'
L7	S31°21'05"E	67.91'
L8	N43°20'34"E	47.21'
L9	N01°10'39"W	127.42'

**BLOCK "A"  
BUNNELL DEVELOPMENT  
COMPANY'S S/D  
P.B. 1, PG. 1**



- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - CA COMMON AREA
  - CSV CONSERVATION
  - DUE DRAINAGE AND UTILITY EASEMENT
  - ESMT EASEMENT
  - S/D SUBDIVISION
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	20.00'	89°57'30"	31.40'	N43°50'36"E	28.27'
C2	275.00'	22°57'01"	110.15'	S79°42'08"E	109.42'
C3	255.00'	22°57'01"	102.14'	N79°42'08"W	101.46'
C4	25.00'	11°32'13"	5.03'	S04°35'28"W	5.03'
C5	25.00'	11°34'15"	5.05'	N06°57'47"W	5.04'

- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
  - 2) BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF GRAND RESERVE BOULEVARD AS BEING NORTH 88°49'21" EAST.

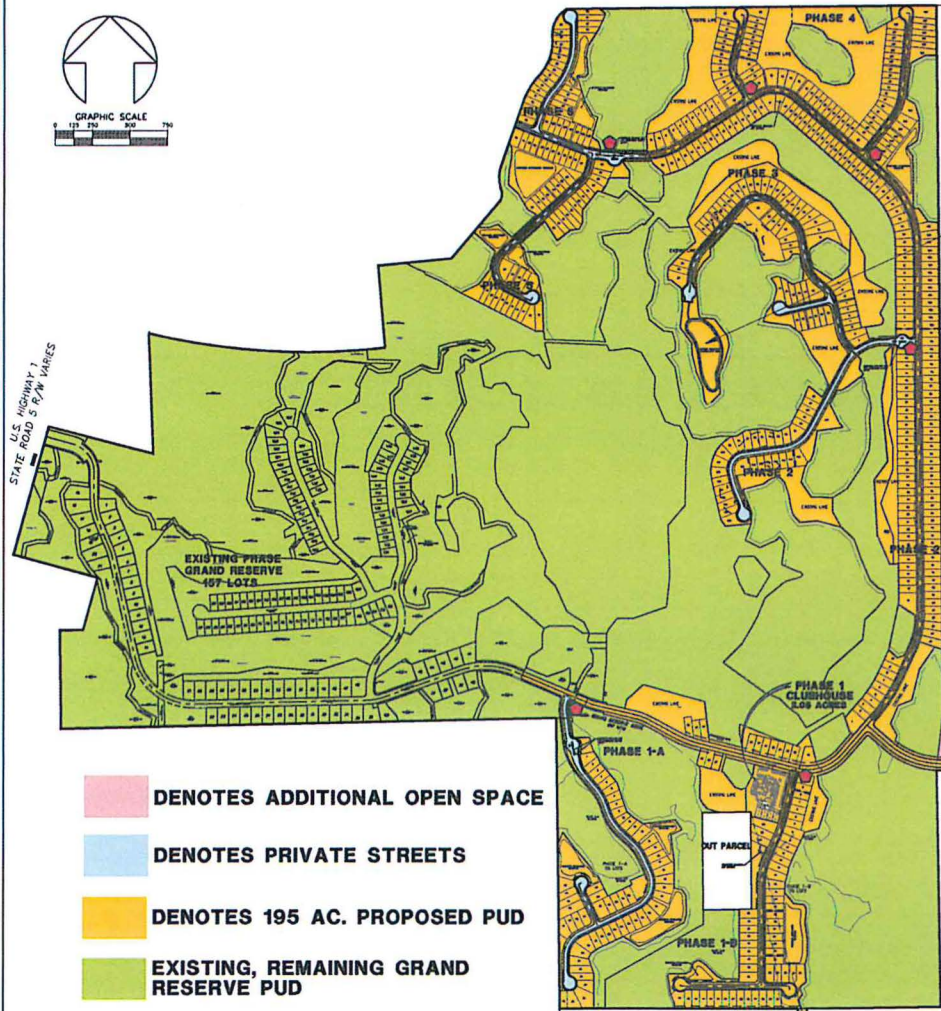
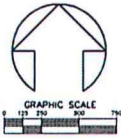


**ROBERT M. ANGAS ASSOCIATES, INC.**  
SURVEYORS • PLANNERS • CIVIL ENGINEERS  
14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

*(Signature)*  
ANDREW O. KNUPPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6511

SCALE: 1"=200'  
DATE: JANUARY 11, 2018



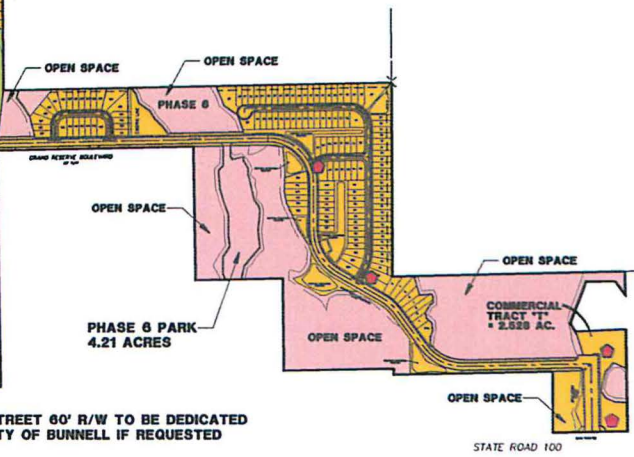
Proposed Modification

## EXHIBIT "B"

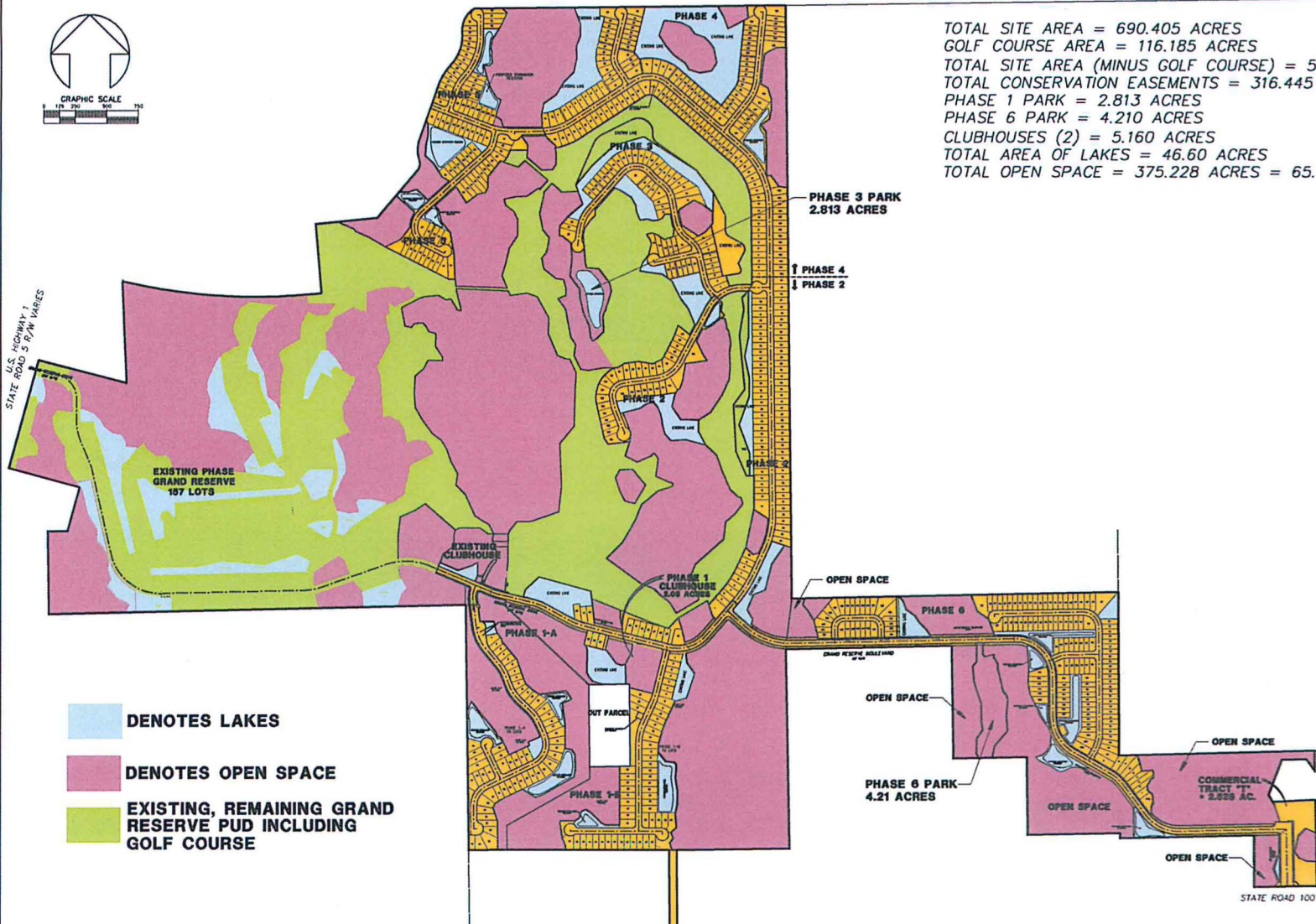
TOTAL OVERALL PUD ACREAGE =  
194.665 ACRES

LOT TOTALS BY PHASE	MINIMUM LOT SIZE
PHASE 1	125 LOTS
PHASE 2	117 LOTS
PHASE 3	57 LOTS
PHASE 4	135 LOTS
PHASE 5	106 LOTS
PHASE 6	146 LOTS
TOTAL =	686 LOTS

TOTAL AREA EXIST. & PROPOSED PUD = 690.405 ACRES  
 AREA MINUS EXISTING GOLF COURSE = 574.22 ACRES  
 TOTAL OPEN SPACE = 375.23 ACRES = 65.35%



<b>PARKER WYNCHENBERG &amp; ASSOCIATES, INC.</b> PROFESSIONAL ENGINEERS • LANDSCAPE ARCHITECTS 1125 WOOD ROSS AVENUE • HOLLY HILL, FLORIDA 32118 (386) 777-8881 FAX (386) 777-2114 E-mail: pwa@pwa.com www.pwa.com OFFICE OF ARCHITECTURAL RECORDS	
EXHIBIT "B" MASTER DEVELOPMENT PLAN	
GRAND RESERVE	
CITY OF BUNNELL'S PLANNING DEPARTMENT	DATE: 11/11/11



TOTAL SITE AREA = 690.405 ACRES  
 GOLF COURSE AREA = 116.185 ACRES  
 TOTAL SITE AREA (MINUS GOLF COURSE) = 574.220 ACRES  
 TOTAL CONSERVATION EASEMENTS = 316.445 ACRES  
 PHASE 1 PARK = 2.813 ACRES  
 PHASE 6 PARK = 4.210 ACRES  
 CLUBHOUSES (2) = 5.160 ACRES  
 TOTAL AREA OF LAKES = 46.60 ACRES  
 TOTAL OPEN SPACE = 375.228 ACRES = 65.35%

- DENOTES LAKES
- DENOTES OPEN SPACE
- EXISTING, REMAINING GRAND RESERVE PUD INCLUDING GOLF COURSE

**EXHIBIT "C"**

**PROPOSED PUD & OPEN SPACE EXHIBIT**

DATE: 11/11/13		REVISION: 1	
<b>PARKER MYNCHENBERG &amp; ASSOCIATES, INC.</b>			
PROFESSIONAL ENGINEERS & LANDSCAPE ARCHITECTS			
1729 ROSWOOD AVENUE - HOLLY HILL, FLORIDA 32117			
CERTIFICATE OF AUTHORIZATION NUMBER: 0003030			
PROPOSED PUD & OPEN SPACE EXHIBIT			
GRAND RESERVE			
SHEET NO. 1			
DATE: 11/11/13		DRAWN BY: JMM	
SCALE: 1" = 100'		SHEET NO. 1 OF 1	

**Document prepared by:**  
Wade C. Vose, Esq.  
Vose Law Firm LLP  
324 W. Morse Blvd.  
Winter Park, FL 32789

**Return recorded document to:**  
City of Bunnell  
201 W. Moody Boulevard  
Bunnell, FL. 32110

**FIRST AMENDMENT TO**  
**GRAND RESERVE**  
**PLANNED UNIT DEVELOPMENT (PUD) AGREEMENT**

**THIS AGREEMENT** (“Amendment”) is made and entered into by and between the CITY OF BUNNELL, FLORIDA, a Florida municipal corporation located in Flagler County, Florida, and D.R. HORTON, INC. – JACKSONVILLE, a Delaware Corporation, and Deer Run CDD, the record title property owners (“Owner”) and (“Developer”), (collectively, the “Parties”), who hereby agree and covenant, and bind their heirs, successors, and assigns, as set forth herein.

**WITNESSETH:**

**WHEREAS**, the Parties are parties to that certain “Grand Reserve Planned Unit Development (PUD) Agreement” recorded at Official Records Book 2283, Page 75, Public Records of Flagler County, Florida (the “PUD Agreement”); and

**WHEREAS**, pursuant to Section 13 of the PUD Agreement and the procedures set forth therein, the Parties may mutually agree to amend the PUD Agreement; and

**WHEREAS**, the Parties find that it is appropriate to amend the PUD Agreement as set forth herein; and

**WHEREAS**, for the purposes of this Amendment, underlined type shall constitute additions to the original text, \*\*\* shall constitute ellipses to the original text and ~~strike through~~ shall constitute deletions to the original text.

**NOW, THEREFORE**, the Parties, intending to be legally bound, agree as follows:

1. Exhibits B and C to the PUD Agreement are hereby replaced by Exhibits B and C to this Amendment, which exhibits are attached hereto and incorporated herein. Section 2 of the PUD Agreement is hereby amended to read as follows:

**2. EXHIBITS**

The Exhibits listed below are by reference made a part hereof, and copies or reduced size copies are attached hereto. Full-sized copies of the Exhibits shall be retained by the City Clerk and shall be controlling in case of any ambiguity in the

Exhibits. In the event of a conflict between the graphic illustrations of any Exhibit and the textual provisions of this Agreement, the textual provisions shall control.

Exhibit A: Property legal description, survey, date certified, March 22, 2017, prepared by Robert Mangus Associates Inc.,

Exhibit B: Master Development Plan (MDP) Plan, rev. date November 8, 2022 ~~April 18, 2018~~, prepared by England-Thims & Miller, Inc. ~~Parker Mynchenberg & Associates,~~

Exhibit C: Proposed PUD and Open Space Exhibit, rev. date November 8, 2022 ~~May 1, 2018~~, prepared by England-Thims & Miller, Inc. ~~Parker Mynchenberg & Associates,~~

2. Section 5 of the PUD Agreement is hereby amended to read as follows:

**5. PERMITTED USES**

The following uses are permitted within the Property, subject to compliance with the Use-Specific Standards set forth in the City's LDC:

- A. Residential: ~~690~~ ~~686~~ Single Family Lots: Minimum 40 x 100, 4,000 sq. ft., Minimum Individual Building Size 1,200 sq. ft. Living Space
- B. Commercial: Tract T = 2.528 Acres Commercial Tract: All Uses Permitted in B-1 Business District per LDC

3. All the terms and conditions of the PUD Agreement that are not specifically amended or revised by this Amendment shall remain in full force and effect.

**IN WITNESS WHEREOF**, the parties hereto attached their hands and seals on the dates set forth below.

**[Signature pages following]**



Signed, sealed and delivered in the presence of:

**THE CITY OF BUNNELL, FLORIDA, a Florida municipal corporation**

\_\_\_\_\_  
Witness 1

By: \_\_\_\_\_  
Catherine Robinson, Mayor

\_\_\_\_\_  
Print Name of Witness 1

\_\_\_\_\_  
Witness 2

Attest:

\_\_\_\_\_  
Print Name of Witness 2

By: \_\_\_\_\_  
Kristen Bates, CMC, City Clerk

Date: \_\_\_\_\_

Approved as to legal form:

By: \_\_\_\_\_  
Vose Law Firm LLP, City Attorney

Signed, sealed and delivered in the **D.R. HORTON, INC. – JACKSONVILLE** presence of:

\_\_\_\_\_  
Witness 1

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name of Witness 1

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Witness 2

[Corporate Seal]

\_\_\_\_\_  
Print Name of Witness 2

Signed, sealed and delivered in the **DEER RUN CDD** presence of:

\_\_\_\_\_  
Witness 1

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name of Witness 1

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Witness 2

[Corporate Seal]

\_\_\_\_\_  
Print Name of Witness 2



ROBERT M. ANGAS ASSOCIATES, INC.  
SURVEYORS • PLANNERS • CIVIL ENGINEERS  
SINCE 1924

www.rmangas.com  
tel 904-642-8550 • fax 904-642-4165  
14775 Old St. Augustine Road • Jacksonville, Florida 32258

## Exhibit "A"

January 11, 2018  
Page 1 of 19

Work Order No. 17-236.00  
File No. 124D-01.00H

### Grand Reserve Village PUD

A portion of Grand Reserve and Golf Club, RPUD, Unit 1, as recorded in Map Book 36, pages 100 through 104, together with a portion of Deer Run R-2, as recorded in Map Book 37, pages 80 through 93, both of the Public Records of Flagler County, Florida, being more particularly described as follows:

Tract AA-1, as depicted on the Grand Reserve and Golf Club, RPUD, Unit 1, a plat recorded in Map Book 36, pages 100 through 104, of the Public Records of Flagler County, Florida.

#### Together With:

Tracts C, M and F, as depicted on Deer Run R-2, a plat recorded in Map Book 37, pages 80 through 93, of the Public Records of Flagler County, Florida.

Also Together With the following described parcels:

#### PUD Parcel 1:

A portion of Deer Run R-2, as recorded in Map Book 37, pages 80 through 93, of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Tract C-30 as depicted on said Deer Run R-2; thence Southerly, along the boundary line of said Tract C-30, the following 7 courses: Course 1, thence South 37°54'59" East, 54.15 feet; Course 2, thence South 17°28'20" East, 63.80 feet; Course 3, thence South 55°30'23" East, 87.76 feet; Course 4, thence South 32°43'30" East, 68.71 feet; Course 5, thence South 46°21'31" East, 68.40 feet; Course 6, thence South 34°30'15" East, 58.60 feet; Course 7, thence North 88°49'21" East, 508.94 feet to a point lying on the boundary line of Tract V as depicted on said Deer Run R-2; thence along the boundary line of said Tract V the following 19 courses: Course 1, thence North 20°13'54" West, departing said boundary line of Tract H, 121.56 feet; Course 2, thence North 55°20'06" West, 109.39 feet; Course 3, thence North 21°28'58" West, 141.37 feet; Course 4, thence North 88°49'21" East, 1172.24 feet; Course 5, thence South 00°22'15" East, 1304.11 feet; Course 6, thence North 88°37'17" East, 149.32 feet; Course 7, thence South 01°22'43" East, 12.85 feet; Course 8, thence South 15°01'06" East, 54.08 feet; Course 9, thence South 17°16'00" East, 65.48 feet; Course 10,

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

thence North  $84^{\circ}33'27''$  East, 82.67 feet; Course 11, thence South  $27^{\circ}57'52''$  East, 24.22 feet; Course 12, thence South  $03^{\circ}12'46''$  West, 38.50 feet; Course 13, thence South  $57^{\circ}28'24''$  West, 25.37 feet; Course 14, thence South  $29^{\circ}43'51''$  West, 57.05 feet; Course 15, thence South  $09^{\circ}23'14''$  East, 42.36 feet; Course 16, thence South  $48^{\circ}30'18''$  East, 48.34 feet; Course 17, thence South  $05^{\circ}20'41''$  East, 50.25 feet; Course 18, thence South  $18^{\circ}54'12''$  West, 40.44 feet; Course 19, thence South  $03^{\circ}27'53''$  West, 53.41 feet to the Northwestern corner of Tract N as depicted on said Deer Run R-2; thence along the boundary line of said Tract N the following 3 courses: Course 1, thence Southeasterly, departing said boundary line of Tract V and along the arc of a curve concave Northeasterly having a radius of 280.00 feet, through a central angle of  $52^{\circ}45'59''$ , an arc length of 257.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $64^{\circ}51'09''$  East, 248.85 feet; Course 2, thence North  $88^{\circ}45'52''$  East, 763.53 feet to a point on a curve concave Northwesterly having a radius of 25.00 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of  $78^{\circ}27'47''$ , an arc length of 34.24 feet to a point lying on the Northerly right of way line of Grand Reserve Boulevard, a 50 foot right of way as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of South  $49^{\circ}31'59''$  West, 31.62 feet; thence Westerly, along said Northerly right of way line, the following 12 courses: Course 1, thence South  $88^{\circ}45'52''$  West, 739.04 feet to the point of curvature of a curve concave Northeasterly having a radius of 300.00 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of  $54^{\circ}30'05''$ , an arc length of 285.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}59'05''$  West, 274.73 feet; Course 3, thence North  $36^{\circ}44'03''$  West, 301.06 feet to the point of curvature of a curve concave Southwesterly having a radius of 350.00 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of  $23^{\circ}21'29''$ , an arc length of 142.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $48^{\circ}24'47''$  West, 141.70 feet; Course 5, thence North  $60^{\circ}05'32''$  West, 346.46 feet to the point of curvature of a curve concave Northeasterly having a radius of 300.00 feet; Course 6, thence Northwesterly along the arc of said curve, through a central angle of  $59^{\circ}43'17''$ , an arc length of 312.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $30^{\circ}13'54''$  West, 298.74 feet; Course 7, thence North  $00^{\circ}22'15''$  West, 326.33 feet to the point of curvature of a curve concave Southwesterly having a radius of 325.00 feet; Course 8, thence Northwesterly along the arc of said curve, through a central angle of  $90^{\circ}48'24''$ , an arc length of 515.08 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ}46'27''$  West, 462.84 feet; Course 9, thence South  $88^{\circ}49'21''$  West, 1778.97 feet to the point of curvature of a curve concave Northerly having a radius of 495.77 feet; Course 10, thence Westerly along the arc of said curve, through a central angle of  $03^{\circ}40'07''$ , an arc length of 31.74 feet to a

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

point on said curve, said arc being subtended by a chord bearing and distance of North 89°20'36" West, 31.74 feet; Course 11, thence Westerly along the arc of a curve concave Northerly having a radius of 499.92 feet, through a central angle of 38°30'29", an arc length of 335.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 68°16'40" West, 329.70 feet; Course 12, thence North 49°01'26" West, 147.97 feet to a point lying on the Southerly right of way line of Grand Reserve Drive, a 50 foot right of way as depicted on said Deer Run R-2; thence Northerly and Westerly, along said Southerly right of way line and along the Northerly right of way line of said Grand Reserve Boulevard, the following 10 courses: Course 1, thence Easterly, departing said Northerly right of way line of Grand Reserve Boulevard and along the arc of a curve concave Northerly having a radius of 25.00 feet, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 04°01'26" West, 35.36 feet; Course 2, thence North 40°58'34" East, 40.32 feet; Course 3, thence North 49°01'26" West, 50.00 feet; Course 4, thence South 40°58'34" West, 350.71 feet to the point of curvature of a curve concave Northerly having a radius of 275.00 feet; Course 5, thence Westerly along the arc of said curve, through a central angle of 63°08'27", an arc length of 303.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 72°32'48" West, 287.95 feet; Course 6, thence North 75°52'59" West, 684.34 feet to the point of curvature of a curve concave Northerly having a radius of 575.00 feet; Course 7, thence Westerly along the arc of said curve, through a central angle of 14°08'19", an arc length of 141.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 68°48'50" West, 141.53 feet; Course 8, thence North 61°44'40" West, 206.67 feet to the point of curvature of a curve concave Southerly having a radius of 450.00 feet; Course 9, thence Westerly along the arc of said curve, through a central angle of 14°55'51", an arc length of 117.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 69°12'35" West, 116.93 feet; Course 10, thence North 76°40'31" West, 76.07 feet to the Southwesterly corner of that certain Stormwater Management Easement as depicted on said Deer Run R-2; thence along the boundary line of said Stormwater Management Easement the following 4 courses: Course 1, thence North 13°19'29" East, departing said Northerly right of way line, 60.00 feet; Course 2, thence North 47°02'39" East, 150.34 feet; Course 3, thence South 74°35'22" East, 428.02 feet; Course 4, thence South 06°29'03" East, 155.92 feet to the Southwesterly corner thereof, said corner lying on the boundary line of Tract C-21 as depicted on said Deer Run R-2; thence South 06°49'30" East, along said boundary line of Tract C-21, a distance of 97.45 feet to the Southwesterly corner thereof; thence South 75°52'59" East, continuing along said boundary line, 231.38 feet to the Southeasterly corner thereof, said corner also being the Southwesterly corner of Parcel 11 as depicted on said Deer Run R-2; thence along the boundary line of said Parcel

Grand Reserve Village PUD (continued)

PUD Parcel 1 (continued):

11 the following 9 courses: Course 1, thence North  $11^{\circ}28'34''$  West, 87.45 feet; Course 2, thence North  $01^{\circ}17'21''$  West, 71.36 feet; Course 3, thence South  $68^{\circ}13'40''$  East, 264.30 feet; Course 4, thence South  $70^{\circ}56'54''$  East, 144.84 feet; Course 5, thence North  $42^{\circ}50'13''$  East, 115.34 feet; Course 6, thence South  $17^{\circ}46'03''$  East, 97.00 feet; Course 7, thence South  $13^{\circ}17'22''$  East, 102.47 feet to a point on a curve concave Northwesterly having a radius of 255.00 feet; Course 8, thence Northeasterly along the arc of said curve, through a central angle of  $36^{\circ}07'50''$ , an arc length of 160.80 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $59^{\circ}02'29''$  East, 158.15 feet; Course 9, thence North  $40^{\circ}58'34''$  East, 150.21 feet to a point lying on the boundary line of Parcel 10 as depicted on said Deer Run R-2; thence along said boundary line of Parcel 10 the following 13 courses: Course 1, thence North  $49^{\circ}01'26''$  West, departing said boundary line of Parcel 11, a distance of 16.24 feet; Course 2, thence North  $18^{\circ}20'44''$  West, 97.39 feet; Course 3, thence North  $40^{\circ}58'34''$  East, 150.81 feet to the point of curvature of a curve concave Northwesterly having a radius of 855.00 feet; Course 4, thence Northeasterly along the arc of said curve, through a central angle of  $16^{\circ}08'49''$ , an arc length of 240.95 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $32^{\circ}54'10''$  East, 240.16 feet; Course 5, thence North  $24^{\circ}49'45''$  East, 154.42 feet; Course 6, thence South  $47^{\circ}31'42''$  East, 79.58 feet; Course 7, thence North  $75^{\circ}22'23''$  East, 44.25 feet; Course 8, thence North  $24^{\circ}49'45''$  East, 65.83 feet to the point of curvature of a curve concave Westerly having a radius of 540.00 feet; Course 9, thence Northerly along the arc of said curve, through a central angle of  $23^{\circ}16'16''$ , an arc length of 219.32 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $13^{\circ}11'37''$  East, 217.82 feet; Course 10, thence North  $57^{\circ}16'28''$  West, 137.95 feet; Course 11, thence North  $11^{\circ}33'50''$  East, 25.87 feet; Course 12, thence North  $00^{\circ}43'49''$  West, 246.66 feet; Course 13, thence South  $89^{\circ}18'08''$  West, 34.25 feet to the Southeasterly corner of that certain Stormwater Management Easement as depicted on said Deer Run R-2; thence Northerly, along the boundary line of said Stormwater Management Easement, the following 8 courses: Course 1, thence South  $89^{\circ}18'07''$  West, departing said boundary line of Parcel 10, a distance of 26.67 feet; Course 2, thence North  $23^{\circ}21'38''$  West, 205.07 feet; Course 3, thence North  $03^{\circ}16'22''$  West, 377.35 feet; Course 4, thence North  $35^{\circ}51'54''$  East, 153.03 feet; Course 5, thence North  $05^{\circ}40'49''$  West, 428.94 feet; Course 6, thence North  $09^{\circ}30'34''$  East, 210.16 feet; Course 7, thence North  $10^{\circ}12'03''$  West, 90.51 feet; Course 8, thence North  $42^{\circ}28'56''$  East, 72.82 feet to a point lying on the boundary line of Golf Course Parcel 2 as depicted on said Deer Run R-2; thence South  $89^{\circ}18'08''$  West, departing said boundary line of Stormwater Management Easement and along said boundary line of Golf Course Parcel 2, a distance of 53.06 feet to the point of curvature of a curve concave Southerly having a radius of 275.00 feet; thence Westerly, continuing along said boundary line of Golf Course Parcel 2 and along the arc of said curve, through a central angle of  $41^{\circ}02'46''$ ,

Grand Reserve Village PUD (continued)

PUD Parcel 1 (continued):

an arc length of 197.01 feet to a point lying on the boundary line of Parcel 13 as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of South 68°46'45" West, 192.82 feet; thence along said boundary line of Parcel 13 the following 56 courses: Course 1, thence South 41°44'38" East, 38.54 feet; Course 2, thence South 09°17'30" West, 60.57 feet; Course 3, thence South 38°02'34" East, 45.32 feet; Course 4, thence South 51°57'25" West, 136.34 feet; Course 5, thence South 70°44'20" West, 11.08 feet; Course 6, thence South 50°01'12" West, 5.50 feet; Course 7, thence South 60°29'53" West, 37.80 feet; Course 8, thence North 75°28'18" West, 15.59 feet; Course 9, thence South 70°44'20" West, 4.70 feet; Course 10, thence North 57°52'26" West, 0.35 feet; Course 11, thence South 27°58'58" West, 106.95 feet; Course 12, thence South 26°55'08" East, 141.73 feet; Course 13, thence South 40°46'41" East, 36.64 feet; Course 14, thence South 81°08'01" West, 74.06 feet; Course 15, thence South 83°22'43" West, 100.08 feet; Course 16, thence South 09°59'58" West, 149.85 feet; Course 17, thence South 21°12'28" West, 57.54 feet; Course 18, thence South 58°08'05" West, 22.90 feet; Course 19, thence South 25°42'01" West, 44.72 feet; Course 20, thence South 14°17'56" West, 94.17 feet; Course 21, thence South 34°43'52" East, 121.18 feet; Course 22, thence South 88°43'32" East, 83.14 feet; Course 23, thence South 86°07'13" East, 59.93 feet; Course 24, thence South 01°26'59" East, 95.74 feet; Course 25, thence South 28°29'49" East, 115.49 feet; Course 26, thence North 75°29'46" West, 167.50 feet; Course 27, thence South 85°36'44" West, 115.84 feet; Course 28, thence North 40°50'13" West, 69.41 feet; Course 29, thence North 17°00'45" West, 46.53 feet; Course 30, thence North 11°05'31" West, 33.14 feet; Course 31, thence North 08°48'31" West, 30.21 feet; Course 32, thence North 12°47'50" West, 47.45 feet; Course 33, thence North 20°19'28" West, 59.84 feet; Course 34, thence North 41°17'29" West, 49.53 feet; Course 35, thence North 81°42'50" West, 24.72 feet; Course 36, thence South 71°32'41" West, 32.93 feet; Course 37, thence South 62°09'23" West, 24.10 feet; Course 38, thence South 53°45'44" West, 40.63 feet; Course 39, thence South 74°58'26" West, 143.82 feet; Course 40, thence South 21°42'33" East, 171.72 feet; Course 41, thence South 05°05'15" West, 68.80 feet; Course 42, thence South 84°01'46" West, 175.39 feet; Course 43, thence North 34°42'38" West, 53.94 feet; Course 44, thence North 12°41'03" West, 275.77 feet to the point of curvature of a curve concave Southeasterly having a radius of 260.00 feet; Course 45, thence Northeasterly along the arc of said curve, through a central angle of 76°58'21", an arc length of 349.29 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 25°48'07" East, 323.61 feet; Course 46, thence North 89°04'44" East, 28.57 feet; Course 47, thence North 56°19'05" East, 64.55 feet; Course 48, thence North 83°02'07" East, 115.39 feet; Course 49, thence South 80°05'08" East, 111.28 feet; Course 50, thence North 62°40'31" East, 86.60 feet; Course 51, thence North 27°11'52" East, 146.56 feet; Course 52, thence North 26°55'48" East, 51.81 feet; Course 53, thence North 20°21'38" East, 94.94 feet; Course 54, thence South 50°27'50" East, 97.46 feet; Course 55, thence South 53°39'49"

Grand Reserve Village PUD (continued)

PUD Parcel 1 (continued):

East, 20.28 feet; Course 56, thence North 27°58'58" East, 93.96 feet to a point lying on the boundary line of Parcel 14 as depicted on said Deer Run R-2; thence along said boundary line of Parcel 14 the following 64 courses; Course 1, thence North 57°52'26" West, departing said boundary line of Parcel 13, a distance of 5.78 feet; Course 2, thence North 22°39'05" West, 125.74 feet; Course 3, thence North 36°55'09" West, 103.10 feet; Course 4, thence North 26°48'19" West, 59.61 feet; Course 5, thence North 27°28'09" West, 97.15 feet; Course 6, thence North 53°37'09" West, 95.34 feet; Course 7, thence North 82°53'16" West, 118.67 feet; Course 8, thence North 80°25'46" West, 61.75 feet; Course 9, thence North 19°14'06" East, 66.69 feet; Course 10, thence North 36°57'14" East, 79.60 feet; Course 11, thence North 14°00'51" East, 90.42 feet; Course 12, thence North 18°47'15" West, 37.25 feet; Course 13, thence North 35°53'46" West, 47.70 feet; Course 14, thence North 73°00'25" East, 45.72 feet; Course 15, thence South 72°44'58" East, 41.39 feet; Course 16, thence South 55°16'42" East, 73.67 feet; Course 17, thence North 71°32'36" East, 74.88 feet; Course 18, thence North 04°30'17" East, 62.49 feet to a point on a curve concave Easterly having a radius of 260.00 feet; Course 19, thence Northerly along the arc of said curve, through a central angle of 12°52'43", an arc length of 58.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°19'41" West, 58.32 feet; Course 20, thence North 10°53'19" West, 65.22 feet; Course 21, thence South 88°21'51" West, 42.99 feet; Course 22, thence South 34°30'26" West, 42.30 feet; Course 23, thence South 65°35'00" West, 30.49 feet; Course 24, thence South 85°25'10" West, 49.08 feet; Course 25, thence North 72°26'08" West, 40.82 feet; Course 26, thence South 80°59'20" West, 59.40 feet; Course 27, thence North 21°06'26" West, 68.79 feet; Course 28, thence North 09°27'58" West, 56.94 feet; Course 29, thence North 29°37'59" West, 69.53 feet; Course 30, thence North 58°03'56" West, 91.03 feet; Course 31, thence North 63°49'43" West, 60.49 feet; Course 32, thence South 41°40'30" West, 233.66 feet; Course 33, thence South 02°09'20" East, 43.09 feet; Course 34, thence South 43°56'24" West, 62.53 feet; Course 35, thence South 34°33'46" West, 75.01 feet; Course 36, thence South 11°05'39" West, 52.93 feet; Course 37, thence South 04°30'32" East, 219.19 feet to a point on a curve concave Easterly having a radius of 140.00 feet; Course 38, thence Southerly along the arc of said curve, through a central angle of 16°41'28", an arc length of 40.78 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 13°10'45" East, 40.64 feet; Course 39, thence South 84°35'58" East, 97.24 feet; Course 40, thence South 37°13'38" East, 141.91 feet; Course 41, thence South 12°34'51" East, 66.36 feet; Course 42, thence South 17°01'15" West, 99.83 feet; Course 43, thence South 20°26'57" West, 32.76 feet to a point on a curve concave Westerly having a radius of 50.00 feet; Course 44, thence Southerly along the arc of said curve, through a central angle of 42°11'17", an arc length of 36.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 20°26'57" West, 35.99 feet; Course 45, thence South 20°26'57" West, 35.32 feet; Course 46, thence



**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

South 02°59'04" East, 125.89 feet; Course 47, thence South 45°04'32" West, 87.87 feet; Course 48, thence South 65°32'07" West, 30.11 feet; Course 49, thence North 29°59'04" West, 29.36 feet; Course 50, thence North 07°42'15" West, 90.89 feet; Course 51, thence North 24°00'50" West, 106.81 feet; Course 52, thence North 13°25'41" West, 120.45 feet; Course 53, thence North 03°45'16" West, 79.19 feet; Course 54, thence North 36°52'32" West, 127.42 feet; Course 55, thence North 06°11'47" East, 146.82 feet; Course 56, thence North 04°16'43" West, 117.14 feet; Course 57, thence North 51°07'00" West, 93.73 feet; Course 58, thence South 80°36'39" West, 16.20 feet; Course 59, thence North 04°24'29" West, 37.74 feet; Course 60, thence North 06°11'08" East, 46.21 feet; Course 61, thence North 40°56'00" East, 101.16 feet; Course 62, thence North 50°16'42" East, 148.70 feet; Course 63, thence North 21°17'12" West, 108.98 feet; Course 64, thence North 20°58'09" West, 52.73 feet to the Southwesterly corner of that certain Stormwater Management Easement as depicted on said Deer Run R-2; thence along the boundary line of said Stormwater Management Easement the following 6 courses: Course 1, thence North 22°58'40" East, departing said boundary line of Parcel 14, a distance of 360.96 feet to the point of curvature of a curve concave Southeasterly having a radius of 130.00 feet; Course 2, thence Northeasterly along the arc of said curve, through a central angle of 40°04'34", an arc length of 90.93 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 43°00'57" East, 89.09 feet; Course 3, thence North 63°03'14" East, 273.68 feet to the point of curvature of a curve concave Southwesterly having a radius of 115.00 feet; Course 4, thence Southeasterly along the arc of said curve, through a central angle of 122°25'19", an arc length of 245.72 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 55°44'07" East, 201.57 feet; Course 5, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 75.00 feet, through a central angle of 60°29'23", an arc length of 79.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 24°46'09" East, 75.55 feet; Course 6, thence South 55°00'50" East, 387.17 feet to the Southeasterly corner thereof, said corner lying on said boundary line of Parcel 14; thence South 37°39'22" East, along said boundary line of Parcel 14, a distance of 223.55 feet to the Northerly most corner of that certain Stormwater Management Easement as depicted on said Deer run R-2; thence Southerly along said boundary line the following 9 courses: Course 1, thence South 27°50'01" East, departing said boundary line of Parcel 14, a distance of 208.35 feet; Course 2, thence South 00°38'01" West, 110.90 feet to the point of curvature of a curve concave Northeasterly having a radius of 60.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of 61°45'45", an arc length of 64.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°14'52" East, 61.59 feet; Course 4, thence South 61°07'44" East, 108.20 feet to the point of curvature of a curve concave Westerly having a radius of 55.00 feet; Course 5, thence

**Grand Reserve Village PUD (continued)****PUD Parcel 1 (continued):**

Southerly along the arc of said curve, through a central angle of  $87^{\circ}55'10''$ , an arc length of 84.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $17^{\circ}10'09''$  East, 76.36 feet; Course 6, thence South  $26^{\circ}47'26''$  West, 101.22 feet; Course 7, thence South  $28^{\circ}37'05''$  East, 39.66 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; Course 8, thence Southwesterly along the arc of said curve, through a central angle of  $109^{\circ}59'02''$ , an arc length of 57.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $26^{\circ}22'26''$  West, 49.14 feet; Course 9, thence South  $81^{\circ}21'57''$  West, 95.78 feet to a point lying on the boundary line of said Golf Course Parcel 2; thence along said boundary line the following 9 courses: Course 1, thence South  $17^{\circ}58'02''$  East, departing said boundary-line of Stormwater Management Easement, 92.59 feet to a point on a curve concave Southerly having a radius of 325.00 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of  $17^{\circ}16'10''$ , an arc length of 97.96 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $80^{\circ}40'03''$  East, 97.59 feet; Course 3, thence North  $89^{\circ}18'08''$  East, 83.06 feet; Course 4, thence North  $00^{\circ}43'49''$  West, 617.44 feet to the point of curvature of a curve concave Southwesterly having a radius of 480.00 feet; Course 5, thence Northwesterly along the arc of said curve, through a central angle of  $48^{\circ}31'16''$ , an arc length of 406.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}59'27''$  West, 394.45 feet; Course 6, thence North  $49^{\circ}15'05''$  West, 786.82 feet to the point of curvature of a curve concave Southerly having a radius of 80.00 feet; Course 7, thence Westerly along the arc of said curve, through a central angle of  $74^{\circ}09'34''$ , an arc length of 103.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $86^{\circ}19'52''$  West, 96.47 feet; Course 8, thence South  $56^{\circ}35'21''$  West, 596.02 feet to the point of curvature of a curve concave Northwesterly having a radius of 595.00 feet; Course 9, thence Southwesterly along the arc of said curve, through a central angle of  $20^{\circ}44'21''$ , an arc length of 215.37 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $66^{\circ}57'31''$  West, 214.20 feet; thence North  $00^{\circ}52'19''$  East, along said boundary line of Golf Course Parcel 2 and along the boundary line of Tract C-8 as depicted on said Deer Run R-2, a distance of 11.07 feet; thence along said boundary line of Tract C-8 the following 6 courses: Course 1, thence North  $47^{\circ}53'21''$  West, 97.62 feet; Course 2, thence North  $24^{\circ}01'51''$  West, 23.47 feet to a point on a curve concave Northerly having a radius of 485.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of  $05^{\circ}12'54''$ , an arc length of 44.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $86^{\circ}50'27''$  West, 44.13 feet; Course 4, thence South  $89^{\circ}26'53''$  West, 153.09 feet; Course 5, thence South  $35^{\circ}26'54''$  East, 88.00 feet; Course 6, thence South  $03^{\circ}43'13''$  West, 37.93 feet; thence along the boundary line of Parcel 12, as depicted on said Deer Run R-2, the

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

following 41 courses: Course 1, thence South  $89^{\circ}26'53''$  West, departing said boundary line of Tract C-8, a distance of 135.48 feet to a point on a curve concave Northwesterly having a radius of 295.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of  $21^{\circ}31'26''$ , an arc length of 110.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $28^{\circ}59'38''$  West, 110.17 feet; Course 3, thence North  $70^{\circ}20'37''$  West, 25.16 feet; Course 4, thence South  $38^{\circ}11'09''$  West, 158.93 feet; Course 5, thence South  $00^{\circ}10'46''$  East, 84.82 feet; Course 6, thence South  $28^{\circ}44'11''$  West, 49.90 feet; Course 7, thence South  $79^{\circ}43'22''$  West, 57.50 feet; Course 8, thence South  $52^{\circ}15'00''$  West, 115.28 feet; Course 9, thence North  $32^{\circ}26'09''$  West, 152.66 feet; Course 10, thence South  $47^{\circ}39'01''$  West, 228.28 feet; Course 11, thence South  $47^{\circ}39'10''$  East, 41.71 feet; Course 12, thence South  $12^{\circ}36'17''$  East, 101.19 feet; Course 13, thence South  $39^{\circ}29'53''$  East, 114.03 feet; Course 14, thence South  $10^{\circ}02'00''$  East, 174.29 feet; Course 15, thence South  $01^{\circ}18'24''$  East, 83.52 feet; Course 16, thence South  $02^{\circ}38'52''$  East, 108.55 feet; Course 17, thence South  $88^{\circ}14'12''$  West, 53.61 feet; Course 18, thence North  $63^{\circ}04'40''$  West, 560.72 feet; Course 19, thence North  $64^{\circ}29'06''$  East, 134.92 feet; Course 20, thence North  $36^{\circ}31'21''$  East, 118.39 feet; Course 21, thence North  $16^{\circ}05'14''$  East, 9.06 feet to a point on a curve concave Easterly having a radius of 185.00 feet; Course 22, thence Northerly along the arc of said curve, through a central angle of  $31^{\circ}14'19''$ , an arc length of 100.86 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $16^{\circ}05'14''$  East, 99.62 feet; Course 23, thence North  $16^{\circ}05'14''$  East, 23.44 feet; Course 24, thence North  $48^{\circ}11'15''$  West, 194.57 feet; Course 25, thence North  $40^{\circ}03'37''$  East, 38.23 feet; Course 26, thence South  $89^{\circ}28'11''$  East, 81.26 feet; Course 27, thence North  $70^{\circ}41'12''$  East, 59.68 feet; Course 28, thence South  $47^{\circ}39'10''$  East, 125.67 feet; Course 29, thence North  $47^{\circ}39'01''$  East, 224.51 feet; Course 30, thence North  $60^{\circ}15'19''$  West, 66.04 feet; Course 31, thence North  $31^{\circ}20'18''$  West, 125.59 feet; Course 32, thence North  $47^{\circ}54'44''$  West, 90.20 feet; Course 33, thence North  $04^{\circ}13'41''$  East, 93.05 feet; Course 34, thence North  $10^{\circ}44'04''$  East, 85.09 feet; Course 35, thence North  $01^{\circ}08'14''$  East, 59.35 feet; Course 36, thence North  $19^{\circ}34'36''$  West, 54.01 feet; Course 37, thence North  $18^{\circ}57'48''$  East, 278.61 feet to the point of curvature of a curve concave Southeasterly having a radius of 500.00 feet; Course 38, thence Northeasterly along the arc of said curve, through a central angle of  $23^{\circ}28'35''$ , an arc length of 204.87 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $30^{\circ}42'07''$  East, 203.44 feet; Course 39, thence Northerly along the arc of a curve concave Westerly having a radius of 350.00 feet, through a central angle of  $46^{\circ}45'11''$ , an arc length of 285.60 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $19^{\circ}03'51''$  East, 277.74 feet; Course 40, thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 195.00 feet, through a central angle of  $64^{\circ}00'14''$ , an arc length of 217.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

27°41'27" East, 206.68 feet; Course 41, thence North 89°15'49" East, 215.00 feet to the Northwesterly corner of Tract C-3 as depicted on said Deer Run R-2; thence along the boundary line of said Tract C-3 the following 28 courses: Course 1, thence South 51°45'19" East, 58.34 feet; Course 2, thence South 25°05'11" West, 112.67 feet; Course 3, thence South 32°11'04" West, 129.17 feet; Course 4, thence South 10°56'34" West, 74.66 feet to a point on a curve concave Westerly having a radius of 60.00 feet; Course 5, thence Southerly along the arc of said curve, through a central angle of 49°56'34", an arc length of 52.30 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 06°47'55" East, 50.66 feet; Course 6, thence South 07°38'42" East, 60.29 feet; Course 7, thence South 41°46'55" West, 33.20 feet; Course 8, thence North 87°40'32" West, 48.89 feet; Course 9, thence South 16°12'46" East, 169.93 feet; Course 10, thence South 30°06'56" East, 108.98 feet; Course 11, thence South 68°35'12" East, 37.72 feet; Course 12, thence South 17°08'47" West, 76.24 feet; Course 13, thence South 16°54'00" West, 62.16 feet; Course 14, thence South 56°11'17" East, 51.17 feet; Course 15, thence South 18°24'44" East, 57.55 feet to a point on a curve concave Northerly having a radius of 490.00 feet; Course 16, thence Easterly along the arc of said curve, through a central angle of 08°37'33", an arc length of 73.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 86°14'21" East, 73.70 feet; Course 17, thence North 89°26'53" East, 221.33 feet to the point of curvature of a curve concave Northerly having a radius of 415.00 feet; Course 18, thence Easterly along the arc of said curve, through a central angle of 02°14'02", an arc length of 16.18 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 88°19'51" East, 16.18 feet; Course 19, thence North 03°16'41" West, 110.01 feet; Course 20, thence North 12°03'48" East, 80.33 feet; Course 21, thence North 54°51'18" East, 117.03 feet; Course 22, thence North 30°51'09" East, 117.15 feet; Course 23, thence North 45°44'15" East, 114.96 feet; Course 24, thence North 12°12'57" East, 117.93 feet; Course 25, thence North 03°13'33" West, 90.16 feet; Course 26, thence North 21°39'08" East, 92.95 feet; Course 27, thence North 00°02'37" West, 83.93 feet; Course 28, thence North 20°01'44" West, 146.59 feet to the Northwesterly corner of Parcel 10 as depicted on said Deer Run R-2; thence along the boundary line of said Parcel 10 the following 27 courses: Course 1, thence North 89°15'49" East, departing said boundary line of Tract C-3, a distance of 1141.08 feet; Course 2, thence South 29°22'57" East, 92.15 feet; Course 3, thence South 20°43'03" East, 106.06 feet; Course 4, thence North 62°39'00" East, 183.07 feet; Course 5, thence North 05°35'01" West, 98.89 feet; Course 6, thence North 89°15'49" East, 304.41 feet; Course 7, thence South 00°43'49" East, 333.87 feet; Course 8, thence South 89°18'10" West, 73.23 feet; Course 9, thence South 63°12'46" West, 49.74 feet; Course 10, thence South 59°34'07" West, 59.76 feet; Course 11, thence South 08°25'24" West, 108.66 feet; Course 12, thence South 05°35'59" West, 99.56 feet to the point of curvature of a curve concave Westerly having a radius of 360.00 feet; Course 13,

**Grand Reserve Village PUD (continued)**

**PUD Parcel 1 (continued):**

thence Southerly along the arc of said curve, through a central angle of  $05^{\circ}10'56''$ , an arc length of 32.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $08^{\circ}11'26''$  West, 32.55 feet; Course 14, thence South  $59^{\circ}30'08''$  East, 63.88 feet; Course 15, thence South  $17^{\circ}23'59''$  East, 94.80 feet; Course 16, thence South  $01^{\circ}11'42''$  East, 71.74 feet; Course 17, thence South  $11^{\circ}25'51''$  West, 85.68 feet; Course 18, thence South  $55^{\circ}22'36''$  West, 82.67 feet; Course 19, thence South  $36^{\circ}38'39''$  East, 67.91 feet; Course 20, thence South  $02^{\circ}18'22''$  East, 97.75 feet; Course 21, thence South  $00^{\circ}45'05''$  East, 234.00 feet to a point on a curve concave Southwesterly having a radius of 660.00 feet; Course 22, thence Southeasterly along the arc of said curve, through a central angle of  $02^{\circ}02'59''$ , an arc length of 23.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $23^{\circ}12'58''$  East, 23.61 feet; Course 23, thence North  $73^{\circ}53'16''$  East, 23.28 feet; Course 24, thence South  $36^{\circ}27'04''$  East, 110.48 feet; Course 25, thence South  $83^{\circ}17'38''$  East, 69.40 feet; Course 26, thence South  $00^{\circ}43'49''$  East, 2860.31 feet; Course 27, thence North  $71^{\circ}49'41''$  West, 60.89 feet to the Northerly most corner of Tract C-19 as depicted on said Deer Run R-2; thence along the boundary line of said Tract C-19 the following 8 courses: Course 1, thence South  $18^{\circ}10'19''$  West, departing said boundary line of Parcel 10, a distance of 19.48 feet; Course 2, thence South  $34^{\circ}39'01''$  West, 160.98 feet; Course 3, thence South  $14^{\circ}00'45''$  West, 213.56 feet; Course 4, thence South  $68^{\circ}39'44''$  West, 97.76 feet; Course 5, thence South  $23^{\circ}09'27''$  West, 131.25 feet; Course 6, thence South  $29^{\circ}35'04''$  East, 88.58 feet; Course 7, thence South  $18^{\circ}25'01''$  West, 39.90 feet; Course 8, thence South  $51^{\circ}55'08''$  East, 23.42 feet to the Northwesterly corner of Parcel 3 as depicted on said Deer Run R-2; thence Easterly, departing said boundary line of Tract C-19, along the Northerly line of Parcel 3 and along the arc of a curve concave Northerly having a radius of 479.92 feet, through a central angle of  $34^{\circ}12'55''$ , an arc length of 286.59 feet to the Northeasterly corner of said Parcel 3, said corner also being the Southeasterly corner of Tract C-29 as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of South  $70^{\circ}25'29''$  East, 282.35 feet; thence along the boundary line of said Tract C-29 the following 6 courses: Course 1, thence Easterly along the arc of a curve concave Northerly having a radius of 475.77 feet, through a central angle of  $03^{\circ}40'09''$ , an arc length of 30.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $89^{\circ}20'35''$  East, 30.46 feet; Course 2, thence North  $88^{\circ}49'21''$  East, 219.16 feet; Course 3, thence North  $14^{\circ}07'26''$  West, 136.70 feet; Course 4, thence North  $31^{\circ}54'03''$  West, 91.60 feet; Course 5, thence North  $40^{\circ}03'13''$  West, 63.12 feet; Course 6, thence North  $18^{\circ}07'00''$  East, 53.43 feet to the Northwesterly corner of Tract W, as depicted on said Deer Run R-2; thence North  $88^{\circ}49'21''$  East, departing said boundary line of Tract C-29, along the Northerly line of said Tract W and along the Northerly line of Tract H, as depicted on said Deer Run R-2, a distance of 751.19 feet to the Point of Beginning.

**Grand Reserve Village PUD (continued)**

**PUD Parcel 2:**

A portion of Deer Run R-2, as recorded in Map Book 37, pages 80 through 93, together with a portion of Grand Reserve and Golf Club, RPUD, Unit 1, as recorded in Map Book 36, pages 100 through 104, both of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northerly most corner of Tract C-23 as depicted on said Deer Run R-2, said corner lying on the boundary line of Tract BB as depicted on said Grand Reserve and Golf Club, RPUD, Unit 1; thence along said boundary line the following 8 courses: Course 1, thence North  $40^{\circ}54'04''$  East, 11.28 feet; Course 2, thence North  $76^{\circ}40'31''$  West, 55.11 feet to the point of curvature of a curve concave Northerly having a radius of 510.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of  $09^{\circ}42'11''$ , an arc length of 86.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $71^{\circ}49'26''$  West, 86.27 feet; Course 4, thence North  $66^{\circ}58'20''$  West, 78.65 feet to the point of curvature of a curve concave Southeasterly having a radius of 15.00 feet; Course 5, thence Southwesterly along the arc of said curve, through a central angle of  $100^{\circ}27'23''$ , an arc length of 26.30 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South  $62^{\circ}47'58''$  West, 23.06 feet; Course 6, thence Southerly along the arc of a curve concave Easterly having a radius of 127.94 feet, through a central angle of  $19^{\circ}40'33''$ , an arc length of 43.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $02^{\circ}44'00''$  West, 43.72 feet; Course 7, thence South  $07^{\circ}06'16''$  East, 48.47 feet; Course 8, thence North  $88^{\circ}49'05''$  East, 10.05 feet to the Northwesterly corner of Tract C-24 as depicted on said Deer Run R-2; thence Southerly, along the Westerly line of said Tract C-24, the following 30 courses: Course 1, thence South  $07^{\circ}06'16''$  East, departing said boundary line of Tract BB, a distance of 31.38 feet; Course 2, thence North  $63^{\circ}51'42''$  West, 11.96 feet; Course 3, thence South  $07^{\circ}06'16''$  East, 108.11 feet; Course 4, thence South  $89^{\circ}25'13''$  East, 111.00 feet; Course 5, thence South  $10^{\circ}09'49''$  East, 55.13 feet; Course 6, thence South  $22^{\circ}40'47''$  East, 41.84 feet; Course 7, thence South  $35^{\circ}37'10''$  East, 55.42 feet; Course 8, thence South  $17^{\circ}27'18''$  East, 26.68 feet; Course 9, thence South  $39^{\circ}28'05''$  East, 180.23 feet; Course 10, thence South  $19^{\circ}15'19''$  East, 161.82 feet; Course 11, thence South  $21^{\circ}35'38''$  East, 46.39 feet; Course 12, thence South  $49^{\circ}26'03''$  East, 67.78 feet; Course 13, thence South  $55^{\circ}53'05''$  East, 66.38 feet; Course 14, thence North  $82^{\circ}19'26''$  East, 215.17 feet; Course 15, thence South  $34^{\circ}04'49''$  East, 80.80 feet; Course 16, thence South  $65^{\circ}13'44''$  West, 80.09 feet; Course 17, thence South  $07^{\circ}26'24''$  East, 189.79 feet; Course 18, thence South  $00^{\circ}59'35''$  West, 169.96 feet; Course 19, thence South  $78^{\circ}46'36''$  East, 53.43 feet; Course 20, thence South  $34^{\circ}39'36''$  East, 46.76 feet; Course 21, thence South  $02^{\circ}32'06''$  East, 117.54 feet; Course 22, thence South  $14^{\circ}10'21''$  West, 65.48 feet; Course 23, thence South  $60^{\circ}25'36''$  West, 268.67 feet; Course 24, thence South  $66^{\circ}24'41''$  West, 73.36 feet; Course

Grand Reserve Village PUD (continued)

PUD Parcel 2 (continued):

25, thence North 57°59'46" West, 124.45 feet; Course 26, thence South 64°26'36" West, 184.74 feet; Course 27, thence South 55°54'20" West, 60.67 feet; Course 28, thence South 27°34'56" West, 35.90 feet; Course 29, thence South 18°22'16" East, 112.67 feet; Course 30, thence South 00°52'55" East, 229.72 feet to the Southwesterly corner of said Tract C-24, said corner also being the Southeasterly corner of Parcel 6 as depicted on said Deer Run R-2; thence South 89°07'05" West, along the Southerly line of said Parcel 6, a distance of 231.97 feet to the Southwesterly corner thereof; thence Northerly, along the Westerly line of said Parcel 6, the following 18 courses: Course 1, thence North 00°48'05" West, 1095.84 feet; Course 2, thence North 20°36'49" East, 95.69 feet; Course 3, thence South 37°42'21" East, 110.68 feet; Course 4, thence South 39°09'53" East, 205.06 feet; Course 5, thence South 20°39'46" East, 36.74 feet; Course 6, thence South 69°38'00" East, 29.07 feet; Course 7, thence South 25°33'24" East, 152.17 feet; Course 8, thence North 64°26'36" East, 180.00 feet; Course 9, thence North 25°33'24" West, 29.05 feet; Course 10, thence North 66°00'01" East, 104.99 feet; Course 11, thence North 23°59'59" West, 97.06 feet to the point of curvature of a curve concave Southwesterly having a radius of 315.00 feet; Course 12, thence Northwesterly along the arc of said curve, through a central angle of 23°19'15", an arc length of 128.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 35°39'37" West, 127.33 feet; Course 13, thence North 47°19'14" West, 94.13 feet to the point of curvature of a curve concave Northeasterly having a radius of 385.00 feet; Course 14, thence Northwesterly along the arc of said curve, through a central angle of 28°06'13", an arc length of 188.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 33°16'08" West, 186.96 feet; Course 15, thence North 19°13'01" West, 45.07 feet to the point of curvature of a curve concave Southwesterly having a radius of 315.00 feet; Course 16, thence Northwesterly along the arc of said curve, through a central angle of 20°15'04", an arc length of 111.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 29°20'33" West, 110.76 feet; Course 17, thence North 39°28'05" West, 163.93 feet to the point of curvature of a curve concave Northeasterly having a radius of 385.00 feet; Course 18, thence Northwesterly along the arc of said curve, through a central angle of 32°21'49", an arc length of 217.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 23°17'10" West, 214.59 feet; thence North 07°06'16" West, continuing along said Westerly line of Parcel 6 and along the boundary line of Tract F as depicted on said Grand Reserve and Golf Club, RPU, Unit 1, a distance of 217.71 feet to the point of curvature of a curve concave Easterly having a radius of 197.94 feet; thence along said boundary line of Tract F the following 3 courses: Course 1, thence Northerly along the arc of said curve, through a central angle of 24°36'34", an arc length of 85.02 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 05°12'01" East, 84.37 feet; Course 2, thence Northwesterly along the arc of a curve

**Grand Reserve Village PUD (continued)**

**PUD Parcel 2 (continued):**

concave Southwesterly having a radius of 15.00 feet, through a central angle of  $84^{\circ}28'38''$ , an arc length of 22.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}44'01''$  West, 20.17 feet; Course 3, thence North  $66^{\circ}58'20''$  West, 339.79 feet; thence North  $23^{\circ}01'40''$  East, departing said boundary line of Tract F, 10.00 feet to a point lying on the Southerly right of way line of Grand Reserve Drive, a 50 foot right of way as depicted on said Grand Reserve and Golf Club, RPUD, Unit 1; thence South  $66^{\circ}58'20''$  East, along said Southerly right of way line, 339.79 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; thence Southeasterly, continuing along said Southerly right of way line and along the arc of said curve, through a central angle of  $84^{\circ}28'38''$ , an arc length of 36.86 feet to a point lying on the Westerly right of way line of Preserve Drive, a 50 foot right of way as depicted on said Grand Reserve and Golf Club, RPUD, Unit 1, said arc being subtended by a chord bearing and distance of South  $24^{\circ}44'01''$  East, 33.61 feet; thence Southerly, departing said Southerly right of way line of Grand Reserve Drive, along the Westerly right of way line of said Preserve Drive and along the arc of a curve concave Easterly having a radius of 187.94 feet, through a central angle of  $24^{\circ}36'34''$ , an arc length of 80.72 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $05^{\circ}12'01''$  West, 80.10 feet; thence South  $07^{\circ}06'16''$  East, continuing along said Westerly right of way line, 42.24 feet to the Southwesterly corner of the Southerly terminus of said Preserve Drive; thence North  $88^{\circ}49'05''$  East, along said Southerly terminus, 50.27 feet to the Southeasterly corner thereof; thence North  $07^{\circ}06'16''$  West, along the Easterly right of way line of said Preserve Drive, 47.44 feet to the point of curvature of a curve concave Easterly having a radius of 137.94 feet; thence Northerly, continuing along said Easterly right of way line of Preserve Drive and along the arc of said curve, through a central angle of  $19^{\circ}40'33''$ , an arc length of 47.37 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North  $02^{\circ}44'00''$  East, 47.14 feet; thence Northeasterly, departing said Easterly right of way line of Preserve Drive, along said Southerly right of way line of Grand Reserve Drive and along the arc of a curve concave Southeasterly having a radius of 25.00 feet, through a central angle of  $100^{\circ}27'23''$ , an arc length of 43.83 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $62^{\circ}47'58''$  East, 38.43 feet; thence Easterly, continuing along said Southerly right of way line of Grand Reserve Drive, the following 10 courses: Course 1, thence South  $66^{\circ}58'20''$  East, 78.65 feet to the point of curvature of a curve concave Northerly having a radius of 500.00 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of  $09^{\circ}42'11''$ , an arc length of 84.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $71^{\circ}49'26''$  East, 84.57 feet; Course 3, thence South  $76^{\circ}40'31''$  East, 256.41 feet to the point of curvature of a curve concave Southerly having a radius of 400.00 feet; Course 4, thence Easterly along the arc of said curve, through a



**Grand Reserve Village PUD (continued)**

**PUD Parcel 2 (continued):**

central angle of  $14^{\circ}55'51''$ , an arc length of 104.24 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $69^{\circ}12'35''$  East, 103.94 feet; Course 5, thence South  $61^{\circ}44'40''$  East, 206.67 feet to the point of curvature of a curve concave Northerly having a radius of 625.00 feet; Course 6, thence Easterly along the arc of said curve, through a central angle of  $14^{\circ}08'19''$ , an arc length of 154.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $68^{\circ}48'50''$  East, 153.84 feet; Course 7, thence South  $75^{\circ}52'59''$  East, 684.34 feet to the point of curvature of a curve concave Northerly having a radius of 325.00 feet; Course 8, thence Easterly along the arc of said curve, through a central angle of  $63^{\circ}08'26''$ , an arc length of 358.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $72^{\circ}32'48''$  East, 340.30 feet; Course 9, thence North  $40^{\circ}58'34''$  East, 210.39 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet; Course 10, thence Easterly along the arc of said curve, through a central angle of  $90^{\circ}00'00''$ , an arc length of 39.27 feet to a point lying on the Southerly right of way line of Grand Reserve Boulevard, a 50 foot right of way as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of North  $85^{\circ}58'34''$  East, 35.36 feet; thence Easterly, along said Southerly right of way line of Grand Reserve Boulevard, the following 4 courses: Course 1, thence South  $49^{\circ}01'26''$  East, 147.97 feet to the point of curvature of a curve concave Northerly having a radius of 549.91 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of  $38^{\circ}30'27''$ , an arc length of 369.58 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $68^{\circ}16'38''$  East, 362.67 feet; Course 3, thence Easterly along the arc of a curve concave Northerly having a radius of 545.77 feet, through a central angle of  $03^{\circ}40'05''$ , an arc length of 34.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $89^{\circ}20'36''$  East, 34.93 feet; Course 4, thence North  $88^{\circ}49'21''$  East, 571.67 feet to the point of curvature of a curve concave Southwesterly having a radius of 20.00 feet; thence Southeasterly, departing said Southerly right of way line of Grand Reserve Boulevard, along the Easterly line of Tract F as depicted on said Deer Run R-2, and along the arc of said curve, through a central angle of  $89^{\circ}57'30''$ , an arc length of 31.40 feet to the Southeasterly corner of said Tract F, said arc being subtended by a chord bearing and distance of South  $46^{\circ}11'54''$  East, 28.27 feet; thence South  $88^{\circ}49'21''$  West, along the Southerly line of said Tract F, a distance of 631.30 feet to the Southwesterly corner thereof; thence North  $01^{\circ}08'54''$  West, along the Westerly line of said Tract F, 1.37 feet to the Northeasterly corner of Tract C-28 as depicted on said Deer Run R-2; thence along said Northerly line of Tract C-28 the following 3 Courses: Course 1, thence Westerly along the arc of a curve concave Northerly having a radius of 569.91 feet, through a central angle of  $38^{\circ}09'38''$ , an arc length of 379.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $68^{\circ}06'13''$  West, 372.60 feet;

**Grand Reserve Village PUD (continued)**

**PUD Parcel 2 (continued):**

Course 2, thence North 49°01'26" West, 137.97 feet to the point of curvature of a curve concave Southerly having a radius of 15.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of 90°00'00", an arc length of 23.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 85°58'34" West, 21.21 feet; thence South 40°58'34" West, continuing along said Northerly line and along the Northerly line of Tract C-27 as depicted on said Deer Run R-2, a distance of 200.39 feet to the point of curvature of a curve concave Northwesterly having a radius of 345.00 feet; thence Southwesterly, continuing along said Northerly line of Tract C-27 and along the arc of said curve, through a central angle of 38°11'23", an arc length of 229.96 feet to the Northwesterly corner of said Tract C-27, said arc being subtended by a chord bearing and distance of South 60°04'16" West, 225.72 feet; thence Southerly, along the Westerly line of said Tract C-27, the following 23 courses: Course 1, thence South 08°50'52" East, 77.99 feet; Course 2, thence South 35°26'36" East, 103.06 feet; Course 3, thence South 18°05'41" West, 207.22 feet; Course 4, thence South 75°00'44" West, 97.66 feet; Course 5, thence South 24°46'46" West, 187.81 feet; Course 6, thence South 20°53'25" West, 63.05 feet; Course 7, thence South 14°33'52" West, 104.69 feet; Course 8, thence South 03°32'56" West, 74.37 feet; Course 9, thence South 39°06'02" East, 93.90 feet; Course 10, thence South 84°21'30" East, 65.53 feet; Course 11, thence South 47°34'14" East, 24.30 feet; Course 12, thence South 06°13'33" East, 29.24 feet; Course 13, thence South 05°49'43" West, 76.93 feet; Course 14, thence South 08°39'19" East, 99.35 feet; Course 15, thence South 02°32'43" East, 41.74 feet; Course 16, thence South 01°53'38" West, 78.50 feet; Course 17, thence South 13°25'25" West, 65.57 feet; Course 18, thence South 04°38'13" East, 117.33 feet; Course 19, thence South 52°15'22" West, 39.97 feet to the point of curvature of a curve concave Easterly having a radius of 25.00 feet; Course 20, thence Southerly along the arc of said curve, through a central angle of 78°56'05", an arc length of 34.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 12°47'20" West, 31.78 feet; Course 21, thence South 26°40'43" East, 29.26 feet; Course 22, thence South 34°49'35" West, 50.44 feet; Course 23, thence South 18°08'47" East, 58.03 feet to the Southwesterly corner thereof, said corner lying on the boundary line of Parcel 5 as depicted on said Deer Run R-2; thence along said boundary line of Parcel 5 the following 21 courses: Course 1, thence North 89°45'42" East, 38.33 feet; Course 2, thence South 00°29'03" East, 634.28 feet; Course 3, thence South 89°19'16" West, 60.00 feet; Course 4, thence North 00°29'03" West, 634.87 feet; Course 5, thence North 89°53'54" West, 822.45 feet; Course 6, thence North 05°06'01" West, 31.19 feet; Course 7, thence North 21°07'38" West, 63.52 feet; Course 8, thence North 09°03'04" West, 56.22 feet; Course 9, thence North 10°52'05" West, 70.71 feet; Course 10, thence North 22°30'54" East, 19.20 feet; Course 11, thence South 89°53'34" East, 116.62 feet; Course 12, thence North 59°46'20" East, 31.51 feet; Course 13, thence North 20°27'32" East, 59.59 feet; Course 14, thence North 61°32'00"

**Grand Reserve Village PUD (continued)**

**PUD Parcel 2 (continued):**

East, 37.66 feet; Course 15, thence South 58°43'20" East, 48.09 feet; Course 16, thence South 45°45'34" East, 116.57 feet; Course 17, thence South 59°27'31" East, 33.08 feet; Course 18, thence South 89°53'34" East, 120.63 feet; Course 19, thence North 00°00'42" East, 467.22 feet; Course 20, thence North 89°04'32" East, 81.63 feet; Course 21, thence North 00°36'34" West, 653.66 feet to a point lying on the Southerly line of Parcel 7 as depicted on said Deer Run R-2; thence South 88°54'49" West, along said Southerly line of Parcel 7 and along the boundary line of Tract D-1 as depicted on said Deer Run R-2, a distance of 211.65 feet; thence continuing along said boundary line of said Tract D-1 the following 5 Courses: Course 1, thence North 73°36'41" West, 83.86 feet; Course 2, thence North 41°06'10" West, 43.30 feet; Course 3, thence North 27°26'25" West, 43.49 feet; Course 4, thence North 01°23'21" East, 177.82 feet; Course 5, thence North 16°28'24" West, 40.75 feet to a point lying on the boundary line of Parcel 9 as depicted on said Deer Run R-2; thence along said boundary line of Parcel 9 the following 3 courses: Course 1, thence North 75°54'28" West, departing said boundary line of Tract D-1, a distance of 11.61 feet; Course 2, thence North 16°28'24" West, 10.74 feet; Course 3, thence North 14°05'49" East, 90.75 feet to the Northeasterly corner of said Tract C-23; thence along the Northerly line of said Tract C-23 the following 5 Courses: Course 1, thence North 75°52'59" West, departing said boundary line of Parcel 9, a distance of 26.00 feet to the point of curvature of a curve concave Northerly having a radius of 645.00 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of 14°08'19", an arc length of 159.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 68°48'50" West, 158.76 feet; Course 3, thence North 61°44'40" West, 206.67 feet to the point of curvature of a curve concave Southerly having a radius of 380.00 feet; Course 4, thence Westerly along the arc of said curve, through a central angle of 14°55'51", an arc length of 99.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 69°12'35" West, 98.75 feet; Course 5, thence North 76°40'31" West, 206.52 feet to the Point of Beginning.

**PUD Parcel 3:**

All of Tracts I, J, S and X, as depicted on Deer Run R-2, recorded in Map Book 37, pages 80 through 93, of the Public Records of Flagler County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of said Tract J; thence South 88°49'21" West, along the Southerly line of said Tract J, a distance of 835.85 feet to the Southwesterly corner thereof; thence Northeasterly, along the Westerly line of said Tract J and along the arc of a curve concave Southeasterly having a radius of 20.00 feet, through a central angle of 89°57'30", an arc length of 31.40 feet to the point of tangency

Grand Reserve Village PUD (continued)

PUD Parcel 3 (continued):

of said curve, said point lying on the Southerly right of way line of Grand Reserve Boulevard, a 50 foot right of way as depicted on said Deer Run R-2, said arc being subtended by a chord bearing and distance of North  $43^{\circ}50'36''$  East, 28.27 feet; thence North  $88^{\circ}49'21''$  East, departing said Westerly line of Tract J and along said Southerly right of way line of Grand Reserve Boulevard, 1117.30 feet to the point of curvature of a curve concave Southerly having a radius of 275.00 feet; thence Easterly, continuing along said Southerly right of way line and along the arc of said curve, through a central angle of  $22^{\circ}57'01''$ , an arc length of 110.15 feet to the Northeasterly corner of said Tract I, said arc being subtended by a chord bearing and distance of South  $79^{\circ}42'08''$  East, 109.42 feet; thence South  $21^{\circ}46'22''$  West, departing said Southerly right of way line and along the Easterly line of said Tract I, 20.00 feet to the Southeasterly corner of said Tract I; thence Westerly, along the Southerly line of said Tract I and along the arc of a curve concave Southerly having a radius of 255.00 feet, through a central angle of  $22^{\circ}57'01''$ , an arc length of 102.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $79^{\circ}42'08''$  West, 101.46 feet; thence South  $88^{\circ}49'21''$  West, continuing along said Southerly line of Tract I, 250.43 feet to the Southwesterly corner thereof, said corner also being the Northwesterly corner of Tract C-32 as depicted on said Deer Run R-2; thence Southerly, along the Westerly line of said Tract C-32, the following 15 courses: Course 1, thence Southerly along the arc of a curve concave Easterly having a radius of 25.00 feet, through a central angle of  $11^{\circ}32'13''$ , an arc length of 5.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $04^{\circ}35'28''$  West, 5.03 feet; Course 2, thence South  $01^{\circ}10'39''$  East, 70.09 feet; Course 3, thence South  $36^{\circ}56'25''$  East, 23.94 feet; Course 4, thence North  $74^{\circ}48'55''$  East, 66.12 feet; Course 5, thence North  $86^{\circ}22'06''$  East, 10.96 feet; Course 6, thence South  $15^{\circ}06'23''$  West, 21.86 feet; Course 7, thence South  $31^{\circ}21'05''$  East, 67.91 feet; Course 8, thence South  $00^{\circ}22'38''$  West, 43.99 feet; Course 9, thence South  $13^{\circ}22'52''$  East, 168.61 feet; Course 10, thence South  $35^{\circ}09'10''$  East, 56.07 feet; Course 11, thence South  $13^{\circ}03'18''$  East, 33.58 feet; Course 12, thence South  $05^{\circ}41'13''$  West, 125.33 feet; Course 13, thence South  $05^{\circ}45'18''$  East, 117.10 feet; Course 14, thence South  $40^{\circ}00'24''$  West, 161.74 feet; Course 15, thence South  $12^{\circ}37'52''$  West, 94.12 feet to the Southwesterly corner of said Tract C-32, said corner also being the Southeasterly corner of said Tract X; thence South  $88^{\circ}57'09''$  West, along the Southerly line of said Tract X, 103.97 feet to the Southwesterly corner thereof, said corner also being the Southeasterly corner of Tract C-31 as depicted on said Deer Run R-2; thence Northerly, along the Easterly line of said Tract C-31, the following 11 courses: Course 1, thence North  $29^{\circ}01'02''$  West, 39.48 feet; Course 2, thence North  $00^{\circ}59'36''$  East, 122.66 feet; Course 3, thence North  $34^{\circ}44'54''$  East, 80.22 feet; Course 4, thence North  $08^{\circ}04'22''$  West, 61.73 feet; Course 5, thence North  $00^{\circ}57'15''$  West, 148.84 feet; Course 6, thence North  $19^{\circ}29'40''$  West, 102.43 feet; Course 7, thence North  $15^{\circ}55'18''$  West, 80.32 feet; Course 8, thence North  $04^{\circ}51'48''$  West, 126.61 feet;

**Grand Reserve Village PUD (continued)**

**PUD Parcel 3 (continued):**

Course 9, thence North  $43^{\circ}20'34''$  East, 47.21 feet; Course 10, thence North  $01^{\circ}10'39''$  West, 127.42 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; Course 11, thence Northerly along the arc of said curve, through a central angle of  $11^{\circ}34'15''$ , an arc length of 5.05 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $06^{\circ}57'47''$  West, 5.04 feet.

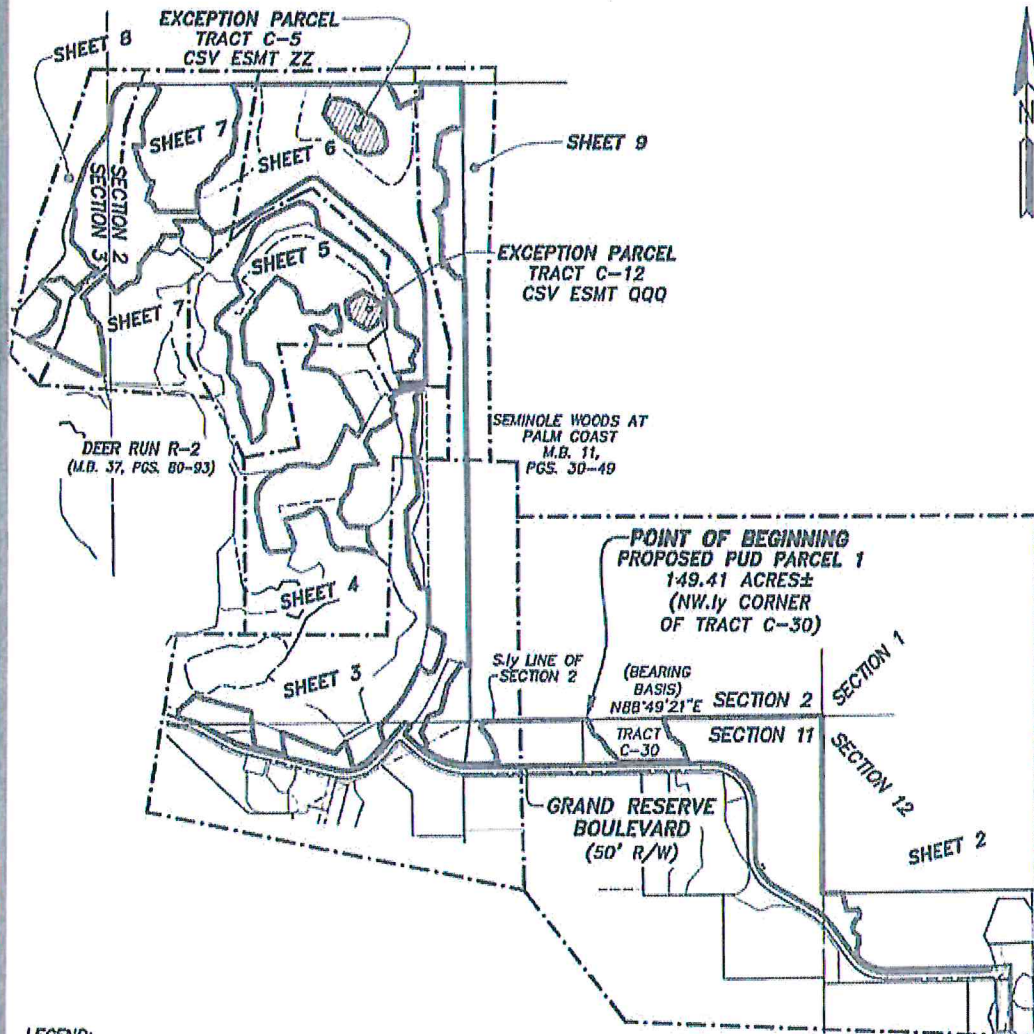
Less and Except from the above described lands the following:


Tract C-5 (Conservation Easement ZZ), Tract C-22 (Conservation Easement P) and Tract C-12 (Conservation Easement QQQ), as depicted on the plat of Deer Run R-2, recorded in Map Book 37, pages 80 through 93, of the Public Records of Flagler County, Florida.

Containing 194.67 acres, more or less.



**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF DEER RUN R-2, AS RECORDED IN  
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

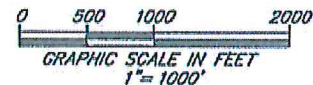


**LEGEND:**  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
 EXCEPTION PARCEL

SHEET 1 OF 9

**GENERAL NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 2 AS BEING AS BEING NORTH 88°49'21" EAST.



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



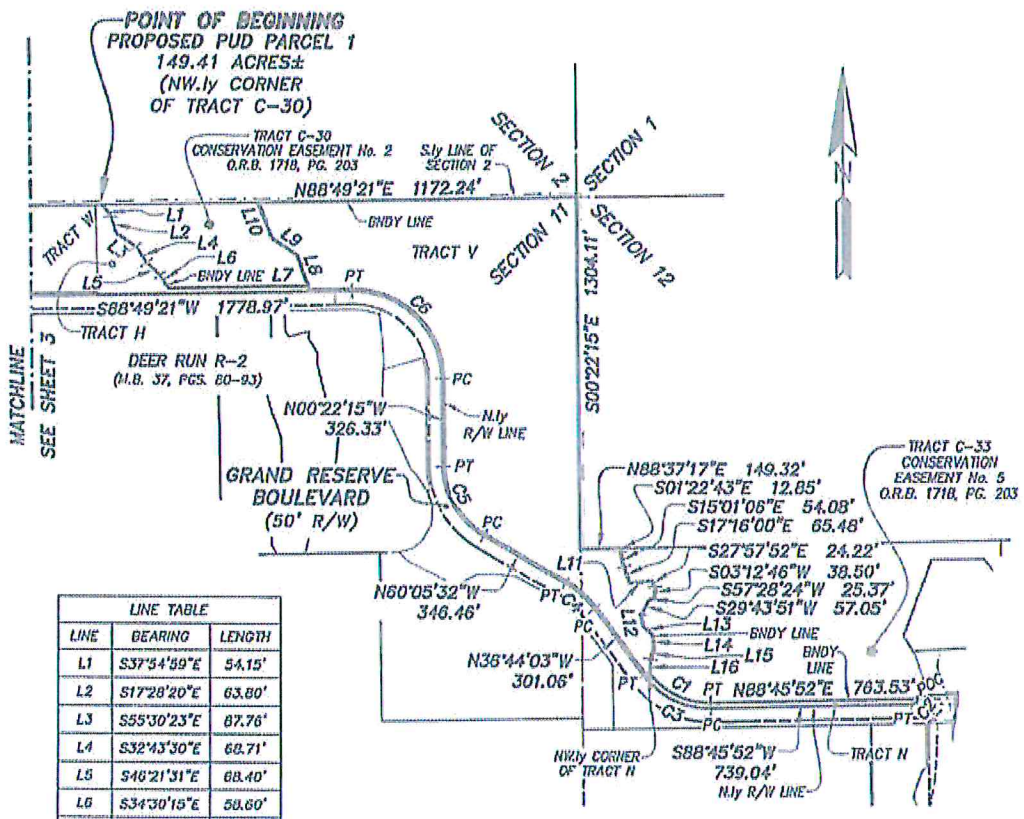
**ROBERT M. ANGAS ASSOCIATES, INC.**  
SURVEYORS • PLANNERS • CIVIL ENGINEERS  
14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

**ANDREW O. KNUPPEL**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6511

SCALE: 1"=1000'

DATE: JANUARY 11, 2018

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S37°54'59"E	54.15'
L2	S17°28'20"E	63.80'
L3	S55°30'23"E	87.76'
L4	S32°43'30"E	68.71'
L5	S48°21'31"E	68.40'
L6	S34°30'15"E	58.60'
L7	N88°49'21"E	508.94'
L8	N20°13'54"W	121.56'
L9	N55°20'05"W	100.39'
L10	N21°28'59"W	141.37'
L11	N84°33'27"E	82.67'
L12	S09°23'14"E	42.36'
L13	S48°30'18"E	48.34'
L14	S05°20'41"E	50.25'
L15	S18°34'12"W	40.44'
L16	S03°27'53"W	53.41'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	200.00'	52°45'59"	257.85'	S64°31'09"E	248.85'
C2	25.00'	70°27'47"	34.24'	S49°31'59"W	31.62'
C3	300.00'	54°30'05"	285.37'	N63°59'05"W	274.73'
C4	350.00'	23°21'29"	142.60'	N40°24'47"W	141.70'
C5	300.00'	59°43'17"	312.70'	N30°13'54"W	298.74'
C6	325.00'	80°48'24"	515.08'	N45°46'27"W	462.04'

LEGEND:  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
BNDY BOUNDARY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
C1 TABULATED CURVE DATA  
L1 TABULATED LINE DATA



SHEET 2 OF 9  
SEE SHEET 1 FOR GENERAL NOTES.

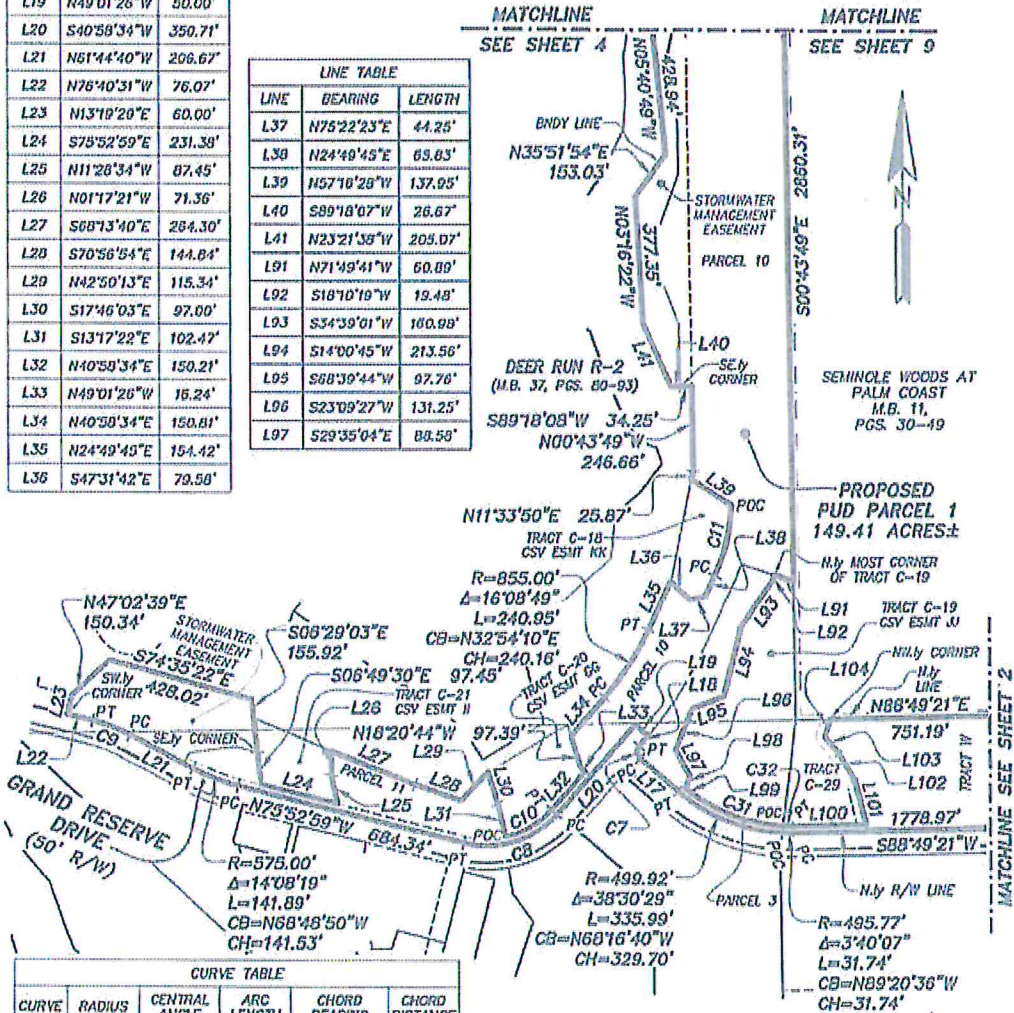
PREPARED BY:  
ROBERT M. ANGAS ASSOCIATES, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LD 3024



A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

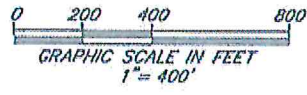
LINE TABLE		
LINE	BEARING	LENGTH
L17	N49°01'26"W	147.97'
L18	N40°58'34"E	40.32'
L19	N49°01'26"W	50.00'
L20	S40°58'34"W	350.71'
L21	N61°44'40"W	206.67'
L22	N76°40'31"W	76.07'
L23	N13°19'28"E	60.00'
L24	S78°52'59"E	231.38'
L25	N11°26'34"W	87.45'
L26	N01°17'21"W	71.36'
L27	S68°13'40"E	284.30'
L28	S70°56'54"E	144.84'
L29	N42°50'13"E	115.34'
L30	S17°46'03"E	97.80'
L31	S13°17'22"E	102.47'
L32	N40°58'34"E	150.21'
L33	N49°01'26"W	16.24'
L34	N40°58'34"E	150.81'
L35	N24°49'48"E	154.42'
L36	S47°31'42"E	79.58'

LINE TABLE		
LINE	BEARING	LENGTH
L37	N75°22'23"E	44.25'
L38	N24°48'45"E	68.83'
L39	N57°10'28"W	137.95'
L40	S89°18'07"W	26.67'
L41	N23°21'58"W	205.07'
L91	N71°49'41"W	60.89'
L92	S18°10'19"W	19.48'
L93	S34°39'01"W	160.88'
L94	S14°00'45"W	213.56'
L95	S68°39'44"W	97.76'
L96	S23°09'27"W	131.25'
L97	S29°35'04"E	88.58'



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	25.00'	50°00'00"	39.27'	N04°01'26"W	35.38'
C8	275.00'	63°08'27"	303.05'	S72°32'48"W	267.85'
C9	450.00'	14°55'51"	117.27'	N69°12'35"W	116.93'
C10	255.00'	36°07'50"	160.80'	N59°02'29"E	158.15'
C11	540.00'	23°16'16"	219.32'	N13°11'37"E	217.82'
C31	479.92'	34°12'55"	286.59'	S70°25'29"E	282.35'
C32	479.77'	3°40'09"	30.47'	S89°20'39"E	30.46'

LINE TABLE		
LINE	BEARING	LENGTH
L98	S18°29'01"W	39.90'
L99	S51°55'09"E	23.42'
L100	N88°49'21"E	219.16'
L101	N14°07'28"W	136.70'
L102	N31°54'03"W	91.60'
L103	N40°03'13"W	63.12'
L104	N18°07'00"E	53.43'



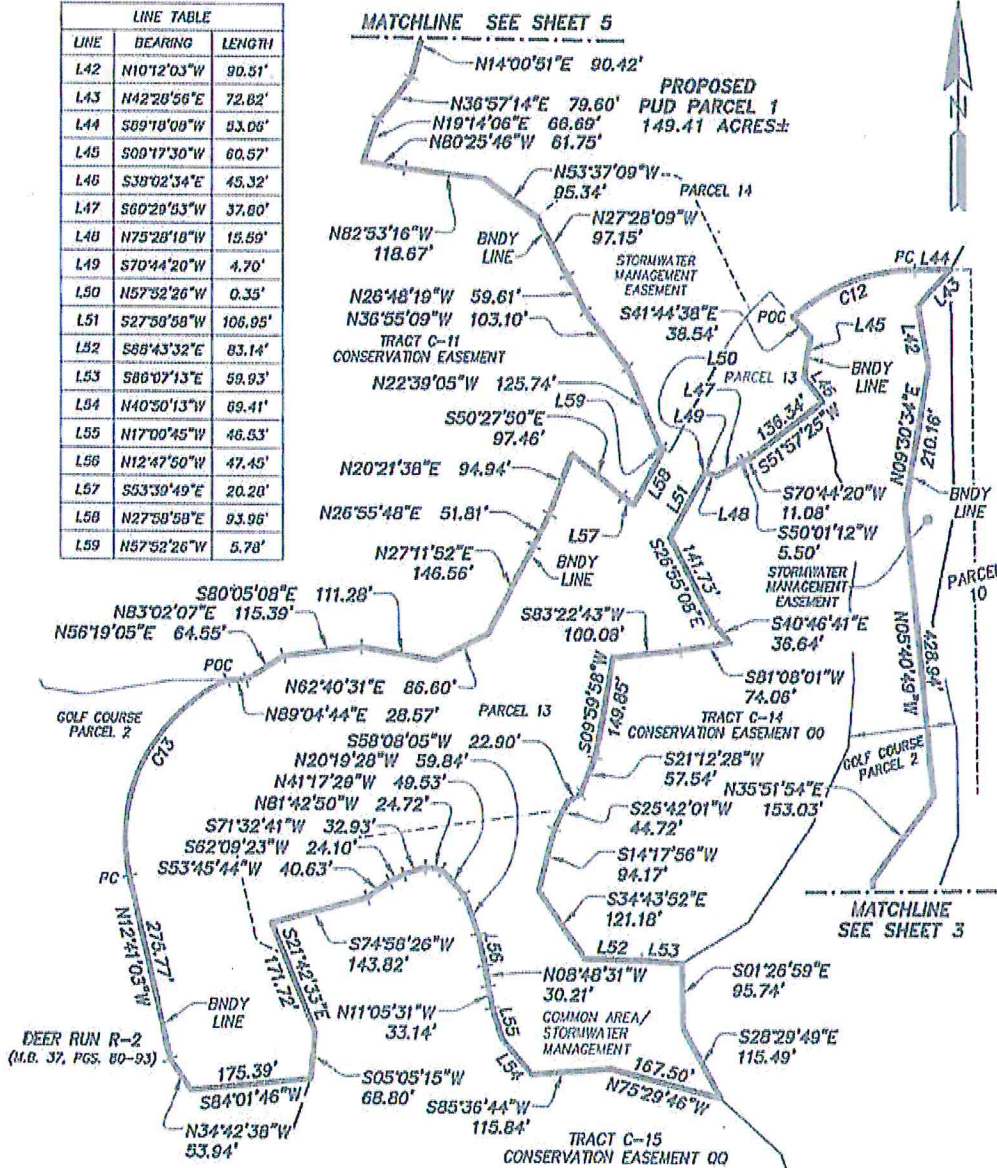
- LEGEND:  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
CSV CONSERVATION  
ESMT EASEMENT  
BDY BOUNDARY  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
R RADIUS  
A CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
CI TABULATED CURVE DATA  
LI TABULATED LINE DATA

SHEET 3 OF 9  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LR 3624

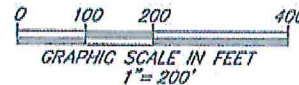
A PORTION OF DEER RUN R-2, AS RECORDED IN  
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LINE TABLE		
LINE	BEARING	LENGTH
L42	N10°12'03"W	90.51'
L43	N42°28'56"E	72.82'
L44	S09°18'08"W	53.06'
L45	S09°17'30"W	60.57'
L46	S38°02'34"E	45.32'
L47	S60°29'03"W	37.80'
L48	N75°28'18"W	15.59'
L49	S70°44'20"W	4.70'
L50	N57°32'26"E	0.35'
L51	S27°38'58"W	106.85'
L52	S88°43'32"E	83.14'
L53	S86°07'13"E	59.93'
L54	N40°50'13"W	89.41'
L55	N17°00'45"W	46.53'
L56	N12°47'50"W	47.45'
L57	S53°39'49"E	20.20'
L58	N27°59'58"E	93.96'
L59	N57°52'26"W	5.78'



- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.G. PAGE
  - CSV CONSERVATION
  - ESMT EASEMENT
  - BNDY BOUNDARY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C12	275.00'	41°02'46"	197.01'	S68°46'45"W	182.82'
C13	260.00'	76°58'21"	340.28'	N25°48'07"E	323.81'




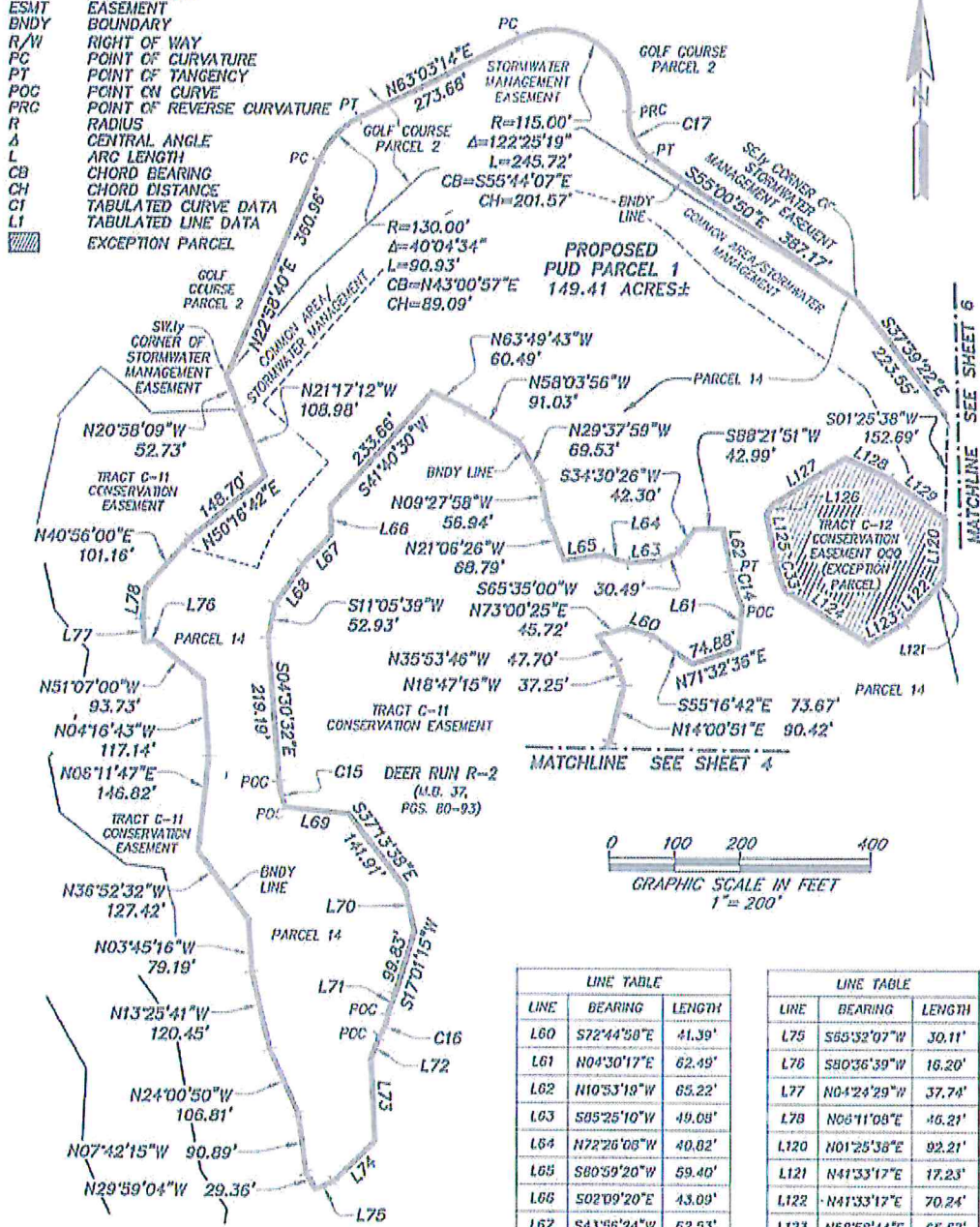
SHEET 4 OF 9

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32238 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

- LEGEND:  
 M.B. MAP BOOK  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 CSV CONSERVATION  
 ESMT EASEMENT  
 BNDY BOUNDARY  
 R/W RIGHT OF WAY  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 POC POINT ON CURVE  
 PRC POINT OF REVERSE CURVATURE PT  
 R RADIUS  
 Δ CENTRAL ANGLE  
 L ARC LENGTH  
 CB CHORD BEARING  
 CH CHORD DISTANCE  
 C1 TABULATED CURVE DATA  
 L1 TABULATED LINE DATA  
 EXCEPTION PARCEL



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	260.00'	12°52'43"	58.44'	N17°19'41"W	58.32'
C15	140.00'	16°41'28"	40.78'	S13°10'45"E	40.64'
C16	50.00'	42°11'17"	36.82'	S20°26'57"W	35.99'
C17	75.00'	60°29'23"	79.18'	S24°46'09"E	75.55'
C33	190.00'	14°02'12"	46.55'	S17°54'25"E	46.43'

LINE TABLE		
LINE	BEARING	LENGTH
L60	S72°44'58"E	41.39'
L61	N04°30'17"E	62.49'
L62	N10°53'19"W	65.22'
L63	S85°25'10"W	49.08'
L64	N72°26'08"W	40.82'
L65	S80°59'20"W	59.40'
L66	S02°09'20"E	43.09'
L67	S43°56'24"W	62.53'
L68	S34°33'46"W	75.01'
L69	S84°35'58"E	87.24'
L70	S12°34'51"E	66.36'
L71	S20°26'57"W	32.76'
L72	S20°26'57"W	35.32'
L73	S02°59'04"E	125.89'
L74	S45°04'32"W	87.87'

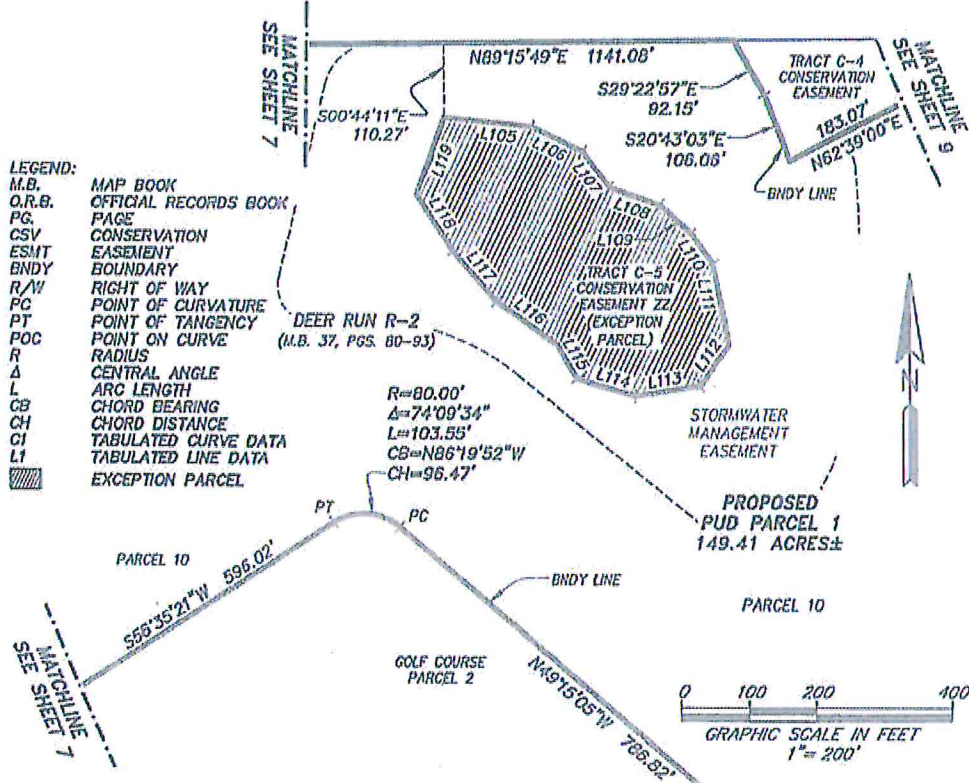
LINE TABLE		
LINE	BEARING	LENGTH
L75	S55°32'07"W	30.11'
L76	S80°36'39"W	16.20'
L77	N04°24'29"W	37.74'
L78	N06°11'08"E	46.21'
L120	N01°25'38"E	92.21'
L121	N41°33'17"E	17.23'
L122	N41°33'17"E	70.24'
L123	N58°58'44"E	65.57'
L124	S57°40'19"E	151.92'
L125	S10°53'19"E	74.80'
L126	S33°33'08"W	16.22'
L127	S57°23'28"W	133.37'
L128	N64°26'48"W	75.27'
L129	N54°19'02"W	103.50'

SHEET 5 OF 9  
 SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32250 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3824

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

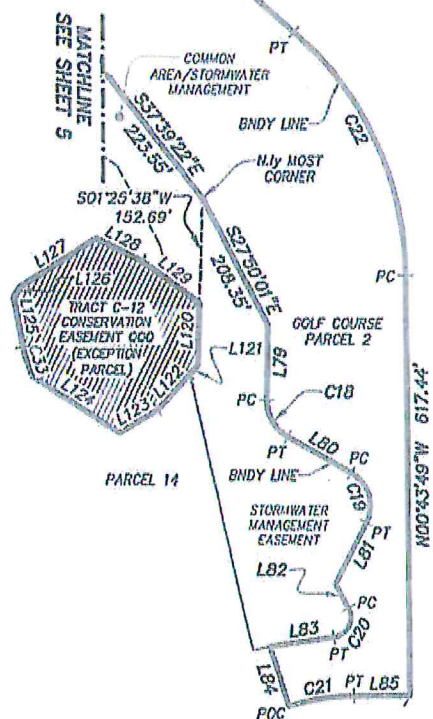
- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - CSV CONSERVATION EASEMENT
  - ESMT EASEMENT
  - BNDY BOUNDARY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - CH1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - [Hatched Box] EXCEPTION PARCEL



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	60.00'	81°45'45"	64.68'	S30°14'02"E	61.59'
C19	55.00'	87°35'10"	84.40'	S17°10'09"E	76.38'
C20	30.00'	109°59'02"	57.59'	S26°22'26"W	49.14'
C21	325.00'	17°16'10"	97.96'	N80°40'03"E	97.69'
C22	480.00'	48°31'16"	406.49'	N24°59'27"W	394.45'

LINE TABLE		
LINE	BEARING	LENGTH
L79	S00°38'01"W	110.90'
L80	S61°07'44"E	100.20'
L81	S26°47'26"W	101.22'
L82	S28°37'05"E	39.66'
L83	S81°21'57"W	95.78'
L84	S17°58'02"E	92.59'
L85	N89°18'08"E	83.06'
L105	N83°38'53"W	130.42'
L106	N64°05'11"W	83.12'
L107	N35°55'10"W	68.50'
L108	N70°32'33"W	78.79'
L109	N47°53'33"W	59.26'
L110	N35°19'58"W	57.17'
L111	N11°26'23"W	122.03'
L112	N31°41'58"E	73.23'
L113	N80°22'48"E	97.04'
L114	S73°27'06"E	89.90'

LINE TABLE		
LINE	BEARING	LENGTH
L115	S30°10'16"E	58.18'
L116	S54°55'20"E	110.26'
L117	S40°45'43"E	87.37'
L118	S32°28'17"E	100.54'
L119	S19°04'58"W	123.83'
L120	N01°25'38"E	92.21'
L121	N41°33'17"E	17.23'
L122	N41°33'17"E	70.24'
L123	N58°58'44"E	65.57'
L124	S57°40'19"E	151.82'
L125	S10°33'19"E	74.80'
L126	S33°33'08"W	10.22'
L127	S57°23'28"W	133.37'
L128	N64°26'48"W	73.27'
L129	N54°19'02"W	103.50'

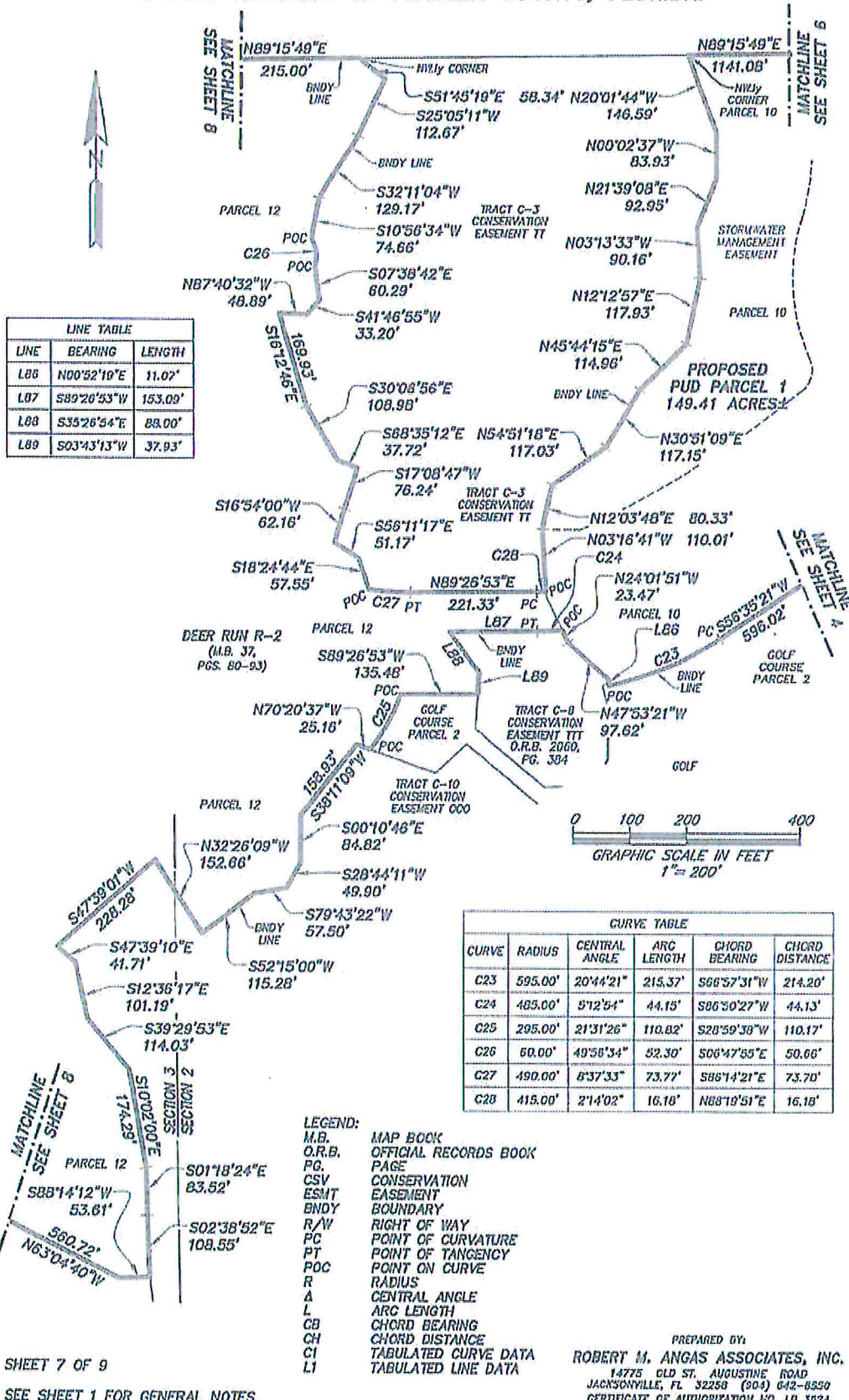


SHEET 6 OF 9

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32256 (904) 642-0550  
 CERTIFICATE OF AUTHORIZATION NO. LD 3824

A PORTION OF DEER RUN R-2, AS RECORDED IN  
 MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
 PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



LINE TABLE

LINE	BEARING	LENGTH
L86	N00°52'10"E	11.07'
L87	S89°26'53"W	153.09'
L88	S35°26'54"E	88.00'
L89	S03°43'13"W	37.93'



CURVE TABLE

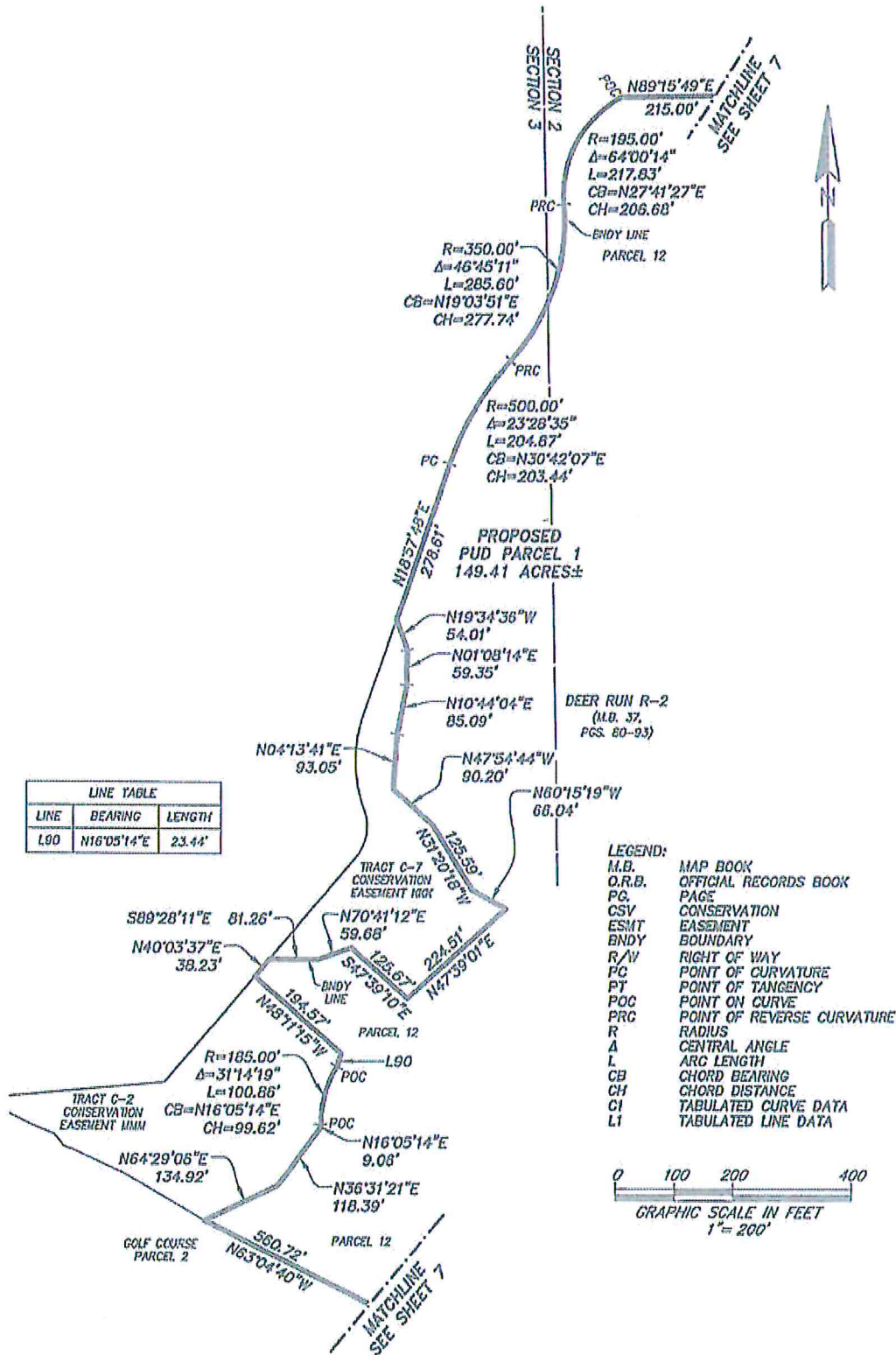
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C23	595.00'	20°44'21"	215.37'	S66°57'31"W	214.20'
C24	485.00'	5°12'54"	44.15'	S86°50'27"W	44.13'
C25	295.00'	21°31'26"	110.82'	S28°59'38"W	110.17'
C26	60.00'	49°58'34"	52.30'	S06°47'55"E	50.66'
C27	490.00'	6°37'33"	73.77'	S86°14'21"E	73.70'
C28	415.00'	2°14'02"	16.18'	N83°19'51"E	16.18'

- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.C. PAGE
  - CSV CONSERVATION EASEMENT
  - ESMT EASEMENT
  - BNDY BOUNDARY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - A CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8350  
 CERTIFICATE OF AUTHORIZATION NO. LD 3824

SHEET 7 OF 9  
 SEE SHEET 1 FOR GENERAL NOTES.

A PORTION OF DEER RUN R-2, AS RECORDED IN  
MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L90	N16°05'14"E	23.44'

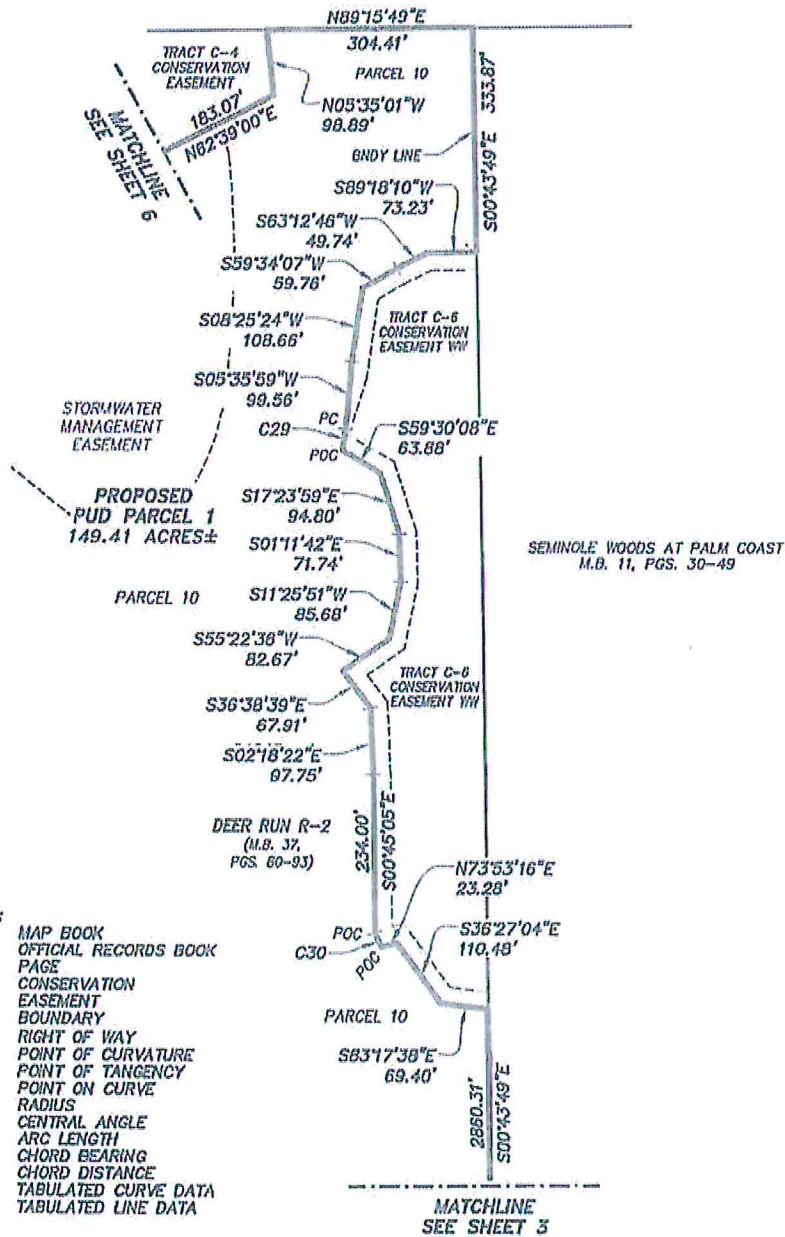
- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.C. PAGE
  - CSV CONSERVATION
  - ESMT EASEMENT
  - BNDY BOUNDARY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - PRC POINT OF REVERSE CURVATURE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA



SHEET 8 OF 9  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32256 (904) 942-0590  
CERTIFICATE OF AUTHORIZATION NO. LR 5024

A PORTION OF DEER RUN R-2, AS RECORDED IN  
 MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
 PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - P.G. PAGE
  - CSV CONSERVATION
  - ESMT EASEMENT
  - BNDY BOUNDARY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - A CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C29	360.00'	5°10'56"	32.56'	S08°11'26"W	32.55'
C30	660.00'	2°02'59"	23.61'	S23°12'58"E	23.61'



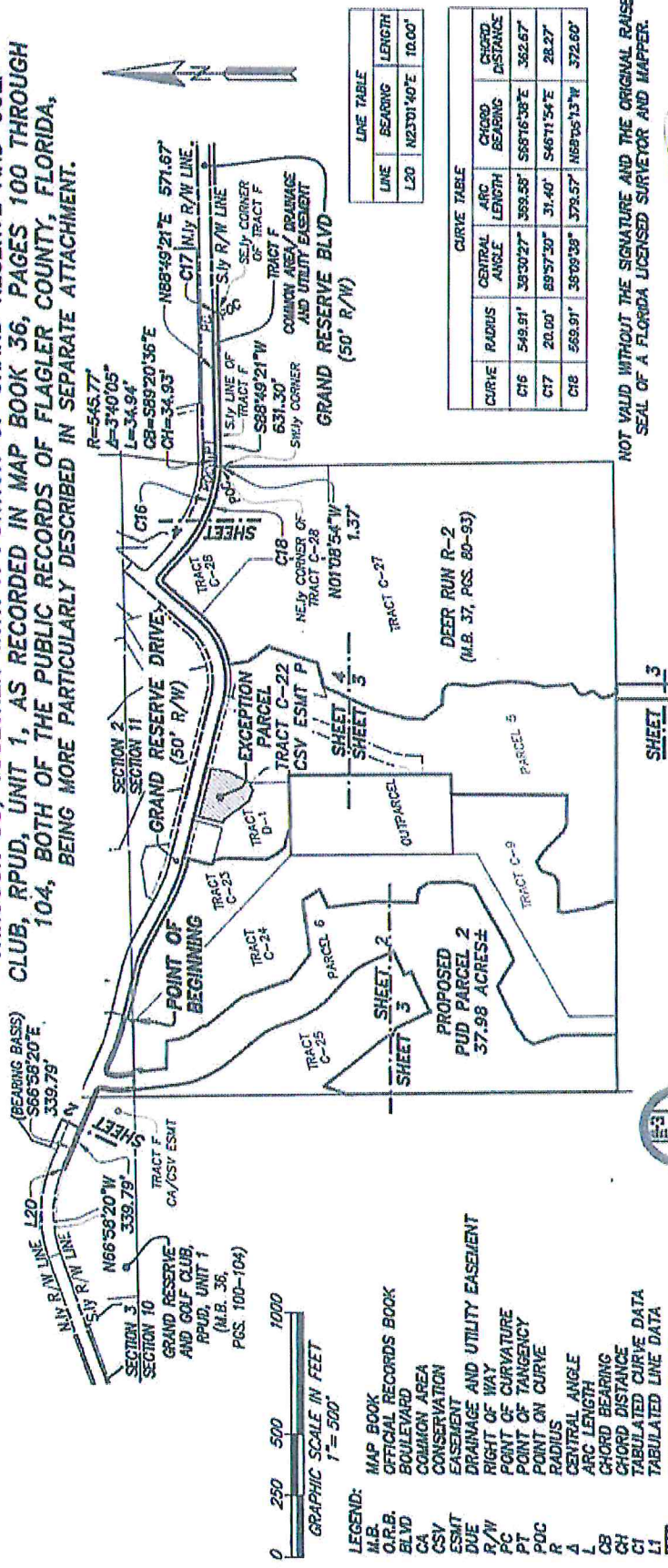
SHEET 9 OF 9

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 1477B OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32250 (904) 642-0350  
 CERTIFICATE OF AUTHORIZATION NO. LD 5624

**SKETCH TO ACCOMPANY DESCRIPTION OF**

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, TOGETHER WITH A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGES 100 THROUGH 104, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LINE TABLE

LINE	BEARING	LENGTH
L20	N23°01'40"E	10.00'

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C16	548.91'	38°30'27"	359.58'	S68°16'38"E	362.67'
C17	20.00'	89°57'50"	31.40'	S46°11'54"E	28.27'
C18	568.91'	39°09'38"	378.57'	N68°05'13"W	372.60'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

*(Signature)*

SCALE: 1"=500'  
 DATE: JANUARY 11, 2018  
 ANDREW O. KNUFFEL  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6511

ORDER NO: 17-238.00  
 FILE NO: 1240-01.005



**ROBERT L. ANDAS ASSOCIATES, INC.**  
 SURVEYING • PLANNING • CIVIL ENGINEERING  
 14775 Old St. Augustine Road, Jacksonville, FL 32258  
 Tel: (904) 642-8550 Fax: (904) 642-4185  
 Certificate of Authorization No.: LB 3624



- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - BLVD BOULEVARD
  - BLVD BOULEVARD
  - CA COMMON AREA
  - CSV CONSERVATION
  - ESMT EASEMENT
  - DUE DRAINAGE AND UTILITY EASEMENT
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - A ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - CI TABULATED CURVE DATA
  - L1 TABULATED LINE DATA
  - EXCEPTION PARCEL

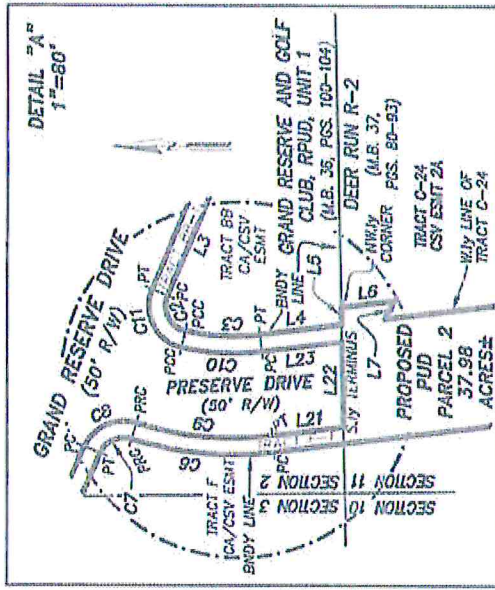
SHEET 1 OF 4

- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
  - 2) BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF GRAND RESERVE DRIVE AS BEING SOUTH 66°58'20" EAST.



A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, TOGETHER WITH A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGE 100 THROUGH 104, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	510.00'	9°42'11"	86.37'	N71°49'25"W	85.27'
C2	15.00'	100°27'23"	26.30'	S62°47'58"W	23.06'
C3	127.94'	19°40'33"	43.94'	S02°44'00"W	43.72'
C4	315.00'	23°19'15"	128.21'	N35°39'37"W	127.33'
C5	385.00'	28°05'13"	188.84'	N33°16'08"W	188.86'
C6	192.94'	24°35'34"	85.02'	N05°12'01"E	84.37'
C7	15.00'	84°28'38"	22.12'	N24°44'01"W	20.17'
C8	25.00'	84°28'38"	36.86'	S24°44'01"E	33.61'
C9	187.94'	24°35'34"	80.72'	S05°12'01"W	80.10'
C10	137.94'	19°40'33"	47.37'	N02°44'00"E	47.14'
C11	25.00'	100°27'23"	43.83'	N62°47'59"E	36.43'
C12	500.00'	9°42'11"	84.68'	S71°49'26"E	84.57'

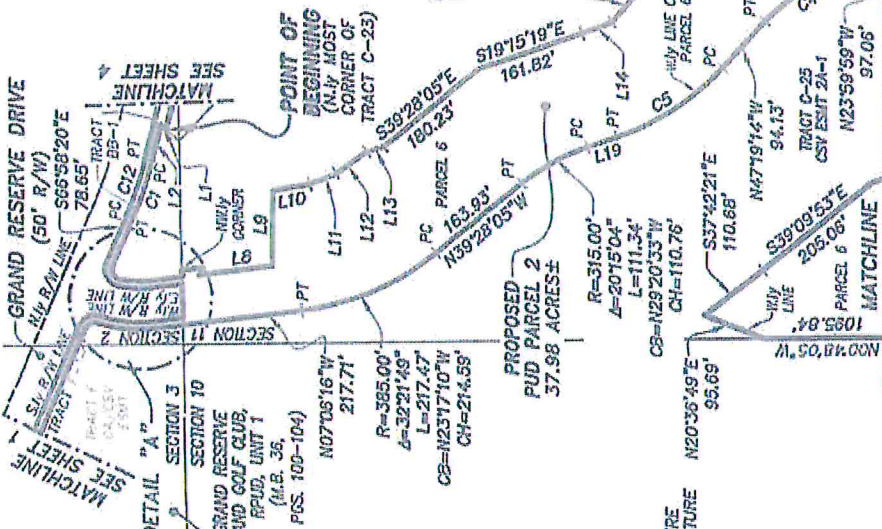
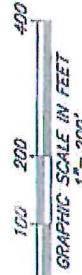


LINE	BEARING	LENGTH
L1	N40°54'04"E	11.28'
L2	N76°40'31"W	55.11'
L3	N65°39'20"W	78.65'
L4	S07°08'16"E	48.47'
L5	N88°49'05"E	10.05'
L6	S07°08'16"E	31.35'
L7	N63°51'42"W	14.95'
L8	S07°08'16"E	108.11'
L9	S89°25'13"E	111.00'
L10	S10°09'49"E	55.13'
L11	S82°40'47"E	41.84'

LEGEND:  
 M.B. MAP BOOK  
 O.R.B. OFFICIAL RECORDS BOOK  
 CA COMMON AREA  
 BNDY BOUNDARY  
 CSV CONSERVATION  
 ESMT EASEMENT  
 R/W RIGHT OF WAY  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 POC POINT ON CURVE  
 PRC POINT OF REVERSE CURVATURE  
 PCC POINT OF COMPOUND CURVATURE  
 R RADIUS  
 L ARC LENGTH  
 CB CHORD BEARING  
 CH CHORD DISTANCE  
 C1 TABULATED CURVE DATA  
 L1 TABULATED LINE DATA

LINE	BEARING	LENGTH
L12	S35°37'10"E	55.42'
L13	S17°27'18"E	26.68'
L14	S21°55'38"E	46.39'
L15	S49°28'03"E	67.78'
L16	S34°04'49"E	80.80'
L19	N15°13'01"W	45.07'
L21	S07°08'16"E	42.24'
L22	N88°49'05"E	50.27'
L23	N07°05'16"W	47.44'

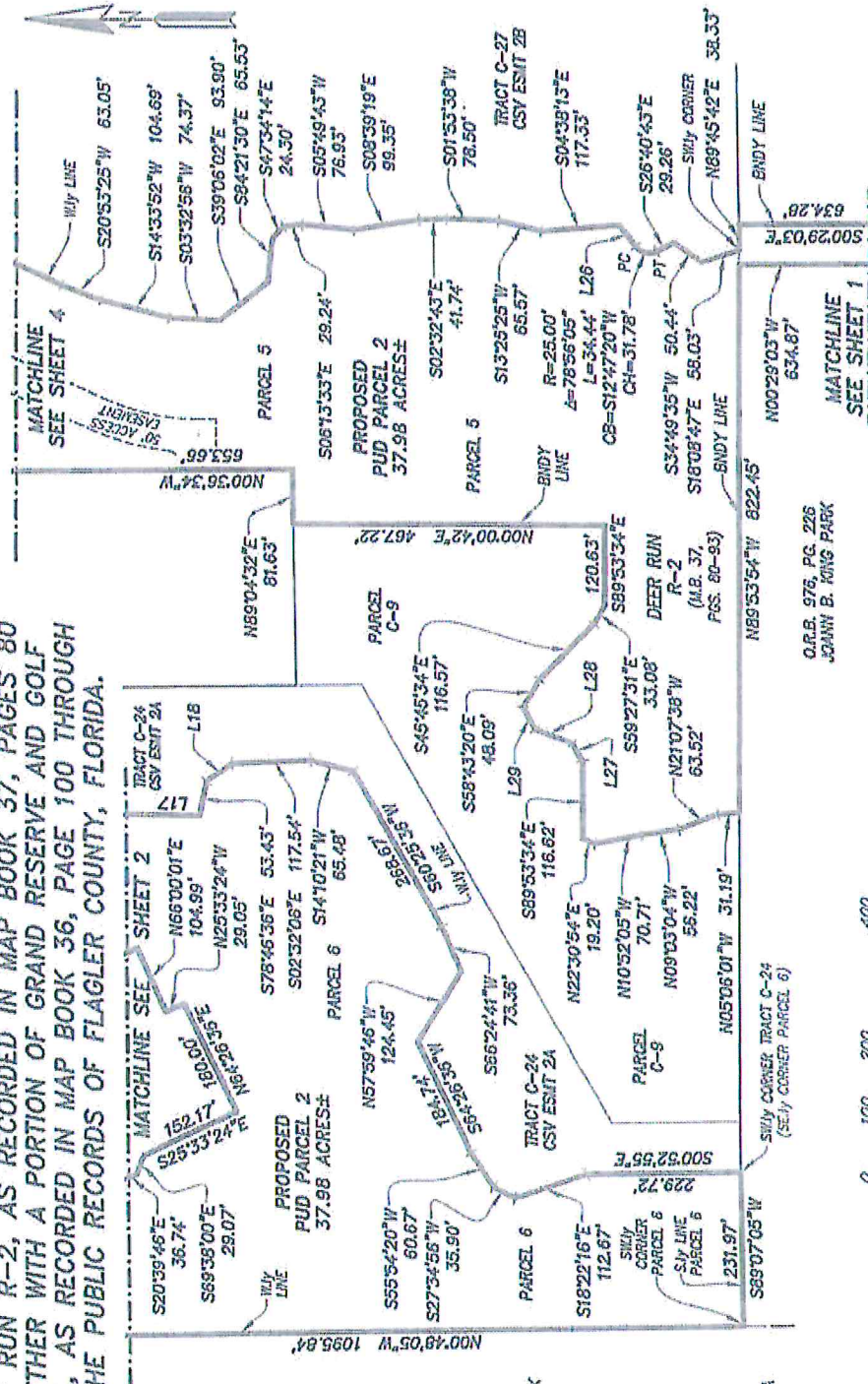
PREPARED BY:  
 ROBERT M. ANGAS ASSOCIATES, INC.  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-5850  
 CERTIFICATE OF AUTHORIZATION NO. LB 3824



SHEET 2 OF 4

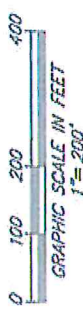
SEE SHEET 1 FOR GENERAL NOTES.

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, TOGETHER WITH A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGE 100 THROUGH 104, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



LINE	BEARING	LENGTH
L17	S09°59'35"W	165.95'
L18	S3°39'38"E	45.76'
L26	S82°15'22"W	39.97'
L27	N59°45'20"E	31.51'
L28	N20°27'32"E	58.59'
L29	N61°32'00"E	37.66'

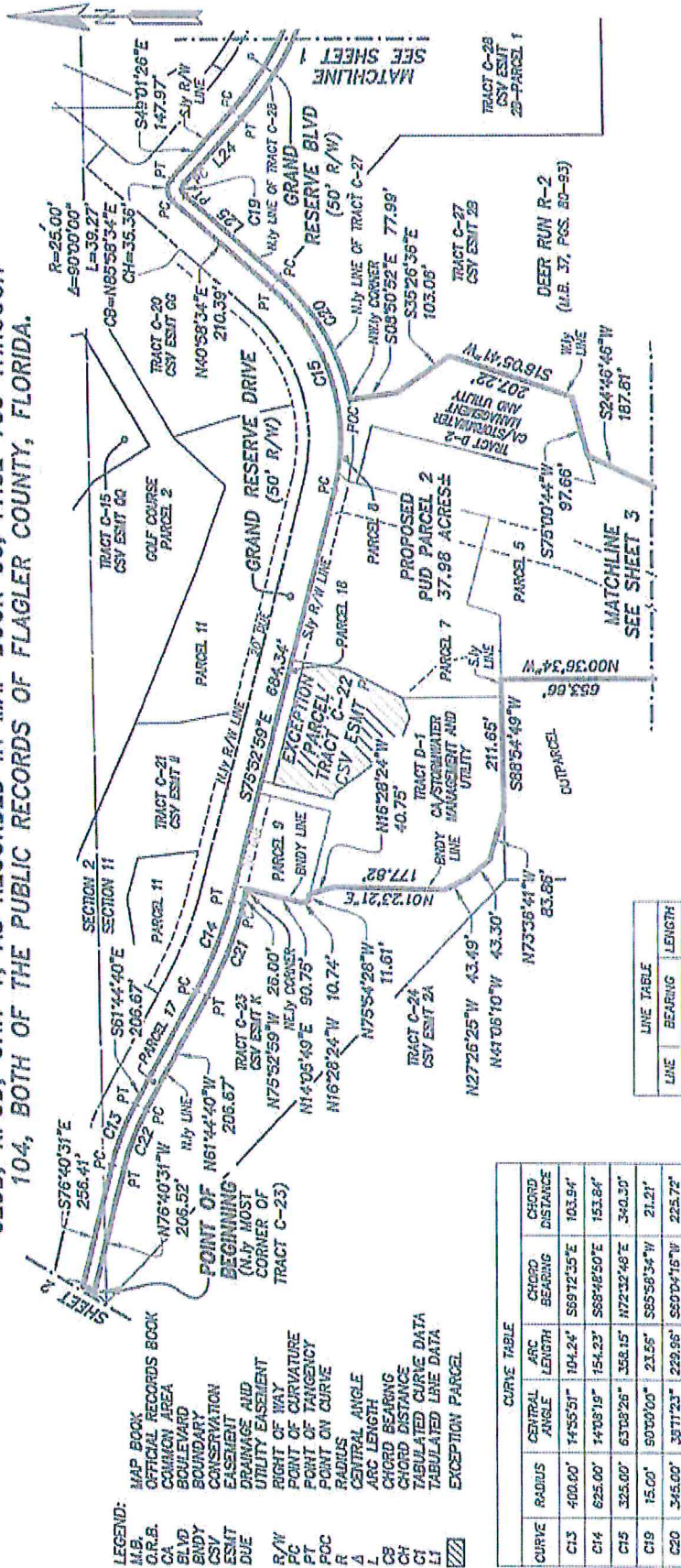
- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - BNDY BOUNDARY
  - CSV CONSERVATION
  - ESMT EASEMENT
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - L CHORD LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - TABULATED CURVE DATA
  - L1 TABULATED LINE DATA



SHEET 3 OF 4  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
ROBERT M. ANGAS ASSOCIATES, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 842-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 5624

A PORTION OF DEER RUN R-2, AS RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, TOGETHER WITH A PORTION OF GRAND RESERVE AND GOLF CLUB, RPUD, UNIT 1, AS RECORDED IN MAP BOOK 36, PAGE 100 THROUGH 104, BOTH OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.



LEGEND:  
 M.B. MAP BOOK  
 O.R.B. OFFICIAL RECORDS BOOK  
 CA COMMON AREA  
 BLVD BOULEVARD  
 BNDY BOUNDARY  
 CSV CONSERVATION  
 ESMT EASEMENT  
 DUE DRAINAGE AND UTILITY EASEMENT  
 R/W RIGHT OF WAY  
 PT POINT OF CURVATURE  
 PC POINT OF TANGENCY  
 POC POINT ON CURVE  
 R RADIUS  
 Δ CENTRAL ANGLE  
 L ARC LENGTH  
 CH CHORD BEARING  
 CI CHORD DISTANCE  
 LI TABULATED CURVE DATA  
 LI TABULATED LINE DATA  
 EXCEPTION PARCEL

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C13	400.00'	14°55'51"	104.24'	S89°12'55"E	103.94'
C14	625.00'	14°03'19"	154.23'	S88°42'50"E	153.84'
C15	325.00'	63°03'26"	358.15'	N72°32'49"E	340.30'
C19	15.00'	90°00'00"	21.56'	S85°58'34"W	21.21'
C20	345.00'	38°11'23"	229.95'	S60°04'16"W	225.72'
C21	645.00'	14°03'19"	159.15'	N68°48'50"W	158.76'
C22	380.00'	14°58'31"	99.03'	N69°12'35"W	98.75'

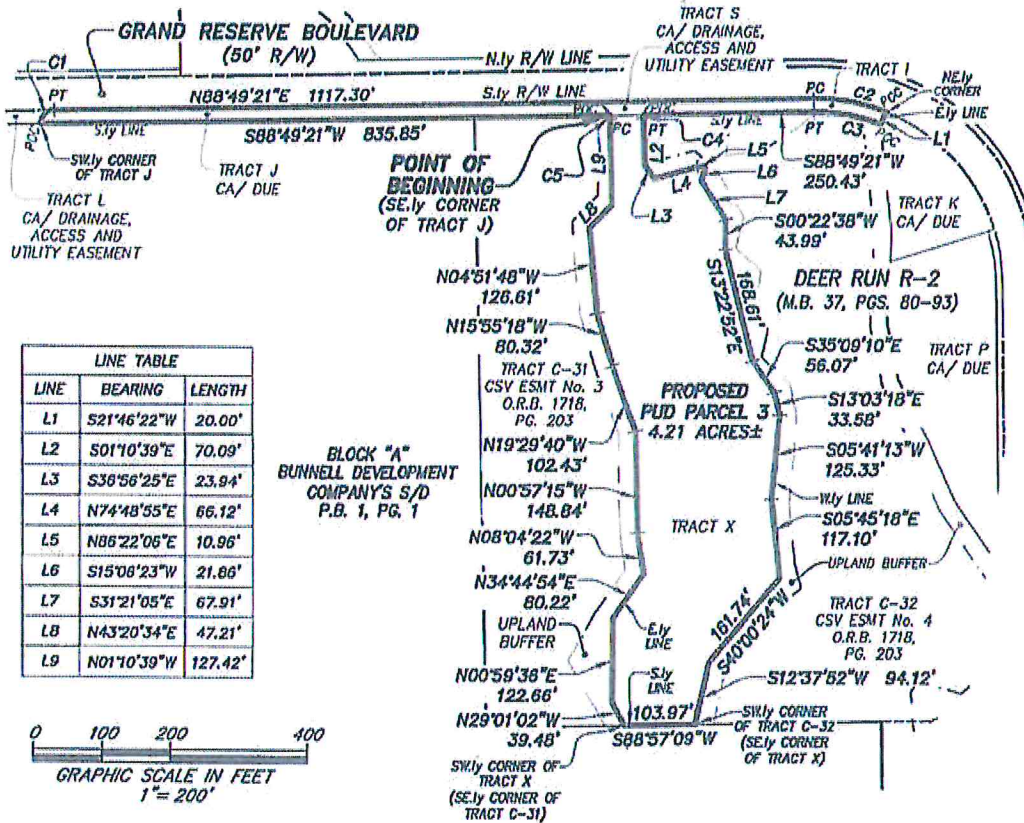
LINE	BEARING	LENGTH
L24	N49°01'28"W	137.97'
L25	S46°58'34"W	202.39'



PREPARED BY  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32259 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3524

SHEET 4 OF 4  
 SEE SHEET 1 FOR GENERAL NOTES.

**SKETCH TO ACCOMPANY DESCRIPTION OF  
ALL OF TRACTS I, J, S AND X, AS DEPICTED ON DEER RUN R-2,  
RECORDED IN MAP BOOK 37, PAGES 80 THROUGH 93, OF THE  
PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - CA COMMON AREA
  - CSV CONSERVATION
  - DUE DRAINAGE AND UTILITY EASEMENT
  - ESMT EASEMENT
  - S/D SUBDIVISION
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	20.00'	89°57'30"	31.40'	N43°50'36"E	28.27'
C2	275.00'	22°57'01"	110.15'	S79°42'08"E	109.42'
C3	255.00'	22°57'01"	102.14'	N78°42'08"W	101.46'
C4	25.00'	11°32'13"	5.03'	S04°35'28"W	5.03'
C5	25.00'	11°34'15"	5.05'	N06°57'47"W	5.04'

- GENERAL NOTES:**
- THIS IS NOT A SURVEY.
  - BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF GRAND RESERVE BOULEVARD AS BEING NORTH 88°49'21" EAST.



**ROBERT M. ANGAS ASSOCIATES, INC.**  
SURVEYORS • PLANNERS • CIVIL ENGINEERS

14775 Old St. Augustine Road, Jacksonville, FL 32258

Tel: (904) 642-8550 Fax: (904) 642-4165

Certificate of Authorization No.: LB 3624

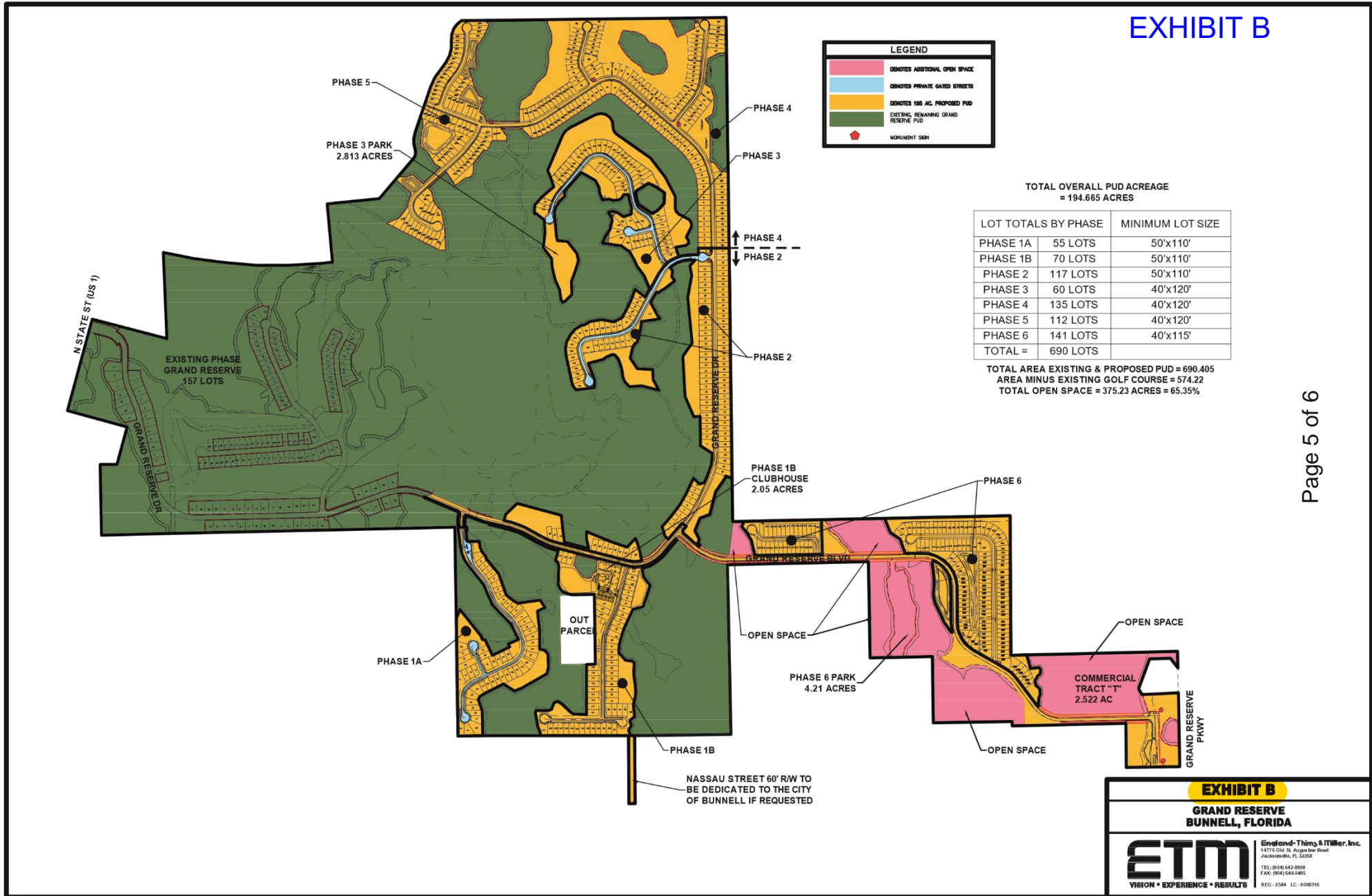
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**ANDREW O. KNAPPEL**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 8511

SCALE: 1"=200'

DATE: JANUARY 11, 2018

# EXHIBIT B

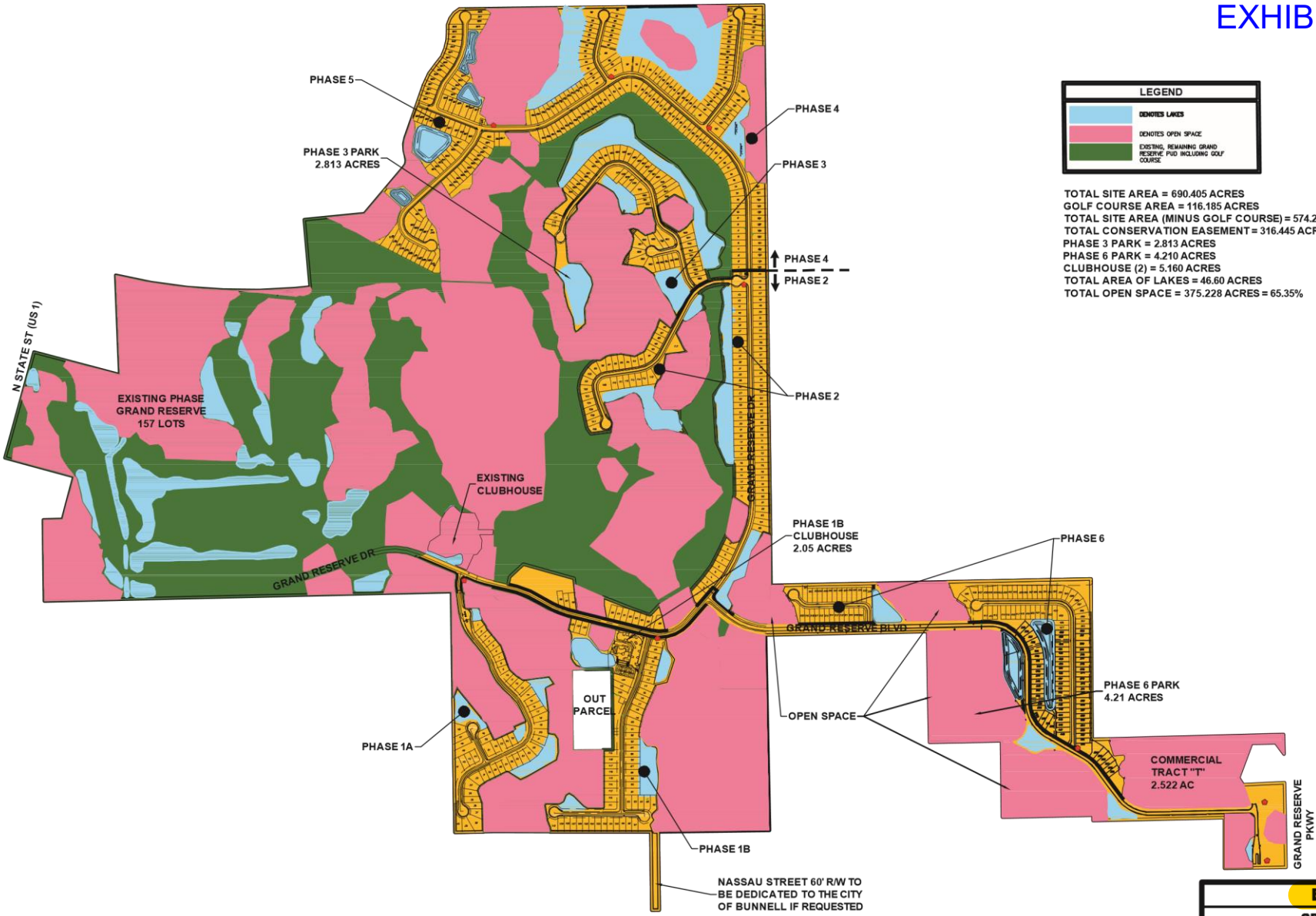


**EXHIBIT B**  
**GRAND RESERVE BUNNELL, FLORIDA**

**ETM** Enfield-Thiny & Miller, Inc.  
 14775 Old St. Augustine Road  
 Jacksonville, FL 32258  
 TEL: (904) 642-2900  
 FAX: (904) 646-0485  
 REG. 2584 LC-0000310

VISION • EXPERIENCE • RESULTS

# EXHIBIT C



LEGEND	
<span style="color: blue;">■</span>	DEMOTES LAKES
<span style="color: pink;">■</span>	DEMOTES OPEN SPACE
<span style="color: green;">■</span>	EXISTING REMAINING GRAND RESERVE PUD INCLUDING GOLF COURSE

TOTAL SITE AREA = 690.405 ACRES  
 GOLF COURSE AREA = 116.185 ACRES  
 TOTAL SITE AREA (MINUS GOLF COURSE) = 574.220 ACRES  
 TOTAL CONSERVATION EASEMENT = 316.445 ACRES  
 PHASE 3 PARK = 2.813 ACRES  
 PHASE 6 PARK = 4.210 ACRES  
 CLUBHOUSE (2) = 5.160 ACRES  
 TOTAL AREA OF LAKES = 46.60 ACRES  
 TOTAL OPEN SPACE = 375.228 ACRES = 65.35%

T:\2020\20-305-11\Drawings\Phase 5\Exhibits\EXHIBIT\_B\_PUD.dwg, 11/8/2022 3:27:15 PM, GallegosC, 1:3

**EXHIBIT C**

**GRAND RESERVE  
BUNNELL, FLORIDA**

ETM

Richard-Thomas & Miller, Inc.

195 Old St. Augustine Road

St. Augustine, FL 32086

Phone: (904) 842-8999

Fax: (904) 846-8455

License: 2584 LC - 00010316

VISION • EXPERIENCE • RESULTS



## City of Bunnell, Florida

### Agenda Item No. E.2.

Document Date: 1/3/2023 Amount:  
Department: Community Development Account #:  
Subject: Ordinance 2023-02 Requesting to change the official zoning map for 6.68± acres of land, owned by Jeremy and Jill Barton, Bearing the Parcel ID: 16-13-30-0000-01020-0010, from the Flagler County "AC, Agriculture District" to the City of Bunnell "AG&S, Agricultural and Silviculture District" - Second Reading  
Agenda Section: Ordinances: (Legislative):  
Goal/Priority: Increase Economic Base

#### ATTACHMENTS:

Description	Type
Ordinance 2023-02 Zoning Map Amendment	Ordinance
Subject Property Proposed Zoning Map	Location Map(s)
Subject Property Current Zoning Map	Exhibit

#### Summary/Highlights:

The applicant is requesting an amendment to the official zoning map to change the zoning on a 6.68± acre property from the Flagler County "AC, Agriculture District" to the City of Bunnell "AG&S, Agricultural and Silviculture District".

In accordance with the local notification procedures, letters providing the notice of First Reading were mailed on December 19, 2022, to adjacent property owners within 300 feet of the subject property within in the City of Bunnell. The property was posted with information on First Reading on December 20, 2022.

This item was last heard at the January 9, 2023 City Commission meeting. At this meeting, the Commission voted to approve the proposed Ordinance. In accordance with Florida Statute, this item was advertised in the January 12, 2023 edition of the Palm Coast Observer.

#### Background:

The subject property, owned by Jeremy and Jill Barton, is approximately 6.68± acres according to the Flagler County Property Appraiser. The applicant plans to construct a single-family residential home on the property.

The subject property currently has a zoning designation of Flagler County "AC Agriculture District" and a Future Land Use designation of City of Bunnell "Agriculture and Silviculture". Under the current zoning designation, the applicant is unable to pull any building permits.

During the mass annexations between 2005 and 2009, the subject property, along with several surrounding parcels, were annexed into the City and were given a Future Land Use designation of "Agriculture and Silviculture". During that process, the zoning designation was not changed. To correct the issue created from this, the City of Bunnell conducted a mass rezoning project and divided it into three phases. The first phase of this project was recently adopted which rezoned property to match the Future Land Use designation, but it excluded parcels that contained a conservation. Phase two, which is currently in the works, will rezone parcels that have conservation and Flagler County zoning, which the subject property is currently designated.

The proposed zoning classification is "AG&S, Agricultural and Silviculture District". This district allows for agricultural and silvicultural uses while also accommodating for low density residential development at one dwelling unit per five acres. The proposed AG&S zoning is consistent with the current FLUM designation.

**Staff Recommendation:**

Adopt Ordinance 2023-02 changing the official zoning map for the subject property from Flagler County "AC, Agriculture District" to City of Bunnell "AG&S, Agricultural and Silviculture District". -  
Second Reading

**City Attorney Review:**

Reviewed and approved for legal sufficiency

**Finance Department Review/Recommendation:**

**City Manager Review/Recommendation:**

Approved.



## ORDINANCE 2023-02

**AN ORDINANCE OF THE CITY OF BUNNELL, FLORIDA PROVIDING FOR THE REZONING OF REAL PROPERTY TOTALING 6.68± ACRES, OWNED BY JEREMY AND JILL BARTON, BEARING PARCEL ID: 16-13-30-0000-01020-0010 LOCATED WEST OF THE INTERSECTION OF COUNTY ROAD 304 AND SWEETWATER TRAIL WITHIN THE BUNNELL CITY LIMITS FROM THE FLAGLER COUNTY “AC AGRICULTURAL DISTRICT” TO THE CITY OF BUNNELL “AG&S, AGRICULTURAL AND SILVICUTLURE DISTRICT”; PROVIDING FOR THE TAKING OF IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR THE ADOPTION OF MAPS BY REFERENCE; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Jeremy and Jill Barton, the owners of certain real property, which land totals 6.68± acres in size located at 5500 County Road 304 and is assigned Tax Parcel Identification Number 16-13-30-0000-01020-0010 by the Property Appraiser of Flagler County; and

**WHEREAS**, Jeremy and Jill Barton have applied to the City of Bunnell pursuant to the controlling provisions of State law and the *Code of Ordinances of the City of Bunnell*, to have the subject property rezoned to the City of Bunnell “AG&S, Agricultural and Silviculture” district zoning classification from the existing Flagler County “AC, Agricultural District” zoning classification; and

**WHEREAS**, the City’s Community Development Department has conducted a thorough review and analysis of the demands upon public facilities and general planning and land development issues should the subject rezoning application be approved and has otherwise reviewed and evaluated the application to determine whether is comports with sound and generally accepted land use planning practices and principles as well as whether the application is consistent with the goals, objectives and policies set forth in the City’s *Comprehensive Plan*; and

**WHEREAS**, on December 13, 2022 the Planning, Zoning and Appeals Board of the City of Bunnell reviewed this request and recommended approval of the proposed ordinance to the City Commission; and

**WHEREAS**, professional City planning staff, the City’s Planning, Zoning and Appeals Board and the City Commission have determined that the proposed rezoning of the subject property as set forth in this Ordinance is consistent with the *Comprehensive Plan of the City of Bunnell*, the land development regulations of the City of Bunnell, and the controlling provisions of State law; and

**WHEREAS**, the City Commission of the City of Bunnell, Florida has taken, as implemented by City staff, all actions relating to the rezoning action set forth herein in accordance with the requirements and procedures mandated by State law.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BUNNELL, FLORIDA:**

**Section 1. Legislative Findings and Intent.**

- (a) The City Commission of the City of Bunnell hereby adopts and incorporates into this ordinance the City staff report and City Commission agenda memorandum relating to the application relating to the proposed rezoning of the subject property as well as the recitals (whereas clauses) to this Ordinance.
- (b) The subject property, which is 6.68± acres in size, is located 5500 County Road 304 in the City of Bunnell.
- (c) The City of Bunnell has complied with all requirements and procedures of Florida Law in processing and advertising this Ordinance.

**Section 2. Rezoning of Real Property/Implementing Actions.**

- (a) Upon enactment of this Ordinance the following described property, as depicted in the map attached to this Ordinance, and totaling 6.68± acres in size, shall be rezoned to the City of Bunnell “AG&S, Agricultural and Silviculture District” zoning classification from the existing Flagler County “AC, Agricultural District” zoning classification;

**LEGAL DESCRIPTION:** A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 13 SOUTH, RANGE 30 EAST AND SECTIN 16, TOWNSHIP 13 SOUTH, RANGE 30 EAST OF THE TALLAHASSEE MERIDIAN, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 13 SOUTH, RANGE 30 EAST, POINT ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 16, BEAR 500°58'50"E ALONG THE WEST LINE OF SECTION 21, A DISTANCE OF 567.91 FEET TO THE NORTHWESTERLY RIGH-OF-WAY OF COUNTY ROAD 304 (100'R/W) FORMERLY KNOWN AS STATE ROAD 304; THENCE BEAR N41°57'51"E ALONG THE NORTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 760.49 FEET TO THE NORTH LINE OF SECTION 21 AND THE SOUTH LINE OF SECTION 16; THENCE CONTINUE N41°57'51"E ALONG THE NORTHWESTERLY RIGHT-OF-WAY A DISTANCE OF 280.10 FEET; THENCE N48°02'09"W, DEPARTING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 447.70 FEET; THENCE S88°31'38"W, A DISTANCE OF 384.14 FEET TO THE WEST LINE OF SECTION 16; THENCE S01°28'22"E A DISTANCE OF 495.55 FEET TO THE SOUTHWEST CORNER OF SECTION 16, THE NORTHWEST CORNER OF SECTION 21 AND THE POINT OF BEGINNING OF THIS DESCRIPTION

**ADDRESS:** 5500 County Road 304

**TAX PARCEL IDENTIFICATION NUMBER: 16-13-30-0000-01020-0010**

(b) The City Manager, or designee, is hereby authorized to execute any and all documents necessary to formalize approval of the rezoning action taken herein and to revise and amend the Official Zoning Map or Maps of the City of Bunnell as may be appropriate to accomplish the action taken in this Ordinance.

(c) Conditions of development relating to the subject property may be incorporated into the subsequent pertinent development orders and such development orders may be subject to public hearing requirements in accordance with the provisions of controlling law.

**Section 3. Incorporation of Maps.**

The maps attached to this Ordinance are hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance.

**Section 4. Conflicts.**

All ordinances or part of ordinances in conflict with this ordinance are hereby repealed.

**Section 5. Severability.**

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful, or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

**Section 6. Non-codification.**

This Ordinance shall not be codified in the *City Code of the City of Bunnell* or the *Land Development Code of the City of Bunnell*; provided, however, that the actions taken herein shall be depicted on the zoning maps of the City of Bunnell by the City Manager, or designee.

**Section 7. Effective Date.**

This Ordinance shall take effect immediately upon enactment.

First Reading: approved on this 9<sup>th</sup> day of January, 2023.

Second/Final Reading: adopted on this 23<sup>rd</sup> day of January, 2023.

**CITY COMMISSION, City of Bunnell, Florida.**

By: \_\_\_\_\_

Catherine D. Robinson, Mayor

Approved for form and content by:

---

Vose Law Firm, City Attorney

Attest:

---

Kristen Bates, CMC, City Clerk

# Exhibit "A"

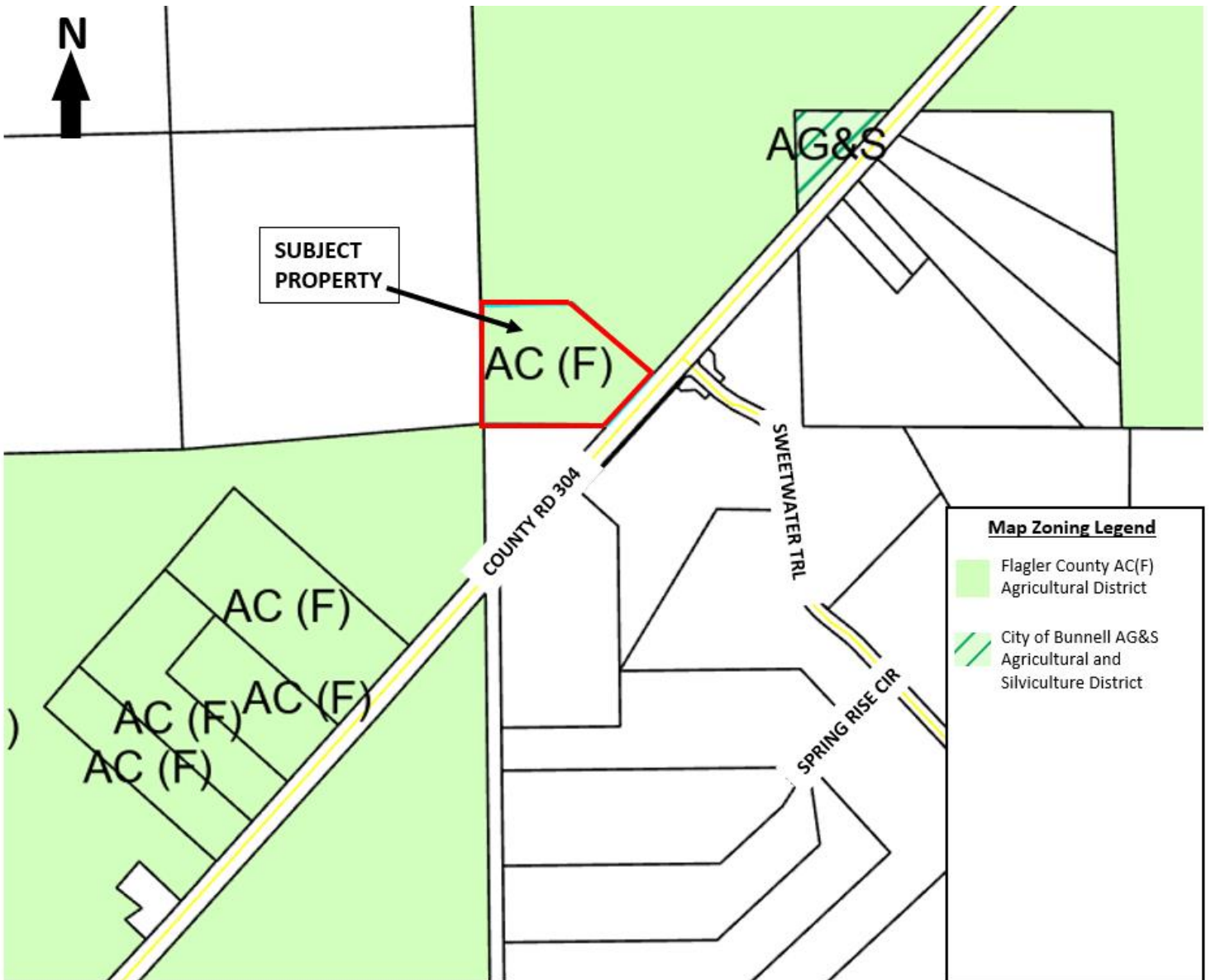
## Proposed Zoning



# Proposed Zoning Map



# Current Zoning Map





## City of Bunnell, Florida

### Agenda Item No. H.1.

Document Date: 12/15/2022 Amount:  
Department: Engineering Account #:  
Subject: Request Commission Approval of the Selection Committee recommendation and to proceed with negotiations for the Administration/Police Department Complex Design Build Project agreement.  
Agenda Section: New Business:  
Goal/Priority: Organizational Excellence, Technology, Infrastructure

#### ATTACHMENTS:

Description	Type
Selection Committee Meeting Minutes	Exhibit
Collage Qualifications Packet	Exhibit
Ajax Qualifications Packet	Exhibit
Meyer Najem Qualifications Packet	Exhibit
MPaul Qualifications Packet	Exhibit
MW Builders Qualifications Packet	Exhibit

#### Summary/Highlights:

Staff is seeking to proceed with negotiations with the contractor selected to complete the design and build of the Administration/Police Department Complex.

#### Background:

Since the closing of the City Hall Building due to mold, the City has been in dire need of an Administration Building and Police Department Complex for City Staff to properly conduct their public duties.

In 2021, the City purchased property at 2400 Commerce Parkway for the construction of a future City Hall Administration/Police Department Complex.

Request for Qualification (RFQ) #2022-02 was issued for a potential Design Build Project. Qualification Statements were received Monday, November 14, 2022.

The Selection Committee met on December 5, 2022, resulting in the recommendation to engage in negotiations with Collage Design and Construction, Inc. for design and build of this project.



The City could fund this project by obtaining outside financing either through a bank or municipal lending company.

If Collage Design and Construction, Inc's #2022-02 submission is selected by the Commission, then staff will proceed with negotiations for a contract with for the Design and Build of the Administration/Police Department Complex.

**Staff Recommendation:**

Approval to engage in contract negotiations with Collage Design and Construction, Inc. for the design and build of the City Hall Administration/Police Department Complex Building.

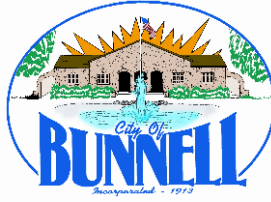
**City Attorney Review:**

**Finance Department Review/Recommendation:**

Costs for design services will be based on the attached fee schedule included in the bid package. Once negotiated, the final contract including costs will be brought back for Commission review and approval.

**City Manager Review/Recommendation:**

Approved.



**CITY OF BUNNELL**  
**RFQ 2022-02 BUNNELL ADMINISTRATION/POLICE DEPARTMENT**  
**COMPLEX DESIGN – BUILD PROJECT**  
**SELECTION COMMITTEE MEETING MINUTES**  
**December 5, 2022 at 10:00 AM**

City of Bunnell Selection Committee Members Present:

- Marcus DePasquale, City Engineer
- Lakesha Byrd, Finance Services Coordinator
- Kristen Bates, City Clerk
- Donnie Wines, IT Director
- David Brannon, Chief of Police *\*Arrived late at 10:29am\**
- Adrian Calderin, Planning & Zoning Community Development Coordinator (in place of Bernadette Fisher, Community Development Director)
- Mary Anne Atwood, Infrastructure Project Manager (in place of Dustin Vost, Infrastructure Director).

Bidders Present: Allan Marshall, Ajax; Samantha Reinneck, Schenkel Shultz

Meeting began at 10:06 AM.

Bids were scored on 7 categories with a possible maximum score of 280 points. Each committee members' score was added and averaged for each bid. The rankings and averages of the bids are as follows:

1. Collage ~ 197.86
2. Ajax ~ 197.43
3. CPH-Mpaul ~ 154.00
4. Myer Najem ~ 144.57
5. MW Builders ~ 131.57

A Vote was taken for the top two ranked to present presentations for the City Commission.

**Yes for presentations:** David Brannon

**No for presentations:** Marcus DePasquale, Lakesha Byrd, Kristen Bates, Adrian Calderin, Donnie Wines, Mary Anne Atwood

Next Meeting: The Selection Committee will present their recommendation and scores to the City Commission at the January 9, 2023 Commission Meeting at 1769 E. Moody Blvd, Bunnell, FL 32110.

Meeting Adjourned: 10:50 AM

SIGN IN SHEET



CITY OF BUNNELL  
RFQ 2022-02  
Selection Committee Meeting  
December 5, 2022

PRINT NAME	COMPANY	EMAIL	PHONE #
1 ALLAN MARSHALL	AXAX	ALLAN.MARSHALL@AXAXBYFLDZNG.COM	904-622-6059
2 Samantha Reinneck	Schenkel Shultz	sreinneck@schenkelschultz.com	407-437-4382
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

**CITY OF BUNNELL - MASTER RANKING FORM**  
**BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX**  
**RFQ 2022-02**

Committee Member Scores	Total Scores				
	AJAX	MW Builders	Myer Najem	CPH - Mpaul	Collage
Kristen Bates	123	71	138	77	139
David Brannon	270	155	140	193	191
Lakesha Byrd	201	180	171	177	212
Marcus DePasquale	200	140	160	165	205
Bernadette Fisher	174	80	106	121	233
Dustin Vost	185	100	90	125	170
Donnie Wines	229	195	207	220	235
Total =	1382	921	1012	1078	1385
Averaged Total =	197.43	131.57	144.57	154.00	197.86
Contractor Rank =	2	5	4	3	1

Committee Member Signatures		
Committee Member	Signature	Date
Kristen Bates		12/5/2022
David Brannon		12/05/22
Lakesha Byrd		12/5/22
Marcus DePasquale		12-5-22
Bernadette Fisher	 for Bernadette	12-5-22
Dustin Vost	 for Dustin Vost	12-5-22
Donnie Wines		12-5-22

**CITY OF BUNNELL - COMMITTEE MEMBER EVALUATION FORM  
BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
RFQ 2022-02**

CATEGORY	SCORING CRITERIA	POINTS	AJAX	MW Builders	Myer Najem	CPH - MPaul	Collage
ABILITY OF FIRM AND ITS PROFESSIONAL TEAM COMPOSITION	0 TO 40 POINTS	60 MAX					
BELOW AVERAGE	0		30	20	30	20	30
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
FIRM'S RELATED EXPERIENCE	0 TO 60 POINTS	60 MAX					
BELOW AVERAGE	0		30	15	30	20	30
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
<p>Ajax- many projects in Flagler County</p> <p>MW- new to Florida; no documented Florida projects</p> <p>Myer - variety of municipal ; quality of life projects</p> <p>CPH- many projects, but majority were warehousing/industrial as opposed to municipal administration or Commission needs (Chambers ; public meeting space)</p> <p>Collage- several municipal buildings; several in Flagler County</p>							

**CITY OF BUNNELL - COMMITTEE MEMBER EVALUATION FORM  
BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
RFQ 2022-02**

KB

CATEGORY	SCORING CRITERIA	POINTS	AJAX	MW Builders	Myer Najem	CPH - MPaul	Collage
FIRMS APPROACH AND METHODOLOGY	0 TO 60 POINTS	60 MAX					
BELOW AVERAGE	0		30	15	30	15	35
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						

Optional Member Notes:

Myer- very detailed on how project will work/proceed

Collage- very local offices with ease of access; detailed explanation on how project ~~is~~ will proceed

EFFECTS OF THE FIRMS CURRENT AND PROJECTED WORKLOAD	0 TO 40 POINTS	40 MAX	AJAX	MW Builders	Myer Najem	CPH - MPaul	Collage
BELOW AVERAGE	0		15	10	15	10	10
AVERAGE	1 to 10						
ABOVE AVERAGE	11 to 20						
WELL ABOVE AVERAGE	21 to 30						
OUTSTANDING	31 to 40						

Optional Member Notes:

Collage: SWA has several projects pending/not started that might coincide with City project

**CITY OF BUNNELL - COMMITTEE MEMBER EVALUATION FORM  
BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
RFQ 2022-02**

KB

CATEGORY	SCORING CRITERIA	POINTS	AJAX	MW Builders	Myer Najem	CPH - MPaul	Collage
LOCAL FIRMS	0 TO 20 POINTS	20 MAX					
BELOW AVERAGE	0						
AVERAGE	1 to 5		5	5	15	6	16
ABOVE AVERAGE	6 to 10						
WELL ABOVE AVERAGE	11 to 15						
OUTSTANDING	16 to 20						

Optional Member Notes:

Ajax- Orlando contractors but no mention of trying to use local  
 MW- office is close (Jax), but local work force not addressed  
 Myer- mentions use of minority ; trying to use local work force  
 CPH- office same County; no mention of local work force  
 Collage- ease of access to principals (in County); no mention of local work force though

COMPLETENESS OF RESPONSE	0 TO 20 POINTS	20 MAX	AJAX	MW Builders	Myer Najem	CPH - MPaul	Collage
BELOW AVERAGE	0						
AVERAGE	1 to 5		5-2 =3	0	<del>10</del> -2- 8	0	10-2- 8
ABOVE AVERAGE	6 to 10						
WELL ABOVE AVERAGE	11 to 15						
OUTSTANDING	16 to 20						

Optional Member Notes:

Ajax- had to look for addendum acknowledgement; not included as documents ; signed  
 MW- no fee schedule  
 CPH- not addressed as section; missing insurance information ; licenses

12/15/2022 none of documents were ADA compliant  
 +2 pt

**CITY OF BUNNELL - COMMITTEE MEMBER EVALUATION FORM  
BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
RFQ 2022-02**

CATEGORY	SCORING CRITERIA	POINTS	AJAX	MW Builders	Myer Najem	CPH - MPaul	Collage
REFERENCES FOR FIRM and ALL SUBCONSULTANTS	0 TO 20 POINTS	20 MAX					
BELOW AVERAGE	0		10	6	10	6	10
AVERAGE	1 to 5						
ABOVE AVERAGE	6 to 10						
WELL ABOVE AVERAGE	11 to 15						
OUTSTANDING	16 to 20						
Optional Member Notes:							
TOTAL RANKING SCORE	280 POINTS	MAX	125	71	140	77	141

COMMITTEE MEMBERS:  
 Kristen Bates  
 David Brannon  
 Lakesha Byrd  
 Marcus DePasquale  
 Bernadette Fisher  
 Dustin Vost  
 Donnie Wines

$\frac{-2}{123}$       COMMITTEE MEMBER NAME: Kristen Bates  
 $\frac{-2}{130}$       COMMITTEE MEMBER SIGNATURE: *Kristen Bates*  
 $\frac{-2}{139}$       DATE: 12/2/2022



**CITY OF BUNNELL - COMMITTEE MEMBER EVALUATION FORM**  
**BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX**  
**RFQ 2022-02**

DB


CATEGORY	SCORING CRITERIA	POINTS	AJAX	MW Builders	Myer Najem	CPH - MPaul	Collage
ABILITY OF FIRM AND ITS PROFESSIONAL TEAM COMPOSITION	0 TO 40 POINTS	60 MAX					
BELOW AVERAGE	0		60	40	40	46	47
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
FIRM'S RELATED EXPERIENCE	0 TO 60 POINTS	60 MAX					
BELOW AVERAGE	0		60	30	30	42	44
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
FIRMS APPROACH AND METHODOLOGY	0 TO 60 POINTS	60 MAX					
BELOW AVERAGE	0		55	45	30	40	40
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
EFFECTS OF THE FIRMS CURRENT AND PROJECTED WORKLOAD	0 TO 40 POINTS	40 MAX					
BELOW AVERAGE	0		35	20	20	25	20
AVERAGE	1 to 10						
ABOVE AVERAGE	11 to 20						
WELL ABOVE AVERAGE	21 to 30						
OUTSTANDING	31 to 40						
Optional Member Notes:							

LOCAL FIRMS	0 TO 20 POINTS	20 MAX					
BELOW AVERAGE	0		20	5	5	15	15
AVERAGE	1 to 5						
ABOVE AVERAGE	6 to 10						
WELL ABOVE AVERAGE	11 to 15						
OUTSTANDING	16 to 20						
Optional Member Notes:							
COMPLETENESS OF RESPONSE	0 TO 20 POINTS	20 MAX					
BELOW AVERAGE	0		20	5	5	15	15
AVERAGE	1 to 5						
ABOVE AVERAGE	6 to 10						
WELL ABOVE AVERAGE	11 to 15						
OUTSTANDING	16 to 20						
Optional Member Notes:							
REFERENCES FOR FIRM and ALL SUBCONSULTANTS	0 TO 20 POINTS	20 MAX					
BELOW AVERAGE	0		20	10	10	10	10
AVERAGE	1 to 5						
ABOVE AVERAGE	6 to 10						
WELL ABOVE AVERAGE	11 to 15						
OUTSTANDING	16 to 20						
Optional Member Notes:							
<b>TOTAL RANKING SCORE</b>	<b>280 POINTS</b>	<b>MAX</b>	<b>270</b>	<b>155</b>	<b>140</b>	<b>193</b>	<b>191</b>

COMMITTEE MEMBERS:

- Kristen Bates
- David Brannon
- Lakesha Byrd
- Marcus DePasquale
- Bernadette Fisher
- Dustin Vost
- Donnie Wines

COMMITTEE MEMBER NAME: DAVID BRANNON

COMMITTEE MEMBER SIGNATURE: 

DATE: 12/05/22

**CITY OF BUNNELL - COMMITTEE MEMBER EVALUATION FORM  
BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
RFQ 2022-02**


L B

CATEGORY	SCORING CRITERIA	POINTS	AJAX	MW Builders	Myer Najem	CPH - MPaul	Collage
<b>ABILITY OF FIRM AND ITS PROFESSIONAL TEAM COMPOSITION</b>	<b>0 TO 40 POINTS</b>	<b>60 MAX</b>					
BELOW AVERAGE	0		45	40	46	47	47
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
<b>FIRM'S RELATED EXPERIENCE</b>	<b>0 TO 60 POINTS</b>	<b>60 MAX</b>					
BELOW AVERAGE	0		50	45	45	55	55
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
<b>FIRMS APPROACH AND METHODOLOGY</b>	<b>0 TO 60 POINTS</b>	<b>60 MAX</b>					
BELOW AVERAGE	0		40	45	45	15	50
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
<b>EFFECTS OF THE FIRMS CURRENT AND PROJECTED WORKLOAD</b>	<b>0 TO 40 POINTS</b>	<b>40 MAX</b>					
BELOW AVERAGE	0		15	30	20	15	15
AVERAGE	1 to 10						
ABOVE AVERAGE	11 to 20						
WELL ABOVE AVERAGE	21 to 30						
OUTSTANDING	31 to 40						
Optional Member Notes:							
<b>LOCAL FIRMS</b>	<b>0 TO 20 POINTS</b>	<b>20 MAX</b>					

BELOW AVERAGE	0							
AVERAGE	1 to 5							
ABOVE AVERAGE	6 to 10		20	0	5	20	15	
WELL ABOVE AVERAGE	11 to 15							
OUTSTANDING	16 to 20							
Optional Member Notes:								
COMPLETENESS OF RESPONSE	0 TO 20 POINTS	20 MAX						
BELOW AVERAGE	0							
AVERAGE	1 to 5		11					
ABOVE AVERAGE	6 to 10		5	0	0	5	20	
WELL ABOVE AVERAGE	11 to 15							
OUTSTANDING	16 to 20							
Optional Member Notes: Adjusted Max for acknowledgement of Addendums 1 & 2.								
REFERENCES FOR FIRM and ALL SUBCONSULTANTS	0 TO 20 POINTS	20 MAX						
BELOW AVERAGE	0							
AVERAGE	1 to 5							
ABOVE AVERAGE	6 to 10		20	20	10	20	10	
WELL ABOVE AVERAGE	11 to 15							
OUTSTANDING	16 to 20							
Optional Member Notes:								
TOTAL RANKING SCORE	280 POINTS	MAX	195	180	171	177	212	

COMMITTEE MEMBERS:

Kristen Bates  
David Brannon  
Lakesha Byrd  
Marcus DePasquale  
Bernadette Fisher  
Dustin Vost  
Donnie Wines

COMMITTEE MEMBER NAME: Lakesha Byrd  
COMMITTEE MEMBER SIGNATURE:   
DATE: 12/5/2022

**CITY OF BUNNELL - COMMITTEE MEMBER EVALUATION FORM**  
**BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX**  
**RFQ 2022-02**

MD

CATEGORY	SCORING CRITERIA	POINTS	AJAX	MW Builders	Myer Najem	CPH - MPaul	Collage
ABILITY OF FIRM AND ITS PROFESSIONAL TEAM COMPOSITION	0 TO 40 POINTS	60 MAX					
BELOW AVERAGE	0		50	30	35	45	45
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
FIRM'S RELATED EXPERIENCE	0 TO 60 POINTS	60 MAX					
BELOW AVERAGE	0		50	30	40	40	40
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
FIRMS APPROACH AND METHODOLOGY	0 TO 60 POINTS	60 MAX					
BELOW AVERAGE	0		40	30	30	30	40
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
EFFECTS OF THE FIRMS CURRENT AND PROJECTED WORKLOAD	0 TO 40 POINTS	40 MAX					
BELOW AVERAGE	0		35	30	30	20	30
AVERAGE	1 to 10						
ABOVE AVERAGE	11 to 20						
WELL ABOVE AVERAGE	21 to 30						
OUTSTANDING	31 to 40						
Optional Member Notes:							

LOCAL FIRMS	0 TO 20 POINTS	20 MAX					
BELOW AVERAGE	0		5	5	5	10	20
AVERAGE	1 to 5						
ABOVE AVERAGE	6 to 10						
WELL ABOVE AVERAGE	11 to 15						
OUTSTANDING	16 to 20						
Optional Member Notes:							
COMPLETENESS OF RESPONSE	0 TO 20 POINTS	20 MAX					
BELOW AVERAGE	0		10	10	10	10	15
AVERAGE	1 to 5						
ABOVE AVERAGE	6 to 10						
WELL ABOVE AVERAGE	11 to 15						
OUTSTANDING	16 to 20						
Optional Member Notes:							
REFERENCES FOR FIRM and ALL SUBCONSULTANTS	0 TO 20 POINTS	20 MAX					
BELOW AVERAGE	0		10	5	10	10	15
AVERAGE	1 to 5						
ABOVE AVERAGE	6 to 10						
WELL ABOVE AVERAGE	11 to 15						
OUTSTANDING	16 to 20						
Optional Member Notes:							
<b>TOTAL RANKING SCORE</b>	<b>280 POINTS</b>	<b>MAX</b>	<b>200</b>	<b>140</b>	<b>160</b>	<b>165</b>	<b>205</b>

COMMITTEE MEMBERS:

Kristen Bates  
David Brannon  
Lakesha Byrd  
Marcus DePasquale  
Bernadette Fisher  
Dustin Vost  
Donnie Wines

COMMITTEE MEMBER NAME: Marcus DePasquale

COMMITTEE MEMBER SIGNATURE: 

DATE: 12-5-2022

BF

**CITY OF BUNNELL - COMMITTEE MEMBER EVALUATION FORM  
BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
RFQ 2022-02**

CATEGORY	SCORING CRITERIA	POINTS	AJAX	MW Builders	Myer Najem	CPH - MPaul	Collage
<b>ABILITY OF FIRM AND ITS PROFESSIONAL TEAM COMPOSITION</b>	<b>0 TO 40 POINTS</b>	<b>60 MAX</b>					
BELOW AVERAGE	0		32	10	15	20	45
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
<b>FIRM'S RELATED EXPERIENCE</b>	<b>0 TO 60 POINTS</b>	<b>60 MAX</b>					
BELOW AVERAGE	0		40	16	20	30	45
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
<b>FIRMS APPROACH AND METHODOLOGY</b>	<b>0 TO 60 POINTS</b>	<b>60 MAX</b>					
BELOW AVERAGE	0		40	23	34	29	50
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
<b>EFFECTS OF THE FIRMS CURRENT AND PROJECTED WORKLOAD</b>	<b>0 TO 40 POINTS</b>	<b>40 MAX</b>					
BELOW AVERAGE	0		30	15	20	25	35
AVERAGE	1 to 10						
ABOVE AVERAGE	11 to 20						
WELL ABOVE AVERAGE	21 to 30						
OUTSTANDING	31 to 40						
Optional Member Notes:							
<b>LOCAL FIRMS</b>	<b>0 TO 20 POINTS</b>	<b>20 MAX</b>					

BELOW AVERAGE	0		0	0	0	0	20
AVERAGE	1 to 5						
ABOVE AVERAGE	6 to 10						
WELL ABOVE AVERAGE	11 to 15						
OUTSTANDING	16 to 20						
Optional Member Notes:							
<b>COMPLETENESS OF RESPONSE</b>	<b>0 TO 20 POINTS</b>	<b>20 MAX</b>					
BELOW AVERAGE	0		16	6	7	5	20
AVERAGE	1 to 5						
ABOVE AVERAGE	6 to 10						
WELL ABOVE AVERAGE	11 to 15						
OUTSTANDING	16 to 20						
Optional Member Notes:							
<b>REFERENCES FOR FIRM and ALL SUBCONSULTANTS</b>	<b>0 TO 20 POINTS</b>	<b>20 MAX</b>					
BELOW AVERAGE	0		16	10	10	12	18
AVERAGE	1 to 5						
ABOVE AVERAGE	6 to 10						
WELL ABOVE AVERAGE	11 to 15						
OUTSTANDING	16 to 20						
Optional Member Notes:							
<b>TOTAL RANKING SCORE</b>	<b>280 POINTS</b>	<b>MAX</b>	<b>174</b>	<b>80</b>	<b>106</b>	<b>121</b>	<b>233</b>

**COMMITTEE MEMBERS:**

Kristen Bates  
David Brannon  
Lakesha Byrd  
Marcus DePasquale  
Bernadette Fisher  
Dustin Vost  
Donnie Wines

COMMITTEE MEMBER NAME: Bernadette Fisher

COMMITTEE MEMBER SIGNATURE: Bernadette Fisher

DATE: 12.05.2022



**CITY OF BUNNELL - COMMITTEE MEMBER EVALUATION FORM  
BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
RFQ 2022-02**

MA

CATEGORY	SCORING CRITERIA	POINTS	AJAX	MW Builders	Myer Najem	CPH - MPaul	Collage
<b>ABILITY OF FIRM AND ITS PROFESSIONAL TEAM COMPOSITION</b>	<b>0 TO 40 POINTS</b>	<b>60 MAX</b>					
BELOW AVERAGE	0		45	25	30	35	40
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
<b>FIRM'S RELATED EXPERIENCE</b>	<b>0 TO 60 POINTS</b>	<b>60 MAX</b>					
BELOW AVERAGE	0		45	30	15	35	40
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
<b>FIRMS APPROACH AND METHODOLOGY</b>	<b>0 TO 60 POINTS</b>	<b>60 MAX</b>					
BELOW AVERAGE	0		50	20	20	20	45
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
<b>EFFECTS OF THE FIRMS CURRENT AND PROJECTED WORKLOAD</b>	<b>0 TO 40 POINTS</b>	<b>40 MAX</b>					
BELOW AVERAGE	0		20	10	10	15	15
AVERAGE	1 to 10						
ABOVE AVERAGE	11 to 20						
WELL ABOVE AVERAGE	21 to 30						
OUTSTANDING	31 to 40						

Optional Member Notes:								
LOCAL FIRMS	0 TO 20 POINTS	20 MAX						
BELOW AVERAGE	0							
AVERAGE	1 to 5							
ABOVE AVERAGE	6 to 10					10		10
WELL ABOVE AVERAGE	11 to 15							
OUTSTANDING	16 to 20							
Optional Member Notes:								
COMPLETENESS OF RESPONSE	0 TO 20 POINTS	20 MAX						
BELOW AVERAGE	0							
AVERAGE	1 to 5							
ABOVE AVERAGE	6 to 10		5	5	5	5		10
WELL ABOVE AVERAGE	11 to 15							
OUTSTANDING	16 to 20							
Optional Member Notes:								
REFERENCES FOR FIRM and ALL SUBCONSULTANTS	0 TO 20 POINTS	20 MAX						
BELOW AVERAGE	0							
AVERAGE	1 to 5							
ABOVE AVERAGE	6 to 10		20	10	10	5		10
WELL ABOVE AVERAGE	11 to 15							
OUTSTANDING	16 to 20							
Optional Member Notes:								
<b>TOTAL RANKING SCORE</b>	<b>280 POINTS</b>	<b>MAX</b>	<b>185</b>	<b>100</b>	<b>90</b>	<b>125</b>		<b>170</b>

COMMITTEE MEMBERS:

Kristen Bates  
David Brannon  
Lakesha Byrd  
Marcus DePasquale  
Bernadette Fisher  
Dustin Vost  
Donnie Wines

COMMITTEE MEMBER NAME: Mary Anne Atwood for Dustin Vost

COMMITTEE MEMBER SIGNATURE: 

DATE: 12.05.2022

**CITY OF BUNNELL - COMMITTEE MEMBER EVALUATION FORM  
BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
RFQ 2022-02**

DW

CATEGORY	SCORING CRITERIA	POINTS	AJAX	MW Builders	Myer Najem	CPH - MPaul	Collage
ABILITY OF FIRM AND ITS PROFESSIONAL TEAM COMPOSITION	0 TO 40 POINTS	60 MAX					
BELOW AVERAGE	0		50	50	50	50	50
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
FIRM'S RELATED EXPERIENCE	0 TO 60 POINTS	60 MAX					
BELOW AVERAGE	0		50	35	40	50	50
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
FIRMS APPROACH AND METHODOLOGY	0 TO 60 POINTS	60 MAX					
BELOW AVERAGE	0		55	50	50	40	50
AVERAGE	1 to 15						
ABOVE AVERAGE	16 to 30						
WELL ABOVE AVERAGE	31 to 45						
OUTSTANDING	46 to 60						
Optional Member Notes:							
EFFECTS OF THE FIRMS CURRENT AND PROJECTED WORKLOAD	0 TO 40 POINTS	40 MAX					
BELOW AVERAGE	0		30	25	35	35	32
AVERAGE	1 to 10						
ABOVE AVERAGE	11 to 20						
WELL ABOVE AVERAGE	21 to 30						
OUTSTANDING	31 to 40						
Optional Member Notes:							

LOCAL FIRMS	0 TO 20 POINTS	20 MAX					
BELOW AVERAGE	0		15	15	15	17	17
AVERAGE	1 to 5						
ABOVE AVERAGE	6 to 10						
WELL ABOVE AVERAGE	11 to 15						
OUTSTANDING	16 to 20						
Optional Member Notes:							
COMPLETENESS OF RESPONSE	0 TO 20 POINTS	20 MAX					
BELOW AVERAGE	0		18	12	12	14	18
AVERAGE	1 to 5						
ABOVE AVERAGE	6 to 10						
WELL ABOVE AVERAGE	11 to 15						
OUTSTANDING	16 to 20						
Optional Member Notes:							
REFERENCES FOR FIRM and ALL SUBCONSULTANTS	0 TO 20 POINTS	20 MAX					
BELOW AVERAGE	0		11	8	5	14	18
AVERAGE	1 to 5						
ABOVE AVERAGE	6 to 10						
WELL ABOVE AVERAGE	11 to 15						
OUTSTANDING	16 to 20						
Optional Member Notes:							
<b>TOTAL RANKING SCORE</b>	<b>280 POINTS</b>	<b>MAX</b>	<b>229</b>	<b>195</b>	<del>177</del>	<b>220</b>	<b>235</b>

COMMITTEE MEMBERS:

Kristen Bates  
David Brannon  
Lakesha Byrd  
Marcus DePasquale  
Bernadette Fisher  
Dustin Vost  
Donnie Wines

COMMITTEE MEMBER NAME:

<sup>207</sup>  
DONALD WINES

COMMITTEE MEMBER SIGNATURE:

[Handwritten Signature]

DATE:

12-5-2022

# CITY OF BUNNELL

DESIGN-BUILD PROJECT

## ADMINISTRATION / POLICE DEPARTMENT COMPLEX

11.16.22 | RFQ# 2022-02



 **COLLAGE**



DESIGN-BUILDERS



**CITY OF BUNNELL**  
**ADMINISTRATION /**  
**POLICE DEPARTMENT**  
**COMPLEX**

**Proposer's Firm**

---

**Name:** Collage Design and Construction, Inc. dba The Collage Companies  
.....  
**License Nos:** CGC020818 and CGC059537  
.....  
**Address:** 585 Technology Park, Lake Mary, FL 32746  
.....  
**Telephone:** (407) 915-6171  
.....  
**Contact:** Rob Maphis, President  
.....  
**Email:** [rmaphis@collage-usa.com](mailto:rmaphis@collage-usa.com)  
.....  
**Date:** November 16, 2022  
.....

# Table of CONTENTS

	<u>Letter of Interest</u> . . . . .	3
<b>A</b>	<u>Ability of Firm</u> and its Professional Team Composition . . . . .	5
<b>B</b>	<u>Firm's Related Experience</u> . . . . .	13
<b>C</b>	<u>Firm's Approach</u> and Methodology . . . . .	30
<b>D</b>	<u>Effects</u> of the Firms Current and Projected Workload . . . . .	40
<b>E</b>	<u>Local Firms</u> . . . . .	44
<b>F</b>	<u>Completeness</u> of Response . . . . .	45
<b>G</b>	<u>References</u> for Firm and All Sub consultants . . . . .	46
	Appendix A	
	– Addenda	
	– Hourly Rates	
	– Required Forms	



November 16, 2022



CITY OF BUNNELL  
c/o Finance Department  
604 E. Moody Blvd., Suite 6  
Bunnell, Florida 32110

585 Technology Park  
Lake Mary, FL 32746  
P 407.829.2257  
F 407.829.2258

ATTN: Ms. Lakesha Byrd  
RE: Request for Qualifications Statement (RFQ) for  
Bunnell Administration/Police Department Complex  
Design-Build Project – RFQ No. 2022-02

Dear Ms. Byrd:

We are pleased to submit qualifications for Collage Design and Construction, Inc. (dba The Collage Companies) to serve as your Design-Builder for the upcoming Bunnell Administration/Police Department Complex Design-Build project. The City of Bunnell has a significant history as the County seat for Flagler County, and this new facility is critical to the ever-growing needs of the City and its expanding population. We understand the significance of this project and bring a team who is uniquely qualified to provide the desired services.

Collage is a Florida-based design-builder with over 40 years of projects that are relevant to this facility. The founders of Collage, Brian Walsh, and our lead designer JPA Architects, Joseph Pozzuoli, are longtime associates and Flagler County residents, bringing an unmatched commitment to the City of Bunnell and this project. Our team of design professionals, including locally-based JPA Architects and SWA, bring extensive familiarity with the scope of work and the project site. SWA has been in the area for 52 years. Halff is on our team as a production architect, providing the relevant experience and resources to assure the completeness and accuracy of design documents. We bring the City the unmatched ability to achieve all project goals. *The Collage team has unparalleled familiarity with the scope of work and we are absolutely committed to perform the work in a timely manner.*

Following are some of the reasons this team is best qualified to perform the engagement:

- **Commitment to the City of Bunnell.** We understand the importance of this facility for the proper administrative functioning and public safety needs of the City of Bunnell. Multiple members of our team are longtime Flagler County residents and are absolutely committed to project success.
- **The Design Consultants.** Our team includes the right design partners. The lead architect, Joseph Pozzuoli Architect (JPA) was founded in Flagler County 16 years ago and spent the past year developing the program for which the RFQ is based. The civil engineer, Stephenson, Wilcox & Associates, Inc. (SWA), has its office located adjacent to the project site and has performed civil design for adjacent properties, providing for extensive familiarity with the site requirements. Our design team is rounded out by Halff Associates, providing capacity and capabilities needed to assure the timely production and completeness of design documents.
- **Extensive Municipal Experience.** Our team has designed and built numerous governmental and institutional facilities. From City and community buildings to hurricane hardened and mission-critical installations, we bring the design and construction expertise and lessons learned



to be of significant benefit to the City at every stage of project completion.

- **Design-Build Done Right®.** Our team knows how the design-build process should work. We bring a history of numerous design-build projects on a variety of projects throughout Florida. We have recent experience with design-build deliveries in St. Petersburg, Orlando, Altamonte Springs and Apopka. Further, we are longtime members of the Design-Build Institute of America (DBIA) and have multiple Designated Design-Build Professionals™ assigned to this project, giving you an advocate for how to execute a successful design-build project.
- **“One-Stop Shop”.** We have assembled a team of design and construction professionals who are experts in their respective fields. However, the beauty of our approach to design-build is that we are your single source of responsibility. *All contractual responsibility rests solely with Collage, the entity responsible for execution on behalf of the Proposal team.*
- **Capacity and Availability.** Our team’s current and projected workload provides the capacity and availability to perform all of the design and construction requirements for this project. Our bondability, available staff and ability to increase assigned staff as necessary assure the ability to perform all elements of this project.

We come to you with a resume of relevant qualifications, project familiarity, capabilities, staff and organizational structure that is unrivaled. This proposal has been prepared in a concise manner to demonstrate that Collage is the best choice for assuring project success.

Collage does not build every type of project. Rather, we focus our efforts on community-centric opportunities for which we provide significant value. The City of Bunnell’s Administration/Police Department Complex project aligns perfectly with that approach and our mission, which is to build projects that strengthen the foundation and fabric of our community.

*In accordance with the requirements of the SOQ format, this proposal is a firm and irrevocable offer for ninety (90) days. We look forward to the opportunity to further present our credentials to serve as your Design-Builder.*

Sincerely,

**THE COLLAGE COMPANIES**

**JPA ARCHITECTS**



Brian Walsh, CEO  
Flagler County Resident



Joseph Pozzuoli, CEO  
Flagler County Resident

***As required by the RFQ, the following individuals are authorized to make representations for the Proposer:***

Brian Walsh (CEO) / Rob Maphis (President) / Steve Pinyot (Executive VP)  
585 Technology Park, Lake Mary, FL (407) 915-6171

**A**

## **ABILITY OF FIRM AND ITS PROFESSIONAL TEAM COMPOSITION**

1. Organization Chart
2. Resumes

# A Ability of Firm and it's Professional Team Composition

## 1. Project Organization Chart

Our team has an organizational structure that has proven highly effective in delivery of design-build projects. It is a hierarchal structure, providing the City with a single source of overall project responsibility and a single point of contact for delivery of all project requirements.

Our personnel have this project as a priority, and our organizational structure and available resources will be adapted to the needs of the project at any given time. Collage has assigned full-time onsite operations management, with other assignments on a part time (as needed) basis.

### **COLLAGE** Design-Builder

**Brian Walsh** CEO, Founder – Flagler Resident

**Rob Maphis** President – Operations Lead \*

**Steve Pinyot** Vice President – Estimating

**Ron Ward** Project Manager – Full-time Onsite Management PM and Super

**Mike Brozzo** Project Superintendent – Full-time Onsite Management

#### **JPA** Lead Architect

**Joseph Pozzuoli** Principal Architect – Lead Design

#### **HALFF** Production Architect

**Rob Smedley** – Design Manager \*

**Marjorie Weibe-Reed** – Interior Architect

**Paul Rielly** – Structural Engineer

**Clint Bell** – Mechanical/Plumbing Engineer

**Phillip Applebaum** – Electrical Engineer

**Dustin Felix** – Landscape Architect

#### **SWA** Civil Engineer

**Dan A. Wilcox** – Civil Engineer

**Joseph Parsons** – Engineering Manager

\* Primary Contact

# A Ability of Firm and it's Professional Team Composition

## 2. Project Team

The leadership of Collage and our design partner, JPA, have a long history together and a history in Flagler County. Their history began five decades ago and they now live 15 minutes away from the project, a vested interest in Bunnell that requires them to accept anything other than 100% success and satisfaction!



**BRIAN WALSH** FDBIA, LEED AP, BD+C  
CEO/Founder | **COLLAGE**

- a. Years w/this company: 40
- b. Years w/other companies: 3
- c. Experience: *(Project Executive on all projects)*

- **UNF Fine Arts Complex:** 125,000 SF of music, Writing and drawing areas including a 1400 seat auditorium. \$18 M
- **Northland Sanctuary and Educational Center:** 20,000sf two story state of the art themed education building for education entertainment and meeting space. The 3,000 seat Sanctuary will be one component of a 140,000 sf building. \$40 M
- **Amtrak Orlando Station Renovations:** Historic restoration project 2 story 17,500 sf building. \$1.7 M
- **Lynx Central Station, Orlando:** Replaced existing downtown station. 18,000sf, \$20 M

d. Education: Bachelor of Architecture, University of Miami

e. Active Registration/Certification/Licenses:

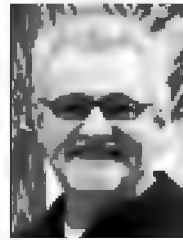
Certified GC CGC020818; Licenses: Florida, Virginia  
FDBIA Design Build Professional; LEED AP BD+C

f. Current Job Description

Brian A. Walsh is Founder, Chairman and CEO of The Collage Companies, an established leader in the construction industry; headquartered in Central Florida and working throughout the Southeast. Brian has directed the firm's activities and rapid growth towards quality and excellence since 1982. The Collage Companies is an integrated services firm with expertise in Design Build, Construction Management and General Contracting. Collage pursues community projects with a strong emphasis and expertise in the hospitality, religious, transportation, education, government and parks and sports sectors.

g. Other Experience & Qualifications Relevant to Project:

Brian has been a Flagler County resident for 35 years.



**JOSEPH POZZUOLI** AIA, ID, ICAA  
Principal | **JPA**

- a. Years w/this company: 21
- b. Years w/other companies: 13
- c. Experience: *(Principal Architect on all projects)*

- **City of Bunnell Administration/Police Department Complex Building,** Concept space planning for schematic design, new 17,706 sf building.
- **City of Flagler Beach New Pier,** Subconsultant – Lead Architect
- **City of Flagler Beach, Funky Pelican Dumpster Enclosure,** 599 SF Addition and Renovation.
- **Flagler County School Board, Flagler Auditorium, Palm Coast, FL,** 4,300 SF Interior Lobby, Offices, Toilets Renovation, Addition & Renovation
- **Flagler County Sheriff Sub-Station, Palm Coast, FL** 4,265 SF Interior and Exterior Renovation
- **Flagler County Fire Dept. Station 41 Flagler County Sheriff's Dept.** Justice Lane Multi-Regional Training Facility, Schematic Design/Site Plan

d. Education: Bachelor of Architecture, University of Miami, 1979

e. Active Registration/Certification/Licenses:

Registered Architect: State of Florida – AR13178 2004; Registered Interior Designer: State of Florida – ID 4843

f. Current Job Description

Mr. Pozzuoli founded the firm Joseph Pozzuoli Architect, P.A. in 1991. For more than 30 years, he has been the principal and architect for over 1,750 projects. These projects cover a diverse range from commercial, institutional, parks and recreation, and civic, and residential. This experience has enabled Mr. Pozzuoli to fulfill the design needs of each and every client. While leading the design team on these projects, his duties include but are not limited to the building program phase, schematic design phase, design development phase as well as quality control of all contract documentation and review of the construction contract administration phase. The overriding theme of each project is that the client receives a personal commitment to excellence and the attention to details required to guarantee long term client satisfaction.

g. Other Experience & Qualifications Relevant to Project:

Mr. Pozzuoli has been principal architect involved in Municipality Design projects for the past 17 years.

# A Ability of Firm and it's Professional Team Composition

## 2. Project Team



**ROB MAPHIS** DBIA, LEED AP, BD+C  
President | **COLLAGE**

- a. Years w/this company: 6
- b. Years w/other companies: 23
- c. Experience:

- **SJRWMD Apopka Service Center** Customer center for the St Johns River Water Management District, Operations Management
- **Key Biscayne Civic Center**, Fire Station, Police Station, Administrative Offices and Community Center, \$12 M, Operations Management
- **Westmonte Recreation Center** New state-of-the art Community Building and entire Park Replacement, Operations Management
- **Indian River County Courthouse**, 4-Story masonry courthouse with 3-story precast parking garage, size of projects, and specific project involvement, Operations Management

d. Education: B.S. Building Construction, UF, with Honors

e. Active Registration/Certification/Licenses:

Florida Certified GC CGC59537; Mississippi Building Construction No. 23526-MC; North Carolina GC No. 84501; DBIA Design Build Professional; 30-Hour OSHA Certification; FDEP Qualified Stormwater Mgmt Inspector

f. Current Job Description

As President of The Collage Companies, Rob provides overall management for all of Collage's projects. Rob has held an array of positions in the construction industry. His wide-ranging experience has included Office Engineer and Estimator, Project Engineer, Project Manager, Operations Manager, Vice President and Branch Manager. Rob's career includes direct involvement with the construction of a variety of public facilities, including numerous school, college/university, healthcare, federal and municipal projects. He volunteers and holds leadership positions in many community, business and charitable groups.

g. Other Experience & Qualifications Relevant to Project:

Rob brings extensive experience with Design-Build deliveries, and governmental and institutional projects. He is experienced with municipal administrative projects, has built police stations and is very familiar with area subcontractors and suppliers. Rob also serves on the State's licensing board, providing a detailed understanding of code and licensing requirements.



**ROB SMEDLEY** AIA, DBIA, NCARB  
Design Manager | **HALFF**

- a. Years w/this company: 1
- b. Years w/other companies: 37
- c. Experience:

- **Seagoville Public Safety Facility Program Management**: Public Administration Building, 24,000-sf, Design-Build Quality Control.
- **James City County Government Center**: Public Administration Building, 24,000-sf, Project Designer/Manager.
- **Joint Base Anacostia-Bolling Design-Build Air Force Operations Facility**: Public Administration Building, 21,000-sf, Project Designer/Manager.
- **Fort Belvoir Design-Build Battalion Headquarters Company Operations Facility**: Public Administration Building, 30,000-sf, Project Designer/Manager.
- **Fort Benning Design-Build Battalion Headquarters**: Public Administration Building, 23,500-sf, Project Designer/Manager.

d. Education: Bachelor of Architecture, Catholic University of America; Bachelor of Science, Catholic University of America

e. Active Registration/Certification/Licenses:

Professional Architect - Florida No. AR94042; NCARB No. 41273

f. Current Job Description

Rob Smedley is a Senior Program Manager with extensive experience on diverse projects for public and private clients. Rob leads the firm's Architecture program in Florida out of the Jacksonville, Florida, office. His portfolio of work includes a broad range of project types and sizes encompassing programming, charrettes, master planning, interiors, space planning, adaptive reuse, renovation, and new construction. His experience includes design, management, and quality control/quality assurance responsibilities in federal, state, municipal, and private clients.

g. Other Experience & Qualifications Relevant to Project:

Rob possesses strong leadership skills in directing teams to meet project schedules, budgets, and quality standards. He is a recognized team builder committed to advancing design excellence via collaboration. In addition to traditional design-bid-build delivery, Rob is particularly adept at managing design-build projects. He is a certified member of the Design-Build Institute of America (DBIA) serving on both National and Regional Committees.

# A Ability of Firm and it's Professional Team Composition

## 2. Project Team



### STEVE PINYOT

Vice President/Estimating | **COLLAGE**

- a. Years w/this company: 27
- b. Years w/other companies: 13
- c. Experience:

- **City Hall, Port St. Lucie, FL** – Construction Manager for the renovations of the three-story City Hall.
- **Palm Coast High School, Bunnell, FL** – General Contractor for the construction of five new school buildings (Classrooms, Gymnasium, Central Chiller Plant, Athletic Field House and Concessions).
- **Bethune Cookman University Business Hospitality Building, Daytona Beach, FL** – Construction Manager for the new three story, 45,000 SF Business Hospitality Building.
- **Amtrak AutoTrain, Sanford, FL** – General Contractor for the construction of a new train station serving Amtrak's famous "AutoTrain".

d. Education: B.S. Civil Engineering, University of Pittsburgh

e. Active Registration/Certification/Licenses:

Certified General Contractor (CG C046469)

f. Current Job Description

As Executive Vice President for Pre Construction, Mr. Pinyot is responsible for construction management and operations through any delivery method: construction management, general contracting, design/build, or design/bid/build. In addition, he directs proper administration and execution of projects with project teams through clear communication skills. Mr. Pinyot coordinates with each project manager to allow a smooth transfer of information about project details, scheduling, cost and subcontractor proposals. He manages the overall project schedules and adherence to contract performance standards.

g. Other Experience & Qualifications Relevant to Project:

Mr. Pinyot has worked in Pre-Construction (Estimating) for the past 40 years. He brings very specific Design Build experience to the team having led multiple clients through this excellent delivery method. Some of The Collage Companies Design build clients include **FDOT** (Collage was the design builder for the FDOT District 5 Headquarters in DeLand, FL), **Amtrak**, **GOAA** (Greater Orlando Aviation Authority), **SJWMD** (St. John's Water Management District), and many more.



### RON WARD LEED AP

Project Manager | **COLLAGE**

- a. Years w/this company: 1
- b. Years w/other companies: 17
- c. Experience:

- **Project Sunset – Magic Kingdom Entrance - Bay Lake, FL** \$24 million upgrade of approximately 125,000 SF new exterior concrete hardscape, landscaping, bus coordinator booth building, Contemporary walkway and canopies at entrance. Project Manager overseeing the entire project from preconstruction with significant logistic phase changes to maintain guest access to park throughout construction.
- **Daytona International Speedway – Daytona Beach, FL** \$400 million Front-stretch Grandstand Replacement consisting of new 120 ft 5 story Concourse & Suite Tower. A complete renovation and replacement of existing grandstands with 101,000 seats and a new 5 story concrete concourse that includes injector entrances, refrigerator/freezer storage and neighborhoods consisting of restroom facilities, concessions, bars, bistros, and offices. Project Manager overseeing finishes, Doors & hardware and waterproofing throughout the project.
- **Cruise Terminal 18 – Port Everglades, FL** \$50 million fast track contract for 240,000 SF two story embarkation addition to existing Terminal. New Terminal served as the Port of Call for the world's biggest ship at the time, Royal Caribbean's Oasis of the Seas. Project Engineer overseeing all structural elements & architectural interior/exterior finishes.

d. Education: B.S., Building Construction; University of Florida

e. Active Registration/Certification/Licenses:

Certified General Contractor # CGC1519582; LEED AP Professional since 2009; CPR & First Aid Trained; OSHA 30 Hour Trained

f. Current Job Description

Mr. Ward is a proven Project Manager and leader with over 18 years of experience. Ron is able to build, lead, and motivate teams to achieve optimum performance. His skills include Management of RFI, Submittals, Meeting Minutes, Estimating and Scheduling as well as proficiency in multiple software programs to achieve enhanced productivity, efficiency, and cost/budget control.

g. Other Experience & Qualifications Relevant to Project:

Mr. Ward recently completed a 17,000 SF Apopka Service Center office building for St. Johns River Water Management District in Apopka, FL. He also has other government institution experience which includes the West County Jail Expansion project in Palm Beach County.

# A Ability of Firm and it's Professional Team Composition

## 2. Project Team



### MIKE BROZZO

Project Superintendent | **COLLAGE**

a. Years w/this company: 3

b. Years w/other companies: 27

c. Experience:

- **Hyatt Place, St. Augustine, Florida** Hotel, Design-Build New Construction –Superintendent
- **St Johns River Water Management District, Apopka, Florida** Apopka Service Center, Design-Build New Construction – Project Manager/ Superintendent
- **Greater Orlando Aviation Authority, Orlando, Florida** South Terminal C Build Out – Project Manager
- **Salty Church, Ormond Beach, Florida** Sanctuary, 10,000sf, Design-Build New Construction – Superintendent
- **Hillsborough Community College, Tampa, Florida** Dale Mabry Campus, South Parking Lot Renovation – Project Manager/ Superintendent

d. Education: M.E. Construction Management, University of Florida; B.E.E. Electrical Engineering, Auburn University; E.I.T. Engineer in Training, Indiana; Army Corp of Engineers, Contract Management Course

e. Active Registration/Certification/Licenses:

30-Hour OSHA Certification; 10-Hour OSHA Certification

f. Current Job Description

Michael's 30 years of experience include Project Management/ Quality Control and Facilities Management within Federal, State and County Government levels. His military background instilled strong leadership and organizational skills. And efficient and effective direction and construction expertise has resulted in years of successful projects.

g. Other Experience & Qualifications Relevant to Project:

Mike has been involved with many governmental design-build projects. He just recently completed an administrative office design-build project for the St. Johns River Water Management District, along with Ron Ward (assigned project manager).



### JOSEPH PARSONS

Engineering Manager | **SWA**

a. Years w/this company: 11

b. Years w/other companies: 12

c. Experience:

- **Baxter Technologies - Contractor's complex** | 2.16 acres - Bunnell, FL Project Manager/Civil Designer; managed, designed and obtained local and state permits for 7,500 sf multi-unit complex.
- **Calder Development- Warehouses, tradesman offices** | 4.04 acres – Bunnell, FL Project Manager/Civil Designer; managing site permitting and preparing civil design for 54,750 sf of warehouse space within an industrial park.
- **Tabernacle Of Deliverance – Church** | 0.34 acres - Bunnell, FL Civil Designer; designed and assisted in permitting of site improvements for existing worship facility.
- **Jump for Joy – Rentals, Warehouse** | 1.38 acres – Bunnell, FL Project Manager/Civil Designer; worked with the owner to develop construction plans, and obtain applicable development permits.
- **Matrix Plaza – Recycling facility** | 3.29 acres – Bunnell, FL Project Manager/Civil Designer; work directly with owner to design site improvements and stormwater management facilities.

d. Education: N/A

e. Active Registration/Certification/Licenses:

N/A

f. Current Job Description

Engineering Manager

g. Other Experience & Qualifications Relevant to Project:

- **Palm Coast Tennis Center - Municipal tennis facility** | 63.24 acres – Palm Coast, FL; Civil Designer; worked directly with design/build team providing civil site design and permitting for municipal tennis facility.
- **Pine Lakes Animal Hospital – Veterinarian Clinic** | 1.10 acres – Palm Coast, FL; Civil Designer; prepared civil construction drawings for design/build project for high-end veterinarian clinic.
- **Bing's Landing - County Park facility** | 8.77 acres - Flagler County, FL Project Manager/Civil Designer; provided project management, site design and permitting for county park design/build project.

# A Ability of Firm and its Professional Team Composition

## 2. Project Team



**PAUL RIELLY, PE, SECB**  
Structural Engineer | **HALFF**

- a. Years w/this company: 35
- b. Years w/other companies: 4
- c. Experience:

- **Water Operations Center:** Public Administration Building, 12,500-sf, Structural Engineering Manager.
- **Fire Station No. 1:** Fire Station, 15,000-sf, Structural Engineer of Record.
- **Brown Field Border Patrol Campus:** Multi-Building Campus, 75,000-sf, Structural Engineer of Record.
- **Fire Station No. 5:** Fire Station, 10,200-sf, Structural Engineer of Record.
- d. Education: Bachelor of Architecture, University of Texas at Austin; Bachelor of Science, University of Texas at Austin

e. Active Registration/Certification/Licenses:

Professional Engineer - Florida No. 49608

f. Current Job Description

Paul Rielly is a senior structural engineer who has extensive experience that includes commercial, industrial, institutional buildings, bridges, and civil projects. Paul has served as the project structural engineer for projects with construction costs ranging from \$100,000 to \$80 million.

g. Other Experience & Qualifications Relevant to Project:

**Water Operations Center, Wylie, TX.** Two-story water distribution operations center designed to remain operational during extreme events, such as tornadoes, wild fires, or power outages. The hardened portion of the building contains 9,200-sf of floor area and is designed in compliance with ICC-500. The hardened area is designed to withstand an EF5 tornado with a wind speed of 250 mph.

**Fire Station No. 1, Midlothian, TX.** Two story structure with housing/living quarters for City's Fire Department staff and a three-engine apparatus bay with a 600-sf hardened area designed in conformance with ICC 500 to serve as an emergency shelter to withstand an EF5 tornado with wind speeds of 250 mph.

**Brown Field Border Patrol Campus, Dulzura, CA.** Multi-building campus which includes a border patrol station, vehicle maintenance facility, fuel island canopy, four bay vehicle wash rack, all-terrain vehicle storage facility, canine kennel, helipad, communications tower, retaining walls and retention structures. The campus is located within a region of high seismic activity.

**Fire Station No. 5, Garland, TX.** Two-story structure with housing/living quarters for city fire department staff and a three-engine apparatus bay.



**CLINT BELL, PE, LEED AP**  
Mechanical-Electrical Engineer | **HALFF**

- a. Years w/this company: 1
- b. Years w/other companies: 28
- c. Experience:

- **US Federal Courthouse:** Public Administration Building, 126,000-sf, Project Manager.
- **Thomas G. Abernethy Federal Building Equipment Replacement:** Public Administration Building, 56,000-sf, Task Lead.
- **Fire Station No. 6:** Fire Station, 20,000-sf, Task Lead.
- **Dallas Love Field Department of Aviation Building:** Aviation Building, 29,690-sf, Mechanical Engineer.

d. Education: Bachelor of Science, Southern Methodist University

e. Active Registration/Certification/Licenses:

Professional Engineer - Florida No. 81599

f. Current Job Description

Clint Bell has extensive experience in commercial projects working for both private and municipal entities. He is specialized in HVAC design, construction administration, and project management.

g. Other Experience & Qualifications Relevant to Project:

**US Federal Courthouse, Huntsville, TX.** Halff provided MEP/ITS, and landscape architecture services for a new three-story, 126,000-sf federal courthouse building that included courtrooms, court support offices, U.S. Marshals, judges' chambers, and detention spaces.

**Thomas G. Abernethy Federal Building Equipment Replacement, Aberdeen, MS.** The project is primarily a HVAC replacement project coupled with abatement and waterproofing efforts. The building is 56,000-sf with an estimated construction cost of \$21 million, with HVAC at \$12.2 million. This is a D-B project with an estimated MEP design fee of \$1.2 million.

**Fire Station No. 6, Allen, TX.** Halff provided a multi-disciplined project including MEP, structural engineering, ITS, and landscape architecture. The building has a three-bay fire truck garage in the 20,000-sf fire station with an emergency generator sized to support the entire building.

**Dallas Love Field Department of Aviation Building, Dallas, TX.** Provided mechanical engineering for the construction of a new Department of Aviation Building at Love Field Airport in Dallas, Texas. The new 29,690-sf building will meet LEED Silver design requirements.



# A Ability of Firm and it's Professional Team Composition

## 2. Project Team



**PHILLIP APPLEBAUM, PE**  
Electrical Engineer | **HALFF**

- a. Years w/this company: 25
- b. Years w/other companies: 14
- c. Experience:

- **Police Department Generator Improvements:** Public Administration Building, 17,000-sf, Project Manager.
- **New Water Operations Center:** Public Works Building, 12,319-sf, MEP Project Manager.
- **Disaster Recovery Data Center:** Public Administration Building, 1,120-sf, Project Manager and Electrical Engineer.

d. Education: Bachelor of Science, University of Texas at Austin

e. Active Registration/Certification/Licenses:  
Professional Engineer - Texas No. 68404

f. Current Job Description

Phillip Applebaum has extensive experience managing and engineering the development of plans and specifications for MEP projects. His experience includes all types of electrical distribution, including 5 and 15 KV systems, as well as functional, efficient, and decorative lighting design also makes him a key contributor of the project design. He is also experienced in specialty systems including computer room power and distribution, life safety systems, emergency power systems, and lighting control.

g. Other Experience & Qualifications Relevant to Project:

**Police Department Generator Improvements, The Colony, TX.** This project involved civil construction plans and specifications for the construction of a concrete pad and perimeter fence to house a new emergency generator at the Police Department building in The Colony. Project deliverables included grading plans, demolition plans, site plan, fencing plan, and necessary details.

**New Water Operations Center, Wylie, TX.** MEP Project Manager for the design of this new Water Operations Facility located adjacent to the District's existing Wylie Plant. Project includes design of a 12,319-sf Water Operations Building, and houses 45 technical staff in an office-type occupancy and a control room (SCADA). The plan includes a 450-sf conference room, and a 1,500-sf training room.

**Disaster Recovery Data Center, Plano, TX.** Project Manager and Electrical Engineer for the expansion of an existing data room with a raised floor area for servers of 615-sf, a standard floor space for a high-density shelving system of 325-sf, and an office renovation of 180-sf.



**DUSTIN FELIX, PLA**  
Landscape Architect | **HALFF**

- a. Years w/this company: 1
- b. Years w/other companies: 16
- c. Experience:

- **Indian Trails Sports Complex/Palm Coast Arts Foundation Restrooms:** Recreation Facilities, 435-sf, Assistant Project Manager.
- **St. Enda of Aran Formation Center Construction:** Public Building, 20,700-sf, Assistant Project Manager.

d. Education: Master of Science, U.S. Army War College; Master of Science, Chatham University; Bachelor of Science, U.S. Military Academy

e. Active Registration/Certification/Licenses:  
Professional Landscape Architect - Florida No. LA6667445

f. Current Job Description

Dustin Felix is a landscape architect with a passion for facilitating community government engagement, monitoring and evaluating grant implementation, and construction observation. Furthermore, Dustin has an interest in vegetative roof design and is writing his graduate thesis on designing roofs to support migrating neotropical songbirds. Dustin brings creativity and an aesthetic appreciation along with project management and operational planning.

g. Other Experience & Qualifications Relevant to Project:

**Indian Trails Sports Complex/Palm Coast Arts Foundation Restrooms, City of Palm Coast, FL.** This project involved biweekly site visits to document construction, coordination with the design team for responses to RFIs, review of COPs, verification of climate data relating to GC-requested rain delays, and coordination for final punch lists and project handovers.

**St. Enda of Aran Formation Center Construction, Saint Augustine, FL.** This project involved conducting biweekly site visits to document construction, coordination with the design team responses for RFIs, reviewing COPs, and coordination for final punch lists and building handovers. Dustin also wrote RFQs and coordinated for the selection of an artist to provide custom tile mosaic artwork on the building's façade, coordinated with church staff on selecting artwork for the building's interior classrooms, coordinated the vendor competition for exterior lighting around the parking lot, and conducted final landscape and irrigation installation inspections.

# A Ability of Firm and it's Professional Team Composition

## 2. Project Team



**DAN A. WILCOX**, PE, P.S.M.  
Civil Engineer | **SWA**

- a. Years w/this company: 14
- b. Years w/other companies: 28
- c. Experience:

- **All About Price - Auto sales and repairs | 0.98 acres - Bunnell, FL** Engineer of Record; managed the design and permitting of proposed 4,000 sf building with supporting parking, utilities, and stormwater management facilities.
  - **Werner Development — Tradesman Offices | 3.20 acres — Bunnell, FL** Engineer of Record; provided project oversight for project design and permitting for multi-phased development.
  - **Pechmann Development - Contractor's complex | 2.12 acres - Bunnell, FL** Engineer of Record; managed the site design and permitting for proposed 7,500 sf building together with supporting site infrastructure.
  - **Bunnell Borrows - Borrow pit and reclamation facility | 144.38 acres - Bunnell, FL**; Engineer of Record; managed the site design and permitting of large borrow pit, and supporting site infrastructure.
- d. Education: B.S, Civil Engineering, University of Florida
- e. Active Registration/Certification/Licenses:  
Professional Engineer in Florida, P.E. 57633; Professional Surveyor and Mapper in Florida, LS 5749
- f. Current Job Description  
President, Project Engineer
- g. Other Experience & Qualifications Relevant to Project:
- **Varn Park - County Park facility | 8.13 acres - Flagler County, FL** Engineer of Record; managed design and permitting of park improvements for design/build project including parking, structures, and associated utilities.
  - **Gamble Rogers Memorial State Recreation Area — County Park Facility | 11.60 acres — Flagler Beach, FL**; Engineer of Record; managed design and permitting of park improvements including parking, structures, and associated utilities.
  - **Korona Fire Station — Fire Station addition | 0.52 acres — Flagler County** Engineer of Record; managed design and permitting of fire station improvements including parking, building additions, and associated utilities.



**MARJORIE WEIBE-REED**,  
AIA, NCARB, NCIDQ

Interior Architect | **HALFF**

- a. Years w/this company: 1
- b. Years w/other companies: 28
- c. Experience:

- **Seagoville Public Safety Facility Program Management:** Public Administration Building, 24,000-sf, Interior Architect/Designer/FFE.
  - **Police Department Air Force Station:** Public Administration Building, 8,600-sf, Architect and Interior Designer.
  - **Customs and Border Patrol Protection (CBP) Facility:** Public Admin. Bldg, Project Size, Subject Matter Expert/Architect/Interior Designer.
- d. Education: Master of Architecture, Savannah College of Art & Design; Bachelor of Architecture, Savannah College of Art & Design
- e. Active Registration/Certification/Licenses:  
Professional Architect - Florida No. AR95643; NCARB No. 111179
- f. Current Job Description  
Marjorie has extensive experience as a senior architect and design project manager. She is responsible for developing new project scope and fee, managing the project financials, guiding the design intent and technical execution, overseeing the project during construction administration through project close out, and serves as the primary point of contact for the design team and stakeholders. Marjorie mentors young architects and interior designers on developing their professional/technical acumen. She is also responsible for business development in the NE Florida/Jacksonville area.
- g. Other Experience & Qualifications Relevant to Project:
- **Seagoville Public Safety Facility Program Management, Seagoville, TX.** Programming and concept design of a new Police Dept. facility providing spaces for Office & Administration, Command Operations, Dispatch, Training, Fitness & Lockers, Evidence Storage, Holding Cells, and Sallyport.
  - **Police Department Air Force Station, Cape Canaveral, FL.** Base police HQ building that included: Addition of entry colonnade, shift change area, offices, and conference room. Renovation that included new finishes for the ops center, offices, break room, and conference room.
  - **Customs and Border Patrol Protection (CBP) Facility, Savannah, GA.** Int'l passenger processing facility that included: processing, inspections, secure weapons storage, interview and search rooms, high level secure seized property storage and passenger hold rooms, agricultural laboratory, incinerator, offices, conference room, locker rooms, and public lobby.

# B

## FIRM'S RELATED EXPERIENCE

1. Similar Projects
2. Company Credentials

# B Firm's Related Experience

## 1. Similar Projects

PROJECT	TEAM MEMBER	OWNER	LOCATION	YEAR	Similar Type				Similar Size				Similar Scope			
					D-B or Integ. Delivery	Municipal Gov't	Office & Admin.	Mission Critical	Project Cost \$8.5M	Program Area 18ksf	Site Size 2.883 Acres	1-Story Level	New Construction	Hurricane Hardened	Single Story	Concrete or Masonry
Apopka Service Center	Collage	St Johns River Water Management District	Apopka	2022	✓	✓	✓		✓	✓	✓	✓	✓		✓	✓
GOAA BP-183	Collage	Greater Orlando Aviation Authority	Orlando	2022	✓	✓	✓									
FDOT Regional Transportation Management Center	Collage	Florida Department of Transportation	Sanford	2019		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Flagler Auditorium Renovation & Addition	JPA	Flagler County School Board	Palm Coast	2019		✓	✓					✓	P		✓	✓
Flagler County Sheriff Sub-Station	JPA	Flagler County	Palm Coast	2020		✓	✓					✓			✓	✓
Flagler County Fire Dept. Station #41 - Reno & Addition	JPA	Flagler County	Palm Coast	in progress		✓	✓					✓	P		✓	✓
Flagler County Carver Center Expansion - Phase I and II	JPA	Flagler County	Bunnell	Phase II in progress		✓						✓	P		✓	✓
City of Seagoville Public Safety Facility Program Management	Halff	City of Seagoville	Seagoville, Texas	2022	✓	✓	✓		✓	✓	✓	✓	✓		✓	✓
Sumter County Public Safety Complexes	Halff	Sumter County	Sumter County	2017		✓	✓		✓	✓	✓	✓	✓		✓	✓
City of Tavares Public Safety Complex	Halff	City of Tavares	Tavares	2019		✓	✓		✓	✓	✓	✓	✓			✓
Iowa Park New Public Safety Facility Programming	Halff	City of Iowa Park	Iowa Park, Texas	2020		✓	✓		✓	✓	✓	✓	✓		✓	✓
Liberty Plaza	SWA	Stephenson, Wilcox & Assoc.	Bunnell	2022			✓				✓		✓	✓		✓
Pine Lakes Animal Hospital	SWA	Wayzer Properties	Palm Coast	2018	✓		✓				✓	✓	✓	✓	✓	✓

P=Partial

**B** Firm's Related Experience  
1. Similar Projects



## ST. JOHNS RIVER APOPKA SERVICE CENTER

Apopka, Florida

St. John River Management District is one of five Florida water management districts that is responsible for managing groundwater and surface water resources in Florida. St. John River Management District covers an 18-county region in northwest and east-central Florida, from Jacksonville to the Blue Cypress Lake Conservation area. Due to the vast size of the district, it was necessary to build an operations service center in Apopka, Florida. Collage Design and Construction entered into a Design-Build contract in September of 2020, for the construction of a Florida Green Building, 17,000 SF multi-use office, training facility for the St. John Water Management staff.



**Firm's Responsibility:**

**Design Builder**

**Completion Date:**

**2022**

**Project Size :**

**17,000 SF**

**Construction Cost :**

**\$6.9 M**

**Work Responsibility:**

**Complete management and coordination of construction for the entire facility**

**B** Firm's Related Experience  
1. Similar Projects



## FDOT REGIONAL TRANSPORTATION MANAGEMENT CENTER



Sanford, FL

The Collage Companies constructed the new Regional Transportation Management Center for the Florida Department of Transportation and the Florida Highway Patrol Dispatch. Located on seven acres in Sanford, strategically located near I-4 and the future Wekiva Parkway, this 45,000 SF, state-of-the-art facility will house the Central Florida Intelligent Traffic System. This system monitors traffic in nine counties through an extensive fiber optic network, vehicle detector sensors, and closed-circuit cameras. FDOT describes the RTMC as “the nerve center for disseminating information to the traveling public”. The new RTMC will replace the current facility, located on Semoran Blvd in Orlando. The project includes new building construction, secured and unsecured parking, security cameras, site lighting, underground utilities, treatment pond, ITS, and roadway improvements to Wilson Road.

**Firm's Responsibility:**  
General Contractor

**Completion Date:**  
2019

**Project Size :**  
45,000 SF

**Construction Cost :**  
\$13,137,000

**Work Responsibility:**  
Complete management and coordination of construction for the entire facility

## B Firm's Related Experience

### 1. Similar Projects



## FLAGLER PALM COAST HIGH SCHOOL AUDITORIUM

Palm Coast, FL



The addition and remodel of Flagler Auditorium Performing Arts Center included improvements to enhance the quality and provide additional spaces to accommodate a greater range of performances and social events.

A dramatic cantilevered structure and backlit signage creates a highly visible element that establishes a point of entry and a new aesthetic direction for the auditorium. The new structure utilizes clean lines and metal paneling to create a contemporary feature with a brick side façade; blending the addition within the existing surrounding structures.

**Firm's Responsibility:**  
Principle Architects

**Completion Date:**  
2009

**Project Size :**  
25,000 SF

**Completion Cost :**  
\$1.4 M

**Work Responsibility:**  
Complete Architectural Services provided from Schematic Design through Construction Administration

**B** Firm's Related Experience  
 1. Similar Projects



Master Site Plan  
**Master Site Plan**

# FLAGLER COUNTY SHERIFF MULTI AGENCY REGIONAL TRAINING FACILITY - MASTER SITE PLAN

Bunnell, FL



The new multi agency regional training facility master site plan was designed to include a 5,000 sq. ft training facility building, a viewing tower, a 6,300 sq. ft. shoot house, (1) 50 yard range and (1) 200 yard range, and a 200,000 sq. ft. skid pad with a viewing rain shelter.

The ecological challenges of the property had to be considered so a Geotechnical Report was needed to delineate the wetlands areas. These areas had to be considered in the final placement of the facilities.

Presentation Boards were created for meetings to acquire future funding from the State for the project.

Firm's Responsibility:

**Principle Architects**

Completion Date:

N/A

Project Size :

N/A

Completion Cost :

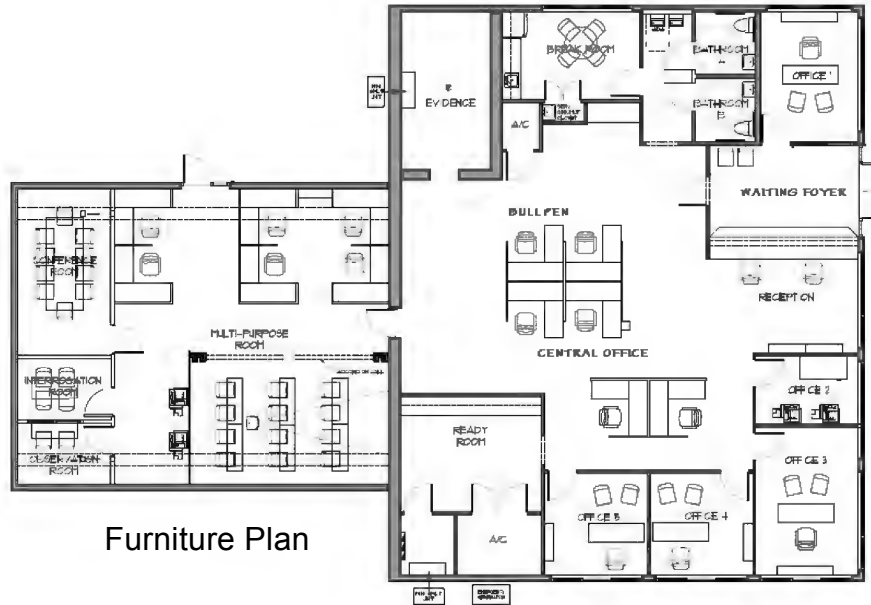
N/A

Work Responsibility:

**Due Diligence & Master Site Plan**



**B** Firm's Related Experience  
 1. Similar Projects



Furniture Plan

## FLAGLER COUNTY SHERIFF SUB-STATION

Palm Coast, FL



An interior and exterior renovation and repair to an existing one story structure, approx. 4,263 sq. ft., for use as a Flagler County Sheriff Sub-station.

Project deliverables included, "As Built" plan, interior and exterior elevations, demolition plan and elevations, life safety plan and occupancy load calculations, floor plans, reflected ceiling plans, wall sections and partition types, door and window details, interior and exterior finish schedules, misc detail and notes, electrical plans and details, and plumbing plans and details. Construction documents for permitting and coordination of MEP.

Firm's Responsibility:  
 Principle Architects

Completion Date:  
 2020

Project Size :  
 4,263 SF

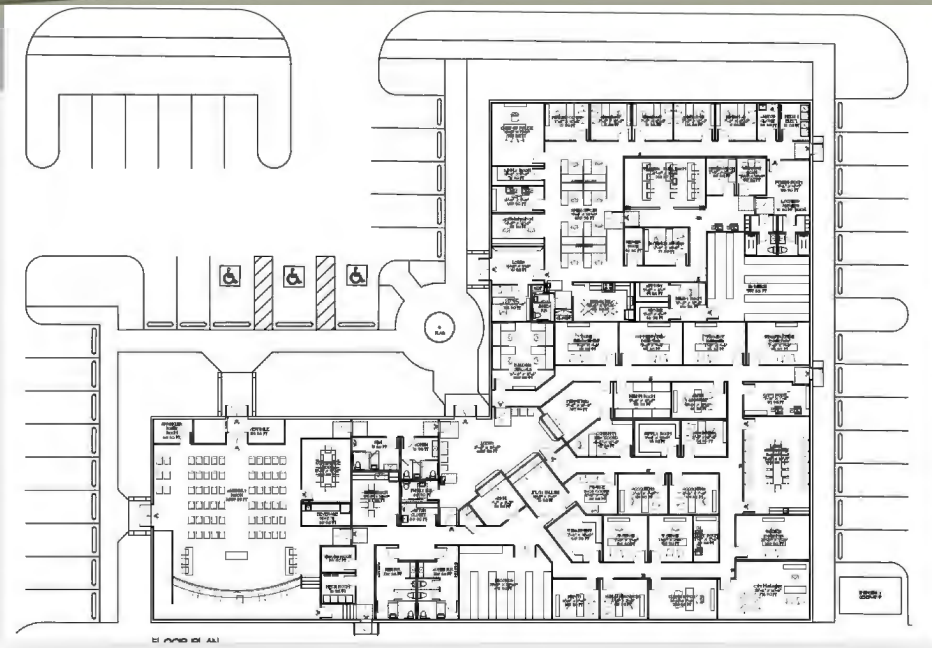
Completion Cost :  
 \$425 – \$500 K

Work Responsibility:  
 See Description

**B**

Firm's Related Experience

1. Similar Projects



Schematic Design



# CITY OF BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX BUILDING

Bunnell, FL

Concept Space Planning for Schematic Design for the new 17,706 sq. ft. facility

Firm's Responsibility:  
Principal Architects

Completion Date:  
2022

Project Size :  
17,706 SF

Completion Cost :  
N/A

Work Responsibility:  
Concept Space Planning for  
Schematic Design and Rendering

**B** Firm's Related Experience  
1. Similar Projects



## FLAGLER COUNTY SHERIFF'S DEPT. TRAINING FACILITY BUILDING & EVIDENCE STORAGE BUILDING

Bunnell, FL

The scope of work included the design and detail of two metal buildings with interior space planning for the Flagler County Sheriff's Dept. including a Training Facility metal building, 3,500 sf., and an Evidence Storage metal building, 500 sf.



Firm's Responsibility:

Principal Architect

Completion Date:

2020

Project Size :

3,500 SF / 500 SF

Completion Cost :

N/A

Work Responsibility:

Schematic Design through Construction Documents

## B Firm's Related Experience

### 1. Similar Projects



## CITY OF SEAGOVILLE PUBLIC SAFETY FACILITY PROGRAM MANAGEMENT



Seagoville, TX

Halff is providing owner representative services for a new police department facility. Halff is responsible for programming and developing a concept design as a design-build (D-B) request for proposal (RFQ). The concept design resulted in a 24,000-sf facility providing spaces for the office and administration, command operations, dispatch, training, fitness and lockers, evidence storage, holding cells, and sallyport. The design includes an emergency generator for critical power back-up facilities and equipment. The concept design included the preparation of floor plans, elevations, site planning, and rendering to compliment the program requirements within the design criteria package included in the RFQ. As the owner representative, Halff provided consultancy through the bidding and award phase, including the review of D-B contractor qualifications, making recommendations for award and contract review. During the design phase Halff assists the City in verifying programmatic components of the project are understood and that the work proposed by the D-B contractor meets the City requirements and are acceptable included but not limited the schedule of work. Halff is also working with the D-B contractor to verify cost estimates are within the City budget and that building quality expectations are being met. During the construction phase Halff is responsible for reviewing submittals and shop drawings on behalf of the City, conducting periodic site visits, reviewing contractor requests for payment and change orders, and accompanies City representatives on a final walk through to advise on substantial completion and acceptance of the work.

**Firm's Responsibility:**  
Architect

**Completion Date:**  
Ongoing

**Project Size :**  
24,000 sf

**Completion Cost :**  
Ongoing

**Work Responsibility:**  
Develop concept plans and RFQ for DB procurement.  
Program Manager for the project representing the City of Seagoville through DB selection and construction.

## B Firm's Related Experience

### 1. Similar Projects



## SUMTER COUNTY PUBLIC SAFETY COMPLEXES

Sumter County, FL



Halff (formerly BESH, Inc.) provided survey, civil engineering, design permitting, zoning, Leadership in Energy and Environmental Design (LEED) checklist, building information modeling (BIM), utilities, and construction administration services for public safety buildings in Wildwood and Bushnell, Florida. The Halff team prepared a conceptual plan of each proposed site to determine the final building layout, and attended meetings with the County. Final engineering plans prepared by Halff included building location, landscape buffers, parking, drives, sidewalks, Americans with Disabilities Act (ADA) requirements, drainage, grading plan, master utility plan, and construction details. In addition, Halff prepared the construction drawings based upon the client-approved concept plan for the CR 142 road extension.

All necessary permitting efforts were handled by Halff with the South Florida Water Management District, FDEP sewer, and FDEP water. In addition, the Halff team provide the site plans for Wildwood, Bushnell, Sumter County Public Works building, and the Villages Architecture Committee for the Wildwood site.

Firm's Responsibility:

Architect

Completion Date:

Various

Project Size :

Various

Completion Cost :

\$25M

Work Responsibility:

Surveying, Civil engineering, design permitting, zoning, LEED checklist, BIM, utilities, and construction administration services for several public safety buildings.

## B Firm's Related Experience

### 1. Similar Projects



## CITY OF TAVARES, PUBLIC SAFETY COMPLEX

Tavares, FL



Halff was the Engineer of Record for this new, 38,000-sf, state-of-the-art, Safety Complex. The new complex serves approximately 18,000 residents. Halff services included boundary and topographic surveys, underground and above-grade utility locations, conceptual site plan design, final engineering plans, construction administration services, construction bid document preparation, construction oversight, and permitting with City of Tavares, Lake County, St. Johns River Water Management District (SJRWMD), and Florida Department of Environmental Protection (FDEP).

The project houses the City's police and fire departments and services as the local Emergency Operations Center—all under one roof. This was a much-needed upgrade as the former police station was in a cramped, small corner of City Hall for decades and the fire department was housed in the City's former 2,000-sf freight depot. The site, prior to the new complex, was the fleet operations center for the school district. In addition, this project was kicked off by a \$500,000 Federal Emergency Management Agency (FEMA) grant.

**Firm's Responsibility:**  
Engineer of Record

**Completion Date:**  
2019

**Project Size :**  
38,000 SF

**Completion Cost :**  
\$14M

**Work Responsibility:**  
Surveying, utilities, conceptual site design, permitting, and construction administration services for the new Emergency Operations Center.

# B

## Firm's Related Experience

### 1. Similar Projects



The Iowa Park police station conceptual plan contains a dispatch area, patrol workspaces, a booking and detention area, as well as support spaces for the facility. The booking and detention area includes a drive-through sallyport located on a secure drive on the site. The dispatch area includes general office space as well as a secure records area and separate restroom for the dispatch staff. The interview area includes hard and soft interview spaces. The detention area includes three holding cells, secure evidence processing and storage, and an intoxilyzer room. A conceptual site plan indicating 20 staff parking spaces, 13 visitor parking spaces, and a secure approach to the sallyport separate from the public circulation on the site.

## IOWA PARK NEW PUBLIC SAFETY FACILITY PROGRAMMING

Iowa Park, Texas



The Iowa Park police station consists of a conceptual plan of 12,500 sf. The proposed plan contains a dispatch area, staff offices, an interview area, patrol workspaces, a booking and detention area, as well as support spaces for the facility. The booking and detention area includes a drive-through sallyport located on a secure drive on the site. The dispatch area includes general office space as well as a secure records area and separate restroom for the dispatch staff. The interview area includes hard and soft interview spaces. The detention area includes three holding cells, secure evidence processing and storage, and an intoxilyzer room. A conceptual site plan indicating 20 staff parking spaces, 13 visitor parking spaces, and a secure approach to the sallyport separate from the public circulation on the site.

Firm's Responsibility:

Architect

Completion Date:

2020

Project Size :

12,500 sf

Completion Cost :

\$65,000

Work Responsibility:

Prepared conceptual plan for the Public Safety Facility, including a dispatch area, detention area, soft spaces, and parking.



## GOAA TENANT SPACE BUILD OUT

Orlando, FL



Collage was selected as one of only a handful Design-Builders to design and construct the interior build-out spaces within the South Terminal Complex at Orlando International Airport. The Greater Orlando Airport Authority entrusted over 10,000 SF of office and storage areas within the terminal to Collage and our design-build partners Rhodes & Brito. The shell of the space had been furnished by the CMAR of the overall terminal, and Collage and our team were tasked with outfitting it to meet all of GOAA's latest finish and security standards.

With direct access to the tarmac and high security protocols Collage was able to furnish and install all the required offices and MEP systems, including access control, camera, and emergency communication systems within the ASC Level 1 West Concourse footprint within the defined construction budget and on an expedited schedule to meet the airport's opening timeframes.

**Firm's Responsibility:**  
**General Contractor**

**Completion Date:**  
**2022**

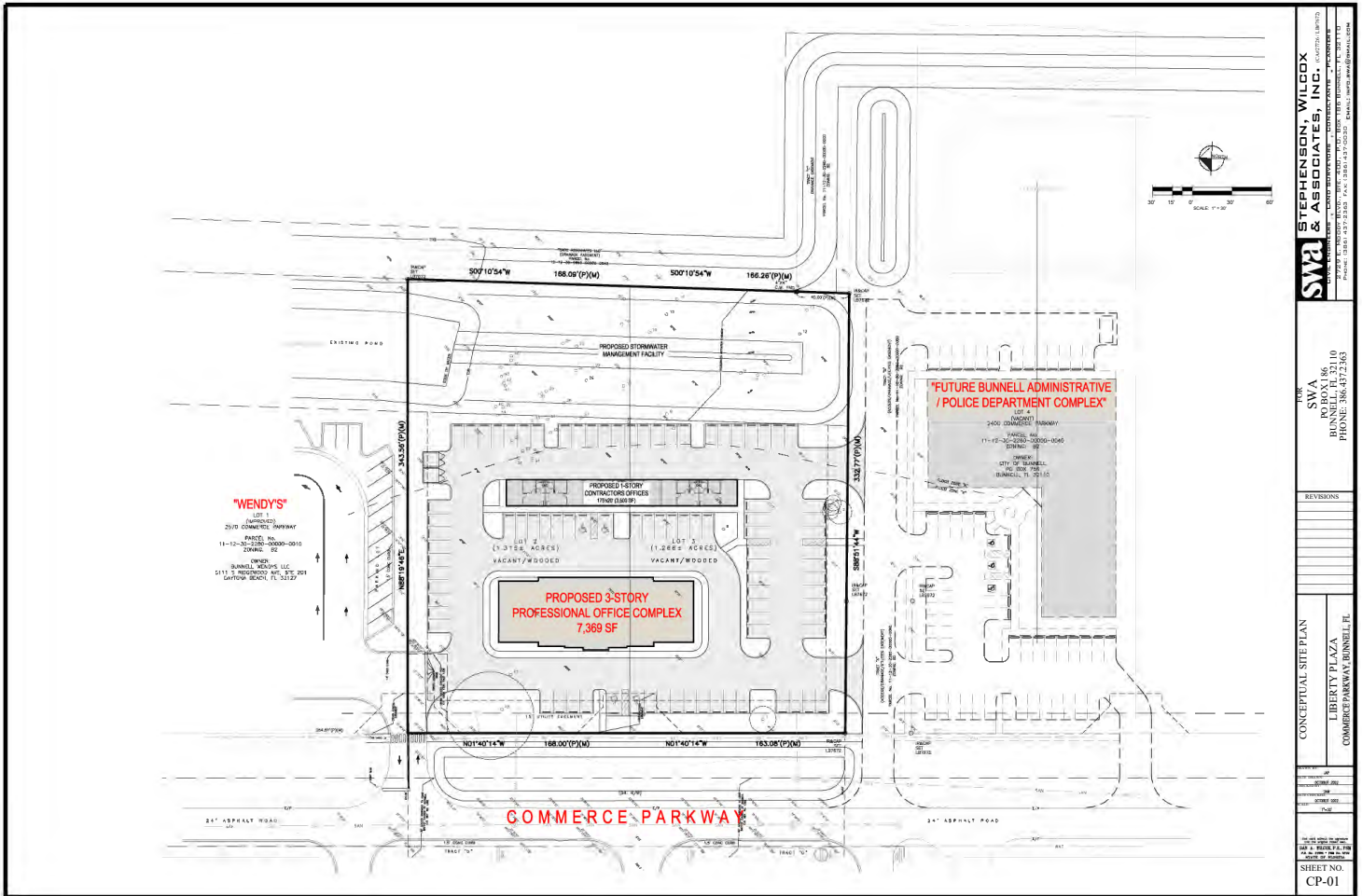
**Project Size :**  
**10,394 SF**

**Construction Cost :**  
**\$2.2 M**

**Work Responsibility:**  
**Complete management and  
coordination of construction**



**B** Firm's Related Experience  
 1. Similar Projects



## LIBERTY PLAZA – PROFESSIONAL OFFICES

Bunnell, FL

This is a new project underway, still in the preliminary design phase of development. The project is located on the two parcels to the north of the proposed Bunnell Administration/Police Department Complex having a shared access driveway between the two developments. The project consists of a three story professional office building, together with approximately 97 parking spaces, and supporting site stormwater and utility infrastructure.



**Firm's Responsibility:**  
 Engineer of Record

**Completion Date:**  
 In Progress

**Project Size :**  
 2.58 Acres

**Completion Cost :**  
 \$4.2M

**Work Responsibility:**  
 Design and Permitting

**swa STEPHENSON, WILCOX & ASSOCIATES, INC.**  
 1000 W. UNIVERSITY BLVD., SUITE 100  
 BUNNELL, FL 32110  
 PHONE: 386-4572363 FAX: 386-4572363 EMAIL: INFO@SWAFL.COM

TOWN OF SWA  
 100 W. 1st St.  
 BUNNELL, FL 32110  
 PHONE: 386-4572363

REVISIONS

CONCEPTUAL SITE PLAN  
 LIBERTY PLAZA  
 COMMERCE PARKWAY, BUNNELL, FL

SHEET NO. CP-01

**B** Firm's Related Experience  
1. Similar Projects



## PINE LAKES ANIMAL HOSPITAL – VETERINARIAN CLINIC

Palm Coast, FL

The Pine Lakes Animal Hospital was a design/build project for the development of a new high-end veterinarian clinic being located on Palm Coast Parkway. The project consisted of the development of a single story 6,823 square foot state of the art clinic, having 31 parking spaces, onsite stormwater management facility, and supporting underground utilities.



Firm's Responsibility:  
Engineer of Record

Completion Date:  
2018

Project Size :  
1.10 Acres

Completion Cost :  
\$3.5M

Work Responsibility:  
Design and permitting

## B Firm's Related Experience

### 2. Company's Credentials



#### Collage

*Since 1982, The Collage Companies has served a multitude of satisfied clients; most of them repeat clients. Today, The Collage Companies remains a leader in 'turn-key' design build projects.* The management team has compiled hundreds of years of construction experience and makes it a point to stay involved with each project. As a leader in construction technology, The Collage Companies has won numerous awards for building excellence having completed hundreds of projects for the Federal and local governments, large and small corporations, schools and churches, on time and on budget. For projects of any size, The Collage Companies is experienced in finance, design assistance and construction. It is true that The Collage Companies has a passion for trust that few companies understand, but when clients see the results it all becomes clear. We are building more than buildings, we are carrying out a promise.

The Collage Companies realizes that a key element to success is people; people who bring technical expertise, the ability to listen, the ability to communicate, and the ability to integrate and to manage. The team at Collage has these qualities and is second to none in its experience, capabilities and desire to achieve success and lead the way in meeting our mission which is: To build projects that strengthen the foundation and fabric of our community.



#### Joseph Pozzuoli Architects (JPA)

*Joseph Dominick Pozzuoli, AIA, ID, ICAA, founded JPA in 1991 in Ft. Lauderdale, FL. The firm, now known as Joseph Pozzuoli Architect, relocated to Flagler Beach, FL in 2004. He has been the principal architect for more than 1,750 projects in Florida, New York and Rhode Island.* The projects cover a myriad of purposes and styles; a diverse collection of residential, commercial, resort, industrial, institutional and recreational/parks projects. His sound experience has enabled him to fulfill the design needs of each and every client.

Leading the design team on every project, Joseph's duties include site planning, refining Building Programming, Architectural Design, and quality control of Master Site Plan Approval phases. The overriding theme of every project is that the client receives a personal commitment to excellence and the attention required to guarantee long-term quality satisfaction. Our experiences at JPA & Team have shown us that real proven success, is only achieved when all the players on the team achieve whatever it is they are trying to achieve, together.

#### Measure Together with Common Values

- We believe that success can be measured.
- We believe that quality can be measured.
- We believe that budgets and schedules and communication and documentation can be measured and must be measured to achieve a common success.

Every project offers an opportunity to work closely with our clients and develop unique solutions. JPA's knowledge of and involvement in and around Florida will be of a great benefit to you with the development of various projects throughout the Region/State. You will receive the highest priority in our firm and will benefit from direct attention from Joseph D. Pozzuoli & Team. We will bring a high level of enthusiasm, energy and creativity moving forward with your project.

## B Firm's Related Experience

### 2. Company's Credentials



#### Halff Associates, Inc.

*Halff is an employee-owned full-service engineering and architecture firm headquartered in Richardson, Texas.* The firm provides services throughout the Southwest and Southeast from 28 offices in Florida, Oklahoma, Arkansas, Louisiana, and Texas. The firm's staff of 1,300 includes engineers, architects, planners, scientists, and surveyors. Halff is ranked No. 97 in Engineering News-Record magazine's list of the top 500 design firms in the United States. The firm was founded in Dallas in 1950 by Albert H. Halff, PhD-Eng., PE. Today the firm preserves Dr. Halff's legacy of integrity, dedication to client service, and commitment to quality. We are a firm committed to providing value with creative solutions to design challenges. We are members of a company built on integrity, technical knowledge, and commitment to client service. Halff's comprehensive services include:

- Architecture
- Construction Services
- Energy
- Environmental
- Federal
- Geographic Information Systems
- Intelligent Transportation Systems
- Interior Design
- Land and Site Development
- Mechanical/Electrical/Plumbing/ITS Engineering
- Planning and Landscape Architecture
- Public Works
- Right-of-Way Acquisition
- Software Development
- Structural Engineering
- Subsurface Utility Engineering/Utility Coordination
- Surveying
- Transportation
- Visualization
- Water Resource
- Water/Wastewater

Services for the City of Bunnell will be managed from the firm's local Jacksonville, FL office and led by Rob Smedley, AIA, DBIA. Rob is a resident of nearby Ormond Beach, FL where he works from home providing convenient access to the City and project site within a short 20-minute drive.



#### Stephenson, Wilcox & Associates (SWA)

*The firm of Stephenson, Wilcox & Associates, Inc. (SWA) formerly known as Stephenson Surveying, Inc., and its staff provides professional engineering and surveying services to a wide array of clients throughout Flagler County since 1970.* We have been a part of the community for over 50 years, and love that our story is interwoven among countless buildings, and homes throughout the county where all of our staff lives and works. Our engineering and surveying experience ranges from single family residential units to developments consisting of over 1,000 acres.

Our firm is a full-service engineering and land surveying firm providing a full spectrum of services, including site development planning, civil engineering, stormwater management design, transportation engineering, utility design, permitting, due diligences, feasibility studies, construction management, boundary surveys, mortgage surveys, topographic surveys, hydrographic surveys, as-builts, ALTA survey and title commitment review, construction layout.

Our success is based on providing the most responsive team of professionals in the industry. With multiple survey crews and office personnel being led by a team of professionals, we have the ability to provide flexible resources to meet or exceed tight schedules and project demands.

This reputation has earned the trust of our numerous repeat clients and we hope to have the opportunity to earn your trust as well.

**C**

**FIRM'S APPROACH  
AND METHODOLOGY**

### Design Build Done Right®

The Collage team approach to this project is founded in Design Build Done Right®. It is a combining of unmatched knowledge of the program for the Bunnell Administration/Police Department Complex, coupled with best practices from extensive relevant experience and the implementation of proven techniques to assure a seamless integration of the design and construction components. Design-Build Done Right requires more than a good contract and appropriate risk allocation. Everyone from the City of Bunnell to our trade partners are involved the process, with a full understanding of the expectations and full engagement in a collaborative effort.



### Knowledge of the Site ▼

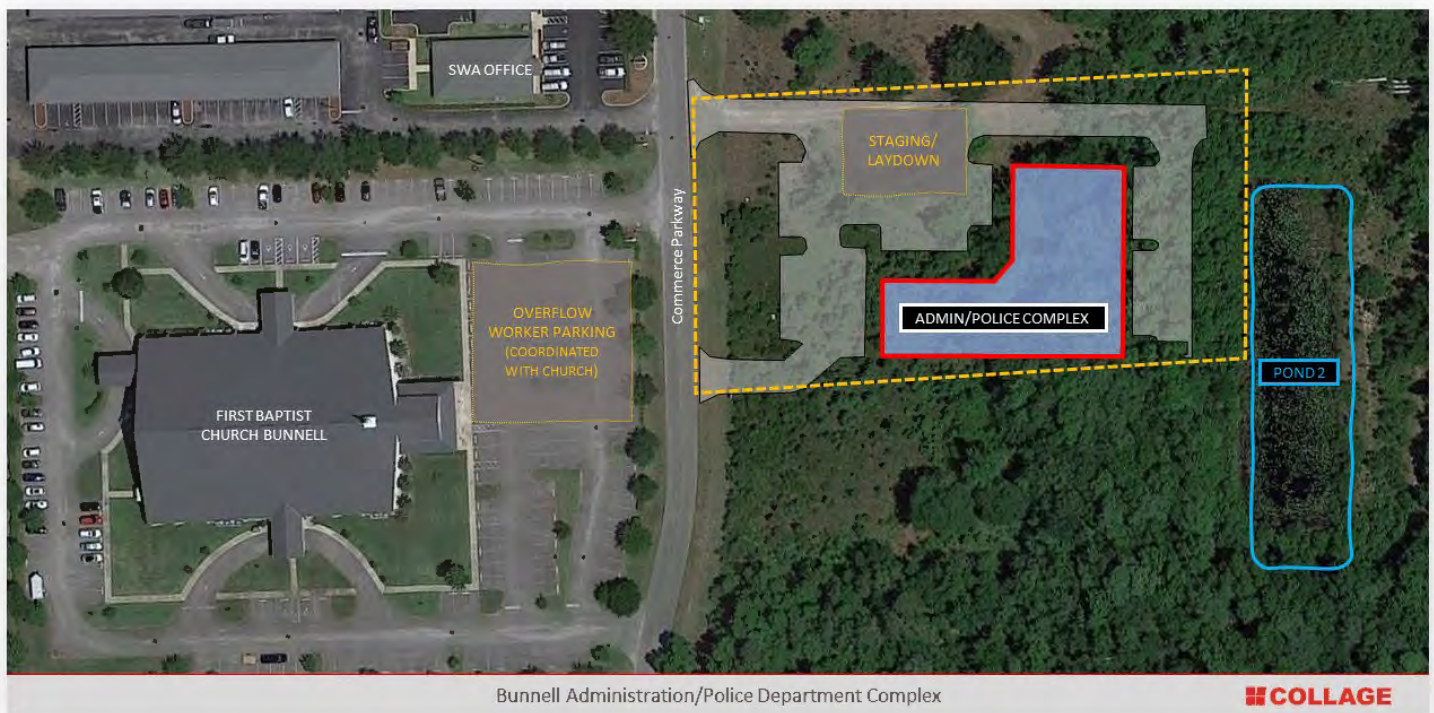
Our team's unmatched knowledge of the site will be a key benefit to the City on this project. Our familiarity with this specific site, as well as our understanding of the area surrounding the property, is unparalleled. Following are some of the particular elements of our site knowledge, and why that knowledge is important for this project.

- **JPA, our team's lead designer**, has been heavily involved in working with the City towards development of the planned program for the site. JPA's knowledge of the site and specific programmatic considerations will allow this team to hit the ground running, immediately providing the services needed for this project to be a success.
- **Our team's civil engineer, Stephenson, Wilcox & Associates, Inc. (SWA)**, has its office located directly west of the project site, across Commerce Parkway. There is nobody located closer

## C Firm's Approach and Methodology

to the project site, and their adjacency will be a significant benefit during design development and construction administration.

- SWA has also developed a civil and site design for the location of their future office building, which will be built directly north of the planned site. SWA has intimate knowledge of the infrastructure, drainage and site requirements to effectively develop this site. There is no civil engineer who has more knowledge of this site than SWA.
- Collage obtained extensive knowledge of the site area while developing a plan for accomplishing Flagler County's future Library and Joint Use Facility, which is to be built directly southwest of Administration/Police Department Complex site. During Collage's analysis for the Library project, our team learned much about the area, adjacencies and requirements for successfully planning and building a project in this area.



### Local Codes and Ordinances ▼

Our team brings the experience of local codes and ordinances stemming from the area projects that have been designed and built by our team. As noted in Section B (Firms' Related Experience) our team has a resume that includes multiple projects in Bunnell and throughout Flagler County, giving us experience working with area building departments and governing bodies. Our experience with the City of Bunnell, Flagler County, St. Johns River Water Management District and other local authorities will serve this project well. Our team also includes extensive familiarity with State requirements for building and construction licensing, further assuring achievement of all requirements for a successful project.

### Local Trade Partners ▼

Qualified trade contractors are critical to the success of any project, from pricing and trade-specific knowledge to timely execution and quality performance. Our history of

## C Firm's Approach and Methodology

projects in Flagler County and surrounding counties has allowed Collage to assemble and extensive pool of local subcontractors and suppliers who will be involved early on. These companies will provide insight, estimating support and other information necessary to properly develop the project design.

We recognize the importance of community participation, and Collage brings a plan for solicitation of the local subcontractor market. We have a proven approach to engage Bunnell and Flagler County firms to assure their involvement during design development, estimating and, ultimately, construction of the project.

### **Integrated Design ▼**

One of the distinct advantages to Collage's approach to the design-build delivery is the innate process of constructability review. This team's constructability (or buildability) process is that reviews the entire construction processes during the pre-construction phase as the design is being developed. The goal of our constructability review is to identify obstacles in advance of the start of construction to identify and resolve errors, delays, and cost issues. The process involves using our team's construction knowledge and experience in planning, design, procurement, and field operations to achieve overall project objectives.

Our *Design-Build Done Right*® approach is a collaborative effort between Collage, JPA, Halff, SWA and our entire team, coupled with significant interface with the City of Bunnell and specific project user groups. Following are key elements of the Collage team's approach:

- **All members of this design-build team understand that the project's success is dependent on the ability of the team members to work collaboratively and to trust that each member is committed to working in the best interests of the project.**
- **The Project has been staffed with individuals that are educated and experienced in the implementation of design-build best practices, and who are familiar with the requirements for this project.**
- **Team member firm leadership are Flagler residents, committed to the success of this Project and are actively supportive of design-build best practices.**
- **Experienced trade contractors will be included in the process of design review and constructability of key design elements.**

*Following are components of this team's constructability review at each stage of design development:*



1	<b>VIRTUALLY BUILD THE PROJECT</b> The constructability review will begin by a step-by-step review of the sequence and process of construction. To “virtually construct” the Project provides a review of the process of construction and will expose concerns with materials, sequencing, schedule or potential problems.
2	<b>SYSTEMS INTEGRATION</b> A review of the interface of various systems of the project, including structural and MEP/FP, will be conducted to determine if there are any problems. The interaction of the designed systems with the existing shell systems will be key for this project. The team will pay particular attention to fit and function, material compatibility and equipment cohesiveness for points of connection between the systems.
3	<b>CONSTRUCTIVE REVIEWS</b> Reviews will take place throughout the design to provide for a “value added” effort. Each phase of constructability review will take into consideration the stage/phase of design, focusing on reviewing completed items, general systems and building methodologies.
4	<b>FOCUSED EFFORT</b> The constructability review will focus on time, quality and cost issues of the design. This effort will require effective time management from the entire project team as an essential element to staying on track and meeting deadlines.
5	<b>FINALIZATION</b> The goal of the Constructability Review is to conclude with a 100% fully complete set of construction documents that includes the project team’s “buy in”, which will equate to a superior project.

### Design Approach ▼

Our approach for design is based on **efficiency, familiarity, and collaboration**. Our design team is simple, comprised of three outstanding professional firms that provide the complete services required of this project:

#### Joseph Pozzuoli Architects (JPA) - Design Architect

- Flagler County Architect
- Extensive Familiarity with the project program

#### Stephenson, Wilcox & Associates (SWA) - Civil Engineering & Surveying

- City of Bunnell Engineer
- Offices located adjacent to the project site

#### Halff Associates, Inc. (Halff) – Production Architect, Interior Design & Landscape Architecture

- Relevant governmental and municipal design experience
- Vast resources necessary for quality design document production

**The efficiency** of this team structure provides the City with a closely coordinated team of professional firms led by senior individuals under the direct supervision of Collage.

**The familiarity** our design team leaders bring to the project is unmatched. The Collage design team will provide the City with the advantage of maintaining the positive momentum generated to date negating the need for an “on-boarding” phase allowing work to begin in confidence.



JPA, led by Joseph Pozzuoli, AIA, ID, ICAA will lead the architectural design as a continuation of his working with the City in developing the project program and conceptual design. His familiarity with the City's needs is rooted in hours of analysis and careful study developing the foundation of project understanding that no other team can provide.

SWA Inc., led by Joe Parsons will lead the civil engineering design as a continuation of his working with the City in developing the adjacent property for their new office building. Joe's extensive knowledge of the site conditions is furthered by his office location which is located directly across the street from the project site providing

proximity that no other team can provide. Halff led by Rob Smedley, AIA, DBIA will lead the Design-Build (D-B) management of the design team including Halff's multi-disciplinary services. Rob is a Design-Build Professional® as certified by the Design-Build Institute of America (DBIA). His familiarity with DBIA's Best Practices provides the City with an understanding of how to maximize the benefits of design-build no other team can provide.

**The collaboration** our design partners bring to this project will ensure the City is afforded every opportunity to participate and contribute to the project's success. Joseph Pozzuoli with JPA will continue to serve as the City's primary point of contact for architecture as the design matures from concept thru final completion. Joe Parsons with SWA will seek to maximize the project's potential for land use as he directs the site design on the adjacent property. This level of collaboration between properties is only achievable thru this team approach. Rob Smedley with Halff will bring the City, Collage and the three principal design firms together implementing his experience and skills in managing the design-build process. Partnering will be a hallmark of the Collage team that will drive successful communication, execution, and results that every stakeholder will enjoy throughout the design and construction process.

### **Design-Build Approach ▼**

Design-Build Done Right® requires a proven plan to execute the work in a manner that fully realizes the benefits of the design-build delivery method. The Collage approach for design-build projects is specifically developed to enhance the Project Delivery Team communication and collaboration supplementing the Design-Build Institute of America (DBIA) Best Practices. Our team

has developed a Design-Build Execution Plan (D-B ExP) that provides a guide to achieve project success.

Activities primarily involve Collage and the design team however many include the City and key stakeholders throughout the project delivery phases of initiation, design, and construction to include:

### Initiation Phase

- Conduct Kick-off Meeting
- Confirm Project Parameters, Program and Goals
- Prepare a Joint Risk Matrix
- Conduct a "Pull Planning" session
- Prepare a Joint Project Management Plan (PMP)
- Prepare a Joint Design & Construction Quality Control Plan
- Implement a Collaborative Partnering process
- Implement Proven Technology
- Develop a Building Information Modeling (BIM) Execution Plan

### Design Execution Phase

- Conduct Kick-off Meeting
- Develop Design Package Acceptance Criteria
- D-B team meetings as scheduled
- City meetings as scheduled
- Project Managers Call as scheduled
- Design Decision Log
- Design Collaboration Calls – Sketch to Detail
- Owner Comment Log
- Submittal Log
- Quality Control Reviews and Page Turns prior to all owner submittals
- Budget Validation Reviews prior to owner submittal as schedule
- "Design Assist" with subcontractor(s) as appropriate

### Construction Execution Phase

- Conduct Kick-off Meeting
- Daily Project Managers Check-in Call
- Weekly Construction Meetings
- Owner Architect Contractor Meetings as scheduled
- Request for Information (RFI) Priority Protocols
- Submittal Schedule Review and Priority Protocols
- Weekly review of 4 to 6 week "Look Ahead"
- Construction QA/QC against the coordination (federated) model

The Collage team is unique from others in having established a Design-Build Execution Plan that is based on years of experience in providing successful design-build services to clients. Our approach will include the necessary activities outlined above tailored to the specific needs of the City and the project. Collage and our design team will work seamlessly as a cohesive unit with involvement and contributions from all parties throughout the design and construction process. The City will realize the benefits of design-build through the leadership of the Collage Design-Build team.

### Budget Control ▼

Collage brings a proven Design-Build process for effectively manage costs for the SOE Facility project. We have extensive experience working with governmental entities on similar projects, and we understand the need to work closely with the City of Bunnell at every stage of design development and construction.

- **Consistency of Our Team.** Collage's approach to the overall project and, specifically, controlling the budget begins with staffing the project with a

## C Firm's Approach and Methodology

team that is consistently assigned to the project from design and pre-construction through construction. The consistency in experienced leadership provides for a smooth transition from design to construction, at each stage or phase of project development. The continuity provided by this approach, coupled with the assignment of a knowledgeable operations team to manage the project, is vital. The personnel we have assigned to this project have the background and experience necessary to plan, design, organize, run and construct a project on schedule and within budget.

- **Integrated Design-Build Delivery.** Our comprehensive and systematic approach to design/build is based on an Integrated Project Delivery process, wherein all participants and stakeholders collaborate on the project from inception through its successful completion. One of the tools proposed for the management of this project is the Project Management

Information System (PMIS). This system provides tried and true procedures to track and manage costs, mitigate project risks, control quality and assure achievement of timeline objectives.

The Collage PMIS system begins with formation of a project-specific Policy and Procedure Manual detailing the services that will be provided per the Contract Documents. The Manual establishes, defines and tracks the project management tools, guidelines and practices, outlining the strategies that will be taken to achieve Lake County's objectives and requirements. This manual is developed during the Preconstruction Phase and will be effectively a "one-stop shop" for all project information developed from the tools and practices employed. The Manual is not intended to change the Design-Build Agreement, but rather as an amplification and clarification of the agreement. *Following are example elements of the Manual:*

CONTENTS		DESCRIPTION
1	<b>Project Definition</b>	Known program for the overall Administration/Police Department Complex, providing readers with basic understanding of the project and its multiple phases
2	<b>Project Goals</b>	The schedule, budget, physical, technical and other objectives for the project
3	<b>Project Strategy</b>	A narrative describing the methods that the City of Bunnell and the Collage Design/Build Team (JPA, Halff and SWA) will utilize to accomplish the goals.
4	<b>Project Work Plan</b>	A matrix showing the Work that is to be performed by each member of the team during each phase of the project.
5	<b>Project Organization</b>	A summary organization chart showing the interrelationships between the project stakeholders.
6	<b>Responsibility Performance Chart</b>	A matrix showing the responsibilities and interrelationships. This matrix shows major and minor responsibilities for each task on the project.
7	<b>Flow Diagrams</b>	Charts displaying the flow of information and decision process for various documents requiring actions (shop drawings, submittals, RFI's, etc.).
8	<b>Written Procedure</b>	A description of the procedures for communication and coordination required between the project stakeholders.
9	<b>Emergency Contact List</b>	A complete listing of names and contact information for all key project personnel.

## NARRATIVE REPORTING

- Executive Summary
- Cost Narrative
- Scheduling Narrative
- Accounting Narrative
- Construction Progress Report
- Daily Construction Diary

## SCHEDULE CONTROL

- Master Project Schedule
- Construction Schedule
- Pre-Bid Schedules (as required)
- Subnetworks
- Occupancy Schedule

## COST CONTROL / ESTIMATING

- Pre-Construction Phase Estimates
- GMP

## PROJECT ACCOUNTING

- Cost Status Report

## ACCOUNTING / PAYMENT

- Payment Status Report
- Detailed Status Report
- Cash Flow Diagram
- Job Ledger

## ACTION REPORTS

- Action / Item Report

Collage is on the forefront of implementing the latest technology into our management system. Our project management approach includes use of electronic control of project information and documentation. All work products for this project will be managed electronically. Correspondence, contracts, design documents, schedules, submittals, meeting minutes, photographs will be transmitted and stored digitally, greatly reducing paperwork while greatly increasing the speed at which information is disseminated. All of our site personnel are equipped with laptops, smart phones and tablet computers for immediate communications. Our onsite electronic management process provides for the rapid exchange of information and enables timely decision making. Our field offices are equipped with large format viewers to enable review of documents, extremely useful tools that will be used for discussions OAC and subcontractor meetings. This hardware, coupled with our software, will be beneficial in the project management.

- **Partnering.** Communication between Collage and City personnel is critical for the proper performance of this project. A key component of this communication is founded in our partnering approach to Design/Build deliveries. Regular and frequent meetings will provide for open lines of communication to assure that the rapid exchange of information throughout the life of the project, including in the early stages of the pre-construction phase. Collage's approach provides the City of Bunnell a distinct advantage because of the substantive information that is communicated throughout the project, from pre-construction through final completion. This will be an "open book" process, whereby we will constantly communicate the status of estimated costs, schedule and other elements of the project as the design is developed and then, during construction, we will share our accounting of actual costs for all items of the work.
- **PMIS.** Collage will also communicate to the team through a formal system of reporting, the Project Management Information System (PMIS). Commencing immediately after contract award, Collage will implement subsystems of the PMIS. The reports, documents, and data provided will communicate the current status of the Project, serving as a sound basis for identifying issues necessary for the City to make management decisions.

### Design Approach ▼

Our approach for design is based on efficiency, familiarity, and collaboration. Our design team is simple, comprised of three outstanding professional firms that provide the complete services required of this project:

## C Firm's Approach and Methodology

- Joseph Pozzuoli Architects (JPA) - Design Architect
- Stephenson, Wilcox & Associates (SWA) - Civil Engineering & Surveying
- Halff Associates, Inc. (Halff) – Architect/ Engineer of Record, Interior Design & Landscape Architecture

**The efficiency** of this team structure provides the City with a closely coordinated team of professional firms led by senior individuals under the direct supervision of Collage.

**The familiarity** our design team leaders bring to the project are unmatched. The Collage design team will provide the City with the advantage of maintaining the positive momentum generated to date negating the need for an “on-boarding” phase allowing work to begin in confidence.

JPA, led by Joseph Pozzuoli, AIA, ID, ICAA will lead the architectural design as a continuation of his working with the City in developing the project program and conceptual design. His familiarity with the City's needs is rooted in hours of analysis and careful study developing the foundation of project understanding that no other team can provide.

SWA Inc., led by Joe Parsons will lead the civil engineering design as a continuation of his working with the City in developing the adjacent property for their new office building. Joe's extensive knowledge of the site conditions is furthered by his office location which is located directly across the street from the project site providing proximity that no other team can provide.

Halff led by Rob Smedley, AIA, DBIA will lead the Design-Build (D-B) management of the design team including Halff's multi-disciplinary services. Rob is a Design-Build Professional® as certified by the Design-Build Institute of America (DBIA). His familiarity with DBIA's Best Practices provides the City with an

understanding of how to maximize the benefits of design-build no other team can provide.

**The collaboration** our design partners bring to this project will ensure the City is afforded



every opportunity to participate and contribute to the project's success. Joseph Pozzuoli with JPA will continue to serve as the City's primary point of contact for architecture as the design matures from concept thru final completion. Joe Parsons with SWA will seek to maximize the project's potential for land use as he directs the site design on the adjacent property. This level of collaboration between properties is only achievable thru this team approach. Rob Smedley with Halff will bring the City, Collage and the three principal design firms together implementing his experience and skills in managing the design-build process. Partnering will be a hallmark of the Collage team that will drive successful communication, execution, and results that every stakeholder will enjoy throughout the design and construction process.

### **Design-Build Approach ▼**

Design-Build Done Right® requires a proven plan to execute the work in a manner that fully realizes the benefits of the design-build delivery method. The Collage approach for design-build projects is specifically developed to enhance the Project Delivery Team communication and



collaboration supplementing the Design-Build Institute of America (DBIA) Best Practices. Our team has developed a Design-Build Execution Plan (D-B ExP) that provides a guide to achieve project success.

Activities primarily involve Collage and the design team however many include the City and key stakeholders throughout the project delivery phases of initiation, design, and construction to include:

### Initiation Phase

- Conduct Kick-off Meeting
- Confirm Project Parameters, Program and Goals
- Prepare a Joint Risk Matrix
- Conduct a “Pull Planning” session
- Prepare a Joint Project Management Plan (PMP)
- Prepare a Joint Design & Construction Quality Control Plan
- Implement a Collaborative Partnering process
- Implement Proven Technology
- Develop a Building Information Modeling (BIM) Execution Plan

### Design Execution Phase

- Conduct Kick-off Meeting
- Develop Design Package Acceptance Criteria

- D-B team meetings as scheduled
- City meetings as scheduled
- Project Managers Call as scheduled
- Design Decision Log
- Design Collaboration Calls – Sketch to Detail
- Owner Comment Log
- Submittal Log
- Quality Control Reviews and Page Turns prior to all owner submittals
- Budget Validation Reviews prior to owner submittal as schedule
- “Design Assist” with subcontractor(s) as appropriate

### Construction Execution Phase

- Conduct Kick-off Meeting
- Daily Project Managers Check-in Call
- Weekly Construction Meetings
- Owner Architect Contractor Meetings as scheduled
- Request for Information (RFI) Priority Protocols
- Submittal Schedule Review and Priority Protocols
- Weekly review of 4 to 6 week “Look Ahead”
- Construction QA/QC against the coordination (federated) model

The Collage team is unique from others in having established a Design-Build Execution Plan that is based on years of experience in providing successful design-build services to clients. Our approach will include the necessary activities outlined above tailored to the specific needs of the City and the project. Collage and our design team will work seamlessly as a cohesive unit with involvement and contributions from all parties throughout the design and construction process. The City will realize the benefits of design-build through the leadership of the Collage Design-Build team.

**D**

**EFFECTS OF THE  
FIRMS CURRENT AND  
PROJECTED WORKLOAD**



## D Effects of the Firms Current and Projected Workload

Collage and our design partners are dedicated to the City of Bunnell and this project. This project is a priority for our firms and our current workloads will not hinder our ability to ensure satisfaction of performance for this project. Principal leadership is absolutely committed to the project and we assure the City of the continuity of our personnel.

### COLLAGE Workload

PROJECTS	CLIENT	DOLLARS OPEN	STATUS
FDOT Regional Transportation Management Center	FDOT	\$ 125,878	Complete
Hyatt Vilano Beach	R&R	\$ 270,229	98.98%
Triple M Tube Tech Ph II	Triple M	\$ 934,223	81.95%
Creative Village Central Park	City of Orlando	\$ 503,369	90.07%
CV Central Park GMP #2	City of Orlando	\$ 1,960,769	52.85%
Marriott Tribute St. Augustine	Jobalia	\$ 6,620,284	59.75%
GOAA BP-S0183 ASC Lev 1	GOAA	\$ 281,191	89.37%
Hyatt Place-NSB	Lagoon	\$ 21,051,988	0.11%
Climate First Bank Winter Park	Climate First Bank	\$ 347,950	65.52%
Amtrak-Devils Lake	Amtrak	\$ 2,831,382	13.46%
RSW Terminal Expansion	LCPA	\$ 25,632,125	14.06%
Amtrak-Havre	Amtrak	\$ 2,436,688	38.63%
Amtrak-Burlington	Amtrak	\$ 9,014,295	13.68%
Amtrak-East Glacier Park	Amtrak	\$ 2,878,650	30.67%
Amtrak-Wilmington	Amtrak	\$ 5,541,232	31.98%
Palm Coast United Methodist Church	PCUMC	\$ 6,107,424	7.44%

- Official Employee Headcount : 40

## D Effects of the Firms Current and Projected Workload

### JPA Workload

PROJECTS	CLIENT	COMPENSATION	% COMPLETE
50 Year Inspection	Hoerbiger Corp.	18,000	39
Matanzas Shores	Solitude Homes	41,060	60
Dairy Queen	Imad Faraj	49,525	18
	Todd & Kathryn Sauter	33,500	54
	Jason Johnson	3,950	34
	Heather & Jeff Willis	8,250	30
	Lital & Marty Lizotte	74,248	72
	Vilaragut & Metz	12,500	46
	Lora Wylie	3,600	47
	Jon Hobbs- SD	8,500	47
	Dennis & Shaffia Gnetz	27,500	25
Docks, Boathouses, Seawalls	Elite Marine	3,500	50
	Bill & Ruthie Barrow	21,350	84
	Brandon Hussing	7,500	46
	Jordan Farkas & Janet Seltzer	60,000	66
Station #41	Mike Dickson	18,250	36
	Adam & Jessica Lemnoui	7,500	33
Phoenix Crossing	Sandra Shank	32,750	64
	David Remey	22,000	23
	John & Stacey Dunkin	27,650	67
	Amanda & Rob Sabin	19,440	84
Preserve at FB- CA		4,000	T&M
Phase I & Phase II	Mike and Zakiya Fagien	21,107	90
	Ken Aston	5,000	50
	Melissa Greczy	17,250	29
	Shawn & Christne Belz	27,750	90
	Alex Morales & Barby Lopez	40,000	63
	Chris & Colleen Conklin	4,750	95
2 Story - CA	Dan & Jan Bishop	15,000	T&M
Church CA	BGW/Collage	12,000	75
	Palm Coast Community Church	5,185	45
	Ray Dalziel	18,875	34
	Lion Hotel Group	7,500	90

# D Effects of the Firms Current and Projected Workload

## Workload

### HALFF Workload

PROJECTS	CLIENT	TOTAL COMPENSATION	% COMPLETE
Seagoville Public Safety Facility Program Management	Hoerbiger Corp.	97,837	78
Sawmill Landing Amenity Center	D.R. Horton	355,000	40
95% Hardscape Plans/30% Detail Design	Hanson Professional Services	148,000	10
Adtalam Miramar Landscape Plan	Lamar Johnson Collaborative	29,135	73
Rolling Hills Entry Feature Design/Community Amenities	Pulte Homes - MS 1048	25,950	80
Airport Gateway Stage 1	Blueprint Intergovernmental Agency	1,266,642	81
Bridgewater CA	Forestar Real Estate Group, Inc.	26,860	60
Arbors Amenity	D.R. Horton	176,056	87
Westlake Estates Townhomes Entry Enhancement	D.R. Horton	19,500	91
Westlake Landing Single Family Entry Enhancement	D.R. Horton	19,500	88
Kindlewood-Entry Feature Design	Pulte Home Company, LLC	55,400	79
Nocatee Del Webb - Conceptual Design for Kayak Launch & Viewing Platform	Pulte Homes - MS 1048	20,000	75
Wells Landing Entry Feature and Community Amenities	Pulte Home Company, LLC	17,500	60
Corner Lot/Jones Bros	Corner Lot Development Group	86,029	70
Fort Family Landscape Plan	Acon Construction Co., Inc.	21,000	57
AMJ Newberry Commercial	Daytona Terroir, LLC	4,900	89

# D Effects of the Firm's Current and Projected Workload

## Workload

### SWA Workload

PROJECTS	Client	Compensation	% Complete	Personnel
Calder Development	JMC Star Properties, LLC	\$22,000	80%	Dan Wilcox
Sipko Development	JMC Star Properties, LLC	\$17,000	80%	Joe Parsons
Christ the King Luthern Church	JMC Star Properties, LLC	\$10,000	75%	
Alvin's Island Surf Company	JMC Star Properties, LLC	\$5,000	70%	
Agua Complex	JMC Star Properties, LLC	\$16,000	60%	
Squash Blossom Residential	JMC Star Properties, LLC	\$8,000	50%	
Hammock Preserve	JMC Star Properties, LLC	\$70,000	30%	
Palm Harbor Professional Complex	JMC Star Properties, LLC	\$69,000	20%	
Gold Auto Sales	JMC Star Properties, LLC	\$25,000	10%	
Liberty Plaza	JMC Star Properties, LLC	N/A		
Nikzad Plaza	JMC Star Properties, LLC	\$24,000	In project queue	
Sand Hill Lot 2	JMC Star Properties, LLC	\$30,000	In project queue	
Village Apartments	JMC Star Properties, LLC	\$18,000	In project queue	
Steel Rail Lot 5	JMC Star Properties, LLC	\$16,000	In project queue	

Given the current workload for SWA key personnel, coupled with projects under contract and in the queue, SWA key personnel staff workloads allow for additional 30 to 40 percent workload capacity, together with 5 additional drafting support staff that collectively have the 40 to 50 percent workload capacity availability.

- Total employees 21
- Full time employees 18
- Part time employees 3

# E

## LOCAL FIRMS

1. Location of Firm and Sub consultants
2. Location Experience

**Collage's headquarters are located in Lake Mary, approximately 60 miles from the project site.** Brian Walsh, Founder and CEO of Collage, is a *Flagler County resident*.

**JPA is located at 314 Moody Blvd., Flagler Beach.** Joseph Pozzuoli, Founder and CEO of JPA, is a Flagler County resident.

**SWA is located at 2729 E Moody Blvd., #400, Bunnell,** which is located directly across from the project site. There is no firm with an office located closer to the site than SWA.



**F**

## **COMPLETENESS OF RESPONSE**

1. Depth of Understanding and  
Appreciation of Scope

# F Completeness of Response

The Collage Team brings an unmatched understanding of this project, the particular elements of the site and the requirements for a successful facility for the City of Bunnell. We have thoroughly reviewed and understand this design-build solicitation and have provided a complete response to adhere with all RFQ instructions.

## VII. EVALUATION CRITERIA

The CITY OF BUNNELL shall be the sole judge of its own best interests, the responses, and the resulting agreement. Award(s) will be made to the Responder(s) who presents the best value to the CITY OF BUNNELL based on the entire evaluation process and all the information gathered. Proposal packages will be reviewed and evaluated by a Selection Committee. **Financial criteria will be evaluated only by Committee Members in the Finance Department, not by all members of the Selection Committee.** Proposal packages will be reviewed and evaluated in accordance with the following criteria and weighting factors:

**Point System:** The Maximum total point value for written Statements of Qualifications is 280 points per selection committee member. Shortlisted Firms will be reevaluated based upon the maximum total points of 280 per selection committee member for presentation/interview or written questions in lieu of presentation/interviews. Points are non-cumulative between the written Statement of Qualifications phase and the interview phase. All written Statements of Qualifications and presentation/interviews will be evaluated on the following point scale.

### A. ABILITY OF FIRM AND ITS PROFESSIONAL TEAM COMPOSITION: (0 - 60 POINTS)

- Organizational Chart: Indicate key personnel and their relationships. Indicate each staff member's assignments and responsibilities as it relates to the scope of work. Describe how the organizational structure will ensure orderly communications, distribution of information, effective coordination of activities, and accountability. Indicate which positions are full-time and part-time.
- Review the level of qualifications and experience of the firm and project team and appropriateness of the organization of the project team. Designate name and title of persons that will be assigned to this project. Project Personnel Resumes to include:
  - Number of years with this company
  - Number of years with other company(ies)
  - Experience: Names of projects, types of projects, size of projects, and specific project involvement.
  - Education/Degrees earned
  - Active registration/certification/licenses
  - Current Job Description
  - Other experience and qualifications which are relevant to this project. Specific experience similar to the scope of work for this project.
- Review the professional resources available to properly provide services as requested in the RFQ document.
- Reviews the project team to ensure the team proposed contains all critical disciplines required.
- The project manager and proposed team should be uniquely qualified to provide the desired services.

Below Average	0	Points
Average	15	Points
Above Average	30	Points
Well Above Average	45	Points
Outstanding	60	Points

### B. FIRM'S RELATED EXPERIENCE: (0 - 60 POINTS)

- Review the firm's experience with projects of similar size, type and scope and the performance on those specific projects.
- The selection committee will evaluate the quality, experience and quantity of staff and their functions as it relates to the scope of work.
- The prime firm must have adequate, recent (within the past five years) experience with projects of similar types as defined in the RFQ document.
- The scope of services provided should represent projects that are similar to those defined in the RFQ document.
- Company Credentials: Qualifications, Firm's size and Firm's history. Detail any information that would give the Firm an advantage in completing this project. The Firm's current and projected workload.
- The overall performance of the firm relative to projects of similar size and scope should be evaluated.

Below Average	0	Points
Average	15	Points
Above Average	30	Points
Well Above Average	45	Points
Outstanding	60	Points

### C. FIRM'S APPROACH AND METHODOLOGY: (0 - 60 POINTS)

The Firm shall provide information regarding its knowledge of the site, local codes, subcontractors, and suppliers as an indication of its ability to deliver quality work in a timely manner. The Firm shall demonstrate verbally and graphically its understanding of the Project, documenting the services to be provided and showing the interrelationships of its services, the Firm(s) shall indicate knowledge and experience in the evaluation of construction techniques and the recommendation of materials to create an optimal design and budget requirements.

Below Average	0	Points
Average	15	Points
Above Average	30	Points
Well Above Average	45	Points
Outstanding	60	Points

### F. EFFECTS OF THE FIRMS CURRENT AND PROJECTED WORKLOAD: (0 - 20 POINTS)

- As part of the evaluation criteria, the selection committee will consider the full-time employees of the Firm and their sub-consultants, plus the Firm's current satisfaction of performance within the scope of work and continued projects. Firms shall provide a list of outstanding projects, client names, dates of projects, overall workload with other owners, and status of completion.
- Evaluates the workload commitments that will impact the firm's ability to complete the schedule.
- The submittal should demonstrate that the firm and the selected subconsultants have available and personnel to complete services on schedule and additional personnel in the event of unforeseen circumstances.

Below Average	0	Points
Average	10	Points
Above Average	20	Points
Well Above Average	30	Points
Outstanding	40	Points

### E. LOCAL FIRMS: (0 - 20 POINTS)

- Location of the Firm and selected subconsultants. For this section, points will be awarded to those firms with offices located within Flagler County.
- Experience pertaining to similar Flagler County and City of Bunnell projects. The City of Bunnell staff shall not however, furnish references for such projects.

Below Average	0	Points
Average	5	Points
Above Average	10	Points
Well Above Average	15	Points
Outstanding	20	Points

### F. COMPLETEMNESS OF RESPONSE (0 - 20 POINTS)

The Statement of Qualifications shall be evaluated on the ability to satisfactorily understand and appreciation of the scope of work and the degree of compliance with the RFQ instructions.

Below Average	0	Points
Average	5	Points
Above Average	10	Points
Well Above Average	15	Points
Outstanding	20	Points

### G. REFERENCES FOR FIRM and ALL SUBCONSULTANTS (0 - 20 POINTS)

The selection committee will assess the relevance and quality of references provided.

Below Average	0	Points
Average	5	Points
Above Average	10	Points
Well Above Average	15	Points
Outstanding	20	Points

WE HAVE SATISFIED  
ALL THE  
REQUIREMENTS  
FOR EACH ITEM.



**G**

**REFERENCE FOR  
FIRM AND ALL  
SUBCONSULTANTS**

	Reference	Contact
<b>Collage</b>	<b>City of Apopka</b>	Brian Nelson
		Mayor
		407-703-1700
<b>Collage</b>	<b>Florida Citrus Sports</b>	Steve Hogan
		Chief Executive Officer
		407-423-2476
<b>Collage</b>	<b>City of Altamonte Springs</b>	Steve Falk
		Deputy Dir. of Leisure Services
		407-571-8740
<b>JPA</b>	<b>Flagler County Florida</b>	Michael Dickson
		General Services Director
		386-313-4020
<b>HALFF</b>	<b>City of St. Pete Beach</b>	Brett Warner, PE
		Assistant Public Director
		727-363-9254
<b>SWA</b>	<b>Stoughton &amp; Duran Custom Homes</b>	George Duran
		Owner and Operator
		386-627-8993

# APPENDIX A



City of Bunnell  
604 E. Moody Blvd. Unit 6  
Bunnell, FL 32110

**ADDENDUM NO. 01**

This addendum is issued as part of the specifications and contract documents entitled:

**REQUEST FOR QUALIFICATIONS STATEMENTS (RFQ) FOR  
BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
DESIGN – BUILD PROJECT  
RFQ No: 2022-02**

**Date Issued:** October 31, 2022

**A. QUESTIONS & ANSWERS**

Question 1: Can the City Publish the Sign-in Sheets from the Mandatory Pre-Submission Meeting held on Wednesday October 26, 2022?

**Answer 1: Yes, the three (3) Sign-in Sheet pages as well as two (2) pages of all the business cards collected have been included as part of this Addendum.**

Question 2: How many Selection Committee Members will there be, and will the scoring be subjective?

**Answer 2: There will be seven (7) Selection Committee members. Yes, there is a degree of subjectivity with scoring based upon each reviewer's interpretation of the qualifications packet and published scoring criteria.**

Question 3: Does the City need to stick to the estimated Budget?

**Answer 3: The City would like the Contractors to make every effort to stick to the estimated budget but the City understands that some of the elements may change in order to stick to the Budget. The City also understands that construction and material costs are increasing in this uncertain economic climate.**

Question 4: Is the City expecting a final design and construction budgets as part of Submitted RFQ Packet?

**Answer 4: The Concepts included within the RFQ are just that, Concepts. The Concepts are intended to be a starting point and changes to create the official design will be performed after the project is awarded via communication and meetings with the City. A final design is not expected as part of the RFQ packet. The primary purpose of the RFQ is to select the firm that will work best with the City through all project phases by having the time to devote to this project, a history of finishing projects on time and within budget. Please submit an anticipated project budgets for design and construction completion.**

Question 5: Is the project agreement available for review?

**Answer 5: The project agreement is unavailable at this time and will be presented at the time of award. Tasks and deadlines will be discussed and finalized within the agreement.**

Question 6: Will the number of required reference letters count toward the total page limit?

**Answer 6: Per Section IX Proposal Submission of the RFQ, required forms are excluded from the page count. Section IX.B. Required Forms Packet (Item 10) lists Client Reference Letters as a required form. Please note that no more than 5 reference letters are to be provided. To further clarify, kindly provide reference letters as follows: Three (3) for the Contractor, one (1) for the Architect and one (1) for the Civil Engineer. Limit each reference letter to one (1) single sided page.**

Question 7: Will a firm lose points or be disqualified for exceeding the page limit?

**Answer 7: Per Section IX Proposal Submission of the RFQ: Submissions in excess of 55 pages will not be disqualified; however, clarity, conciseness, and brevity will be scored in Completeness and Response evaluation.**

Question 8: Would the City like Hourly Rates Fee Schedules to be included with the Qualifications Submittal?

**Answer 8: Yes, please provide Hourly Rates Schedules for the Contractor, Architect and Civil Engineering Firms selected to be a part of the proposed team.**

Question 9: Project specific details regarding Tracts A & B and Lots 1 through 5 were asked at the Pre-Submittal meeting.

**Answer 9: It was clarified that the primary purpose of RFQ is for the City to evaluate the qualifications submissions and select the most qualified Contractor and Team to award the project to. Specific project details will be worked out with the selected Contractor Team during the actual project design.**

Question 10: Will the three (3) shortlisted most qualified firms have the opportunity to perform presentations to or interview with the City prior to final selection? If yes, when?

**Answer 10: Per Section V Selection Process of the RFQ: At the City's sole discretion, Proposers may be invited to appear for interviews by the Technical Review Committee or be asked to further demonstrate their qualifications, at a time and date to be determined by the City. It is important to note that per Section VII Evaluation Criteria, Point System: Shortlisted Firms will be reevaluated based upon the maximum total points of 280 per selection committee member for presentation/interview or written questions in lieu of presentation/interviews. Points are non-cumulative between the written Statement of Qualifications phase and the interview phase.**

Question 11: City of Bunnell RFQ 2022-02 was posted on Construction Bulletin this morning. We have a depth of experience with this type of project but noticed that the RFQ cover page indicates a "Mandatory Pre-Submittal Meeting" occurred yesterday.

Please confirm if we are eligible to pursue this RFQ or if our non-attendance at the meeting automatically disqualifies our firm.

**Answer 11: The City is confirming that the Mandatory Pre-Submittal Meeting was indeed mandatory and non-attendance at the meeting would automatically disqualify the Primary Contractor for nonattendance. To further clarify, it was specifically mandatory for the Primary Design Build Contractor to be present at the Mandatory Pre-Submittal Meeting and any Contractor not present would be disqualified. If the Architectural Firm and/or Civil Engineering Firm that the Primary Design Build Contractor chooses to select was not present, the RFQ will not be disqualified.**

Appendix A  
Addendum 1

Question 12: In regard to RFQ 2022-02, Section VII, Letter F. Effects of the Firms Current and Projected Workload, can you please confirm that the Firm's current workload, is in regard to the prime firm alone, and not the subconsultants? If not, is providing a three-year current and projected forecast for the key personnel's workload acceptable?

**Answer 12: The purpose of this section is to determine the Firms current and projected workload. As indicated in Section 1 of this section: the selection committee will consider the number of full and part time employees of the Firm and their sub-consultants. Answering the above question more specifically; yes, providing the three-year current and projected forecast for the key personnel's workload for the Prime Firm (being the Design Build Contractor), the Architectural Firm and the Engineering Firm will be acceptable.**

**ACKNOWLEDGEMENT:**



November 14, 2022

Signature and Date

Rob Maphis, President

Printed Name and Title

The Collage Companies

Company Name

**PLEASE ACKNOWLEDGE AND INCLUDE THIS ADDENDUM IN YOUR RFQ SUBMISSION PACKET**

**END ADDENDUM NO. 01**

## Appendix A

### Addendum 1 – Question 8: Hourly Rate Fee Schedules

The answer to Question 8 in Addendum No. 1 asks that Hourly rate Schedules be provided for the Contractor, Architect, and Civil Engineering Firms. These rates are typically driven by the requirements of the project agreement, which is unavailable at this time, and would be part of the design/builders overall proposal. Nonetheless, we offer the following labor rates for consideration during the design/pre-construction phases.

#### Hourly Rate Schedule

##### Collage (Design/Builder)

Operations Manager	196.
Project Manager	131.
Project Superintendent	109.
Project Engineer	74.
Project Coordinator	65.
Estimating	91.

##### Halff (Production Architect)

Architect Level I	99.
Architect Level II	111.
Architect Level III	153.
Architect Level IV	207.
Architect Level V	265.

##### JPA (Lead Architect)

Principal	250.
Project Consultant/PE	200.
Project Architect	185.
Project Manager	135.
CAD Operator/ Manager	90.
Engineer Tech	85.
Administration/ Clerical	55.

##### SWA (Civil Engineer)

Clerical Personnel	60.
Survey Crew	180.
CAD Operator	100.
Project Manager	150.
Engineer of Record	240.
Surveyor of Record	240.
Corporate Principal	300.



City of Bunnell  
604 E. Moody Blvd. Unit 6  
Bunnell, FL 32110

**ADDENDUM NO. 02**

This addendum is issued as part of the specifications and contract documents entitled:

**REQUEST FOR QUALIFICATIONS STATEMENTS (RFQ) FOR  
BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
DESIGN – BUILD PROJECT  
RFQ No: 2022-02**

**Date Issued:** November 09, 2022

Due to Subtropical Storm Nicole and the Declared Executive Order Number 22-253 from Governor Ron DeSantis, the City of Bunnell will extend the Qualifications Statement Due Date and Opening times.

The updated RFQ Due Date and Time will be:

**Wednesday November 16, 2022 no later than 10:00 am**

The Mailing and Delivery addresses will remain as indicated in the original RFQ.

The updated RFQ opening date & time will be:

**Wednesday November 16, 2022 at 10:30 am**

The RFQ Opening location will remain as indicated in the original RFQ.

**ACKNOWLEDGEMENT:**

November 14, 2022

Signature and Date

Rob Maphis, President

Printed Name and Title

The Collage Companies

Company Name

**PLEASE ACKNOWLEDGE AND INCLUDE THIS ADDENDUM IN YOUR RFQ SUBMISSION PACKET**

**END ADDENDUM NO. 02**





**APPENDIX A  
REQUIRED FORMS PACKET**



**RFQ#-2022-02**

**Request for Qualifications Statements (RFQ) for  
BUNNELL ADMINISTRATION/POLICE  
DEPARTMENT COMPLEX  
DESIGN – BUILD PROJECT  
Due by NOVEMBER 14, 2022**

**THE FOLLOWING FORMS ARE REQUIRED AND ARE TO BE FILLED OUT COMPLETELY AND SUBMITTED WITHIN THE QUALIFICATIONS SUBMITTALS AS PER THE RFQ INSTRUCTIONS. FORMS SHALL BE SIGNED BY AUTHORIZED PERSONNEL, COMPLETED IN THEIR ENTIRETY AND INSERTED WITHIN YOUR SUBMITTAL AS PER THE INSTRUCTIONS. ALL ADDITIONAL REQUESTED DOCUMENTATION SHALL BE SUBMITTED AS REQUIRED BY THE SOLICITATION DOCUMENTS.**

Appendix A

1. Completed Application Form

	<p><b>APPLICATION FORM</b></p> <p><b>CITY OF BUNNELL</b>  <b>ADMIN/POLICE DEPT COMPLEX</b>  <b>DESIGN BUILD PROJECT</b></p>	<p>RFQ-2022-02  ISSUED BY: LAKESHA BYRD  FINANCIAL SERVICES COORDINATOR  PHONE NO: (386) 437-7500  FAX NO (386) 437-7503  EMAIL: LBYRD@BUNNELLCITY.US</p>
<p><b>SUBMIT QUALIFICATIONS PACKAGE PRIOR TO:</b>  <b>CLOSING DATE: NOVEMBER 14, 2022</b>  <b>CLOSING TIME: 10:00 A.M.</b></p>		<p><b>SUBMIT TO:</b>  LAKESHA BYRD  604 E MOODY BLVD., - SUITE 6  BUNNELL, FL 32110</p>
<p><b>PROJECT TITLE &amp; DESCRIPTION:</b></p> <p style="text-align: center;"><b>BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  DESIGN BUILD PROJECT</b></p>		
<p>THE RESPONDENT HEREBY AGREES TO FURNISH THE SERVICES PURSUANT TO ALL REQUIREMENTS, SPECIFICATIONS, AND SCOPE OF SERVICES CONTAINED IN THIS SOLICITATION DOCUMENT, AND FURTHER AGREES THAT THE LANGUAGE OF THIS DOCUMENT SHALL GOVERN IN THE EVENT OF A CONFLICT WITH HIS OR HER RESPONSE. BY MY SIGNATURE I CERTIFY THAT THIS RESPONSE IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, OR CONNECTION WITH ANY CORPORATION, FIRM, BUSINESS ENTITY, OR PERSON SUBMITTING A RESPONSE FOR THE SERVICES, AND IS IN ALL RESPECTS FAIR AND WITHOUT COLLUSION OR FRAUD.</p>		
<p><b>THIS APPLICATION FORM MUST BE SIGNED TO BE CONSIDERED FOR</b></p>		
<p><b>COMPANY NAME:</b>           The Collage Companies</p>		<p><b>DATE:</b> November 14, 2022</p>
<p><b>MAILING ADDRESS:</b>  585 Technology Park</p>		<p><b>PHONE:</b> (407) 829-2257   <b>FAX:</b></p>
<p><b>CITY:</b>     Lake Mary</p>	<p><b>STATE:</b>   Florida</p>	<p><b>ZIP:</b>       32746</p>
<p><b>TITLE OF AUTHORIZED REPRESENTATIVE:</b>    President</p>		
<p><b>E-MAIL:</b>           rmaphis@collage-usa.com</p>		<p><b>WEB URL:</b>           www.collage-usa.com</p>
<p><b>AUTHORIZED SIGNATURE:</b> </p>		<p><b>PRINTED NAME:</b>   Rob Maphis</p>

**PROPOSER'S CONTACT INFORMATION FORM**

**PROPOSER'S INFORMATION**

FIRM NAME:	The Collage Companies
FIRMS PRINCIPAL ADDRESS:	585 Technology Park, Lake Mary, FL 32746
FEIN #:	59-243889

**BUSINESS STRUCTURE**

CORPORATION, JOINT VENTURE, OR PARTNERSHIP: PROPOSERS SUBMITTING QUALIFICATIONS STATEMENTS AS A JOINT VENTURE SHALL SUBMIT A COPY OF THEIR JOINT AGREEMENT. IF A JOINT VENTURE OR PRIME/SUB-CONTRACTOR ARRANGEMENT OF TWO (2) FIRMS, INDICATE HOW THE WORK WILL BE DISTRIBUTED BETWEEN THE PARTNERS.

BUSINESS STRUCTURE	INDICATE BY (X)	COPY OF JOINT VENTURE AGREEMENT ATTACHED (Y / N)	IF APPLICABLE, HOW WILL WORK BE DISTRIBUTED BETWEEN PARTNERS?
CORPORATION	X	N/A	N/A
JOINT VENTURE			
PARTNERSHIP			

IS YOUR COMPANY REGISTERED AND LICENSED IN THE STATE OF FLORIDA TO DO BUSINESS? X YES \_ NO

IF A JOINT VENTURE, HAS THIS PARTNERSHIP WORKED TOGETHER ON A SIMILAR PROJECT? \_ YES Y NO

**PROPOSER'S INFORMATION FORM**  
**(CONTINUED)**

**BUSINESS OFFICERS**

<b>POSITION</b>	<b>NAME</b>	<b>CONTACT INFORMATION</b>
CEO / Chairman	Brian Walsh	bwalsh@collage-usa.com
President / Director	Rob Maphis	rmaphis@collage-usa.com
Vice President	Steve Pinyot	spinyot@collage-usa.com
Secretary	Luke Walsh	lwalsh@collage-usa.com
Treasurer	Brian Stapp	bstapp@collage-usa.com
PROJECT MNGR (ASSIGNED TO THIS PROJECT)		

**BUSINESS LOCATION**

ADDRESS OF OFFICE IN WHICH WORK IS TO BE PERFORMED FROM IF DIFFERENT THAN PRINCIPAL ADDRESS:

Work will be performed at **Collage's Principal Office**, with portions performed at subconsultant offices, including...**JPA**, 314 Moody Boulevard, Flagler Beach, 32136 and **SWA**, 2729 E Moody Boulevard, #400, Bunnell, FL 32110

DISTANCE FROM THE JOB SITE TO FIRMS BUSINESS ADDRESS: \_\_\_\_\_ MILES

**Collage** - 60 miles  
**JPA** - 7 miles  
**SWA** - 0 miles (150 feet)  
**Half** - 61 miles

OTHER OFFICE LOCATIONS – LOCATION OF OTHER OFFICES FROM WHICH RESOURCES MAY BE DRAWN:

**Joseph Pozzuoli Architects (JPA)** – 314 Moody Blvd, Flagler Beach, FL 32136  
**Stephensen, Wilcox & Associates (SWA)** – 2729 E Moody Blvd, Bunnell, FL 32110  
**HALFF Associates** – 7807 Baymeadows Road East, Suite 200, Jacksonville, FL 32256

**PROPOSER'S CERTIFICATION FORM**

I HAVE CAREFULLY EXAMINED THE REQUEST FOR QUALIFICATIONS, INSTRUCTIONS TO PROPOSERS, GENERAL AND/OR SPECIAL CONDITIONS, VENDOR'S NOTES, SPECIFICATIONS, AND ANY OTHER DOCUMENTS ACCOMPANYING OR MADE A PART OF THIS REQUEST FOR QUALIFICATIONS.

I AGREE TO ABIDE BY ALL CONDITIONS OF THE RFQ AND UNDERSTAND THAT A BACKGROUND INVESTIGATION MAY BE CONDUCTED BY THE CITY OF BUNNELL PRIOR TO AN AWARD.

I CERTIFY THAT ALL INFORMATION CONTAINED IN THIS SUBMITTAL IS TRUTHFUL TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT I AM A DULY AUTHORIZED TO SUBMIT THIS QUALIFICATIONS STATEMENT ON BEHALF OF THE VENDOR / CONTRACTOR AS ITS ACT AND DEED AND THAT THE VENDOR / CONTRACTOR IS READY, WILLING AND ABLE TO PERFORM IF AWARDED THE CONTRACT.

I FURTHER CERTIFY, UNDER OATH, THAT THIS QUALIFICATIONS STATEMENT IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, CONNECTION, DISCUSSION, OR COLLUSION WITH ANY OTHER PERSON, FIRM OR CORPORATION SUBMITTING A QUALIFICATIONS STATEMENT FOR THE SAME PRODUCT OR SERVICE; NO OFFICER, EMPLOYEE OR AGENT OF THE CITY OF BUNNELL GOVERNMENT OR OF ANY OTHER PROPOSER INTERESTED IN SAID RFQ; AND THAT THE UNDERSIGNED EXECUTED THIS PROPOSER'S CERTIFICATION WITH FULL KNOWLEDGE AND UNDERSTANDING OF THE MATTERS THEREIN CONTAINED AND WAS DULY AUTHORIZED TO DO SO.

NAME OF BUSINESS

BY: Rob Maphis  
SIGNATURE

Rob Maphis, President

NAME & TITLE, TYPED OR PRINTED

585 Technology Park

MAILING ADDRESS

Lake Mary, FL, 32746

CITY, STATE, ZIP CODE

(407) 829-2257

TELEPHONE NUMBER

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 14 DAY OF November, 2022

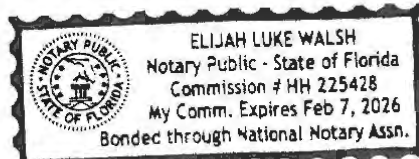
[Signature]  
SIGNATURE OF NOTARY

NOTARY PUBLIC, STATE OF \_\_\_\_\_

PERSONALLY KNOWN

-OR-

PRODUCED IDENTIFICATION \_\_\_\_\_



CITY OF BUNNELL

REQUEST FOR QUALIFICATION RFQ-2022-02

**DRUG-FREE WORKPLACE FORM**

THE UNDERSIGNED BIDDER IN ACCORDANCE WITH FLORIDA STATUTE  
287.087, HEREBY CERTIFIES THAT

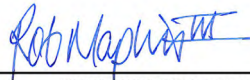
The Collage Companies DOES:

(NAME OF BUSINESS)

1. PUBLISH A STATEMENT NOTIFYING EMPLOYEES THAT THE UNLAWFUL MANUFACTURE, DISTRIBUTION, DISPENSING, POSSESSION, OR USE OF A CONTROLLED SUBSTANCE IS PROHIBITED IN THE WORKPLACE AND SPECIFYING THE ACTIONS THAT WILL BE TAKEN AGAINST EMPLOYEES FOR VIOLATIONS OF SUCH PROHIBITION.
2. INFORM EMPLOYEES ABOUT THE DANGERS OF DRUG ABUSE IN THE WORKPLACE, THE BUSINESS'S POLICY OF MAINTAINING A DRUG-FREE WORKPLACE, ANY AVAILABLE DRUG COUNSELING, REHABILITATION, AND EMPLOYEE ASSISTANCE PROGRAMS, AND THE PENALTIES THAT MAY BE IMPOSED UPON EMPLOYEES FOR DRUG ABUSE VIOLATIONS.
3. GIVE EACH EMPLOYEE ENGAGED IN PROVIDING THE COMMODITIES OR CONTRACTUAL SERVICES THAT ARE PROPOSED A COPY OF THE STATEMENT SPECIFIED IN SUBSECTION (1).
4. IN THE STATEMENT SPECIFIED IN SUBSECTION (1), NOTIFY THE EMPLOYEES THAT, AS A CONDITION OF WORKING ON THE COMMODITIES OR CONTRACTUAL SERVICES THAT ARE UNDER BID, THE EMPLOYEE WILL ABIDE BY THE TERMS OF THE STATEMENT AND WILL NOTIFY THE EMPLOYER OF ANY CONVICTION OF, OR PLEA OF GUILTY OR NOLO CONTENDERE TO, ANY VIOLATION OF CHAPTER 893 OR OF ANY CONTROLLED SUBSTANCE LAW OF THE UNITED STATES OR ANY STATE, FOR A VIOLATION OCCURRING IN THE WORKPLACE NO LATER THAN FIVE (5) DAYS AFTER SUCH CONVICTION.
5. IMPOSE A SANCTION ON, OR REQUIRE THE SATISFACTORY PARTICIPATION IN A DRUG ABUSE ASSISTANCE OR REHABILITATION PROGRAM IF SUCH IS AVAILABLE IN THE EMPLOYEE'S COMMUNITY, BY ANY EMPLOYEE WHO IS SO CONVICTED.
6. MAKE A GOOD FAITH EFFORT TO CONTINUE TO MAINTAIN A DRUG-FREE WORKPLACE THROUGH IMPLEMENTATION OF THIS SECTION.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

X



PROPOSER'S SIGNATURE

November 14, 2022

DATE

**SWORN STATEMENT UNDER SECTION 287.133(3)(A), FLORIDA STATUTES,  
ON PUBLIC ENTITY CRIMES FORM**

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

THIS SWORN STATEMENT IS SUBMITTED TO THE CITY OF BUNNELL BY Rob Maphis, President  
(INDIVIDUAL'S NAME AND TITLE)

FOR The Collage Companies  
(NAME OF ENTITY SUBMITTING SWORN STATEMENT)

WHOSE BUSINESS ADDRESS IS 585 Technology Park, Lake Mary, FL, 32746

AND (IF APPLICABLE) ITS FEDERAL EMPLOYER IDENTIFICATION NUMBER (FEIN) IS 59-2143889 (IF  
THE ENTITY HAS NO FEIN, INCLUDE THE SOCIAL SECURITY NUMBER OF THE INDIVIDUAL SIGNING  
THIS SWORN STATEMENT)

1. I UNDERSTAND THAT A "PUBLIC ENTITY CRIME" AS DEFINED IN SECTION 287.133(1)(G), FLORIDA STATUTES, MEANS A VIOLATION OF ANY STATE OR FEDERAL LAW BY A PERSON WITH RESPECT TO AND DIRECTLY RELATED TO THE TRANSACTION OF BUSINESS WITH ANY PUBLIC ENTITY OR WITH AN AGENCY OR POLITICAL SUBDIVISION OF ANY OTHER STATE OR WITH THE UNITED STATES, INCLUDING, BUT NOT LIMITED TO, ANY BID OR CONTRACT FOR GOODS OR SERVICES TO BE PROVIDED TO ANY PUBLIC ENTITY OR AN AGENCY OR POLITICAL SUBDIVISION OF ANY OTHER STATE OR A OF THE UNITED STATES AND INVOLVING ANTITRUST, FRAUD, THEFT, BRIBERY, COLLUSION, RACKETEERING, CONSPIRACY, OR MATERIAL MISREPRESENTATION.
2. I UNDERSTAND THAT "CONVICTED" OR "CONVICTION" AS DEFINED IN PARAGRAPH 287.133(1)(B), FLORIDA STATUTES, MEANS A FINDING OF GUILT OR A CONVICTION OF A PUBLIC ENTITY CRIMES, WITH OR WITHOUT AN ADJUDICATION OF GUILT, IN ANY FEDERAL OR STATE TRIAL COURT OF RECORD RELATING TO CHARGES BROUGHT BY INDICTMENT OR INFORMATION AFTER JULY 1, 1989, AS A RESULT OF A JURY VERDICT, NON-JURY TRIAL, OR ENTRY OF A PLEA OF GUILTY OR NOLO CONTENDERE.
3. I UNDERSTAND THAT AN "AFFILIATE" AS DEFINED IN SECTION 287.133(1)(A), FLORIDA STATUTES, MEANS: PREDECESSOR OR SUCCESSOR OF A PERSON CONVICTED OF A PUBLIC ENTITY CRIME: OR AN ENTITY UNDER THE CONTROL OF ANY NATURAL PERSON WHO IS ACTIVE IN THE MANAGEMENT OF THE ENTITY AND HOW HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME. THE TERM "AFFILIATE" INCLUDES THOSE OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS, AND AGENTS WHO ARE ACTIVE IN THE MANAGEMENT OF AN AFFILIATE. THE OWNERSHIP BY ONE (1) PERSON OF SHARES CONSTITUTING A CONTROLLING INTEREST IN ANOTHER PERSON, OR A POOLING OF EQUIPMENT OR INCOME AMONG PERSONS WHEN NOT FOR FAIR MARKET VALUE UNDER AN ARM'S LENGTH AGREEMENT, SHALL BE A PRIMA FACIE CASE THAT ONE PERSON CONTROLS ANOTHER PERSON. A PERSON WHO KNOWINGLY ENTERS INTO A JOINT VENTURE WITH A PERSON WHO HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME IN FLORIDA DURING THE PRECEDING THIRTY-SIX (36) MONTHS SHALL BE CONSIDERED AN AFFILIATE.
4. I UNDERSTAND THAT A "PERSON" AS DEFINED IN SECTION 287.133(1)(E), FLORIDA STATUTES, MEANS ANY NATURAL PERSON OR ENTITY ORGANIZED UNDER THE LAWS OF ANY STATE OR OF THE UNITED STATES WITH THE LEGAL POWER TO ENTER INTO A BINDING CONTRACT AND WHICH BIDS OR APPLIES TO BID ON CONTRACTS FOR THE PROVISION OF GOODS OR SERVICES LET BY A PUBLIC ENTITY, OR WHICH OTHERWISE TRANSACTS OR APPLIES TO TRANSACT BUSINESS WITH A PUBLIC ENTITY. THE TERM "PERSON" INCLUDES THOSE OFFICERS, DIRECTORS, EXECUTIVES,

Appendix A

5. Completed Public Entity Crimes Form

PARTNERS, SHAREHOLDERS EMPLOYEES, MEMBERS, AND AGENTS WHO ARE ACTIVE IN MANAGEMENT OF AN ENTITY.

5. BASED ON INFORMATION AND BELIEF, THE STATEMENT WHICH I HAVE MARKED BELOW IS TRUE IN RELATION TO THE ENTITY SUBMITTING THIS SWORN STATEMENT. (YOU MUST INDICATE WHICH STATEMENT APPLIES.)

X NEITHER THE ENTITY SUBMITTING THIS SWORN STATEMENT, NOR ANY OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS, OR AGENT WHO IS ACTIVE IN MANAGEMENT OF THE ENTITY, NOR THE AFFILIATE OF THE ENTITY HAS BEEN CHARGED WITH AND CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989.

THE ENTITY SUBMITTING THIS SWORN STATEMENT, OR ONE OR MORE OF THE OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS OR AGENT WHO ARE ACTIVE IN MANAGEMENT OF THE ENTITY, OR AN AFFILIATE OF THE ENTITY, HAS BEEN CHARGED WITH AND CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989.

THE ENTITY SUBMITTING THIS SWORN STATEMENT, OR ONE OR MORE OF THE OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS OR AGENTS WHO ARE ACTIVE IN MANAGEMENT OF THE ENTITY, OR AN AFFILIATE OF THE ENTITY, HAS BEEN CHARGED WITH AND CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989. HOWEVER, THERE HAS BEEN A SUBSEQUENT PROCEEDING BEFORE AN ADMINISTRATIVE LAW JURY OF THE STATE OF FLORIDA, DIVISION OF ADMINISTRATIVE HEARINGS AND THE FINAL ORDER ENTERED BY THE ADMINISTRATIVE LAW JURY DETERMINED THAT IT WAS NOT IN THE PUBLIC INTEREST TO PLACE THE ENTITY SUBMITTING THIS SWORN STATEMENT ON THE CONVICTED VENDOR LIST. (YOU MUST ATTACH A COPY OF THE FINAL ORDER).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF BUNNELL IS FOR THE CITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31, OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE CITY PRIOR TO ENTERING IN TO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Rob Naphis

SIGNATURE

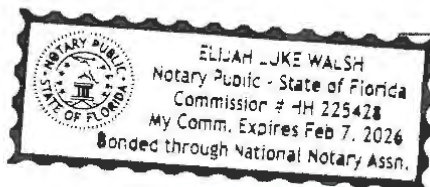
November 14, 2022

DATE

STATE OF Florida
COUNTY OF Seminole

PERSONALLY, APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, Elijah Walsh
(NAME OF INDIVIDUAL SIGNING)

WHO, AFTER FIRST BEING SWORN BY ME, AFFIXED HIS/HER SIGNATURE IN THE SPACE PROVIDED ABOVE ON THE 14 DAY OF November, 2022.



NOTARY PUBLIC
MY COMMISSION EXPIRES:

CITY OF BUNNELL

REQUEST FOR QUALIFICATION RFQ-2022-02



**CONFLICT OF INTEREST DISCLOSURE FORM**

I HEREBY CERTIFY THAT

1. I (*PRINTED NAME*) Rob Maphis AM THE (*TITLE*) President AND THE DULY AUTHORIZED REPRESENTATIVE OF THE FIRM OF (*FIRM NAME*) The Collage Companies WHOSE ADDRESS IS 585 Technology Park  
Lake Mary, FL, 32746, AND THAT I POSSESS THE LEGAL AUTHORITY TO MAKE THIS AFFIDAVIT ON BEHALF OF MYSELF AND THE FIRM FOR WHICH I AM ACTING; AND,
2. EXCEPT AS LISTED BELOW, NO EMPLOYEE, OFFICER, OR AGENT OF THE FIRM HAVE ANY CONFLICTS OF INTEREST, REAL OR APPARENT, DUE TO OWNERSHIP, OTHER CLIENTS, CONTRACTS, OR INTERESTS ASSOCIATED WITH THIS PROJECT; AND,
3. THIS PROPOSAL IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, OR CONNECTION WITH ANY CORPORATION, FIRM, OR PERSON SUBMITTING A PROPOSAL FOR THE SAME SERVICES, AND IS IN ALL RESPECTS FAIR AND WITHOUT COLLUSION OR FRAUD.

EXCEPTIONS (LIST)

SIGNATURE: *Rob Maphis*

PRINTED NAME: Rob Maphis

FIRM NAME: The Collage Companies

DATE: November 14, 2022

SWORN TO AND DESCRIBED BEFORE ME THIS 14 DAY OF November, 2022.

PERSONALLY KNOWN \_\_\_\_\_ OR PRODUCED IDENTIFICATION

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC - STATE OF \_\_\_\_\_

(TYPE OR IDENTIFICATION) WALSH  
 Notary Public - State of Florida  
 Commission # HH 225428  
 My Comm. Expires Feb 7, 2026  
 Bonded through National Notary Assn.

(PRINTED, TYPED OR STAMPED)  
 COMMISSIONED NAME OF NOTARY PUBLIC)

### COMPLIANCE WITH THE PUBLIC RECORDS LAW FORM

Upon notice of an intended decision or thirty (30) days after receiving, submittals become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the solicitation, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary. The submission of a Qualification authorizes release of your firm's credit data to City of Bunnell.

If the company submits information exempt from public disclosure, the company must identify with specificity which pages/paragraphs of their Qualification package are exempt from the Public Records Act, identifying the specific exemption section that applies to each. The protected information must be submitted to the City in a separate envelope marked accordingly.

By submitting a response to this solicitation, the company agrees to indemnify, defend, and hold harmless the City in the event we are forced to litigate the public records status of the company's documents.

Company Name: The Collage Companies

Authorized representative (printed): Rob Maphis

Authorized representative (signature): 

Date: November 14, 2022

PROJECT NUMBER: **RFQ-2022-02 - ADMINISTRATION/POLICE DEPARTMENT COMPLEX**

### AMERICANS WITH DISABILITIES ACT AFFIDAVIT FORM

The undersigned CONTRACTOR swears that the information herein contained is true and correct and that none of the information supplied was for the purpose of defrauding the City.

The CONTRACTOR shall not discriminate against any employee or applicant for employment because of physical or mental handicap in regard to any position for which the employee or applicant for employment is qualified. The CONTRACTOR agrees to comply with the rules, regulations and relevant orders issued pursuant to the Americans with Disabilities Act (ADA), 42 USC s. 12101 et seq. It is understood that in no event shall the City be held liable for the actions or omissions of the CONTRACTOR or any other party or parties to the Contract for failure to comply with the ADA. The CONTRACTOR agrees to hold harmless and indemnify the City, its agents, officers or employees from any and all claims, demands, debts, liabilities or causes of action of every kind or character, whether in law or equity, resulting from the CONTRACTOR's acts or omissions in connection with the ADA.

CONTRACTOR: The Collage Companies

Signature: *Rob Maphis*

Printed Name: Rob Maphis

Title: President

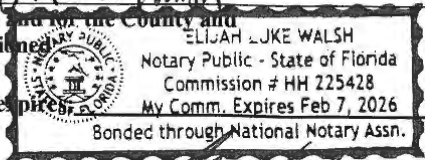
Date: November 14, 2022

Affix Corporate Seal

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

14, The foregoing instrument was acknowledged before me this Monday of Nov. day of 2022, by Robert Maphis of Collage of \_\_\_\_\_ (firm), on behalf of the firm. He/She is personally known to me or has produced \_\_\_\_\_ identification.

Print name Elijah Luke Walsh  
 Notary Public in and for the County and State Aforementioned  
 My commission expires \_\_\_\_\_



*Elijah Luke Walsh*

Appendix A

9. Vendor Certification Regarding Scrutinized Companies List Form

VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LIST

\*If bid amount is less than one million dollars (\$1,000,000), this form is not required.

Respondent Vendor's Name: The Collage Companies

Vendor FEIN: 59-2143889

Authorized Representative's Name: Rob Maphis

Authorized Representative's Title: President

Address: 585 Technology Park

City: Lake Mary State: FL Zip: 32746

Phone Number: (407) 829-2257

Fax Number: N/A

Section 287.135, Florida Statutes, prohibits agencies from contracting with companies for goods or services of one million dollars (\$1,000,000) or more that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. Both Lists are created pursuant to section 215.473, Florida Statutes.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor's Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney's fees, and/or costs.

Certified By: Rob Maphis, who is authorized to sign on behalf of the above referenced company.

Authorized Signature: [Handwritten Signature]

Print Name & Title: Rob Maphis

Date: November 20, 2022

Appendix A

10. Client Reference letters **COLLAGE**



120 E. Main St. · APOPKA, FLORIDA 32703-5346  
PHONE (407) 703-1700

August 31, 2020

To Whom It May Concern:

I am sending this letter of recommendation on behalf of The Collage Companies. Collage has partnered with the City of Apopka on a number of projects over the past few years including the expansion of the Northwest Recreation Center Complex as well as the construction of two reclaimed water reservoirs. The staff at Collage has gone above and beyond to exceed our expectations on these projects. Even during the most challenging circumstances, Collage has worked diligently to overcome obstacles and complete the work in a timely fashion. To conclude, I highly recommend The Collage Companies for the quality of their work.

Sincerely,

Bryan Nelson  
Mayor, City of Apopka

Mayor: BRYAN NELSON    Commissioners: ALEXANDER SMITH    ALICE NOLAN    DOUG BANKSON    KYLE BECKER



September 2, 2020

To Whom it May Concern:

On behalf of Florida Citrus Sports, I am pleased to provide a letter of recommendation for The Collage Companies. Collage has been the general contractor of record for a \$1 million renovation of the Varsity Club at Camping World Stadium and the lead contractor on the redesign and renovation of Lake Lorna Doone Park, a \$9 million project scheduled to be completed Fall 2020.

Over the course of these projects, Collage has consistently provided a high level of workmanship, attention to detail and a dedication to finishing the project on time and on budget. Their leadership and project management teams are experienced and a pleasure to work with. They are intimately familiar and comfortable working with tight timelines, unique and limited budgets and dealing with a variety of personalities and stakeholders.

Additionally, Collage genuinely shared our commitment to the Lake Lorna Doone Park project and offered to donate the new fountain, which will become the centerpiece of the new park. We appreciate their generosity, community spirit and understanding that the power of a park can be a catalyst for neighborhood transformation!

Please feel free to contact me if you would like more information. We look forward to working with Collage again on many future projects.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Hogan".

**STEVE HOGAN**  
*Chief Executive Officer*  
**Florida Citrus Sports**



January 6, 2021

Steve Pinyot  
The Collage Companies  
585 Technology Park  
Lake Mary, FL 32746

RE: REFERENCE LETTER FOR COLLAGE CONSTRUCTION, INC.

In 2017, the City of Altamonte Springs solicited a general contractor through a competitive bid process for the complete demolition and reconstruction of the Westmonte Recreation Center. The scope also included site work and new underground infrastructure to improve drainage on the nine-acre property. The Westmonte Recreation Center project achieved substantial completion on time. Construction included a 16,047 square foot Administration building with a state-of-the-art 4,695 square foot multi-purpose room; a playground area designed to accommodate both 2-5 and 5-12-year old children with a 1,000 square foot outdoor pavilion; pickleball, bocce, tennis and basketball courts; a multi-purpose field and two pools. An indoor 21,337-gallon therapeutic pool and 265,459-gallon outdoor pool equipped with competitive swim lanes and zero depth entry with water features.

Collage Construction was chosen as the single general contractor for the project. They were provided with the design and worked directly with architects, engineers and City staff. Collage Construction attended bi-weekly construction meetings with City representatives and design professionals, providing updated timelines, requests for information logs and submittal logs. They were responsible for hiring all sub-contractors, providing construction project management, enforcing and complying with safety guidelines, and facilitating design modifications in coordination with design professionals and the City.

The reconstruction of the Westmonte Recreation Center was an all-inclusive lump sum project with a construction budget of \$15 million. The project was completed for the actual award amount of \$14,977,609. The City exercised the option for owner-direct purchasing, the savings from which were used to address required change orders that occurred during construction. During the change order process, Collage Construction was fair and transparent. Both the City and Collage Construction were able to negotiate prices to everyone's agreement.

Collage Construction was a professional organization and met the expectations of the City to complete a functional and beautiful Recreation Center for our community to enjoy. I would recommend Collage Construction for future City of Altamonte Springs construction projects.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Falk", is written over a light blue horizontal line.

Steve Falk  
Deputy Director of Leisure Services

Appendix A

10. Client Reference letters **JPA**

**General Services**  
1769 E. Moody Blvd Bldg 5  
Bunnell, FL 32110



[www.flaglercounty.gov](http://www.flaglercounty.gov)  
Phone: (386)313-4020  
Fax: (386)313-4120

October 31, 2022

Michael Dickson  
General Services Director  
Flagler County Board of County Commissioners  
Bunnell Florida, 32110  
386-313-4191  
[mdickson@flaglercounty.gov](mailto:mdickson@flaglercounty.gov)

To whom it may concern,

My name is Michael Dickson, and I am the Director of Flagler County General Services. It is my great pleasure to recommend Joseph Pozzuoli Architect.

I met Joseph Pozzuoli in 2010 after he was recommended by a mechanical contractor that I knew and trusted. Joseph Pozzuoli designed the renovations to the Carver Gym that brought that facility from a dilapidated, barely functional gymnasium to what became the Carver Center. The facility became a hub for after school programs and community outreach that facilitated an additional professional design and expansion that is currently nearing completion.

Joseph has worked with Flagler County for the past twelve years on numerous projects from multiple restrooms, pavilions, Army National Guard facility enhancements and new cottages located at Princess Place Preserve, just to name a few.

Joseph has excellent attention to detail and creative vision. He takes the time with his client to ensure that they receive the design that they envision that is code compliant and esthetically pleasing.

I recommend Joseph Pozzuoli Architect and I hope you can benefit from his dedication and professionalism as we do at Flagler County General Services.

Sincerely,

A handwritten signature in blue ink that reads "Michael Dickson".

Michael Dickson  
General Services Director

**Andy Dance**  
District 1

**Greg Hansen**  
District 2

**David Sullivan**  
District 3

**Joe Mullins**  
District 4

**Donald O'Brien Jr.**  
District 5





May 27, 2021

To Whom it may Concern,

The City of St. Pete Beach has engaged the services of Halff for professional services associated with numerous drainage improvements and landscape study/design projects over the last 3 years. I would like to express my appreciation to all staff at Halff for your enthusiasm and professionalism on the completion of these assignments over the past 3 years.

Your specialized teams were able to adhere to project schedules and budgets. I also appreciated your quick responses and resolve throughout the execution of these project assignments.

Thank again for your continued professional approach and quality of work to enhance the quality of life within our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett E. Warner". The signature is fluid and cursive, with a large loop at the end.

Brett E. Warner, PE  
Assistant Public Director  
City of St. Pete Beach



STOUGHTON & DURAN  
CUSTOM HOMES

*Committed to Being the Best*

Stoughton & Duran Custom Homes  
160 Cypress Point Parkway, C211  
Palm Coast, FL 32164

**November 8, 2022**

Stephenson Wilcox & Associates  
2729 E Moody Blvd, #400  
Bunnell, FL 32110

To whom it may concern,

I am pleased to recommend *Stephenson Wilcox & Associates* to fulfill any civil engineering and surveying needs. They are not only professional and a pleasure to work with but they are a wealth of knowledge and have taken the lead on majority of our jobs throughout the years to collaborate, problem solve and come up with creative and innovative ways to solve any of our questions or concerns for both residential and commercial jobs. Their accuracy and precision surpasses all expectation and any local competition; and their prompt responses and constant communication is always appreciated.

For all reasons listed above and more, we have continued our working relationship with Stephenson Wilcox and Associates for the past 30+ years and look forward to many more years.

Sincerely,

George Duran

A handwritten signature in blue ink, appearing to read 'George Duran', written over a horizontal line.

*Owner and Operator of Stoughton and Duran Custom Homes*

# Appendix A

## 11. Copy of Firm's Certificate of Insurance



### CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/1/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Sterling Seacrest Pritchard, Inc. 3111 W Dr Martin Luther King Jr Blvd Suite 350 Tampa FL 33607		<b>CONTACT NAME:</b> Faridah Kanchwala <b>PHONE (A/C, No, Ext):</b> 8134986272 <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b> fkanchwala@sspins.com	
<b>INSURED</b> COLLEDES-01 Collage Design and Construction Group, Inc. 585 Technology Park Suite #100 Lake Mary FL 32746		<b>INSURER(S) AFFORDING COVERAGE</b> <b>NAIC #</b> INSURER A : AMERISURE INSURANCE COMPANY      19488 INSURER B : Amerisure Partners Insurance Company      11050 INSURER C : Amerisure Mutual Insurance Co      23396 INSURER D : SIRIUS INTL INS CORP      16820 INSURER E : INSURER F :	


**COVERAGES**      **CERTIFICATE NUMBER:** 1602901863      **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 SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR		GL201585817	1/1/2022	1/1/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Employee Benefits \$ 1,000,000
B	X AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY HIRED AUTOS ONLY SCHEDULED AUTOS NON-OWNED AUTOS ONLY		CA132290122	1/1/2022	1/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Medical Payments \$ 5,000
C	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE		CU132290321	1/1/2022	1/1/2023	EACH OCCURRENCE \$ 8,000,000 AGGREGATE \$ 8,000,000 DED RETENTION \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N N/A	WC132712722	1/1/2022	1/1/2023	X PER STATUTE OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Contractors Professional/ Pollution Liability		CPPLS00021390	1/1/2022	1/1/2023	Per Occurrence 2,000,000 Aggregate 2,000,000 Deductible 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 When required by written contract, those parties listed in said contract, including the Certificate Holder, are added as an additional insured with respect to the General Liability, including ongoing and completed operations, Auto Liability and Umbrella Liability as afforded by the policy and/or endorsements. When required by written contract, Waiver of Subrogation is granted with respect to General Liability, Auto Liability, Workers Compensation and Umbrella Liability to those parties as listed in said contract, including the Certificate Holder. The General Liability, Auto Liability and Umbrella Liability certified herein are primary and non-contributory to other insurance available, but only to the extent required by written contract.

RE: Admin/Police Department Complex

<b>CERTIFICATE HOLDER</b>  City of Bunnell 604 Moody Blvd, Unit 6 Bunnell FL 32110	<b>CANCELLATION</b>  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 
--	---

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

Appendix A

12. Copy of Design-Build firm's Current Florida Professional License Renewal **COLLAGE**

Sa tti , G ver r C Me a le S. Griffi , 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





**WALSH, BRIAN A**  
COLLAGE DESIGN AND CONSTRUCTION GROUP, INC. C  
585 TECHNOLOGY PARK  
LAKE MARY FL 32746

**LICENSE NUMBER: G\_020818**  
**EXPIRATION DATE: AUGUST 31, 2024**  
Always verify licenses online at MyFloridaLicense.com




Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document. C

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



**MAPHIS, ROBERT LEWIS III**  
COLLAGE DESIGN AND CONSTRUCTION GROUP, INC.  
585 TECHNOLOGY PARK  
LAKE MARY FL 32746

**LICENSE NUMBER: CGC059537**  
**EXPIRATION DATE: AUGUST 31, 2024**  
Always verify licenses online at MyFloridaLicense.com





Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Appendix A

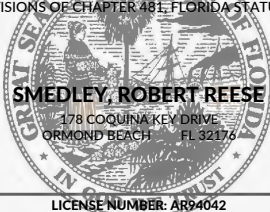
12. Copy of Prime Engineering firm's Current Florida Professional License Renewal **HALFF**

Ron DeSantis, Governor  
Halsey Beshears, Secretary




STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES





**SMEDLEY, ROBERT REESE**  
178 COQUINA KEY DRIVE  
ORMOND BEACH FL 32176

LICENSE NUMBER: AR94042  
EXPIRATION DATE: FEBRUARY 28, 2023  
Always verify licenses online at MyFloridaLicense.com



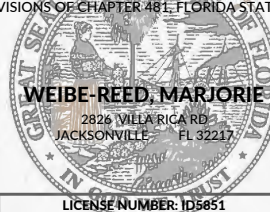
Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary




STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE INTERIOR DESIGNER HEREIN IS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES





**WEIBE REED, MARJORIE**  
2826 VILLA RICA RD  
JACKSONVILLE FL 32217

LICENSE NUMBER: ID5851  
EXPIRATION DATE: FEBRUARY 28, 2023  
Always verify licenses online at MyFloridaLicense.com



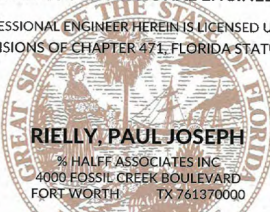
Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor




STATE OF FLORIDA  
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES





**RIELLY, PAUL JOSEPH**  
% HALFF ASSOCIATES INC  
4000 FOSSIL CREEK BOULEVARD  
FORT WORTH TX 761370000

LICENSE NUMBER: PE29608  
EXPIRATION DATE: FEBRUARY 28, 2023  
Always verify licenses online at MyFloridaLicense.com



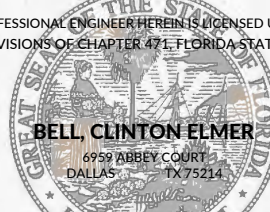
Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor




STATE OF FLORIDA  
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES





**BELL, CLINTON ELMER**  
6959 ABBEY COURT  
DALLAS TX 75214

LICENSE NUMBER: PE81599  
EXPIRATION DATE: FEBRUARY 28, 2023  
Always verify licenses online at MyFloridaLicense.com



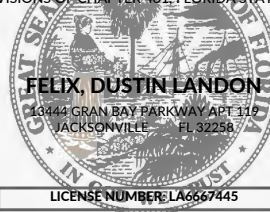
Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor  
Julie I. Brown, Secretary




STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES



**FELIX, DUSTIN LANDON**  
13444 GRAN BAY PARKWAY APT 119  
JACKSONVILLE FL 32258

LICENSE NUMBER: LA6667445  
EXPIRATION DATE: NOVEMBER 30, 2023  
Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Form **W-9**  
(Rev. October 2018)  
Department of the Treasury  
Internal Revenue Service

**Request for Taxpayer  
Identification Number and Certification**

Give Form to the  
requester. Do not  
send to the IRS.

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**Collage Design and Construction Group, Inc.**

2 Business name/disregarded entity name, if different from above  
**The Collage Companies**

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC     C Corporation     S Corporation     Partnership     Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ \_\_\_\_\_  
**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ \_\_\_\_\_

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  
Exempt payee code (if any) \_\_\_\_\_  
Exemption from FATCA reporting code (if any) \_\_\_\_\_  
*(Applies to accounts maintained outside the U.S.)*

5 Address (number, street, and apt. or suite no.) See instructions.  
**585 Technology Park**

6 City, state, and ZIP code  
**Lake Mary, Florida 32746**

7 List account number(s) here (optional)

Requester's name and address (optional)

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

**Social security number**

				-			-				
--	--	--	--	---	--	--	---	--	--	--	--

or

**Employer identification number**

5	9	-	2	1	4	3	8	8	9
---	---	---	---	---	---	---	---	---	---

**Part II Certification**

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here**    Signature of U.S. person ▶     Date ▶ **November 14, 2022**

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*



[www.collage-usa.com](http://www.collage-usa.com)

# Ajax

PART OF THE STO BUILDING  
GROUP OF FAMILIES

# SCHENKELSHULTZ

□ □ □ ARCHITECTURE □ □ □



INNOVATIVE  
**CONSTRUCTION**  
SERVICES  
**SINCE 1958**



COPY

**BUNNELL ADMINISTRATION /  
POLICE DEPARTMENT COMPLEX  
DESIGN - BUILD PROJECT**

RFQ NO: 2022-02

[ajaxbuilding.com](http://ajaxbuilding.com)  
follow us     @ajaxbuilding





Jacksonville Office  
10365 Hood Road South, Suite 203  
Jacksonville, FL 32257  
904.262.8660 Phone  
lon.neuman@ajaxbuilding.com  
www.ajaxbuilding.com

November 16, 2022



AL - 54552  
FL - CGC#042112  
GA - GCCO 007750  
GA - GCCQA 007750  
NC - 71290  
SC - G122422  
TN - 74075

City of Bunnell Finance Department  
Attn: Lakesha Byrd  
604 E. Moody Blvd., Suite 6  
Bunnell, Florida 32110

Re: RFQ No: 2022-02 - Request for Qualifications Statements (RFQ) for Bunnell Administration/Police Department Complex Design – Build Project

Members of the Selection Committee:

Ajax Building Company, along with our design partner Schenkel & Shultz, Inc. (SSA), is proud to present our Design-Build qualifications to the City for the Administration/Police Department Complex Design – Build Project. This teams' **expertise in municipal administration and public safety projects**, our success in **budget** and **quality control**, and our depth of project **experience as a team** makes us well suited to be your design-build partner for this important project.

We understand the new 17,132 SF, single story, hardened facility will serve City Administration and the Police Department. It will be located on a 2.883 acres site on Commerce Parkway. The proposed program will be turnkey and include all technology, equipment, and furnishings for the daily building operations. All site development will be included: utilities, parking, hardscape, landscape, signage, site-lighting and on-site and off-site stormwater ponds. This complex will be durable, safe, and flexible to serve the citizen of Bunnell now, and **for years to come**.

My grandfather, the late Block Smith, started Ajax in 1958 with a simple handshake and we continue as a **third-generation family-operated company**. While Ajax has grown to become one of Florida's premier Construction Managers, we carry the same values my granddad taught me with each project and community where we work. Ajax's success stems from our ability to deliver the **resources** and **experience** owners expect from a national firm, but with the **values** and **service** they appreciate from a family business. Ajax's focus is on work in the public sector with **95% of our workload being completed with government entities**. As a company focused solely on serving government and public entities like the City of Bunnell, Ajax understands and appreciates the unique environment of working for your citizens. Ajax's \$350M Public Safety resume includes over 60 public safety projects including the neighboring Flagler County Sheriffs Administration Facility. With the **constant involvement** and improvement of **safety and technology, this current experience is crucial**. We have the qualifications, experience, and resources to deliver these project goals, within the City's desired time period.

SchenkelShultz Architecture, founded in 1958, is a relationship-driven design firm rooted in critical thinking, research, collaboration and personal experiences, balanced by fiscal responsibility. A firm committed to creating designs that are innovative, sustainable and meet the needs of the 21st century user, they have been working in Flagler County for over 10 years. Ajax and SSA have completed numerous municipal and public safety projects together during our **16+ year relationship** and we currently have **4 active projects together**. Our project experience with SSA and their consultants will facilitate **seamless communication and coordination** on your project.

The project team proposed for this project is comprised of individuals who bring expertise in many areas **relevant to the success** of your project. The Ajax team will be led by Operations Manager Lon Neuman. Lon has been with Ajax for 24 years and during that time has supervised numerous municipal and public safety projects including the Flagler County Sheriff's Administration Facility.

Following **three successful consecutive projects together**, including Volusia County Evidence Facility and the University of Florida Public Safety Building, we have proposed the on-site team of Sr. Project Manager Randy Smith & Superintendent Tim Scheller. This team's experience, not only working together, but working on **recent and relevant public safety & administration facilities** has provided them the knowledge of the intricacies of these high-tech facilities and the communication and planning required to make them successful. The SSA Team will be led by Johnnie Lohrum. Johnnie has been in the industry for **22 years** and has worked on several projects with Randy & Tim during that time.

The completion of the new Bunnell Administration/Police Department Complex is integral to continuing to **serve and protect** the residents of Bunnell. I believe our proposed team's **municipal and law enforcement facility expertise**, our **recent and ongoing project experience in Flagler County**, our consistent success with **maximizing scope within budget** and our knowledge of **hardened and secure facility construction** provides the overall **unique** expertise that makes the Ajax/SSA team the most qualified to be your **Design-Build partner**. We are looking forward to the opportunity to work with the City to deliver a **modern facility** that will be **servicing the needs** of the residents of Bunnell for **years to come**. We acknowledge that this proposal is a firm and irrevocable offer for ninety (90) days. Please feel free to contact me directly at 850-224-9571, via email at [jay@ajaxbuilding.com](mailto:jay@ajaxbuilding.com), or at the address above.

Sincerely,

**Ajax Building Company, LLC**



J.B. Smith, II  
Vice President



# CONTENT

A. ABILITY OF FIRM AND ITS PROFESSIONAL TEAM COMPOSITION	3
B. FIRM'S RELATED EXPERIENCE	17
C. FIRM'S APPROACH AND METHODOLOGY	29
D. EFFECTS OF THE FIRMS CURRENT AND PROJECTED WORKLOAD	35
E. LOCAL FIRM'S	40
F. COMPLETENESS OF RESPONSE	41
G. REFERENCES	42

APPENDIX



This Proposal is Printed on Recycled Paper.

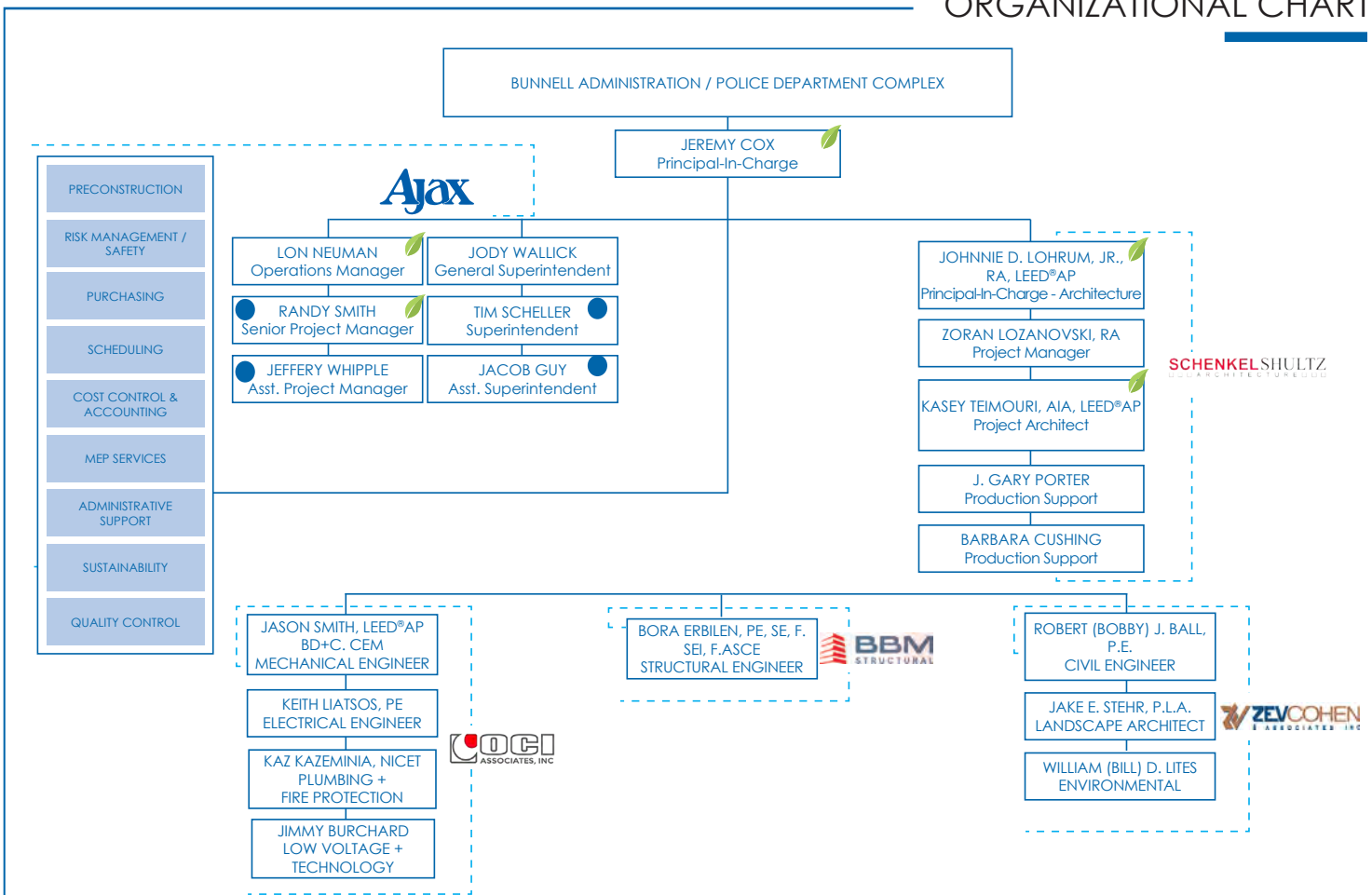
# A. ABILITY OF FIRM AND ITS PROFESSIONAL TEAM COMPOSITION

## We Are Committed to You

Ajax's commitment to quality and superior service is exemplified in our commitment of a highly experienced and innovative team. This team, especially Senior Project Manager Randy Smith & Superintendent Tim Scheller, was selected for their knowledge and experience in working on projects with similar logistical and technological complexities, and their unique ability to address the specific scope of the work for your project.

Our qualified team will perform their work with the goal of representing and protecting the interests of the City of Bunnell, providing a high level of communication and coordination, while providing a seamless transition between preconstruction and construction in the course of delivering the City of Bunnell Administration / Police Department Complex project on time and on budget. Ajax, SSA & our team of consultants have the skill and depth of professional resources ready and available to properly deliver the services requested for this project.

## ORGANIZATIONAL CHART



= SUSTAINABLE PROFESSIONAL

Indicates personnel is assigned to project full time. All other personnel are assigned to the project with a dedicated capacity that meets all needs for the project.

# PROFESSIONAL RESOURCES AVAILABLE

STAFF	AJAX EMPLOYEES	STAFF	SCHENKELSHULTZ EMPLOYEES
Accounting	8	Registered Architects	25
Estimators	7	Administration	12
Management/Administration	46	Interior Designers	2
Project Managers	48	CADD Technicians	21
Sales/Marketing	10	Construction Administrators	6
Project Engineers	12		
Superintendents	52		
Various	31		
<b>TOTAL</b>	<b>214</b>		<b>66</b>

## COMMUNICATION, INFORMATION COORDINATION & ACCOUNTABILITY.

Communication is the cornerstone to a successful project and the Ajax / SchenkelShultz team takes pride in our record of well managed projects. We ensure that all work in harmony by initiating "Partnering" relationships upfront and by conducting continuous meetings throughout the project. As the Design-Build Team lead, Lon will serve as your single-point of contact. He will act as the 'hub of the wheel', ultimately responsible for the coordination of all aspects of the project. Below is a highlight of how he will ensure orderly communications, distribution of information, effective coordination of activities and accountability.

### TEAM INTEGRATION MEETINGS/POLICY AND PROCEDURES MANUAL

At the start of the project, Ajax will conduct a team integration / partnering workshop. This workshop enables the team to establish lines of communication and develop the policy and procedures that the team will utilize throughout the project to process information and resolve issues. These workshops help develop a strong internal defense system against mistakes, conflicts, and errors. At these workshops responsibilities and timelines are set for each Team member. The culmination of this workshop will be the project Team's administrative guide: the Policy & Procedure manual.

The workshops serve many purposes, such as:

- To Foster a Partnership between All Members of the Project Team
- To Define the Project Objectives, Goals and Mission Statement
- Establish the Roles and Responsibilities of Each Team Member
- Develop the Project Master Schedule with Team Input & Assignments
- Outline the Flow of Communication & Information

### OWNER – ARCHITECT - CONTRACTOR MEETINGS

Ajax & SchenkelShultz believe that continual dialog between the team members through regularly scheduled team meetings provides the appropriate forum to address issues as they arise. Using an 'open-issues' meeting minute format, our meeting minutes track items of discussion, establish a responsible party who will serve to work toward resolution, and maintain the dialogue in format record until each item is resolved. These meetings keep the Team focused on resolving issues and allow the meeting to focus on formulating solutions. These meetings begin taking place in the design phase and continue on through project completion.

## DOCUMENTATION SYSTEMS

Ajax uses CMiC Construction Management software, which is an innovative construction enterprise software system designed to manage complex construction projects. CMiC provides tighter controls and accountability which allow us to deliver projects on-time and on-budget. CMiC's project management capabilities include:

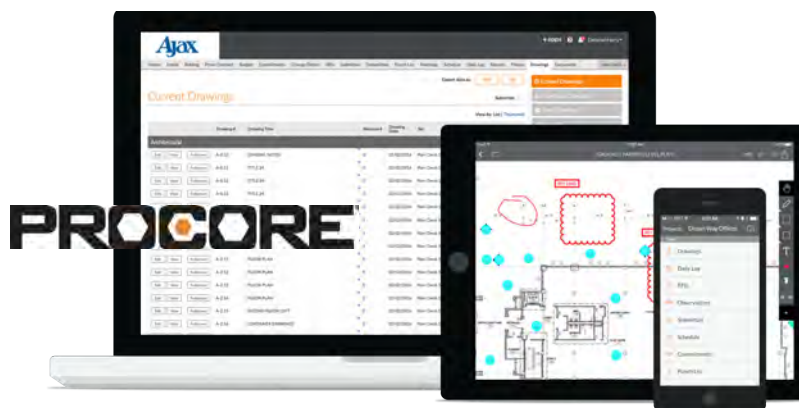
- Financial Statements
- Accounting Books & Records
- Project Analysis
- Service & Maintenance
- Labor & Equipment
- Analytics
- Document Imaging
- Project Workflow



## PROCORE

Ajax utilizes Procore Project Management software to help manage each of our construction projects. Procore is considered among the most innovative cloud programs creating a truly collaborative environment. All information is maintained in one place with real time accessibility by every project team member. This ensures all information accessed is always accurate, consistent and up to date. Information maintained within Procore includes:

- Daily Logs
- Drawings
- Photos
- Punch Lists
- Specifications
- Schedules
- Project Workflow
- Bids
- Meetings
- RFIs
- Submittals
- Transmittals
- Inspections



## MONTHLY REPORT TO OWNER

Reports and minutes from the above tools are compiled into Owner Monthly Reports. At the end of each month, Ajax / SchenkelShultz will compile all project information into this Owner Monthly Report and submit with each pay request. This report is a summarized re-cap of all project activities that took place. The report includes current work progress updates, tracking logs, schedule updates, summary financials, photos, and a calendar of events. Throughout the month, all of this information is also available via the Procore system described above to which the entire project team will have secured access. This report will be a useful tool for the City to keep all interested parties up to date with all aspects of current job progress.

## SUBCONTRACTOR COORDINATION MEETINGS

Once construction begins, Ajax conducts subcontractor coordination meetings at least once a week with all the subcontractors currently working onsite and who will be working onsite in the coming weeks. In this meeting, Ajax reviews with the subcontractors the project schedule, safety, and quality issues. The coming months' work activities are coordinated amongst this group with the record minutes relayed to each attendee and their representing office so that each trade is well aware of where they need to be and what work is expected of them. This is also a forum to address any issues or conflicts that exist.



**EDUCATION**  
 B.S. BUILDING CONSTRUCTION  
 UNIVERSITY OF FLORIDA

**YEARS OF EXPERIENCE**  
 YEARS WITH AJAX - 24  
 YEARS WITH OTHER FIRMS - 1

**CERTIFICATIONS**  
 CERTIFIED GENERAL CONTRACTOR  
 (FL, GA, NC, SC)



## JEREMY COX

PRINCIPAL-IN-CHARGE



Jeremy oversees the business operations for several Ajax projects. He has been with the Company for the past 24 years and has 25 years of experience in the construction management at risk, design/build and general contracting fields. Jeremy is an active participant throughout the entire process attending owners meetings with the team. His expertise with recent public safety projects will bring solutions to delivering this project on time and within budget.


### EXPERIENCE

Volusia County Sheriff's Evidence Facility	\$12,065,005	29,646 SF
Volusia County Emergency Operations Center	\$11,593,184	43,040 SF
Sarasota County Emergency Operations Center	\$15,314,000	40,502 SF
Sarasota County Fire Station 21 Additions & Renovations	\$3,432,357	9,356 SF
City of Clermont Police Station	\$7,333,331	30,625 SF
Volusia County Booking & Receiving Additions / Renovations	\$4,685,121	20,370 SF
Florida Department of Transportation Brevard Operations Center	\$14,875,792	42,449 SF



**EDUCATION**  
 B.S. BUILDING CONSTRUCTION  
 UNIVERSITY OF FLORIDA

**YEARS OF EXPERIENCE**  
 YEARS WITH AJAX - 23  
 YEARS WITH OTHER FIRMS - 3

**CERTIFICATIONS**  
 OSHA 30  
 LEED AP BD+C 



## LON NEUMAN

OPERATIONS MANAGER



As Operations Manager, Lon is directly involved overseeing the construction activities from pre-construction to close-out. He brings the experience working in Flagler County on recent public safety facilities with similar scope & program requirements. Most importantly, Lon's relationship with the local subcontractors, knowledge of materials and the different construction techniques will ensure a successful project for the City of Bunnell.

### EXPERIENCE

Flagler County Sheriff's District 3 Administration Facility	\$20,160,526	51,600 SF
Volusia County Sheriff's Evidence Facility	\$12,065,005	29,646 SF
University of Florida Public Safety & Centrex Building Renovation	\$21,077,520	50,972 SF
Volusia County Emergency Operations Center	\$11,593,184	43,040 SF
Volusia County Public Works Complex	\$9,272,497	28,222 SF
Sarasota County Emergency Operations Center	\$15,314,000	40,502 SF
City of Clermont Police Station	\$7,333,331	30,625 SF
Leon County / City of Tallahassee Public Safety Complex	\$29,994,543	94,660 SF



**EDUCATION**  
 B.S. BUILDING CONSTRUCTION  
 UNIVERSITY OF FLORIDA

**YEARS OF EXPERIENCE**  
 YEARS WITH AJAX - 15  
 YEARS WITH OTHER FIRMS - 28

**CERTIFICATIONS**  
 GENERAL CONTRACTOR CLASS A  
 CONTINUING EDUCATION INSTRUCTOR  
 OSHA 30 HR, CPR CERTIFIED  
 LEED AP



## RANDY SMITH

OPERATIONS MANAGER



Randy will be integrally involved in preconstruction and construction phase services and including owner FF&E coordination and closeout procedures. Randy will support in preconstruction to ensure a viable GMP. Randy will also be responsible to create a detailed CPM schedule that will facilitate the start and completion of the construction that includes all required owner milestone dates. Randy will work in conjunction with our Superintendent, Tim Scheller, to develop a detailed site utilization plan. During construction, he will be responsible for documenting all on-site activities such as project cost, scheduling, materials procurement, subcontractor contract management, and regularly scheduled owner meetings and monthly reports. As a long time resident of Flagler County, Randy has knowledge and experience of the area, he will be an asset to the success of this project.

### EXPERIENCE

Volusia County Sheriff's Evidence Facility	\$12,065,005	29,646 SF
University of Florida Public Safety & Centrex Building Renovation	\$21,077,520	50,972 SF
Volusia County Public Works Complex	\$9,272,497	28,222 SF
Flagler County Emergency Operations Center	\$4,600,000	26,000 SF
Flagler County Government Services Building	\$18,600,000	139,000 SF
University of Florida Health Facility Administration Building & Generator	\$4,301,745	25,000 SF



**EDUCATION**  
 B.S. CONSTRUCTION MANAGEMENT  
 UNIVERSITY OF FLORIDA

**YEARS OF EXPERIENCE**  
 YEARS WITH AJAX - 5  
 YEARS WITH OTHER FIRMS - 6

**CERTIFICATIONS**  
 OSHA 30  
 CPR

**MILITARY SERVICE**  
 MARINES



## JEFFERY WHIPPLE

ASSISTANT PROJECT MANAGER



As the Assistant Project Manager, Jeff is responsible for complete project management from pre-bid through punch-list completion. He will develop cost and scheduling initiatives and monitor the success of those initiatives as well as the daily monitoring the project. Jeff is also responsible for all onsite activities, including: cost control analysis, scheduling, materials procurement, subcontractor pre-qualification and management, local participation programs, structure analysis, and quality assurance.

### EXPERIENCE

Volusia County Sheriff's Evidence Facility	\$12,065,005	29,646 SF
University of Florida Public Safety & Centrex Building Renovation	\$21,077,520	50,972 SF
Volusia County Public Works Complex	\$9,272,497	28,222 SF
Monroe County Emergency Operations Center	\$32,286,866	25,799 SF
University of Florida Health IT Tower	\$5,370,496	6,265 SF





**EDUCATION**  
 MACDONALD DOUGLAS  
 MACHINIST SCHOOL

**YEARS OF EXPERIENCE**  
 YEARS WITH AJAX - 22  
 YEARS WITH OTHER FIRMS - 12

**CERTIFICATIONS**  
 OSHA 30  
 CPR & FIRST AID CERTIFIED



## JODY WALLICK

GENERAL SUPERINTENDENT



As the General Superintendent, Jody oversees the day-to-day operations of the on-site construction activities for projects throughout North Florida. Understanding the construction methods, systems and approaches that are being utilized throughout the region ensure each of Jody's project are operating in the most cost effective and efficient manner. Because Jody is on-site for a variety of projects, he is constantly bringing lessons learned from projects and owners to each of his project teams; Such as his current involvement in Flagler County at the Sheriff's District 3 Administration Facility.

### EXPERIENCE

Flagler County Sheriff's District 3 Administration Facility	\$20,160,526	51,600 SF
Volusia County Sheriff's Evidence Facility	\$12,065,005	29,646 SF
University of Florida Public Safety & Centrex Building Renovation	\$21,077,520	50,972 SF
Volusia County Public Works Complex	\$9,272,497	28,222 SF
City of Daytona Beach New Police Facility	\$20,579,713	98,278 SF
City of Fort Walton Beach Field Office Complex	\$11,844,447	62,000 SF
Florida Department of Transportation Brevard Operations Center	\$14,875,792	42,449 SF



**YEARS OF EXPERIENCE**  
 YEARS WITH AJAX - 6  
 YEARS WITH OTHER FIRMS - 11

**CERTIFICATIONS**  
 OSHA 30  
 FIRST AID AND CPR CERTIFIED  
 BLOOD-BORNE PATHOGEN CERTIFIED  
 CERTIFIED FL STORM-WATER INSPECTOR

**MILITARY SERVICE**  
 MARINES



## TIM SCHELLER

SUPERINTENDENT



On site 100% of the time, Tim's primary function will be to coordinate and supervise all onsite subcontractor activities. He will also be involved in key elements of the preconstruction process to assist with the development of the detailed project schedule, scope clarifications for the bid packages, and the constructability reviews for each phase of design. During construction, he will oversee the total construction effort to ensure that the project is constructed in accordance with programmed design, budget and schedule, while reviewing the construction plan and schedule daily to coordinate the subsequent jobsite activities.

### EXPERIENCE

Volusia County Sheriff's Evidence Facility	\$12,065,005	29,646 SF
University of Florida Public Safety & Centrex Building Renovation	\$21,077,520	50,972 SF
Volusia County Public Works Complex	\$9,272,497	28,222 SF
Florida Department of Transportation Brevard Operations Center	\$14,875,792	42,449 SF
City of Tampa Water Donut Pond	\$5,000,000	4,177 SF
University of Florida Indoor Training Facility	\$15,000,000	82,534 SF
Orange County Hidden Springs	\$10,000,000	6,408 SF



## JACOB GUY

ASSISTANT SUPERINTENDENT



Jacob will oversee the job site activities throughout each day for the project. Working under Tim, he will be responsible for the materials, equipment and subcontractor crew size deployment, while ensuring construction is consistent with all construction documents. He will also be responsible for assisting with jobsite safety, including cleanup of the job site.

### EXPERIENCE

EDUCATION  
B.S. BUILDING CONSTRUCTION  
UNIVERSITY OF NORTH FLORIDA  
YEARS OF EXPERIENCE  
YEARS WITH AJAX - 2  
YEARS WITH OTHER FIRMS - 0

University of Florida Public Safety & Centrex Building Renovation	\$21,077,520	50,972 SF
Columbia County Detention Facility	\$16,072,359	37,514 SF
University of North Florida Competition Pool	\$8,938,785	12,309 SF
Florida A & M University Center for Access & Student Success Building	\$31,856,205	89,493 SF



## JUDD WEST

DIRECTOR OF PRECONSTRUCTION



Judd plays a key role in support of the Operations Manager for the preconstruction phase efforts of Ajax. Judd provides management and assistance to the Project Team related to all preconstruction phase activities from project conception through contract negotiations, including the preparation of project schedules, estimates and deliverable reports, and the execution of the bidding phase for the project.

EDUCATION  
B.S. CONSTRUCTION ENGINEERING TECH  
FLORIDA A&M UNIVERSITY  
TRANE AIR CONDITIONING CLINIC  
YEARS OF EXPERIENCE  
YEARS WITH AJAX - 29  
YEARS WITH OTHER FIRMS - 11  
CERTIFICATIONS  
CERTIFIED GENERAL CONTRACTOR  
LEED AP BD+C  
ISPE GMP FUNDAMENTALS  
MILITARY SERVICE  
MARINES



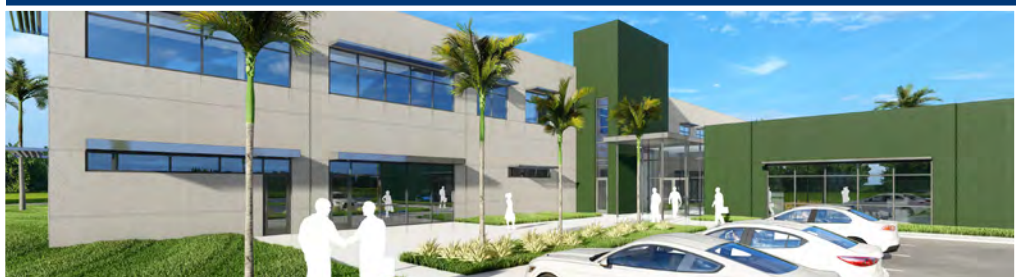
## JEFF STEPHENSON

CHIEF ESTIMATOR



Jeff will be responsible for all estimates throughout the project, including the schematic, design development, and working drawing estimates. Jeff will play a key role for the project, by providing estimates on systems and materials options, so informed budgetary decisions can be made quickly regarding which alternative is best for the project. Jeff will also be responsible for developing the Guaranteed Maximum Price (GMP).

EDUCATION  
CARPENTERS APPRENTICESHIP  
THROUGH LOCAL UNION 627  
YEARS OF EXPERIENCE  
YEARS WITH AJAX- 16  
YEARS WITH OTHER FIRMS - 25  
CERTIFICATIONS  
CERTIFIED GENERAL CONTRACTOR (FL)





## SEAN AKVAN


VDC / BIM COORDINATOR

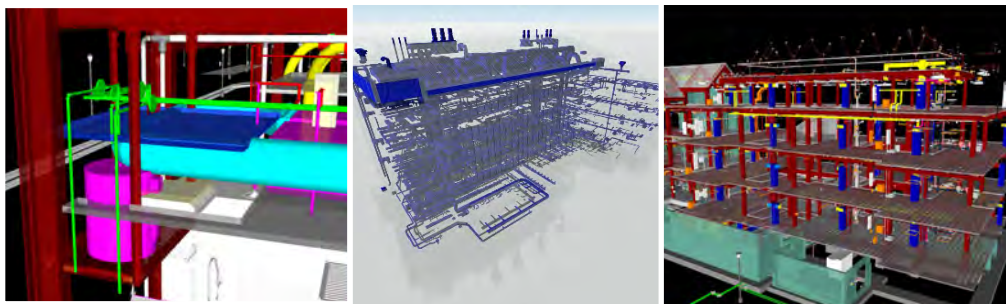


As the VDC / BIM Coordinator, Sean will serve as the main point of contact for all BIM matters by working closely with the entire project team. BIM related tasks can include (1) developing a BIM execution plan, (2) developing BIM model content and information, (3) inputting trade BIM models for trade coordination and clash detection, (4) coordinating all design updates to the construction BIM model and (5) updating BIM model for final "as-builts."

**EDUCATION**  
 B.S. CONSTRUCTION MANAGEMENT  
 UNIVERSITY OF FLORIDA

**YEARS OF EXPERIENCE**  
 YEARS WITH AJAX - 8  
 YEARS WITH OTHER FIRMS - 0

**CERTIFICATIONS**  
 OSHA 30  
 CPR & FIRST AID  
 LEED GA, LEED GREEN ASSOCIATE 



## TED PARKER

DIRECTOR OF COMMUNITY OUTREACH & VENDOR DIVERSITY



As the Director of Ajax's Community Outreach, Ted takes positive creative steps beyond the ordinary to increase the business opportunities for Minority and Women Business Enterprises. Our commitment is to maximize M/WBE participation through the development of mutually beneficial business relationships with the various M/WBE organizations, sub-contractors, suppliers, and vendors. Ted has 39 years of experience in the industry which includes working as a Superintendent, Project Manager, marketing, as well as being the President of a general contracting firm.

**YEARS OF EXPERIENCE**  
 YEARS WITH AJAX - 19  
 YEARS WITH OTHER FIRMS - 20

**CERTIFICATIONS**  
 MWSBE CITIZEN ADVISORY COMMITTEE  
 TALLAHASSEE - LEON COUNTY  
 SBE ADVISORY COUNCIL  
 LEON COUNTY SCHOOLS FORMER  
 GOVERNOR'S ROUND TABLE DIVERSITY  
 ADVISORY, CITY OF TALLAHASSEE SBE  
 PROGRAM

**MILITARY SERVICE**  
 ARMY



## MARC REEVES

DIRECTOR OF RISK MANAGEMENT



As Director of Risk Management, Marc is responsible for ensuring environmental compliance with federal, state, and local regulations and for providing a safe and healthy work environment on each of our job sites. Marc works with project teams prior to mobilization to identify possible jobsite hazards and to eliminate and/or reduce exposure to those hazards. He conducts frequent jobsite safety and environmental inspections to ensure compliance with EPA and OSHA standards as well as Ajax safety / environmental policies. He is responsible for writing, updating and implementing safety and environmental policies and procedures to ensure compliance with all state and federal regulations.

**YEARS OF EXPERIENCE**  
 YEARS WITH AJAX - 23  
 YEARS WITH OTHER FIRMS - 11

**CERTIFICATIONS**  
 OSHA CERTIFIED OUTREACH  
 INSTRUCTOR AMERICAN RED CROSS  
 CERTIFIED FIRST  
 AID | CPR | AED INSTRUCTOR

**MILITARY SERVICE**  
 AIRFORCE





EDUCATION  
M.S. ARCHITECTURE  
UNIVERSITY OF FLORIDA

YEARS OF EXPERIENCE  
YEARS WITH SCHENKELSHULTZ - 18  
YEARS WITH OTHER FIRMS - 2

REGISTRATIONS  
REGISTERED ARCHITECT, FL #AR96099  
LEED ACCREDITED PROFESSIONAL



## JOHNNIE D. LOHRUM, JR., RA, LEED® AP

DESIGN PRINCIPAL-IN-CHARGE

Johnnie has 20 years of experience and serves as the leader of SchenkelShultz's Public Safety Market. He has extensive experience working with government and law enforcement agencies. He has led the firm's effort on 47 public safety projects, totaling over 1.6 million SF. As Principal-in-Charge, he will ensure the city's vision and needs are met.

### EXPERIENCE

Volusia County Sheriff's Evidence Facility	\$12,065,005	29,646 SF
University of Florida Public Safety & Centrex Building Renovation	\$21,077,520	50,972 SF
City of DeLand Police Evidence Facility	\$1.5 Million	5,500 SF
Volusia County Office of the District Medical Examiner	\$11,000,000	20,000 SF
Osceola County Sheriff's Training Classroom Facility	\$4,100,000	16,400 SF
City of Cape Coral Police Training Facility	\$12,000,000	30,000 SF
Charlotte County Sheriff's Administrative Headquarters	\$19,000,000	55,000 SF
City of North Port Police Department Facilities	TBD	80,000 SF



EDUCATION  
M.S. ARCHITECTURE  
UNIVERSITY OF FLORIDA

YEARS OF EXPERIENCE  
YEARS WITH SCHENKELSHULTZ - 3  
YEARS WITH OTHER FIRMS - 11

REGISTRATIONS  
REGISTERED ARCHITECT, FL #AR97417



## ZORAN LOZANOVSKI, RA

PROJECT MANAGER

Zoran brings 14 years of project management experience on projects of various sizes and scope. He has completed 20 public safety projects and will use this wealth of knowledge to ensure the Administration/Police Department Complex is completed on time and within budget. As Project Manager, Zoran will manage and coordinate design services from schematic design through construction documents, as well as permitting, bid assistance, and construction administration services.

### EXPERIENCE

University of Florida Public Safety & Centrex Building Renovation	\$21,077,520	50,972 SF
Volusia County Office of the District Medical Examiner	\$11,000,000	20,000 SF
Charlotte County Sheriff's Administrative Headquarters	\$19,000,000	55,000 SF
Osceola County Sheriff's Training Classroom Facility	\$4,100,000	16,400 SF
City of Edgewater Public Works Facility	\$39,300,000	130,198 SF
Brevard County Emergency Operations Center	\$17,300,000	43,000 SF
Brevard County Government Transportation Management Center	\$7,600,000	19,000 SF
City of Port Orange Public Utilities Field Operations Facility	\$8,300,000	23,706 SF

SCHENKELSHULTZ  
ARCHITECTURE

ARCHITECTURE



**EDUCATION**  
B.S. ARCHITECTURE,  
FLORIDA A&M UNIVERSITY

YEARS OF EXPERIENCE  
YEARS WITH SCHENKELSHULTZ - 24  
YEARS WITH OTHER FIRMS - 6

**REGISTRATIONS**  
REGISTERED ARCHITECT, FL #AR93023  
LEED ACCREDITED PROFESSIONAL



## KASEY TEIMOURI, AIA, LEED® AP

PROJECT ARCHITECT

**SCHENKELSHULTZ**  
ARCHITECTURE

Kasey has 30 years of experience designing public facilities, most recently completing the Pubic Safety Building for the University of Florida. As Project Architect he will be responsible for documentation during the planning, programming and design phases of the project and will translate planning and design documents into construction documents for this project.

### EXPERIENCE

University of Florida Public Safety & Centrex Building Renovation	\$21,077,520	50,972 SF
Citrus County Board of County Commissioners Sheriff's Office Emergency Operations Center	\$10,500,000	40,500 SF
University of Florida Centrex Building Renovation	\$1,600,000	9,282 SF
City of North Port Fire Rescue Station 81 Expansion and Remodel	\$4,200,000	15,241 SF
University of Central Florida Partnership II	\$12,700,000	117,073 SF



**EDUCATION**  
B.S. OF SCIENCE IN CONSTRUCTION  
TECHNOLOGY, FLORIDA TECHNICAL  
UNIVERSITY

YEARS OF EXPERIENCE  
YEARS WITH SCHENKELSHULTZ - 28  
YEARS WITH OTHER FIRMS - 15



## J. GARY PORTER

PRODUCTION SUPPORT

**SCHENKELSHULTZ**  
ARCHITECTURE

As Production Support, Gary will be responsible for assisting the design team in the production of quality design and construction documents that meet the City of Bunnell's goals. Specifically, Gary has worked with Johnnie Lohrum on 48 projects and will use this experience working together to ensure that the City of Bunnell's goals and design concepts are maintained.

### EXPERIENCE

University of Florida Public Safety & Centrex Building Renovation	\$21,077,520	50,972 SF
Volusia County Sheriff's Evidence Facility	\$12,065,005	29,646 SF
Brevard County Emergency Operations Center	\$17,300,000	43,000 SF
Volusia County Office of the District Medical Examiner	\$11,000,000	20,000 SF
City of Edgewater Public Works Facility	\$39,300,000	130,198 SF
Volusia County Emergency Operations and Sheriff's Communications	\$11,500,000	40,040 SF
Osceola Board of County Commissioners "The OC" Office Building	\$20,000,000	100,000 SF



**EDUCATION**  
 DR. ARCHITECTURE,  
 UNIVERSITY OF HAWAII  
 YEARS OF EXPERIENCE  
 YEARS WITH SCHENKELSHULTZ - 1  
 YEARS WITH OTHER FIRMS - 16



## BARBARA CUSHING

TECHNICAL PRODUCTION

**SCHENKELSHULTZ**  
 ARCHITECTURE

Barbara is an integral part of SchenkelShultz's Public Safety design team. She brings 17 years of experience working on public facilities. As Technical Production, Barbara will work closely with Gary to translate planning and design documents into construction documents using the latest Building Information Model (B/M). She will work to ensure that our team produces a quality and cohesive set of documents that meets the City's standards.

### EXPERIENCE

Charlotte County Sheriff's Administrative Headquarters	\$19,000,000	55,000 SF
Charlotte County Sheriff's District 4 Office, Training Facility, K9	\$9,300,000	19,553 SF
Volusia County Fire Station 15	\$10,000,000	14,000 SF
Seminole County Fire Station 25	\$6,000,000	10,500 SF
City of San Ramon Public Safety Building	\$26,800,000	75,000 SF
City of Vista Department of Public Works Administration Building	\$4,500,000	10,000 SF



**EDUCATION**  
 M.S. BUSINESS ADMINISTRATION  
 FLORIDA INSTITUTE OF TECHNOLOGY  
 B.S. SCIENCE  
 FLORIDA INSTITUTE OF TECHNOLOGY  
 YEARS OF EXPERIENCE  
 YEARS WITH BBM - 27  
 YEARS WITH OTHER FIRMS - 4  
 CERTIFICATIONS  
 PROFESSIONAL ENGINEER, FLORIDA #55996  
 AMERICAN INST. OF STEEL CONSTRUCTION  
 AMERICAN SOCIETY OF CIVIL ENGINEERS  
 FLORIDA STRUCTURAL ENGINEERS ASSN.  
 NAT'L COUNCIL OF STRUCTURAL ENG. ASSN.  
 AMERICAN CONCRETE INSTITUTE  
 TILT-UP CONCRETE ASSOCIATION



## BORA ERBILLEN

STRUCTURAL ENGINEER



Bora is President of BBM and has over 31 years of experience as a consulting structural engineer. During his career, he has developed a strong background in design and modeling of structural elements by computer analysis, allowing many different combinations to be investigated until the optimal solution is attained. He is well-versed in all types of building systems and has worked on numerous building types with varying degrees of structural design complexity. He is well respected in the design community for his efficient designs and exceptional project management capabilities. In addition to Bora's past experience he is currently working on Phase II of the Bunnell Branch Administrative Headquarters and HHS for Flagler County.

### EXPERIENCE

City of Orlando New Police Station Headquarters	\$40,000,000	103,300 SF
City of Boynton Beach New Police Department	\$15,500,000	55,409 SF
City of St. Cloud City Hall Expansion	\$5,000,000	17,000 SF
City of Ocoee New City Hall	\$10,000,000	45,000 SF
City of Palm Coast New City Hall	\$9,000,000	41,000 SF
City of Miramar New City Hall	\$19,000,000	87,000 SF
Osceola County Joint Communication Center & Emergency Operations Center	\$18,000,000	48,400 SF



**EDUCATION**  
 B.S. ELECTRICAL ENGINEERING  
 UNIVERSITY OF CENTRAL FLORIDA

**YEARS OF EXPERIENCE**  
 YEARS WITH OCI ASSOCIATES- 29  
 YEARS WITH OTHER FIRMS- 4

**CERTIFICATIONS**  
 REGISTERED FL PE#55743  
 LEED AP 10197282 AP-BD+C  
 CERTIFIED ENERGY MANAGER 19073



## JASON SMITH, PE, LEED®AP BD + C, CEM

MECHANICAL ENGINEER



As the Mechanical Engineer Jason leads the QA/QC of OCI's mechanical design thru SD's, DD's and CD's reviewing drawings and coordination with other disciplines. He has served in this role on 27 projects for Police Departments, US Customs & Border Patrol and Sheriff's Offices. As a Certified Energy Manager® and LEED®AP his goal is to create the best indoor air quality for employees health and designing HVAC systems to reduce energy consumption to keep utility costs low in facilities that are used 24/7. He has collaborated with this design-build team for over 10 years and is currently together on 3 secure public safety/justice projects simultaneously.

### EXPERIENCE

University of Florida Public Safety & Centrex Building Renovation	\$21,077,520	50,972 SF
Volusia County Sheriff's Evidence Facility	\$12,065,005	29,646 SF
Charlotte County Sheriff's Administrative Headquarters	\$19,000,000	55,000 SF
City of Hollywood Police Headquarters	\$72,500,000	120,000 SF
City of Casselberry Police Department & EOC	\$8,700,000	25,000 SF
City of Winter Park Municipal Police Complex	\$8,000,000	79,000 SF
Town of Jupiter Municipal Police Complex	\$20,000,000	38,823 SF
St. Lucie County Emergency Operations Center	\$12,700,000	27,000 SF



**EDUCATION**  
 B.S. ELECTRICAL ENGINEERING  
 UNIVERSITY OF CENTRAL FLORIDA

**YEARS OF EXPERIENCE**  
 YEARS WITH OCI ASSOCIATES- 11  
 YEARS WITH OTHER FIRMS- 8

**CERTIFICATIONS**  
 REGISTERED FL PE#66402



## KEITH LIATSOS, PE

ELECTRICAL ENGINEER



Keith leads areas of design to include lighting, power distribution (low voltage and medium voltage), emergency systems, and fire alarm systems. He has been the Electrical Engineer for 6 similar Police and Public Safety facilities. He has supported SchenkelShultz on more than 60 projects and is currently involved in the Charlotte County Sheriff's Administration Headquarters. Keith has worked alongside Ajax, both as a design-build partner and on CMAR projects including the Public Safety Complex for the University of Florida and an Evidence building for Volusia County Sheriff. As Electrical Engineer, he will lead OCI's electrical and life safety design teams, manage time and coordination between disciplines and review drawings.

### EXPERIENCE

University of Florida Public Safety & Centrex Building Renovation	\$21,077,520	50,972 SF
Volusia County Sheriff's Evidence Facility	\$12,065,005	29,646 SF
Charlotte County Sheriff's Administrative Headquarters	\$19,000,000	55,000 SF
City of Hollywood Police Headquarters	\$72,500,000	120,000 SF
City of Winter Park Municipal Police Complex	\$8,000,000	79,000 SF
Town of Jupiter Municipal Police Complex	\$20,000,000	38,823 SF
Hillsborough County Public Safety Operations Center	\$36,100,000	78,422 SF



**EDUCATION**  
 AMERICAN UNIVERSITY  
 WASHINGTON D.C.

**YEARS OF EXPERIENCE**  
 YEARS WITH OCI ASSOCIATES- 25  
 YEARS WITH OTHER FIRMS- 0

**CERTIFICATIONS**  
 NATIONAL INSTITUTE IN  
 CERTIFICATION ENGINEERING



## KAZ KAZEMINIA, NICET

PLUMBING + FIRE PROTECTION



Kaz leads OCI's Plumbing and Fire Protection (P/FP) teams defining project scopes, reviewing drawings and providing QA/QC through major milestones of projects. He specializes in automatic fire protection suppression systems per NFPA 13, sanitary sewer waste, domestic water distribution, hot water/hot water return, storm system, medical gas, compressed air, and vacuum. Kaz has a long history with both SchenkelShultz Architects and Ajax with over a dozen projects. He has supported 17 similar law enforcement projects in Florida, managing the coordination between OCI's Plumbing and Fire Protection design teams drawings through construction administration.

### EXPERIENCE

University of Florida Public Safety & Centrex Building Renovation	\$21,077,520	50,972 SF
Volusia County Sheriff's Evidence Facility	\$12,065,005	29,646 SF
Charlotte County Sheriff's Administrative Headquarters	\$19,000,000	55,000 SF
City of Hollywood Police Headquarters	\$72,500,000	120,000 SF
City of Casselberry Police Department & EOC	\$8,700,000	25,000 SF
City of Winter Park Municipal Police Complex	\$8,000,000	79,000 SF
Town of Jupiter Municipal Police Complex	\$20,000,000	38,823 SF
St. Lucie County Emergency Operations Center	\$12,700,000	27,000 SF



**APPRENTICESHIP PROGRAM**  
 ASSOCIATED BUILDERS AND  
 CONTRACTORS INSTITUTE

**YEARS OF EXPERIENCE**  
 YEARS WITH OCI ASSOCIATES- 17  
 YEARS WITH OTHER FIRMS- 21



## JIMMY BURCHARD

LOW VOLTAGE + TECHNOLOGY DESIGNER



Jimmy has 38 years' experience of hands-on knowledge in the design of electrical systems includes facilities such as government, public safety, emergency response, justice, cogeneration, multi family, educational, federal experience, and more. He works directly with medium voltage power distribution, emergency systems, interior and exterior site lighting, building power distribution, information technology, security, lightning protection and fire alarm. He is highly experienced in design, project management, cost estimates, change cost estimates, photometric values, job foreman, and service technician.

### EXPERIENCE

Volusia County Sheriff's Evidence Facility	\$12,065,005	29,646 SF
City of Hollywood Police Headquarters	\$72.5 Million	120,000 SF
Town of Jupiter Municipal Police Complex	\$20,000,000	38,823 SF
Okeechobee County Sheriff's Office Jail Expansion & Renovation	\$48,000,000	112,000 SF
St. Lucie County Emergency Operations Center (*)	\$12,700,000	27,000 SF
Pinellas County Sheriff's Office Detention Center Expansion	\$129,000,000	340,000 SF
Florida Department of Corrections Lake Correctional Institute Inpatient Facility	\$138,000,000	205,000 SF
Pinellas County Jail Expansion & Renovation	\$95,800,000	142,250 SF





**EDUCATION**  
 B.S. CIVIL ENGINEERING  
 UNIVERSITY OF SOUTH FLORIDA

YEARS OF EXPERIENCE  
 YEARS WITH ZEV COHEN - 25  
 YEARS WITH OTHER FIRMS - 0

**CERTIFICATIONS**  
 PROFESSIONAL ENGINEER  
 FLORIDA #60001  
 VOLUSIA COUNTY ASSOCIATION  
 FOR RESPONSIBLE DEVELOPMENT  
 FORMER VOLUSIA COUNTY GROWTH  
 MANAGEMENT COMMISSION

## ROBERT (BOBBY) J. BALL, PE

CIVIL ENGINEER



Serving as Zev Cohen & Associates Vice President, Robert is best known for his judicious approach to problem solving, no matter the complexity. Robert's energy, attention to detail, and problem solving skills give him the ability to coordinate and expedite tasks by combing experience in engineering design with a diligent approach to project management. His approach coupled with outstanding client relations, has made him a "team player" in the engineering and development arena and the "go to" engineer for Zev Cohen's returning clients. His experience has made him the prime candidate to serve as the Lead Engineer for several large Zev Cohen clients.

### EXPERIENCE

Volusia County Sheriff's Evidence Facility	\$12,065,005	29,646 SF
Volusia County Emergency Operations Center	\$11,593,184	43,040 SF
City of Port Orange Police Department Shooting Range	\$2,000,000	18 ACRES
City of DeLand Fire Station 81	\$5,000,000	16,500 SF



**EDUCATION**  
 B.S. BIOLOGY  
 UNIVERSITY OF CENTRAL FLORIDA

YEARS OF EXPERIENCE  
 YEARS WITH ZEV COHEN - 8  
 YEARS WITH OTHER FIRMS - 25

**CERTIFICATIONS**  
 U.S. GREEN BUILDING COUNCIL  
 U.S. ARMY CORPS ENGINEERS CERTIFIED  
 WETLAND DELINEATOR

## BILL LITES

ENVIRONMENTAL SCIENCE



Bill brings over 33 years of experience in ecological consulting and planning to Zev Cohen. As a Senior Ecologist and project manager, Bill has a wide range of experience in environmental planning and design as well as listed species surveys, permitting, habitat management planning, habitat survey protocol design, survey, monitoring and reporting, wetland delineations, functional assessments, permitting mitigation design, implementation and management, wetland upland restoration and enhancement and ecological planning and design. Bill has also served on the Board of Directors of the Florida Green Building Coalition.

### EXPERIENCE

Volusia County Sheriff's Evidence Facility	\$12,065,005	29,646 SF
Brevard County Emergency Operations Center	\$17,300,000	43,000 SF
City of Bunnell Commerce Parkway	\$6,500,000	2 MILES
City of DeLand Fire Station 81	\$5,000,000	16,500 SF



**EDUCATION**  
 M.S. LANDSCAPE ARCHITECTURE  
 AUBURN UNIVERSITY  
 B.A. HISTORY  
 OKLAHOMA BAPTIST UNIVERSITY

YEARS OF EXPERIENCE  
 YEARS WITH ZEV COHEN - 8  
 YEARS WITH OTHER FIRMS - 0

**CERTIFICATIONS**  
 CITY OF ORMOND BEACH BROWNFIELD  
 ADVISORY BOARD MEMBER  
 DAYTONA BEACH REGIONAL  
 CHAMBER OF COMMERCE  
 LANDSCAPE ARCHITECT FL- LA6667462

## JAKE E. STEHR, P.L.A.

LANDSCAPE ARCHITECT



Trained as a Landscape Architect with a professional background in history and planning, Jake brings unique perspective and pragmatic solutions to complex projects. He is a cross disciplinary designer who creates strong collaborations by translating between project constituencies. His expertise is in organically-integrated urban landscapes. To create constructed habitats and social spaces in these contexts, Jake employs an opportunistic and resourceful design approach.

### EXPERIENCE

Volusia County Sheriff's Evidence Facility	\$12,065,005	29,646 SF
City of Port Orange Police Department Shooting Range	\$2,000,000	18 ACRES
Volusia County Office of the District Medical Examiner	\$11,000,000	20,000 SF
City of DeLand Fire Station 81	\$5,000,000	16,500 SF

## B. FIRM'S RELATED EXPERIENCE

Our most recent and relevant Projects to the City of Bunnell Administration / Police Department Complex are highlighted below. We believe these projects reflect the depth of experience that Ajax and SchenkelShultz have which will benefit the City of Bunnell in the development of their project. Our approach to Design Build delivery is anchored in our experiences and lessons learned on these previously completed projects.

We work in a highly collaborative and proactive manner which serves to define the process and key deliverables for a successful project very early in design. We aggressively manage the entire Design-Build process to eliminate surprises and drive the project alignment between budget and program requirements. We believe our relevant projects amplify our past record of accomplishments in terms of controlling cost, meeting our commitments to the schedule and delivering best in class quality of work. Our lessons learned on previous projects provides a strong foundation to quickly add value to ensure all statutory requirements are being achieved in our design and construction delivery. Please refer to Tab D. for Current and Projected Workload.

PROJECTS	MUNICIPAL SAFETY /PUBLIC SAFETY	MUNICIPAL CLIENT	HARDENED FACILITY	OPEN BOOK PROCESS
FLAGLER COUNTY <b>SHERIFF'S DISTRICT 3 ADMINISTRATION FACILITY</b>	✓	✓	✓	✓
VOLUSIA COUNTY <b>SHERIFF'S EVIDENCE FACILITY</b>	✓	✓	✓	✓
CITY OF DADE CITY <b>CITY HALL &amp; POLICE DEPARTMENT</b>	✓	✓	✓	✓
UNIVERSITY OF FLORIDA <b>PUBLIC SAFETY &amp; CENTREX BUILDING RENOVATION</b>	✓	✓	✓	✓
VOLUSIA COUNTY <b>EMERGENCY OPERATIONS CENTER</b>	✓	✓	✓	✓
SARASOTA COUNTY <b>EMS FACILITY</b>	✓	✓	✓	✓
VOLUSIA COUNTY <b>PUBLIC WORKS COMPLEX</b>	✓	✓	✓	✓
CITY OF DAYTONA BEACH <b>POLICE DEPARTMENT</b>	✓	✓	✓	✓
CHARLOTTE COUNTY <b>SHERIFF'S ADMINISTRATIVE HEADQUARTERS</b>	✓	✓	✓	✓
SARASOTA COUNTY <b>ADMINISTRATION BUILDING</b>	✓	✓	✓	✓



## QUALITY OF STAFF

Ajax / SchenkelShultz brings experienced and professional staff members who have completed dozens of projects together successfully. These key team members will make sure the City of Bunnell Administration / Police Department Complex is completed successfully, and beyond the expectations of the City of Bunnell.



**Lon Neuman**

Operations Manager  
26 Years of Experience  
\$245M+ in Municipal Projects  
3 Consecutive Projects with Tim & Randy  
5 Projects in Flagler County



**Randy Smith**

Senior Project Manager  
43 Years of Experience  
\$60M+ in Municipal Projects  
3 Consecutive Projects with Tim & Lon  
Flagler County Resident  
2 Projects in Flagler County



**Tim Scheller**

Superintendent  
17 Years of Experience  
\$50M in Municipal Projects  
3 Consecutive Projects with Lon & Randy  
\$70M+ in Public Safety Projects



**Johnnie D. Lohrum, Jr.**

Design Principal-in-Charge  
22 Years of Experience  
3 Consecutive Projects with Tim,  
Lon & Randy  
4 Active Ajax Projects

## FIRM SIZE & HISTORY

Ajax was founded in 1958 by the late Block Smith, with a simple handshake. The company continues today as a third-generation family-operated company. Ajax has grown to become one of Florida's premier Construction Managers, consistently ranked as a top Construction Manager and Green Contractor by Engineering News Record (ENR) Southeast. Ajax's success stems from our ability to deliver the resources and experience owners expect from a national firm, but with the values and service they appreciate from a family business. Ajax's focus is on work in the public sector with 95% of our workload being completed with government entities. Ajax's \$350M Public Safety resume includes over 60 public safety projects including the neighboring Flagler County Sheriffs Administration Facility. Ajax has a staff of 214 personnel that operate throughout the southeast.

SchenkelShultz Architecture, founded in 1958, is a relationship-driven design firm rooted in critical thinking, research, collaboration and personal experiences, balanced by fiscal responsibility. A firm committed to creating designs that are innovative, sustainable and meet the needs of the 21st century user, they have been working in Flagler County for over 10 years. SSA has a staff of 63 that design municipal projects throughout Florida. Our firms have completed numerous municipal and public safety projects together during our 16+ year relationship and we currently have 4 active projects together.

# Ajax



**1 2 3** **SIZE**  
51,600 SF

**\$** **CONSTRUCTION VALUE**  
\$20,160,526

**📅** **ANTICIPATED YEAR COMPLETED**  
2023  
*\*this project is currently on schedule and within budget\**

**👤** **OWNER**  
Flagler County  
Mike Dickson  
386.313.4191

## FLAGLER COUNTY SHERIFF'S DISTRICT 3 ADMINISTRATION FACILITY

*Bunnell, FL*

This project consists of a new Sheriff Administration building to replace the previous one sick from mold. This includes the development of an 8 acre site and the construction of a new 51,600 SF facility. Sitework includes the installation of aggregate piers, all underground utilities and asphalt parking/drive lanes. The main building is constructed with tilt-up concrete panels with structural steel columns, beams & joists. The project also includes a 6,000 SF preengineered metal metal for the Sheriff's Purchasing and Vehicle Storage. Ajax is providing design-build services for the Purchasing and Storage Building.

This project neighbors the Bunnell Administration / Police Department Complex project site on Commerce Parkway.



# Ajax

SCHENKELSHULTZ  
ARCHITECTURE



**SIZE**  
29,646 SF

**CONSTRUCTION VALUE**  
\$12,065,005

**YEAR COMPLETED**  
2019

**OWNER**  
Volusia County  
Laura Laser  
386.736.5967

## VOLUSIA COUNTY SHERIFF'S EVIDENCE FACILITY

Daytona Beach, FL

The Volusia County Sheriff's Office Evidence Section's mission is to preserve and protect all property in its possession. It provides support to Sheriff's Office, and other law enforcement agencies such as federal agencies, Fish and Wildlife Conservation Commission, Department of Natural Resources, Highway Patrol and area municipalities.

The new site is a secured compound with the Storage Evidence Facility storing evidence, property, fire arms, drugs, vehicles, etc. The building includes offices, a lobby, forensics lab, walk-in biohazard material storage cooler and a covered loading dock. It contains an intake/process area for goods/materials, as well as a staging area for processing evidence purging, archiving or distribution. In addition, the compound includes a vehicle wash, vehicle fueling, razor wire fencing and electronic sliding secure vehicle gates, a helipad and detainee cells. A portion of the facility was hardened to protect it against 200 mph winds, while being designed and constructed for LEED® Silver certification.



The Ajax logo is displayed in a blue, serif font on a white rectangular background. The background image is an exterior view of the new City Hall and Police Station building, featuring a brick facade on the left and a modern, light-colored structure with a canopy entrance. Two flagpoles with the American and Florida state flags are visible in front of the building.

POLICE  
38030

1 2 3

**SIZE**

22,957 SF

\$

**CONSTRUCTION VALUE**

\$5,931,842

📅

**YEAR COMPLETED**

2016

👤

**OWNER**

City of Dade City  
James Walters  
352.521.1495

## CITY OF DADE CITY NEW CITY HALL & POLICE STATION

*Dade City, FL*

The new City Hall and Police Department were constructed as two separate state-of-the-art facilities in the City's historic downtown area. The buildings were joined by a focal entry canopy that rises above both structures, on the same site where City Hall once stood, but was torn down because of safety concerns. Elements included City Commission chambers, administrative offices, a new 911 dispatch room, secure CSI storage and records, as well as a police sally port and secure holding cells and processing areas. The site offered some interesting challenges. There was a ten-foot change in elevation from east to west so building entries were stair-stepped to accommodate this feature. To maintain design continuity, structural brick walls facing public streets were made to mimic the red brick facades of the surrounding historic buildings. Additionally, Ajax coordinated with the City for an existing street to be vacated for full site development.





**1 2 3** **SIZE**  
50,972 SF

**\$** **CONSTRUCTION VALUE**  
\$21,077,520

**📅** **ANTICIPATED YEAR COMPLETED**  
2023  
*\*this project is currently on schedule and within budget\**

**👤** **OWNER**  
University of Florida  
Robert Hatker  
352.246.5268

## UNIVERSITY OF FLORIDA PUBLIC SAFETY & CENTREX BUILDING RENOVATION

Gainesville, FL

UF student living on campus has increased well over 5% and both staff and student population is expected to continually increase at 3% a year for the next five years, making public safety a major priority. Currently, the University of Florida Police Department is housed in five separate buildings that were never intended or designed for police department operations. The main/current PD building was originally constructed in 1928 and was actually originally designed to be a radio station.

This project has involved the demolition of the old radio building including the adjacent evidence compound and all associated non-critical site utilities to make way for a brand new 50,972 SF facility. The new building will accommodate all current and future operational needs and serve as main on-campus shelter-in-place facility in the event of natural or man made emergencies. While the plan includes complete demolition of the 1928 structure, the Florida Department of State Historic Preservation Office mandates noteworthy historic building components will be salvaged and incorporated into the new public safety building, thus commemorating its significance both to the UF campus and to Gainesville.

The program also includes a complete 5,000 SF renovation of the Centrex Building for UF Emergency Management. This will house the UFPD's dispatch and the Department of Emergency Management. A part of the renovation will be associated with the UF security operation center and the UFPD dispatch will remain in operation 24/7/365 as per usual during this process.





# Ajax

SCHENKELSHULTZ  
ARCHITECTS



1 2 3

**SIZE**  
43,040 SF

\$

**CONSTRUCTION VALUE**  
\$11,593,184

📅

**YEAR COMPLETED**  
2013

👤

**OWNER**  
Volusia County  
Laura Laser  
386.736.5967

## VOLUSIA COUNTY EMERGENCY OPERATIONS CENTER

*DeLand, FL*

The Volusia County Emergency Operations Center project consisted of a new 43,000 SF hardened shelter facility to house the consolidated Sheriff's Communications, 911 Dispatch, and Emergency Operations Command Centers. The building was designed to resist 180 mph winds and an EF3 tornado, and the lobby included bullet-resistant interior walls. This single story building was constructed of a concrete tilt panel exterior with structural steel superstructure and was developed on a green site. Interior spaces includes 2 state-of-the-art primary command centers as well as areas for Media/Broadcasting, cafeteria/break areas, bunk rooms, conference rooms and other support spaces. The building was outfitted with state of the art systems to upgrade the previous emergency network. Building systems included a highly energy efficient HVAC design incorporating Ice Storage technology and the project team pursued LEED Silver, as well as 2 GREEN GLOBE, certification of the facility.







**SIZE**  
1 2 3  
14,500 SF

**CONSTRUCTION VALUE**  
\$  
\$8,200,000

**ANTICIPATED YEAR COMPLETED**  
2024  
*\*this project is currently on schedule and within budget\**

**OWNER**  
Sarasota County  
Brad Johnson  
941.861.5000

## SARASOTA COUNTY EMS ADMINISTRATION BUILDING

Sarasota, FL

This project will consist of the construction of a new hardened 14,500 SF Emergency Management Services Administration Facility with generator back up power to house fire services and EMS.

Beyond purely functional requirements, the County seeks a Facility that will be, from a programmatic standpoint, complementary to other County colocated facilities in terms of non-emergency uses. Also, from an aesthetic standpoint, the exterior design of the building shall be compatible with adjoining structures within the site.

The Facility design shall incorporate elements necessary to obtain the highest LEED Certification possible. The scope of the project may include modifications or alterations to site or building improvements associated with the Emergency Operations Center in order to serve the new Facility (parking, generators, chiller service expansion, etc.).



# Ajax



**SIZE**  
1 2 3  
28,222 SF

**CONSTRUCTION VALUE**  
\$  
\$9,272,497

**YEAR COMPLETED**  
📅  
2020

**OWNER**  
👤  
Volusia County  
Ben Bartlett  
386.822.6422

## VOLUSIA COUNTY PUBLIC WORKS COMPLEX

DeLand, FL



Volusia County consolidated multiple Public Works divisions, located in numerous locations throughout the County, into a structurally secure, and centrally located complex in Volusia County. The previous structures were outdated and needed to be replaced by a new facility constructed to withstand hurricane force winds, as well as protect personnel and equipment staged for post emergency response.

The project consisted of 5 buildings: Administration Center, Wash Rack, Ancillary Building 1, Ancillary Building 2 and tack storage. The wash rack was a pre-engineered metal open canopy founded on conventional spread footings. Ancillary Buildings 1 and 2 are partially enclosed pre-engineered metal buildings with split faced block, exterior wainscoting, and metal panel exterior founded on conventional spread footings. The Operations Building is a fully enclosed preengineered metal building founded on conventional spread footings with a site cast concrete tilt wall exterior. Utilities consisted of a sanitary lift station, domestic water, fire lines, storm and sanitary sewer underground to service the Volusia County Public Works NE Services Facility. All site exterior improvements were included.



# Ajax



**SIZE**  
1 2 3  
98,278 SF

**CONSTRUCTION VALUE**  
\$  
\$20,579,713

**YEAR COMPLETED**  
2008

**OWNER**  
City of Daytona Beach  
Thomas Huger  
386.631.0350

## CITY OF DAYTONA BEACH NEW POLICE DEPARTMENT FACILITY

Daytona Beach, FL



The new 3-story, 98,000 SF Daytona Beach Police Facility houses administrative offices, conference rooms, a community room for special meetings, holding cells, evidence rooms, K-9 training area, a garage forensics unit to process vehicles used in crimes and a crime lab for preliminary DNA testing. One of the most unique features of the crime lab is a row of narrow evidence lockers called "blood rooms" where blood-stained clothes collected at crime scenes can be hung to dry.

The facility also houses Daytona Beach's Emergency Operations Center which serves as the "nerve center" during emergency activation. Working space is provided for all disaster response support functions by various emergency representatives within the City of Daytona Beach jurisdiction. An audio-visual system, integrated with the EOC's computer network, has the capability to keep the emergency staff current on developing situations during emergencies, while also providing an excellent training facility with many different applications.





**SIZE**  
1 2 3  
55,000 SF

**CONSTRUCTION VALUE**  
\$  
\$19,000,000

**ANTICIPATED YEAR COMPLETED**  
2024  
*\*this project is currently on schedule and within budget\**

**OWNER**  
Charlotte County  
Justin Dunn  
941.740.4767

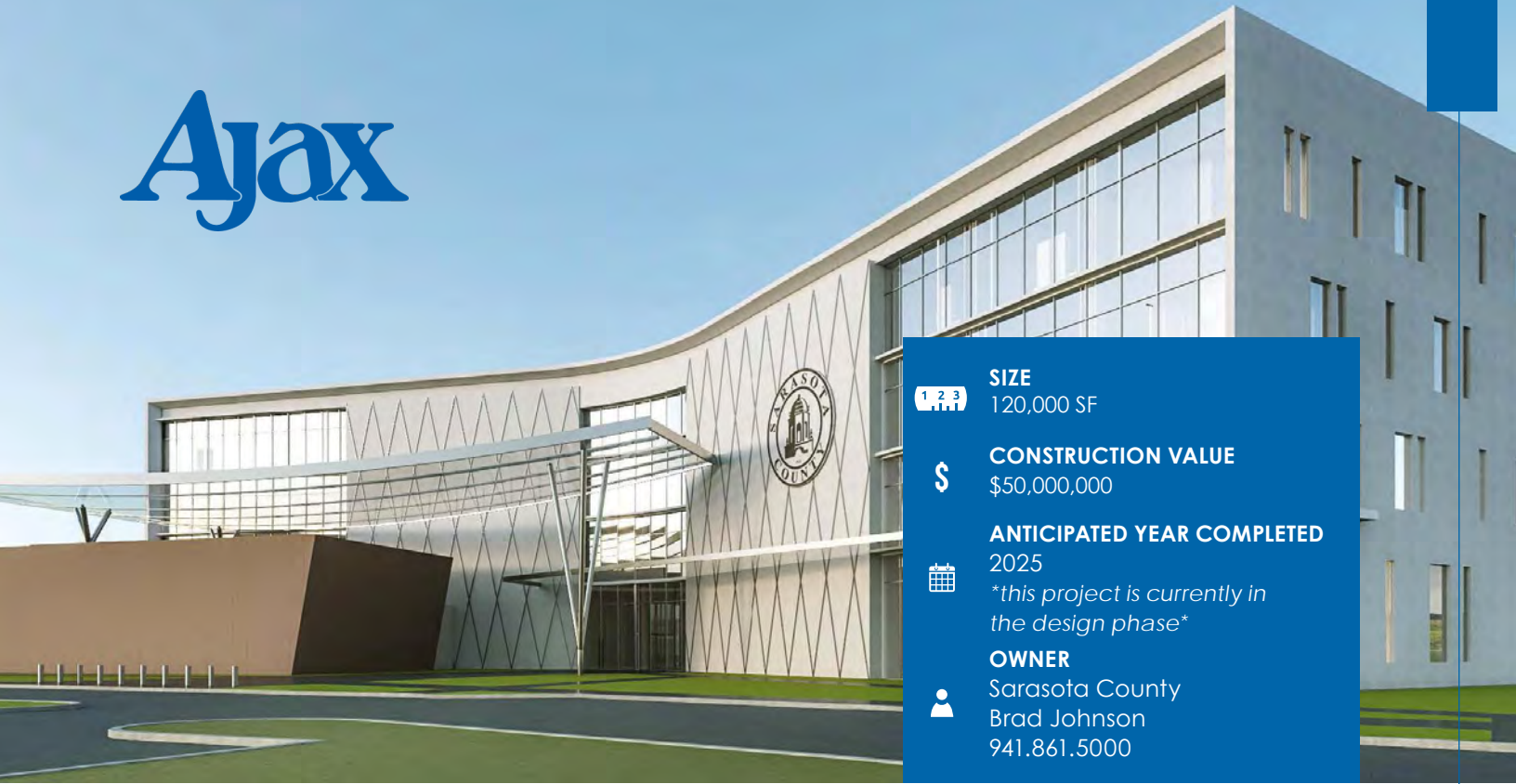
# CHARLOTTE COUNTY SHERIFF'S ADMINISTRATIVE HEADQUARTERS

*Port Charlotte, FL*

SchenkelShultz is collaborating with Charlotte County to design a new headquarters facility for the Sheriff's Office. The new 55,000 SF facility will be adjacent to the District 3 Building and provide much needed administrative and support spaces for the Sheriff's Department.

The headquarters will be an essential facility and will have 911 Emergency Operations and Communications Center. The 3-story building will have office and support space for the following divisions: senior and executive commands, finance, professional standards, intelligence, community affairs, operation support and human resources. The facility will have a public reception space, community meeting room and dining area.





**1 2 3** **SIZE**  
120,000 SF

**\$** **CONSTRUCTION VALUE**  
\$50,000,000

**ANTICIPATED YEAR COMPLETED**  
2025  
*\*this project is currently in the design phase\**

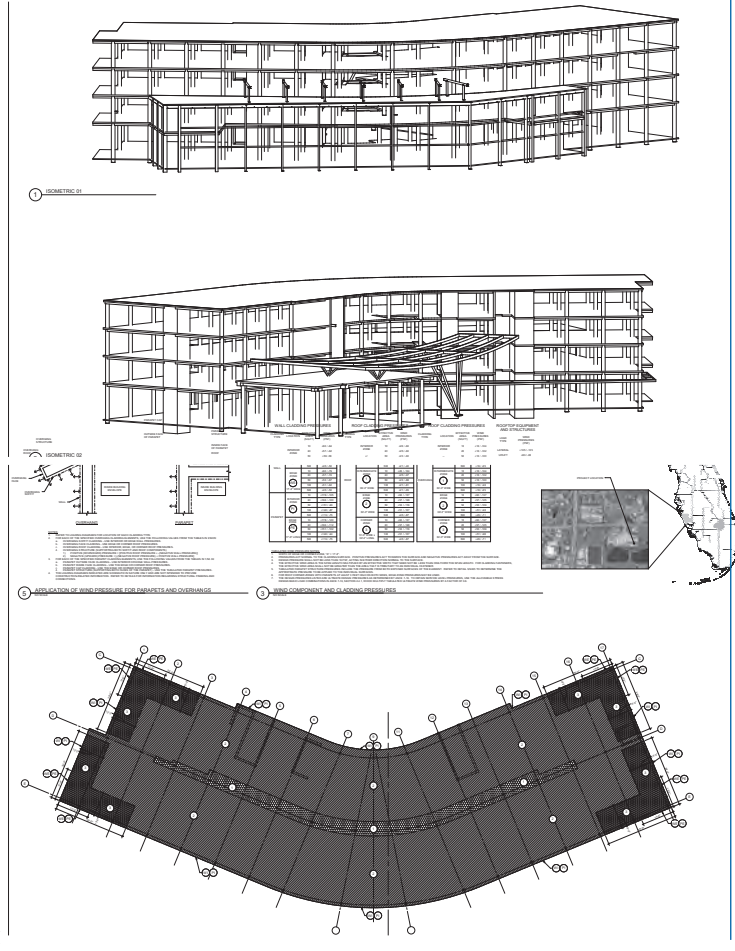
**OWNER**  
Sarasota County  
Brad Johnson  
941.861.5000

# SARASOTA COUNTY ADMINISTRATION BUILDING

Sarasota, FL



The New Administration Facility will be a four story, 120,000 square feet Class A office space housing county staff, elected officials and overall administrative services. The project will include a new CEP Plant with emergency generators, utility improvements and parking garage. LEED Certified is the sustainability goal for the project.



Sarasota County Administration Center  
Sarasota, FL  
Project No. 15-0000000000  
S00  
WELLS & ASSOCIATES, P.A.  
PRELIMINARY

# C. FIRM'S APPROACH AND METHODOLOGY

As your Design-Build Team, Ajax and SchenkelShultz will work together to ensure the City of Bunnell Administration / Police Department Complex is delivered on time, in budget and with the highest quality and efficiency. Ajax will be the Prime for this project and oversee the entire design-build team. We understand the total Budget for the Design/Build project is \$8.5 million to include the construction plus all other fees and costs necessary. Our team will develop a final design to fit within the budget that meets the intent of the documents provided. Our teams have been working in Flagler County for over 10 years, completing numerous successful projects in the area. This has led to an institutional knowledge of local codes and ordinances as well as the subcontractors and suppliers that do business in Flagler. What makes this team uniquely qualified is our recent Flagler Sheriffs Administration Building that is just down Commerce Parkway from the project site. This recent knowledge will allow time and cost savings as the team will be able to expedite project start up. Some examples include:

- Ajax is registered as a business with the City of Bunnell and therefore is eligible to pull permits.
- Familiar with the fiber loop that feeds the County Administrative Complex that will be used for this project.
- Located the water line and cable line along Commerce Parkway that will be used for this project.
- If crane is used on site a crane permit must be filed with FAA due to site proximity to the airport.
- Familiar with FPL contacts responsible for aiding in power to the site.
- Understand City process for temporary meter.
- Understand the unique subcontractor dynamic in Flagler (subcontractors 'in between' the larger neighboring metros).
- Please see our initial site plan. This will be expanded and developed into further detail after meeting with the City.

Additionally, Ajax has been selected by Flagler County to delivery the Library and Multiuse Facility on a site directly across from your site. These projects will likely run concurrently to each other, providing synergies that will benefit your project.



The Ajax / SchenkelShultz Team believes that Leadership is the primary component that makes for best-in-class project delivery. The key components of our Leadership driven approach are:

- Accepting ownership of all facets of the delivery.
- Being accountable and holding all stakeholders accountable.
- Being proactive in identifying and resolving issues.
- Communicating the issues clearly and effectively to the team.
- Providing the team with solutions backed by accurate schedule information and costs data so that informed decisions can be made.
- Being diligent in pursuing and attaining timely resolutions, so the team has direction and maintains the required progress to keep the project on track.
- Once direction is established, detailed monitoring of progress to ensure that the desired outcome is achieved.

Our approach is based on working as a team with the owner, design criteria/concept architect and stakeholders, while communicating throughout the entire process. The following topics outline some of the ways our Design Build Team approaches each of our projects.

## TEAM KICK-OFF MEETING

At the beginning of a project, we will conduct an Integration Workshop to organize the entire project team (owner, stakeholders, design team and consultants) to foster a partnership between all members.

### WORKSHOP AGENDA:

- Project Goals & Objectives are Identified
- Confirmation of Organization Structure and lines of communication
- Development of Schedule Milestones
- The above items are incorporated into a "Project Management Policy & Procedures Manual" that will provide the overall Project Road Map for design and construction services

## PROPOSED DESIGN MANAGEMENT PLAN

The following outlines our Design Build team's Project Management Plan and Procedures in detail and according to phase. Please note that some of the items may or may not be required depending upon the level of Design Criteria Package provided to the design-build team prior to beginning the project. All individuals involved with the project, including the City of Bunnell's representatives, Design Criteria/Concept Architect and Design-Build Team, will meet together to ensure that everyone's concerns are aired and addressed, ideas are generated, and unity is achieved for design solutions.

### 1. CONCEPTION REFINEMENT

- Conduct Kick-Off Meeting and Vision Workshop.
- Analyze site and determine site constraints.
- Review the City of Bunnell's needs and design concept.
- Review spatial needs and interior adjacencies and how they will affect internal traffic flow, security and efficiency.
- Conduct team "Charrettes".
- Confirm all program and budget requirements with the City of Bunnell.
- Schedule coordination meetings and REDICHECK review periods.
- Investigate systems cost and construction techniques for maximum economy with construction management.
- Coordinate site plan provided
- Ajax to conduct budget confirmation options and hold workshop.
- Development timeline and document production schedule.

### 2. REFINEMENT OF SCHEMATIC DESIGN:

- Identify and document all regulatory and approval processes and measures required for the project.
- Review and evaluate existing site to coordinate development of infrastructure including sewer, water, gas, power, storm drainage, and communication systems.
- Analyze criteria package for building systems including plumbing, electrical, mechanical, architectural, and structural relative to performance and cost.
- Develop and prepare a final schematic design package of floor plans, illustrating room functions, with rough dimensions, cross sections, exterior elevations and the type of construction proposed.
- Prepare a report of probable construction costs and a construction timeline with key milestone dates including delivery of design and construction documents. Major project components, including building systems, shall be defined with their related budget estimates.
- Conduct design critique review with the City of Bunnell.
- Identify all code requirements.
- Perform value engineering and cost analysis.
- Conduct interdisciplinary review and coordination meeting.
- Meet with designated City of Bunnell personnel to review design and project estimates for consistency with building program, budget and maintenance requirements.
- Make corrections and changes as requested.
- Submit final schematic design and project cost estimate report to the City of Bunnell.

**3. DESIGN DEVELOPMENT:**

- Prepare the design development drawings and preliminary specifications. The design will consist of floor plans, elevations, cross sections, landscaping plan, coordinating site and grading plans and other drawings to scale and showing the location of walls, doors, windows, equipment fixtures and other necessary items. The design will also include requirements for the plumbing, air-conditioning, heating, electrical and other work needed to complete the project.
- Define performance criteria and distribution systems for electrical and mechanical system components.
- Analyze systems (mechanical, structural, electrical) for space and clearance needs.
- Establish compatibility of selected systems with overall goals of the project.
- Prepare design development opinion of probable construction cost of building systems and components including all related costs and estimated contingencies.
- Confirm code requirements.
- Perform REDICHECK/Quality Control review & conduct interdisciplinary review and coordination meeting.
- Verify equipment, furniture, graphics, finishes and space treatments with the City of Bunnell.
- Prepare construction estimate and create alternatives, if necessary.

**4. CONSTRUCTION DOCUMENTS:**

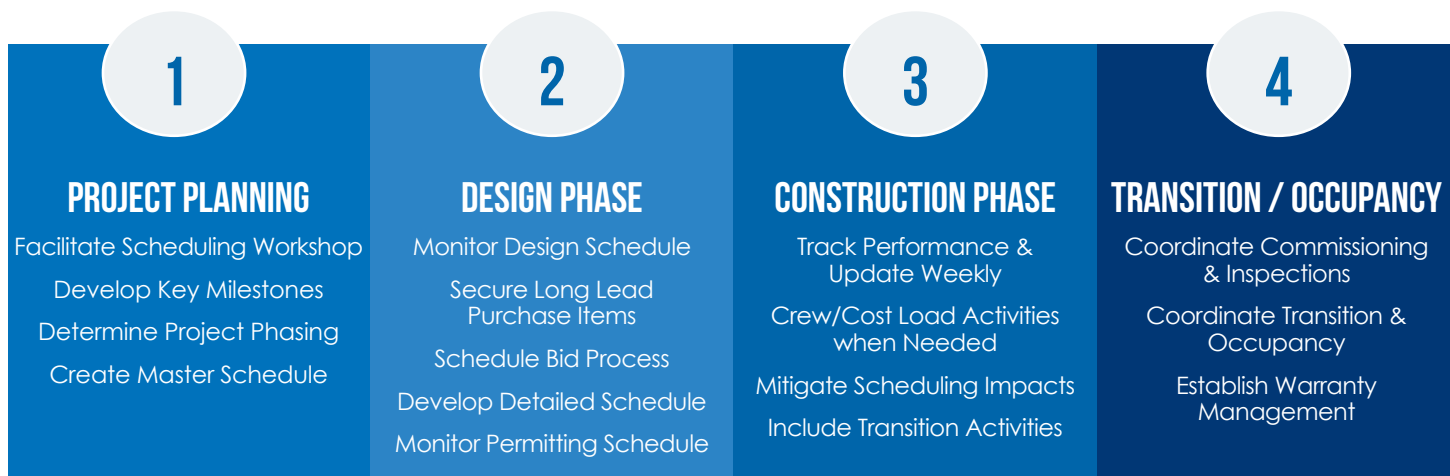
- Prepare final working drawings from the approved Design Development documents setting forth in detail the work to be done, materials required, finishes, workmanship, and equipment required for the building systems and other components of construction necessary to provide City of Bunnell with a complete and functional project for its intended purpose.
- Review drawings for space and other conflicts among systems.
- Determine adequacy and clarity of details for bidding and building construction purposes.
- Confirm that specifications and drawings are complimentary and are not in conflict.
- Reconfirm code compliance.
- Perform REDICHECK/Quality Control Review.
- Conduct interdisciplinary review meeting.
- Prepare construction specifications.
- Review construction documents with the City of Bunnell.

**5. DESIGN-BUILD TEAM'S GMP PREPARATION**

- Confirm the potential need / desire for any early GMP packages
- Develop bidders list and conduct subcontractor outreach.
- Prequalify subcontractors.
- Ajax's pre-bid conference.
- Respond to bid questions and prepare written addendum and addendum drawings, if necessary, to clarify intent of the construction documents to bidders.
- Consider proposed substitutions for building materials and systems.
- Evaluating bids and determining most responsible bidder.
- Assist the City of Bunnell with GMP confirmation and documentation.
- Prepare GMP.

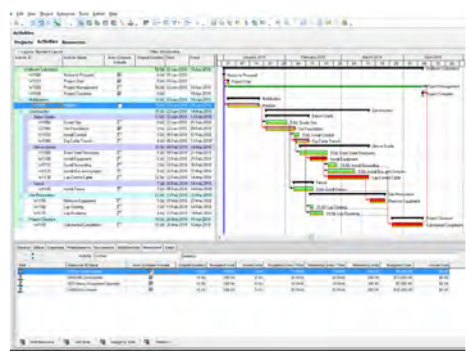
**SCHEDULING**

We understand the importance of delivering projects on time for our owners. We have a proven track record of completing projects within our owners' time and budget constraints. This stems from our teamwork approach of incorporating input directly from the owner, stakeholders and the design team, as well as subcontractors and vendors. With the entire project team developing the schedule, each member becomes personally vested and accountable for achieving each milestone. The actual CMAR program we implement is comprised of these four phases:





Ajax uses proven industry standard scheduling software (Primavera P6 – Oracle) to establish schedules for your project. Our program is fast, easy to update, and provides a full menu of scheduling and cost reports, including both critical path logic diagrams and bar chart formats. Ajax’s scheduling capabilities permit a complete analysis of cost distribution throughout the design and construction phases of any project.



**COST CONTROL**

As your Design Builder, our team will work closely from the onset with the City to ensure the design and budget are complimentary to one another. Our process ensures that when the final GMP is delivered, it is within the established budget and that there are absolutely no surprises. Our success in delivering projects at or below budget begins early in the Design Phase and continues throughout the Construction Phase. In addition to the detailed estimates provided throughout the preconstruction phase, the following are part of our estimating process to create optimum value for our Owners.

**SYSTEMS COST ANALYSIS**

Our team will provide budget, schedule and quality information for many systems proposed within the project to allow the City to properly analyze all options and make informed decisions for your project. will provide total cost comparison (materials, labor, maintenance, etc.) for each system being considered. For example:

- Chilled Water HVAC vs. Variable Refrigerant Flow (VRF) vs. Split AC System
- Block & Brick Multi-Wythe Wall System vs. Block & Stucco
- Exterior Equipment Protections -Steel Mesh vs. Higher Walls / Fencing Options
- Tilt Wall Connection Options -Pour Back vs. No Pour Back
- Storefront Window / Door Assemblies vs. Curtain Wall Assemblies
- Impact Rating Options – Impact Glass vs. Storm Shutters / Impact Screens
- Roofing -Material Options
- Roof Warranty Product Options - 20 Year vs. 30 Year
- Light Fixtures - Single Source Options vs. Multiple Option Packages Competition
- Communication Distribution - Cable Trays vs. Select Cable Tray Routing
- Generator -Natural Gas vs. Diesel

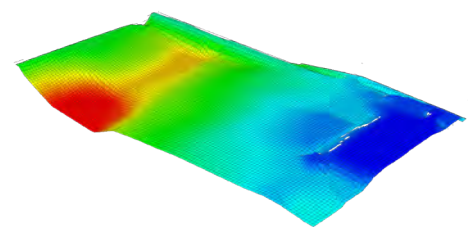
**LIFE CYCLE COST ANALYSIS**

Ajax will determine how each system, or the facility as a whole, will perform after 15 to 20 years. All aspects of the operational cost and maintenance of the facility is taken into consideration to select the best systems and equipment for the life of the facility. This information will allow you to make informed decisions weighing cost, life cycle, maintenance, and quality to meet your project goals.



**EARTHWORKS**

Earthworks is a three-dimensional computer program to assist with site cost analysis. It illustrates the contours of the existing site, comparing it to the new elevations needed for the project. The new elevations are calculated to determine the volume of dirt needed to be cut or filled to create the desired elevation and slopes for the project site. A variety of elevation and slope options can be quickly analyzed to determine the most efficient and cost-effective grading plan.



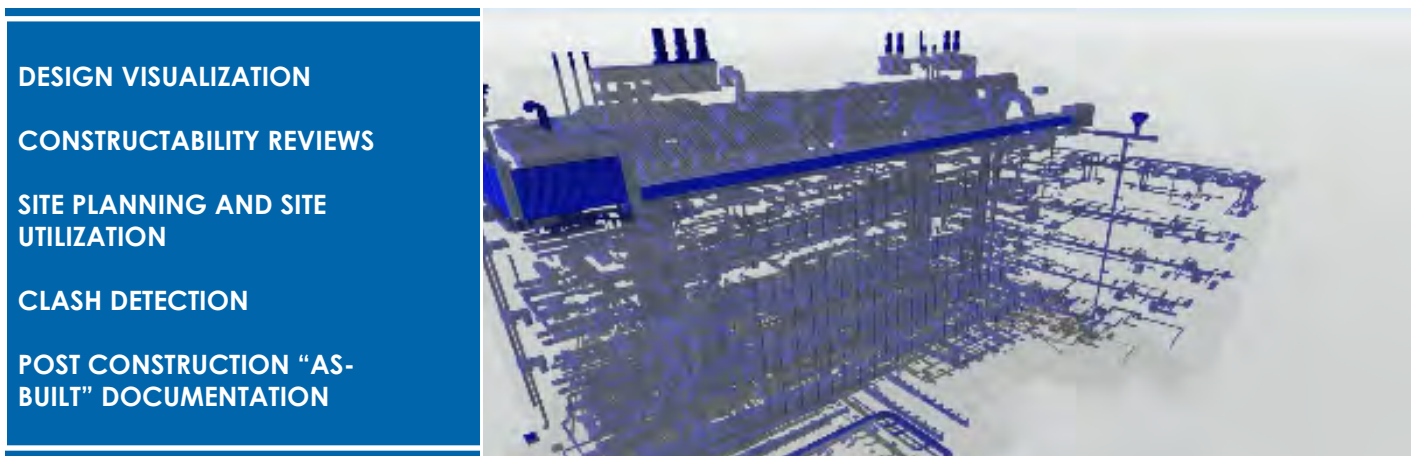
**VALUE ENGINEERING**

As part of our milestone estimating process, Ajax will develop a list of Value Engineering/Cost Reduction Options for consideration. We will provide an itemized list of alternate materials, equipment and systems along with their associated savings. These items will be reviewed by the team and those that are approved will be incorporated into the design. Savings from the Value Engineering exercises usually range from 2% - 7% and in some cases can be as much as 15%. Criteria used to select these ideas include:

- Reasonableness & Practicality
- Durability/Functionality of Option
- Quality Impact vs. Value Offered
- Cost Savings to the Project
- Short-Term vs. Life Cycle Costs
- Potential Design & Time Impact

## BUILDING INFORMATION MODELING (BIM)

Ajax/ SchkenelSchultz utilizes Revit Architecture, Revit MEP, 3ds Max Design, Navisworks Manage, and Navisworks Freedom software platforms to perform BIM-related tasks such as design visualization, constructability reviews, quantity take-off verification, site planning and site utilization, systems coordination and clash detection, trade coordination, virtual mock-ups, scheduling and sequencing reviews, and as-built documentation.



DESIGN VISUALIZATION

CONSTRUCTABILITY REVIEWS

SITE PLANNING AND SITE UTILIZATION

CLASH DETECTION

POST CONSTRUCTION "AS-BUILT" DOCUMENTATION

## QUALITY CONTROL

### PRECONSTRUCTION PHASE

- **DESIGN REVIEW:** Quality begins with a thorough review of the plans and specifications for completeness, accuracy & constructability. After a systematic review of the plans and specifications, we recommend modifications to the Architect that might be made to the drawings and/or specification to assist in clarifying the design intent.
- **REDI-CHECK SYSTEM:** Ajax utilizes the Redi-Check system to review the contract documents for any discrepancies, resolving conflicts and ensuring quality prior to bidding and construction. Clear and concise documents ensure competitive and responsive bids.
- **PRE-QUALIFICATION OF TRADE CONTRACTORS:** To ensure that only reputable trade contractors bid on your project, Ajax pre-qualifies trade contractors for construction experience on similar projects, proven record of quality and schedule adherence, financial stability and bonding ability, and safety record and insurance.
- **BID DOCUMENTS:** After pre-qualifying subcontractors and generating interest in the project, we assemble detailed bid documents. Subcontractors must know exactly what is expected of them in order to produce high quality work.

### CONSTRUCTION PHASE

Ajax will implement a detailed project specific quality control program with each trade contractor on the project, thereby guaranteeing high levels of craftsmanship. This process includes:

- **SHOP DRAWINGS & SUBMITTAL REVIEW:** The project team reviews submittals for conformance with the contract documents, accuracy and completeness.
- **CHECK MATERIAL CONFORMANCE UPON RECEIPT:** The Ajax team will inspect all materials arriving at the job site and immediately reject and return any material that does not conform to established quality standards.
- **MOCK-UP OF REPETITIVE OR DIFFICULT WORK:** Mock-ups of repetitive or difficult work are required to be constructed by all participation subcontractors before construction begins. This will establish an initial quality benchmark so all subcontractors know what standard of quality must be obtained.
- **MONITOR WORK DAILY:** As the Superintendent walks the site daily, he refers to a detailed checklist that covers the specific items of quality and assures that the work being produced meets those standards.
- **PROMPTLY REJECT NON-CONFORMING WORK:** Any work that is found to be non-conforming will be promptly rejected. Our subcontract requires that corrective action be taken within 24 hours of notification of rejection.
- **PHASE AND AREA PUNCHLISTS:** Punchlists will be performed at the completion of each major phase of the project. This process minimizes the final punchlist at the end of the project.
- **COORDINATION & TOOLBOX MEETINGS:** The project superintendent will hold weekly meetings with all of the subcontractors to discuss schedule, quality & safety.

## SAFETY MANAGEMENT

At Ajax we are committed to provide the safest possible worksite for our employees, employees of subcontractors, owners and the general public. Our goal is to send every employee home whole and healthy everyday. To achieve this goal we have developed a safety program that we believe leads the industry.

## PROJECT CLOSE-OUT

As your Design-Builder, we believe that it is our role to be responsible for the total project coordination. This begins at the commencement of the design phase and ends at the completion of the warranty period. Ajax believes that it is our role to be responsible for the total project coordination.

This begins at the commencement of the design phase and ends at the completion of the warranty period. Other project closeout elementary include:

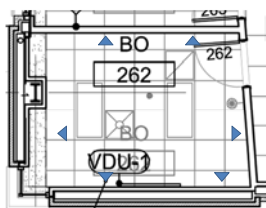
- Assemble and Deliver Closeout Documents, Parts and Operational Manuals
- Coordinate Final Inspections
- Secure Certificates of Occupancy
- Coordinate Training for Building Systems
- Coordinate Equipment Documentation with the City of Bunnell's Facilities
- Train City Personnel on New Equipment
- Turn over Electronic As-Builts
- Final Punchlist Completion
- Assist with the City of Bunnell's Move-in

**PHOTO ELECTRONIC AS-BUILTS**

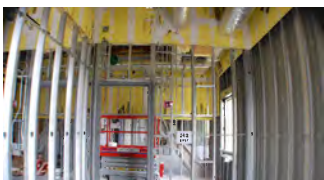
Ajax will provide photo electronic as-builts as a part of normal construction management services. These are photographs we provide in blueprint format, allowing our owners to know exactly what is behind each wall and above each ceiling. This is critical to know if any future renovations or repairs need to be made. Photographs take the guesswork out of trying to determine where electrical, plumbing or HVAC components may be located. Ajax will provide a USB of all project photos.



**FACILITIES STAFF WILL BE ABLE TO PULL UP A DIGITAL BLUE PRINT OF THE PROJECT.**



**AFTER CLICKING ON A SPECIFIC ROOM (THE RED CIRCLE ON THE BLUEPRINT, FOR EXAMPLE), THE ROOM WILL APPEAR WITH BLUE TRIANGLES INDICATING WHERE PHOTOGRAPHIC IMAGES WERE TAKEN.**



**AFTER CLICKING ON ONE OF THE BLUE TRIANGLES, THE APPROPRIATE IMAGE WILL APPEAR, SHOWING A PHOTOGRAPH OF EXACTLY WHAT IS IN THE WALL/CEILING.**

**QR CODES**

QR codes have gained significant visibility in the last year. The checkerboard square image is fast being recognized and utilized in increasing numbers. Any smartphone or device with a QR application installed can scan the code, and the information is translated instantly. The varied uses of the QR Code are continually growing. Ajax has adopted QR codes for use on our project sites. By placing QR Codes in areas with devices or equipment that require instruction manuals or maintenance manuals, this information is available instantaneously to those who need it.




**WARRANTY PERIOD SERVICES**

Ajax will warranty all workmanship and material for 1 year following substantial completion. Within 24 hours of a warranty request, the Ajax Team will respond to the owner and the appropriate subcontractor to schedule a proper follow-up. For emergency situations, the Ajax Team is accessible 24/7. Documentation is copied to the City of Bunnell. One month prior to the warranty expiration, Ajax will schedule a warranty inspection to review the project's status. All Ajax Team Members will be in attendance.



# D. EFFECTS OF THE FIRMS CURRENT AND PROJECTED WORKLOAD


As your Design-Build Team, Ajax / SchenkelShultz employees will work together 24/7 to ensure the City of Bunnell Administration / Police Department Complex is delivered on time, in budget and with the highest quality and efficiency. The Ajax/SSA Team and our consultants have the capacity and personnel to complete the scope of services within your schedule goals and to maintain continued principal leadership on this project. The ability to provide leadership and manage the project is achieved and executed through Ajax's experienced and qualified staff. Our staff utilizes the systems and procedures we have in place to properly develop, communicate, and transmit information in a timely and effective manner. With the on-site team dedicated 100% of the time to this project, they have the ability and capacity to achieve the City's schedule goals. The team proposed for this project will be supported by Ajax's robust staff of over 220 men and women who will help to ensure the success of the project. Below you will see the percentage of time the Design-Build team will have dedicated to this project during pre-construction phase and construction phase.

 <b>AJAX STAFF</b>	% TIME DEVOTED	
	PRECONSTRUCTION	CONSTRUCTION
<b>JEREMY COX</b> , <i>Principal-in-Charge</i>	5%	5%
<b>LON NEUMAN</b> , <i>Operations Manager</i>	20%	10%
<b>RANDY SMITH</b> , <i>Senior Project Manager</i>	20%	100%
<b>JEFFERY WHIPPLE</b> , <i>Assistant Project Manager</i>	10%	100%
<b>JODY WALLICK</b> , <i>General Superintendent</i>	5%	10%
<b>TIM SCHELLER</b> , <i>Superintendent</i>	20%	100%
<b>JACOB GUY</b> , <i>Assistant Superintendent</i>	5%	100%
<b>ROWDY FRANCIS</b> , <i>Quality Manager</i>	5%	5%
<b>TED PARKER</b> , <i>Director of Community Outreach &amp; Vendor Diversity</i>	5%	5%
<b>JUDD WEST</b> , <i>Director of Preconstruction Services</i>	10%	AS NEEDED
<b>SEAN AKVAN</b> , <i>BIM Coordinator</i>	10%	AS NEEDED
<b>JEFF STEPHENSON</b> , <i>Chief Estimator</i>	20%	AS NEEDED
<b>MARC REEVES</b> , <i>Director of Risk Management</i>	10%	10%




## LON NEUMAN OPERATIONS MANAGER

Operations Manager, Lon Neuman will serve as the principal point of contact between Ajax, the City of Bunnell, SchenkelShultz and other consultants. He will be very involved from the pre-construction phase through construction, close-out, and occupancy. He brings experience with municipal administration buildings, law enforcement headquarters and most importantly, experience working in the City of Bunnell. Lon's relationship with the local subcontractors and knowledge of materials will ensure a successful project.

	% TIME DEVOTED	
	DESIGN	CONSTRUCTION
<b>JOHNNIE D. LOHRUM, JR.</b> , <i>Principal-in-Charge / Architect</i>	50%	15%
<b>ZORAN LOZANOVSKI</b> , <i>Project Manager</i>	75%	50%
<b>KASEY TEIMOURI</b> , <i>Project Architect</i>	75%	15%
<b>J. GARY PORTER</b> , <i>Production Support</i>	60%	20%
<b>BARBARA CUSHING</b> , <i>Technical Production</i>	50%	20%

	% TIME DEVOTED	
	DESIGN	CONSTRUCTION
<b>BORA ERBILEN</b> , <i>Principal-in-Charge / Senior Project Manager</i>	50%	30%

	% TIME DEVOTED	
	DESIGN	CONSTRUCTION
<b>JASON SMITH</b> , <i>Mechanical Engineer</i>	50%	30%
<b>KEITH LIATSOS</b> , <i>Electrical Engineer</i>	50%	15%
<b>KAZ KAZEMINIA</b> , <i>Plumbing + Fire Protection</i>	25%	10%
<b>JIMMY BURCHARD</b> , <i>Low Voltage + Technology Designer</i>	25%	5%

	% TIME DEVOTED	
	DESIGN	CONSTRUCTION
<b>ROBERT J. BALL</b> , <i>Civil Engineer</i>	50%	15%
<b>JAKE E. STEHR</b> , <i>Landscape Architect</i>	40%	15%
<b>WILLIAM D. LITES</b> , <i>Environmental Science</i>	35%	15%

As demonstrated by the personnel numbers listed above, each of our firms have the depth of available personnel to support the proposed team whenever necessary:

- Ajax - 214 Employees
- SchenkelSchultz - 63 Employees
- BBM Structural - 28 Employees
- OCI Associates - 78 Employees
- Zev Cohen & Associates - 39 Employees



The Ajax / SchenkelShultz team is committed to perform the work for this project and have adequate time available to complete this project in a timely fashion. Below is the current and projected workload for the Ajax / SchenkelShultz staff assigned to this project. The current proposed staff will be dedicated to the City of Bunnell Administration / Police Department Design-Build project.



PROJECT NAME	PROJECT LOCATION	ANTICIPATED COMPLETION	PERCENT COMPLETE	DOLLARS COMMITTED	CLIENT NAME
<b>CONSTRUCTION PHASE</b>					
Flagler Sheriff's District 3 Administration Facility	Bunnell FL	January 2023	92.4%	\$1,512,152	Flagler County
UF Public Safety & Centrex Building Renovation	Gainesville FL	May 2023	91%	\$1,804,782	University of Florida
Volusia County Schools Beachside Elementary School	Daytona Beach FL	January 2023	90.9%	\$6,420,250	Volusia County Schools
UF Malachowsky Data Sciences & Information Technology Bldg	Gainesville FL	March 2023	76.2%	\$26,490,923	University of Florida
Volusia County Deland Courtroom Renovation	Deland FL	May 2023	26.1%	\$2,301,338	Volusia County
Duval County Rutledge Pearson Elementary	Jacksonville FL	July 2023	12.5%	\$31,020,881	Duval County Public Schools
City of Orange City Pipe Rehab & Sterilization	Orange City FL	November 2024	11%	\$8,198,810	City of Orange City
Daytona State College Deltona Campus Building 2	Daytona Beach FL	February 2024	2%	\$16,442,700	Daytona State College
<b>DESIGN PHASE</b>					
Volusia County Branch Jail Mental Health Dorms	Daytona Beach FL	November 2024	N / A	N / A	Volusia County
Flagler County Library and Multituse Facility	Bunnell FL	November 2024	N / A	N / A	Flagler County
Sarasota County EMS Administration Building	Sarasota FL	August 2024	N / A	N / A	Sarasota County
Sarasota County Administration Building	Sarasota FL	December 2025	N / A	N / A	Sarasota County

PROJECT NAME	DOLLARS COMMITTED
<b>CONSTRUCTION ADMINISTRATION / DOCUMENTS</b>	
City of Edgewater Public Works Facility	\$839,619
Brevard County Emergency Operations Center	\$279,910
Volusia County Medical Examiner's Office	\$190,346
<b>PERMITTING / BIDDING</b>	
City of DeLand Utilities Administration Building	\$227,987
Brevard County Transportation Management	\$243,200
City of Port Orange Field Operations Facility	\$8,750
City of North Port Fire Station #81	\$85,455
Seminole County Fire Station #39	\$151,883
<b>PROGRAMMING</b>	
City of North Port Police EOC & Evidence Facility	\$176,557
Flagler County Fire Station Prototype	\$140,000
<b>DESIGN DEVELOPMENT</b>	
Charlotte County Sheriff's District 4 Office	\$605,200
Charlotte County Sheriff's Administration Support Headquarters	\$1,361,200
Seminole County Fire Station 25 Prototype	\$335,068

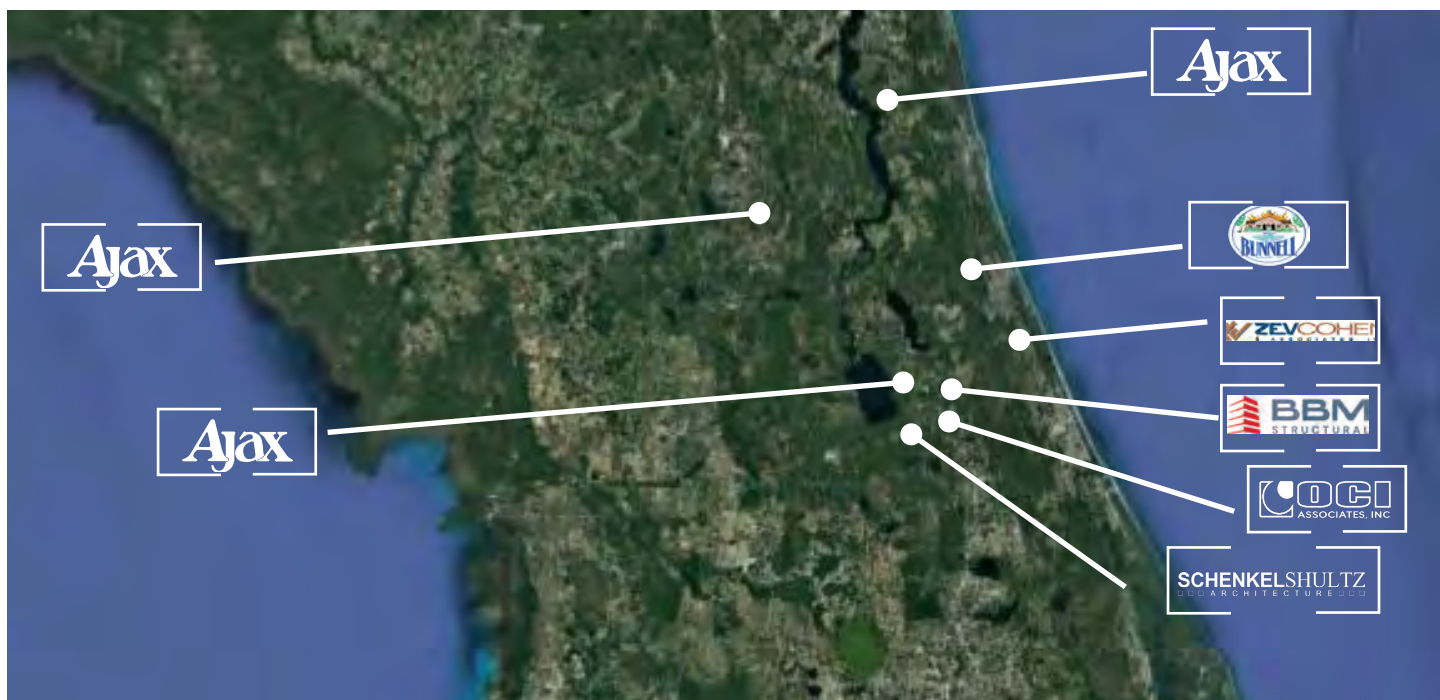
PROJECT NAME	PROJECT LOCATION	ANTICIPATED COMPLETION	PERCENT COMPLETE	DOLLARS COMMITTED	CLIENT NAME
Flagler County Library and Multifuse Facility	Bunnell FL	November 2024	N / A	N / A	Flagler County
Daytona State College Deltona Campus Building 2	Daytona Beach FL	February 2024	2%	\$16,442,700	Daytona State College
Flagler County Schools High School Parking Lot	Palm Coast FL	October 2023	10%	\$2,000,000	Flagler County
Volusia County Sliver Beach Access Ramp	Daytona Beach FL	December 2024	20%	\$1,000,000	Volusia County
Pictona Phase 2	Holly Hill FL	December 2022	95%	\$7,500,000	Martens Charities, Inc.
City of Bunnell Commerce Parkway Boulevard	Bunnell FL	April 2024	5%	\$6,500,000	City of Bunnell
Holly Hill RV Resort	Holly Hill FL	November 2023	15%	\$6,000,000	Holly Hill RV Resort LLC
Brown Riverfront Esplanade Park	Daytona Beach FL	March 2023	70%	\$31,000,000	Brown Riverfront Esplanade Foundation
Stetson University	DeLand FL	December 2022	95%	\$16,500,000	Stetson University
Resibuilt Town Center Townhomes	Palm Coast FL	February 2024	5%	\$15,000,000	Resibuilt



## E. LOCAL FIRM'S

The Ajax office assigned to managing the City of Bunnell Administration / Police Department project is our Jacksonville, FL office. If selected, our team will set up a jobsite trailer and work full time out on the project site once construction begins. Ajax has been working in NE Florida for 20+ years and has vast knowledge on the local market conditions, especially because of our current work in Flagler County. Senior Project Manager, Randy Smith, is a long time resident of Flagler County and will contribute his knowledge to help ensure the City of Bunnell Administration / Police Department Complex is finished on schedule and within budget. SchenkelSchultz has been working in the Flagler County for the past 10 years, completing five projects within the county. Our subconsultants are based out of Orlando, FL but regularly provide services on projects throughout NE Florida. Please see listing below of our team's work completed within Flagler County:

- Flagler County Sheriff's Admin
- Flagler County Fire Station Prototype
- Palm Coast Community Center
- Palm Coast City Hall
- Flagler County Library & Multiuse Facility
- Palm Coast Arts Foundation Pavilion/Venue
- Daytona State College Palm Coast Building 2 Renovation
- Daytona State College Palm Coast Building 3
- Daytona State College Palm Coast Building 1
- Florida Hospital Flagler Medical Plaza
- Florida Hospital Flagler Emergency Department and Cancer Center Renovations
- Matanzas High School Classroom Building Addition
- Old Kings Elementary School Addition/Renovation
- Flagler Palm Coast County High School
- Flagler County School Board Recreation Center
- Flagler County Administration Facility
- Commerce Parkway
- County Road 205
- Flagler County Bings Landing
- Central Landings Apartments at Town Center
- Beach Village Apartments at Palm Coast
- Preserve at Palm Coast Apartments
- Prosperity Bank Flagler Beach
- Rima Ridge Road Improvements



# F. COMPLETENESS OF RESPONSE

Ajax / SchenkelSchultz has read and reviewed the Request for Qualifications Statements (RFQ No: 2022-02) for Bunnell Administration / Police Department Complex. We understand what is required of Ajax / SchenkelSchultz as your Design-Build team. We do not have any objections and acknowledge Addendum No.1 and Addendum No. 2.



# G. REFERENCES FOR FIRM AND ALL SUBCONSULTANTS



**1** Sheriff's District 3  
Administration Facility  
Flagler County  
1769 East Moody Boulevard  
Bunnell, FL 32110  
Mike Dickson  
mdickson@flaglercounty.org  
386.313.4191

This project includes the development of an 8 acre site and the construction of a new 51,600 SF facility. Sitework included the installation of aggregate piers, all underground utilities and asphalt parking/drive lanes. The main building was constructed with tilt-up concrete panels with structural steel columns, beams & joists.  
\$20,160,526 / 51,600 SF

**2** Sheriff's Evidence Facility  
Volusia County  
123 West Indiana Avenue  
DeLand, FL 32720  
Laura Laser  
llaser@volusia.org  
386.736.5967

The new site is a secured compound with the Storage Evidence Facility storing evidence, property, fire arms, drugs, vehicles, etc. The building includes offices, a lobby, forensics lab, walk-in biohazard material storage cooler and a covered loading dock. It contains an intake/process area for goods/materials, as well as a staging area for processing evidence purging, archiving or distribution. A portion of the facility was hardened to protect it against 200 mph winds, while being designed and constructed for LEED® Silver certification.  
\$12,065,005 / 29,646 SF

**3** Public Works Complex  
Volusia County  
2560 West State Road 44  
DeLand, FL 32720  
Ben Bartlett  
bbartlett@volusia.org  
386.822.6422

The project consisted of 5 buildings: Administration Center, Wash Rack, Ancillary Building 1, Ancillary Building 2 and tack storage. The wash rack was a pre-engineered metal open canopy founded on conventional spread footings. Ancillary Buildings 1 and 2 are partially enclosed pre-engineered metal buildings with split faced block, exterior wainscoting, and metal panel exterior founded on conventional spread footings.  
\$9,272,497 / 28,222 SF

## SCHENKEL SHULTZ ARCHITECTURE

**1** UF Public Safety Building  
University of Florida  
232 Stadium / P.O. Box 115050  
Gainesville, FL  
Darren Baxley  
dbaxley@ufl.edu  
352.392.0401

This project has involved the demolition of the old UFPD/WRUF building including the adjacent evidence compound and all associated non-critical site utilities to make way for a brand new 50,972 SF facility that will accommodate all current and future operational needs and serve as main on-campus shelter-in-place facilities in the event of natural or man made emergencies. The UF 200 program also includes a complete 5,000 SF renovation of the Centrex Building for UF Emergency Management. This will house the UFPD's dispatch and the Department of Emergency Management.  
\$21,077,520 / 50,972 SF

**2** Sheriff's Evidence Facility  
Volusia County  
123 West Indiana Avenue  
DeLand, FL 32720  
Laura Laser  
llaser@volusia.org  
386.736.5967

The new site is a secured compound with the Storage Evidence Facility storing evidence, property, fire arms, drugs, vehicles, etc. The building includes offices, a lobby, forensics lab, walk-in biohazard material storage cooler and a covered loading dock. It contains an intake/process area for goods/materials, as well as a staging area for processing evidence purging, archiving or distribution. A portion of the facility was hardened to protect it against 200 mph winds, while being designed and constructed for LEED® Silver certification.  
\$12,065,005 / 29,646 SF

3

**Police Evidence Facility**  
 City of DeLand  
 P.O. Drawer 449  
 DeLand, FL 32721  
 Jason Umberger  
 umbergerj@deland.org  
 386.626.7414

The City of DeLand Police Evidence Facility includes secure lobby, fleet parking, vehicle inspections bays, evidence processing lab and secure evidence storage.  
 \$1,500,000 / 5,500 SF



1

**Police Headquarters**  
 City of Hollywood  
 3250 Hollywood Boulevard  
 Hollywood, FL 33021  
 Heather Baburek Guenot  
 hguenot@hollywoodfl.org  
 954.649.4389

The new Police HQ Cat. 5 hardened 4-story building will double the size of the existing police station incorporating much needed new technology that isn't available on the current electrical grid. Features of the station will include a much larger property & evidence room, training and gun range, quartermaster, patrol, holding cells, detective units, recruitment, administration and public information for 425 employees with room to grow.  
 \$72,500,000 / 120,000 SF

2

**Public Safety Facility  
 & Police Department**  
 City of Casselberry  
 4195 South US Highway 17-92  
 Casselberry, FL 32707  
 Larry Krantz  
 lkrantz@casselberry.org  
 407.262.7616

The new Public Safety & Police Dept. Cat. 3 hardened facility will house the Police Department and a small Emergency Operations Center with a property and evidence storage and lab, evidence drop, vehicle evidence processing bay, records suite, patrol suite, briefing room, offices, investigation cubicles, interview suites, computer forensic rooms, male/female lockers, small weight room/gym, community meeting room, armory and storage, gun cleaning station, copy and print room, quartermaster storage room, administration suite with multiple offices and conference rooms.  
 \$8,700,000 / 25,000 SF

3

**Municipal Complex &  
 Police Department**  
 Town of Jupiter  
 196 Military Trail  
 Jupiter, FL 33458  
 Thomas Driscoll  
 thomasd@jupiter.fl.us  
 561.440.0213

The new hardened Cat. 5 Municipal Complex includes a data center and serves as the Town's Emergency Operations Center and houses Police and Town personnel before, during and after disasters such as hurricanes. Within the space is a Police Department facility with patrol suite, briefing room, offices, investigation cubicles, interview suites, male/female lockers, community meeting room, armory and storage and a Veteran's Memorial.  
 \$20,000,000 / 38,823 SF



1

**City of Windermere  
 Administration & Police  
 Department Facility**  
 Architect Design Group  
 333 N. Knowles Avenue  
 Winter Park, FL 32789  
 Rodney McManus  
 rodneym@adgusa.org  
 407.647.1706

This project consisted of structural engineering consulting for a 9,900 SF Town Administration and Police Department Facility with 2,200 SF Public Works office and 3,800 SF Public Works Secured Storage at the new City of Windermere Administration and Police Department Facility.  
 \$5,500,000 / 15,900 SF

2

**City of Boynton Beach  
Police Department Facility**  
Architect Design Group  
333 N. Knowles Avenue  
Winter Park, FL 32789  
Rick Mullis  
rickm@adg.org  
407.647.1706

This project consisted of structural engineering consulting for a two (2)-story, 55,409 SF facility with Booking / Intake area, Community Room, Sallyport, Classroom / Training Rooms, Holding Cells, Record Room, Storage, and Laundry Area at the new City of Boynton Beach Police Department Facility. \$15,500,000 / 55,409 SF

3

**City of Orlando  
Police Station Headquarters**  
Architect Design Group  
333 N. Knowles Avenue  
Winter Park, FL 32789  
Ian Reeves  
ianr@adg.usa.org  
407.647.1706

This LEED Certified project consisted of structural engineering consulting for a 103,300 SF new City of Orlando Police Station Headquarters tilt project with a 400-seat Community Room, 5,000 SF first floor multi-purpose training area. \$40,000,000 / 103,000 SF



1

**Port Orange Shooting Range**  
City of Port Orange  
1000 City Center Circle  
Port Orange, FL 32129  
Wayne Clark  
386.506.5501

The Port Orange Shooting Range was completed in the Spring of 2020 and consists of a pistol range, and 360 degree SWAT range, and a long rifle range. In addition to the actual practice shooting facilities, the project also included a shoot house and teaching facility. The project was constructed in partnership with several local municipalities. ZCA provided a full complement of consulting services on this project including civil, landscape, and environmental design while permitting the project through the City of Port Orange, SJRWMD, and DEP. \$2,000,000 / N / A

2

**International Airport Aircraft  
Rescue & Fire fighting Bldg.**  
Daytona Beach International  
Airport  
700 Catalina Drive, Suite 300  
Daytona Beach, FL 32114  
Karen Feaster  
kfeaster@co.volusia.fl.us  
386.248.8030

The Daytona Beach International Airport (DBIA) complex is located in Volusia County, FL and in the heart of Daytona Beach. The current Aircraft Rescue and Firefighting Building (ARFF) was in need of replacement. ZCA teamed with the Architect, Schenkel Shultz to provide civil and landscape design and permitting services. The initial efforts on the project included an intense site selection and evaluation period. \$71,200,000 / N / A



3

**DeLand Fire Station**  
City of Deland  
1102 South Garfield Avenue  
DeLand, FL 32724  
Ray Bahrami  
bahramir@deland.org  
386.626.7189

The proposed facility consists of a +/- 16,000 SF fire station, 3,000 SF apparatus garage and separate parking areas for the public and fire station employees. ZCA and the Design Team worked closely with the City and Fire Departments to accommodate the uniqueness this type of project has. Accommodations for the public to access the building were required while making sure the facility remains secure. \$4,000,000 / N / A

# APPENDIX A

## 1. APPLICATION FORM

	<p><b>APPLICATION FORM</b></p> <p><b>CITY OF BUNNELL</b>  <b>ADMIN/POLICE DEPT COMPLEX</b>  <b>DESIGN BUILD PROJECT</b></p>	<p>RFQ-2022-02          ISSUED BY: LAKESHA BYRD          FINANCIAL SERVICES COORDINATOR          PHONE NO: (386) 437-7500          FAX NO (386) 437-7503          EMAIL: LBYRD@BUNNELLCITY.US</p>
<p>SUBMIT QUALIFICATIONS PACKAGE PRIOR TO:          CLOSING DATE: <b>NOVEMBER 14, 2022</b>          CLOSING TIME: <b>10:00 A.M.</b></p>		<p>SUBMIT TO:          LAKESHA BYRD          604 E MOODY BLVD., - SUITE 6          BUNNELL, FL 32110</p>
<p>PROJECT TITLE &amp; DESCRIPTION:          BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX          DESIGN BUILD PROJECT</p>		
<p>THE RESPONDENT HEREBY AGREES TO FURNISH THE SERVICES PURSUANT TO ALL REQUIREMENTS, SPECIFICATIONS, AND SCOPE OF SERVICES CONTAINED IN THIS SOLICITATION DOCUMENT, AND FURTHER AGREES THAT THE LANGUAGE OF THIS DOCUMENT SHALL GOVERN IN THE EVENT OF A CONFLICT WITH HIS OR HER RESPONSE. BY MY SIGNATURE I CERTIFY THAT THIS RESPONSE IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, OR CONNECTION WITH ANY CORPORATION, FIRM, BUSINESS ENTITY, OR PERSON SUBMITTING A RESPONSE FOR THE SERVICES, AND IS IN ALL RESPECTS FAIR AND WITHOUT COLLUSION OR FRAUD.</p>		
<p><b>THIS APPLICATION FORM MUST BE SIGNED TO BE CONSIDERED FOR</b></p>		
<p>COMPANY NAME: <a href="#">Ajax Building Company, LLC</a></p>		<p>DATE: <a href="#">11/16/2022</a></p>
<p>MAILING ADDRESS: <a href="#">10365 Hood Road South, Suite 203</a></p>		<p>PHONE: <a href="#">904.262.8660</a>          FAX: <a href="#">904.262.8623</a></p>
<p>CITY: <a href="#">Jacksonville</a></p>	<p>STATE: <a href="#">FL</a></p>	<p>ZIP: <a href="#">32257</a></p>
<p>TITLE OF AUTHORIZED REPRESENTATIVE: <a href="#">Vice President</a></p>		
<p>E-MAIL: <a href="mailto:jay.smith@ajaxbuilding.com">jay.smith@ajaxbuilding.com</a></p>		<p>WEB URL: <a href="http://www.ajaxbuilding.com">www.ajaxbuilding.com</a></p>
<p>AUTHORIZED SIGNATURE: </p>		<p>PRINTED NAME: <a href="#">John B. Smith, II</a></p>

## 2. PROPOSER'S CONTACT INFORMATION FORM

### **PROPOSER'S CONTACT INFORMATION FORM**

#### **PROPOSER'S INFORMATION**

FIRM NAME:	Ajax Building Company, LLC
FIRMS PRINCIPAL ADDRESS:	1080 Commerce Boulevard, Midway, FL 32343
FEIN #:	59-0969709

#### **BUSINESS STRUCTURE**

CORPORATION, JOINT VENTURE, OR PARTNERSHIP: PROPOSERS SUBMITTING QUALIFICATIONS STATEMENTS AS A JOINT VENTURE SHALL SUBMIT A COPY OF THEIR JOINT AGREEMENT. IF A JOINT VENTURE OR PRIME/SUB-CONTRACTOR ARRANGEMENT OF TWO (2) FIRMS, INDICATE HOW THE WORK WILL BE DISTRIBUTED BETWEEN THE PARTNERS.

BUSINESS STRUCTURE	INDICATE BY (X)	COPY OF JOINT VENTURE AGREEMENT ATTACHED (Y / N)	IF APPLICABLE, HOW WILL WORK BE DISTRIBUTED BETWEEN PARTNERS?
CORPORATION	✓	N A	Ajax Building Company, LLC is a Limited Liability Company, not a Corporation.
JOINT VENTURE		N / A	
PARTNERSHIP		N / A	

IS YOUR COMPANY REGISTERED AND LICENSED IN THE STATE OF FLORIDA TO DO BUSINESS?  YES  NO

IF A JOINT VENTURE, HAS THIS PARTNERSHIP WORKED TOGETHER ON A SIMILAR PROJECT?  YES  NO

## 2. PROPOSER'S CONTACT INFORMATION FORM

### **PROPOSER'S INFORMATION FORM** **(CONTINUED)**

#### **BUSINESS OFFICERS**

<b>POSITION</b>	<b>NAME</b>	<b>CONTACT INFORMATION</b>
PRESIDENT	William P. Byrne	bill.byrne@ajaxbuilding.com 813.792.3900
VICE PRESIDENT	John B. Smith, II	jay.smith@ajaxbuilding.com 850.224.9571
VICE PRESIDENT	Appling S. Wells, V	appie.wells@ajaxbuilding.com 850.224.9571
SECRETARY	Brian Desotell	brian.desotell@ajaxbuilding.com 850.224.9571
TREASURER	Brian Desotell	brian.desotell@ajaxbuilding.com 850.224.9571
PROJECT MNGR (ASSIGNED TO THIS PROJECT)	Randy Smith	randy.smith@ajaxbuilding.com 904.262.8660

#### **BUSINESS LOCATION**

ADDRESS OF OFFICE IN WHICH WORK IS TO BE PERFORMED FROM IF DIFFERENT THAN PRINCIPAL ADDRESS: 10365 Hood Road South, Suite 203, Jacksonville, FL 32257

DISTANCE FROM THE JOB SITE TO FIRMS BUSINESS ADDRESS: 60 MILES

OTHER OFFICE LOCATIONS – LOCATION OF OTHER OFFICES FROM WHICH RESOURCES MAY BE DRAWN: Ajax has 13 offices across the Southeast, the Gainesville, FL office, 424 SW 7th Terrace, Gainesville, FL 32601 and Lake Mary office, 735 Primera Boulevard, Suite 230, Lake Mary, FL 32746 will provide resources as / if needed.



### 3. PROPOSER'S CERTIFICATION FORM

#### PROPOSER'S CERTIFICATION FORM

I HAVE CAREFULLY EXAMINED THE REQUEST FOR QUALIFICATIONS, INSTRUCTIONS TO PROPOSERS, GENERAL AND/OR SPECIAL CONDITIONS, VENDOR'S NOTES, SPECIFICATIONS, AND ANY OTHER DOCUMENTS ACCOMPANYING OR MADE A PART OF THIS REQUEST FOR QUALIFICATIONS.

I AGREE TO ABIDE BY ALL CONDITIONS OF THE RFQ AND UNDERSTAND THAT A BACKGROUND INVESTIGATION MAY BE CONDUCTED BY THE CITY OF BUNNELL PRIOR TO AN AWARD.

I CERTIFY THAT ALL INFORMATION CONTAINED IN THIS SUBMITTAL IS TRUTHFUL TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT I AM A DULY AUTHORIZED TO SUBMIT THIS QUALIFICATIONS STATEMENT ON BEHALF OF THE VENDOR / CONTRACTOR AS ITS ACT AND DEED AND THAT THE VENDOR / CONTRACTOR IS READY, WILLING AND ABLE TO PERFORM IF AWARDED THE CONTRACT.

I FURTHER CERTIFY, UNDER OATH, THAT THIS QUALIFICATIONS STATEMENT IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, CONNECTION, DISCUSSION, OR COLLUSION WITH ANY OTHER PERSON, FIRM OR CORPORATION SUBMITTING A QUALIFICATIONS STATEMENT FOR THE SAME PRODUCT OR SERVICE; NO OFFICER, EMPLOYEE OR AGENT OF THE CITY OF BUNNELL GOVERNMENT OR OF ANY OTHER PROPOSER INTERESTED IN SAID RFQ; AND THAT THE UNDERSIGNED EXECUTED THIS PROPOSER'S CERTIFICATION WITH FULL KNOWLEDGE AND UNDERSTANDING OF THE MATTERS THEREIN CONTAINED AND WAS DULY AUTHORIZED TO DO SO.

NAME OF BUSINESS Ajax Building Company, LLC

BY:

SIGNATURE

John B. Smith, II  
NAME & TITLE, TYPED OR PRINTED

10365 Hood Road South  
MAILING ADDRESS

Jacksonville, FL 32257  
CITY, STATE, ZIP CODE

(904) 262.8660  
TELEPHONE NUMBER

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 16th DAY OF  
November, 2022

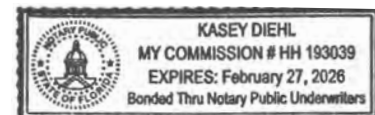
SIGNATURE OF NOTARY

NOTARY PUBLIC, STATE OF FL

**PERSONALLY KNOWN**

-OR-

PRODUCED IDENTIFICATION     



# 4. DRUG-FREE WORKPLACE CERTIFICATION FORM


## DRUG-FREE WORKPLACE FORM

THE UNDERSIGNED BIDDER IN ACCORDANCE WITH FLORIDA STATUTE  
287.087, HEREBY CERTIFIES THAT

Ajax Building Company, LLC DOES:  
(NAME OF BUSINESS)

1. PUBLISH A STATEMENT NOTIFYING EMPLOYEES THAT THE UNLAWFUL MANUFACTURE, DISTRIBUTION, DISPENSING, POSSESSION, OR USE OF A CONTROLLED SUBSTANCE IS PROHIBITED IN THE WORKPLACE AND SPECIFYING THE ACTIONS THAT WILL BE TAKEN AGAINST EMPLOYEES FOR VIOLATIONS OF SUCH PROHIBITION.
2. INFORM EMPLOYEES ABOUT THE DANGERS OF DRUG ABUSE IN THE WORKPLACE, THE BUSINESS'S POLICY OF MAINTAINING A DRUG-FREE WORKPLACE, ANY AVAILABLE DRUG COUNSELING, REHABILITATION, AND EMPLOYEE ASSISTANCE PROGRAMS, AND THE PENALTIES THAT MAY BE IMPOSED UPON EMPLOYEES FOR DRUG ABUSE VIOLATIONS.
3. GIVE EACH EMPLOYEE ENGAGED IN PROVIDING THE COMMODITIES OR CONTRACTUAL SERVICES THAT ARE PROPOSED A COPY OF THE STATEMENT SPECIFIED IN SUBSECTION (1).
4. IN THE STATEMENT SPECIFIED IN SUBSECTION (1), NOTIFY THE EMPLOYEES THAT, AS A CONDITION OF WORKING ON THE COMMODITIES OR CONTRACTUAL SERVICES THAT ARE UNDER BID, THE EMPLOYEE WILL ABIDE BY THE TERMS OF THE STATEMENT AND WILL NOTIFY THE EMPLOYER OF ANY CONVICTION OF, OR PLEA OF GUILTY OR NOLO CONTENDERE TO, ANY VIOLATION OF CHAPTER 893 OR OF ANY CONTROLLED SUBSTANCE LAW OF THE UNITED STATES OR ANY STATE, FOR A VIOLATION OCCURRING IN THE WORKPLACE NO LATER THAN FIVE (5) DAYS AFTER SUCH CONVICTION.
5. IMPOSE A SANCTION ON, OR REQUIRE THE SATISFACTORY PARTICIPATION IN A DRUG ABUSE ASSISTANCE OR REHABILITATION PROGRAM IF SUCH IS AVAILABLE IN THE EMPLOYEE'S COMMUNITY, BY ANY EMPLOYEE WHO IS SO CONVICTED.
6. MAKE A GOOD FAITH EFFORT TO CONTINUE TO MAINTAIN A DRUG-FREE WORKPLACE THROUGH IMPLEMENTATION OF THIS SECTION.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

X   
\_\_\_\_\_  
PROPOSER'S SIGNATURE  
November 16, 2022  
\_\_\_\_\_  
DATE

## 5. PUBLIC ENTITY CRIME FORM

### SWORN STATEMENT UNDER SECTION 287.133(3)(A), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES FORM

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

THIS SWORN STATEMENT IS SUBMITTED TO THE CITY OF BUNNELL BY John B. Smith, II, Vice President  
(INDIVIDUAL'S NAME AND TITLE)

FOR Ajax Building Company, LLC

(NAME OF ENTITY SUBMITTING SWORN STATEMENT)

WHOSE BUSINESS ADDRESS IS 10365 Hood Road South, Jacksonville, FL 32257

AND (IF APPLICABLE) ITS FEDERAL EMPLOYER IDENTIFICATION NUMBER (FEIN) IS 59-0969709 (IF  
THE ENTITY HAS NO FEIN, INCLUDE THE SOCIAL SECURITY NUMBER OF THE INDIVIDUAL SIGNING  
THIS SWORN STATEMENT)

1. I UNDERSTAND THAT A "PUBLIC ENTITY CRIME" AS DEFINED IN SECTION 287.133(1)(G), FLORIDA STATUTES, MEANS A VIOLATION OF ANY STATE OR FEDERAL LAW BY A PERSON WITH RESPECT TO AND DIRECTLY RELATED TO THE TRANSACTION OF BUSINESS WITH ANY PUBLIC ENTITY OR WITH AN AGENCY OR POLITICAL SUBDIVISION OF ANY OTHER STATE OR WITH THE UNITED STATES, INCLUDING, BUT NOT LIMITED TO, ANY BID OR CONTRACT FOR GOODS OR SERVICES TO BE PROVIDED TO ANY PUBLIC ENTITY OR AN AGENCY OR POLITICAL SUBDIVISION OF ANY OTHER STATE OR A OF THE UNITED STATES AND INVOLVING ANTITRUST, FRAUD, THEFT, BRIBERY, COLLUSION, RACKETEERING, CONSPIRACY, OR MATERIAL MISREPRESENTATION.
2. I UNDERSTAND THAT "CONVICTED" OR "CONVICTION" AS DEFINED IN PARAGRAPH 287.133(1)(B), FLORIDA STATUTES, MEANS A FINDING OF GUILT OR A CONVICTION OF A PUBLIC ENTITY CRIMES, WITH OR WITHOUT AN ADJUDICATION OF GUILT, IN ANY FEDERAL OR STATE TRIAL COURT OF RECORD RELATING TO CHARGES BROUGHT BY INDICTMENT OR INFORMATION AFTER JULY 1, 1989, AS A RESULT OF A JURY VERDICT, NON-JURY TRIAL, OR ENTRY OF A PLEA OF GUILTY OR NOLO CONTENDERE.
3. I UNDERSTAND THAT AN "AFFILIATE" AS DEFINED IN SECTION 287.133(1)(A), FLORIDA STATUTES, MEANS: PREDECESSOR OR SUCCESSOR OF A PERSON CONVICTED OF A PUBLIC ENTITY CRIME: OR AN ENTITY UNDER THE CONTROL OF ANY NATURAL PERSON WHO IS ACTIVE IN THE MANAGEMENT OF THE ENTITY AND HOW HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME. THE TERM "AFFILIATE" INCLUDES THOSE OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS, AND AGENTS WHO ARE ACTIVE IN THE MANAGEMENT OF AN AFFILIATE. THE OWNERSHIP BY ONE (1) PERSON OF SHARES CONSTITUTING A CONTROLLING INTEREST IN ANOTHER PERSON, OR A POOLING OF EQUIPMENT OR INCOME AMONG PERSONS WHEN NOT FOR FAIR MARKET VALUE UNDER AN ARM'S LENGTH AGREEMENT, SHALL BE A PRIMA FACIE CASE THAT ONE PERSON CONTROLS ANOTHER PERSON. A PERSON WHO KNOWINGLY ENTERS INTO A JOINT VENTURE WITH A PERSON WHO HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME IN FLORIDA DURING THE PRECEDING THIRTY-SIX (36) MONTHS SHALL BE CONSIDERED AN AFFILIATE.
4. I UNDERSTAND THAT A "PERSON" AS DEFINED IN SECTION 287.133(1)(E), FLORIDA STATUTES, MEANS ANY NATURAL PERSON OR ENTITY ORGANIZED UNDER THE LAWS OF ANY STATE OR OF THE UNITED STATES WITH THE LEGAL POWER TO ENTER INTO A BINDING CONTRACT AND WHICH BIDS OR APPLIES TO BID ON CONTRACTS FOR THE PROVISION OF GOODS OR SERVICES LET BY A PUBLIC ENTITY, OR WHICH OTHERWISE TRANSACTS OR APPLIES TO TRANSACT BUSINESS WITH A PUBLIC ENTITY. THE TERM "PERSON" INCLUDES THOSE OFFICERS, DIRECTORS, EXECUTIVES,

# 5. PUBLIC ENTITY CRIME FORM

PARTNERS, SHAREHOLDERS EMPLOYEES, MEMBERS, AND AGENTS WHO ARE ACTIVE IN MANAGEMENT OF AN ENTITY.

- 5. BASED ON INFORMATION AND BELIEF, THE STATEMENT WHICH I HAVE MARKED BELOW IS TRUE IN RELATION TO THE ENTITY SUBMITTING THIS SWORN STATEMENT. (YOU MUST INDICATE WHICH STATEMENT APPLIES.)

NEITHER THE ENTITY SUBMITTING THIS SWORN STATEMENT, NOR ANY OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS, OR AGENT WHO IS ACTIVE IN MANAGEMENT OF THE ENTITY, NOR THE AFFILIATE OF THE ENTITY HAS BEEN CHARGED WITH AND CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989.

THE ENTITY SUBMITTING THIS SWORN STATEMENT, OR ONE OR MORE OF THE OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS OR AGENT WHO ARE ACTIVE IN MANAGEMENT OF THE ENTITY, OR AN AFFILIATE OF THE ENTITY, HAS BEEN CHARGED WITH AND CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989.

THE ENTITY SUBMITTING THIS SWORN STATEMENT, OR ONE OR MORE OF THE OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS OR AGENTS WHO ARE ACTIVE IN MANAGEMENT OF THE ENTITY, OR AN AFFILIATE OF THE ENTITY, HAS BEEN CHARGED WITH AND CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989. HOWEVER, THERE HAS BEEN A SUBSEQUENT PROCEEDING BEFORE AN ADMINISTRATIVE LAW JURY OF THE STATE OF FLORIDA, DIVISION OF ADMINISTRATIVE HEARINGS AND THE FINAL ORDER ENTERED BY THE ADMINISTRATIVE LAW JURY DETERMINED THAT IT WAS NOT IN THE PUBLIC INTEREST TO PLACE THE ENTITY SUBMITTING THIS SWORN STATEMENT ON THE CONVICTED VENDOR LIST. (YOU MUST ATTACH A COPY OF THE FINAL ORDER).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF BUNNELL IS FOR THE CITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31, OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE CITY PRIOR TO ENTERING IN TO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

[Signature]  
SIGNATURE

November 16, 2022  
DATE

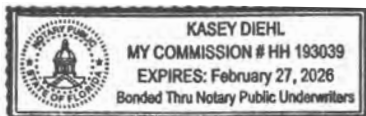
STATE OF Florida  
COUNTY OF Duval

PERSONALLY, APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, John B. Smith, II  
(NAME OF INDIVIDUAL SIGNING)

WHO, AFTER FIRST BEING SWORN BY ME, AFFIXED HIS/HER SIGNATURE IN THE SPACE PROVIDED ABOVE ON THE 16 DAY OF November, 20 22.

[Signature]  
NOTARY PUBLIC

MY COMMISSION EXPIRES: February 27, 2026




# 6. CONFLICT OF INTEREST DISCLOSURE FORM

## CONFLICT OF INTEREST DISCLOSURE FORM

I HEREBY CERTIFY THAT

1. I (*PRINTED NAME*) John B. Smith, II AM THE (*TITLE*)  
Vice President AND THE DULY AUTHORIZED REPRESENTATIVE OF THE FIRM OF  
(*FIRM NAME*)  
Ajax Building Company, LLC WHOSE ADDRESS IS  
10365 Hood Road South, Jacksonville, FL 32257  
\_\_\_\_\_, AND THAT I POSSESS THE LEGAL  
AUTHORITY TO MAKE THIS AFFIDAVIT ON BEHALF OF MYSELF AND THE FIRM FOR WHICH I  
AM ACTING; AND,
2. EXCEPT AS LISTED BELOW, NO EMPLOYEE, OFFICER, OR AGENT OF THE FIRM HAVE ANY  
CONFLICTS OF INTEREST, REAL OR APPARENT, DUE TO OWNERSHIP, OTHER CLIENTS,  
CONTRACTS, OR INTERESTS ASSOCIATED WITH THIS PROJECT;  
AND,
3. THIS PROPOSAL IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, OR CONNECTION  
WITH ANY CORPORATION, FIRM, OR PERSON SUBMITTING A PROPOSAL FOR THE SAME  
SERVICES, AND IS IN ALL RESPECTS FAIR AND WITHOUT COLLUSION OR FRAUD.

EXCEPTIONS (LIST)

SIGNATURE: 

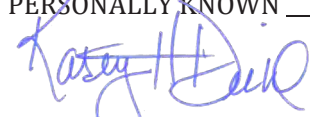
PRINTED NAME: John B. Smith, II

FIRM NAME: Ajax Building Company, LLC

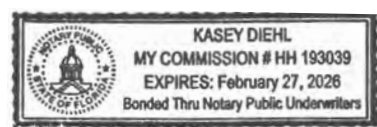
DATE: 11/16/2022

SWORN TO AND DESCRIBED BEFORE ME THIS 16 DAY OF November, 20 22.

PERSONALLY KNOWN  OR PRODUCED IDENTIFICATION \_\_\_\_\_  
(TYPE OF IDENTIFICATION)



MY COMMISSION EXPIRES 2/27/26 NOTARY PUBLIC - STATE OF FL Kasey Diehl  
(PRINTED, TYPED OR STAMPED  
COMMISSIONED NAME OF NOTARY PUBLIC)



## 7. COMPLIANCE WITH PUBLIC RECORDS LAW FORM

### COMPLIANCE WITH THE PUBLIC RECORDS LAW FORM

Upon notice of an intended decision or thirty (30) days after receiving, submittals become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the solicitation, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary. The submission of a Qualification authorizes release of your firm's credit data to City of Bunnell.

If the company submits information exempt from public disclosure, the company must identify with specificity which pages/paragraphs of their Qualification package are exempt from the Public Records Act, identifying the specific exemption section that applies to each. The protected information must be submitted to the City in a separate envelope marked accordingly.

By submitting a response to this solicitation, the company agrees to indemnify, defend, and hold harmless the City in the event we are forced to litigate the public records status of the company's documents.

Company Name: Ajax Building Company, LLC

Authorized representative (printed): John B. Smith, II

Authorized representative (signature): 

Date: November 16, 2022


PROJECT NUMBER: **RFQ-2022-02 - ADMINISTRATION/POLICE DEPARTMENT COMPLEX**

# 8. AMERICANS WITH DISABILITIES ACT AFFIDAVIT

## AMERICANS WITH DISABILITIES ACT AFFIDAVIT FORM

The undersigned CONTRACTOR swears that the information herein contained is true and correct and that none of the information supplied was for the purpose of defrauding the City.


The CONTRACTOR shall not discriminate against any employee or applicant for employment because of physical or mental handicap in regard to any position for which the employee or applicant for employment is qualified. The CONTRACTOR agrees to comply with the rules, regulations and relevant orders issued pursuant to the Americans with Disabilities Act (ADA), 42 USC s. 12101 et seq. It is understood that in no event shall the City be held liable for the actions or omissions of the CONTRACTOR or any other party or parties to the Contract for failure to comply with the ADA. The CONTRACTOR agrees to hold harmless and indemnify the City, its agents, officers or employees from any and all claims, demands, debts, liabilities or causes of action of every kind or character, whether in law or equity, resulting from the CONTRACTOR's acts or omissions in connection with the ADA.

CONTRACTOR: Ajax Building Company, LLC  
Signature:   
Printed Name: John B. Smith, II  
Title: Vice President  
Date: November 16, 2022

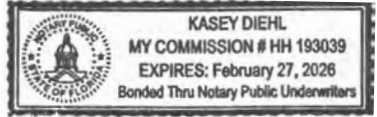
Affix Corporate Seal  
STATE OF Florida )  
  ) ss  
COUNTY OF Gadsden )



The foregoing instrument was acknowledged before me this 16th of November day of 2022 by John B. Smith, II He/She is personally known to me or has produced \_\_\_\_\_ identification.

  
Print name Kasey Diehl  
Notary Public in and for the County and State Aforementioned

My commission expires: February 27, 2022



# 9. VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LIST FORM

## VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LIST

\*If bid amount is less than one million dollars (\$1,000,000), this form is not required.

Respondent Vendor's Name: Ajax Building Company, LLC

Vendor FEIN: 59-0969709

Authorized Representative's Name: John B. Smith, II

Authorized Representative's Title: Vice President

Address: 10365 Hood Road South, Suite 203

City: Jacksonville State: FL Zip: 32257

Phone Number: 904.262.8660

Fax Number: 904.262.8623

Section 287.135, Florida Statutes, prohibits agencies from contracting with companies for goods or services of one million dollars (\$1,000,000) or more that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. Both Lists are created pursuant to section 215.473, Florida Statutes.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor's Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney's fees, and/or costs.

Certified By: John B. Smith, II, who is authorized to sign on behalf of the above referenced company.

Authorized Signature: 

Print Name & Title: John B. Smith, II, Vice President

Date: November 16, 2022





## CITY OF DADE CITY

*"Proud Heritage, Promising Future"*

Camille Hernandez, Mayor  
Eunice M. Penix, Mayor Pro-Tem  
Scott Black, Commissioner  
Charlene C. Austin, Commissioner  
James D. Shive, Commissioner

William C. Poe, Jr., City Manager  
Leslie Porter, Finance Director  
Angelia Guy, City Clerk  
Karla S. Owens, City Attorney

April 13, 2016

Mr. William Byrne  
Ajax Building Corporation  
109 Commerce Blvd.  
Oldsmar, FL 34677

Dear Mr. Byrne,

I would like to extend gratitude on behalf of Dade City for Ajax's tremendous role in the construction of City of Dade City's municipal complex. From design services to managing the construction, the unwavering professional conduct, dedication, level of experience and knowledge of the project, materials and systems demonstrated by Ajax employees must be applauded.

We, the design team of four City employees, worked closely often and for long periods of time with the architect and construction manager. We discussed everything – and Ajax provided us with information, alternate options and considerations – so we could make the best decision for our project, before and during construction, helping us maximize our dollars and the return while remaining within our budget.

Consideration for our community was important to us on this project. Ajax solicited local contractor participation to involve local businesses and construction activities were carefully coordinated to minimally impact routine downtown operations for our citizens and commerce.

Lastly, I would like to commend you for your role in our project. As president of the company, you attended multiple meetings and always were well versed on our current status. I can honestly say it was a true pleasure to work with you and your team.

Sincerely,

William C. Poe, Jr.  
City Manager

## 10. REFERENCE LETTER - CONTRACTOR



December 12, 2012

To Whom It May Concern:

Ajax Building Corporation has successfully served as the Construction Manager General Contractor for our new \$21 million Emergency Operations and Sheriff's Communications Center. They provided Preconstruction Construction Management Services working hand in hand with our architect, Schenkel Shultz, and multiple stakeholders (Emergency Mgt Division, Sheriff's Office, Information Tech Division, Facilities Maint Div, Risk Mgt Division, Office of the County Manager and Public Works) as well as the various communications and utilities providers for the successful design, permitting and bidding of the project. The Ajax team attended weekly project workshops. During the meetings, they gave valuable insight regarding design, constructability, schedule, material availability and cost. They performed technical plan and specification reviews and prepared detailed cost estimates with value engineering alternatives at each phase of design. They went out of their way to price multiple alternative systems such as the option of using a thermal energy storage system using glycol chilled water to make ice for the air conditioning system. Finally, they prequalified subcontract bidders, released bid packages, received/ reviewed bids and made recommendation to the County. At the completion of Preconstruction Services, the County entered into a Guaranteed Maximum Price Construction Management General Construction Contract in the amount of \$11,593,184.

The EOSCC construction is nearly complete and LEED certification is in process. The construction is on time and within budget. Through the use of owner direct purchases of materials, Ajax is projecting a credit back to the County of approximately \$200,000 in tax savings.

It has been an honor and a pleasure to work with the Ajax Building Corporation Team on this premier project for Volusia County. Their staff is very knowledgeable, timely and responsive. 'No' is not in their vocabulary. Also, I can't emphasize how important it was to hire this extremely qualified construction management firm for the EOSCC due to the complexity of the building automation, redundant mechanical and electrical systems, fire protection and communications system, coordination of installation of complex owner furnished fixtures, furniture and equipment such as the 911 dispatch workstations and 800 MHz radio system as well as the need for coordination of subcontractors with county vendors and jurisdictional agencies. We made the right decision hiring Ajax Building Corporation. We were so pleased that we hired them again. They are currently providing Preconstruction Construction Management Services for our Branch Jail Renovation project.

Sincerely,



Laura E. Laser, AIA  
Senior Architect

## 10. REFERENCE LETTER - CONTRACTOR



AECOM  
150 N Orange Avenue  
Suite 200  
Orlando, FL 32801  
www.aecom.com

May 18, 2020

**RE: Refence for AJAX**

To Whom it May Concern:

AECOM, as Design Consultant, has had the opportunity and pleasure of working with Ajax Building LLC on a Volusia County Public Works Facility for the Road and Bridge Division. It has been a successful working relationship as the project progresses. The professionalism demonstrated by AJAX along with respect for the design intent has been the keys to the success of this project so far. From our perspective the AJAX team communicates exceptionally well and has been adept at quickly addressing issues, managing the CM process, and incorporating scope changes without impacting the sequence of construction and overall schedule.

AECOM would welcome the opportunity to work with Ajax Building LLC. and team on future endeavors.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Galen J. Pugh".

Galen J. Pugh, RLA, AICP  
Project Manager  
AECOM  
T: 407-284-4823  
E: galen.pugh@aecom.com



**CITY OF DELAND FIRE DEPARTMENT**  
201 West Howry Avenue - DeLand, FL 32720  
(386) 626-7331/7332, (386) 740-6865 fax  
Todd Allen, Fire Chief

April 27, 2020

SchenkelShultz Architecture  
200 E. Robinson Street  
Suite 300  
Orlando, FL 32801

To Whom It May Concern,

As the Fire Chief for the City of DeLand, my relationship with SchenkelShultz Architecture began in 2019, when I became the new Fire Chief in DeLand. The DeLand Fire Department began working with SchenkelShultz in 2018, at the start of the design process for our new Fire Station 81 and Police Evidence Facility. The mission of the Fire Department is to *provide our citizens and visitors with the highest level of life safety and property protection available*. Station 81 will replace an existing outdated facility allowing us to further our mission and continue to keep our community safe now and well into the future.

From the beginning, Johnnie Lohrum and his team of qualified architects collaborated with us to design a state-of-the-art station with a timeless architectural aesthetic to fit within the historic part of downtown DeLand. Adjacent to other public facilities, including City Hall, the Police Station and Post Office, it was important to create cohesion between these public services, as well as provide easy access for the community. SchenkelShultz included the stakeholders in the design process and took the time to understand how we work on a daily basis in order to design a station that will allow us to operate efficiently and effectively. Johnnie's leadership and communication throughout each phase of the process has been excellent.

It has been a pleasure to work with the SchenkelShultz team. They listen, understand and are passionate about public safety design. They have been a great partner to work with, and I would highly recommend SchenkelShultz for future work.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd B. Allen".

Todd B. Allen, MA, EFO, CFO  
Fire Chief



## **The City of Daytona Beach Utilities Department**

125 Basin Street, Suite 204  
Daytona Beach, FL 32114  
(386) 671-8825

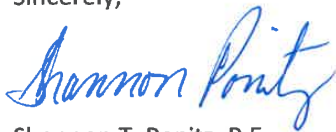
February 10, 2022

To Whom It May Concern:

The City of Daytona Beach has utilized the services of Zev Cohen & Associates for many years. As Utility Director for the City of Daytona Beach, I've come to rely upon ZCA's expertise and efficiency in their approach to projects and challenges presented to them by the City. As a consultant for the City under several Continuing Service disciplines including, among other areas, utility/stormwater design, environmental, and landscape architectural services, they have the in-house capacity to satisfactorily serve the City of Daytona Beach's various engineering needs.

We look forward to continuing this productive relationship and would highly recommend them for your project development or consulting services.


Sincerely,



Shannon T. Ponitz, P.E.

Utilities Director

# 11. CERTIFICATE OF INSURANCE

	<b>CERTIFICATE OF LIABILITY INSURANCE</b>	DATE (MM/DD/YYYY) 11/08/2022													
<p><b>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</b></p>															
<p><b>IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).</b></p>															
<p><b>PRODUCER</b> Marsh USA, Inc. 1166 Avenue of the Americas New York, NY 10036</p> <p>CN101636071-AJAX-GAWUP-22-23</p> <p><b>INSURED</b> Ajax Building Company, LLC Global Infrastructure Solutions, Inc. 1080 Commerce Blvd. Midway, FL 32343</p>	<p><b>CONTACT NAME:</b></p> <p><b>PHONE (A/C, No, Ext):</b> <span style="float: right;"><b>FAX (A/C, No):</b></span></p> <p><b>E-MAIL ADDRESS:</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Arch Insurance Company</td> <td style="text-align: center;">11150</td> </tr> <tr> <td>INSURER B : XL Specialty Insurance Company</td> <td style="text-align: center;">37885</td> </tr> <tr> <td>INSURER C : ACE Property and Casualty Insurance Company</td> <td style="text-align: center;">20699</td> </tr> <tr> <td>INSURER D : Indian Harbor Insurance Co.</td> <td style="text-align: center;">36940</td> </tr> <tr> <td>INSURER E : Arch Indemnity Insurance Company</td> <td style="text-align: center;">30830</td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Arch Insurance Company	11150	INSURER B : XL Specialty Insurance Company	37885	INSURER C : ACE Property and Casualty Insurance Company	20699	INSURER D : Indian Harbor Insurance Co.	36940	INSURER E : Arch Indemnity Insurance Company	30830	INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : Arch Insurance Company	11150														
INSURER B : XL Specialty Insurance Company	37885														
INSURER C : ACE Property and Casualty Insurance Company	20699														
INSURER D : Indian Harbor Insurance Co.	36940														
INSURER E : Arch Indemnity Insurance Company	30830														
INSURER F :															
<p><b>COVERAGES</b> <span style="float: right;"><b>CERTIFICATE NUMBER:</b> NYC-011510862-00 <b>REVISION NUMBER:</b> 0</span></p>															
<p>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.</p>															
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS								
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		11PKG8914313 SIR - \$500,000	01/01/2022	01/01/2023	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COM/POP AGG \$ 10,000,000 \$								
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY OTHER:	X		11PKG8914313 (AOS) 11CAB8914413 (MA)	01/01/2022 01/01/2022	01/01/2023 01/01/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$								
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	X		US00064696L22A (\$10,000,000) XSM G2819884A 006 (\$15,000,000)	01/01/2022 01/01/2022	01/01/2023 01/01/2023	EACH OCCURRENCE \$ 25,000,000 AGGREGATE \$ 25,000,000 \$								
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	14WC18925113 (AOS) 11WC18914213 (FL)	01/01/2022 01/01/2022	01/01/2023 01/01/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000								
D	Professional Liability and Pollution			CEO742018007 (Claims Made)	01/01/2022	01/01/2023	EACH CLAIM / AGGREGATE 25,000,000 DED : \$1M EA CLAIM / \$3M AGG								
<p><b>DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)</b></p> <p>RFQ No. 2022-02 Bunnell Administration/Police Department Complex Design-Build Project</p> <p>City of Bunnell is included as an Additional Insured (except Workers Compensation and Professional/Pollution) as required by written contract.</p>															
<b>CERTIFICATE HOLDER</b>				<b>CANCELLATION</b>											
City of Bunnell 604 E. Moody Blvd Bunnell, FL 32110				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 of Marsh USA Inc.  <i>Marsh USA Inc.</i>											
© 1988-2016 ACORD CORPORATION. All rights reserved.															
ACORD 25 (2016/03)		The ACORD name and logo are registered marks of ACORD													

# 12. PRIME ENGINEERING FIRM'S CURRENT FLORIDA PROFESSIONAL LICENSE RENEWAL

Ron DeSantis, Governor  
Melanie S. Griffin, Secretary

Florida  
dbpr

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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

**BYRNE, WILLIAM PAUL**  
AJAX BUILDING COMPANY, LLC  
109 COMMERCE BOULEVARD  
OLDSMAR FL 34677

LICENSE NUMBER: CGC042112  
EXPIRATION DATE: AUGUST 31, 2024  
Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

STATE OF FLORIDA


FBPE  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**BALL, ROBERT JOSEPH**  
300 INTERCHANGE BLVD  
SUITE C  
ORMOND BEACH FL 32174

LICENSE NUMBER: PE60001  
EXPIRATION DATE: FEBRUARY 28, 2023  
Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

STATE OF FLORIDA


FBPE  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**HAMILTON, SAMUEL C. JR.**  
300 INTERCHANGE BLVD  
SUITE C  
ORMOND BEACH FL 32174

LICENSE NUMBER: PE39497  
EXPIRATION DATE: FEBRUARY 28, 2023  
Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

STATE OF FLORIDA


FBPE  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**KILIC, HALUK**  
300 INTERCHANGE BLVD, SUITE C  
ORMOND BEACH FL 32174

LICENSE NUMBER: PE84244  
EXPIRATION DATE: FEBRUARY 28, 2023  
Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

STATE OF FLORIDA

FBPE  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**ERBILEN, BORA**  
2300 MAITLAND CENTER PARKWAY  
SUITE 201  
MAITLAND FL 32751

LICENSE NUMBER: PE55996  
EXPIRATION DATE: FEBRUARY 28, 2023  
Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

STATE OF FLORIDA

FBPE  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**SMITH, JASON L.**  
755 S DENNING DRIVE  
WINTER PARK FL 32789

LICENSE NUMBER: PE57743  
EXPIRATION DATE: FEBRUARY 28, 2023  
Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

# 12. PRIME ENGINEERING FIRM'S CURRENT FLORIDA PROFESSIONAL LICENSE RENEWAL

Ron DeSantis, Governor

STATE OF FLORIDA

FBPE  
FLORIDA BOARD OF PROFESSIONAL ENGINEERS

BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

**LIATSOS, KYRIAKOS GEORGE**  
600 SOUTH ORLANDO AVENUE  
#100  
MAITLAND FL 32751

LICENSE NUMBER: PE66402  
EXPIRATION DATE: FEBRUARY 28, 2023  
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

Julie I. Brown, Secretary

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF LANDSCAPE ARCHITECTURE

THE LANDSCAPE ARCHITECT HEREIN HAS REGISTERED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**STEHR, JAKE EDWIN**  
751 LINDENWOOD CR EAST  
ORMOND BEACH FL 32174

LICENSE NUMBER: LA6667462  
EXPIRATION DATE: NOVEMBER 30, 2023  
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

Halsey Beshears, Secretary

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**LOHRUM, JOHNNIE DALE JR.**  
721 PINAR DRIVE  
ORLANDO FL 32825

LICENSE NUMBER: AR96099  
EXPIRATION DATE: FEBRUARY 28, 2023  
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

Halsey Beshears, Secretary

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**LOZANOVSKI, ZORAN**  
4819 CORKWOOD LN  
ORLANDO FL 32808

LICENSE NUMBER: AR97417  
EXPIRATION DATE: FEBRUARY 28, 2023  
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

Ron DeSantis, Governor

Halsey Beshears, Secretary

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

**TEIMOURI, KHASHAYAR**  
3838 CARNABY DRIVE  
OVIEDO FL 32765

LICENSE NUMBER: AR93023  
EXPIRATION DATE: FEBRUARY 28, 2023  
Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.



Form **W-9**  
(Rev. October 2018)  
Department of the Treasury  
Internal Revenue Service

## Request for Taxpayer Identification Number and Certification

**Give Form to the  
requester. Do not  
send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
See Specific Instructions on page 3.

<b>1</b> Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>Ajax Building Company, LLC</b>	
<b>2</b> Business name/disregarded entity name, if different from above	
<b>3</b> Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate  <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ <u>  C  </u> <small><b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</small>  <input type="checkbox"/> Other (see instructions) ▶	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) _____  Exemption from FATCA reporting code (if any) _____  <small>(Applies to accounts maintained outside the U.S.)</small>
<b>5</b> Address (number, street, and apt. or suite no.) See instructions. <b>1080 Commerce Boulevard</b>	Requester's name and address (optional)
<b>6</b> City, state, and ZIP code <b>Midway, Florida 32343</b>	
<b>7</b> List account number(s) here (optional)	

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>									
<b>or</b>									
<b>Employer identification number</b>									
5	9		0	9	6	9	7	0	9

### Part II Certification

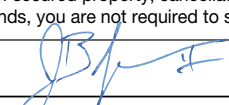
Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign Here**

Signature of U.S. person ▶



Date ▶ 11/16/2022

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-DIV (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

# HOURLY RATES SCHEDULE - CONTRACTOR



Jacksonville Office  
 10365 Hood Road South, Suite 203  
 Jacksonville, FL 32257  
 904.262.8660 Phone

[www.ajaxbuilding.com](http://www.ajaxbuilding.com)

AL - 54552  
 FL - CGC#042112  
 GA - GCCO 007750  
 GA - GCCQA 007750  
 NC - 71290  
 SC - G122422  
 TN - 74075



**USGBC**  
 MEMBER

PERSONNEL	RATE
Project Executive	\$185 / HR
Preconstruction Manager	\$145 / HR
Operations Manager	\$165 / HR
Chief Estimator	\$120 / HR
Estimator	\$110 / HR
Senior Project Manager	\$130 / HR
Project Manager	\$115 / HR
Assistant Project Manager	\$100 / HR
General Superintendent	\$155 / HR
Superintendent	\$130 / HR
Assistant Superintendent	\$95 / HR
Project Administrator (Home / Jobsite)	\$40 / HR
Safety Director / Inspector	\$120 / HR



ARCHITECTURAL  
 HOURLY RATE SCHEDULE

2022\*

Executive	\$ 295.00
Partner	\$ 275.00
Principal	\$ 220.00
Project Director / Manager	\$ 175.00
Project Architect III	\$ 160.00
Project Architect II	\$ 140.00
Project Architect I	\$ 120.00
Senior Interior Designer II	\$ 150.00
Senior Interior Designer I	\$ 135.00
Designer III	\$ 125.00
Designer II	\$ 100.00
Designer I	\$ 95.00
Specification Writer	\$ 160.00
Construction Administration	\$ 160.00
Technology	\$ 150.00
Administration	\$ 75.00

Reimbursable expenses are in addition to compensation for Basic and Additional Services and include expenses incurred by the Architect and Architect's employees and are identified as follows:

- Transportation / Mileage (0.58 per mile)
- Out of Town Travel Expenses
- Fees for Securing Permits/Approvals
- Reproductions
- Postage
- Renderings / Models

*\* Actual billing rates will vary by individual and will vary with customary compensation changes and will be adjusted during normal annual review period.*



300 Interchange Blvd., Suite C  
Ormond Beach, FL 32174  
386-677-2482 • Fax: 386-677-2505  
www.ZevCohen.com

## 2022 Hourly Rate Schedule

Principal	\$210.00
Department Director	\$195.00
Senior Professional Engineer	\$170.00
Senior Registered Landscape Architect	\$165.00
Project Manager	\$165.00
Senior Planner	\$145.00
Senior Biologist/Env. Scientist/GIS Analyst	\$155.00
Professional Engineer	\$155.00
Registered Landscape Architect	\$150.00
Environmental Scientist II/GIS Specialist II	\$115.00
Engineer II	\$115.00
Landscape Architect II	\$115.00
Planner II	\$115.00
Senior Designer	\$110.00
Environmental Scientist I/GIS Specialist I	\$105.00
Engineer I	\$105.00
Landscape Architect I	\$105.00
Planner I	\$105.00
Designer	\$ 95.00
CADD Manager	\$120.00
Senior CADD Technician	\$110.00
CADD Technician	\$100.00
Construction Administration Manager	\$145.00
Construction Administrator	\$120.00
Construction Administration Technician	\$100.00
IT Manager	\$105.00
Certified Soil Scientist	\$170.00
Certified Arborist	\$110.00
Landscape Designer	\$ 95.00
Engineering Technician	\$ 85.00
Biological Technician	\$ 70.00
Technical Assistant	\$ 70.00
Senior Clerical	\$ 65.00
Clerical	\$ 55.00



FOLLOW US



@ajaxbuilding



**CITY OF BUNNELL**

# **Administration & Police Department Complex Project**

**A REQUEST FOR QUALIFICATIONS STATEMENTS**

**RFQ NO. 2022-02**

**MEYER NAJEM**

**4887 Belfort Road, Suite 207**

**Jacksonville, Florida 32256**

**Jeff Blount - 904.563.6249**

**November 16, 2022**

# Table of Contents

Letter of Transmittal \_\_\_\_\_ **2**

*A* Ability of Firm and Its Professional Team Composition \_\_\_\_\_ **3**

*B* Firm’s Related Experience \_\_\_\_\_ **21**

*C* Firm’s Approach and Methodology \_\_\_\_\_ **29**

*D* Effects of the Firms Current and Projected Workload \_\_\_\_\_ **41**

*E* Local Preference \_\_\_\_\_ **46**

*F* Completeness of Response \_\_\_\_\_ **48**

*G* References \_\_\_\_\_ **54**

Appendix A - Required Forms \_\_\_\_\_ **55**

November 16, 2022



City of Bunnell Finance Department  
Attn: Lakesha Byrd  
604 East Moody Blvd., Suite 6, Bunnell, Florida 32110

Dear Ms. Byrd,

Meyer Najem is pleased to present our Qualifications to provide Design-Build Services for the Bunnell Administration and Police Department Complex project. Along with **our primary design partners, Baker Design Build, LS3P, and Simes & Rosch Engineering**, we are thrilled by the opportunity to partner with you in delivering this valuable resource to the City of Bunnell.

With the mandate to provide a modern and efficient base of operation for essential city services, this project will make a critical impact on the residents of Bunnell. And given the path to this point, the investment being made has strategic as well as political importance. The need to “get it right” simply cannot be overemphasized.

Utilizing a Design-Build approach for this new complex is a sensible way of supporting that result. Not only is it a contracting method, but we believe it is a mindset that governs every aspect of the project delivery process. The continuity, transparency, and collaboration fostered by this approach provide a certainty of outcome that is both demanded and deserved by this undertaking.

We have assembled a team that has specific expertise in this project type and the experience of working together on similar efforts in various capacities. With a deep knowledge of planning, designing, and constructing municipal projects across the Southeast, our team has earned a collective reputation for creating environments customized to the individual characteristics of the clients we serve. The benefits of working with our team, include:

- + A locally based delivery team that has a vested interest in the success of this project.
- + An engaging design process that forms a strong connection between the project and its users.
- + Inventive design solutions that create flexible and efficient spaces to enhance user experiences.
- + Proper and informed alignment of scope, schedule, and budget to deliver the highest value.
- + A fully integrated team that leverages technology to maintain budgets and construction schedules.

Thank you for your time and consideration in reviewing our Qualifications. Please let us know if any clarifications or further information is needed.

Sincerely,

A handwritten signature in blue ink that reads "Jeff Blount".

**Jeff Blount**, COO-Southeast  
Meyer Najem



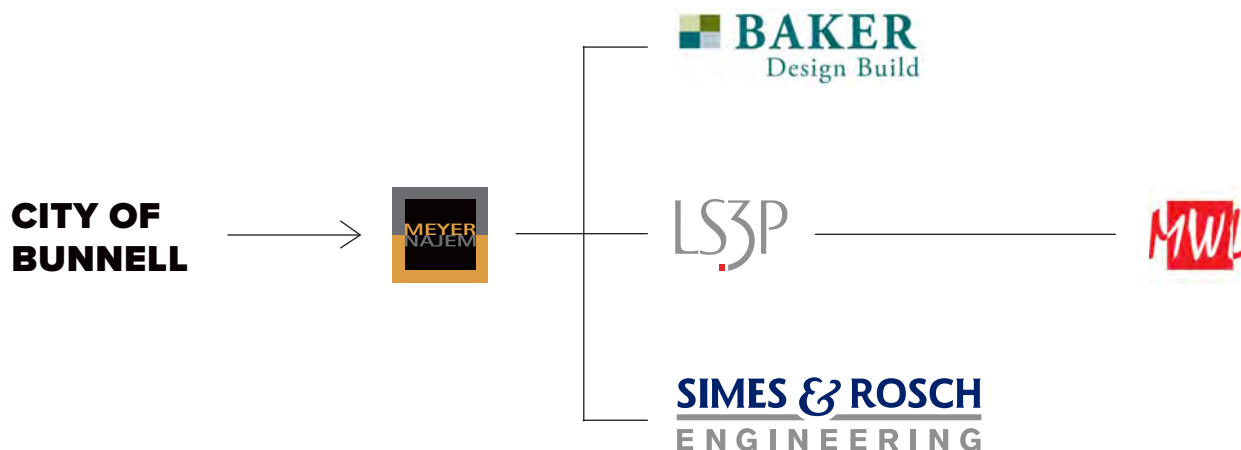
# Ability of Firm and Its Professional Team Composition

The following documentation fully demonstrates the unique qualifications and abilities of our team to expertly design, permit, and construct the Bunnell Administration / Police Department Complex project. The assembled firms represent a vast body of knowledge specifically applicable to this project, linked together through a history of working together in various capacities.

The individuals within each firm have been chosen for the high level of competency possessed by each in their respective disciplines. This is a highly tenured team that has faced any number of obstacles in their unique as well as collective experiences. Together, they absolutely bring the knowledge and skill to overcome any challenge that may be faced during the project delivery process. They are dedicated resources to this project and will work together in a collaborative manner to provide an outstanding product and experience for the City of Bunnell.

Contained within this section are:

- + An organizational chart
- + A brief corporate summary for each firm.
- + Resumes for the proposed individuals.





**MEYER NAJEM**  
*Design-Builder*

Meyer Najem is a full-service commercial construction company, experienced in general contracting, construction management, and design-build. Created with a vision to simplify the project delivery process, we don't believe that budget overruns, schedule delays, and recurring arguments should be the norm. Driven by the goal of building lasting relationships, we are constantly seeking innovative ways to collaborate with our partners on every level in solving complex challenges.

From our beginnings in 1987, we have worked diligently to achieve the original vision of our founders. Across the 1,000+ projects in our company's history we have honed our abilities, resulting in the increased capacity of our clients to achieve their goals and objectives. Using proven processes, techniques, and tools, our 120+ employees consistently exceed customer expectations while delivering superior results.

Since 2010, Meyer Najem has maintained a continuous presence in the Southeastern US, completing projects with a total revenue of over \$350 million during that time. Our commitment to the area was solidified in 2020 with the decision to establish a Southeast Regional Office, based in Jacksonville. Working with both new and existing clients across the region, we are thrilled to be able to offer our unique brand of service and positively impact the communities in which we work and live.



Established in 1963, LS3P is a multidisciplinary firm offering architecture, interiors, and planning services to a wide variety of clients nationwide. The founder of Design Intelligence has called LS3P "the most local of the global firms and the most 'world-class' of the locals." LS3P brings a history of over 58 years of design excellence, with over 601 design awards across diverse practice areas. With a mission to "engage, design, and transform," we are deeply committed to the communities we serve.

Our philosophy is rooted in relationships; your success is our success, and we want both the design process and your project to exceed your expectations. LS3P's mission is a process which begins with listening, strives for design excellence, and results in inspiring spaces with long-term positive community impacts. Our holistic approach fosters collaboration, innovation, and client-centered results.





**BAKER DESIGN BUILD**  
*Civil & Structural Engineer*

Baker Consulting & Engineering, dba, Baker Design Build (BDB) is a full-service design-build consulting firm headquartered in Jacksonville. BDB is a woman-owned small business firm, providing structural and civil engineering design services, threshold inspections, design-build, general contracting, and construction management services to federal, municipal, and private clients in the Southeast.

BDB has successfully completed over 4,000 contracted projects consisting of design, design-build, general contracting, and LEED design projects. BDB employs 25 professionals consisting of professional engineers, project managers, superintendents, and administrative staff to ensure successful completion of all our projects. BDB has designed multiple LEED projects in the NE Florida area including the first LEED Platinum office building and the first LEED Platinum home in Jacksonville, FL. We have expertise in solving logistical designs both in industrial and commercial facilities and are often called upon by manufacturing facilities to help facilitate their planning and growth. BDB has experience managing similar contracts including IDIQs and IQCCs. We currently manage IDIQs and IQCCs for USACE and NPS and are prepared and fully staffed to manage this contract.



**SIMES & ROSCH**  
*Mechanical & Electrical Engineer*

Regardless of your project type or scope, Simes & Rosch, LLC has the engineering expertise and capabilities to provide high quality, cost effective and sustainable designs, engineering studies, and commissioning services for all mechanical and electrical systems.

Since our establishment in 1999 in Jacksonville, Florida, we have developed a broad base of loyal clients including federal and local governments, industry, architects, and design-build contractors by producing superior engineering solutions on-time and within budget.

The principals of Simes & Rosch Engineering are personally involved with every aspect of a project, from assisting the customer with project definition, to establishing the design concepts, and performing design analysis and calculations. Our goal is to provide effective, constructible, energy efficient and sustainable designs which are fully compliant with all applicable codes, while keeping the customer's first costs reasonable and within budget.



## **MCCLAREN, WILSON & LAWRIE**

*Public Safety Planner*

McClaren, Wilson & Lawrie, Inc. (MWL) was founded in 1995 with an exclusive commitment to the planning and design of public safety and civic facilities, forensic science laboratories and forensic pathology facilities. MWL has achieved international recognition with its extensive portfolio consisting of 300 public safety facilities (including 31 training facilities) and 138 forensic science laboratories and medical examiner facilities in 46 states and three Canadian provinces. MWL's training facility projects include a diverse range of government clients at city, county, and state levels.

A cornerstone of MWL's success is its commitment to work with each client to effectively meet its current and future facility needs. MWL's proven process engages clients and seeks to understand and apply appropriate operational and functional criteria as the basis for planning and design efforts. MWL provides design leadership, creativity, and technical expertise from skilled and experienced design professionals. Our staff work diligently to respond to issues of image and function, cost effectiveness, and constructability, to maximize the training goals and objectives of our clients. MWL consistently delivers creative, practical, award-winning and cherished solutions.



**JEFF BLOUNT** LEED AP BD+C  
**Chief Operating Officer**

**Years Experience**

Meyer Najem 2 years  
 Other Experience 29 years

**Education**

University of Florida  
*B.S., Building Construction Management*

**Professional Affiliations,  
 Licensing & Certifications**

- + 30-Hour OSHA Training
- + LEED AP BD+C
- + Certified Healthcare Constructor (CHC)
- + Associated Builders & Contractors (ABC)
- + Coalition for Construction Safety (CCS)
- + Project Management Institute
- + Center for Intentional Leadership, Participant
- + Center for Creative Leadership, Participant
- + SBTI Consulting, Transactional Lean/Sigma Black Belt
- + Florida First Coast Chapter, Chairman & Board of Directors
- + Hope at Hand, Board of Directors & Treasurer
- + ACE Mentor Program, Mentor
- + Leadership Jacksonville, Class of 2010
- + United Way of Florida, Member

As COO, Jeff provides day to day leadership and management to ensure our delivery process is efficient and effective. He will act as our lead “client-care officer” through direct contact with City of Bunnell representatives. He has an extensive background in design-build project delivery, working with an integrated design-builder for 20+ years.

**Experience**

**Baptist Town Center**, Freestanding  
 ED Expansion  
 3,500 SF | Jacksonville, Florida

**HCA Florida Memorial Hospital**, CT Update  
 1,100 SF | Jacksonville, Florida

**Orlando Rehabilitation Hospital**  
 62,300 SF | Altamonte Springs, Florida

**Preserve at Island Point**, Apartment Complex  
 250,000 SF | Jacksonville, Florida

**VA Jacksonville Outpatient Clinic**  
 200,000 SF | Jacksonville, Florida



**RYAN SOOTS** LEED AP BD+C  
**Executive Vice President & Project Executive**



### Years Experience

Meyer Najem 12 years

### Education

Indiana University Purdue University Indianapolis  
*B.S., Construction Engineering Management*

### Professional Affiliations, Licensing & Certifications

- + 30-Hour OSHA Training
- + LEED AP BD+C
- + Associated Builders & Contractors (ABC)
- + Coalition for Construction Safety (CCS)
- + ACE Mentor Program, Mentor
- + CPR/First Aid Training

As Project Executive, Ryan is designated as the primary liaison between Meyer Najem and City of Bunnell and is your single point of contact for every aspect of the project through all phases. He is the person corporately responsible for the project and provides direction for all Preconstruction and Construction personnel. As a seasoned professional, he delivers added value to his clients and fosters long term relationships.

### Experience

**Baptist Town Center**, Freestanding  
 ED Expansion  
 3,500 SF | Jacksonville, Florida

**HCA Florida Memorial Hospital**, CT Update  
 1,100 SF | Jacksonville, Florida

**Orlando Rehabilitation Hospital**  
 62,300 SF | Altamonte Springs, Florida

**Preserve at Island Point**, Apartment Complex  
 250,000 SF | Jacksonville, Florida

**VA Jacksonville Outpatient Clinic**  
 200,000 SF | Jacksonville, Florida



**DANIEL LIMONTA**  
**Preconstruction Manager**

**Years Experience**

Meyer Najem *1 year*  
 Other Experience *12 years*

**Education**

University of North Florida  
*B.S., International Business*

**Professional Affiliations,  
 Licensing & Certifications**

- + 30-Hour OSHA Training
- + Associated Builders & Contractors (ABC)
- + Coalition for Construction Safety (CCS)
- + CPR/First Aid Training

Daniel will work in collaboration with our team in developing and implementing schedule and budget strategies. With Daniels vast understanding of municipality construction, along with the help of 10 full-time staffed estimators in Meyer Najem’s Estimating Department, Daniel will examine the designs and constructability, ensuring that every cost-benefit aligns with the project’s goals. Daniel will be monitoring market conditions in real time and providing feedback for the team to consider to ensure timely decisions are made.

**Experience**

**Baptist Town Center, Freestanding  
 ED Expansion**  
 3,500 SF | Jacksonville, Florida

**HCA Florida Memorial Hospital, CT Update**  
 1,100 SF | Jacksonville, Florida

**Orlando Rehabilitation Hospital**  
 62,300 SF | Altamonte Springs, Florida

**Preserve at Island Point, Apartment Complex**  
 250,000 SF | Jacksonville, Florida

**VA Jacksonville Outpatient Clinic**  
 200,000 SF | Jacksonville, Florida



## DAVID MILLER

### Senior Project Manager



#### Years Experience

Meyer Najem	1 year
Other Experience	34 years

#### Education

Ball State University  
*General Studies*

Purdue University  
*B.S., Building Construction Management*

#### Professional Affiliations, Licensing & Certifications

- + Coalition for Construction Safety (CCS)
- + Associated Builders & Contractors (ABC)
- + CPR/First Aid Training
- + 30-hour OSHA Training
- + ASHE Healthcare Construction Certificate
- + CMiC Contracts Forecasting Amounts
- + CMiC Project Management Training

David will lead the preparation of budgets and schedules to establish the contract amount and time, as well as manage the initial strategy for overall project delivery. During construction, he will lead construction purchasing and expediting of materials, administration of trade subcontractors, and ensure the project is delivered on time and on budget. He was selected due to his knowledge of the design-build delivery model and the local construction market. He will be assigned full-time to the project.

#### Experience

**Preserve at Island Point**, Apartment Complex  
250,000 SF | Jacksonville, Florida

**VA Jacksonville Outpatient Clinic**  
200,000 SF | Jacksonville, Florida

**Tropicana Field**, Baseball Stadium  
1,100,000 SF | St. Petersburg, Florida

**Hartsfield Jackson International Airport**,  
Maynard H. Jackson International Terminal  
1,200,000 SF | Atlanta, Georgia

**Orange County Convention Center**  
2,100,000 SF | Orlando, Florida





**DAN HERRIN**  
Senior Superintendent



### Years Experience

Meyer Najem	7 years
Other Experience	28 years

### Professional Affiliations, Licensing & Certifications

- + Coalition for Construction Safety (CCS)
- + Associated Builders & Contractors (ABC)
- + CPR/First Aid Training
- + 30-hour OSHA Training
- + Corps of Engineers QCM

Dan will work closely with David and coordinate efforts of the trade subcontractors in the field. He will work with the team to plan construction operations and sequences, be responsible for project safety, and ensure the project is built according to plans and specifications. He was selected for this project due to his experience with various types of municipal projects and his knowledge of the local construction market. He will be assigned full-time to the project.

### Experience

**City of Fishers, Fire Station & Headquarters** 91  
30,000 SF | Fishers, Indiana

**VA Jacksonville Outpatient Clinic**  
200,000 SF | Jacksonville, Florida

**VA Tallahassee Outpatient Clinic**  
182,273 SF | Tallahassee, Florida

**VA Columbus Outpatient Clinic**  
69,400 SF | Columbus, Georgia

**StoryPoint Senior Living**  
187,000 SF | Fort Wayne, Indiana

**Health & Wellness Suites of Round Rock**  
49,000 SF | Round Rock, Texas



**NEIL DAWSON** AIA, LEED AP  
Principal in Charge

### Years Experience

LS3P	6 years
Other Experience	21 years

### Education

University of Florida  
*B.S., Architecture*

University of Illinois  
*M.A., Architecture & Business Administration*

### Professional Affiliations, Licensing & Certifications

+ Registered Architect: FL #AR0017014, GA, SC,  
NC, TN, OH

Principal Neil Dawson, AIA, serves as LS3P's Savannah Office Leader. With over thirty years of experience in planning, design, and historic preservation projects across coastal Georgia and the Southeast, Neil is highly skilled at navigating the requirements of complex building design with significant technology and sustainability requirements. Neil has been honored with numerous awards at the city, state, and national levels; his work on the SCAD Museum earned an AIA National Design Award in 2014, and his work has been published in the New York Times.

### Experience

**Atlanta Police Foundation**, Public Safety  
Training Center  
20,000 SF | Atlanta, Georgia

**Georgia Southern University**,  
Public Safety Building Renovation  
9,000 SF | Statesboro, Georgia

**Savannah State Campus Police**  
3,500 SF | Savannah, Georgia

**Georgia Ports Authority**,  
Security Operations Center  
3,500 SF | Savannah, Georgia

**Town of Bluffton**, Town Hall Renovation  
26,750 SF | Bluffton, South Carolina



**MARK LEVINE** FAIA  
**Project Manager**

**Years Experience**

LS3P	2 years
Other Experience	35 years

**Education**

University of New Mexico  
*B.A., Architecture*

**Professional Affiliations,  
 Licensing & Certifications**

+ Registered Architect: FL #AR96701, GA, AL, IL,  
 LA, NC, NM, NY, PA, RI, SC, VA

Mark Levine, FAIA, LEED AP, recently joined LS3P as our Atlanta Market Leader | Vice President. Levine brings over 36 years of industry knowledge and significant expertise in designs for education. His recent professional experience includes service as Education Practice Leader at a large Atlanta firm; he also served as Business Development Manager, Design Director, and Senior Architect at firms in Georgia, Michigan and New Mexico earlier in his career. However, a majority of his work has been completed in the public markets.

**Experience**

**Atlanta Police Foundation**, Public Safety  
 Training Center  
 20,000 SF | Atlanta, Georgia

**Lanier Technical College**, Hall County Campus  
 (new 6 building, 95 acre campus)  
 325,000 SF | Gainesville, Georgia

**Public Safety Facility**, GA Institute of Technology  
 30,00 SF | Atlanta, Georgia

**East DeKalb Senior Center**  
 25,000 SF | DeKalb County, Georgia

**University of North Georgia**, Oakwood  
 Campus Expansion  
 185,000 SF | Oakwood, Georgia



**LISA PINYAN** IIDA, NCIDQ, ASID, LEED AP  
**Interior Designer**

**Years Experience**

LS3P *6 years*  
 Other Experience *22 years*

**Education**

Marymount College at Fordham University  
*B.S., Interior Design, Cum Laude*

**Professional Affiliations,  
 Licensing & Certifications**

+ Registered Interior Designer: FL License  
 Pending, GA

Principal Lisa Pinyan, IIDA, ASID, LEED AP, brings over 20 years of interior design experience to the team, and she is highly skilled at translating each client’s design intent into a successfully completed project. Her diverse portfolio includes designs for educational, civic, and institutional clients across the region. Lisa is well-versed in the project management skills required to navigate a project from conceptual design through construction administration, working closely with clients to prioritize collaboration and real-time communication throughout the process.

**Experience**

**Atlanta Police Foundation,** Public Safety  
 Training Center  
 20,000 SF | Atlanta, Georgia

**Georgia Southern University,**  
 Public Safety Building Renovation  
 9,000 SF | Statesboro, Georgia

**Georgia Ports Authority,**  
 Security Operations Center  
 3,500 SF | Garden City, Georgia

**Town of Bluffton,** Town Hall Renovation  
 26,750 SF | Bluffton, South Carolina



**TAMARA G. BAKER** PE, SI, CGC, PHD  
**CEO & Project Director**



### Years Experience

Baker Design Build	19 years
Other Experience	6 years

### Education

University of Florida  
*B.S., Civil Engineering*  
*M.A., Civil Engineering*

University of Alabama-Huntsville  
*PhD, Civil & Environmental Engineering*

### Professional Affiliations, Licensing & Certifications

- + Certified General Contractor - CGC1529326 (Florida)
- + Professional Engineer - 60000 (Florida)
- + Special Inspector - 7003474 (Florida)
- + Professional Engineer - Alabama, Georgia, North Carolina, Tennessee, Texas, South Carolina
- + Associated Builders & Contractors (ABC)
- + Member, Florida Structural Engineering Association (FSEA)
- + 2000-2014, 1999-2021 University of North Florida Adjunct Professor, College of Engineering

Tamara Baker owns and manages Baker Consulting & Engineering, DBA, Baker Design Build, a design-build contracting firm headquartered in Jacksonville. Her project experience includes engineering design, threshold inspections and field project management of commercial, municipal, light industrial, educational, residential, and marine engineering projects. Her engineering passion is reviving historic structures and working within historic commercial zones. Her geotechnical background has given her keen insight into deep foundation design and construction requirements, regulations, and restrictions. She works directly with the project team and field personnel to provide smart engineering solutions and cost-efficient structural systems.

### Experience

**City of Jacksonville** , Fire Station 12  
 3,400 SF | Jacksonville, Florida

**City of Jacksonville** , Fire Station 17  
 4,560 SF | Jacksonville, Florida

**Arlington Senior Center**  
 6,500 SF | Jacksonville, Florida

**Edward Waters College**, Sports Complex  
 10,600 SF | Jacksonville, Florida

**Jacksonville Transportation Authority**,  
 Building H Renovation  
 3,500 SF | Jacksonville, Florida



**KYLE DAVIS** PE  
**Vice President & Civil Engineer**



### Years Experience

Baker Design Build	8 years
Other Experience	12 years

### Education

University of Florida  
 B.S., Civil Engineering

### Professional Affiliations, Licensing & Certifications

- + Professional Engineer - 63071 (Florida)
- + American Society of Highway Engineers
- + Associated Builders & Contractors (ABC)

Kyle has over 21 years of civil engineering experience as a professional engineer. Kyles responsibilities include layout, design and permitting of commercial, multi-family/single-family residential developments, municipal, transportation, and educational projects. His design responsibilities include site planning and layout, roadway design, pavement design, signage and striping, traffic signalization, maintenance of traffic plans, channelization designs, intersection designs, project specifications and construction administration. Other responsibilities include designing stormwater systems, water & sewer utilities, fire flow calculations, lift stations, and review and approval of contractor submittals.

### Experience

**University of North Florida, Flats Parking Lot & Bus Shuttle**  
 11.30 Acres | Jacksonville, Florida

**Tag Children's Museum**  
 20,000 SF | St. Johns, Florida

**Jacksonville University, Softball Field Drainage Improvements**  
 20 Acres | Jacksonville, Florida

**Rivercity Science Academy, Gymnasium & Property Redevelopment**  
 22,940 SF | Jacksonville, Florida



**DAVID W. SIMES** PE  
**Senior Electrical Lead & Principal**

**SIMES & ROSCH**  
 ENGINEERING

### Years Experience

Simes & Rosch	23 years
Other Experience	15 years

### Education

Auburn University  
*B.S., Electrical Engineering*

### Professional Affiliations, Licensing & Certifications

- + Institute of Electrical & Electronics Engineers (IEEE)
- + Professional Engineer - Florida, Georgia, and South Carolina
- + Firm Certifications:
  - + JSEB - City of Jacksonville
  - + JEA
  - + JTA
  - + JAXPORT
  - + Baptist Hospital
  - + Duval County Public Schools
  - + UNF

David Simes has over 38 years of experience as an Electrical Engineer. His vast experience includes the design of interior and exterior electrical distribution, lighting, security systems, communications, fire alarm systems and emergency/ standby power systems for municipal, institutional, military, commercial, educational, and industrial facilities. David has a thorough knowledge of power systems analysis, including short circuit, load flow, arc flash, and protective device coordination studies. Dave has successfully designed electrical systems for numerous projects for municipal judicial facilities, including jails, police stations and courtrooms.

### Experience

#### Jacksonville Sheriff's Office Build-Out

6,650 SF | Jacksonville, Florida

#### St. Johns County Sheriff's Office,

Power Upgrade

36,000 SF | St. Augustine, Florida

#### St. Johns County Ciminal Justice Facility,

Detention Center Controls Upgrade

2,000,000 SF | St. Augustine, Florida

#### St. Johns County Ciminal Justice Facility,

Fire Pump Upgrade

103,000 SF | St. Augustine, Florida

#### St. Johns County, Work Release Housing Facility

10,000 SF | St. Augustine, Florida



**ARTHUR B. HILL** PE, LEED AP-BD+C  
**Senior Mechanical Lead & Principal**

**SIMES & ROSCH**  
 ENGINEERING

**Years Experience**

Simes & Rosch	12 years
Other Experience	16 years

**Education**

Florida State University  
*B.S., Mechanical Engineering*

**Professional Affiliations,  
 Licensing & Certifications**

- + ASHRAE
- + LEED® Specialty – Design + Construction
- + Professional Engineer - Florida, Georgia, and South Carolina
- + Firm Certifications:
  - + JSEB - City of Jacksonville
  - + JEA
  - + JTA
  - + JAXPORT
  - + Baptist Hospital
  - + Duval County Public Schools
  - + UNF

Art Hill has 28 years of experience as a Mechanical Engineer specializing in the design of HVAC systems for both comfort cooling and process applications. His design experience includes chilled water, hot water, steam and direct expansion type HVAC systems. He has extensive personal experience with designs for both new construction and renovation projects for various municipal, institutional, educational, commercial, industrial, and facility designs similar to this project. Mr. Hill is a certified LEED Accredited Professional. He has successfully integrated facility energy assessments and Whole Building Energy Simulations into multiple projects from the concept stage on.

**Experience**

**COJ Police/Fire Pension Fund Headquarters**  
 58,275 SF | Jacksonville, Florida

**COJ Sheriff's Substation, Tenant Build-Out**  
 10,000 SF | Jacksonville, Florida

**St. Johns County, Criminal Justice Facility**  
 Detention Center Controls Upgrade  
 2,000,000 SF | St. Augustine, Florida

**St. Johns County, Criminal Justice Facility**  
 Fire Pump Upgrade  
 103,000 SF | St. Augustine, Florida

**St. Johns County, Work Release Housing Facility**  
 10,000 SF | St. Augustine, Florida





**DAVID WILSON** RA, OAA, NCARB  
Senior Principal



### Years Experience

MWL	27 years
Other Experience	12 years

### Education

Washington State University  
B.S., Architecture

### Professional Affiliations, Licensing & Certifications

- + Registered Architect - Arizona, California, Hawaii, Idaho, Maryland, North Dakota, Oklahoma, Texas, and Utah
- + NCARB Certification
- + TEXO and Topping Out Award - Station Style Award Fire Chief Magazine: Southlake Public Safety Building
- + Winner - Best of 2004 Public Building Texas Construction Award: The Austin Forensic Center SE/SC Substation
- + Awarded the Building of America Honor - one of the top 50 New Construction projects: Ontario (California) Police Department
- + Author – ICMA Police Facility Planning Chapter 2003

Dave is a founding partner of McClaren, Wilson & Lawrie, Inc., and is internationally recognized for planning and design of public safety facilities. His services include developing early master planning and feasibility studies, to designing facilities and sites, including large campuses. His technical design services help assure project success. Dave has served as a guest lecturer in a variety of public safety conferences, the American Institute of Architects Committee on Architecture for Public Safety, and other forums. His designs have been highlighted in a variety of public safety publications, such as Fire Chief, Fire Engineering, and JEMS. He also co-authored the police facilities planning section of the Millennium Edition ICMA Handbook-Local Government Police Management.

### Experience

**Police & Fire Training Center** (Phase 1 and 2)  
Chandler, Arizona

**Police Regional Training Center**  
Loveland and Fort Collins, Colorado

**Police & Fire Training Center**  
Scottsdale, Arizona

**Police, Fire, EMS Training Center –  
Fox Valley Community College**  
Appleton, Wisconsin

**Howard County Public Safety Training Center**  
Marriottsville, Maryland



**JAMES LEWIS MCCLAREN** AIA, OAA, NCARB  
**Senior Principal**



**Years Experience**

MWL	27 years
Other Experience	16 years

**Education**

University of Idaho  
*B.S., Architecture*

**Professional Affiliations,  
 Licensing & Certifications**

- + Registered Architect - Alabama, Alaska, Arizona, California, Colorado, Florida, Illinois, Louisiana, Maryland, Montana, Nevada, North Carolina, Washington, and Wisconsin
- + NCARB Certification
- + American Audubon Society Alaska - Habitat Preservation Award
- + American Public Works Association - Project of the Year Central California Chapter Visalia EOC
- + Associated General Contractors - California / Washington Honor Awards
- + AIA State Honor Award - Honolulu Hawaii Police HQ
- + American Institute of Steel Construction - IDEAS2 Award: Salt Lake City PD, 911 / EOC
- + Chicago Food Bank Top Municipal Bldg. - Aurora Police HQ
- + Engineering News Record - 2020 Best Projects California Salinas Police HQ
- + Municipality of Anchorage - Urban Design Honor Award
- + IACP - Distinguished Faculty Award

Jim McClaren is an internationally recognized planner of law enforcement facilities, city halls, and forensic science laboratories. Jim has led programming, planning, design, and program management efforts for over one hundred fifty public safety facilities and forensic science laboratories throughout North America. In 2004 Jim was invited by the United States Marshals Service to author the design standards for the Marshals indoor, outdoor, tactical simulations firearms proficiency ranges worldwide. Many of Jim's projects have been showcased in the American Institute of Architects' annual Justice Facilities Review. He served as the planning committee chair for the Joint Session on Facility Standards sponsored by the National Institute of Standards and Technology (NIST), the American Society of Crime Lab Director's (ASCLD), and the Office of Law Enforcement Standards (OLES).

**Experience**

**Police Headquarters**, Firearms Proficiency Range Anchorage, Alaska

**Police Headquarters**, Firearms Proficiency Range Chula Vista, California

**Police Headquarters**  
 Murrieta, California

**Public Safety Facility**  
 Miramar, Florida

# Firm's Related Experience

Found on the following pages are projects that are similar in scope to this project. As you will see, we have a team that is both deeply experienced and highly qualified to perform the design and construction requirements of this undertaking.

- + Fishers Fire Department & Headquarters 91
- + Speedway Town Hall & Police Department Headquarters
- + Atlanta Police Foundation Public Safety Training Center
- + Town Of Kiawah Island Municipal Center
- + Georgia Southern University Public Safety Building Renovation
- + Apollo Beach Marine Sportfish Enhancement Center
- + Greenville County Square Administration Office Building



## FISHERS FIRE DEPARTMENT & HEADQUARTERS 91

Fishers, Indiana

The fire station and fire department headquarters stands as a symbol of the community. From the aesthetics to functionality, this project was designed through the vision of the city, aligning with their needs. The 30,000-square foot facility promotes the abilities of the firefighters, enhancing their abilities to do their job and ensure their long-term health.

The facility was designed in three various zones, contaminated, transition and clean zones. This helps minimize the opportunities for cross-contamination, both through direct contact and airborne contaminants. Mechanical systems were designed appropriately for either positive or negative pressure. Choreographing the flow of equipment— from cleaning to storage— ensures a healthy environment for fire fighters as well as visitors.

### Year Completed

2020

### Delivery Method

CM Agent

### Size

30,000 SF

### Services

Meyer Najem - CM



## SPEEDWAY TOWN HALL & POLICE DEPARTMENT HEADQUARTERS

Speedway, Indiana

The new Speedway Town Hall and Police Department Headquarters was delivered via the Public Private Partnership (P3) statute. The \$8 million project represents the complete redevelopment of a former abandoned bank building at one of the most visible corners in the Town. The 40,000-square foot building will serve as the headquarters for the entire town government, including the Town's parks department, and will also house the town's police department and school administration.

### Year Completed

2021

### Delivery Method

P3

### Size

40,000 SF

### Services

Meyer Najem - CM



## ATLANTA POLICE FOUNDATION PUBLIC SAFETY TRAINING CENTER

Atlanta, Georgia

This leading-edge training center embodies a mission to provide a state of the art training environment for first responders, and to create essential community connections and amenities throughout the campus. Two facilities, a Leadership Institute and an academic building, form the foundation of the public 85-acre campus. The Leadership Institute provides a variety of multi-purpose classrooms; a lecture hall with pre-function assembly space, community room, and warming kitchen; and program-specific office suites. At the center of the assembly space is an educational community art exhibit paying homage to local history.

The academic building provides a variety of simulation training spaces, multi-purpose rooms, an administrative component, and fitness center. The public campus provides ample outdoor education areas, an assembly field, outdoor event spaces, and a memorial to fallen officers. The two buildings are designed to complement each other through the use of architectural details and finishes. The facilities are targeting minimum LEED Silver certification, and will include a rooftop solar array.

### Year Completed

Ongoing

### Delivery Method

CM at Risk

### Size

20,000 SF

### Services

LS3P - Architecture



## TOWN OF KIAWAH ISLAND MUNICIPAL CENTER

Kiawah, South Carolina

The Town of Kiawah Island had outgrown their previous Town Hall and their current Town Hall was on a much too small a site, and was considerably under-parked. The site they selected is located at the end of the Betsy Kerrison Parkway on the left just before crossing the Kiawah River. It is a 27-acre site (former farmland) of which 18-acres is high ground. Only a portion of the site was needed for the building and associated parking. The balance of the site is being considered for alternate outdoor venues such as for performing arts or festivals.

The Municipal Center includes approximately 18,600-square feet of conditioned space housing around 30 employees plus a 6-bay garage for the Town's wildlife and utility vehicles. To avoid flood plain concerns the building pad and grade around the building was filled into a level of 1-foot above the design flood elevation. The building design is inspired by the arts and crafts style of architecture using vernacular materials and site elements of a plantation style with colonnades of trees lining vistas.

### Year Completed

2017

### Delivery Method

Design Bid Build

### Size

18,600 SF

### Services

LS3P - Architecture



## GEORGIA SOUTHERN UNIVERSITY PUBLIC SAFETY BUILDING RENOVATION

Statesboro, Georgia

The project includes renovation of the existing 5,950-square foot Public Safety Building and construction of an approximate 2,100-square foot addition to meet the expanding requirements of the Public Safety Department. The renovation provides additional space to accommodate the functional needs of the staff, improved building energy efficiency and security, and aesthetic improvements to better incorporate the building into the visual context of the campus.

The exterior design of the building is enhanced with a new entry to the building, a new addition and new metal roof. The design of the exterior incorporates materials which are in keeping with the more current architecture of the campus. The site will include modifications including a new fenced parking area; along with new curb, gutter, and sidewalks along the street edges. The team will investigate the costs to provide new exterior windows as an alternate to the base design.

**Year Completed**  
2018

**Delivery Method**  
Design Bid Build

**Size**  
9,000 SF

**Services**  
LS3P - Architecture





# APOLLO BEACH MARINE SPORTFISH ENHANCEMENT CENTER

Apollo Beach, Florida

Situated alongside Tampa Bay and adjacent to the Suncoast Youth Conservation Center and the Florida Aquarium Turtle Rehab Center, this new Sportfish Enhancement Facility consists of a single-story office and research facility as well as a 10,000-square foot hatchery with planned 5,000 square foot expansion, which is used for breeding sportfish for research and repopulation efforts. The facility features an interactive viewing area for students and other spectators to observe the function of the hatchery.

Simes & Rosch is the Engineer of Record for mechanical, electrical, and plumbing design services which included LED lighting, a permanent standby generator for the hatchery portion of the facility, complex control system infrastructure for sequencing the operation of larval research and brood stock procedures, industrial chilled water system, and salt-water delivery and drainage systems.

### Year Completed

2020

### Delivery Method

Design Bid Build

### Size

15,000 SF  
+ 5,000 SF Expansion

### Services

Simes & Rosch - Mechanical, Electrical, and Plumbing Design



## GREENVILLE COUNTY SQUARE ADMIN OFFICE BUILDING

Greenville, South Carolina

Located just south of Falls Park, the Greenville County Square redevelopment offers a unique opportunity to create a vibrant extension to downtown Greenville that will revitalize this strategic urban quarter. This administration facility designed by renowned architectural firm Foster and Partners out of London will serve as the gateway to the \$1.1 Billion dollar Greenville County Square development redevelopment of 37 acres of property located along University Ridge in downtown Greenville. The redeveloped County Square is scheduled to have a combined total of 3 million square feet of new Class A office, retail, hotel, residential, and public spaces.

Simes & Rosch is the Engineer of Record for mechanical, electrical, and plumbing design services for this high-profile \$65 million County Square administration building. The 250,000-square foot building is currently under construction and is scheduled to be complete by the first quarter of 2023. The facility will feature administrative offices and related common areas as well as ground level retail and restaurant spaces.

### Year Completed

2023

### Delivery Method

Design Bid Build

### Size

250,000 SF

### Services

Simes & Rosch - Mechanical and Electrical Design

# Firm's Approach & Methodology

Providing a **resilient, safe, and efficient environment** for the City of Bunnell's administrative and police personnel to perform their duties is a primary objective for this project. Success or failure will be determined across the lifecycle of the building but, in the interim, the effort will be evaluated by the transparency of the process, the effectiveness of the solution, and the perceived value delivered. We understand the mandate to successfully deliver this strategic asset, making the need to "get it right" a vital outcome.

Utilizing a design-build approach is a sensible way of supporting that result. This project delivery method has many advantages, but at its core is the belief that the interest of the Owner is best served when the designer and builder work together as a single, accountable entity. This entity has full responsibility for the outcome of the project, except in matters for which the owner is responsible. Teamwork streamlines the total process, enabling informed, intelligent, and timely decisions to be made. For this reason, design-build offers a clear path to certainty of outcome and project success.

In this section we discuss our design-build approach to meeting the unique challenges of this project. The processes, techniques, and tools described offer a proven strategy for achieving results. Our firm has developed and refined this approach over time, and it reflects how we plan to deliver a superior outcome for the City of Bunnell.

## THE DESIGN PHASE

- + **Pre-Design Work** - Immediately after the project is awarded, our team will initiate a confirmation and verification process as efforts transition from the Procurement and the Design Criteria Package stage of the project to a more detailed Conceptual Design Phase. This will be a deliberate process to engage City staff and other stakeholders in a review of the work accomplished to date, with the establishment of firm criteria to move the project forward as the main output.

Our **architectural partner, LS3P**, along with our design engineers, will further define the project scope for all participants, providing a baseline for completion of the balance of the design effort. Site and building characteristics will be determined and necessary evaluation and/or due diligence completed.

- + **Design Services** - With a documented understanding of project requirements, goals, and objectives derived from pre-design efforts, detailed design work will commence and progress through the standard Schematic, Design Development, and Construction Document phases. Our team will make formal submissions to the various Authorities Having Jurisdiction (AHJs) – including the Community Development Department and the Fire Inspector, among others – at the necessary intervals to assure that the ultimate construction of the project complies with their requirements.

As needed or directed, we will also make presentations of these documents to City staff or other stakeholders for review and input. Consistent with the defined scope, we will incorporate comments and other feedback into the design to provide the desired outcomes.

- + **Building Information Modeling (BIM)** - Utilizing the most current technology, our design team will create an intelligent model of the building, incorporating multi-disciplinary data to produce a digital representation of the project. This model will facilitate the activities of coordination, conflict resolution, estimating, scheduling, and fabrication, among others.

Decisions on various building systems, optimization of layouts, and constructability analysis are all driven by this tool. Information gained from the study of the model will inform further design efforts leading to heightened quality outcomes.

- + **Peer Reviews** - Internal “third-party” reviews from staff not assigned to the project. The idea is to provide a non-biased analysis of the design to achieve the best outcomes possible.
- + **Cost Estimating** - Our in-house estimators will begin generating a series of cost estimates as the design team produces documents in greater detail. Starting with a baseline budget, they will compare each of these estimates to previous, with deviations noted so as to maintain cost control.

We will initiate a formal documented review process with the City of Bunnell along with an active dialogue that provides a clear understanding of any changes and the process for managing them.

- + **Lessons Learned** - Collectively, our team is in possession of a considerable number of “lessons learned.” We have all worked together in various capacities over the years and have shared experiences, a common way of looking at things, and a tremendous respect for each partner’s abilities.

We leverage this background to the advantage of our customers, and the City of Bunnell will be no different. Benefits include outstanding teamwork, effective communication, and innovative problem solving that can only come from a team with significant relevant experience.

- + **Public Meetings** - As a means of engaging public involvement, design presentation meetings are an essential tool. The ability to share information with a wide audience and receive instant feedback is invaluable. Increasing awareness, managing dissent, or just building a feeling of community are our potential benefits.

Should the City determine that this type of meeting could prove beneficial, we will schedule, plan, and conduct every detail. Coordination of, and enthusiastic participation in, this type of meeting is a commitment from our team.

“During the design process, **Meyer Najem did a great job of understanding the community, our goals for the building, and translating these visions into an attractive, functional, and future-minded new library.** I will also acknowledge how well Meyer Najem worked with the design team during preconstruction for value engineering discussions and the great relationships they both developed with library staff.”

Lisa Lintner, *Director*  
JOHNSON COUNTY PUBLIC LIBRARY

## THE PRECONSTRUCTION PHASE

- + **Vendor Procurement** - As design documents are completed, we will begin to seek the input of potential subcontract trade partners. Constructability, scheduling, and cost estimates are all topics that we will look for early feedback on. The goal will be to refine both the design and our project approach to reflect market conditions most accurately, leading to reduced unintended outcomes.

With an **emphasis on Flagler County located businesses**, we will utilize our experience in Northeast Florida to generate a comprehensive list of bidders to ensure wide coverage in the market across all trades. By providing an opportunity for as much participation as possible, we will not only find the best pricing available in the market but also represent the project in a positive way by demonstrating a fair, open, and honest procurement process.

Subcontracts and purchase orders will be negotiated with all vendors involved in the project at the earliest practical time. A high emphasis is placed on rapid buyout for several reasons:

- + Confirmation of work scopes
- + Expedited submittal and material delivery process
- + Increased vendor input for project coordination

With current supply chain and labor availability issues, this activity has taken on even greater significance. It will be completed efficiently, accurately, and with the intention of obtaining the **best value for the City of Bunnell**.

- + **Value Engineering** - Given the recent escalation and volatility associated with construction costs, presently it's not uncommon for initial project estimates to come in over budget. While Value Engineering (VE) has long been a beneficial exercise to achieve best value across the life cycle of a project, in today's environment it is absolutely essential. Fortunately, a design-build approach provides the best opportunity to fully integrate the design effort and the build effort in achieving essential building functions at the lowest total cost consistent with defined project parameters.

The first step in our VE process is to establish an initial cost estimate. Our team will review the program and related design documentation, perform a functional analysis of the plan, and complete a preliminary estimate of cost based on indicated criteria. We will then generate a cost estimate based on this information to test the stated budget.

We then apply our in-depth knowledge of municipal project design and our recent experience in building similar facilities to develop alternative design concepts, materials, methods, and/or strategies as needed. In so doing, we look for significant opportunities to positively impact the function/cost equation and bring added value to the project. The result is a design-build solution that properly aligns scope with the target budget.

Initiating the VE process early in a project brings tremendous benefits. Changes have little effect on design cost or schedule, future redesign and rework will be diminished, and greater alignment will be achieved regarding the ultimate vision for the facility. Enhancing the value of the project while remaining consistent with your objectives is the ultimate goal.

This will be an iterative process, continuing through the completion of construction. During that time, we will support the City of Bunnell and the entire project delivery team in maintaining a disciplined, creative, and organized approach that seeks to maximize budget without sacrificing quality. Intelligent informed decisions will be made, allowing stakeholders the opportunity of not only contributing to the development of alternative solutions but also to understand the total impact that each decision carries.

- + **Permitting** - A full understanding of the required permits will be established, along with the procedure for applying and receiving each one. To ensure timely procurement of these permits, a permitting log will be established to document the requirements, anticipated timelines, and current status. This log will be monitored regularly by our staff, with any slippage identified early to prevent project delays.
- + **Constructability / Quality Planning Reviews** – These are structured sessions to review the construction documents and identify challenges to the actual construction of the project. Issues and concerns are addressed prior to completion of the documents as part of the design process. Particular attention is given to details or conditions that have historically been the root cause of warranty issues.
- + **Building Envelope Review** – Water intrusion is a leading cause of warranty issues. This is a focused analysis of the exterior portion of the building, its various components, and the critical construction details that ultimately determine success or failure for this element.
- + **Data Management** - To help manage the massive amounts of data collected on every project, we utilize construction management software by Procore. This is a robust platform allowing real-time data to be shared between the field and the office, leading to more informed decisions and better outcomes.

While initialized prior to Vendor Procurement, it is this activity that signals a ramp-up of information flow and where the system begins to deliver real benefits to the project. This software is able to interface with a variety of systems and can provide reporting to whatever level of detail is required by the city.

- + **Submittals & Material Procurement** - While procurement has always been a vital component of the pre-construction phase, the understanding of “supply chain” gained over the last several years has made it a mission-critical exercise. It now demands a resolute, deliberate, and focused approach with nothing left to chance or taken for granted.

To mitigate the eventual impact of a material being unavailable or delayed, we begin to query our trade resources regarding specific availabilities and lead times in the early design stages of the project. We work in partnership with them and our designers to develop alternate options for items that are identified as potential problems. Our team will keep the city apprised of any substitutions that may be required, with decisions on how to move forward made collaboratively.

Priority is given to items with the longest lead times as they are guided through the product approval process for a shortened review cycle. Examples from the recent past have included structural steel, roofing insulation, hollow metal door frames, air handling units, electrical equipment, and lighting

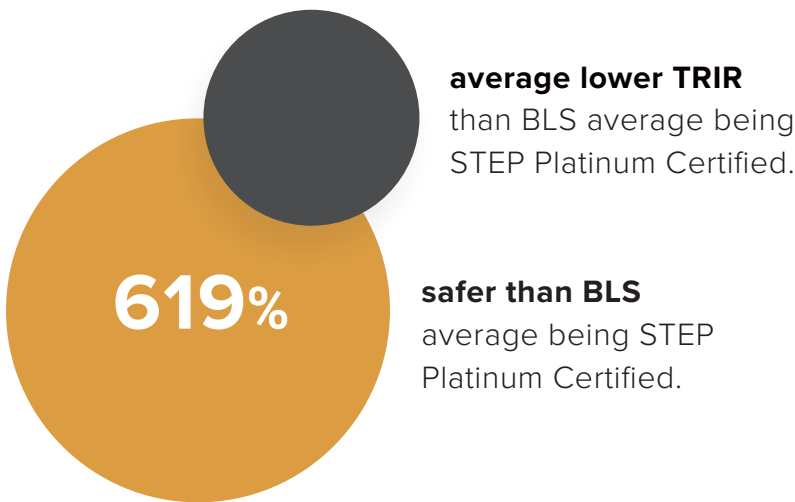
fixtures. We will validate ALL lead times and make necessary schedule adjustments to avoid project delays.

- + **Safety Planning** - Unequivocally, our top project priority will always be Safety. Through strong leadership, consistent delivery, and partnering with our clients, we are able to achieve exceptional results in this area, as evidenced by an EMR well below industry standards. And though the construction industry by its very nature presents any number of hazardous environments, we believe a proactive approach gives us the best chance of achieving our goal of ZERO incidents.

As part of our safety planning, we review the design documents to identify conditions or operations that present an overly hazardous risk. Working with the designers, we seek to mitigate the impact of these situations through design changes or at the very least having it flagged on the design documents indicating the increased risk. This acts as a signal to field personnel of the potential danger and the need for special attention.

Building on this effort, we then go on to develop a project-specific Safety Plan. Our Director of Safety and Quality will lead the creation of this plan, along with our assigned field team. In addition to basic rules and operating guidelines, they will develop detailed work procedures for hazardous operations to ensure safe performance. This plan forms an integral part of how we, along with our subcontracted trade partners, conduct ourselves on a daily basis when we enter the project site.

### ABC STEP PLATINUM STATISTICS



**BLS** - U.S. Bureau of Labor Statistics  
**TRIR** - Total Recordable Incident Rate  
**EMR** - Experience Modification Rating

<b>Meyer Najem</b>	
0	TRIR
0.68	EMR
<b>National Average</b>	
2.70	TRIR
1.00	EMR
With EMR think of it like golf, lower the score the better.	



- + **Logistics Planning** - The safe movement of workers and materials into, out of, and through the site is a key consideration in our preconstruction planning. Specific policies and procedures will be developed for this particular site and communicated on a regular basis to all personnel. A graphic Site Utilization Plan will be used to illustrate the methods that will be used to maintain a safe and orderly construction operation.

Features to be documented include:

- + Construction entrance(s) to control and monitor traffic.
- + Informational and directional signage regarding altered routing and potential hazards.
- + Establishment of normal working hours.
- + Establishment of timeframes for deliveries to minimize potential congestion.
- + Signage at adjacent businesses, if needed to prohibit construction traffic.
- + Fencing locations for the project.
- + Areas for worker parking.
- + Areas for mobile offices and material storage.
- + Any required utility shutdowns or other disruptive tasks.
- + Maintenance of traffic functions for any work required in the public right of way.
- + Required Storm Water Protection Plan measures.

## THE CONSTRUCTION PHASE

- + **Project Scheduling** - One of the advantages a Design-Build approach offers is the ability to develop a comprehensive, logical schedule early in the process that remains relatively accurate across the life of a project. This advantage corresponds with our strong belief that upfront planning and scheduling can have a dramatic impact on overall project delivery. By doing so, the project can recognize the key benefits of increased planning efficiency, reduced risk of schedule overruns, and timely elimination of identified bottlenecks.

To achieve this potential, we begin our initial scheduling efforts by seeking input from across our entire team of designers and builders. Utilizing their previous project experience, shared or otherwise, the schedule gains from the combined viewpoints of multiple team members. This provides a solid foundation for continued improvement and refinement as the project progresses. After project initiation, this initial schedule is presented to the broader team. As contributions from additional stakeholders are gathered over time the data is refined, delivering better coordination, buy-in, and reliability.

At regular intervals, we will meet with city staff to provide progress updates. Each of these updates will include, among other items, a detailed review of the schedule with analysis provided on every milestone yet to be reached. If the completion of any milestone is ever in question, it will be a topic of specific discussion with the goal of creating a mitigation plan to maintain schedule adherence.

An early critical component of schedule control is getting buy-in from the resources responsible for physically executing the plan. During the procurement phase of the project, every trade subcontractor that we solicit a bid from will be provided with the master schedule that has been created. They will have the opportunity to understand our expectations for how the project gets built, their individual responsibilities in doing so, and the impact this may have on their pricing and resource allocation.

After submission of their bid, we have detailed conversations to review the content, with schedule as a specific topic that is covered in-depth. Assumptions are confirmed and opportunities for improvement are identified. This is an especially critical step given the current market conditions surrounding material and labor shortages. Identified discrepancies are subsequently resolved and any needed schedule updates are incorporated. For the successful bidder, this information becomes a documented part of their subcontract and a commitment to which they are held accountable.

While early scheduling efforts mostly rely on a traditional “push” approach, where work activities are pushed forward to a milestone or completion date, our construction phase scheduling employs a “pull” approach. When used correctly, pull planning is one of the most effective ways a team can positively influence efficiency on a project. This approach emphasizes cooperation among those who are responsible for supervising the work.

Starting with the end goal in mind, we have found this to be a very effective way to streamline project timelines. Though it requires a deeper level of collaboration and commitment than a traditional approach, project outcomes are ultimately made more predictable.

Principles of this approach include:

- + Plan in greater detail as we get closer to doing the work.
- + Produce plans collaboratively with those who will perform the work.



*Pull Plan Meeting in Meyer Najem's Office*

- + Reveal and remove constraints on planned tasks as a team.
- + Make and secure reliable promises.

The whole focus is on creating and improving reliable workflows in a collective environment where trust becomes a byproduct of the effort.

As soon as our team of trade partners for the Project has been fully assembled, we will convene a series of meetings that are focused on short interval scheduling. These meetings implement the principles noted above and provide the detailed planning required to ensure completion of the Project within the Contract Time. They include:



*Pull Plan Board in Meyer Najem's Job Trailer*

- + **Phase Planning** - This will be the initial meeting to plan exactly how each phase of the work will be completed on time. Using the current master schedule, key milestones are broken down into discrete phases with a focus on transitions between each phase. Beginning at the completion date, the construction sequence is planned in reverse to fully understand the work that must be in place before the next phase can proceed.
- + **Lookahead Planning** - This is a weekly meeting led by our Project Superintendent that takes a six-week lookahead at work to be performed. Upcoming assignments are actively prepared by our trade partners to identify any constraints. The field team collectively identifies the logic between activities, adjusts sequencing as needed, and commits their individual performance to each other.
- + **Daily Huddle** - These are brief meetings with the primary goal of coordinating the activity of our team in meeting their individual commitments. Those commitments are reviewed, and any concerns or risks are openly shared with resolutions developed by the group. The result is transparency, accountability, and positive peer pressure to perform and not disappoint the rest of the team.

With time as one of the most crucial project constraints, failure to deliver on schedule simply isn't an option. Beginning with a clear understanding of the project's objectives and deliverables, a comprehensive, logical, and realistic schedule will be created by which the project will be managed, and progress measured. Relying on the tools and processes described above, our assigned management staff will proactively drive the project to completion, achieving a successful outcome.

- + **Supervision** - A competent field staff will be assigned full-time to the project, sized to meet the demands of the work. They will manage the daily activities of trade coordination, assure safety measures are in place, and resolve issues that arise. They are responsible for schedule adherence, managing site logistics, and executing the Quality Management Plan.
- + **Establish Initial Relationships** - Prior to the start of work, project specific contacts will have been established with the Building Department, the Engineering Department, Public Works, and any other Authority Having Jurisdiction that may play a critical role in maintaining our progress. We will ensure they are oriented to the specifics of the project and answer any questions they have, with the intent of establishing positive working relationships.
- + **Subcontractor Orientation & Field Management** - At project commencement, we will establish communication with the field managers of each subcontractor to provide a project orientation. This is a time set aside to meet with them and any other interested parties to talk about goals, challenges, and performance. After, regular weekly progress meetings will occur where construction activity, safety and quality issues, and overall coordination requirements will be discussed with actions assigned.
- + **Quality Management** - We embrace the fundamental concept that Quality is a team obligation built into every aspect of our work. The methodologies, tools, and processes described below will be used to ensure it is integrated into the entire project delivery process.
  - + **Inspection and Testing Plan** - A detailed comprehensive plan summarizing requirements, responsibilities, and anticipated outcomes for Quality Control measures. Used to drive field activities relative to QC and QA.
  - + **Pre-Installation Meetings** - Work sessions to review plans for ensuring critical scopes of work are built safely, correctly, and without defect or conflict.
  - + **Mockups** - Full-size representations of proposed construction, built to evaluate details or to test performance. Exterior wall assemblies, windows, and special finishes are examples of typical uses.
  - + **First Work in Place Inspections** - A full review of the first installation of significant portions of work to confirm that Quality expectations are met.
  - + **Pre-Cover Up Inspections** - Assessment of concealed work immediately prior to coverup. Necessary documentation of as-built conditions is made at that time as well.
  - + **Daily Field Reports** - A record prepared by our field staff documenting work accomplished, any Quality issues encountered, and resolution of same.

- + **Monthly Designer Inspections** - Regular site visits by design staff examining work in place and ensuring compliance with construction documents.
- + **Permit Inspections** - Required approvals of work in place prior to cover up or performing successor construction activities.
- + **Punchlist Creation** - A document summarizing items of work that have been deemed complete but are not in accordance with the contract documents.
- + **Subcontractor Administrative Management** - Utilizing Procore, many of the administrative tasks of subcontractor management are automated. Our PM staff relies heavily on this system to organize and track the numerous details associated with the project and provide a platform for daily collaboration. This will maintain an efficient flow of information critical to keeping the project on time and on budget.
- + **Substantial Completion** - A Substantial Completion inspection will be schedule after it has been determined by the design-build team that the building is ready for Owner inspection. Pre-punch lists will have been created and completed prior to that time. A final punch list will be created from this inspection and items corrected in as short a timeframe as possible. Punchlist completion will be a prerequisite to Final Completion.

## POST CONSTRUCTION PHASE

- + **Final Documentation** - Planning for closeout will start early in the project, shortly after completing the initial submittal process. A clear picture of what this process will look like will be established, along with what needs to be accomplished. Deliverables include Operations and Maintenance Manuals, Warranties, Certificate of Occupancy, final permit inspections, final financial records, and other formal documentation required by the City. Efforts moving forward through the project will support this predetermined strategy to achieve the required outcome.
- + **Punch List Completion** - Use of project management software to keep a clear list of punch items, assign responsibility, select a due date, and track its current status. The result is rapid completion of open items.
- + **Systems Startup & Acceptance** - While the mechanical and electrical systems for the project are not overly complicated, special attention will be given to proper equipment startup and commissioning. The design engineers will be actively involved throughout construction and address any issues as they arise, making startup a simple event. Proper operation will be verified, and documentation prepared accordingly.

- + **Record Drawings** - Throughout the duration of construction, actual field installation conditions will be compared to those shown on the Contract Documents. Where deviations occur, or are otherwise required, the specifics will be notated on a record set of documents by each performing trade. At the conclusion of the work, these notations will be summarized into a set of documents and submitted for review and approval.
- + **Operations Demonstration & Instruction** - As various systems are being installed, maintenance personnel will be invited to make jobsite visits and observe the work as it is being built. If any revisions are needed or requested, they can be immediately implemented during construction. The goal would be to deliver a project that is built the way you want it, that is already familiar to your staff, and that is straightforward to operate and maintain.
- + **Final Inspection & Acceptance** - The expectation is for the final inspection and acceptance of the building to be a mere formality. Through regular site visits, staff will be encouraged to take the opportunity to review the work as it is being built. If something needs to be tweaked, it is taken care of then – not at the end of the project. This enhances the satisfaction of all parties and makes it more likely that the actual product is in alignment with what is needed.
- + **Warranty Administration** - A formal program to effectively manage any warranty item(s), including timely response, effective tracking, and streamlined communication. A dedicated single point of contact is established with the responsibility for resolving issues as promptly as possible.

**“Some of the qualities that stand out to me are the amount of repeat construction customers that stay with Meyer Najem.** In our Industry, customers that keep coming back to the same construction manager says a lot about the trust that they place in this company.”

**J.R. Gaylor, President**

**ASSOCIATED BUILDERS AND CONTRACTORS**

# Firm's Current & Projected Workload

As a firm with a particular affinity for “quality of life” projects, we have served many public clients by delivering a variety of municipal facilities. We are equipped with the resources, knowledge, and personnel to successfully complete these assignments. Our experience spans across multiple project types, including city halls, police stations, fire stations, libraries, parks, and recreational facilities, among others. Our team has the technical competence to deliver your project and provide the City of Bunnell superior service and flawless execution.

Combined, our firm along with our subconsultants employ more than 580 full time professionals. Included in this number are:

Design	328
Construction	95
Support	137
Leadership	22

Our proposed staff for this project is sufficient and capable to satisfactorily perform the required scope of work. However, should unforeseen circumstances arise, they will be able to rely on any number of these company-wide resources to help facilitate the execution of their responsibilities.

The following documentation is a partial list of current and projected workloads for each firm on our team. As our industry in general is project-driven, future projections of workloads are based largely on experience. While there is variability, each firm maintains resources adequate to complete work on hand.

The projects listed are generally those that our individual team members are currently assigned to. Though a formal schedule for the design and construction of this project does not exist at this point, we have made internal assumptions for how the work would progress. All proposed staff have been confirmed as **FULLY AVAILABLE** to support the project in their individual roles through the various phases and for the duration of the project.

## MEYER NAJEM

### **Beech Grove Police Station & Headquarters**

Owner: City of Beech Grove  
Dollars Committed: \$6,200,000  
Anticipated Finish Date: March 2023

### **McCordsville Police Station & Headquarters**

Owner: Town of McCordsville  
Dollars Committed: \$9,000,000  
Anticipated Finish Date: September 2024

### **Morgan County Justice Center**

Owner: City of Martinsville  
Dollars Committed: \$38,000,000  
Anticipated Finish Date: June 2023

### **VA Jacksonville Outpatient Clinic**

Owner: US Federal Properties  
Dollars Committed: \$76,000,000  
Anticipated Finish Date: June 2023

### **Preserve at Island Point Apartment Complex**

Owner: Becovic Management Group  
Dollars Committed: \$28,000,000  
Anticipated Finish Date: March 2023

### **Orlando Rehabilitation Hospital**

Owner: WB Development Partners  
Dollars Committed: \$32,000,000  
Anticipated Finish Date: December 2023

### **Broad Ripple Family Center**

Owner: Avenue Development  
Dollars Committed: \$15,000,000  
Anticipated Finish Date: January 2023

### **Brownsburg Crossroads Elementary**

Owner: Brownsburg Community School Corp.  
Dollars Committed: \$32,000,000  
Anticipated Finish Date: July 2023

### **IU Health Capitol View Building**

Owner: Indiana University Health  
Dollars Committed: \$66,000,000  
Anticipated Finish Date: June 2023

### **Fishers Arts & Municipal Building**

Owner: City of Fishers  
Dollars Committed: \$21,000,000  
Anticipated Finish Date: December 2023





## LS3P

### Groves K12

Owner: Savannah-Chatham Board of Public Education

Size: 435,000 SF

Anticipated Finish Date: August 2023

### Shipyards, Jaguars Office interior Design

Owner: Iguana Investments Florida, LLC

Size: 100,000 SF

Anticipated Finish Date: August 2024

### Wellford Elementary School

Owner: Spartanburg County School District Five

Size: 225,000 SF

Anticipated Finish Date: January 2022

### The Darby Multi-Family

Owner: Fides Development

Size: 344,600 GSF Multifamily,  
142,800 SF Parking

Anticipated Finish Date: April 2025

### Washington Park Elementary Addition

Owner: Jasper County Charter System

Size: 14,000 SF

Anticipated Finish Date: Fall 2025



## BAKER DESIGN BUILD

### UF Health Continuing Service Contract

Owner: University of Florida Health

Dollars Committed: \$15,210.00

Anticipated Finish Date: January 2023

### The Palms Shopping Center

Owner: Ash Properties

Dollars Committed: \$46,740.78

Anticipated Finish Date: January 2023

### Altamesa Retail

Owner: Boothe Architects

Dollars Committed: \$18,040.00

Anticipated Finish Date: January 2023

### Mini Storage

Owner: GR Elite Group

Dollars Committed: \$44,750.00

Anticipated Finish Date: December 2022

### E Bill Baggs Cape Florida Lighthouse

Owner: CGA Solutions

Dollars Committed: \$23,994.76

Anticipated Finish Date: April 2023

### Southside Estate School

Owner: Rolland Devalle & Bradley

Dollars Committed: \$141,120.00

Anticipated Finish Date: June 2023

### NCCOA Boardwalk Covered Pavilion

Owner: Robbins Design Studio

Dollars Committed: \$7,600.00

Anticipated Finish Date: December 2022

### DaCosta Townhomes

Owner: Zinn Architecture & Interiors

Dollars Committed: \$16,750.00

Anticipated Finish Date: December 2022

### Rosemeade Recreation Center

Owner: Magee Architects

Dollars Committed: \$31,875.00

Anticipated Finish Date: December 2022

### InCab America-2821 E Randol Mill Rd

Owner: Boothe Architects

Dollars Committed: \$9,865.00

Anticipated Finish Date: December 2022



Altamesa Retail



University of Florida Health

## SIMES & ROSCH ENGINEERING

### Church of Our Savior Addition

Owner: Ebert Norman Brady Architects  
Anticipated Finish Date: December 2022

### New Fire Station #22, City of Jacksonville

Owner: Ebert Norman Brady Architects  
Anticipated Finish Date: December 2022

### CDHQ Building Camp Blanding Joint Training Center

Owner: Ebert Norman Brady Architects  
Anticipated Finish Date: November 2022

### Arena, Florida Sheriff Youth Ranch

Owner: Marquis Latimer + Halback, Inc.  
Anticipated Finish Date: December 2022

### Lactation Rooms, SHP Avionics B640 & B645

Owner: Rhodes Architecture+ Engineering, LLC  
Anticipated Finish Date: December 2022

### St. Johns County Tax Collector Remodel

Owner: Rhodes Architecture+ Engineering, LLC  
Anticipated Finish Date: March 2023

### Fernandina Residential Group

Owner: Basham & Lucas Design Group, Inc.  
Anticipated Finish Date: December 2022

### AASF#2 Fire Suppression System - Brooksville, Florida

Owner: Department of Military Affairs  
Anticipated Finish Date: January 2023

### Valdosta ATC Tower

Owner: AJT Engineering, Inc.  
Anticipated Finish Date: December 2022

### Repair Lights at B1458 & Lube Oil Tank 1620-25 Area

Owner: W.W. Gay Fire & Integrated Systems, Inc.  
Anticipated Finish Date: December 2022



# Local Preference

Our project execution team will be assigned from our Southeast Regional office in Jacksonville. The City of Bunnell lies within the geographic area of operation for this office, placing the project in close proximity to the resources needed to provide needed support and to make it a success. Our field team will be assigned to the project site full time, providing total management and supervision of this assignment.

Recognizing the benefit to the City of doing business with firms located in Flagler County, our procurement efforts will emphasize these firms. We will actively identify and solicit bids from suppliers and trade subcontractors that have local operations. Our goal would be to establish or support existing supply chains that would benefit the local economy through the spending of what are ultimately public dollars.

Additionally, our outreach efforts would also encompass “XBE” firms, such as disadvantaged-, women-, minority-, or veteran-owned business enterprises. We are committed to providing small business contracting opportunities, as this directly benefits not only our company but also the communities in which we work and live. And while there will always be room to improve, tracking statistics tell us that we are making strides toward the goals that have been established.

Of particular note, our design partner for civil and structural engineering, Baker Design Build, maintains multiple minority designations across local and statewide agencies. They are a valuable asset to our team and one with which we enjoy a longstanding relationship.

As for the experience of our team on projects in Flagler County, our design partner for mechanical and electrical engineering, Simes & Rosch, completed work on the Indian Trails Sports Complex located in Palm Coast in 2018. **See the following page for more detail on the project.**

A final point that we would like to make in this Section is that, as a firm that has historically gravitated to “quality of life” projects, the concept of community is one that we have a strong passion for. Licensed in 35 states, our work has taken us across a wide range of geography. Wherever we land, the opportunity to contribute to a local community is one that we actively seek out. Whether through an event sponsorship, mentoring of future design-builders, or participation in an area philanthropy, we take it as our responsibility to give back to those that have welcomed us in. We look forward to working with the City of Bunnell and identifying where we can make an impact and leave a lasting positive impression.



## CITY OF PALM COAST INDIAN TRAILS SPORTS COMPLEX

Palm Coast, Florida

Indian Trail Sports Complex is located in Palm Coast, Florida. It is a host site for local, regional and state sports tournaments and provides visitors with exceptional athletic facilities for soccer, lacrosse, flag football, baseball and softball. Palm Coast spent a combined \$1.5 million to add bathrooms at the Palm Coast Arts Foundation property and bathrooms and sports lighting at the Indian Trails Sports Complex. The sports lighting design allows use of the complex after dark, raising the facility’s capacity.

Simes & Rosch provided mechanical and electrical design for two identical restroom buildings and designed the electrical distribution for three football fields in the Complex.

### Year Completed

2018

### Delivery Method

Design Bid Build

### Size

N/A

### Services

Simes & Rosch - Mechanical & Electrical Design

# Completeness of Response

We have assembled a team that is fully competent to execute the technical services required for the Administration / Police Complex project. The firms and assigned individuals have been selected based on their ability to deliver the facility on time, within budget, and to the required quality standards. Our project plan accurately reflects the requirements of the RFQ, our knowledge of the building type, and the local conditions affecting the work.

An overview of our capacity to successfully provide the following technical services, includes:

- + Options Analysis
- + Design Review
- + Budget Estimating
- + Value Engineering
- + Construction Scheduling
- + Quality Management
- + Constructability Analysis
- + Cost Control
- + Change Order Management
- + Claims Management
- + Project Closeout
- + Commissioning

<b>Technical Services</b>	<b>Jeff Blount</b> COO	<b>Ryan Soots</b> Project Executive	<b>Daniel Limonta</b> Preconstruction Manager	<b>David Miller</b> Senior Project Manager	<b>Dan Herrin</b> Senior Superintendent
Options Analysis	X	X	X	X	X
Design Review	X	X	X	X	X
Budget Estimating	X	X	X	X	X
Value Engineering	X	X	X	X	X
Construction Scheduling	X	X	X	X	X
Quality Management	X	X	X	X	X
Constructability Analysis	X	X	X	X	X
Cost Control	X	X	X	X	X
Change Order Management	X	X		X	X
Claims Management	X	X		X	X
Project Closeout	X	X		X	X
Commissioning	X	X		X	X

## RESPONSE TO ADDENDUM NO. 01 - ADDITIONAL CRITERIA

In the answer provided to Question 4 of Addendum No. 01, the request was made to submit an anticipated project budget. This is a criterion that was not included in the original RFQ. Clarification on how this information might be utilized, scored, or otherwise interpreted by the Evaluation Committee has not been provided. Accordingly, we are hesitant to offer an exact response.

However, the task of conceptual estimating is one we perform on a regular basis. Utilizing recent cost history on similar projects, we believe that the stated total project budget of \$8.5 million is generally reasonable for the scope of work as described in the RFQ. Subsequent to award of the project and advancement of the current design effort, the City's complete design criteria can be confirmed along with a preliminary project budget.

Additionally, in the answer provided to Question 8, the request was made to submit hourly rate schedules. This is a criterion that was not included in the original RFQ. Clarification on how this information might be utilized, scored, or otherwise interpreted by the Evaluation Committee has also not been provided. However, we are including it as requested in the following pages.

Though the form of contract agreement has not been specified, these rate schedules would likely have limited use. Assuming that the City will utilize a Two-Phase Design-Build Agreement with a Guaranteed Maximum Price (GMP) as provided for in F.S. 287.055, the eventual Design-Builder's Fee would be determined as a percentage of the GMP or on a lump sum basis. Though indirectly related, the schedules should not be relied on as a predictor of how competitive that fee may be.

It is our standard practice to operate on an open-book basis with our customers as requested. Transparency is key for us in developing long-term, trust-based relationships. The basis of any estimate, fee, or other cost will be made completely clear as we negotiate in good faith to meet the needs of both our clients and our company.



## MEYER NAJEM HOURLY RATES

	2022	2023	2024
<b>Project Management</b>			
Project Executive	\$154.00	\$160.00	\$166.00
Senior Project Manager II	\$125.00	\$130.00	\$135.00
Senior Project Manager I	\$115.00	\$120.00	\$125.00
Project Manager	\$92.00	\$96.00	\$100.00
Assistant Project Manager	\$75.00	\$78.00	\$81.00
Project Administrative Assistant	\$71.00	\$74.00	\$77.00
Project Accountant	\$71.00	\$74.00	\$77.00
Technical Services	\$110.00	\$114.00	\$119.00
3D Scanning (Labor and Equipment)	\$160.00	\$164.00	\$169.00
Safety Professional	\$75.00	\$78.00	\$81.00
<b>Field Staff</b>			
Field Manager	\$125.00	\$130.00	\$135.00
Senior Superintendent	\$115.00	\$120.00	\$125.00
Superintendent II	\$112.00	\$116.00	\$121.00
Superintendent I	\$90.00	\$94.00	\$98.00
Assistant Superintendent	\$75.00	\$78.00	\$81.00
Trades Manager	\$80.00	\$83.00	\$86.00
Foreman	\$81.00	\$84.00	\$87.00
Carpenter / Laborer	\$74.00	\$77.00	\$80.00
<b>Preconstruction / Estimating</b>			
Preconstruction Manager	\$154.00	\$160.00	\$166.00
Senior Estimator	\$140.00	\$146.00	\$152.00
Estimator	\$124.00	\$129.00	\$134.00
Assistant Estimator	\$100.00	\$104.00	\$108.00

### Rates Include

- + Base wages
- + Payroll taxes and insurance
- + Paid time off / vacation
- + Personnel incentive compensation (i.e. bonuses)
- + Cell phones

### Rates Exclude

- + Relocation or temporary living allowances
- + Jobsite office expenses
- + Building Information Modeling and Project Technology (\$4.20 / \$1,000 of Cost of Work)
- + Safety Inspections and Support (\$4.00 / \$1,000 of Cost of Work)

## LS3P HOURLY RATES

Administrative	\$75
Technician	\$110
Senior Technician	\$135
Designer	\$110
Architectural Staff I / Interior Design Staff I / Design Staff I	\$120
Architectural Staff II / Interior Design Staff II / Design Staff II	\$135
Architectural Staff III / Interior Design Staff III / Design Staff III	\$150
Senior Architect / Senior Interior Designer	\$175
Project Manager	\$190
Senior Project Manager	\$215
Officer / Principal	\$225
Senior Officer / Principal	\$250

- + For Services of Professional and Engineering Consultants including but not limited to Structural, Civil, Mechanical, Electrical, Plumbing, and Surveying Services, a multiple of 1.25 times the amount billed to LS3P will apply.
- + Minimum billable time for Depositions and Testimony is One-Half Day.
- + Billing will occur monthly or at the completion of the work, whichever comes sooner, with payments due upon receipt.
- + After thirty (30) days from the date of invoice, payments due and unpaid shall bear a late charge of one and one half percent (1.5%) per month from the date of invoice.
- + This standard schedule is subject to change 6 months from date of issuance.

**Reimbursable Expenses** (i.e., Travel, Reproductions, Printing, Plots, Postage, Handling and Delivery, Facsimile, Long Distance Communications, Renderings, Models, etc.), incur a multiple of 1.1 times the amount expended by LS3P. For limited quantities of in-house print or electronic media production, the following billing rates will apply:

Black & White	Bond	Premium Bond	Black & White Scans
30" x 42"	\$2.00	\$3.00	\$2.50
24" x 36"	\$1.00	\$2.00	\$2.00
15" x 21"	\$0.50	\$1.00	\$1.25
11" x 17"	\$0.25	\$0.50	\$0.25
8.5" x 11"/14"	\$0.10	\$0.20	\$0.15

Color Premium	Bond	Satin or Gloss	High Res. Color Scans
30" x 42"	\$45.00	\$60.00	\$20.00
24" x 36"	\$30.00	\$45.00	\$20.00
15" x 21"	\$20.00	\$30.00	\$20.00
11" x 17"	\$1.00	\$1.25	\$1.00
8.5" x 11"/14"	\$0.65	\$0.75	\$0.75
Electronic	Internet	CD	DVD
Data Transfer	No Charge	\$15.00	\$25.00
Facsimile	No Charge		
Email / FTP	No Charge		

Large quantity reproductions, blue-line prints, black-line prints, sepia prints, high resolution scans, and other special graphic media formats will be outsourced at vendor pricing plus customary 10% markup.

**Digital Reproduction of Documents and Instruments of Service** (limited to computer generated drawings and not to be considered Contract Documents as defined by the General Conditions for the Contract for Construction) may be obtained for specific qualified purposes with appropriate authorization and subject to an LS3P Letter of Agreement stating Terms and Conditions for release. Drawing Sheets prepared using Autodesk® Revit®, Autodesk® AutoCAD®, and Bentley® MicroStation® application software shall have the following per sheet billing rates as Digital Documents:

Electronic Files Formats	Per Sheet
DWG (Autodesk® Drawing File)	\$30.00
DGN (Bentley® Design File)	\$30.00
DXF (Autodesk® Data Exchange File)	\$30.00
DWF (Autodesk® Design Web Format)	\$10.00
PDF (Adobe® Portable Document Format)	\$4.00

Autodesk Revit and AutoCAD drawing files represented in the DWG and DXF file formats and Bentley MicroStation design files represented in the DGN file format are viewable, printable and editable using application software. Autodesk Design Web Format or DWF files and Adobe® Portable Document Files or PDF files formats are viewable and printable using Autodesk Design Review and Adobe Acrobat Reader, respectively. These software viewers are available as free downloads. DWF and PDF file formats are not editable and may be scaled, red-lined or

# References

## MEYER NAJEM

**Rick Baier**, Principal  
US Federal Properties  
4706 Broadway, Suite 240  
Kansas City, Missouri 64112  
rbaier@usfpc.com  
816.285.9552

**Muhamed Becovic**, Owner/President  
Becovic Management Group  
8100 East 106th Street  
Fishers, Indiana 46038  
mb@becovicmgmt.com  
317.570.0400

**Alex Bennett**, Principal  
WB Development Partners  
12700 Hillcrest Road, Suite 215  
Dallas, Texas 75230  
abennett@wbdevpartners.com  
214.282.6714

**Steve Orusa**, Fire Chief  
City of Fishers  
1 Municipal Drive  
Fishers, Indiana 46038  
orusas@fishers.in.us  
317.595.3201

## LS3P

**Kevin Doyle**, Sr Director of Protective Services  
Georgia Ports Authority  
2 Main Street  
Garden City, Georgia 31408  
kdoyle@gaports.com  
912.963.5596

---



## BAKER DESIGN BUILD

**William Bishop**, Principal  
Akel, Logan, Shafer Architects  
704 Rosselle Street  
Jacksonville, Florida 32204  
wbishop@alsarchitects.com  
904.463.3396

---

## SIMES & ROSCH ENGINEERING

**Todd Anderson**, Project Manager  
Department of Military Affairs  
michael.t.anderson34.nfg@mail.mil  
904.823.0379

	<p><b>APPLICATION FORM</b></p> <p><b>CITY OF BUNNELL</b>  <b>ADMIN/POLICE DEPT COMPLEX</b>  <b>DESIGN BUILD PROJECT</b></p>	<p>RFQ-2022-02                  ISSUED BY: LAKESHA BYRD                  FINANCIAL SERVICES COORDINATOR                  PHONE NO: (386) 437-7500                  FAX NO (386) 437-7503                  EMAIL: LBYRD@BUNNELLCITY.US</p>
<p>SUBMIT QUALIFICATIONS PACKAGE PRIOR TO:                  CLOSING DATE: <b>NOVEMBER 14, 2022</b>                  CLOSING TIME: <b>10:00 A.M.</b></p>		<p>SUBMIT TO:                  LAKESHA BYRD                  604 E MOODY BLVD., - SUITE 6                  BUNNELL, FL 32110</p>
<p>PROJECT TITLE &amp; DESCRIPTION:                  BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX                  DESIGN BUILD PROJECT</p>		
<p>THE RESPONDENT HEREBY AGREES TO FURNISH THE SERVICES PURSUANT TO ALL REQUIREMENTS, SPECIFICATIONS, AND SCOPE OF SERVICES CONTAINED IN THIS SOLICITATION DOCUMENT, AND FURTHER AGREES THAT THE LANGUAGE OF THIS DOCUMENT SHALL GOVERN IN THE EVENT OF A CONFLICT WITH HIS OR HER RESPONSE. BY MY SIGNATURE I CERTIFY THAT THIS RESPONSE IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, OR CONNECTION WITH ANY CORPORATION, FIRM, BUSINESS ENTITY, OR PERSON SUBMITTING A RESPONSE FOR THE SERVICES, AND IS IN ALL RESPECTS FAIR AND WITHOUT COLLUSION OR FRAUD.</p>		
<p><b>THIS APPLICATION FORM MUST BE SIGNED TO BE CONSIDERED FOR</b></p>		
<p>COMPANY NAME: Meyer Najem Construction, LLC</p>		<p>DATE: 11/9/2022</p>
<p>MAILING ADDRESS:                  4887 Belfort Road, Suite 207</p>		<p>PHONE: 904.723.8900                  FAX: 317.577.0286</p>
<p>CITY: Jacksonville</p>	<p>STATE: Florida</p>	<p>ZIP: 32256</p>
<p>TITLE OF AUTHORIZED REPRESENTATIVE:                  Chief Operating Officer</p>		
<p>E-MAIL: jblount@meyer-najem.com</p>		<p>WEB URL: www.meyer-najem.com</p>
<p>AUTHORIZED SIGNATURE:  </p>		<p>PRINTED NAME: Jeff Blount</p>

**PROPOSER'S CONTACT INFORMATION FORM**

**PROPOSER'S INFORMATION**

FIRM NAME:	Meyer Najem Construction, LLC
FIRMS PRINCIPAL ADDRESS:	4887 Belfort Road, Suite 207, Jacksonville, Florida 32256
FEIN #:	35-2091347

**BUSINESS STRUCTURE**

CORPORATION, JOINT VENTURE, OR PARTNERSHIP: PROPOSERS SUBMITTING QUALIFICATIONS STATEMENTS AS A JOINT VENTURE SHALL SUBMIT A COPY OF THEIR JOINT AGREEMENT. IF A JOINT VENTURE OR PRIME/SUB-CONTRACTOR ARRANGEMENT OF TWO (2) FIRMS, INDICATE HOW THE WORK WILL BE DISTRIBUTED BETWEEN THE PARTNERS.

BUSINESS STRUCTURE	INDICATE BY (X)	COPY OF JOINT VENTURE AGREEMENT ATTACHED (Y / N)	IF APPLICABLE, HOW WILL WORK BE DISTRIBUTED BETWEEN PARTNERS?
CORPORATION	X	N	
JOINT VENTURE			
PARTNERSHIP			

IS YOUR COMPANY REGISTERED AND LICENSED IN THE STATE OF FLORIDA TO DO BUSINESS?  YES  NO

IF A JOINT VENTURE, HAS THIS PARTNERSHIP WORKED TOGETHER ON A SIMILAR PROJECT?  YES  NO

**PROPOSER'S INFORMATION FORM**  
**(CONTINUED)**

**BUSINESS OFFICERS**

POSITION	NAME	CONTACT INFORMATION
PRESIDENT	Tim Russell	trussell@meyer-najem.com
VICE PRESIDENT	Ryan Soots	rsoots@meyer-najem.com
VICE PRESIDENT	Kevin McGovern	kmcgovern@meyer-najem.com
SECRETARY	Brian Falcon	bfalcon@meyer-najem.com
TREASURER	Scott Stull	sstull@meyer-najem.com
PROJECT MNGR (ASSIGNED TO THIS PROJECT)	David Miller	dmiller@meyer-najem.com

**BUSINESS LOCATION**

ADDRESS OF OFFICE IN WHICH WORK IS TO BE PERFORMED FROM IF DIFFERENT THAN PRINCIPAL ADDRESS:  
 \_\_\_\_\_  
 \_\_\_\_\_

DISTANCE FROM THE JOB SITE TO FIRMS BUSINESS ADDRESS:      MILES 65

OTHER OFFICE LOCATIONS - LOCATION OF OTHER OFFICES FROM WHICH RESOURCES MAY BE DRAWN:  
 \_\_\_\_\_  
 \_\_\_\_\_

### PROPOSER'S CERTIFICATION FORM

I HAVE CAREFULLY EXAMINED THE REQUEST FOR QUALIFICATIONS, INSTRUCTIONS TO PROPOSERS, GENERAL AND/OR SPECIAL CONDITIONS, VENDOR'S NOTES, SPECIFICATIONS, AND ANY OTHER DOCUMENTS ACCOMPANYING OR MADE A PART OF THIS REQUEST FOR QUALIFICATIONS.

I AGREE TO ABIDE BY ALL CONDITIONS OF THE RFQ AND UNDERSTAND THAT A BACKGROUND INVESTIGATION MAY BE CONDUCTED BY THE CITY OF BUNNELL PRIOR TO AN AWARD.

I CERTIFY THAT ALL INFORMATION CONTAINED IN THIS SUBMITTAL IS TRUTHFUL TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT I AM A DULY AUTHORIZED TO SUBMIT THIS QUALIFICATIONS STATEMENT ON BEHALF OF THE VENDOR / CONTRACTOR AS ITS ACT AND DEED AND THAT THE VENDOR / CONTRACTOR IS READY, WILLING AND ABLE TO PERFORM IF AWARDED THE CONTRACT.

I FURTHER CERTIFY, UNDER OATH, THAT THIS QUALIFICATIONS STATEMENT IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, CONNECTION, DISCUSSION, OR COLLUSION WITH ANY OTHER PERSON, FIRM OR CORPORATION SUBMITTING A QUALIFICATIONS STATEMENT FOR THE SAME PRODUCT OR SERVICE; NO OFFICER, EMPLOYEE OR AGENT OF THE CITY OF BUNNELL GOVERNMENT OR OF ANY OTHER PROPOSER INTERESTED IN SAID RFQ; AND THAT THE UNDERSIGNED EXECUTED THIS PROPOSER'S CERTIFICATION WITH FULL KNOWLEDGE AND UNDERSTANDING OF THE MATTERS THEREIN CONTAINED AND WAS DULY AUTHORIZED TO DO SO.

NAME OF BUSINESS

BY:

SIGNATURE

Jeff Blount, COO

NAME & TITLE, TYPED OR PRINTED

4887 Belfort Road, Suite 207

MAILING ADDRESS

Jacksonville, Florida 32256

CITY, STATE, ZIP CODE

(904)563-6249

TELEPHONE NUMBER

SWORN TO AND SUBSCRIBED BEFORE ME

THIS 9<sup>th</sup> DAY OF

November, 2022

Megan Clark  
SIGNATURE OF NOTARY

NOTARY PUBLIC, STATE OF IN

PERSONALLY KNOWN ✓

-OR-

PRODUCED IDENTIFICATION



CITY OF BUNNELL

REQUEST FOR QUALIFICATION RFQ-2022-02



### DRUG-FREE WORKPLACE FORM

THE UNDERSIGNED BIDDER IN ACCORDANCE WITH FLORIDA STATUTE  
Meyer Najem 287.087, HEREBY CERTIFIES THAT  
Construction, LLC DOES:  
(NAME OF BUSINESS)

1. PUBLISH A STATEMENT NOTIFYING EMPLOYEES THAT THE UNLAWFUL MANUFACTURE, DISTRIBUTION, DISPENSING, POSSESSION, OR USE OF A CONTROLLED SUBSTANCE IS PROHIBITED IN THE WORKPLACE AND SPECIFYING THE ACTIONS THAT WILL BE TAKEN AGAINST EMPLOYEES FOR VIOLATIONS OF SUCH PROHIBITION.
2. INFORM EMPLOYEES ABOUT THE DANGERS OF DRUG ABUSE IN THE WORKPLACE, THE BUSINESS'S POLICY OF MAINTAINING A DRUG-FREE WORKPLACE, ANY AVAILABLE DRUG COUNSELING, REHABILITATION, AND EMPLOYEE ASSISTANCE PROGRAMS, AND THE PENALTIES THAT MAY BE IMPOSED UPON EMPLOYEES FOR DRUG ABUSE VIOLATIONS.
3. GIVE EACH EMPLOYEE ENGAGED IN PROVIDING THE COMMODITIES OR CONTRACTUAL SERVICES THAT ARE PROPOSED A COPY OF THE STATEMENT SPECIFIED IN SUBSECTION (1).
4. IN THE STATEMENT SPECIFIED IN SUBSECTION (1), NOTIFY THE EMPLOYEES THAT, AS A CONDITION OF WORKING ON THE COMMODITIES OR CONTRACTUAL SERVICES THAT ARE UNDER BID, THE EMPLOYEE WILL ABIDE BY THE TERMS OF THE STATEMENT AND WILL NOTIFY THE EMPLOYER OF ANY CONVICTION OF, OR PLEA OF GUILTY OR NOLO CONTENDERE TO, ANY VIOLATION OF CHAPTER 893 OR OF ANY CONTROLLED SUBSTANCE LAW OF THE UNITED STATES OR ANY STATE, FOR A VIOLATION OCCURRING IN THE WORKPLACE NO LATER THAN FIVE (5) DAYS AFTER SUCH CONVICTION.
5. IMPOSE A SANCTION ON, OR REQUIRE THE SATISFACTORY PARTICIPATION IN A DRUG ABUSE ASSISTANCE OR REHABILITATION PROGRAM IF SUCH IS AVAILABLE IN THE EMPLOYEE'S COMMUNITY, BY ANY EMPLOYEE WHO IS SO CONVICTED.
6. MAKE A GOOD FAITH EFFORT TO CONTINUE TO MAINTAIN A DRUG-FREE WORKPLACE THROUGH IMPLEMENTATION OF THIS SECTION.

AS THE PERSON AUTHORIZED TO SIGN THE STATEMENT, I CERTIFY THAT THIS FIRM COMPLIES FULLY WITH THE ABOVE REQUIREMENTS.

X   
PROPOSER'S SIGNATURE

11/9/22  
DATE

## SWORN STATEMENT UNDER SECTION 287.133(3)(A), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES FORM

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

THIS SWORN STATEMENT IS SUBMITTED TO THE CITY OF BUNNELL BY Jeff Blount, COO  
(INDIVIDUAL'S NAME AND TITLE)

FOR Meyer Najem Construction, LLC  
(NAME OF ENTITY SUBMITTING SWORN STATEMENT)

WHOSE BUSINESS ADDRESS IS 4887 Belfort Road, Suite 207, Jacksonville, Florida 32256

AND (IF APPLICABLE) ITS FEDERAL EMPLOYER IDENTIFICATION NUMBER (FEIN) IS 35-2091347 (IF THE ENTITY HAS NO FEIN, INCLUDE THE SOCIAL SECURITY NUMBER OF THE INDIVIDUAL SIGNING THIS SWORN STATEMENT)

1. I UNDERSTAND THAT A "PUBLIC ENTITY CRIME" AS DEFINED IN SECTION 287.133(1)(G), FLORIDA STATUTES, MEANS A VIOLATION OF ANY STATE OR FEDERAL LAW BY A PERSON WITH RESPECT TO AND DIRECTLY RELATED TO THE TRANSACTION OF BUSINESS WITH ANY PUBLIC ENTITY OR WITH AN AGENCY OR POLITICAL SUBDIVISION OF ANY OTHER STATE OR WITH THE UNITED STATES, INCLUDING, BUT NOT LIMITED TO, ANY BID OR CONTRACT FOR GOODS OR SERVICES TO BE PROVIDED TO ANY PUBLIC ENTITY OR AN AGENCY OR POLITICAL SUBDIVISION OF ANY OTHER STATE OR A OF THE UNITED STATES AND INVOLVING ANTITRUST, FRAUD, THEFT, BRIBERY, COLLUSION, RACKETEERING, CONSPIRACY, OR MATERIAL MISREPRESENTATION.
2. I UNDERSTAND THAT "CONVICTED" OR "CONVICTION" AS DEFINED IN PARAGRAPH 287.133(1)(B), FLORIDA STATUTES, MEANS A FINDING OF GUILT OR A CONVICTION OF A PUBLIC ENTITY CRIMES, WITH OR WITHOUT AN ADJUDICATION OF GUILT, IN ANY FEDERAL OR STATE TRIAL COURT OF RECORD RELATING TO CHARGES BROUGHT BY INDICTMENT OR INFORMATION AFTER JULY 1, 1989, AS A RESULT OF A JURY VERDICT, NON-JURY TRIAL, OR ENTRY OF A PLEA OF GUILTY OR NOLO CONTENDERE.
3. I UNDERSTAND THAT AN "AFFILIATE" AS DEFINED IN SECTION 287.133(1)(A), FLORIDA STATUTES, MEANS: PREDECESSOR OR SUCCESSOR OF A PERSON CONVICTED OF A PUBLIC ENTITY CRIME: OR AN ENTITY UNDER THE CONTROL OF ANY NATURAL PERSON WHO IS ACTIVE IN THE MANAGEMENT OF THE ENTITY AND HOW HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME. THE TERM "AFFILIATE" INCLUDES THOSE OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS, AND AGENTS WHO ARE ACTIVE IN THE MANAGEMENT OF AN AFFILIATE. THE OWNERSHIP BY ONE (1) PERSON OF SHARES CONSTITUTING A CONTROLLING INTEREST IN ANOTHER PERSON, OR A POOLING OF EQUIPMENT OR INCOME AMONG PERSONS WHEN NOT FOR FAIR MARKET VALUE UNDER AN ARM'S LENGTH AGREEMENT, SHALL BE A PRIMA FACIE CASE THAT ONE PERSON CONTROLS ANOTHER PERSON. A PERSON WHO KNOWINGLY ENTERS INTO A JOINT VENTURE WITH A PERSON WHO HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME IN FLORIDA DURING THE PRECEDING THIRTY-SIX (36) MONTHS SHALL BE CONSIDERED AN AFFILIATE.
4. I UNDERSTAND THAT A "PERSON" AS DEFINED IN SECTION 287.133(1)(E), FLORIDA STATUTES, MEANS ANY NATURAL PERSON OR ENTITY ORGANIZED UNDER THE LAWS OF ANY STATE OR OF THE UNITED STATES WITH THE LEGAL POWER TO ENTER INTO A BINDING CONTRACT AND WHICH BIDS OR APPLIES TO BID ON CONTRACTS FOR THE PROVISION OF GOODS OR SERVICES LET BY A PUBLIC ENTITY, OR WHICH OTHERWISE TRANSACTS OR APPLIES TO TRANSACT BUSINESS WITH A PUBLIC ENTITY. THE TERM "PERSON" INCLUDES THOSE OFFICERS, DIRECTORS, EXECUTIVES,

PARTNERS, SHAREHOLDERS EMPLOYEES, MEMBERS, AND AGENTS WHO ARE ACTIVE IN MANAGEMENT OF AN ENTITY.

5. BASED ON INFORMATION AND BELIEF, THE STATEMENT WHICH I HAVE MARKED BELOW IS TRUE IN RELATION TO THE ENTITY SUBMITTING THIS SWORN STATEMENT. (YOU MUST INDICATE WHICH STATEMENT APPLIES.)

X NEITHER THE ENTITY SUBMITTING THIS SWORN STATEMENT, NOR ANY OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS, OR AGENT WHO IS ACTIVE IN MANAGEMENT OF THE ENTITY, NOR THE AFFILIATE OF THE ENTITY HAS BEEN CHARGED WITH AND CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989.

THE ENTITY SUBMITTING THIS SWORN STATEMENT, OR ONE OR MORE OF THE OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS OR AGENT WHO ARE ACTIVE IN MANAGEMENT OF THE ENTITY, OR AN AFFILIATE OF THE ENTITY, HAS BEEN CHARGED WITH AND CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989.

THE ENTITY SUBMITTING THIS SWORN STATEMENT, OR ONE OR MORE OF THE OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS OR AGENTS WHO ARE ACTIVE IN MANAGEMENT OF THE ENTITY, OR AN AFFILIATE OF THE ENTITY, HAS BEEN CHARGED WITH AND CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989. HOWEVER, THERE HAS BEEN A SUBSEQUENT PROCEEDING BEFORE AN ADMINISTRATIVE LAW JURY OF THE STATE OF FLORIDA, DIVISION OF ADMINISTRATIVE HEARINGS AND THE FINAL ORDER ENTERED BY THE ADMINISTRATIVE LAW JURY DETERMINED THAT IT WAS NOT IN THE PUBLIC INTEREST TO PLACE THE ENTITY SUBMITTING THIS SWORN STATEMENT ON THE CONVICTED VENDOR LIST. (YOU MUST ATTACH A COPY OF THE FINAL ORDER).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF BUNNELL IS FOR THE CITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31, OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE CITY PRIOR TO ENTERING IN TO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

*Jeffrey Blount*  
SIGNATURE

11/9/22  
DATE

STATE OF Indiana  
COUNTY OF Hamilton

PERSONALLY, APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY,

(NAME OF INDIVIDUAL SIGNING)

WHO, AFTER FIRST BEING SWORN BY ME, AFFIXED HIS/HER SIGNATURE IN THE SPACE PROVIDED ABOVE ON THE 9<sup>th</sup> DAY OF November



*Megan Clark*

NOTARY PUBLIC  
MY COMMISSION EXPIRES: 6/2/28

CITY OF BUNNELL

REQUEST FOR QUALIFICATION RFQ-2022-02

### CONFLICT OF INTEREST DISCLOSURE FORM

I HEREBY CERTIFY THAT

1. I (PRINTED NAME) Jeff Blount AM THE (TITLE) COO AND THE DULY AUTHORIZED REPRESENTATIVE OF THE FIRM OF (FIRM NAME) Meyer Najem Construction, LLC WHOSE ADDRESS IS 4887 Belfort Road, Suite 207 Jacksonville, Florida 32256, AND THAT I POSSESS THE LEGAL AUTHORITY TO MAKE THIS AFFIDAVIT ON BEHALF OF MYSELF AND THE FIRM FOR WHICH I AM ACTING; AND,
2. EXCEPT AS LISTED BELOW, NO EMPLOYEE, OFFICER, OR AGENT OF THE FIRM HAVE ANY CONFLICTS OF INTEREST, REAL OR APPARENT, DUE TO OWNERSHIP, OTHER CLIENTS, CONTRACTS, OR INTERESTS ASSOCIATED WITH THIS PROJECT; AND,
3. THIS PROPOSAL IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, OR CONNECTION WITH ANY CORPORATION, FIRM, OR PERSON SUBMITTING A PROPOSAL FOR THE SAME SERVICES, AND IS IN ALL RESPECTS FAIR AND WITHOUT COLLUSION OR FRAUD.

EXCEPTIONS (LIST)

SIGNATURE: *Jeffery Blount*

PRINTED NAME: Jeff Blount

FIRM NAME: Meyer Najem Construction, LLC

DATE: 11/9/22

SWORN TO AND DESCRIBED BEFORE ME THIS 9<sup>th</sup> DAY OF November, 2022.

PERSONALLY KNOWN  OR PRODUCED IDENTIFICATION \_\_\_\_\_  
(TYPE OF IDENTIFICATION)

*Megan Clark*  
MY COMMISSION EXPIRES 6/2/28 NOTARY PUBLIC - STATE OF IN  
(PRINTED, TYPED OR STAMPED COMMISSIONED NAME OF NOTARY PUBLIC)



### COMPLIANCE WITH THE PUBLIC RECORDS LAW FORM

Upon notice of an intended decision or thirty (30) days after receiving, submittals become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the solicitation, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary. The submission of a Qualification authorizes release of your firm's credit data to City of Bunnell.

If the company submits information exempt from public disclosure, the company must identify with specificity which pages/paragraphs of their Qualification package are exempt from the Public Records Act, identifying the specific exemption section that applies to each. The protected information must be submitted to the City in a separate envelope marked accordingly.

By submitting a response to this solicitation, the company agrees to indemnify, defend, and hold harmless the City in the event we are forced to litigate the public records status of the company's documents.

Company Name: Meyer Najem Construction, LLC

Authorized representative (printed): Jeff Blount

Authorized representative (signature): 

Date: 11/9/22

PROJECT NUMBER: **RFQ-2022-02 - ADMINISTRATION/POLICE DEPARTMENT COMPLEX**

## AMERICANS WITH DISABILITIES ACT AFFIDAVIT FORM

The undersigned CONTRACTOR swears that the information herein contained is true and correct and that none of the information supplied was for the purpose of defrauding the City.

The CONTRACTOR shall not discriminate against any employee or applicant for employment because of physical or mental handicap in regard to any position for which the employee or applicant for employment is qualified. The CONTRACTOR agrees to comply with the rules, regulations and relevant orders issued pursuant to the Americans with Disabilities Act (ADA), 42 USC s. 12101 et seq. It is understood that in no event shall the City be held liable for the actions or omissions of the CONTRACTOR or any other party or parties to the Contract for failure to comply with the ADA. The CONTRACTOR agrees to hold harmless and indemnify the City, its agents, officers or employees from any and all claims, demands, debts, liabilities or causes of action of every kind or character, whether in law or equity, resulting from the CONTRACTOR's acts or omissions in connection with the ADA.

CONTRACTOR: Meyer Najem Construction, LLC  
 Signature: *Jeffrey Blount*  
 Printed Name: Jeff Blount  
 Title: Chief Operating Officer  
 Date: 11/9/22

Affix Corporate Seal

STATE OF Indiana )  
 ) ss  
 COUNTY OF Hamilton )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> of November day of 2022, by \_\_\_\_\_ (He/She  is personally known to me or has produced \_\_\_\_\_ identification.

*Megan Clark*  
 Print name Megan Clark  
 Notary Public in and for the County and State Aforementioned  
 My commission expires: 6/2/2028



### VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LIST

\*If bid amount is less than one million dollars (\$1,000,000), this form is not required.

Respondent Vendor's Name: Meyer Najem Construction, LLC

Vendor FEIN: 35-2091347

Authorized Representative's Name: Jeff Blount

Authorized Representative's Title: Chief Operating Officer

Address: 4887 Belfort Road, Suite 207,

City: Jacksonville State: FL Zip: 32256

Phone Number: 904.723.8900

Fax Number: 317.577.0286

Section 287.135, Florida Statutes, prohibits agencies from contracting with companies for goods or services of one million dollars (\$1,000,000) or more that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. Both Lists are created pursuant to section 215.473, Florida Statutes.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor's Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney's fees, and/or costs.

Certified By: Jeff Blount, who is authorized to sign on behalf of the above referenced company.

Authorized Signature: 

Print Name & Title: Jeff Blount, COO

Date: 11/9/22



June 23, 2020

Kevin McGovern  
Sam Mishelow  
Meyer Najem Construction  
11787 Lantern Road  
Fishers, IN. 46038

Gentlemen:

I wanted to take this opportunity to express our sincerest thanks for the excellent construction services provided by Meyer Najem once again. Your firm has delivered several projects for the City of Fishers over the last few years with several opportunities still ahead.

Meyer Najem has been an extremely valuable and trusted strategic partner for the City of Fishers. Your firm truly understands our concerns and works with us a strategic partner. Your firm continues to invest in the community, leading the way for other organizations to witness outstanding corporate citizenship.

Throughout the pre-construction and construction phases of our new Fire Department Headquarters, your staff consistently performed promptly and professionally addressing any issues that might arise. Maintaining an accurate budget and schedule are very critical success factors for any construction project. Your team executes this key objective very well due to Meyer Najem's well developed project controls and extensive experience regarding municipal and public safety projects.

Your firm has consistently performed in a competitive environment with your pro-active management style while maintaining your commitment to serving Fishers. I believe this has truly differentiated your firm from others in the marketplace.

Putting yourself in harm's way with another creates a bond that cannot be broken. That mission focused, value driven culture is a rich part of our history and epitomizes 200 years of fire service tradition. For that reason, the opportunity to build a headquarters fire station is very visceral for us. You only get one shot at it. Our experience was positive from beginning to end because of one crucial ingredient, TRUST. Trust can be elusive but is essential for a team to function. The result is an experience and headquarters fire station that will be cherished by our community, and those that work in it for generations to come. Thank you!

It is a pleasure to work with you all, and we look forward to continuing our relationship with you and Meyer Najem in the future.

Sincerely,

Steve Orusa  
Fire Chief

☎ (317)595-3200

📠 (317)595-3210

🌐 [www.fishers.in.us/fire](http://www.fishers.in.us/fire)

📘 [facebook.com/fishers.indiana](https://facebook.com/fishers.indiana)

📍 Two Municipal Drive

Fishers, Indiana 46038





**Kevin McGovern**

11787 Lantern Rd Suite 100

Fishers, Indiana 46038

Mr. McGovern,

I am writing to recognize the outstanding job of Dan Herrin during the entirety of the Fishers Fire Station 391 build. Over the last year I have had the pleasure of interacting with Mr. Herrin daily. To say that Dan was the right person for the project is an understatement. His professional approach and attention to detail on this project has made the build process as rewarding and customized as I had hoped when starting this journey. He always made appropriate recommendations in the field and respected and honored my wishes on details that I know created more work on his end. I know that he personally spent time on aspects of the project to ensure a deadline was met or particular need of mine was accomplished.

Besides giving his time and effort to special details, he held the contractors on site to a high standard, not accepting sub-standard work, and correcting issues before they even were noted by the end user. He was a true advocate for us and a dependable liaison between the fire department and contractors.

While this build process has been long and, at times, an unknown territory for me, Mr. Herrin was able to guide me through the process and keep me informed of everyone's role so that I could best turn the ideas I had into reality. Mr. McGovern, I feel the service that Dan Herrin provided your company, the City of Fishers, the Fishers Fire Department, and me personally, has been above and beyond the normal duties of a site supervisor and therefore should be recognized as such. You should be proud of the way he represented your company during this project. Thank you.

Warm regards,

Todd Rielage

FIRE CAPTAIN, FISHERS FIRE DEPARTMENT, STATION 391

FISHERS FIRE STATION 391



April 14, 2022

Mr. Sam Mishelow  
Meyer Najem  
11787 Lantern Road, Suite 100  
Fishers, IN 46038

Dear Sam:

I am pleased to provide a letter of recommendation. Meyer Najem is a long-standing member of the Carmel and Hamilton County business communities. Meyer Najem has constructed several buildings that have had a favorable impact in our city. The recent building projects have included the Indianapolis Rehabilitation Hospital, Wellbrooke of Carmel, Home2 Suites adjacent to Bru Burger, and Point Blank. I continually hear positive reviews of Meyer Najem's work.

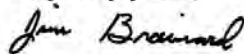
Not only has your firm made contributions to the business community, but you personally have served Carmel in a variety of ways, including many years of careful attention, valuable insight, and dedicated service to the Carmel Police Department Merit Board.

The city's department directors and staff have enjoyed the working relationship and collaborative approach your company takes during the construction process.

I trust that your clients, current and future, will see the value of retaining Meyer Najem when they consider Construction Managers in the City of Carmel. The exceptional reputation you and your firm have earned over the years is well deserved.

Thank you again for investing your time and your company's resources in the City of Carmel.

Very truly yours,



James Brainard  
Mayor

ONE CIVIC SQUARE, CARMEL, IN 46032 / OFFICE: 317-571-2401 / FAX: 317-844-3498 / WWW.CARMEL.IN.GOV



191 Peachtree Street, NE P 404.586.0180  
Suite 191 F 404.586.0414  
Atlanta, Georgia 30303

August 22, 2022

To whom it may concern:

On behalf of the Atlanta Police Foundation, it is my sincere pleasure to provide this recommendation for LS3P. The LS3P team has provided (continues to provide) exceptional design services for our new Public Safety Training Center project. They have brought great vision to the design of the buildings and campus, leading conversations resulting in efficient facilities that bet suit our program objectives to provide state-of-the-art training spaces for our first responders. They also have looked beyond the buildings for opportunities to engage community throughout the campus.

We appreciate the LS3P team giving the project schedule a sense of urgency from the get-go, and they have been extremely cooperative and proactive throughout design to work alongside both the Owner the Construction Manager, continuing to evaluate the design to provide a responsible, lasting, and budget conscious design solution.

The team, under Mark and Tony's direction, has provided us a design that will inspire, and serve as an important training and recruiting tool for the Atlanta Police and Fire and Rescue Departments.

LS3P has taken complete ownership of the design of this multiple building campus and have proven to be a true partner to the Atlanta Police Foundation. We couldn't have asked for a better design partner.

Sincerely,

Alan Williams, Project Manager



June 14, 2018

Ms. Tamara Baker  
Baker Design Build  
219 N. Newnan Street, 2nd Floor  
Jacksonville, FL 32202

RE: Recommendation Letter


To Whom It May Concern:

It is my sincere pleasure to provide this letter of recommendation for Tamara Baker for the work she and her company, Baker Design Build, recently completed at the Martin Luther King Historic District located in Atlanta, GA. Our firm provided LEED® and Sustainability consulting services, specifically related to the National Park Services and other specific federal requirements. I personally worked closely with Tamara and her Project Manager, Scott Davis on this historic restoration project involving two buildings – the historic Ebenezer Baptist Church, and a private Victorian-style home located on 530 Auburn Avenue. Both buildings required extensive restoration work and were under one contract with the National Park Service.

As with any historic restoration project, the project scope was delicate, sometimes complicated, with many surprises along the way. Decisions made by multiple stakeholders directly impacted the sustainable strategies throughout the process, requiring diligence to maintain the required goals. It takes a certain type of individual to lead and manage this type of project. Tamara's passion, patience and expertise leading her team all provided for a successful outcome.

I would like to especially commend Baker Design Build for its efforts in considering the sustainability of the project early in the design phase and carrying this commitment throughout the project. The required sustainability goals were met, despite the challenges of balancing preservation considerations, National Park Service policies, federal MOUs and LEED requirements. Congratulations to the Baker Design Build team! We look forward to working with you again very soon.

Sincerely,

  
Mary Tappouni  
President



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
1/1/2023      12/21/2021

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Lockton Companies 444 W. 47th Street, Suite 900 Kansas City MO 64112-1906 (816) 960-9000	<b>CONTACT NAME:</b> <b>PHONE (A/C, No. Ext):</b> <b>FAX (A/C, No):</b> <b>E-MAIL ADDRESS:</b>														
<b>INSURED</b> MEYER NAJEM CONSTRUCTION, LLC 1419876 11787 LANTERN ROAD, SUITE 100 FISHERS IN 46038	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td>INSURER A : National Fire Insurance Co of Hartford</td> <td style="text-align: center;">20478</td> </tr> <tr> <td>INSURER B : The Continental Insurance Company</td> <td style="text-align: center;">35289</td> </tr> <tr> <td>INSURER C : Valley Forge Insurance Company</td> <td style="text-align: center;">20508</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : National Fire Insurance Co of Hartford	20478	INSURER B : The Continental Insurance Company	35289	INSURER C : Valley Forge Insurance Company	20508	INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #														
INSURER A : National Fire Insurance Co of Hartford	20478														
INSURER B : The Continental Insurance Company	35289														
INSURER C : Valley Forge Insurance Company	20508														
INSURER D :															
INSURER E :															
INSURER F :															

**COVERAGES      CERTIFICATE NUMBER: 14341330      REVISION NUMBER: XXXXXXXX**

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
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	N	N	6016373868	1/1/2022	1/1/2023	EACH OCCURRENCE      \$ 1,000,000 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 \$
C	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRE AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	N	N	6016373854	1/1/2022	1/1/2023	COMBINED SINGLE LIMIT (Ea accident)      \$ 1,000,000 BODILY INJURY (Per person)                  \$ XXXXXXXX BODILY INJURY (Per accident)                \$ XXXXXXXX PROPERTY DAMAGE (Per accident)          \$ XXXXXXXX \$ XXXXXXXX
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	N	N	6016373840	1/1/2022	1/1/2023	EACH OCCURRENCE      \$ 15,000,000 AGGREGATE                \$ 15,000,000 \$ XXXXXXXX
C	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	6016373837	1/1/2022	1/1/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT      \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE    \$ 1,000,000 E.L. DISEASE - POLICY LIMIT    \$ 1,000,000

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

\*\*\*\*\*SAMPLE\*\*\*\*\*

<b>CERTIFICATE HOLDER</b> 14341330 SAMPLE	<b>CANCELLATION</b> 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 
---	--

Ron DeSantis, Governor



Julie I. Brown, 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

**MCCRACKEN, CHRIS**

MEYER NAJEM CONSTRUCTION, LLC  
11787 LANTERN ROAD SUITE 100  
FISHERS IN 46038

**LICENSE NUMBER: CGC1519399**

**EXPIRATION DATE: AUGUST 31, 2022**

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



Do not alter this document in any form.

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

Ron DeSantis, Governor



# STATE OF FLORIDA



## BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES



**HILL, ARTHUR B.**

7411 FULLERTON STREET

SUITE 250

JACKSONVILLE FL 32256

**LICENSE NUMBER: PE56184**

**EXPIRATION DATE: FEBRUARY 28, 2023**

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



Do not alter this document in any form.

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

Ron DeSantis, Governor

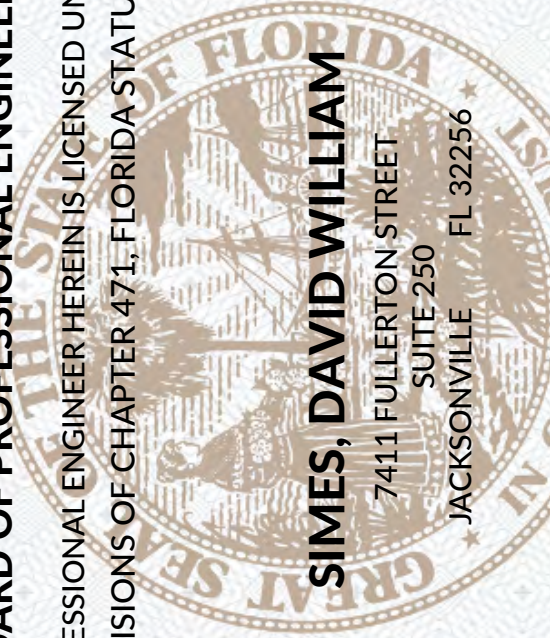


# STATE OF FLORIDA



## BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES



**SIMES, DAVID WILLIAM**

7411 FULLERTON STREET

SUITE 250

JACKSONVILLE FL 32256

**LICENSE NUMBER: PE51249**

**EXPIRATION DATE: FEBRUARY 28, 2023**

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



Do not alter this document in any form.

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



Ron DeSantis, Governor



STATE OF FLORIDA



BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

SPECIAL INSPECTOR NUMBER: 7003474

BAKER, TAMARA GROOMS

219 N. NEWNAN ST.  
2ND FLOOR  
JACKSONVILLE FL 32202

LICENSE NUMBER: PE60000

EXPIRATION DATE: FEBRUARY 28, 2023

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

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



Ron DeSantis, Governor

# STATE OF FLORIDA



## BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE PROVISIONS OF CHAPTER 471, FLORIDA STATUTES



**DAVIS, KYLE FRANKLIN**

756 W. KINGS COLLEGE DRIVE  
ST. JOHNS FL 32259

**LICENSE NUMBER: PE63071**

**EXPIRATION DATE: FEBRUARY 28, 2023**

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



Do not alter this document in any form.

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



Ron DeSantis, Governor



STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE  
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES



**DAWSON, NEIL ALEXANDER**

LS3P ASSOCIATES LTD.  
407 E HUNTINGDON STREET  
SAVANNAH GA 31401

**LICENSE NUMBER: AR0017014**

**EXPIRATION DATE: FEBRUARY 28, 2023**

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



Do not alter this document in any form.

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

# *State of Florida*

## *Department of State*

I certify from the records of this office that LS3P ASSOCIATES LTD. CORPORATION is a South Carolina corporation authorized to transact business in the State of Florida, qualified on January 31, 1995.

The document number of this corporation is F95000000520.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on April 21, 2022, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Twelfth day of May, 2022*



*Randy Rhee*  
**Secretary of State**

Tracking Number: 2363554035CU

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

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

Form **W-9**  
(Rev. October 2018)  
Department of the Treasury  
Internal Revenue Service

## Request for Taxpayer Identification Number and Certification

**Give Form to the  
requester. Do not  
send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>Meyer Najem Construction, LLC</b>	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.  <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate  <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ <u>  P  </u> <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.  <input type="checkbox"/> Other (see instructions) ▶	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  Exempt payee code (if any) <u>  5  </u>  Exemption from FATCA reporting code (if any) _____  <i>(Applies to accounts maintained outside the U.S.)</i>
5 Address (number, street, and apt. or suite no.) See instructions. <b>11787 Lantern Road, Suite 100</b>	Requester's name and address (optional)
6 City, state, and ZIP code <b>Fishers, IN 46038</b>	
7 List account number(s) here (optional)	

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>									
<b>or</b>									
<b>Employer identification number</b>									
3	5	-	2	0	9	1	3	4	7

### Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶ <u>  1/7/22  </u>
------------------	----------------------------	--------------------------

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

#### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)  
Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*



City of Bunnell  
604 E. Moody Blvd. Unit 6  
Bunnell, FL 32110

**ADDENDUM NO. 01**

This addendum is issued as part of the specifications and contract documents entitled:

**REQUEST FOR QUALIFICATIONS STATEMENTS (RFQ) FOR  
BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
DESIGN – BUILD PROJECT  
RFQ No: 2022-02**

**Date Issued:** October 31, 2022

**A. QUESTIONS & ANSWERS**

Question 1: Can the City Publish the Sign-in Sheets from the Mandatory Pre-Submission Meeting held on Wednesday October 26, 2022?

**Answer 1: Yes, the three (3) Sign-in Sheet pages as well as two (2) pages of all the business cards collected have been included as part of this Addendum.**

Question 2: How many Selection Committee Members will there be, and will the scoring be subjective?

**Answer 2: There will be seven (7) Selection Committee members. Yes, there is a degree of subjectivity with scoring based upon each reviewer’s interpretation of the qualifications packet and published scoring criteria.**

Question 3: Does the City need to stick to the estimated Budget?

**Answer 3: The City would like the Contractors to make every effort to stick to the estimated budget but the City understands that some of the elements may change in order to stick to the Budget. The City also understands that construction and material costs are increasing in this uncertain economic climate.**

Question 4: Is the City expecting a final design and construction budgets as part of Submitted RFQ Packet?

**Answer 4: The Concepts included within the RFQ are just that, Concepts. The Concepts are intended to be a starting point and changes to create the official design will be performed after the project is awarded via communication and meetings with the City. A final design is not expected as part of the RFQ packet. The primary purpose of the RFQ is to select the firm that will work best with the City through all project phases by having the time to devote to this project, a history of finishing projects on time and within budget. Please submit an anticipated project budgets for design and construction completion.**

Question 5: Is the project agreement available for review?

**Answer 5: The project agreement is unavailable at this time and will be presented at the time of award. Tasks and deadlines will be discussed and finalized within the agreement.**

Question 6: Will the number of required reference letters count toward the total page limit?

**Answer 6: Per Section IX Proposal Submission of the RFQ, required forms are excluded from the page count. Section IX.B. Required Forms Packet (Item 10) lists Client Reference Letters as a required form. Please note that no more than 5 reference letters are to be provided. To further clarify, kindly provide reference letters as follows: Three (3) for the Contractor, one (1) for the Architect and one (1) for the Civil Engineer. Limit each reference letter to one (1) single sided page.**

Question 7: Will a firm lose points or be disqualified for exceeding the page limit?

**Answer 7: Per Section IX Proposal Submission of the RFQ: Submissions in excess of 55 pages will not be disqualified; however, clarity, conciseness, and brevity will be scored in Completeness and Response evaluation.**

Question 8: Would the City like Hourly Rates Fee Schedules to be included with the Qualifications Submittal?

**Answer 8: Yes, please provide Hourly Rates Schedules for the Contractor, Architect and Civil Engineering Firms selected to be a part of the proposed team.**

Question 9: Project specific details regarding Tracts A & B and Lots 1 through 5 were asked at the Pre-Submittal meeting.

**Answer 9: It was clarified that the primary purpose of RFQ is for the City to evaluate the qualifications submissions and select the most qualified Contractor and Team to award the project to. Specific project details will be worked out with the selected Contractor Team during the actual project design.**

Question 10: Will the three (3) shortlisted most qualified firms have the opportunity to perform presentations to or interview with the City prior to final selection? If yes, when?

**Answer 10: Per Section V Selection Process of the RFQ: At the City's sole discretion, Proposers may be invited to appear for interviews by the Technical Review Committee or be asked to further demonstrate their qualifications, at a time and date to be determined by the City. It is important to note that per Section VII Evaluation Criteria, Point System: Shortlisted Firms will be reevaluated based upon the maximum total points of 280 per selection committee member for presentation/interview or written questions in lieu of presentation/interviews. Points are non-cumulative between the written Statement of Qualifications phase and the interview phase.**

Question 11: City of Bunnell RFQ 2022-02 was posted on Construction Bulletin this morning. We have a depth of experience with this type of project but noticed that the RFQ cover page indicates a "Mandatory Pre-Submittal Meeting" occurred yesterday.

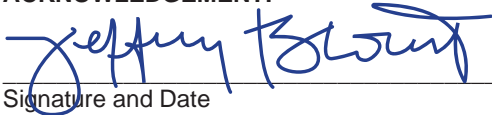
Please confirm if we are eligible to pursue this RFQ or if our non-attendance at the meeting automatically disqualifies our firm.

**Answer 11: The City is confirming that the Mandatory Pre-Submittal Meeting was indeed mandatory and non-attendance at the meeting would automatically disqualify the Primary Contractor for nonattendance. To further clarify, it was specifically mandatory for the Primary Design Build Contractor to be present at the Mandatory Pre-Submittal Meeting and any Contractor not present would be disqualified. If the Architectural Firm and/or Civil Engineering Firm that the Primary Design Build Contractor chooses to select was not present, the RFQ will not be disqualified.**

Question 12: In regard to RFQ 2022-02, Section VII, Letter F. Effects of the Firms Current and Projected Workload, can you please confirm that the Firm's current workload, is in regard to the prime firm alone, and not the subconsultants? If not, is providing a three-year current and projected forecast for the key personnel's workload acceptable?

**Answer 12: The purpose of this section is to determine the Firms current and projected workload. As indicated in Section 1 of this section: the selection committee will consider the number of full and part time employees of the Firm and their sub-consultants. Answering the above question more specifically; yes, providing the three-year current and projected forecast for the key personnel's workload for the Prime Firm (being the Design Build Contractor), the Architectural Firm and the Engineering Firm will be acceptable.**

**ACKNOWLEDGEMENT:**



Signature and Date

Jeff Blount, COO

Printed Name and Title

Meyer Najem Construction, LLC

Company Name

**PLEASE ACKNOWLEDGE AND INCLUDE THIS ADDENDUM IN YOUR RFQ SUBMISSION PACKET**

**END ADDENDUM NO. 01**





City of Bunnell  
604 E. Moody Blvd. Unit 6  
Bunnell, FL 32110

**ADDENDUM NO. 02**

This addendum is issued as part of the specifications and contract documents entitled:

**REQUEST FOR QUALIFICATIONS STATEMENTS (RFQ) FOR  
BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
DESIGN – BUILD PROJECT  
RFQ No: 2022-02**

**Date Issued:** November 09, 2022

Due to Subtropical Storm Nicole and the Declared Executive Order Number 22-253 from Governor Ron DeSantis, the City of Bunnell will extend the Qualifications Statement Due Date and Opening times.

The updated RFQ Due Date and Time will be:

**Wednesday November 16, 2022 no later than 10:00 am**

The Mailing and Delivery addresses will remain as indicated in the original RFQ.

The updated RFQ opening date & time will be:

**Wednesday November 16, 2022 at 10:30 am**

The RFQ Opening location will remain as indicated in the original RFQ.

**ACKNOWLEDGEMENT:**

Signature and Date

Jeff Blount, COO

Printed Name and Title

Meyer Najem Construction, LLC

Company Name

**PLEASE ACKNOWLEDGE AND INCLUDE THIS ADDENDUM IN YOUR RFQ SUBMISSION PACKET**

**END ADDENDUM NO. 02**

Building **Strength** in Community.



**Meyer Najem**

4887 Belfort Road, Suite 207  
Jacksonville, Florida 32256  
904.723.8900

[www.Meyer-Najem.com](http://www.Meyer-Najem.com)



# REQUEST FOR QUALIFICATIONS

BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
DESIGN – BUILD PROJECT

CONTACT PERSON: Jessica Ciurzynski | President/CEO

DUE DATE: 11.14.2022

RFQ/P2022-02

# TABLE OF

# CONTENTS

A

**ABILITY OF FIRM AND ITS PROFESSIONAL  
TEAM COMPOSITION...4**

B

**FIRM'S RELATED EXPERIENCE...23**

C

**FIRM'S APPROACH AND METHODOLOGY...41**

D

**EFFECTS OF THE FIRM'S CURRENT AND  
PROJECTED WORKLOAD...44**

E

**LOCAL FIRMS...46**

G

**REFERENCES FOR FIRM AND ALL  
SUBCONSULTANTS...49**

November 16, 2022

City of Bunnell  
604 E. Moody Blvd. – Suite 6  
Bunnell, Florida 32110



520 Palm Coast Pkwy SW,  
Suite 200,  
Palm Coast, FL 32137  
Phone: 407.268.3443 |  
info@mpaulgc.com  
www.mpaulgc.com

RE: **"BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX DESIGN – BUILD PROJECT" | RFQ NO: 2022-02**

Dear Selection Committee Members:

The M Paul General Contractors (M Paul) and CPH, LLC (CPH) team is excited to partner with the City of Bunnell for the design and construction of your administration and police department complex. Our proven team has partnered together to solve complex challenges in Florida for municipal and private clients for over a decade.

**THE CITY OF BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX DESIGN – BUILD PROJECT (IN SIZE, SPECIFICATIONS, AND SCHEDULE) FITS WELL WITH THE EXPERTISE AND CURRENT PROJECT LOAD OF THE M PAUL/CPH TEAM. WE WILL WORK DILIGENTLY AS AN EXTENSION OF YOUR STAFF TO DELIVER RELIABLE AND EFFECTIVE SERVICES WHILE PROVIDING A COLLABORATIVE ENVIRONMENT.** M PAUL General Contractors is currently fully staffed for efficient and responsive production of our current contracted workload, to include the City of Bunnell project.

M PAUL has the ability and diversity to contract our subtrades directly or work through our self-performing division to address current market cost and labor conditions. This approach has allowed our firm to be below market pricing and provides complete control over the project schedule. Our preconstruction team and estimating department will fully scope, estimate and provide real data on current market costs; this process has contributed to value engineering discussions as well as provided the data needed to order materials in advance as to not delay the project and help eliminate the cost associated with substantial cost escalations. Our direct connect program with local vendors and suppliers eliminates fees and delays that historically would be costs past on the owner. The estimates and data gathered through our self-performing division has improved fluctuations in the market and allow our Owners to understand what a project will cost through the design, development, and delivery stages.

The City of Bunnell project aligns well with our senior management team who are fully available for the immediate project start date. The M PAUL production team operates efficiently in a system designed for accountability, support, and collaboration. Key to this production business model is M PAUL's Operations Manager who brings a layer of experience, knowledge, and support to the project that results in a higher quality build and job sites that run smoothly within demanding schedules. Also key to the overall success of the project is the City of Bunnell's dedicated principal-in-charge. This position allows for immediate problem solving and project coordination, along with keeping all vested parties current on all project related matters from conception through design and occupancy. M PAUL's main office staff is well-equipped to ensure a timely flow of document and risk management.

M PAUL believes in our people, subtrades and we value and honor the work that we commit to. We collectively combine our large-firm expertise with our local-firm customer service that allows for a superior customer experience and a state-of-the-art building product. Our responsiveness to our clients and our effective processes guides our clients through the entire construction process.

We are a partner with our client; to save time and money through the entire life cycle of the project contributing to their bottom line and their local communities. Incorporating our decades long relationships, knowledge, and ability to go back to our construction roots of actually producing the product with our labor forces.

The M Paul /CPH Team provides a complete turn-key product and would be honored to bring this project to the City of Bunnell and the local community it will serve.

Sincerely,  
**M Paul General Contractors**

Jessica Ciurzynski | President/CEO

ABILITY OF FIRM AND ITS PROFESSIONAL TEAM COMPOSITION



## A. ABILITY OF FIRM AND ITS PROFESSIONAL **TEAM COMPOSITION**

M Paul has assembled a vastly diverse and highly qualified team with extensive experience in all discipline areas requested by the City of Bunnell. Our team has the capabilities and expertise to complete the "Bunnell Administration/Police Department Complex Design - Build Project" project successfully. The Team Organizational Chart (provided below) depicts the overall reporting and communication hierarchy as well as project roles and responsibilities in relation to the City of Bunnell scope of services.



### EXECUTIVE OVERSIGHT

Jessica Ciurzynski  
David A. Gierach, P.E., CGC

### DESIGN BUILD PROJECT MANAGER

James Summerfield

### PRECONSTRUCTION MANAGER

James Summerfield

### CONSTRUCTION MANAGER

Chuck Taylor

#### ARCHITECTURE

Brook K. Sherrard, AIA, NCARB  
John M. Lenti, AIA, NCARB, ENV SP, LEED AP  
Lee Murrah

#### CIVIL

Jeremy C. Morton, P.E.

#### STRUCTURAL

Jose M. Ortiz, MCE, P.E., S.E.  
Eduardo Aviles, P.E.

#### ESTIMATING

Lauren Canty

#### CONSTRUCTABILITY REVIEW

Chuck Taylor

#### M/E/P

Christopher Dewaal, P.E., LEED AP  
Jeffrey A. Deal, P.E.  
Gregory D. Taylor, M.S.E.E., P.E.

#### SURVEYING

Thomas J. Galloway, PSM

#### LANDSCAPE ARCHITECTURE

Galen Pugh, RLA, AICP

#### SCHEDULING

Tim Ciurzynski

#### UTILITY COORDINATION

Yinhui (Lucida) Xu, PH.D., P.E., BCEE, ENV SP

#### SITE SUPERINTENDENT

Clark Allsman

#### QUALITY CONTROL / SAFETY MANAGER

Alisa Adams

#### PROJECT MANAGER

Steven Jimenez

#### FINANCE / ORDERING / LOGISTICS

Amber Murray

**\* PLEASE NOTE THAT ALL POSITIONS SHOWN ABOVE ARE FULL-TIME**

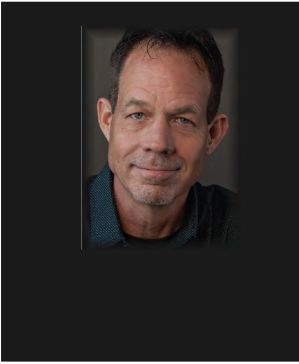
We have carefully evaluated the RFQ document and available information, and have assembled a team that has the expertise and background to work on the “Bunnell Administration/Police Department Complex Design – Build Project”. We have considered multiple criteria prior to assigning the key members listed below. This criteria includes: **LOCAL** knowledge, **RECENT** relevant project experience, **CURRENT** availability and **COMMITMENT** to the City of Bunnell. Many of our key staff are DBIA members, and also hold credentials from DBIA certifications for their training in design-build best practices and collaborative project delivery. The chart below identifies our project team and their roles in relation to the City.

NAME / ROLE / YEARS OF EXPERIENCE	RECENT RELEVANT EXPERIENCE	EDUCATION / LICENSES
<b>JAMES SUMMERFIELD</b> <b>DESIGN-BUILD PROJECT MANAGER / PRECONSTRUCTION MANAGER</b>  30 YEARS	<ul style="list-style-type: none"> <li>› Orlando Utility Commission Industrial Project</li> <li>› Lignotech Operations Facility Development</li> <li>› Semoran Commerce Industrial Development</li> <li>› Airport Acres Industrial Development</li> </ul>	<ul style="list-style-type: none"> <li>› University of Central Florida; B.S. in Business Administration</li> <li>› Certified General Contractor - License No. CGC 1509360</li> <li>› State of Florida Roofing License - License No. CCC 1328954</li> <li>› Leadership Seminole Class 21</li> <li>› Seminole County Center for Economic Development Advisory Board</li> </ul>
<b>TIM CIURZYNSKI</b> <b>SCHEDULING</b>  19 YEARS	<ul style="list-style-type: none"> <li>› LTF - Manufacturing Facility</li> <li>› Millennia Gardens Elementary School Campus</li> <li>› Volusia County Court Records Facility</li> <li>› HCME Facility</li> <li>› Universal Studios Security Operations Center</li> </ul>	<ul style="list-style-type: none"> <li>› Syracuse University; B.S. in Construction Management</li> <li>› OSHA 30-Hour</li> <li>› First Aid / AED Certified</li> <li>› State of Florida Storm Water Inspector</li> <li>› Fork Lift Certified</li> <li>› Trained Equipment Operator</li> <li>› P6 Certified</li> </ul>
<b>STEVEN JIMENEZ</b> <b>PROJECT MANAGER</b>  18 YEARS	<ul style="list-style-type: none"> <li>› Esteem Dental</li> <li>› Oviedo Medical Center</li> <li>› Rave Retail Shell</li> </ul>	<ul style="list-style-type: none"> <li>› Valencia College; A.S. in Architectural and Building Construction</li> <li>› OSHA Certified</li> <li>› Completed Citrus Arena within 9 months \$240 million project</li> </ul>
<b>BROOK K. SHERRARD,</b> <b>AIA, NCARB</b> <b>ARCHITECT-OF-RECORD</b>  23 YEARS	<ul style="list-style-type: none"> <li>› Pasco County Facilities &amp; Maintenance Central Office and Warehouse</li> <li>› Bartow Public Works Administration and Solid Waste Administration Buildings</li> <li>› Gregg Hall Replacement Design Criteria Package</li> <li>› Joe Moody Park</li> <li>› Bay County Jail – Training Facility</li> </ul>	<ul style="list-style-type: none"> <li>› M.S. in Architecture, University of South Florida, School of Architecture and Community Design</li> <li>› B.S. in Applied Technology/Business, Florida Institute of Technology</li> <li>› A.S. in Life Sciences, Harrisburg Area Community College</li> <li>› Registered Architect – FL (No. AR92948) , American Institute of Architects (AIA), National Council of Architectural Registration Boards (NCARB)</li> </ul>
<b>JOHN M. LENTI, AIA,</b> <b>NCARB, ENV SP, LEED AP</b> <b>ARCHITECT</b>  32 YEARS	<ul style="list-style-type: none"> <li>› Apopka - Public Services Department Fleet Facility Design</li> <li>› Apopka Public Services Department Site Master Plan</li> <li>› Gregg Hall Replacement Design Criteria Package</li> <li>› Connolly House Concept Study</li> </ul>	<ul style="list-style-type: none"> <li>› University Of Saint Francis, Fort Wayne, Indiana, 2017, MBA</li> <li>› University Of Illinois, Chicago, Illinois, 1996 , M. Architecture</li> <li>› University Of Wisconsin, Milwaukee, Wisconsin, 1990 , B.S Architecture</li> <li>› NCARB, ISI ENV SP, ISI Trainer, ISI Verifier, LEED AP BD+C</li> <li>› Registered Architect</li> </ul>



NAME / ROLE / YEARS OF EXPERIENCE	RECENT RELEVANT EXPERIENCE	EDUCATION / LICENSES
<b>CHUCK TAYLOR</b> <b>CONSTRUCTION</b> <b>MANAGER/</b> <b>CONSTRUCTIBILITY</b> <b>REVIEW</b>  45 YEARS	<ul style="list-style-type: none"> <li>› Fire Station Construction throughout the State of Florida</li> <li>› D/B 4 Rivers Urban Farm Community Project; Orange County</li> <li>› Semoran Commerce Industrial Development</li> <li>› Airport Acres Industrial Development</li> <li>› Municipality Construction throughout the State of Florida</li> </ul>	<ul style="list-style-type: none"> <li>› Valencia Community College; A.A. Business Administration</li> <li>› Certified General Contractor CGC 1520349</li> <li>› Associate DBIA</li> <li>› OSHA 30</li> <li>› SWPPP Certified Inspector</li> </ul>
<b>ALISA ADAMS</b> <b>QUALITY CONTROL/</b> <b>SAFETY MANAGER</b>  9 YEARS	<ul style="list-style-type: none"> <li>› Do Dental</li> <li>› Smiles of Orlando</li> <li>› Nikfar Family Dental</li> <li>› Park Dental</li> </ul>	<ul style="list-style-type: none"> <li>› Valencia College; A.A.</li> </ul>
<b>CLARK ALLSMAN</b> <b>SITE SUPERINTENDENT</b>  25 YEARS	<ul style="list-style-type: none"> <li>› Multiple Walt Disney World Construction Projects</li> <li>› Multiple Walmart Construction Projects</li> <li>› Ground up and Interior Construction Experience throughout the State of Florida</li> </ul>	<ul style="list-style-type: none"> <li>› Fire Fighting Training Certification (minimum standards)</li> <li>› Entry Level HazMat Certification</li> <li>› First Responders Certification</li> <li>› Railroad Safety 1</li> <li>› Blueprint Certification</li> <li>› Project Manager 1 Certification</li> <li>› OSHA 40</li> <li>› First Aid/ AED Certified</li> <li>› SWPPP Certified</li> <li>› Forklift Operator</li> <li>› Equipment Operator</li> </ul>
<b>CHRISTOPHER</b> <b>DEWAAL, P.E., LEED AP</b> <b>M/E/P ENGINEER</b>  28 YEARS	<ul style="list-style-type: none"> <li>› Pasco County Facilities &amp; Maintenance Central Office and Warehouse</li> <li>› Bartow Public Works Administration and Solid Waste Administration Buildings</li> <li>› Gregg Hall Replacement Design Criteria Package</li> <li>› Joe Moody Park</li> </ul>	<ul style="list-style-type: none"> <li>› M.E.M. in Engineering Management, Kansas State University</li> <li>› M.S. in Electrical Engineering, Kansas State University</li> <li>› B.S. in Electrical Engineering, Michigan Technological University</li> <li>› Professional Engineer - FL (No. 58964)</li> <li>› LEED Accredited Professional</li> </ul>
<b>JEFFREY A. DEAL, P.E.</b> <b>M/E/P ENGINEER</b>  9 YEARS	<ul style="list-style-type: none"> <li>› DeBary Public Safety Complex</li> <li>› OUC Warehouse Expansion and Improvements</li> <li>› Orlando - Sanford International Airport FIS Project (FIS @ OSIA)</li> <li>› Remodel and Expansion of the West Melbourne Police Department</li> </ul>	<ul style="list-style-type: none"> <li>› B.S. in Mechanical Engineering, University of Central Florida</li> <li>› Professional Engineer - FL (No. 87451)</li> </ul>
<b>GREGORY D. TAYLOR,</b> <b>M.S.E.E., P.E.</b> <b>M/E/P ENGINEER</b>  38 YEARS	<ul style="list-style-type: none"> <li>› Orlando - Sanford International Airport FIS Project (FIS @ OSIA)</li> <li>› Remodel and Expansion of the West Melbourne Police Department</li> <li>› DeBary Public Safety Complex</li> <li>› OUC Warehouse Expansion and Improvements</li> </ul>	<ul style="list-style-type: none"> <li>› M.S. in Electrical Engineering, Mercer University</li> <li>› B.S. in Electrical Engineering, Georgia Institute of Technology</li> <li>› Professional Engineer - MI (No. 25602), FL (No. 77811)</li> </ul>
<b>JOSE M. ORTIZ, MCE,</b> <b>P.E.,S.E.</b> <b>STRUCTURAL ENGINEER</b>  25 YEARS	<ul style="list-style-type: none"> <li>› Englewood Warehouse &amp; Maintenance Office</li> <li>› DeBary Public Safety Complex</li> <li>› OUC Warehouse Expansion and Improvements</li> <li>› Orlando - Sanford International Airport FIS Project (FIS @ OSIA)</li> </ul>	<ul style="list-style-type: none"> <li>› M.E. in Structural Engineering, Cornell University</li> <li>› B.S. in Civil Engineering, Recinto Universitario de Mayaguez, UPR</li> <li>› Professional Engineer - FL (No. 67920), PR (No. 17212)</li> </ul>

NAME / ROLE / YEARS OF EXPERIENCE	RECENT RELEVANT EXPERIENCE	EDUCATION / LICENSES
<b>EDUARDO AVILES, P.E.</b> <b>STRUCTURAL ENGINEER</b>  8 YEARS	<ul style="list-style-type: none"> <li>› OUC Warehouse Expansion and Improvements</li> <li>› Orlando - Sanford International Airport FIS Project (FIS @ OSIA)</li> <li>› Englewood Warehouse &amp; Maintenance Office</li> <li>› DeBary Public Safety Complex</li> </ul>	<ul style="list-style-type: none"> <li>› M.S. in Structural Engineering, University of Puerto Rico</li> <li>› B.S. in Civil Engineering, University of Puerto Rico</li> <li>› B.S. in Land Surveying, University of Puerto Rico</li> <li>› Professional Engineer - FL (No. 85877)</li> </ul>
<b>LEE MURRAH</b> <b>SR. ARCHITECTURAL DESIGNER</b>  22 YEARS	<ul style="list-style-type: none"> <li>› Remodel and Expansion of the West Melbourne Police Department</li> <li>› OUC Warehouse Expansion and Improvements</li> <li>› Orlando - Sanford International Airport FIS Project (FIS @ OSIA)</li> <li>› DeBary Public Safety Complex</li> </ul>	<ul style="list-style-type: none"> <li>› Brevard Community College</li> <li>› B.S. at University of South Alabama</li> <li>› A.S. at Seminole Community College</li> </ul>
<b>JEREMY C. MORTON, P.E.</b> <b>SITE CIVIL ENGINEER</b>  15 YEARS	<ul style="list-style-type: none"> <li>› Orlando Sanford International Airport Terminal Expansion</li> <li>› DeBary Public Safety Complex</li> <li>› OUC Warehouse Expansion and Improvements</li> <li>› Orlando - Sanford International Airport FIS Project (FIS @ OSIA)</li> </ul>	<ul style="list-style-type: none"> <li>› B.S. in Civil Engineering, University of Florida</li> <li>› Professional Engineer - FL ( No. 75410)</li> </ul>
<b>YINHUI (LUCIDA) XU, PH.D., P.E., BCEE, ENV SP</b> <b>UTILITY COORDINATOR</b>  16 YEARS	<ul style="list-style-type: none"> <li>› Bunnell WWTF Rehabilitation &amp; Expansion Project</li> <li>› Palm Coast WWTP No. 2 – MBR BNR Project</li> <li>› Palm Coast Water Treatment Plant No. 3</li> <li>› Palm Coast Well Field</li> </ul>	<ul style="list-style-type: none"> <li>› Ph.D. in Civil Engineering, Environmental and Water Resources Program, Auburn University</li> <li>› M.S. and B.S. in Environmental Engineering, Donghua University, China</li> <li>› Professional Engineer - FL (No. 72186)</li> </ul>



JAMES SUMMERFIELD

**DESIGN-BUILD PROJECT MANAGER /  
PRECONSTRUCTION MANAGER**

Education: University of Central Florida; B.S. in Business Administration

Years of Experience: 30

Years with M Paul: 19

**Licenses & Certifications:** Certified General Contractor, License No. CGC 1509360 | State of Florida Roofing License - License No. CCC 1328954 | Leadership Seminole Class 21 | Seminole County Center for Economic Development Advisory Board

**Overview:** Since its conception, James has served as partner, Executive Vice President, and Principal in Charge of M PAUL. James has established a reputation in the Central Florida construction community as a construction professional and is considered an expert in preconstruction, estimating, and cost control. To James, providing accurate estimates and exploring alternate building materials and building options during the preconstruction process are intrinsically rewarding. With over 30 years of construction experience, James holds both a State Certified General Contracting License and a State of Florida Roofing License. James' estimating, preconstruction, construction knowledge has allowed our clients to understand the cost associated with their project from day one and has allowed James to offer cost savings throughout the course of the project. He respects and honors the clients budget while bringing a sense of urgency to the schedule and demanding excellence throughout.

**Orlando Utility Commission Industrial Project** - The Orlando Utilities Commission Warehouse expansion project was constructed within their existing facilities as the project required our team to add on to the existing metal building that OUC was operating out of. The project was a design build method with close coordination of the civil and architectural components. M PAUL utilized our PEMB partnership to provide the structural components of the design via a Varco Pruden/ BlueScope building system. The project required our production staff to adhere to strict safety and confidentiality protocols as we were working within the gates of the facility. M PAUL supplied in house labor for the metal building erection scope of work in order to gain time on the overall schedule and to ensure our quality control protocols were adhered to. The project was completed within the GMP budget and within the original contract timeline.

**Lignotech Operations Facility Development** - The Airport Acres multi building development required tight pre construction design build processes. The project was constructed within FAA airspace and required approval from MCO & FAA. The site required close coordination with FEMA and their team of engineers as we were working within their requirements and guidelines. The project was designed and delivered via a tiltwall, structural steel and TPO roofing construction system. M PAUL worked with the end user at the conceptual stage to ensure the fire sprinkler system and racking with the storage facilities was per code and had full approval from the OC Fire Marshal. Incorporating the end user during the conceptual phase of construction allowed them to occupy the space ahead of shell completion and align their TI scope with our construction schedule completion date. The end user had a hard deadline to meet as they were adding roughly one hundred new jobs to the Central Florida area and were required to be finished by a certain date as per their agreement with the County. The project was completed under the contracted GMP and was constructed on a fast track schedule.

**Semoran Commerce Industrial Development** - The Semoran Commerce Center was an industrial development project in an existing planned use development industrial park. The sitework coordination with the Civil Engineer was critical to the success of the project. The geotechnical and existing soils had several issues the design team had to overcome in order to gain the maximum square footage out of the site. The construction was tiltwall construction with a Butler MR24 roof system and TPO roof. The design was intentional and focused around the MR24 roof system and its lifespan as well as the benefits the roof system had from a maintenance and warranty perspective. The project was constructed within a 12 month timeframe with close coordination with the FAA and the MCO airport as the parcel was located within the airport's flight path. The project was constructed within the GMP budget and turned over to the end user ahead of schedule.



TIM CIURZYNSKI

**SCHEDULING**

Years of Experience: 19

Years with M Paul: 3

**Education:** Syracuse University; B.S. in Construction Management

**Licenses & Certifications:** OSHA 30-Hour | First Aid / AED Certified | State of Florida Storm Water | Inspector | Fork Lift Certified | Trained Equipment Operator | P6 Certified

**Overview:** Tim has more than 25 years of experience in the construction industry and has extensive knowledge overseeing all phases of construction. He also has experience in Design-Build projects and has excellent rapport with owners and subcontractors. Tim spearheads each project he is on, establishing leadership and the project schedule from day one.

As Sr. Superintendent, Tim manages all facets of the onsite construction process and related activities. He ensures the project is built in compliance with the plans and specifications, contract documents, and ensures all subcontractors stay on schedule and on budget. Tim is our liaison between project management, field engineering, estimating, and the subcontractors. He phases the project and determines manpower level, material qualities and equipment requirements. In addition he also monitors and enforces all safety procedures and the efficiency of his subcontractor team. Tim maintains constant communication with the project management team, owner and design professionals to guarantee compliance with design intent and owner satisfaction.

**Millenia Gardens Elementary School Campus:** The Orange County Public School project was a \$13 million dollar new campus to serve the local Orange County community. The 92,000 SF two story tiltwall building was constructed on a 12 acres site in the heart of the Millenia community. The project site was located within a wetland area that required 32,000= yards of import fill and required a sock dewatering system with two pumps to be run through the entire property for installation of underground utilities. The project required a fast track 10 month schedule to accommodate the Orange COunty School Boards need to place students by the upcoming school year and help alleviate local overcrowding. The project was completed within the GMP and the turnover to OCPS was one month ahead of the construction schedule.

**Volusia County George Marks Elementary School:** The Volusia County School Board partnered with the General Contractor to deliver the three phase replacement of the entire existing campus. The 110,000 SF campus was located on an existing 13 acre fully active campus. The project required close phasing coordination with the campus staff and administration along with the Volusia County School Board. Phase 1 consisted of utilities and temporary sidewalls and portable classroom buildings to house the on campus students while construction of Phase 2 & 3 was being completed. Phase 2 required abatement of and demolition of seven existing buildings along with temporary utility tie-ins to three buildings to remain. Import fill, retaining walls and construction of new tiltwall 76,000 SF two story main classroom building. Site logistics and coordination were required with the District and on campus administration as to not disrupt students and the local residential community that surrounded the campus. Crane operations and tiltwall erection was critical to the overall project milestones and the safety of the campus. Phase 2 of the project was an aggressive fast track schuel of 10 months as the entire construction team had to phase out and on to the next and final stage of construction. Phase 3 was the removal of temporary portable classrooms, demolition of existing cafeteria building, remodel of three existing classroom buildings and the construction of a new PE pavilion and PE area. Also in phase 3 was the demolition of the existing parking lot, bus loop, parent drop off and the reconstruction of all three to include a new canopy system through the campus. This final phase was the final step on the underground utilities and stormwater system that would serve the entire campus and final out the project. Phase 3 was completed within a 5 month timeframe.



**STEVEN JIMENEZ**  
**PROJECT MANAGER**

Years of Experience: 18  
Years with M Paul: 4

**Education:** Valencia College; A.S. in Architectural and Building Construction

**Licenses & Certifications:** OSHA Certified | GC License | Completed Citrus Arena within 9 months \$240 million project | Leadership Seminole

**Overview:** Steven Jimenez has more than 18 years of experience in the construction industry, and has received professional training in both estimating and leadership. He has experience in medical, dental, commercial, retail, entertainment, pre-engineered metal building, government and general commercial construction. To Steven, providing accurate estimates and exploring alternate building materials and building options during the preconstruction process are intrinsically rewarding.

As Project Manager, Steven provides overall management, administration, and coordination for all project related activities. He ensures all of the projects are built in compliance with the plans & specifications, contract documents and ensures that projects stay on schedule and on budget. Steven has the construction knowledge and expertise to handle all aspects of the construction project and is a respectful, professional team leader. In addition, he also has extensive experience in preconstruction projects. His ability to navigate the preconstruction process has allowed him to save both time and money for the client in which he serves.

**Rave Commercial 4 Building Development:** M PAUL partnered with the Rave Commercial team to construct their 4 building phased development in the Hamlin Groves, Winter Garden FL development. The project was within an existing PUD where close design and coordination had to be taken into account for the utility ties-ins and stormwater system. M PAUL phased the construction out to work within the clients bank loan and leasing plan. The construction approach consisted of CMU block and structural steel. Close attention to detail was needed to work within the tight site constraints and around the existing facilities.

**Oviedo Medical Center and The Learning Experience Childcare Center:** The two building development was situated on a 3 acre site that was carved out of an existing PUD. M PAUL provided due diligence services to provide the lot split and then the design building services to develop the 10,000 SF childcare facility and the 8,00 SF medical facility on the site. The Oviedo Medical Center was designed and constructed as a CMU block & structural steel building with close coordination of the parking layout and placement. The building required cross access agreements with the existing condo association and some shared parking that required close attention to detail in our conscious approach. The project housed a 8 bay dental facility, sterilization, laboratory, offices and future space for expansion or lease space. The Learning Experience Childcare Facility was a straight construction building after M PAUL provided pre construction services for the lot split and civil engineering. M PAUL received the corporate drawing from the local TLE representative and did a full in house constructability review and cost estimation of the plans. M PAUL provided value engineering and redesign options as the project was designed as a truss system shingle roof parapet that also housed a TPO roof system to house HVAC units. The design was not typical of Florida construction and added costs to the project budget. Through this exercise M PAUL was able to work with corporate to provide a different approach to future builds within the Central Florida Region. The project was completed under the GMP and through Steven's project management we were able to provide substantial savings to the owner at time of completion.



**BROOK K. SHERRARD, AIA, NCARB**

**ARCHITECT OF RECORD**

Years of Experience: 23

Years with CPH: 3

**Education:** M.S. in Architecture, University of South Florida, School of Architecture and Community Design | B.S. in Applied Technology/Business, Florida Institute of Technology | A.S. in Life Sciences, Harrisburg Area Community College

**Licenses & Certifications:** Registered Architect – FL (No. AR92948) | American Institute of Architects (AIA) | National Council of Architectural Registration Boards (NCARB)

**Overview:** Mr. Sherrard services CPH as a Senior Architect, with more than 23 years of experience. Mr. Sherrard has completed more than 6.4 million SF of projects and is leading the firm's Building Information Modeling (BIM) and sustainability initiatives. Brook's leadership has ensured that our clients are provided with a coordinated set of documents and 3D models to communicate the design intent at all phases of the project. He has also provided training to in-house architects and has set up standards and procedures to create consistency in document production throughout the firm. In addition, Brook has experience designing projects according to LEED® Certification guidelines, including the first new complete high school to achieve a Silver rating under the LEED® for Schools 2.0 rating system in the State of Florida at Weeki Wachee High School in Hernando County.

**Pasco County Facilities & Maintenance Central Office and Warehouse** - Shared use warehouse and office facility supporting three separate departments. Two-bay loading dock for semi-trailer and box trailer deliveries. Concrete Tilt-Wall construction. Optimized Program developed by workshop with three separate departments to maximize shared use opportunities. Comprehensive CPH design team with full implementation of Building Information Modeling (BIM) to ensure discipline coordination. Utilization of the building information model to develop opinion of probable cost estimates.

**Bartow Public Works Administration and Solid Waste Administration Buildings** - Architecture and Engineering for two new buildings for Public Works and Solid Waste Departments Equaling 8,000 SF. Project included prototype development and site adaptation. As part of the project, provided master planning for each site to provide phasing and future build out of each site. Included site analysis and development review services as well as programming and stakeholder meetings

**Gregg Hall Replacement Design Criteria Package** - CPH was selected to assist the school in the development of a design criteria package for the Gregg Hall Replacement Project. The goal of the project included providing upgraded dormitories for middle school students and replacement of facilities that have aged beyond their useful life. CPH's role included performing program verification and serving as owner's representative through the procurement process to design-build of a new dormitory that will house 48 students. The 19,000 SF new dormitory building includes bedrooms, living spaces, bathrooms, and residential kitchens.

**Joe Moody Park** - CPH is providing design for reconstruction of a park facility that was damaged due to hurricanes. The new facility will include: 8,000 SF community center building, a restroom building utilizing a client provided prototype, walk/jog track, lighting, playgrounds for ages 2-5 and ages 5-12, landscape and irrigation, tree replacement, hardscape to include benches, trash receptacles, signage, parking improvements, stormwater retention, outdoor fitness areas, redevelopment of the wetland edge including scenic overlook, disk golf course reestablishment, and demolition of the existing boardwalk.

**Bay County Jail – Training Facility** - CPH provided programming, architectural design, MEP design, structural design (Slab), civil site design, and surveying services. The new training facility will provide a large training room, fitness center, kitchen, and offices and will be housed in a 4,600 square foot facility pre-engineered metal building.





JOHN M. LENTI, AIA, NCARB, ENV SP, LEED AP

Years of Experience: 32

Years with CPH: 2

**PROJECT ARCHITECT**

**Education:** University Of Saint Francis, Fort Wayne, Indiana, 2017, MBA | University Of Illinois, Chicago, Illinois, 1996 , M. Architecture | University Of Wisconsin, Milwaukee, Wisconsin, 1990, B.S Architecture

**Licenses & Certifications:** NCARB | ISI ENV SP | ISI Trainer | ISI Verifier | LEED AP BD+C | Registered Architect

**Overview:** A driven and forward-thinking architect with extensive experience in sustainable and resilient design and planning, client management, business development, stakeholder facilitation, and life-cycle costing. Fosters long-lasting relationships with clients, colleagues, and interdisciplinary team members through utilization of exceptional interpersonal communication capabilities. An innovative leader skilled at developing strategic plans that promote short and long term growth, as well providing guidance on complex municipal facilities and infrastructure projects.

**Apopka - Public Services Department Fleet Facility Design** - Provided design services for a 20,000 SF fleet maintenance facility. Coordinated with city personnel to assess current and long-term fleet maintenance needs. Developed solution that accommodated a wide range of vehicle types to be serviced in a manner that improved over-all operations.

**Apopka Public Services Department Site Master Plan** - Coordinated with city personnel to assess current and long-term operational needs. Developed strategic master plan to upgrade facilities to meet future needs in a manner that did not negatively impact current operations. Developed phased master plan aligned to city's capital investment goals.

**Gregg Hall Replacement Design Criteria Package** - CPH was selected to assist the school in the development of a design criteria package for the Gregg Hall Replacement Project. The goal of the project included providing upgraded dormitories for middle school students and replacement of facilities that have aged beyond their useful life. CPH's role included performing program verification and serving as owner's representative through the procurement process to design-build of a new dormitory that will house 48 students. The 19,000 SF new dormitory building includes bedrooms, living spaces, bathrooms, and residential kitchens.

**Connolly House Concept Study** - The project goal is to develop a conceptual site plan, conceptual design, preliminary budget, and an illustrative rendering to assist the city in planning for future phases of Connolly House. The space is envisioned as a multi-purpose event space for weddings, banquets, and local community group meetings. The aesthetic should be traditional and blend into the adjacent Dream Lake Park and Pedestrian Bridge. The city has indicated that the Baughman Center (U. Florida), October Oaks, Thompson Plantation, the existing house, barns, and an antebellum house with veranda should be referenced in the development of the project. The project will also consider the feasibility of re-purposing the existing house.





**CHUCK TAYLOR**  
**CONSTRUCTIBILITY REVIEW**

Years of Experience: 45  
Years with M Paul: 14

**Education:** Valencia Community College; A.A. Business Administration

**Licenses & Certifications:** Certified General Contractor CGC 1520349 | Associate DBIA | OSHA 30 | SWPPP Certified Inspector

**Overview:** M PAUL's Director of Operations is a seasoned veteran with 45 years of wisdom in the industry. As Director of Operations, Chuck oversees the organization's daily business activities. He is responsible for managing its resources, developing and implementing an operational plan, and ensuring that procedures are carried out properly. Additionally, he regularly evaluates organizational efficiency and makes necessary changes to maximize staff productivity. He is all about streamlining operations and keeping a satisfied client base. He has worked diligently with the M PAUL team to sustain growth by focusing time on company values, culture, and driving construction technology advancements and innovative practices into the company. Chuck's take-charge attitude supports his role of making certain all of production is in a tight effective schedule. His many years of experience have served our projects and clients. Chuck is able to capture time and overlap work sequences all while aiding the project's bottom line and quality. The field knowledge he brings to every project M PAUL completes makes for efficient and safe jobsites.

**Fire Station Construction throughout the State of Florida:** Mr. Taylor has completed numerous Design Build Fire Stations throughout Central Florida and the entire State of Florida. Chuck's DBIA certification allowed him to work closely with the design team and local JHA to develop the most cost effective and time sensitive schedule to bring these local stations to the communities they would serve. Chuck is well versed in working with a Design Build team and contract process.

**D/B 4 Rivers Urban Farm Community Project; Orange County:** Mr. Taylor worked with the design development team to bring a 40 area urban farm to life in the middle of Orange County. The 4 Roots Urban Farm Campus is a \$30 million dollar project planned to be a give back to the local community and a working farm. The goal of the project is to partner with the community and establish a center to help address hunger in our area. Chuck was able to offer his constructability, cost estimation and design build services to the entire project & team; this form of collaboration is imperative to a project's bottom line.

**Semoran Commerce Industrial Development:** The Semoran Commerce Center was an industrial development project in an existing planned use development industrial park. The sitework coordination with the Civil Engineer was critical to the success of the project. The geotechnical and existing soils had several issues the design team had to overcome in order to gain the maximum square footage out of the site. The construction was tiltwall construction with a Butler MR24 roof system and TPO roof. The design was intentional and focused around the MR24 roof system and its lifespan as well as the benefits the roof system had from a maintenance and warranty perspective. The project was constructed within a 12 month timeframe with close coordination with the FAA and the MCO airport as the parcel was located within the airport's flight path. The project was constructed within the GMP budget and turned over to the end user ahead of schedule.





**CHRISTOPHER DEWAAL, P.E., LEED AP**  
**M/E/P ENGINEER**

Years of Experience: 28  
Years with CPH: 1

**Education:** M.E.M. in Engineering Management, Kansas State University | M.S. in Electrical Engineering, Kansas State University | B.S. in Electrical Engineering, Michigan Technological University

**Licenses & Certifications:** Professional Engineer - FL (No. 58964) | LEED Accredited Professional

**Overview:** Mr. DeWaal has strong experience in the design and development of electrical power distribution systems in commercial, industrial, institutional and utility settings. Most recently his experience has been managing multi-disciplinary engineering / architecture personnel, managing electrical and multi-disciplinary projects from \$50k remodels to \$100M+ greenfield construction. His strengths include strong communication skills with technical staff, construction contractors and owner's representatives. He has a vast knowledge of electrical and safety compliance policies and studies, personnel management and project management.

**Pasco County Facilities & Maintenance Central Office and Warehouse** - Shared use warehouse and office facility supporting three separate departments. Two-bay loading dock for semi-trailer and box trailer deliveries. Concrete Tilt-Wall construction. Optimized Program developed by workshop with three separate departments to maximize shared use opportunities. Comprehensive CPH design team with full implementation of Building Information Modeling (BIM) to ensure discipline coordination. Utilization of the building information model to develop opinion of probable cost estimates.

**Bartow Public Works Administration and Solid Waste Administration Buildings** - Architecture and Engineering for two new buildings for Public Works and Solid Waste Departments Equaling 8,000 SF. Project included prototype development and site adaptation. As part of the project, provided master planning for each site to provide phasing and future build out of each site. Included site analysis and development review services as well as programming and stakeholder meetings

**Gregg Hall Replacement Design Criteria Package** - CPH was selected to assist the school in the development of a design criteria package for the Gregg Hall Replacement Project. The goal of the project included providing upgraded dormitories for middle school students and replacement of facilities that have aged beyond their useful life. CPH's role included performing program verification and serving as owner's representative through the procurement process to design-build of a new dormitory that will house 48 students. The 19,000 SF new dormitory building includes bedrooms, living spaces, bathrooms, and residential kitchens.

**Joe Moody Park** - CPH is providing design for reconstruction of a park facility that was damaged due to hurricanes. The new facility will include: 8,000 SF community center building, a restroom building utilizing a client provided prototype, walk/jog track, lighting, playgrounds for ages 2-5 and ages 5-12, landscape and irrigation, tree replacement, hardscape to include benches, trash receptacles, signage, parking improvements, stormwater retention, outdoor fitness areas, redevelopment of the wetland edge including scenic overlook, disk golf course reestablishment, and demolition of the existing boardwalk.





JEFFREY A. DEAL, P.E.

**M/E/P ENGINEER**

Years of Experience: 9

Years with CPH: 8

**Education:** B.S. in Mechanical Engineering, University of Central Florida

**Licenses & Certifications:** Professional Engineer - FL (No. 87451)

**Overview:** Mr. Deal serves as CPH's Mechanical Engineer for the firm's work in the United States and Puerto Rico. He has experience in HVAC, plumbing, and fire protection. He provides expertise in energy modeling software, cooling load programs, and energy compliance documentation such as FLAcom (Florida) and COMcheck (nationally).

**DeBary Public Safety Complex** - CPH provided architectural design and construction documents for a 5,600 square foot public safety complex including offices and operational facilities for local law enforcement. CPH also provided site civil and master planning for future development. The project included meeting/training rooms, bill payment/secured entry, server and backup systems, offices and holding cells.

**OUC Warehouse Expansion and Improvements** - This design-build project consists of a new 9,506 SF pre-engineered metal building warehouse addition that ties into the existing warehouse building for the Orlando Utilities Commission. All associated structural, mechanical, electrical, and civil engineering is included within the design.

**Orlando - Sanford International Airport FIS Project (FIS @ OSIA)** - CPH was selected to perform the design services for the renovation of the existing Customs and Border Protection Federal Inspection Station at the Orlando Sanford International Airport. This renovation include the modifications to the existing facility to support up to 900 passengers per hour through the FIS. This 67,000 SF renovation includes new office suite, detention suite, primary screening, and secondary screening as well as agricultural inspections areas.

**Remodel and Expansion of the West Melbourne Police Department** - CPH was awarded the contract for the Remodel and Expansion of the West Melbourne Police Department in 2016. The existing 10,200 SF building was increased by 9,500 SF including the addition of new offices, a training room and evidence storage.

**Orlando Sanford International Airport Terminal Expansion** - The project consisted of a 140,000 SF expansion/renovation. Access improvements to the terminal area, and the addition of a new traffic signal. Phasing and coordination with terminal management, airlines, and concessionaires. Additional Coordination was required with Transportation Security Administration (TSA) on the new consolidated screening Area. U.S. Customs and Border Patrol (CBP) for the Federal Inspection Station (FIS) Improvements.





GREGORY D. TAYLOR, M.S.E.E., P.E.

**M/E/P ENGINEER**

Years of Experience: 38

Years with CPH: 5

**Education:** M.S. in Electrical Engineering, Mercer University | B.S. in Electrical Engineering, Georgia Institute of Technology

**Licenses & Certifications:** Professional Engineer - FL (No. 77811)

**Overview:** Mr. Taylor serves CPH as an electrical engineer, and has more than 38 years of experience in power, electronics and low-voltage systems. Greg is well versed in high, medium and low-voltage design and has a broad history of delivering designs suited to building power as well as municipal applications.

**DeBary Public Safety Complex** - CPH provided architectural design and construction documents for a 5,600 square foot public safety complex including offices and operational facilities for local law enforcement. CPH also provided site civil and master planning for future development. The project included meeting/training rooms, bill payment/secured entry, server and backup systems, offices and holding cells.

**OUC Warehouse Expansion and Improvements** - This design-build project consists of a new 9,506 SF pre-engineered metal building warehouse addition that ties into the existing warehouse building for the Orlando Utilities Commission. All associated structural, mechanical, electrical, and civil engineering is included within the design.

**Orlando - Sanford International Airport FIS Project (FIS @ OSIA)** - CPH was selected to perform the design services for the renovation of the existing Customs and Border Protection Federal Inspection Station at the Orlando Sanford International Airport. This renovation include the modifications to the existing facility to support up to 900 passengers per hour through the FIS. This 67,000 SF renovation includes new office suite, detention suite, primary screening, and secondary screening as well as agricultural inspections areas.

**Remodel and Expansion of the West Melbourne Police Department** - CPH was awarded the contract for the Remodel and Expansion of the West Melbourne Police Department in 2016. The existing 10,200 SF building was increased by 9,500 SF including the addition of new offices, a training room and evidence storage.

**Orlando Sanford International Airport Terminal Expansion** - The project consisted of a 140,000 SF expansion/renovation. Access improvements to the terminal area, and the addition of a new traffic signal. Phasing and coordination with terminal management, airlines, and concessionaires. Additional Coordination was required with Transportation Security Administration (TSA) on the new consolidated screening Area. U.S. Customs and Border Patrol (CBP) for the Federal Inspection Station (FIS) Improvements.





JOSE M. ORTIZ, MCE, P.E., S.E.

**STRUCTURAL ENGINEER**

Years of Experience: 25

Years with CPH: 8

**Education:** M.E. in Structural Engineering, Cornell University | B.S. in Civil Engineering, Recinto Universitario de Mayaguez, UPR

**Licenses & Certifications:** Professional Engineer - FL (No. 67920), PR (No. 17212)

**Overview:** José has over 25 years of experience in structural engineering design and project management. His experience encompasses projects of all types and complexities including commercial/retail, hospitals, educational facilities, recreational facilities, hotels/resorts, parking structures, residential, and multi-story office buildings. The depth of his technical understanding of systems and codes allows him to work with architectural / engineering teams to deliver cost-effective structural solutions to meet project goals.

**DeBary Public Safety Complex** - CPH provided architectural design and construction documents for a 5,600 square foot public safety complex including offices and operational facilities for local law enforcement. CPH also provided site civil and master planning for future development. The project included meeting/training rooms, bill payment/secured entry, server and backup systems, offices and holding cells.

**OUC Warehouse Expansion and Improvements** - This design-build project consists of a new 9,506 SF pre-engineered metal building warehouse addition that ties into the existing warehouse building for the Orlando Utilities Commission. All associated structural, mechanical, electrical, and civil engineering is included within the design.

**Englewood Warehouse & Maintenance Office** - This is a new facility for Englewood Water District that consists of a new 22,200 SF maintenance warehouse and office building. The office component is approx. 10,000 SF and the remaining area is in the warehouse. All associated structural, civil, mechanical, plumbing, and electrical engineering is included.

**Orlando Sanford International Airport Terminal Expansion** - The project consisted of a 140,000 SF expansion/renovation. Access improvements to the terminal area, and the addition of a new traffic signal. Phasing and coordination with terminal management, airlines, and concessionaires. Additional coordination was required with Transportation Security Administration (TSA) on the new consolidated screening area. U.S. Customs and Border Patrol (CBP) for the Federal Inspection Station (FIS) Improvements.

**Monroe County Fire Station – Cudjoe Key** - CPH provided pre-design phase/ programming, schematic design, design development, construction documents, bidding and permitting assistance, and construction administration for a new 7,500 SF fire station on Cudjoe Key. The overall project included 3 Drive Thru Bays, native landscape materials requiring minimum irrigation, work out room, large kitchen, outdoor spaces for building users, roof materials with high solar reflectance, hurricane resistant glazing, door and roof systems, building insulation with high R-value, low E glazing system, site lighting and interior lighting with LED fixtures, HVAC equipment with high efficiency, water heaters with high efficiency, construction waste control and recycling, flood protection, and a diesel generator.





EDUARDO AVILES, P.E.

**STRUCTURAL ENGINEER**

Years of Experience: 8

Years with CPH: 6

**Education:** M.S. in Structural Engineering, University of Puerto Rico | B.S. in Civil Engineering, University of Puerto Rico | B.S. in Land Surveying, University of Puerto Rico

**Licenses & Certifications:** Professional Engineer - FL (No. 85877)

**Overview:** Mr. Aviles serves as CPH's Structural Designer for the firm's work in the United States and Puerto Rico. He has experience in Structural Engineering, Civil Engineering, and Land Surveying.

**DeBary Public Safety Complex** - CPH provided architectural design and construction documents for a 5,600 square foot public safety complex including offices and operational facilities for local law enforcement. CPH also provided site civil and master planning for future development. The project included meeting/training rooms, bill payment/secured entry, server and backup systems, offices and holding cells.

**OUC Warehouse Expansion and Improvements** - This design-build project consists of a new 9,506 SF pre-engineered metal building warehouse addition that ties into the existing warehouse building for the Orlando Utilities Commission. All associated structural, mechanical, electrical, and civil engineering is included within the design.

**Englewood Warehouse & Maintenance Office** - This is a new facility for Englewood Water District that consists of a new 22,200 SF maintenance warehouse and office building. The office component is approx. 10,000 SF and the remaining area is in the warehouse. All associated structural, civil, mechanical, plumbing, and electrical engineering is included.

**Orlando Sanford International Airport Terminal Expansion** - The project consisted of a 140,000 SF expansion/renovation. Access improvements to the terminal area, and the addition of a new traffic signal. Phasing and coordination with terminal management, airlines, and concessionaires. Additional coordination was required with Transportation Security Administration (TSA) on the new consolidated screening area. U.S. Customs and Border Patrol (CBP) for the Federal Inspection Station (FIS) Improvements.

**DeBary Central Fire Station** - CPH was recently awarded the DeBary Central Fire Station contract in Volusia County. CPH was responsible for the architecture, structural, landscape, survey, M/E/P, and civil site design. The project consists of an 8,000 +/- square foot masonry, stucco and brick accented building with an apparatus bay built for 3 fire vehicles and dormitories for a shift of 6 fire fighters. The personnel now enjoy a spacious living and dining quarters, and the building will serve as a visible landmark for this growing community.





LEE MURRAH  
**SR. ARCHITECTURAL DESIGNER**

Years of Experience: 22  
Years with CPH: 10

**Education:** Brevard Community College | B.S. at University of South Alabama | A.S. at Seminole Community College

**Overview:** Lee serves CPH as a BIM/Modeler and Designer, and has more than 22 years of computer aided design and drafting experience. Mr. Murrah has been involved with the design of food service establishments, retail locations, offices, commercial buildings, and military and municipal infrastructure.

**DeBary Public Safety Complex** - CPH provided architectural design and construction documents for a 5,600 square foot public safety complex including offices and operational facilities for local law enforcement. CPH also provided site civil and master planning for future development. The project included meeting/training rooms, bill payment/secured entry, server and backup systems, offices and holding cells.

**OUC Warehouse Expansion and Improvements** - This design-build project consists of a new 9,506 SF pre-engineered metal building warehouse addition that ties into the existing warehouse building for the Orlando Utilities Commission. All associated structural, mechanical, electrical, and civil engineering is included within the design.

**Orlando - Sanford International Airport FIS Project (FIS @ OSIA)** - CPH was selected to perform the design services for the renovation of the existing Customs and Border Protection Federal Inspection Station at the Orlando Sanford International Airport. This renovation include the modifications to the existing facility to support up to 900 passengers per hour through the FIS. This 67,000 SF renovation includes new office suite, detention suite, primary screening, and secondary screening as well as agricultural inspections areas.

**Remodel and Expansion of the West Melbourne Police Department** - CPH was awarded the contract for the Remodel and Expansion of the West Melbourne Police Department in 2016. The existing 10,200 SF building was increased by 9,500 SF including the addition of new offices, a training room and evidence storage.

**DeBary Central Fire Station** - CPH was recently awarded the DeBary Central Fire Station contract in Volusia County. CPH was responsible for the architecture, structural, landscape, survey, M/E/P, and civil site design. The project consists of an 8,000 +/- square foot masonry, stucco and brick accented building with an apparatus bay built for 3 fire vehicles and dormitories for a shift of 6 fire fighters. The personnel now enjoy a spacious living and dining quarters, and the building will serve as a visible landmark for this growing community.





JEREMY C. MORTON, P.E.

**SITE CIVIL ENGINEER**

Years of Experience: 15

Years with CPH: 13

**Education:** B.S. in Civil Engineering, University of Florida

**Licenses & Certifications:** Professional Engineer - FL ( No. 75410)

**Overview:** Mr. Morton serves the firm of CPH as a Project Engineer. He has worked for CPH since 2007. Since joining CPH, he has worked in every area of land development, with an emphasis on stormwater, utilities, and general site development. Mr. Morton has been working with a variety of land development clients, gaining valuable experience in project development and permitting at the municipal level, while developing those skills in utility, storm, and site design that are needed in his capacity as Project Engineer.

**DeBary Public Safety Complex** - CPH provided architectural design and construction documents for a 5,600 square foot public safety complex including offices and operational facilities for local law enforcement. CPH also provided site civil and master planning for future development. The project included meeting/training rooms, bill payment/secured entry, server and backup systems, offices and holding cells.

**Orlando - Sanford International Airport FIS Project (FIS @ OSIA)** - CPH was selected to perform the design services for the renovation of the existing Customs and Border Protection Federal Inspection Station at the Orlando Sanford International Airport. This renovation include the modifications to the existing facility to support up to 900 passengers per hour through the FIS. This 67,000 SF renovation includes new office suite, detention suite, primary screening, and secondary screening as well as agricultural inspections areas.

**Orlando Sanford International Airport Terminal Expansion** - The project consisted of a 140,000 SF expansion/renovation. Access improvements to the terminal area, and the addition of a new traffic signal. Phasing and coordination with terminal management, airlines, and concessionaires. Additional coordination was required with Transportation Security Administration (TSA) on the new consolidated screening area. U.S. Customs and Border Patrol (CBP) for the Federal Inspection Station (FIS) Improvements.

**OUC Warehouse Expansion and Improvements** - This design-build project consists of a new 9,506 SF pre-engineered metal building warehouse addition that ties into the existing warehouse building for the Orlando Utilities Commission. All associated structural, mechanical, electrical, and civil engineering is included within the design.

**City of Wildwood – Millennium Park Redesign** - CPH updated the master plan of a regional 90+ acre park. This park currently hosts events and weddings at the onsite center, as well as multiple baseball tournaments and has soccer/multi-purpose fields. To meet the growing needs of the city, CPH worked to help master plan the park improvements to include new parking, internal roadway system, overlooks/pavilions, trails, and reconfigure fields. As well the new master plan analyzed the potential for youth activity center area focused around quartics. As part of the master plan, CPH provided a multi-year phasing plan along with a capital improvement plan/budget. CPH is currently under design of Year 1 improvements that include \$3 million towards baseball field redevelopment, trails, drainage improvements, roadway network, and parking.





YINHUI (LUCIDA) XU, PH.D., P.E., BCEE, ENV SP  
**UTILITY COORDINATOR**

Years of Experience: 16  
Years with CPH: 16

**Education:** Ph.D. in Civil Engineering, Environmental and Water Resources Program, Auburn University | M.S. and B.S. in Environmental Engineering, Donghua University, China

**Licenses & Certifications:** Honor Society of Phi Kappa Phi, Professional Engineer - FL (No. 72186 Board Certified Environmental Engineer with Specialty in Water Supply & Wastewater

**Overview:** Mrs. Xu serves CPH in the capacity of Process Engineer. She has been with CPH since 2006. Her areas of expertise includes water chemistry, water and wastewater treatment plant design, water and wastewater permit applications, Water Supply Facilities Work Plan, water and Wastewater Capacity Analysis, and Consumptive Usage Permit application. Mrs. Xu has recently served as Process Engineer and Project Manager for a number of ozone, granulated activated carbon, and reverse osmosis projects

**Bunnell WWTF Rehabilitation & Expansion project** - Design and permit of a 4-Stage biological nutrient removal process, consisting of primary anoxic, aerobic, secondary anoxic, and reaeration zones with a total capacity of 1.0 MGD. Rehabilitate the existing master lift station. New headworks with screening, flow equalization basin, two 45 ft. diameter secondary clarifiers, RAS and WAS pump station, chlorine contact chamber / dechlorination basin, effluent pump station, an additional 1.0 MG ground storage tank, electrical building, sludge dewatering building, and operation building. Funding application assistance from FDEP and USDA.

**Palm Coast WWTP No. 2 – MBR BNR Project** - Selected by the City to provide professional engineering services for the planning, design, permitting and construction engineering, inspection, and management (CEIM) of a new 2.0 MGD MBR/BNR treatment facility, expandable to 6.0 MGD. The new BNR facility utilizes the MBR process in conjunction with anaerobic, pre- anoxic, nitrification and post-anoxic biological processes to achieve AWT standards. The MBR process requires a much smaller footprint than that of a conventional 5-stage BNR process; a single MBR process tank replaces the re-aeration, secondary clarifier, and tertiary filtration processes.

**Palm Coast Water Treatment Plant No. 3** - New 3 MGD water treatment plant utilizing the LPRO treatment technology to treat the confined surficial aquifer water. Plant was designed to facilitate expansion from 3 MGD to 9 MG. Chemical storage building (4,500 sq. ft.). Operation building designed included the laboratory, training rooms, administration offices & locker rooms (6,500 sq. ft.). The building was designed to accommodate both the water treatment staff as well as future wastewater personnel.

**Palm Coast Well Field** - Design included drilling test wells to determine potential yields within the well field, modeling the well field potential, and developing a raw water well location plan. Phase I – included: 6 Wells, gravel packed, 100 ft. deep +/-, Capacity of 1.5 MGD, 3 stand-by generators (2 wells for each generator), and 12,000 LF of PVC raw water piping ranging in size from 8-inch to 16-inch. Phase II – included: 12 Wells, gravel packed, 100 ft. deep +/-, Projected capacity of 3.0 MGD, 6 stand-by generators, (2 wells for each generator), and 35,000 LF of PVC raw water piping ranging in size from 8-inch to 24-inch.



FIRM'S RELATED EXPERIENCE

DB

## B. FIRMS RELATED EXPERIENCE

### MPAUL GENERAL CONTRACTORS BACKGROUND INFORMATION:

M PAUL is a Commercial General Contractor, combining large-firm expertise with local-firm customer service. Our effective construction delivery methods, and guidance through each step, bring value to our client's projects. At M PAUL, we surpass expectations of what a developer should be. Always ensuring that we share a common vision of what success looks like, and how to achieve it.

M PAUL General Contractors preconstruction expertise adds value to projects as alternatives are studied, budgets and schedules are developed and design decisions are reached. Preconstruction is a service that is included with every job we build - and we also offer it as a stand-alone service to property owners who need an independent consultant to orchestrate a complex project. No matter how challenging the project, we'll make the construction process easy. You will have an experienced, professional team on your side, from start to finish; making sure workmanship, materials and service meet your highest standards.

### CPH BACKGROUND INFORMATION:

CPH has been providing services since the Firm was established in 1981. In keeping with the company's philosophy to assure responsive and cost-effective service, CPH has grown with **13 branch offices** housing approximately 290 employees in Florida, Georgia, Maryland, Massachusetts and Puerto Rico with the firm's **Regional Office located in Palm Coast, Florida**. CPH's commitment to providing the highest level of service in an affordable manner has been achieved through emphasis on personalized services and direct involvement of top level CPH personnel.

Known as a leading multi-disciplinary consulting firm, CPH provides services in the following areas:

- Architectural Services/Landscape Architecture
- Engineering Services (Civil, Structural, and Utilities)
- Master Planning
- Water/Wastewater/Reclaimed/Stormwater Systems
- Hydraulics and hydrology
- Environmental Sciences
- Transportation Engineering, including Traffic Planning and Design
- Land Planning/Zoning
- Construction Engineering and Inspection/Construction Management
- Surveying & Mapping

### BENEFITS OUR TEAM BRINGS TO THE CITY

- ✓ Local Resources and Experience
- ✓ Highly Specialized in Architectural and Engineering Projects in Florida
- ✓ Team with 10+ Years Working Together
- ✓ Experts in Municipal Facility Design and Construction
- ✓ Experts in Sustainable and Resilient Design
- ✓ Multi-Disciplinary In-House Team
- ✓ Completed Hundreds of Ground Up Construction and Remodel Projects in the last 10 Years

## WHY CHOOSE THE M PAUL & CPH TEAM?



### IDENTICAL EXPERTISE

M PAUL and our team members have completed numerous Design Build projects throughout the State of Florida. This partnership understands the importance of constructing these projects for the communities they will serve.



### PROVEN TEAM

M Paul & CPH have worked together on Design-Build Projects for 10+ Years.



### DEPTH OF RESOURCES

Combined the M Paul & CPH team provides the City access to over 300 full time team members, allowing us to dedicate the required resources to meet the schedule.



## ORLANDO UTILITY COMMISSION - **ORLANDO, FL**

The Orlando Utilities Commission Warehouse expansion project was constructed within their existing facilities as the project required our team to add on to the existing metal building that OUC was operating out of. The project was a design build method with close coordination of the civil and architectural components. M PAUL utilized our PEMB partnership to provide the structural components of the design via a Varco Pruden/ BlueScope building system. The project required our production staff to adhere to strict safety and confidentiality protocols as we were working within the gates of the facility. M PAUL supplied in house labor for the metal building erection scope of work in order to gain time on the overall schedule and to ensure our quality control protocols were adhered to. The project was completed within the GMP budget and within the original contract timeline.

This Design-Build project was completed by the M Paul and CPH team and consisted of a new 9,506 SF pre-engineered metal building warehouse addition that ties into the existing warehouse building for the Orlando Utilities Commission. This facility stores non-combustible material. The walls are metal panels with a standing seam metal roof. This project included a new pre-manufactured modular structure located within the existing warehouse. This serves as the new breakroom and restrooms for the facility.

### **PROJECT PROFILE:**

Cost: \$1.3 Million

Project 2016 -2017

Project Size: 15,000 SF

### **REFERENCE:**

Orlando Utility Commission  
Michael J. Amann  
Sr. Facilities Coordinator  
6025 Pershing Avenue  
Orlando, FL 32822  
Phone: 407 434 2728  
MAmann@ouc.com



## HCME OFFICE PARK - **SANFORD, FL**

The HCME project was master planned on an 8 acre parcel to allow for ease of access and accessibility. The heavily wooded site was developed to allow for two large retention areas as well as previous (pavement) parking for the end users storage, fuel tanks and lay down areas. The three building development was tiltwall construction to allow for a speed to market product and the most flexibility of the end user. M PAUL constructed the project on an accelerated timeline incorporating all aspects and layers of the end users equipment and IT equipment.

### **PROJECT PROFILE:**

Cost: \$4 Million

Project Duration 9 Month Fast Tracked Schedule-2020

Project Size: 45,000 SF

### **REFERENCE:**

HCME/ Jon M Hall Company  
Keith Carson, President  
Office. 407-215-0410 (Ext, 203)  
1400 Martin Luther King Jr Blvd  
Sanford, FL 32771  
[www.jonmhallcompany.com](http://www.jonmhallcompany.com)



## LTF LIGNOTECH FLORIDA - **FERNANDINA, FL**

M PAUL was selected as the metal building subcontractor of choice for the LTF expansion facility. Our self performing division allowed our team to accommodate the needs of the end user and provide competitive pricing on the massive development project. Our partnership with our PEMB suppliers provided the depth of knowledge and expertise to develop, design and deliver the facility in record time for the project. M PAUL worked directly with our Butler Metal Building provider to expedite the base building shop drawings with extensive detailing and critical information that allowed the project Architect and GC to develop design drawings for all divisions within the project. The project was performed through our self performing divisions; M PAUL supplied the metal building and our in house labor performed the erection. The project site and safety requirements mandated faulty safety protocol compiled with an extensive site logistics plan that our crews had to strictly adhere to as to not disrupt the existing facilities production and staff. Speed to market was a major concern as well as the design standards to accommodate for the design requirements as the project was located on the East coast of Florida.

### **PROJECT PROFILE:**

Cost: \$2.6 Million

Project Duration: 8 Month  
Duration for Building Envelope & Building Dry-in -2018

Project Size: 85,000 SF

### **REFERENCE:**

Burns & McDonnell Engineering Co, Inc.  
Chelsea Smith, Assistant Project Manager  
425 S. Woods Mill Road, Suite 300, Chesterfield, MO 63017  
Phone: 314-336-6347  
csmith@burnsmcd.com

Chris Pertschi, Project Manager  
Butler Manufacturing  
Phone: 717-867-3227  
cjpertschi@butlermfg.com



## EXCHANGE BUSINESS CENTER - ORLANDO, FL

M PAUL provided construction management and estimating services for the client. The design elements of the project were effective and straightforward with a tiltwall and TPO roof system construction approach in the building type. The site design was designed with an underdrain system to allow for ample patching on the site. M PAUL had to coordinate closely with the adjacent business owners as the project was the last in an industrial PUD. This required us to have close coordination with the shared retention and access to utilities. The project also had an active railway that required meticulous coordination when M PAUL mobilized our concrete subcontractor to place and then lift the tilt panels. The project was delivered in less than 5 months and under the GMP.

### PROJECT PROFILE:

Cost: \$1.9 Million

Project Duration: 6 Month  
Duration -2018

Project Size: 30,000 SF

### REFERENCE:

Solitec, LLC  
Mr. Alexey Martins  
7345 West Sand Lake Road  
#224, Orlando, Florida 32819  
alexeymartins@hotmail.com



## SEMORAN COMMERCE CENTER - **ORLANDO, FL**

The Semoran Commerce Center was an industrial development project in an existing planned use development industrial park. The sitework coordination with the Civil Engineer was critical to the success of the project. The geotechnical and existing soils had several issues the design team had to overcome in order to gain the maximum square footage out of the site. The construction was tiltwall construction with a Butler MR24 roof system and TPO roof. The design was intentional and focused around the MR24 roof system and its lifespan as well as the benefits the roof system had from a maintenance and warranty perspective. The project was constructed within a 12 month timeframe with close coordination with the FAA and the MCO airport as the parcel was located within the airport's flight path. The project was constructed within the GMP budget and turned over to the end user ahead of schedule.

### **PROJECT PROFILE:**

Cost: \$4 Million

Project Duration: 10 Month Fast Tracked Schedule -2017

Project Size: 75,000 SF

### **REFERENCE:**

Patrick Callaway, Owner  
Representation  
[callforpat@aol.com](mailto:callforpat@aol.com)



## EXTRA STORAGE SPACE - ORLANDO, FL

The NUVO project was an industrial metal building / block construction development that required specific attention to detail in regards to the sitework as the existing water table and soils created many challenges in the design phase of the project. The project required full time sitework supersions to perform dewatering while the buildings were constructed. The cross acces of the site and assibility was imperative to the project's success. M PAUL coordinated daily with our sub trade partners to work seven days a week during the dry season to allow for some substantial cost savings in regards to the dewatering process and fluctuations of the water table. M PAUL was able to finalize each building in a phase process to turnover to the end user so they could occupy and utilize their facility in real time.

### PROJECT PROFILE:

Cost: \$5.6 Million

Project Duration: 11 Month  
Phased Schedule -2018

Project Size: 98,600 SF

### REFERENCE:

J.Michael Pertree  
VP of Construction  
Direct: 407.335.4120  
Email: michael@nuvocompany.com

Nuvo Development LLC  
200 E New England, Suite 110,  
Winter Park, FL. 32789  
Phone: 321.972.9838





## SUNRISE RAIL - ORLANDO, FL

The Sunrise Rail Production facility was a two building design build project for the end users local production headquarters. M PAUL worked through the site selection process with the end user to identify the best site option for their local staff and community. The project was designed as a spilt face block/ metal building construction type to allow for the clear span space required for their production requirements and it allowed the project to adhere to architectural design standards to backfill the adjacent residential requirements. The construction design type and approach allowed for substantial cost savings within the current market conditions. The overall site conditions required extensive coordination with Orange County Utilities to accommodate the requirements of the end user and to work within the existing utility systems. The project was fast tracked through our accelerated construction program and has been completed within the original GMP cost.

### PROJECT PROFILE:

Cost: \$3.9 Million

Project Duration: 12 Month  
Phased Schedule -2022

Project Size: 22,000 SF

### REFERENCE:

Johnny Lynaugh  
Senior Vice President  
Commercial Banking  
Relationship Manager  
Phone: (407) 353-7800  
[Johnny.Lynaugh@regions.com](mailto:Johnny.Lynaugh@regions.com)



## ORLANDO SANFORD INTERNATIONAL AIRPORT TERMINAL EXPANSION - SANFORD, FL

CPH recently provided architectural and engineering services for the Orlando Sanford International Airport's terminal expansion/renovation project to support the current growth of passenger traffic which rose from 2 million passengers in 2013 to over 3 million passengers in 2018. The \$60 million expansion/renovation includes many passenger-oriented improvements including a consolidated ticketing and screening, covered passenger drop off areas, curbside check-in, and the addition of four new gates and apron. Access improvements to the terminal area also included with the addition of a new traffic signal to support the new entrances to terminal parking lots which will reduce the amount of vehicular traffic in front of the terminal. All improvements were performed while the existing terminal stays in operation and the design required phasing and coordination with terminal management, airlines, and concessionaires. Additional coordination was required with Transportation Security Administration (TSA) on the new consolidated screening area, U.S. Customs and Border Patrol (CBP) for the Federal Inspection Station (FIS) improvements, and the Federal Aviation Administration (FAA) for the gates, aprons, and vertical improvements.

### PROJECT PROFILE:

Cost: \$63.8 Million

Project Duration: 2015-2021

Project Size: Approx. 133,690 SF

### REFERENCE:

Sanford Airport Authority  
George D. Speake, Jr., A.A.E.,  
Executive Vice President/COO  
Airport Security Coordinator  
1200 Red Cleveland Blvd,  
Sanford, FL 32773  
Phone: 407.247.1212  
E-mail: Gspeake@osaa.net



## MONROE COUNTY FIRE STATION – CUDJOE KEY - **MONROE COUNTY, FL**

CPH provided pre-design phase/programming, schematic design, design development, construction documents, bidding and permitting assistance, and construction administration for a new 7,500 SF fire station on Cudjoe Key. Additional services provided included site plan review, civil engineering, landscape architecture, and FDOT review and Florida Green Build criteria. The building was designed to meet or exceed Florida Green Building Coalition (FGBC) standards.

The overall project included 3 Drive Thru Bays, native landscape materials requiring minimum irrigation, work out room, large kitchen, outdoor spaces for building users, roof materials with high solar reflectance, hurricane resistant glazing, door and roof systems, building insulation with high R-value, low E glazing system, site lighting and interior lighting with LED fixtures, HVAC equipment with high efficiency, water heaters with high efficiency, construction waste control and recycling, flood protection, and a diesel generator.

### **PROJECT PROFILE:**

Cost: \$3,884,185

Project Duration: 2016 - 2021

Project Size: 7,500 SF

### **REFERENCE:**

Monroe County  
Cary Vick, Project Manager  
1100 Simonton Street, Room  
2-216, Key West, FL 33040  
Phone: 305.295.4339  
Email: [vick-cary@monroecounty-fl.gov](mailto:vick-cary@monroecounty-fl.gov)



## ORLANDO - SANFORD INTERNATIONAL AIRPORT FIS PROJECT (FIS @ OSIA) - SANFORD, FL

CPH was selected to perform the design services for the renovation of the existing Customs and Border Protection Federal Inspection Station at the Orlando Sanford International Airport. This renovation includes the modifications to the existing facility to support up to 900 passengers per hour through the FIS. This 67,000 SF renovation includes new office suite, detention suite, primary screening, and secondary screening as well as agricultural inspections areas. The primary challenge for the design was maintaining passenger clearance through the FIS during construction. The CPH Team held multiple planning meetings with CBP, airport staff, and airport operations to coordinate the planned work in an orchestrated effort. Through space modeling efforts, the team was able to minimize impacts to the FIS operations.

### PROJECT PROFILE:

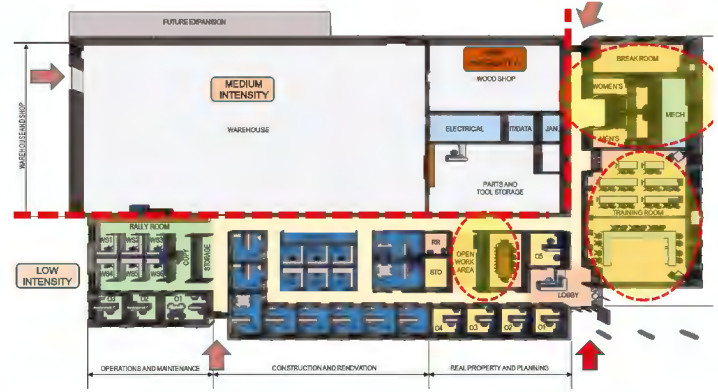
Cost: \$16.5 Million (est)

Project Duration: 2019 – 2023 (est)

Project Size: 67,000 SF

### REFERENCE:

Sanford Airport Authority  
George D. Speake, Jr., A.A.E.,  
Executive Vice President/COO  
Airport Security Coordinator  
1200 Red Cleveland Blvd,  
Sanford, FL 32773  
Phone: 407.247.1212  
E-mail: [Gspeake@osaa.net](mailto:Gspeake@osaa.net)



## PASCO COUNTY FACILITIES & MAINTENANCE CENTRAL OFFICE AND WAREHOUSE - **PASCO COUNTY, FL**

The new central office and warehouse located on the Pasco County Land O' Lakes Public Safety Campus is a shared use facility to serve the needs of the Counties Operations and Maintenance (O&M), Construction & Renovation (C&R) and Real Property Planning (RPP) departments. The 20,000 SF facility is organized with a central high-bay warehouse space wrapped on two sides with office and support spaces. Arranged departmentally, the office areas utilize strategies such as open plan "hot desks" and "touch-down" offices to efficiently accommodate the needs of a staff population that are coming and going throughout the day. Concrete tilt-wall construction provides a cost-effective and durable envelope that meets the diverse needs of the facility and provides a solid separation between field and office activities. A two-bay dual level loading dock provides safe and effective access for equipment and materials handling and is configured to accommodate a future 10,000 SF EOC warehouse addition.

### **PROJECT PROFILE:**

Cost: \$3,725,000 (est)

Project Duration: 2021 - Ongoing

Project Size: 20,000 SF

### **REFERENCE:**

Pasco County  
 Cynthia Riviera, Senior Project Manager, Facilities Management  
 4111 Land O' Lakes Blvd, Suite 107, Land O' Lakes, FL 34639  
 Phone: 813.929.2721  
 Email: crivera@pascocountyfl.net



## NASSAU COUNTY SHERIFF VEHICLE STORAGE FACILITY - **NASSAU COUNTY, FL**

CPH designed and permitted a vehicle storage facility to house their new Mobile Command Unit along with marine vehicles and other specialized equipment. CPH provided survey, civil engineering, architecture, landscape and irrigation design and construction observation services. Designs were coordinated with specific dimensions and maintenance requirements of the specialty vehicles. In order to save costs, the County decided not to hire a general contractor and managed the construction as an owner builder, which required CPH to assist with construction management consulting more than a typical project.

### **PROJECT PROFILE:**

Cost: \$1,157,813

Project Duration: 2018 - 2021

Project Size: 9,576 SF

### **REFERENCE:**

Nassau County Sheriff's Office  
Michael Edwards, Director of  
Administrative Services  
76001 Bobby Moore Circle,  
Yulee, FL 32097  
Phone: 904.225.5174  
E-Mail: medwards@nassauso.  
com



## BARTOW PUBLIC WORKS ADMINISTRATION AND SOLID WASTE ADMINISTRATION BUILDINGS - **BARTOW,** **FL**

CPH is providing services to the City of Bartow for the development of new office buildings for the City's Public Works and Solid Waste Departments. The project includes the development of one main prototype and the site adaptation of that prototype for the second facility. CPH's services include due diligence / site investigation, conceptual planning, design, permitting, and bidding support of the proposed buildings. The total improvements include 8,000 SF of new buildings (4,000 SF prototype/public works building and 4,000 SF site adaptation / solid waste administration building). As a part of the project, CPH's team developed a masterplan for each site, including assessment of the existing structures on each project site to develop a master phasing and future expansion plan for each facility. CPH provided an assessment of the adequacy of parking, utilities, and development guidelines for each site. CPH services included site survey, environmental and ecological surveys, programming, conceptual design, design development / construction documents and permitting.

### PROJECT PROFILE:

Cost: \$184,000 (Design)

Project Duration: 2021 -  
Ongoing

Project Size: 8,000 SF

### REFERENCE:

City of Bartow  
Russell Martin, Public Works  
Director  
450 N. Wilson Avenue, Bartow,  
FL 33830  
Phone: 863.534.0100  
E-Mail: [rmartin.pw@cityofbartow.net](mailto:rmartin.pw@cityofbartow.net)



## APOPKA - PUBLIC SERVICES DEPARTMENT FLEET FACILITY DESIGN - APOPKA, FL

The purpose of this project is to provide programming, schematic design and final design services for a new Fleet Services Building located at the Public Services Department's facilities at 748 East Cleveland Street. The building is anticipated to be a single story, 20,000 SF facility with multiple drive-through service bays, offices, breakroom, parts storage, and bathrooms. The project goal is to develop a building layout that accommodates the city's fleet service requirements and to do so in a manner that is coordinated with Task Order No.1 – Site Master Plan. Accordingly, this task order is phased such that due diligence, programming, and conceptual design are executed in tandem with development of a site master plan. Once the site master plan is complete, the final design phase of this task order will proceed.

### **PROJECT PROFILE:**

Cost: \$6 Million (est)

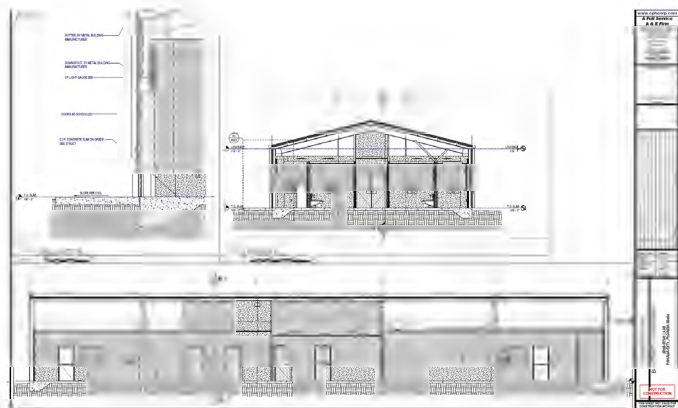
Project Duration: 2022 -  
Ongoing

Project Size: 20,000 SF

### **REFERENCE:**

City of Apopka  
Richard Earp, PE CFM, City  
Engineer  
748 East Cleveland Street,  
Apopka, FL 32703  
Phone: 407.703.1718  
E-Mail: REarp@apopka.net





## BAY COUNTY JAIL – TRAINING FACILITY - BAY COUNTY, FL

The Bay County Sheriff's Office began looking for additional space to house and better train staff and officers. CPH provided programming, architectural design, MEP design, structural design (Slab), civil site design, and surveying services. The new training facility will provide a large training room, fitness center, kitchen, and offices and will be housed in a 4,600 square foot facility pre-engineered metal building.

### PROJECT PROFILE:

Cost: \$32,780 (Architecture and MEP Only)

Project Duration: 2021 - Ongoing

Project Size: 4,640 SF

### REFERENCE:

Bay County Sheriff's Office  
Michael A. Miller  
5700 Star Lane, Panama City,  
Florida 32404  
Phone: 850.248.8123  
E-Mail: mmiller@baycountyfl.gov

## SIMILAR PROJECT EXPERIENCE

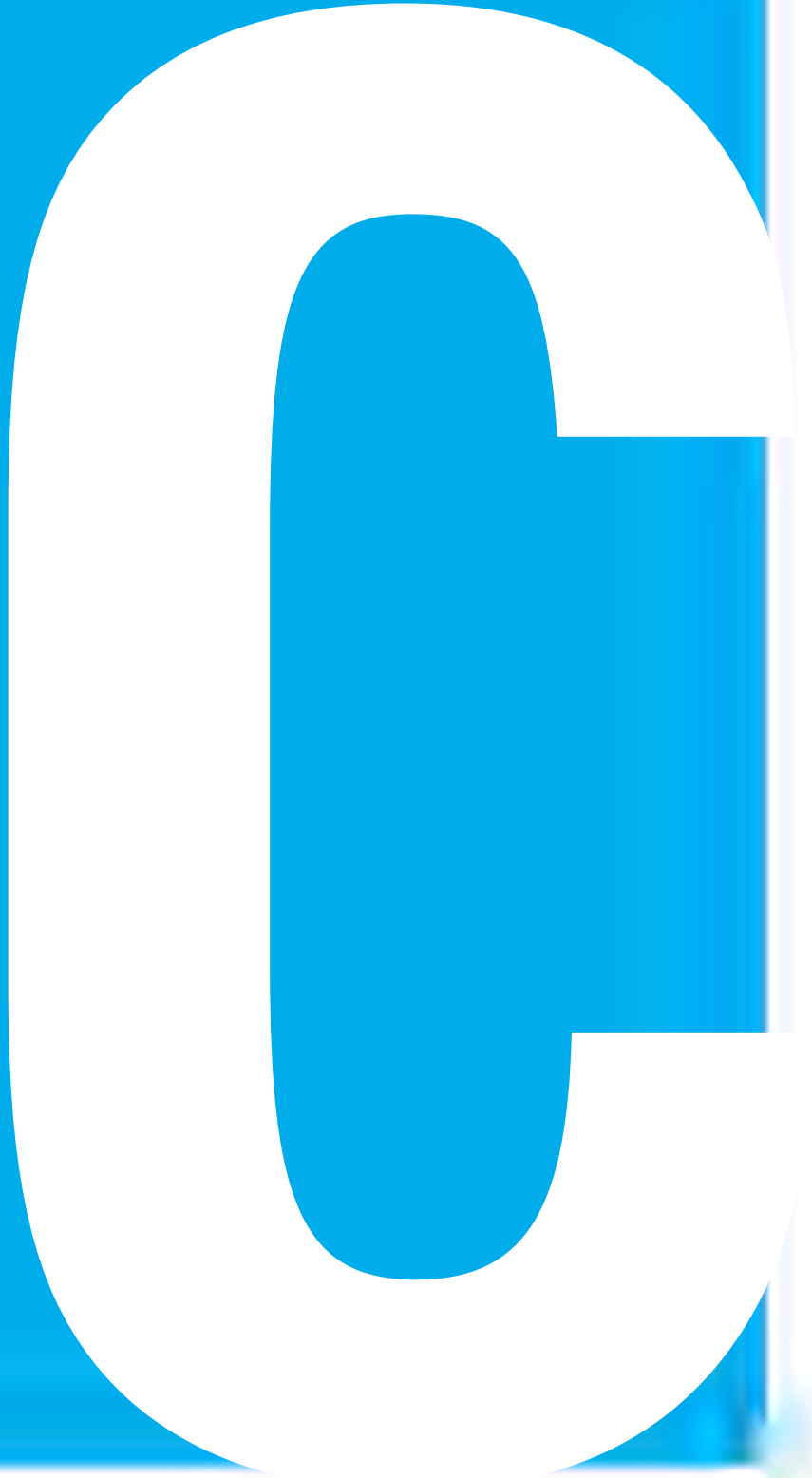
The M Paul/CPH team has provided the scope of services requested in the City of Bunnell's Request for Qualifications (RFQ) to numerous other clients throughout the State of Florida. For those clients, our proposed team has worked together to deliver successful projects. Some of our recent projects are listed below, with a relevance to the City's scope of services provided by the M Paul/CPH team.

RELEVANCE TO SCOPE						
Pre-construction / Design Build Approach	Fast Track Schedule	Self Program Approach	Budget Estimation	PEMB Expertise	Constructibility Services	Existing Site Constraints

### PROJECT NAME

HCME Office Park	X	X		X	X	X	X
Extra Storage Space			X	X	X	X	X
Sunrise Rail	X		X	X	X	X	
LTF Lignotech Florida	X			X	X		X
Orlando Utility Company	X			X	X		X
Exchange Business Center		X		X			X
Semoran Commerce Center	X			X		X	X
Orlando Sanford International Airport Terminal Expansion	X	X	X	X		X	X
Monroe County Fire Station – Cudjoe Key	X		X	X		X	
Orlando Sanford International Airport Fis Project (FIS @ OSIA)	X	X	X	X		X	X
Pasco County Facilities & Maintenance Central Office and Warehouse	X		X	X		X	
Bartow Public Works Administration and Solid Waste Administration Buildings	X	X	X			X	
Apopka - Public Services Department Fleet Facility Design	X	X	X	X	X	X	X
Nassau County Sheriff Vehicle Storage Facility	X	X	X	X	X	X	X

FIRM'S APPROACH AND METHODOLOGY



## C. FIRM'S APPROACH **AND METHODOLOGY**

### **CITY OF BUNNELL ADMINISTRATION BUILDING**

**Project Information:** Construction of a new 17,132 SF Administration Building and Associated sitework on 2.883 Acres at 2400 Commerce Parkway, Bunnell, Florida. The Project will be Permitted through the City Of Bunnell Building Department. The Electrical service provider for the site is FPL. Communications provider for the site is ATT and Spectrum.

**Site:** Previously undeveloped parcel with onsite water retention. The Site will need to be cleared and grubbed at a Depth of 6-12" to remove organics, topsoil and root material. The Ground Water Table is 0.5"-1.5" below existing grade. A sock dewatering system will need to be installed for construction to lower the ground water table for import of 2-3' clean fill as well as new stormwater, sewer, water and fire line services to the new Administration Building. Water and Sewer Utilities will need to be extended to the site from adjacent parcels in the Right Of Way during construction working with the City Of Bunnell and Public Works along with drainage swales as shown in the Previously Permitted SJRWMD Plans dated 2/16/15.

**Building:** The Administration building will be split between City Hall and Police Station. M PAUL will working collaboratively with CPH and our subcontractors to provide a building that meets or exceeds the design intent for the City Of Bunnell. Working with our subcontractors and AE team allows us to specify and design around market available materials or materials with lead times that will work within the construction schedule as to not delay the project.

#### **Construction Phasing Phases:**

1. Design Development / Highest and Best Use Study/ Budget Review
2. Plan Development
3. Plan Issuance/ Final Pricing
4. Permitting
5. Project Buyout / Release Long Lead Items
6. Submittal Process
7. Early Start Site: Clear / Grub, Dewatering and Import Fill / Building Pad
8. Underground Utilities
9. Building Foundations and Structure
10. Interior Buildout and Exterior Finishes overlap for Schedule
11. Parking Lot Construction and Paving, Interior Buildout Finishes
12. Landscaping
13. Final Inspections and Punchout
14. Occupancy

**Management:** MPAUL utilizes RedTeam software for all our project management, document management and risk management. The program provides for complete transparency and project documentation and control. The cloud base system is in real time and available in the field office and partners with our design team for proper document management and plan revision issuance to our subtrades. Our sub trades both in house and contracted utilize the program as to allow for a direct connect on all items as they arise. M PAUL Utilizes P6 scheduling software when developing our preconstruction timeline and schedule. This dated can then transfer to the production schedule to allow for a seamless transfer and projections of lead times, permit issuance and mobilization. Project schedules are updated weekly by the project team; along with the weekly updates the site team publishes a three-week short interval that is dispersed to the subcontractors weekly to maintain production and engagement onsite. The production team will host a weekly subcontractor meeting with the subcontractors forecasting upcoming activities on the three-week short interval plan are conducted to ensure the project stays on schedule and all cross coordination is addressed in real time. This three-week schedule review also allows for our production team to loop in the design team for all plan revisions required that might cause a delay later in the project. M PAUL hosts a weekly OAC Meeting; these are scheduled with the Owner and AE team to keep the client current on the field progress and on the project schedule. This also provides an avenue for the owner to communicate current needs, upcoming goals, and any other information that the production team will need to incorporate into the schedule to provide for compete transparency. In this current environment M PAUL knows the value of data and how real time data can transfer into cost savings for the owner and time savings on the overall project.

EFFECTS OF THE FIRMS CURRENT AND PROJECTED WORKLOAD



## D. EFFECTS OF THE FIRMS CURRENT **AND PROJECTED WORKLOAD**

### STAFF AVAILABILITY

The M Paul /CPH team has been successful in winning miscellaneous contracts of this type regardless of the nature of the task, or special circumstances that may arise, such as fast-tracked schedules, due to our past successful experience with architectural projects and our staff's ability to complete unanticipated task assignments in an efficient and timely manner. This team offers the City experienced local staff that is located within the City of Bunnell, and experienced in successfully completing numerous services contracts throughout the State of Florida.

ROLE	PERSONNEL	BACK-UP PERSONNEL
Design-Build Project Manager/ Preconstruction Manager	James Summerfield	Lucy Perez
Project Manager	Steven Jimenez	Mark McKenna
Scheduling	Tim Ciursynzki	Lucy Perez
Architect-of-Record	Brook K. Sherrard, AIA, NCARB	Ismail Ilker Uzun, AIA, LEED AP BD+C
Architect	John M. Lenti, AIA, NCARB, ENV SP, LEED AP	Daniel G. Lewis, RA, AIA
Construction Manager/ Constructibility Review	Chuck Taylor	James Summerfield
Quality Control/Safety Manager	Alisa Adams	Mariela Jimenez
Site Superintendent	Clark Allsman	Jessica Ciurzynski
M/E/P Engineer	Christopher Dewaal, P.E., LEED AP	Alexander Zvonaryov, P.E.
M/E/P Engineer	Jeffrey A. Deal, P.E.	Sean J. McGlumphy, P.E.
M/E/P Engineer	Gregory D. Taylor, M.S.E.E., P.E.	Sean J. McGlumphy, P.E.
Structural Engineer	Jose M. Ortiz, MCE, P.E., S.E.	Angel Figueroa, P.E.
Structural Engineer	Eduardo Aviles, P.E.	Deolinda Tilus, E.I.
Sr. Architectural Designer	Lee Murrah	Jeff Millard
Site Civil Engineer	Jeremy C. Morton, P.E.	Ashley D. Swift, P.E.
Utility Coordinator	Yinhui (Lucida) Xu, PH.D., P.E., BCEE, ENV SP	Rocco R. Nasso, P.E.

M Paul has provided a list of outstanding projects below.

PROJECT NAME	CLIENT INFO	DOLLARS COMMITTED / STATUS
Sunrise Rail	Johnny Lynaugh, Senior Vice President Commercial Banking Relationship Manager Johnny.Lynaugh@regions.com	\$3,713,000/ 80% Complete
Limefresh Walt Disney World	pfore@limefresh.com	\$1,200,000 17% Complete
K9 Resorts of Oviedo	Kenneth Myers, Location Owner/Operator K9 Resorts of Orlando, FL kennethmyers@k9resorts.com	\$4,000,000 / 8% Complete
Building 4 Rave Development	Rave Commercial rave@ravecommercial.com	\$7,400,000 47% Complete
Brooks Rehabilitation Central Florida Locations	Brook Rehabilitation Cheyanne.Wingo@brooksrehab.org	\$2,300,000 23% Complete
Buena Vista Family Dental	Buena Vista Family Dental, Dr. Aldea draldea@icloud.com	\$1,900,000 13% Complete
Dunwoody Medical Development	Dunwoody Dental Group mintawood@hotmail.com	\$2,900,000 8% Complete

LOCAL FIRMS







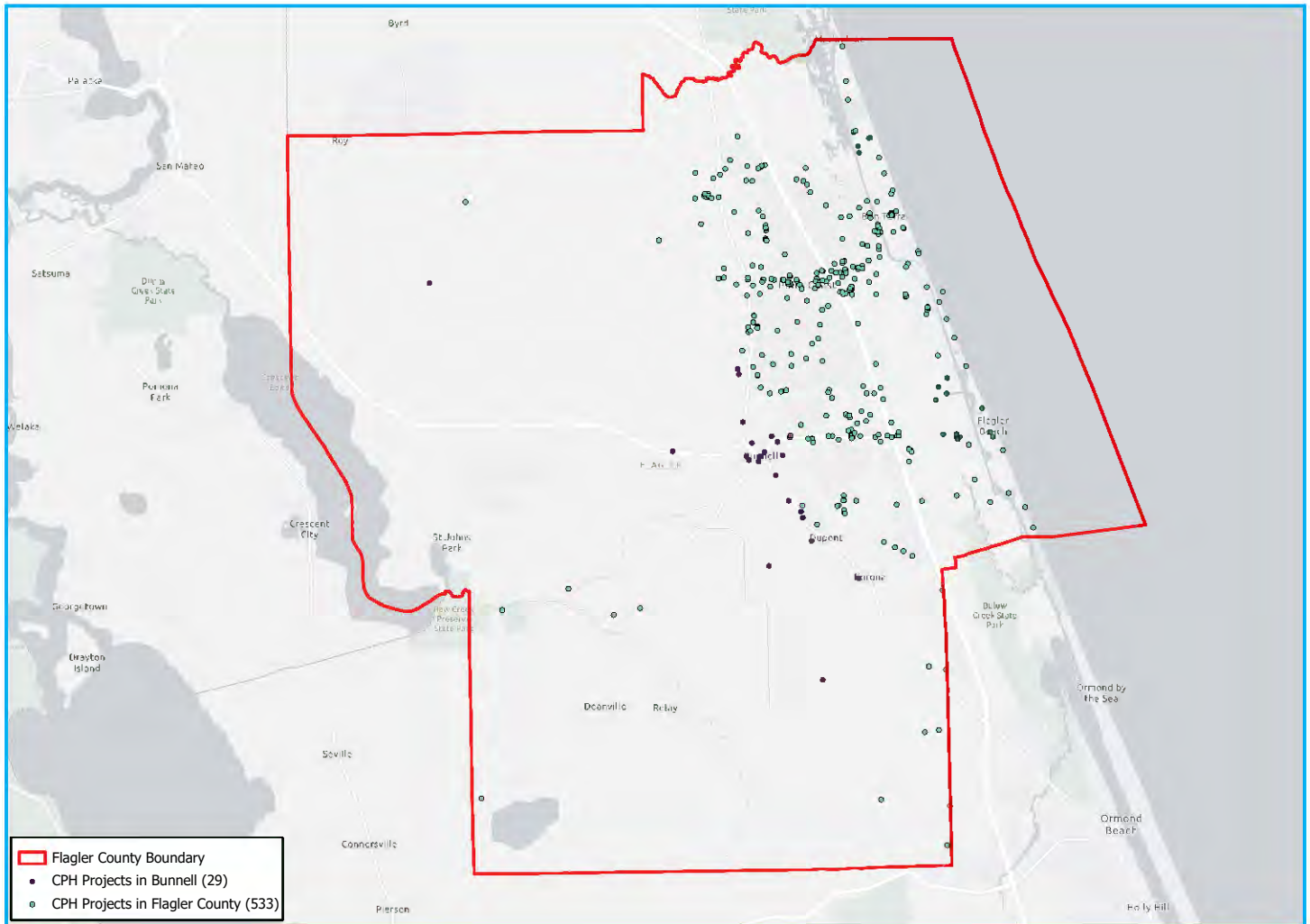
## E. LOCAL FIRMS

The M Paul/CPH team will co-locate and provide preconstruction services from CPH’s Palm Coast office. During construction, our team will be on-site.

OFFICE LOCATION	ADDRESSES OF TEAM OFFICES
<b>M PAUL/CPH</b> PALM COAST OFFICE	520 Palm Coast Pkwy SW, Suite 200, Palm Coast, FL 32137 (8 Miles)

## LOCAL FAMILIARITY

Having a local office near the City of Bunnell's project site in Flagler County allows us to provide fast and efficient services to the City. These offices and our proposed personnel have completed a significant number of projects in the area providing them a thorough understanding of local codes and design guidelines as well as established relationships with all agencies having jurisdiction. Please see a map of our local projects below.



REFERENCES FOR FIRM AND ALL SUBCONSULTANTS



## G. REFERENCES FOR FIRM AND **ALL SUBCONSULTANTS**



**FLORIDA SURETY BONDS, INC.**

620 N Wymore Road, Suite 200  
Maitland, FL 32751  
(407) 786-7770 ♦ Fax (407) 786-7766

435 S Ridgewood Ave, Suite 203  
Daytona Beach, FL 32114  
(386) 898-0507 ♦ Fax (386) 898-0510

Toll Free (888) 786-BOND ♦ Fax (888) 718-BOND  
[www.FloridaSuretyBonds.com](http://www.FloridaSuretyBonds.com)

October 17, 2018

RE: M Paul General Contractors, LLC

To Whom It May Concern:

We are pleased to give this excellent firm our highest recommendation.

Our agency has been handling the bond requirements for M Paul General Contractors, LLC since 2006. Bonds are currently written through Western Surety Company which is Best Rated "A, XIV" and has a Treasury Listing of \$151,958,000.

We would not anticipate any difficulty in providing bonds in the \$20 million single and \$30 million aggregate range, subject to the contract provisions and the underwriting file at the time a request is made.

The record of M Paul General Contractors, LLC is outstanding. I respect Paul Goddard for both his integrity and knowledge in the construction industry. Based on our experience and knowledge of M Paul General Contractors, LLC, I am confident that you will be pleased with their proven abilities to perform, and willingness to cooperate. Paul Goddard has a reputation for fine quality workmanship, meeting project budgets, prompt payment of bills, and for completing projects on or before completion dates.

Please call me should you require further information.

Sincerely,  
FLORIDA SURETY BONDS, INC.

Kim E. Niv  
Vice-President/Principal



To: Mr. Paul Goddard  
President/ CEO, MPaul General Contractors

From:  
Canyon Ceman  
WWE, Sr Director of Talent Development

Re:  
WWE Performance Center

Mr. Goddard,

I wanted to take a moment to express our appreciation for the outstanding effort and performance by MPaul General Contractors during the construction of the WWE Performance Center.

From our initial meeting, through the 6 month renovation, to final closing and beyond, everyone associated with MPaul demonstrated professionalism, competence, and a commitment to excellence. Communication through the entire process was proactive and thorough, which allowed for productive internal communication and expectation management within the complex organizational structure of our publicly traded company.

It is important to note that MPaul, and specifically the 3 leaders with whom we dealt, Chuck Taylor (project manager), James Summerfield (Business oversight), and MPaul (leadership), handled the complexity of the WWEPC project, the numerous internal and external stakeholders, and the public and time sensitive nature of the build, with competence, proactivity, and an invaluable calm assuredness amid chaos.

MPaul asserted their opinions when helpful, but also let us find our way when most appropriate during the many scope evolutions of the WWEPC project. At all times they had our interests in mind, and were willing to express even hard truths when necessary to get the job done right.

In short, the WWE Performance Center is a flagship for the future of our company, and it couldn't have happened both on time and on budget, without MPaul's strong performance as our contractor.

Thanks Again,  
Sincerely,

Canyon Ceman

# *City View, LLC*

*1920 Boothby Circle, Suite 110*

*Longwood, Florida 32750*

*Office: 407-215-0410*

Re: City View Center Office Park  
Oviedo, Florida

To Whom It May Concern:

City View, LLC obtained the services of M Paul General Contractors for the pre-construction management and design / build services for the City View Center Office Park project in Oviedo, Florida. The planning and management that M Paul General Contractors put into this project was instrumental to its success.

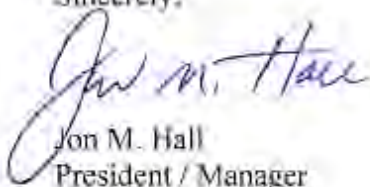
The completed office park project included seven beautiful office buildings totaling 33,170 square feet, with individual building sizes ranging from 3,000 to 6,000 square feet.

This project involved all early project phases of development, engineering and design, project scope and pricing, sitework and vertical construction. The project proforma and lending requirements required a strict schedule and budget constraints. The M Paul General Contractor's Team embraced the challenge with the efficiency and diligence needed. Their field personnel maintained a clean, safe jobsite and the attention to quality and detail demonstrated by M Paul General Contractor's firm and their subcontractors was excellent.

In summary, the excellent quality of work evidenced in the City View Office Park, the scheduling of its construction and coordination of its subcontracted trades has given us great respect for the professional capability of M Paul General Contractors. When this is added to their demonstrated experience in working with design professionals and municipalities I can say that our experience of working with M Paul General Contractors definitely exceeded our expectations.

I would highly recommend M Paul General Contractors for your commercial building projects.

Sincerely,



Jon M. Hall  
President / Manager



Monroe County Engineering  
1100 Simonton Street, 2-216  
Key West, FL 33040  
Project Management

March 05, 2019

RE: CPH, Inc. Reference

To Whom It May Concern:

It is my pleasure to provide CPH, Inc. (CPH) with this letter of recommendation. The staff is innovative, professional, reliable, resourceful, and responsive.

CPH provided pre-design phase/programming, Schematic Design, Design Development, Construction documents, Bidding and Permitting assistance, and Construction Administration for a new 7,500 square foot Monroe County Fire Station on Cudjoe Key. This project included architecture services, site plan review, civil engineering, landscape architecture, FDOT Review and Florida Green Build criteria. The building was designed to meet or exceed Florida Green Building Coalition (FGBC) standards and is currently under construction. The project included providing 3-Dimensional models/animations of the proposed improvements for use during the design and public involvement process.

County officials and staff members have been pleased with the cost, quality, timeliness and responsiveness from the principals and staff members of CPH. Monroe County has a strong commitment to CPH and will continue to rely on the firm as the County continues to grow. We highly recommend CPH for any services you might require.

Should you have any specific questions about the information above please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cary Knight".

Mr. Cary Knight,  
Director of Project Management  
Monroe County, Florida

September 1, 2020

Re: Reference for CPH

To Whom It May Concern:

It is my pleasure to provide a reference for CPH, Inc.. CPH has provided continuing professional services under contract with the Orlando Sanford International Airport (SFB) for over ten (10) years. Through this contract, CPH has performed a variety of services including, but not limited to architecture, planning, civil engineering, structural engineering, mechanical/electrical/plumbing engineering, surveying and mapping, environmental services, landscape architecture, and construction administration and inspection. CPH has worked alongside the Sanford Airport Authority (SAA) on projects that range in size from small to large and have assisted the SAA in the planning and implementation of its growth strategies.

As the former President and CEO of SFB for the past five (5) years and prior to that, the Vice-President of Administration, I was a primary point of contact for CPH until my retirement in September 2020. I found CPH to be extremely responsive, providing timely guidance, excellent communication and quality solutions for our projects, regardless of size. Their dedication to the SAA as a client, and their ability to react quickly to the airport's needs and projects are tangible components of their commitment to service and have remained consistent over the years. The CPH team understands working with multiple stakeholders, as well as the sensitive intricacies of high security buildings. For the past four (4) years, their team has designed and assisted the SAA in a \$65+ million expansion and remodel of the airport terminal. This project includes many passenger-oriented improvements including a consolidated ticketing and screening, covered passenger drop off areas, curbside check-in, terminal access roadway improvements, and the addition of four new gates and adjoining apron. Extensive phasing has been required as the improvements are being performed while the existing terminal stays in operation. Throughout this project, CPH's staff has maintained close coordination with terminal management, airlines, and concessionaires to ensure a construction process that minimizes impacts to daily operations. Due to the critical nature of the facility, CPH has also coordinated its design with the Transportation Security Administration (TSA) on the new consolidated screening area, U.S. Customs and Border Patrol (CBP) for the Federal Inspection Station (FIS) improvements, and the Federal Aviation Administration (FAA) for gates, aprons, and vertical improvements. The project also included the second story installation of a unique historic PV-1 Ventura bomber that was restored as a focal point of the newly expanded facility, and as a tribute to the rich history of SFB as former naval air station. Throughout the process, CPH's structural and architecture team worked closely with staff and community leaders to design a facility that could properly facilitate this monument within the airport facility. Now in its final stages of completion, the overall terminal expansion project is a tremendous success.

The CPH team has assisted the SAA on numerous other airside and landside improvements such as a new baggage inspection system, expansion of the baggage terminal, a large runway expansion, airfield pavement markings, a new perimeter security and access road, TSA cargo build out, stormwater pond relocations and various drainage improvements throughout the airport, as well as brainstorming and problem-solving on countless issues as needed. Throughout the SAA's extensive working relationship with CPH, I witnessed firsthand their provision of excellent, prompt and timely services, and have complete confidence that the SAA's experience with CPH is reflective of the level of service and satisfaction others can expect.

Should you like to discuss any of the information above please do not hesitate to contact me.

Sincerely,  
  
Diane Crews  
(407)416-6689  
dianecrews@aol.com





## **M PAUL General Contractors Hourly Rate Breakdown**

Breakdown Below:

<b>Position</b>	<b>Employee</b>	<b>Shift Type</b>	<b>Unit</b>	<b>Burden Rate</b>	
Project Engineer	Alisa Adams	Standard	Hours	\$ 28.00	_____
Construction Manager	Chuck Taylor	Standard	Hours	\$ 90.00	_____
Preconstruction Manager	Timothy Ciurzynski	Standard	Hours	\$ 92.00	_____
Project Manager	Steven Jimenez	Standard	Hours	\$ 88.00	_____
Design Build Project Manager	James Summerfield	Standard	Hours	\$ 123.00	_____
President / CEO	Jessica Ciurzynski	Standard	Hours	\$ 135.00	_____

# HOURLY BILLING RATES

Effective: December 20, 2021

Category	Rate <sup>1</sup>
Principal	\$300
Program Manager	\$260
Senior Project Manager	\$235
Project Manager	\$180
Senior Project Engineer	\$160
Project Engineer	\$140
Principal Traffic Engineer	\$260
Senior Traffic Engineer	\$160
Traffic Engineer	\$140
Traffic Analyst	\$125
Principal Environmental Scientist	\$260
Senior Environmental Scientist	\$160
Lead Environmental Scientist	\$120
Environmental Scientist	\$110
GIS Analyst	\$115
Principal Planner	\$260
Senior Planner	\$160
Planner	\$120
Principal Architect	\$260
Senior Architect	\$180
Architect	\$160
Senior Architectural Manager	\$150
Architectural Manager	\$145
Senior Architectural Designer	\$140
Architectural Designer	\$125
Interior Designer	\$125
Principal Structural Engineer	\$260
Senior Structural Engineer	\$180
Structural Engineer	\$140
Principal MEP Engineer	\$260
Senior MEP Project Engineer	\$180
MEP Project Engineer	\$140
Principal Landscape Architect	\$260
Senior Landscape Architect	\$160
Landscape Architect	\$135

Category	Rate <sup>1</sup>
Project Coordinator	\$100
Senior Project Designer	\$145
Project Designer	\$130
Senior Design Technician	\$125
Design Technician	\$105
CADD Technician	\$95
Graphic Designer	\$120
Administrative	\$90
Clerical	\$75
Network Admin. (I)	\$95
Senior Construction Manager	\$165
Construction Manager	\$140
Construction Field Representative II	\$125
Construction Field Representative I	\$95
Principal Surveyor	\$260
Senior Professional Surveyor	\$160
Professional Surveyor and Mapper	\$145
Field Technician/Designer	\$120
Surveyor in Training	\$110
Survey Project Manager/CADD	\$135
Field Crew Coordinator	\$125
Survey Party Chief	\$100
Survey Instrument Man	\$90
Senior Survey CADD Technician	\$125
Survey CADD Technician	\$95
Survey Crew (2 Man)	\$180
Survey Crew (Construction Staking - 2 Man)	\$220
Survey Crew (3 Man)	\$260
GPS (1 Man) / Robotics	\$165
GPS (2 Man)	\$220
1 Man Scanner/Laser Survey Crew	\$285
2 Man Scanner/Laser Survey Crew	\$320

1 - Hourly rates include all labor; overhead; margins and profit. Travel over 100 miles will be charged at the current IRS Rates. Expenses for airfare, hotel, car rental, and meals will be invoiced as a reimbursable expense. Outside Reimbursable markup will be 10% over actual cost. Subconsultant markup will be 7% of the total subconsultant costs.







## **APPENDIX A REQUIRED FORMS PACKET**

**RFQ#-2022-02**

**Request for Qualifications Statements (RFQ) for  
BUNNELL ADMINISTRATION/POLICE  
DEPARTMENT COMPLEX  
DESIGN – BUILD PROJECT  
Due by NOVEMBER 14, 2022**

**THE FOLLOWING FORMS ARE REQUIRED AND ARE TO BE FILLED OUT COMPLETELY AND SUBMITTED WITHIN THE QUALIFICATIONS SUBMITTALS AS PER THE RFQ INSTRUCTIONS. FORMS SHALL BE SIGNED BY AUTHORIZED PERSONNEL, COMPLETED IN THEIR ENTIRETY AND INSERTED WITHIN YOUR SUBMITTAL AS PER THE INSTRUCTIONS. ALL ADDITIONAL REQUESTED DOCUMENTATION SHALL BE SUBMITTED AS REQUIRED BY THE SOLICITATION DOCUMENTS.**

	<p align="center"><b>APPLICATION FORM</b></p> <p align="center"><b>CITY OF BUNNELL</b>  <b>ADMIN/POLICE DEPT COMPLEX</b>  <b>DESIGN BUILD PROJECT</b></p>	<p>RFQ-2022-02  ISSUED BY: LAKESHA BYRD  FINANCIAL SERVICES COORDINATOR  PHONE NO: (386) 437-7500  FAX NO (386) 437-7503  EMAIL: LBYRD@BUNNELLCITY.US</p>
<p><b>SUBMIT QUALIFICATIONS PACKAGE PRIOR TO:</b>  <b>CLOSING DATE: NOVEMBER 14, 2022</b>  <b>CLOSING TIME: 10:00 A.M.</b></p>	<p align="center"><b>SUBMIT TO:</b>  <b>LAKESHA BYRD</b>  <b>604 E MOODY BLVD., - SUITE 6</b>  <b>BUNNELL, FL 32110</b></p>	
<p><b>PROJECT TITLE &amp; DESCRIPTION:</b></p> <p align="center"><b>BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX</b>  <b>DESIGN BUILD PROJECT</b></p>		
<p>THE RESPONDENT HEREBY AGREES TO FURNISH THE SERVICES PURSUANT TO ALL REQUIREMENTS, SPECIFICATIONS, AND SCOPE OF SERVICES CONTAINED IN THIS SOLICITATION DOCUMENT, AND FURTHER AGREES THAT THE LANGUAGE OF THIS DOCUMENT SHALL GOVERN IN THE EVENT OF A CONFLICT WITH HIS OR HER RESPONSE. BY MY SIGNATURE I CERTIFY THAT THIS RESPONSE IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, OR CONNECTION WITH ANY CORPORATION, FIRM, BUSINESS ENTITY, OR PERSON SUBMITTING A RESPONSE FOR THE SERVICES, AND IS IN ALL RESPECTS FAIR AND WITHOUT COLLUSION OR FRAUD.</p>		
<p align="center"><b>THIS APPLICATION FORM MUST BE SIGNED TO BE CONSIDERED FOR</b></p>		
<p><b>COMPANY NAME:</b> M PAUL General Contractors</p>	<p><b>DATE:</b> 11/07/2022</p>	
<p><b>MAILING ADDRESS:</b> 1951 West State Road 426</p>	<p><b>PHONE:</b> 407-268-3443  <b>FAX:</b></p>	
<p><b>CITY:</b> Oviedo</p>	<p><b>STATE:</b> Florida</p>	<p><b>ZIP:</b> 32765</p>
<p><b>TITLE OF AUTHORIZED REPRESENTATIVE:</b> President/CEO</p>		
<p><b>E-MAIL:</b> Jessica.Ciurzynski@MPaulGC.com</p>	<p><b>WEB URL:</b> www.MPaulGC.com</p>	
<p><b>AUTHORIZED SIGNATURE:</b></p> 	<p><b>PRINTED NAME:</b> Jessica Ciurzynski</p>	

## PROPOSER'S CONTACT INFORMATION FORM

### PROPOSER'S INFORMATION

FIRM NAME:	M PAUL General Contractors
FIRMS PRINCIPAL ADDRESS:	1951 West State Road 426, Oviedo, FL 32765
FEIN #:	52-2375375

### BUSINESS STRUCTURE

CORPORATION, JOINT VENTURE, OR PARTNERSHIP: PROPOSERS SUBMITTING QUALIFICATIONS STATEMENTS AS A JOINT VENTURE SHALL SUBMIT A COPY OF THEIR JOINT AGREEMENT. IF A JOINT VENTURE OR PRIME/SUB-CONTRACTOR ARRANGEMENT OF TWO (2) FIRMS, INDICATE HOW THE WORK WILL BE DISTRIBUTED BETWEEN THE PARTNERS.

BUSINESS STRUCTURE	INDICATE BY (X)	COPY OF JOINT VENTURE AGREEMENT ATTACHED (Y / N)	IF APPLICABLE, HOW WILL WORK BE DISTRIBUTED BETWEEN PARTNERS?
CORPORATION	X		
JOINT VENTURE			
PARTNERSHIP			

IS YOUR COMPANY REGISTERED AND LICENSED IN THE STATE OF FLORIDA TO DO BUSINESS?  YES\_ NO

IF A JOINT VENTURE, HAS THIS PARTNERSHIP WORKED TOGETHER ON A SIMILAR PROJECT? \_\_YES\_ NO

**PROPOSER'S INFORMATION FORM**  
**(CONTINUED)**

**BUSINESS OFFICERS**

<b>POSITION</b>	<b>NAME</b>	<b>CONTACT INFORMATION</b>
PRESIDENT	Jessica Ciurzynski	Jessica.Ciurzynski@MPaulGC.com
VICE PRESIDENT	James Summerfield	James.Summerfield@MPaulGC.com
VICE PRESIDENT		
SECRETARY		
TREASURER		
PROJECT MNGR (ASSIGNED TO THIS PROJECT)	Steven Jimenez	Steven.Jimenez@MPaulGC.com

**BUSINESS LOCATION**

<p>ADDRESS OF OFFICE IN WHICH WORK IS TO BE PERFORMED FROM IF DIFFERENT THAN PRINCIPAL ADDRESS:</p> <hr/> <p>520 Palm Coast Pkwy SW, Palm Coast, FL 32137</p> <hr/> <p>DISTANCE FROM THE JOB SITE TO FIRMS BUSINESS ADDRESS: 7.4 MILES</p> <hr/> <p>OTHER OFFICE LOCATIONS – LOCATION OF OTHER OFFICES FROM WHICH RESOURCES MAY BE DRAWN:</p> <hr/> <hr/>
---

# PROPOSER'S CERTIFICATION FORM

I HAVE CAREFULLY EXAMINED THE REQUEST FOR QUALIFICATIONS, INSTRUCTIONS TO PROPOSERS, GENERAL AND/OR SPECIAL CONDITIONS, VENDOR'S NOTES, SPECIFICATIONS, AND ANY OTHER DOCUMENTS ACCOMPANYING OR MADE A PART OF THIS REQUEST FOR QUALIFICATIONS.

I AGREE TO ABIDE BY ALL CONDITIONS OF THE RFQ AND UNDERSTAND THAT A BACKGROUND INVESTIGATION MAY BE CONDUCTED BY THE CITY OF BUNNELL PRIOR TO AN AWARD.

I CERTIFY THAT ALL INFORMATION CONTAINED IN THIS SUBMITTAL IS TRUTHFUL TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT I AM A DULY AUTHORIZED TO SUBMIT THIS QUALIFICATIONS STATEMENT ON BEHALF OF THE VENDOR / CONTRACTOR AS ITS ACT AND DEED AND THAT THE VENDOR / CONTRACTOR IS READY, WILLING AND ABLE TO PERFORM IF AWARDED THE CONTRACT.

I FURTHER CERTIFY, UNDER OATH, THAT THIS QUALIFICATIONS STATEMENT IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, CONNECTION, DISCUSSION, OR COLLUSION WITH ANY OTHER PERSON, FIRM OR CORPORATION SUBMITTING A QUALIFICATIONS STATEMENT FOR THE SAME PRODUCT OR SERVICE; NO OFFICER, EMPLOYEE OR AGENT OF THE CITY OF BUNNELL GOVERNMENT OR OF ANY OTHER PROPOSER INTERESTED IN SAID RFQ; AND THAT THE UNDERSIGNED EXECUTED THIS PROPOSER'S CERTIFICATION WITH FULL KNOWLEDGE AND UNDERSTANDING OF THE MATTERS THEREIN CONTAINED AND WAS DULY AUTHORIZED TO DO SO.

NAME OF BUSINESS M PAUL General Contractors

BY: 

SIGNATURE

Jessica Ciurzynski, President/CEO  
NAME & TITLE, TYPED OR PRINTED


1951 West State Road 426  
MAILING ADDRESS

Oviedo, FL 32765  
CITY, STATE, ZIP CODE

(407) 268-3443  
TELEPHONE NUMBER

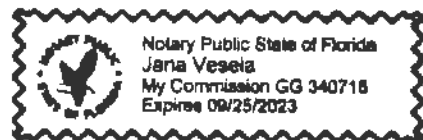
SWORN TO AND SUBSCRIBED BEFORE ME

THIS 7th DAY OF NOVEMBER, 2022

  
SIGNATURE OF NOTARY

NOTARY PUBLIC, STATE OF FL

PERSONALLY KNOWN   
-OR-  
PRODUCED IDENTIFICATION







**SWORN STATEMENT UNDER SECTION 287.133(3)(A), FLORIDA STATUTES,  
ON PUBLIC ENTITY CRIMES FORM**

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

THIS SWORN STATEMENT IS SUBMITTED TO THE CITY OF BUNNELL BY Jessica Ciurzynski, President/CEO  
(INDIVIDUAL'S NAME AND TITLE)

FOR M PAUL General Contractors

(NAME OF ENTITY SUBMITTING SWORN STATEMENT)

WHOSE BUSINESS ADDRESS IS 1951 West State Road 426, Oviedo, FL 32765

AND (IF APPLICABLE) ITS FEDERAL EMPLOYER IDENTIFICATION NUMBER (FEIN) IS 52-2375375 (IF  
THE ENTITY HAS NO FEIN, INCLUDE THE SOCIAL SECURITY NUMBER OF THE INDIVIDUAL SIGNING  
THIS SWORN STATEMENT)

1. I UNDERSTAND THAT A "PUBLIC ENTITY CRIME" AS DEFINED IN SECTION 287.133(1)(G), FLORIDA STATUTES, MEANS A VIOLATION OF ANY STATE OR FEDERAL LAW BY A PERSON WITH RESPECT TO AND DIRECTLY RELATED TO THE TRANSACTION OF BUSINESS WITH ANY PUBLIC ENTITY OR WITH AN AGENCY OR POLITICAL SUBDIVISION OF ANY OTHER STATE OR WITH THE UNITED STATES, INCLUDING, BUT NOT LIMITED TO, ANY BID OR CONTRACT FOR GOODS OR SERVICES TO BE PROVIDED TO ANY PUBLIC ENTITY OR AN AGENCY OR POLITICAL SUBDIVISION OF ANY OTHER STATE OR A OF THE UNITED STATES AND INVOLVING ANTITRUST, FRAUD, THEFT, BRIBERY, COLLUSION, RACKETEERING, CONSPIRACY, OR MATERIAL MISREPRESENTATION.
2. I UNDERSTAND THAT "CONVICTED" OR "CONVICTION" AS DEFINED IN PARAGRAPH 287.133(1)(B), FLORIDA STATUTES, MEANS A FINDING OF GUILT OR A CONVICTION OF A PUBLIC ENTITY CRIMES, WITH OR WITHOUT AN ADJUDICATION OF GUILT, IN ANY FEDERAL OR STATE TRIAL COURT OF RECORD RELATING TO CHARGES BROUGHT BY INDICTMENT OR INFORMATION AFTER JULY 1, 1989, AS A RESULT OF A JURY VERDICT, NON-JURY TRIAL, OR ENTRY OF A PLEA OF GUILTY OR NOLO CONTENDERE.
3. I UNDERSTAND THAT AN "AFFILIATE" AS DEFINED IN SECTION 287.133(1)(A), FLORIDA STATUTES, MEANS: PREDECESSOR OR SUCCESSOR OF A PERSON CONVICTED OF A PUBLIC ENTITY CRIME: OR AN ENTITY UNDER THE CONTROL OF ANY NATURAL PERSON WHO IS ACTIVE IN THE MANAGEMENT OF THE ENTITY AND HOW HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME. THE TERM "AFFILIATE" INCLUDES THOSE OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS, AND AGENTS WHO ARE ACTIVE IN THE MANAGEMENT OF AN AFFILIATE. THE OWNERSHIP BY ONE (1) PERSON OF SHARES CONSTITUTING A CONTROLLING INTEREST IN ANOTHER PERSON, OR A POOLING OF EQUIPMENT OR INCOME AMONG PERSONS WHEN NOT FOR FAIR MARKET VALUE UNDER AN ARM'S LENGTH AGREEMENT, SHALL BE A PRIMA FACIE CASE THAT ONE PERSON CONTROLS ANOTHER PERSON. A PERSON WHO KNOWINGLY ENTERS INTO A JOINT VENTURE WITH A PERSON WHO HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME IN FLORIDA DURING THE PRECEDING THIRTY-SIX (36) MONTHS SHALL BE CONSIDERED AN AFFILIATE.
4. I UNDERSTAND THAT A "PERSON" AS DEFINED IN SECTION 287.133(1)(E), FLORIDA STATUTES, MEANS ANY NATURAL PERSON OR ENTITY ORGANIZED UNDER THE LAWS OF ANY STATE OR OF THE UNITED STATES WITH THE LEGAL POWER TO ENTER INTO A BINDING CONTRACT AND WHICH BIDS OR APPLIES TO BID ON CONTRACTS FOR THE PROVISION OF GOODS OR SERVICES LET BY A PUBLIC ENTITY, OR WHICH OTHERWISE TRANSACTS OR APPLIES TO TRANSACT BUSINESS WITH A PUBLIC ENTITY. THE TERM "PERSON" INCLUDES THOSE OFFICERS, DIRECTORS, EXECUTIVES,

PARTNERS, SHAREHOLDERS EMPLOYEES, MEMBERS, AND AGENTS WHO ARE ACTIVE IN MANAGEMENT OF AN ENTITY.

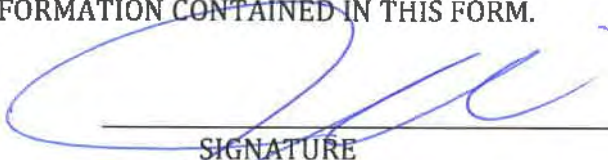
5. BASED ON INFORMATION AND BELIEF, THE STATEMENT WHICH I HAVE MARKED BELOW IS TRUE IN RELATION TO THE ENTITY SUBMITTING THIS SWORN STATEMENT. (YOU MUST INDICATE WHICH STATEMENT APPLIES.)

NEITHER THE ENTITY SUBMITTING THIS SWORN STATEMENT, NOR ANY OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS, OR AGENT WHO IS ACTIVE IN MANAGEMENT OF THE ENTITY, NOR THE AFFILIATE OF THE ENTITY HAS BEEN CHARGED WITH AND CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989.

THE ENTITY SUBMITTING THIS SWORN STATEMENT, OR ONE OR MORE OF THE OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS OR AGENT WHO ARE ACTIVE IN MANAGEMENT OF THE ENTITY, OR AN AFFILIATE OF THE ENTITY, HAS BEEN CHARGED WITH AND CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989.

THE ENTITY SUBMITTING THIS SWORN STATEMENT, OR ONE OR MORE OF THE OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS OR AGENTS WHO ARE ACTIVE IN MANAGEMENT OF THE ENTITY, OR AN AFFILIATE OF THE ENTITY, HAS BEEN CHARGED WITH AND CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989. HOWEVER, THERE HAS BEEN A SUBSEQUENT PROCEEDING BEFORE AN ADMINISTRATIVE LAW JURY OF THE STATE OF FLORIDA, DIVISION OF ADMINISTRATIVE HEARINGS AND THE FINAL ORDER ENTERED BY THE ADMINISTRATIVE LAW JURY DETERMINED THAT IT WAS NOT IN THE PUBLIC INTEREST TO PLACE THE ENTITY SUBMITTING THIS SWORN STATEMENT ON THE CONVICTED VENDOR LIST. (YOU MUST ATTACH A COPY OF THE FINAL ORDER).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF BUNNELL IS FOR THE CITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31, OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE CITY PRIOR TO ENTERING IN TO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

  
\_\_\_\_\_  
SIGNATURE


11/07/2022  
\_\_\_\_\_  
DATE

STATE OF Florida  
COUNTY OF Seminole

PERSONALLY, APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, Jessica Ciurzynski  
\_\_\_\_\_  
(NAME OF INDIVIDUAL SIGNING)

WHO, AFTER FIRST BEING SWORN BY ME, AFFIXED HIS/HER SIGNATURE IN THE SPACE PROVIDED ABOVE ON THE 7 DAY OF NOVEMBER, 2022.



  
\_\_\_\_\_  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9/25/2023

**CONFLICT OF INTEREST DISCLOSURE FORM**

I HEREBY CERTIFY THAT

1. I (*PRINTED NAME*) Jessica Ciurzynski AM THE (*TITLE*) President/CEO AND THE DULY AUTHORIZED REPRESENTATIVE OF THE FIRM OF (*FIRM NAME*) M PAUL General Contractors WHOSE ADDRESS IS 1951 West State Road 426, Oviedo, FL 32765, AND THAT I POSSESS THE LEGAL AUTHORITY TO MAKE THIS AFFIDAVIT ON BEHALF OF MYSELF AND THE FIRM FOR WHICH I AM ACTING; AND,
2. EXCEPT AS LISTED BELOW, NO EMPLOYEE, OFFICER, OR AGENT OF THE FIRM HAVE ANY CONFLICTS OF INTEREST, REAL OR APPARENT, DUE TO OWNERSHIP, OTHER CLIENTS, CONTRACTS, OR INTERESTS ASSOCIATED WITH THIS PROJECT; AND,
3. THIS PROPOSAL IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, OR CONNECTION WITH ANY CORPORATION, FIRM, OR PERSON SUBMITTING A PROPOSAL FOR THE SAME SERVICES, AND IS IN ALL RESPECTS FAIR AND WITHOUT COLLUSION OR FRAUD.

EXCEPTIONS (LIST)

SIGNATURE: \_\_\_\_\_



PRINTED NAME: Jessica Ciurzynski

FIRM NAME: M PAUL General Contractors

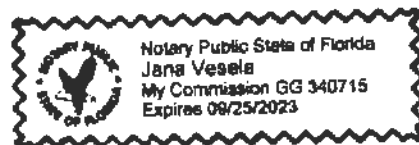
DATE: 11/07/2022

SWORN TO AND DESCRIBED BEFORE ME THIS 7 DAY OF NOVEMBER, 2022.

PERSONALLY KNOWN  OR ~~PRODUCED IDENTIFICATION~~ \_\_\_\_\_  
(TYPE OF IDENTIFICATION)

MY COMMISSION EXPIRES 9/25/23 NOTARY PUBLIC - STATE OF FL

(PRINTED, TYPED OR STAMPED  
COMMISSIONED NAME OF NOTARY PUBLIC)



## COMPLIANCE WITH THE PUBLIC RECORDS LAW FORM

Upon notice of an intended decision or thirty (30) days after receiving, submittals become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the solicitation, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary. The submission of a Qualification authorizes release of your firm's credit data to City of Bunnell.

If the company submits information exempt from public disclosure, the company must identify with specificity which pages/paragraphs of their Qualification package are exempt from the Public Records Act, identifying the specific exemption section that applies to each. The protected information must be submitted to the City in a separate envelope marked accordingly.

By submitting a response to this solicitation, the company agrees to indemnify, defend, and hold harmless the City in the event we are forced to litigate the public records status of the company's documents.

Company Name: M PAUL General Contractors

Authorized representative (printed): Jessica Ciurzynski

Authorized representative (signature): 

Date: 11/07/2022

PROJECT NUMBER: **RFQ-2022-02 - ADMINISTRATION/POLICE DEPARTMENT COMPLEX**

## AMERICANS WITH DISABILITIES ACT AFFIDAVIT FORM

The undersigned CONTRACTOR swears that the information herein contained is true and correct and that none of the information supplied was for the purpose of defrauding the City.

The CONTRACTOR shall not discriminate against any employee or applicant for employment because of physical or mental handicap in regard to any position for which the employee or applicant for employment is qualified. The CONTRACTOR agrees to comply with the rules, regulations and relevant orders issued pursuant to the Americans with Disabilities Act (ADA), 42 USC s. 12101 et seq. It is understood that in no event shall the City be held liable for the actions or omissions of the CONTRACTOR or any other party or parties to the Contract for failure to comply with the ADA. The CONTRACTOR agrees to hold harmless and indemnify the City, its agents, officers or employees from any and all claims, demands, debts, liabilities or causes of action of every kind or character, whether in law or equity, resulting from the CONTRACTOR's acts or omissions in connection with the ADA.

CONTRACTOR:

M PAUL General Contractors

Signature:



Printed Name:

Jessica Ciurzynski

Title:

President/CEO

Date:

11/07/2022

Affix Corporate Seal

STATE OF

)

) ss

COUNTY OF

)

The foregoing instrument was acknowledged before me this 7 of NOV day 2022,  
M Paul General Contractors by Jessica Ciurzynski President/CEO of  
firm), on behalf of the firm. He/She is personally known to me or has produced N/A  
identification.

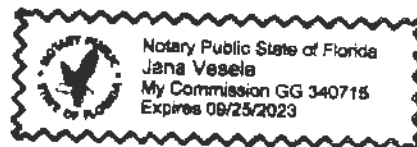
Print name

Jana Vesela

Notary Public in and for the County and State Aforementioned Seminole county Florida

My commission expires:

9/25/2023



**VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LIST**

**\*If bid amount is less than one million dollars (\$1,000,000), this form is not required.**

**Respondent Vendor's Name:** M PAUL General Contractors

**Vendor FEIN:** 52-2375375

**Authorized Representative's Name:** Jessica Ciurzynski

**Authorized Representative's Title:** President/CEO

**Address:** 1951 West State Road 426

**City:** Oviedo **State:** FL **Zip:** 32765

**Phone Number:** 407-268-3443

**Fax Number:** \_\_\_\_\_

**Section 287.135, Florida Statutes, prohibits agencies from contracting with companies for goods or services of one million dollars (\$1,000,000) or more that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. Both Lists are created pursuant to section 215.473, Florida Statutes.**

**As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor's Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney's fees, and/or costs.**

**Certified By:** Jessica Ciurzynski, who is authorized to sign on behalf of the above referenced company.

**Authorized Signature:** \_\_\_\_\_

**Print Name & Title:** Jessica Ciurzynski, President/CEO

**Date:** 11/07/2022

# Request for Taxpayer Identification Number and Certification

**Give Form to the  
requester. Do not  
send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type. See page 3 for instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>City of Bunnell</b>	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input checked="" type="checkbox"/> Other (see instructions) ▶	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) <u>3</u> Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)
	5 Address (number, street, and apt. or suite no.) See instructions. <b>604 E Moody Boulevard Suite 6</b>	Requester's name and address (optional)
	6 City, state, and ZIP code <b>Bunnell FL 32110</b>	
	7 List account number(s) here (optional)	

## Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
[ ][ ][ ] - [ ][ ] - [ ][ ][ ][ ][ ]	
or	
Employer identification number	
5 9 8 - 6 0 0 0 2 8 5	

## Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶	Date ▶ <u>3/3/2022</u>
------------------	----------------------------	------------------------

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

## What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

## Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.



**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

**a. Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

**Note: ITIN applicant:** Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

**b. Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

**c. Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

**d. Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

**e. Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

### Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

### Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

### Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

#### Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947

The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5 <sup>2</sup>
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

<sup>1</sup> See Form 1099-MISC, Miscellaneous Income, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

## Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write **NEW** at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

## Line 6

Enter your city, state, and ZIP code.

## Part I. Taxpayer Identification Number (TIN)

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/Businesses](http://www.irs.gov/Businesses) and clicking on Employer Identification Number (EIN) under Starting a Business. Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

## Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

**Signature requirements.** Complete the certification as indicated in items 1 through 5 below.

**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

**What Name and Number To Give the Requester**

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFIE	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Two or more U.S. persons (joint account maintained by an FFIE)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act) <sup>e</sup>	The minor <sup>2e</sup>
5. a. The usual revocable savings trust (grantor is also trustee) <sup>e</sup> b. So-called trust account that is not a legal or valid trust under state law	The grantor-trustee <sup>1</sup> The actual owner <sup>1</sup>
6. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor <sup>4</sup>

For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity <sup>4e</sup>
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553 <sup>e</sup>	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization <sup>e</sup>	The organization
12. Partnership or multi-member LLC <sup>e</sup>	The partnership
13. A broker or registered nominee <sup>e</sup>	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments <sup>e</sup>	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B)) <sup>e</sup>	The trust

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

<sup>e</sup>Note: The grantor also must provide a Form W-9 to trustee of trust.

Note: If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

**Secure Your Tax Records From Identity Theft**

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, *Identity Theft Information for Taxpayers*.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.** Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.

The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Visit [www.irs.gov/identityTheft](http://www.irs.gov/identityTheft) to learn more about identity theft and how to reduce your risk.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.



### ADDENDUM NO. 01

This addendum is issued as part of the specifications and contract documents entitled:

**REQUEST FOR QUALIFICATIONS STATEMENTS (RFQ) FOR  
BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
DESIGN – BUILD PROJECT  
RFQ No: 2022-02**

**Date Issued:** October 31, 2022

#### **A. QUESTIONS & ANSWERS**

Question 1: Can the City Publish the Sign-in Sheets from the Mandatory Pre-Submission Meeting held on Wednesday October 26, 2022?

**Answer 1: Yes, the three (3) Sign-in Sheet pages as well as two (2) pages of all the business cards collected have been included as part of this Addendum.**

Question 2: How many Selection Committee Members will there be, and will the scoring be subjective?

**Answer 2: There will be seven (7) Selection Committee members. Yes, there is a degree of subjectivity with scoring based upon each reviewer's interpretation of the qualifications packet and published scoring criteria.**

Question 3: Does the City need to stick to the estimated Budget?

**Answer 3: The City would like the Contractors to make every effort to stick to the estimated budget but the City understands that some of the elements may change in order to stick to the Budget. The City also understands that construction and material costs are increasing in this uncertain economic climate.**

Question 4: Is the City expecting a final design and construction budgets as part of Submitted RFQ Packet?

**Answer 4: The Concepts included within the RFQ are just that, Concepts. The Concepts are intended to be a starting point and changes to create the official design will be performed after the project is awarded via communication and meetings with the City. A final design is not expected as part of the RFQ packet. The primary purpose of the RFQ is to select the firm that will work best with the City through all project phases by having the time to devote to this project, a history of finishing projects on time and within budget. Please submit an anticipated project budgets for design and construction completion.**

Question 5: Is the project agreement available for review?

**Answer 5: The project agreement is unavailable at this time and will be presented at the time of award. Tasks and deadlines will be discussed and finalized within the agreement.**

Question 6: Will the number of required reference letters count toward the total page limit?

**Answer 6: Per Section IX Proposal Submission of the RFQ, required forms are excluded from the page count. Section IX.B. Required Forms Packet (Item 10) lists Client Reference Letters as a required form. Please note that no more than 5 reference letters are to be provided. To further clarify, kindly provide reference letters as follows: Three (3) for the Contractor, one (1) for the Architect and one (1) for the Civil Engineer. Limit each reference letter to one (1) single sided page.**

Question 7: Will a firm lose points or be disqualified for exceeding the page limit?

**Answer 7: Per Section IX Proposal Submission of the RFQ: Submissions in excess of 55 pages will not be disqualified; however, clarity, conciseness, and brevity will be scored in Completeness and Response evaluation.**

Question 8: Would the City like Hourly Rates Fee Schedules to be included with the Qualifications Submittal?

**Answer 8: Yes, please provide Hourly Rates Schedules for the Contractor, Architect and Civil Engineering Firms selected to be a part of the proposed team.**

Question 9: Project specific details regarding Tracts A & B and Lots 1 through 5 were asked at the Pre-Submittal meeting.

**Answer 9: It was clarified that the primary purpose of RFQ is for the City to evaluate the qualifications submissions and select the most qualified Contractor and Team to award the project to. Specific project details will be worked out with the selected Contractor Team during the actual project design.**

Question 10: Will the three (3) shortlisted most qualified firms have the opportunity to perform presentations to or interview with the City prior to final selection? If yes, when?

**Answer 10: Per Section V Selection Process of the RFQ: At the City's sole discretion, Proposers may be invited to appear for interviews by the Technical Review Committee or be asked to further demonstrate their qualifications, at a time and date to be determined by the City. It is important to note that per Section VII Evaluation Criteria, Point System: Shortlisted Firms will be reevaluated based upon the maximum total points of 280 per selection committee member for presentation/interview or written questions in lieu of presentation/interviews. Points are non-cumulative between the written Statement of Qualifications phase and the interview phase.**

Question 11: City of Bunnell RFQ 2022-02 was posted on Construction Bulletin this morning. We have a depth of experience with this type of project but noticed that the RFQ cover page indicates a "Mandatory Pre-Submittal Meeting" occurred yesterday.

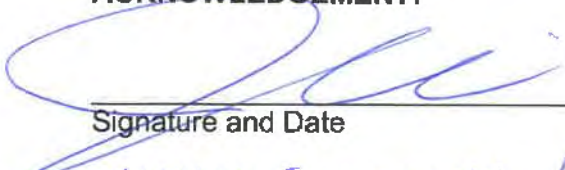
Please confirm if we are eligible to pursue this RFQ or if our non-attendance at the meeting automatically disqualifies our firm.

**Answer 11: The City is confirming that the Mandatory Pre-Submittal Meeting was indeed mandatory and non-attendance at the meeting would automatically disqualify the Primary Contractor for nonattendance. To further clarify, it was specifically mandatory for the Primary Design Build Contractor to be present at the Mandatory Pre-Submittal Meeting and any Contractor not present would be disqualified. If the Architectural Firm and/or Civil Engineering Firm that the Primary Design Build Contractor chooses to select was not present, the RFQ will not be disqualified.**

Question 12: In regard to RFQ 2022-02, Section VII, Letter F. Effects of the Firms Current and Projected Workload, can you please confirm that the Firm's current workload, is in regard to the prime firm alone, and not the subconsultants? If not, is providing a three-year current and projected forecast for the key personnel's workload acceptable?

**Answer 12: The purpose of this section is to determine the Firms current and projected workload. As indicated in Section 1 of this section: the selection committee will consider the number of full and part time employees of the Firm and their sub-consultants. Answering the above question more specifically; yes, providing the three-year current and projected forecast for the key personnel's workload for the Prime Firm (being the Design Build Contractor), the Architectural Firm and the Engineering Firm will be acceptable.**

**ACKNOWLEDGEMENT:**

 11/15/2022  
\_\_\_\_\_  
Signature and Date

Jessica Ciurzynski / PRESIDENT/OT  
\_\_\_\_\_  
Printed Name and Title

M PAUL GENERAL CONTRACTORS  
\_\_\_\_\_  
Company Name

**PLEASE ACKNOWLEDGE AND INCLUDE THIS ADDENDUM IN YOUR RFQ SUBMISSION PACKET**

**END ADDENDUM NO. 01**

SIGN IN SHEET



CITY OF BUNNELL  
RFQ 2022-02  
Mandatory Pre-Bid Submittal Meeting  
October 26, 2022

PRINT NAME	COMPANY	EMAIL	PHONE #
1 JEFF BLOWNT	MEYER NAJEM	jblownt@meyer-najem.com	904.563.6249
2 JAMES SUMMERFIELD	M Paul General Contractors	James.Summerfield@MPaulGC.com	407-383-9122
3 Jessica Cierzynski	M PAUL GC	Jessica.Cierzynski@mpaulgc.com	407 625 2344
4 Joseph D. Pozzoli	Joseph Pozzoli Architects	Joseph@JDPozzoli.com	386-439-5650
5 JOHNNIE LOHRUM	SCHENKEL SHULTZ	JLOHRUM@SCHEKELSHULTZ.COM	561.379.3998
6 Jeremy Morton	CPI	jmorton@cpiinc.com	407-322-6841
7 JOE PARSONS	SWA	jparsons.swa@gmail.com	386.437.2363
8 NOAH GOERLICH	SWA	NGOERLICH.SWA@GMAIL.COM	(386) 437-2363
9			
10			
11			
12			
13			
14			
15			



SIGN IN SHEET



CITY OF BUNNELL  
RFQ 2022-02  
Mandatory Pre-Bid Submittal Meeting  
October 26, 2022

PRINT NAME	COMPANY	EMAIL	PHONE #
1 Rob Smedley	Haft Associates	<del>rsmedley@haft.com</del> rsmedley@haft.com	904-667-9974
2 BRIAN WOLTZ	BCER ENGINEERING	bwoltz@BCER.COM	321-626-1575
3 Tracy Dawson	OCI Associates Inc.	tdawson@ociassociates.com	727-247-2454
4 Lindsay Dasher	Gulfstream Design Group	lindsay@gulfstreamdesign.com	904-794-4231
5 Charles Briggs	MWB Builders	cbriggs@mwbbuilders.com	904-742-6750
6 ROB MAPHIS	THE COURAGE COMPANIES	RMAPHIS@COURAGE-USA.COM	407.915.6171
7 TONI FARRER	MASTER CONSULTING ENGINEERS STRUCTURAL (SBE MBE DBE)	TONI@MCE-NO-NEED.COM	454-614-1857
8			
9			
10			
11			
12			
13			
14			
15			

SIGN IN SHEET



CITY OF BUNNELL  
RFQ 2022-02  
Mandatory Pre-Bid Submittal Meeting  
October 26, 2022

PRINT NAME	COMPANY	EMAIL	PHONE #
1 Lon NEUMAN	Ajax Bldg Company	lon@ajaxbuilding.com	904-509-3312
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

**Jeremy Morton, P.E.**  
Program Manager  
jmorton@cphcorp.com



500 West Fulton Street  
Sanford, FL 32771  
Phone: (407) 322-6841  
Cell: (407) 474-7214  
www.cphcorp.com

**SCHENKELSHULTZ**  
ARCHITECTURE

**Johannie Lohrum Jr., AIA, LEED® AP**  
Principal

**ROB MAPHIS, LEED AP BD+C**  
VICE PRESIDENT OF OPERATIONS, CPH  
E: rmaphis@collage-usa.com  
D: 407-872-3322

**COLLAGE**

**THE COLLAGE COMPANIES**  
CONSTRUCTION • INTEGRATED SERVICES  
P: 407-872-3322  
F: 407-872-3322  
W: collage-usa.com

CONSTRUCTION • INTEGRATED SERVICES

200 East Robinson Street  
Suite 300  
Orlando, Florida 32801  
Phone 407-872-3322  
Cell 561-379-3198  
jlohrum@schenkelshultz.com  
www.schenkelshultz.com  
Architecture License No. AA-C000937

**Joseph D. Pozzuoli** AIA, ID, ICAA  
Principal

**JOSEPH POZZUOLI ARCHITECT, P.A.**  
AA26003787

314 Moody Boulevard  
Flagler Beach, Florida 32136  
P. 386-439-5650  
joseph@jpaflorida.com

**Marketing Office:**  
4110 Southpoint Blvd. Suite 107  
Jacksonville, Florida 32216



**TRACY DAWSON**  
Principal

Business Development  
tdawson@oclassociates.com  
c 727-247-2454

Orlando HQ  
600 S. Orlando Ave  
Maitland, Florida 32751  
p 407-332-5110



1951 W. SR 426  
Oviedo, Florida 32765  
CGC 059340

[MPaulGC.com](http://MPaulGC.com)

**James Summerfield**  
Executive Vice President

T (407) 268-3443  
M (407) 383-9122

[james.summerfield@MPaulGC.com](mailto:james.summerfield@MPaulGC.com)



**LON NEUMAN**  
OPERATIONS MANAGER  
LEED AP BD+L

10365 Hood Road South, Suite 203  
Jacksonville, FL 32257  
(O) 904.262.8150  
(C) 904.509.3312  
[lon@ajaxbuilding.com](mailto:lon@ajaxbuilding.com)  
[www.ajaxbuilding.com](http://www.ajaxbuilding.com)

CG 0042112 • GC11 008464 • GC04 006462  
G122422 • G71290 • 24075 • 54552 • 83194



**Brian Waltz, P.E., PMP**  
Senior Technology Consultant

C 321 826 1575  
O: 321.241.4142  
E: [bwaltz@bcer.com](mailto:bwaltz@bcer.com)

**ROBERT R. SMEDLEY, AIA, DBIA**  
SENIOR PROGRAM MANAGER  
[rsmedley@half.com](mailto:rsmedley@half.com)



ENGINEERS  
ARCHITECTS  
SCIENTISTS  
PLANNERS  
SURVEYORS

CEL (904) 667-9974

HALFF ASSOCIATES, INC  
7807 BAYMEADOWS ROAD EAST  
SUITE 200  
JACKSONVILLE, FL 32256

[WWW.HALFF.COM](http://WWW.HALFF.COM)



**MW BUILDERS, INC.**

6800 Southpoint Parkway, Suite 980  
Jacksonville, FL 32216

PHONE: 904.916.0830  
MOBILE: 904.742.6750

[CBRIGGS@MWBUILDERS.COM](mailto:CBRIGGS@MWBUILDERS.COM)

**Charlie Briggs**  
BUSINESS DEVELOPMENT MANAGER



Structural Engineering  
Threshold Inspections  
Forensic Engineering

**Toni Farber**  
Vice President of Business Development  
[Toni@mcengineers.com](mailto:Toni@mcengineers.com)  
[Marketing@mcengineers.com](mailto:Marketing@mcengineers.com)

FT. LAUDERDALE - TAMPA - ORLANDO  
4101 Ravenswood Road Suite 307, Ft. Lauderdale, Florida 33312  
P (954) 210-7671 - D (954) 998-7890 - C (954) 614-1857

[www.mcengineers.com](http://www.mcengineers.com)



**Jessica Ciurzynski**  
President | CEO

T (407) 268-3443  
M (407) 625-1234

[Jessica.Ciurzynski@MPaulGC.com](mailto:Jessica.Ciurzynski@MPaulGC.com)

1951 W. SR 426  
Oviedo, Florida 32765  
CGC 059340

[MPaulGC.com](http://MPaulGC.com)



**ADDENDUM NO. 02**

This addendum is issued as part of the specifications and contract documents entitled:

**REQUEST FOR QUALIFICATIONS STATEMENTS (RFQ) FOR  
BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
DESIGN – BUILD PROJECT  
RFQ No: 2022-02**

**Date Issued:** November 09, 2022

Due to Subtropical Storm Nicole and the Declared Executive Order Number 22-253 from Governor Ron DeSantis, the City of Bunnell will extend the Qualifications Statement Due Date and Opening times.

The updated RFQ Due Date and Time will be:

**Wednesday November 16, 2022 no later than 10:00 am**

The Mailing and Delivery addresses will remain as indicated in the original RFQ.

The updated RFQ opening date & time will be:

**Wednesday November 16, 2022 at 10:30 am**

The RFQ Opening location will remain as indicated in the original RFQ.

**ACKNOWLEDGEMENT:**

 11/15/2022

Signature and Date

Jessica Ciurcynski / PRESIDENT

Printed Name and Title

M PAUL GENERAL CONTRACTORS

Company Name

**PLEASE ACKNOWLEDGE AND INCLUDE THIS ADDENDUM IN YOUR RFQ SUBMISSION PACKET**

**END ADDENDUM NO. 02**



## ***QUALIFICATIONS FOR DESIGN-BUILD SERVICES***

THE CITY OF BUNNELL

ADMINISTRATION/POLICE DEPARTMENT COMPLEX

RFQ NO. 2022-02 // BUNNELL, FLORIDA // NOVEMBER 16, 2022

*POINT OF CONTACT: ISAAC BYERS, DIVISION MANAGER*



GENERAL CONTRACTOR // DESIGN-BUILDER // CONSTRUCTION MANAGER  
6800 SOUTHPOINT PARKWAY // SUITE 980 // JACKSONVILLE, FL 32216 // 904.916.0830

**MWBuilders.com**

Page 1



November 16, 2022

City of Bunnell Finance Department  
604 E. Moody Blvd., Suite 6  
Bunnell, Florida 32110

RE: **Statement of Qualifications for Design-Build Services**  
RFQ No. 2022-02 - Bunnell Administration/Police Department Complex

Dear Selection Committee,

MW Builders, in partnership with AE7, is pleased to present our qualifications for Design-Build services for the City of Bunnell Administration/Police Department Complex project. We have a strong history of successfully completing similar facilities and an experienced staff ready to begin work on this project. It is critical that your project is successful in every respect for the benefit of the community.

We believe we are the best qualified contractor for this project based on the following:

- **FOCUS AND ATTENTION** We will work to gain an understanding of your needs and create a unique solution to fit you.
- **EXPERIENCE** – Our team’s expertise with similar projects and broad range of experience will pay dividends for you.
- **TRUST AND RELATIONSHIPS** – We want to be your long-term trusted construction partner.

#### **FIRM ADVANTAGES**

Specifically, by partnering with MW Builders, the City of Bunnell maintains the distinct advantages of:

- Retaining a partner that understands your goals and a project team that will save you time and money during design and construction
- Hiring a builder, not a broker, who can self-perform many critical work activities and maintain the schedule
- Securing an experienced team with the time, resources, and personnel necessary to complete the project up to your standards
- Continuous, open, and honest communication, which lends to collaboration and sharing of expertise and experience

#### **VALUES**

Since inception, MW Builders has been governed by five core values. As a company—and as individuals—we value teamwork with mutual respect, an entrepreneurial spirit, a caring heart, quality craftsmanship, and integrity above all else. Each and every day, our business decisions are guided by a commitment to our core values.

#### **EXPERIENCE WITH THE DESIGN-BUILD DELIVERY METHOD**

MW Builders also brings a wide range of Design-Build delivery method experience to this project. We have completed over \$836 million of Design-Build projects encompassing over 8.8 million square feet. Our ongoing work includes over \$303 million of Design-Build projects encompassing over 3.7 million square feet.

We have partnered with AE7 for this project. AE7 brings a strong team of designers to this project with expertise in the Design-Build delivery method as well as experience with public safety, municipal, and other projects of similar scope. Our combined project team will bring added value to the Bunnell Administration/Police Department Complex project.

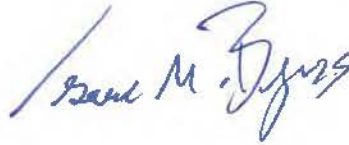
We are very excited about the opportunity to submit our qualifications on this project, and we look forward to building a relationship with the City of Bunnell. Please do not hesitate to contact us with any questions you may have.

According to the General Instructions presented in RFP No. 2022-02 dated Monday, October 17, 2022, MW Builders, Inc. hereby acknowledges and understands the scope of work to be performed according to the RFP and all supporting drawings and site information. We make a positive commitment to perform the services outlined in the RFP in a timely manner. We state and acknowledge that the proposal is a firm and irrevocable offer for ninety (90) days.

Sincerely,



Todd Winnerman  
President  
**MW Builders, Inc.**  
TWinnerman@MWBuilders.com  
P: 432.687.1219  
F: 512.687.6401



Isaac Byers  
Division Manager, Jacksonville  
**MW Builders, Inc.**  
IByers@MWBuilders.com  
P: 904.916.0830  
F: 512.687.6401



# TABLE OF CONTENTS

SECTION A: ABILITY OF FIRM AND ITS PROFESSIONAL TEAM COMPOSITION	PAGE 6
SECTION B: FIRM'S RELATED EXPERIENCE	PAGE 14
SECTION C: FIRM'S APPROACH AND METHODOLOGY	PAGE 34
SECTION D: EFFECTS OF THE FIRM'S CURRENT AND PROJECTED WORKLOAD	PAGE 41
SECTION E: LOCAL FIRMS	PAGE 43
SECTION F: COMPLETENESS OF RESPONSE	PAGE 45
SECTION G: REFERENCES FOR FIRM AND ALL SUBCONSULTANTS	PAGE 47
APPENDIX A: REQUIRED FORMS PACKET	PAGE 50

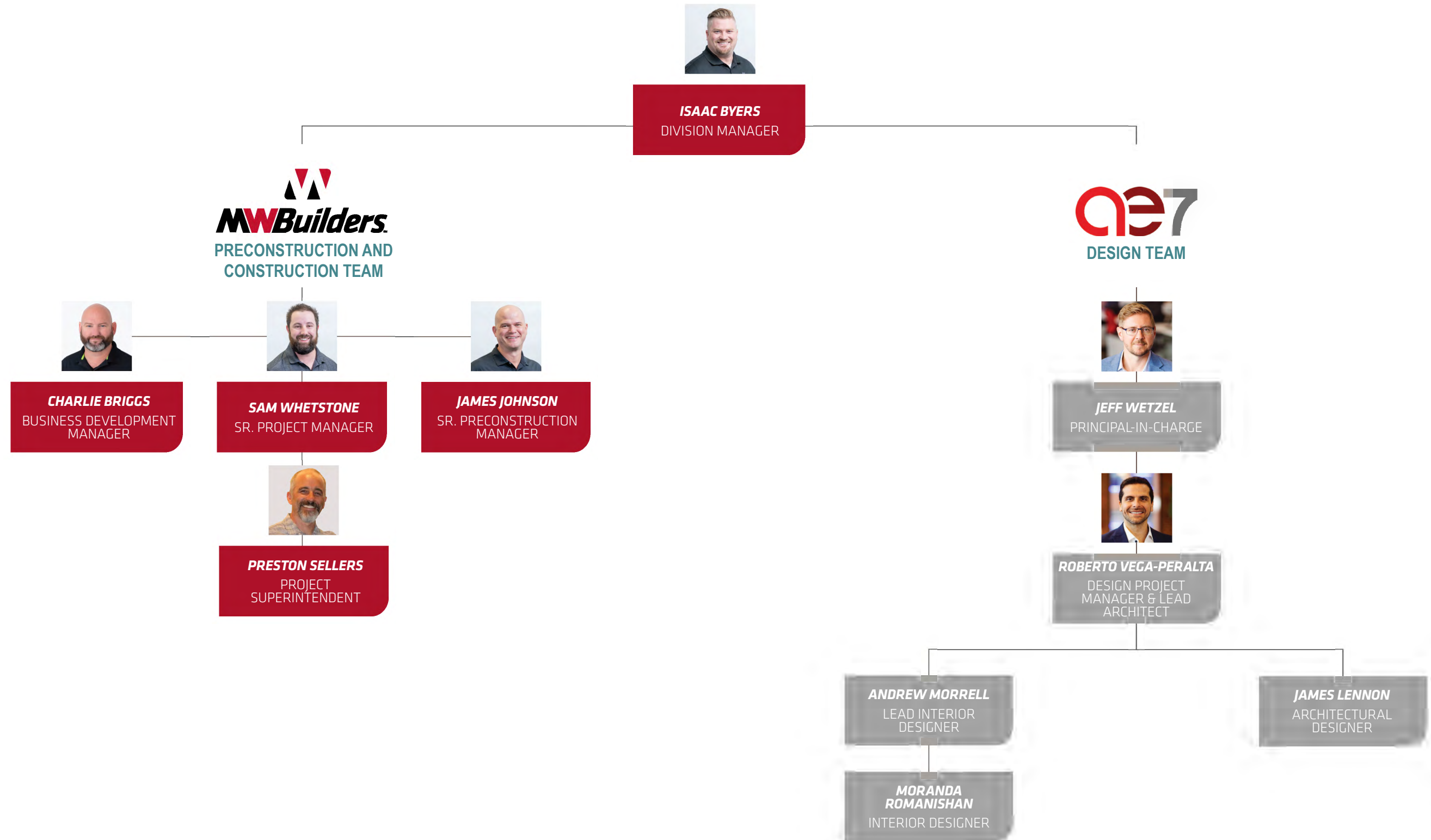




## ***SECTION A***

ABILITY OF FIRM AND ITS PROFESSIONAL TEAM  
COMPOSITION

**ORGANIZATIONAL CHART**



## Isaac Byers, Division Manager



As Division Manager, Isaac brings MW Builders over 19 years of construction and management experience on a wide array of projects. He provides oversight and management of project personnel and is ultimately responsible for the performance of projects within his department. He works closely with project teams to ensure that they have proper resources and support to deliver projects on time and within budget. Isaac has a background in project management and holding leadership roles on projects of various facility type and delivery method throughout the U.S.

### INDUSTRY

19 years

### EDUCATION

Brigham Young University  
BS Construction Management

### CAREER HIGHLIGHTS

- 2021 • Division Manager
- Senior Preconstruction Manager
- Senior Estimator
- Estimator
- MW Builders
- Standard Builders
- Wright Construction

DB = Design-Build Project

### RELEVANT PROJECT EXPERIENCE

DB UEPH Barracks Replacement // Ft. Hood, TX

DB TrueHarvest Farms Phase 2 // Belton, TX

DB Barracks Renovation (Buildings 7614, 7616, 7648) // Ft. Riley, KS

DB TexAmericas Center East Spec Duke West 1 Building // New Boston, TX

DB UEPH Barracks Renovation (Buildings 7842, 7846, 7850) // Ft. Riley, KS

Scharbauer Flats Multifamily // Midland, TX

Aloft North Hotel // San Antonio, TX

Vue on University Student Housing // Charlotte, NC

Tactical Equipment Maintenance Facility (TEMF) // Ft. Hood, TX

AIT Renovation & Modern Construction // Ft. Leonard Wood, MO

TRU/Home2Suites by Hilton Dual Hotel // Pflugerville, TX

Haven at the Gulch Multifamily // Nashville, TN

Ranch at Arrington // College Station, TX

848 Mitchell Student Housing // Arlington, TX

Mission Training Complex (MTC) Simulations Center // Ft. Hood, TX

The Armory at Sam Houston Student Housing // Huntsville, TX

Courtyard by Marriott // Dallas, TX

Gateway on Cullen Student Housing // Houston, TX

Beechwood Student Housing // Fayetteville, AR

Campus Vue Student Housing // Houston, TX

Prado Student Housing // San Antonio, TX

## Sam Whetstone, Senior Project Manager



As Senior Project Manager, Sam is ultimately responsible for project operations on multiple project or large projects. He manages project staff and works with the Project Superintendent to ensure that the project is successful. He is responsible for maintaining the project budget and works to ensure that subcontractors and suppliers comply with the project schedule and the performance of all elements of their contracts. He also maintains effective and open lines of communication with the Owner to ensure that all contract requirements are met and expectations exceeded.

### RELEVANT PROJECT EXPERIENCE

**DB** Altus Commerce Center Bldg A and Associated Infrastructure // Altoona, IA

**DB** Mid-Am Building Supply Warehouse Addition // Spring Hill, KS

Village Cooperative of Verona Hills Senior Apartments // Kansas City, MO

Village Cooperative of Northland Senior Apartments // Kansas City, MO

Village Cooperative of Olathe Hills Senior Apartments // Olathe, KS

*CONFIDENTIAL* Warehouse and Distribution Renovation // Kansas City, MO

Topgolf Sports Facility // Overland Park, KS

iFly Indoor Skydiving // Overland Park, KS

Lone Elm Light Industrial Building 515 & 716 // Olathe, KS

Abundant Life Church // Lee's Summit, MO

Platte Wood Baptist Church // Platte Wood, MO

Truman High School // Independence, MO

Whiteman Air Force Base Bowling Center // Whiteman AFB, MO

Whiteman Air Force Base Community Center // Whiteman AFB, MO

Horizon Industrial Development Buildings 2, 3, 5, & 6 // Riverside, MO

Inland Port Development Buildings 8 & 21 // Edgerton, KS

Shawnee Mission Medical Center // Shawnee, KS

### INDUSTRY EXPERIENCE

16 years

### CERTIFICATIONS

- OSHA 10 HR
- Construction Trades Certification
- Sandler Sales Certification

### EDUCATION

ITT Technical Institute  
BS Construction Management  
Associates Drafting and Design

### CAREER HIGHLIGHTS

- 2017 • MW Builders
- 2011 • Schefers Construction Services
- 2010 • Dahmer Drywall & Painting
- 2006 • Craig M. Halder Drywall

**DB** = Design-Build Project

## Preston Sellers, Superintendent



As Project Superintendent, Preston is responsible for field operations, safety, quality assurance, and coordination/supervision of subcontractors and trade forces. His daily activities include planning, implementing and supervising all field work; preparing project forecasts/field records; implementing and supervising the safety program; and coordinating regular jobsite meetings and inspections. He is also responsible for completing the project on schedule and within budget.

### INDUSTRY EXPERIENCE

12 years

### CERTIFICATIONS

- OSHA 30 HR
- OSHA 10 HR
- USACE QCM Certified
- Fall Protection Certified
- CPR/First Aid Certified

### CAREER HIGHLIGHTS

- 022 MW Builders
- 019 Chasse Building Team
- 2017 Sletten Construction
- 2010 Marsh Development

### RELEVANT PROJECT EXPERIENCE

Sonoran Science Academy East // Tuscon, AZ

Walter Douglas Elementary // Tuscon, AZ

Union on 6th Midrise Multifamily // Tuscon, AZ

Banner University Medical Center TI // Tuscon, AZ

Saddlebrooke Golf Maintenance Building // Tuscon, AZ

Tuscon Airport Distribution Center Tilt-Up // Tuscon, AZ

Banner Medical Center 2nd Floor Renovation // Tuscon, AZ

AGE Covered Storage at Davis Monthan Air Force Base // Tuscon, AZ

New F16 Simulator Room at 162nd Air National Guard // Tuscon, AZ

HVAC Repairs Building 10 at 162nd Air National Guard Phases I, II & III // Tuscon, AZ

162nd FW ANG Building 1 Roof at 162nd Air National Guard // Tuscon, AZ

AMARG Warehouse at Davis Monthan Air Force Base // Tuscon, AZ

Air National Guard 162nd FW HVAC Systems Repair // Tuscon, AZ

## James Johnson, Senior Preconstruction Manager



As a Senior Preconstruction Manager/Estimator, James is responsible for supervising the estimating process and preconstruction phase of the project. He works closely with the Owner, Architect, estimating manager, estimating staff and subcontractors to get the most cost-efficient estimate for each project. James oversees the preparation of conceptual and final estimates, development of budgeting, document control review, scope optimization, preparation of bid packages, bid solicitation, evaluation of subcontractor qualifications, value engineering and coordination among members of the estimating team. His past experience in project management and field supervision gives him the ability to take on a wide variety of complex projects and facilities.

### INDUSTRY EXPERIENCE

15 years

### EDUCATION

**Pittsburg State University**  
BS Technology - Construction Management

### CERTIFICATIONS

- OSHA 30 HR

### CAREER HIGHLIGHTS

- 2018 MW Builders
- 2007 Straub Construction

### RELEVANT PROJECT EXPERIENCE

Flashcube Apartments // Kansas City, MO

Phil B. Curls Manor Senior Living // Kansas City, MO

Thomas Corrigan Building // Kansas City, MO

University Academy Field Improvements // Leavenworth, KS

Raymore City Hall Annex // Raymore, MO

Church of the Nativity Addition & Renovations // Leawood, KS

St. Paul's Catholic School Phase 1 // Olathe, KS

St. Mary's University Balcony & Stair Renovation // Leavenworth, KS

Frontier School of Innovation, Interior Renov. // Kansas City, MO

College Church of the Nazarene, Interior Renovation // Olathe, KS

Sombrero's Patio Addition // Shawnee, KS

St. Mary's University Athletic Improvements // Leavenworth, KS

St. Mary's University Dining Hall Renovation // Leavenworth, KS

Oxford Academy Day Care and Site Development // Olathe, KS

## AE7 TEAM RESUMES



## Jeff Wetzel

AIA, NCARB



**Years with AE7:** 13

**Years with other companies:** 13

**Education:**

Bachelor of Science, Kent State University, Kent, OH

Bachelor of Architecture, Kent State University, Kent, OH

**Licenses & Registrations:** Registered Architect; AIA; NCARB

**Current role at AE7:** Principal

**ROLE & EXPERIENCE:**

Jeff is a Principal and Head of Operations. He is responsible for the day-to-day management and seamless functioning of our office. He coordinates strategic implementation of management procedures, delegates responsibilities to key team members, and manages AE7's operations. Jeff also oversees the overall performance on all AE7 North American projects.

**East Liberty Fire and Police Station, Pittsburgh, PA.** Principal-in-charge. Renovation of 27,000 sq.ft. building parts of which currently house a fire station into a modern police and fire station facility. (NetZero Ready)

**New Harmony Fire Station, Harmony, PA.** Principal-in-Charge. Design of a 21,000 SF state-of-the-art facility for the newly merged Harmony District 22.

**City of Pittsburgh Medic 4 Station, Pittsburgh, PA.** Project Manager & Lead Architect. 6,100 sq.ft. building with apparatus bays, decontamination, living quarters, and administrative space. (NetZero Ready)

**Firehouse 20 & Medic Station 12, Pittsburgh, PA.** Project Manager & Lead Architect. The 20,000 sq.ft. stations is poised to be the city's first fully electric-ready station. (NetZero Ready)

**City of Pittsburgh Office Renovations, Pittsburgh, PA.** Project Manager & Lead Architect. Renovation of over 50,000 sq.ft. of office and public spaces, spread over 3 floors, including user-friendly public interface at the One-Stop-Shop located on the ground floor of the facility. (LEED)





AE7 TEAM RESUMES



## Roberto Vega-Peralta

RA, LEED AP, Passive House Certified Designer



**Years with AE7:** 3

**Years with other companies:** 10

**Education:**

Master of Architecture, Savannah College of Art and Design, Savannah, GA

Bachelor of Fine Arts, Savannah College of Art and Design, Savannah, GA

**Licenses & Registrations:** Registered Architect; AIA; LEED AP, Passive House Certified Designer

**Current role at AE7:** Senior Architect

**ROLE & EXPERIENCE:**

Roberto is a Senior Architect and a Project Manager apt in building strong client relationships, storytelling, sustainability, and social impact. Roberto has broad experience working in design and planning of civic and public safety facilities, corporate and administrative spaces, hospitality, and science+technology. At AE7, he manages multiple projects and leads design teams.

**East Liberty Fire and Police Station, Pittsburgh, PA.** Project Manager & Lead Architect. Renovation of 27,000 sq.ft. building parts of which currently house a fire station into a modern police and fire station facility. (NetZero Ready)

**City of Pittsburgh Medic 4 Station, Pittsburgh, PA.** Project Manager & Lead Architect. 6,100 sq.ft. building with apparatus bays, decontamination, living quarters, and administrative space. (NetZero Ready)

**Firehouse 20 & Medic Station 12, Pittsburgh, PA.** Project Manager & Lead Architect. The 20,000 sq.ft. stations is poised to be the city's first fully electric-ready station. (NetZero Ready)

**City of Pittsburgh Office Renovations, Pittsburgh, PA.** Project Manager & Lead Architect. Renovation of over 50,000 sq.ft. of office and public spaces, spread over 3 floors, including user-friendly public interface at the One-Stop-Shop located on the ground floor of the facility. (LEED)

**Housing Authority of Pittsburgh (HACP) Office Renovations, Pittsburgh, PA.** Project Manager & Lead Architect. Renovation of 50,000 sq.ft. of office areas and public-facing spaces that are technologically-advanced public area focused on improving customer service and wait times. (LEED)





## ***SECTION B***

FIRM'S RELATED EXPERIENCE



### **CITY OF ODESSA FIRE RESCUE STATION #6**

This project includes the new construction of a 21,540 SF Fire Rescue Station for the City of Odessa. The station features five apparatus bays with four-fold doors, fourteen dorms, decontamination areas, offices for the battalion chief, division captain, captain and lieutenant, a watch office, a day room and dining room with fully equipped kitchen, a large training room that can be divided into two spaces, and an exercise room. The project features masonry and steel frame construction, with natural stone veneer with cast stone accents, metal composite panels, and standing seam metal roofing. Interior finishes are durable, and include easy-to-maintain epoxy and ground polished glass aggregate flooring.

#### **LOCATION**

Odessa, TX

#### **OWNER**

City of Odessa

#### **ARCHITECT**

JSA Architects

#### **COMPLETION DATE**

September 2022

#### **DELIVERY METHOD**

General Contractor

#### **SIZE**

21,540 SF



### **CITY OF MIDLAND FIRE STATIONS #5 & #11**

In 2020, MW Builders was selected to assist the growing City of Midland to build two new fire stations. The new Station #5 replaces a 61-year-old facility with a larger two-story, three-bay facility constructed on the original site. A cantilevered structure allows for more efficient use of the site, with personnel parking constructed below the kitchen, and allows for a rappelling platform for training purposes.

Station #11 is built on a larger property and required close coordination with other municipal and private utility projects. It features four emergency vehicle bays, a fueling station, and a truck wash facility. Each fire station features dormitory living quarters, ample kitchen and dining space, outdoor patios, and areas for gear, decontamination, exercise, office and storage.

#### **LOCATION**

Midland, TX

#### **OWNER**

City of Midland

#### **ARCHITECT**

Martinez Architects

#### **COMPLETION DATE**

May 2021

#### **DELIVERY METHOD**

General Contractor

#### **SIZE**

11,752 SF (Station #5)

12,350 SF (Station #11)



## **MARTIN COUNTY JAIL**

This project consisted of the development and construction of a new county jail and law enforcement center for Martin County.

The facility comprises holding cells, a visitation area, fitness center, commercial kitchen, and laundry room, as well as conference rooms and offices for the county sheriff's department, DPS staff, and jail administration.

The 23,158 SF building is made of structural steel, concrete, and masonry with a slab-on-grade foundation. The two-story jail and law enforcement center houses 21 prisoners.

### **LOCATION**

Midland, TX

### **OWNER**

Martin County

### **ARCHITECT**

DRG Architects

### **COMPLETION DATE**

February 2019

### **DELIVERY METHOD**

Construction-Manager-at-Risk

### **SIZE**

23,158 SF



### **MIDLAND COUNTY CSCD OFFICE BUILDING**

MW Builders was pleased to be awarded our **FOURTH** project for Midland County, serving as Design-Builder for a new facility to house Midland County's Community Supervision and Corrections Department (CSCD).

The Midland Judicial District CSCD provides protection to the community and diverts adult criminal offenders from jail and prison by using evidence based strategies to help individuals on community supervision eliminate future criminal behavior and become productive citizens. This project includes the demolition of an existing building owned by Midland County, and construction of a new 13,775 SF office facility on the same site.

The new office suite is designed to include a public entry vestibule with a lobby/waiting area, a bullet-resistant collections unit with security vestibule with metal detector, secure mail/cash area, public restrooms, forty-three offices for supervisors and staff, training/multi-purpose rooms, and a staff break room. The building consists of an economical pre-engineered metal building design with a thermal envelope designed to meet the 2015 IECC, and features 15 SEER high efficiency air conditioning and energy efficient lighting.

#### **LOCATION**

Midland, TX

#### **OWNER**

Midland County

#### **ARCHITECT**

Vandergriff Group Architects

#### **COMPLETION DATE**

February 2018

#### **DELIVERY METHOD**

Design-Builder

#### **SIZE**

13,775 SF



## **TEXAS DEPARTMENT OF PUBLIC SAFETY DRIVERS LICENSE OFFICE**

MW Builders was the general contractor for Midland's new DPS Drivers License Center. The 18,200 SF facility includes:

- Multiple offices for staff
- Customer service area
- Testing area for Class C and motorcycle licenses
- Commercial license lane
- Evidence room
- Highway Patrol offices

The pre-engineered metal building is constructed with tilt-wall concrete panel and structural steel framing.

### **LOCATION**

Midland, TX

### **OWNER**

Development 2000

### **ARCHITECT**

Barry Bubis Architects

### **COMPLETION DATE**

June 2017

### **DELIVERY METHOD**

General Contractor

### **SIZE**

18,200 SF



## **MIDLAND MUNICIPAL COURTHOUSE**

MW Builders was the Construction Manager-at-Risk for the new Municipal Courthouse for the City of Midland, Texas.

The new 29,655 SF, two-story courthouse replaced an existing courthouse in downtown Midland, which the City was rapidly outgrowing. The new courthouse features three courtrooms, holding facilities, and features not typically found in municipal courthouses, such as a prosecutor's office and magistrate facilities.

The structure includes cantilevered trusses that allow the second floor to be considerably larger than the first floor and allow for a larger building to be located on a very small site. Finishes include Indian teakwood sandstone, champagne ACM panels, juparana granite, quartzite, and bookend cherry and maple wood finishes.

MW Builders has previously completed a number of other municipal projects for the City of Midland, including the Terminal Building at Midland International Airport, renovations to downtown Centennial Plaza, the Security Bank Ballpark, and Scharbauer Sports Complex.

### **LOCATION**

Midland, TX

### **OWNER**

City of Midland

### **ARCHITECT**

Brinkley Sargent Wiginton Architects

### **COMPLETION DATE**

September 2016

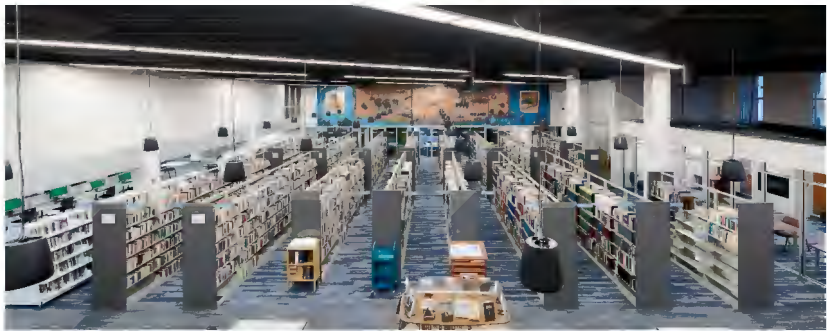
### **DELIVERY METHOD**

Construction Manager-at-Risk

### **SIZE**

29,655 SF





## **MIDLAND COUNTY LIBRARY RENOVATION**

This project consisted of the construction of a 30,000-SF building renovation located in Midland, TX. The first floor of the building was renovated, adding open space in multiple areas for new offices, meeting rooms, and restrooms. An existing elevator and staircases were also removed. The project also includes a new fire suppression system, electrical system, plumbing system, HVAC system, fire alarm system, interior lighting, and storefront glass.

### **LOCATION**

Midland, TX

### **OWNER**

Midland County

### **ARCHITECT**

Parkhill

### **COMPLETION DATE**

February 2018

### **DELIVERY METHOD**

General Contractor

### **SIZE**

30,000 SF



**EAST LIBERTY POLICE & FIRE STATION**  
Pittsburgh, PA

East Liberty Station is a three-story, art deco masonry building. Previously housing a fire station, it was in need of major renovation. The new design accommodates fire and police programs while creating a healthy environment for the first responders and spaces for the public.

The NetZero ready facility will be a home to the District 3 Battalion Chief’s quarters. The total personnel on-site per 24-hr shift is nine (9). The Police station will house 103 total personnel, including 1 Commander and 3 Lieutenants. Fire services include one fire truck staffed by one Captain and three firefighters, and one fire engine, staffed by one Lieutenant, and three firefighters.

A historic courtroom is transformed into a large recreational space available for public use. The interior program holistically integrates updated spaces, such as apparatus bays, decontamination areas, bunk rooms, private and public administrative areas, and community rooms, expanding the building’s utility while respecting the original facade and retaining select design elements.



EXISTING CONDITIONS

Client: City of Pittsburgh  
Project Size: 27,000 SF  
Completion: In Design  
Est. Completion 2023

Contact:  
Claire Mastroberardino  
Senior Project Manager  
P: 412.255.8911  
claire.mastroberardino@pittsburghpa.gov



**LINCOLN PLACE FIREHOUSE & MEDIC STATION,** Pittsburgh, PA

Part of the City of Pittsburgh’s initiative toward net-zero carbon emissions, the Lincoln Place Firehouse and Medic Station (FS20 and MS12) is poised to be the city’s first fully electric-ready station, with everything from equipment to ambulances and fire engines eventually equipped to be running on sustainably generated electricity.

This state-of-the-art first responder station includes 3 bays, dedicated training facilities located in communal spaces to foster collaboration among staff, while separate common areas for firefighters and paramedics provide space to rest and recharge. A key feature is the wellness room, which strategically uses color, light, and shape to mitigate and prevent the daily stress experienced by service people. By combining sustainability and building performance with trauma-informed design, Lincoln Place Firehouse secures the future of both the building and its inhabitants for years to come.

The project will be NetZero Ready.



---

Client: City of Pittsburgh  
Project Size: 20,000 SF  
Completion: In Design  
Est. Completion 2025

Contact:  
Claire Mastroberardino  
Senior Project Manager  
P: 412.255.8911  
[claire.mastroberardino@pittsburghpa.gov](mailto:claire.mastroberardino@pittsburghpa.gov)



## HOUSING AUTHORITY OF THE CITY OF PITTSBURGH (HACP) ADMIN OFFICES

Pittsburgh, PA

The design of a new modern office space for HACP's staff that will help bring the organization into the 21st century. The new office will assist the staff in embracing technology, going paperless, changing habits, becoming more efficient, sustainable, and agile.

Working under a tight budget, our team is creating a full design for HACP's offices spanning over 3 levels as well as their public One-Stop-Shop on the ground floor. The One-Stop-Shop will be a technology-enabled space that will welcome the public and reduce the wait and application time for those citizens in need of housing assistance.

Above the One Stop Shop, HACP's offices will occupy 3 consecutive floors, approximately 15,000 SF each, and feature a combination of private offices, open collaboration and breakout spaces, and workstations. Other areas will feature several reception spaces, executive offices, board room, conference rooms, huddle rooms, as well as several break rooms.

The project seeks to achieve LEED Silver certification.



CONSTRUCTION PROGRESS | SEPT 2022

Client: City of Pittsburgh  
 Project Size: 50,000 SF  
 Completion: In Design  
 Est. Completion Dec. 2022

Contact:  
 Alexis Narotsky  
 Development Manager  
 412.643.2762  
[alexis.narotsky@hacp.org](mailto:alexis.narotsky@hacp.org)



## CITY OF PITTSBURGH OFFICE

Pittsburgh, PA

The new offices for the City of Pittsburgh will unite its multiple departments, such as City Planning (DCP), Planning, Licenses and Inspection (PLI), Fire Department and the Department of Mobility and Infrastructure (DOMI), under one roof. Relocating from outdated buildings and disjointed locations, the new office will enhance internal collaboration as well as improve the quality of services to the public.

A One-Stop-Shop on the ground floor will cater to the public applying for permits, licenses, and inspections. A 6,000 SF space will be technologically advanced and have a presence from every City department. This will allow to streamline the application and approval process in a safe and pleasing environment. A perforated backlit canopy at the center of the space will feature the map of the City and serve as a tribute to the 'hometown'.

The project seeks to achieve LEED Silver certification.



Client: City of Pittsburgh  
 Project Size: 50,000 SF  
 Completion: In Design  
 Est. Completion 2023

Contact:  
 Calli Baker  
 Senior Project Manager  
 412.255.2604  
 calli.baker@pittsburghpa.gov

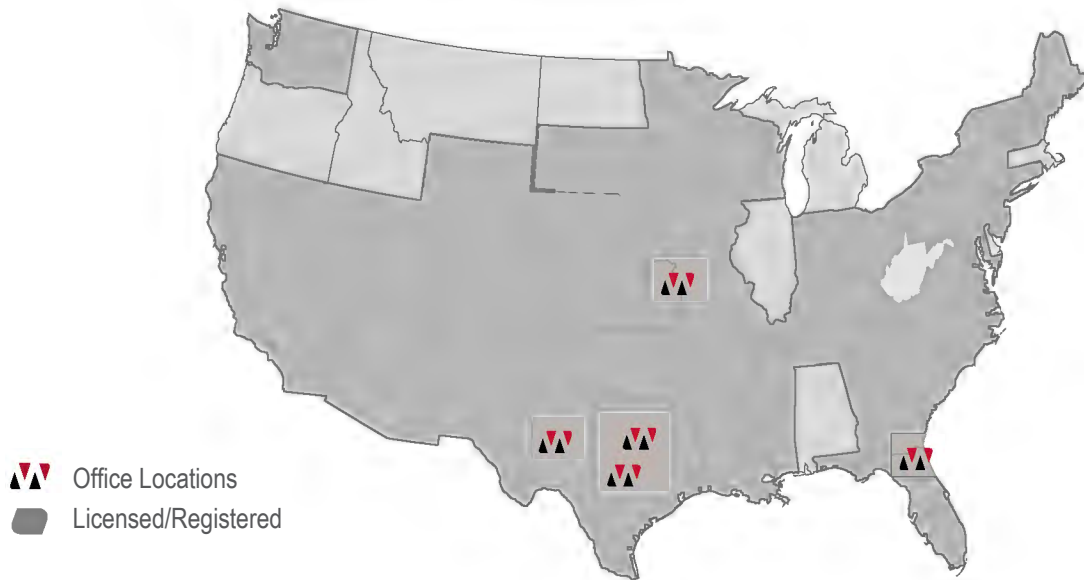
## COMPANY CREDENTIALS

### WHO WE ARE

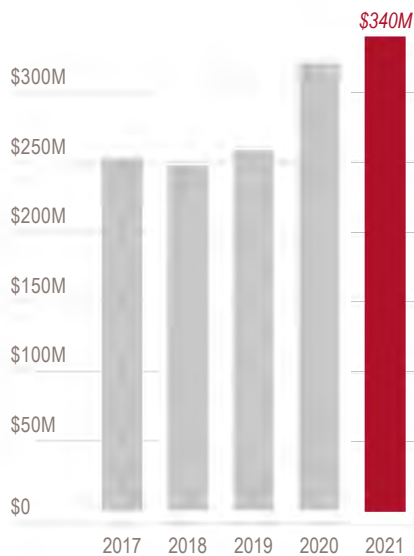
MW Builders is an employee-owned general contractor with offices in Austin, Dallas, Jacksonville, Midland, and Kansas City. Founded in 1971, MW Builders has grown into an ENR Top 400 Contractor performing over \$340 million in revenue for private and public sector clients in a variety of market segments. Licensed/registered in 38 states, we offer our clients the focus of a local builder with the wide presence, perspective and expertise of a national contractor.

### WHERE WE BUILD

With a focus on serving our clients across the country, as well as our regional markets MW Builders has performed work in more than 40 states.

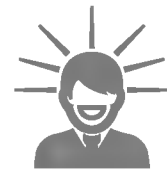


### MW BUILDERS REVENUE



### PRIDE OF OWNERSHIP

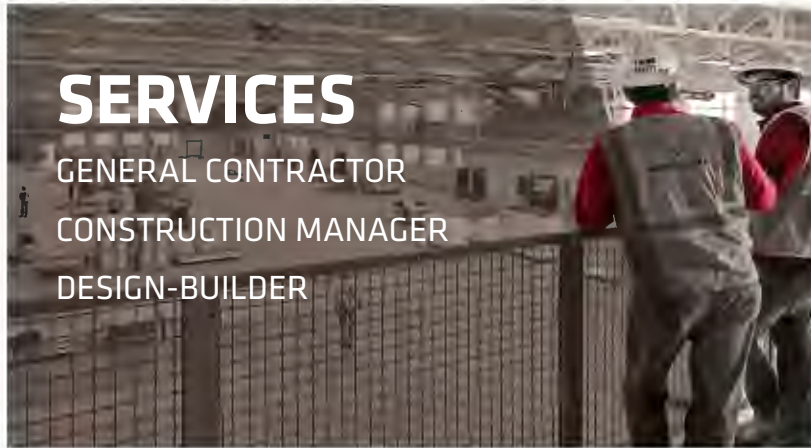
MW Builders is a 100% employee-owned company. Employee ownership—and the pride, dedication, and commitment to excellence that comes with it—is the bond that unites our people. It's the thread that connects us all to our common goal. The goal to ensure project success no matter what it takes is at the forefront of all we do, because our clients' success is instrumental to ours.



Having a stake in the game is more than just ownership, it's a mindset—pride in a job well done and a desire to improve every day.

## WHAT WE DO

Just as every tool has its place and function on the job site, MW Builders believes that project delivery methods should be tailored to best fit the Owner's requirements. Our success at fulfilling our clients' needs is evidenced by our number of repeat clients.



## INDUSTRIES

- corporate
- education
- hospitality
- industrial
- mixed use / retail
- multifamily
- public
- senior living
- student housing

## TRUE BUILDERS

MW Builders employs more than 200 qualified professionals and skilled craftsmen who are experienced in a diverse array of projects. Our team stands out for its client focus while delivering superior project management and a product of the highest quality.

In addition to general construction services, we leverage our areas of expertise to create processes and utilize technology to provide value-added services to our clients.

### OUR VISION

*To be a trusted partner that leads our industry with talent, heart, and services, creating environments that improve people's lives.*



PRECONSTRUCTION



QUALITY CONTROL



BUILDING INFORMATION MODELING



SUSTAINABILITY



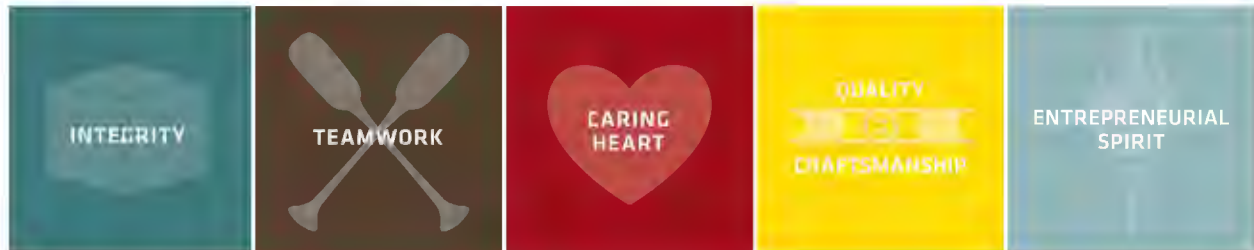
PROJECT SCHEDULING



SELF-PERFORMANCE

## VALUES

Our five core values drive our daily decisions and epitomize who we are as a company and as people. Just working day in and day out to do business — and life — the right way. With a focus on teamwork, quality craftsmanship, caring heart, entrepreneurial spirit, and, above all else, integrity, our values remain at the core of who we are, and who we have been from day one. No doubt, they're the reason behind our past successes and will continue to shape our vision for sustained success in the future.



## SAFETY

Our team knows that safety isn't a rule book, it is a culture that must be established and adopted by all for us to succeed.

MW Builders' safety program is structured to provide the shortest distance possible between the highest level of management and the work being performed on each of our jobsites.

Our safety leadership regularly visits each of our project sites and supports our project teams to effectively implement our safety program.





## STRONG FINANCIAL PARTNER

When choosing a builder, we know you are looking for a construction partner with financial stability and a proven track record. A compelling indicator of our extremely strong financial position is the ongoing confidence displayed by our surety, the Chubb Group of Insurance Companies. MW Builders has seen our bonding line steadily increase over the past 20 years.

Over time, we've built lasting financial relationships thanks to our proven success as a strong partner. While we are innovative in our approach to our projects, our conservative financial management has led to continued growth and stability.

"MW Builders has been a valued customer of UMB Bank for more than 50 years. Throughout this time, the management of this industry leader has demonstrated the highest level of integrity... We are proud to be MW Builders' bank."

**Jim Sangster**, *President*  
UMB Bank

**SINGLE PROJECT LIMIT: \$250 MILLION**

**AGGREGATE BONDING CAPACITY: \$1.5 BILLION**

## MMC CORP FAMILY

MW Builders is a part of MMC Corp, a holding company made up of three core construction services brands: general contractor, mechanical contractors, and specialty contractors. With more than **80 years of experience**, we have grown from a family business to a 100 percent employee-owned company.



### General Contractor



AUSTIN  
DALLAS  
JACKSONVILLE  
KANSAS CITY  
MIDLAND

[mwbuilders.com](http://mwbuilders.com)

### Mechanical Contractors



DES MOINES  
KANSAS CITY  
LAS VEGAS  
OMAHA  
NEW JERSEY

[mmcontractors.com](http://mmcontractors.com)



SAN DIEGO  
SACRAMENTO

[countywidems.com](http://countywidems.com)

### Specialty Contractor



RENO

[bcsnv.com](http://bcsnv.com)

# AE7 CREDENTIALS

2009

YEAR ESTABLISHED

*AE7 will be the lead architect and designer on the project. Our experience with design of public safety and municipal administrative facilities will allow us to craft for you a solution that addresses your long-term goals as well as accounts for the latest trends in the design of similar facilities.*

#54

US LARGEST AE FIRMS

**We believe in “The Experience.”  
Visionary. Memorable. Resilient.**

350+

EMPLOYEES  
WORLDWIDE

AE7 is a multi-disciplinary design firm that believes in a holistic approach to design and the transformational power of architecture to create thoughtful and meaningful solutions in the built environment. Our team thrives in developing focal points within communities, as well as planning communities that become destinations themselves.

challenges and opportunities of each project.

AE7 service offerings range from the inception and planning stages of the project through construction completion. We help clients bring the entire project vision to life, as well as achieve individual milestones crucial to the success of their project. We understand the importance of schedule and budget, the desire to achieve a design vision, the critical need to communicate and collaborate, and the hands-on nature of the construction process.

35+

EMPLOYEES IN  
THE U.S.

AE7 was established in 2009 by 7 renowned architects and engineers in Dubai, UAE. With many of the founders having roots in Pittsburgh, PA, we opened our first North American office there in 2014. In 2021, we opened our Jacksonville, FL office. Our firm has grown from 7 original principals to over 350 people globally. We are a collective group of architects, interior designers, planners, landscape architects, and project managers who seek integrated design solutions and creative problem-solving strategies that address the

We have experience with the design of multiple public safety (police, fire, and medic) and administrative building facilities. We will bring our know-how of the design of such facilities to the City of Bunnell to help create a solution that meets your needs and communicates your identity.

12

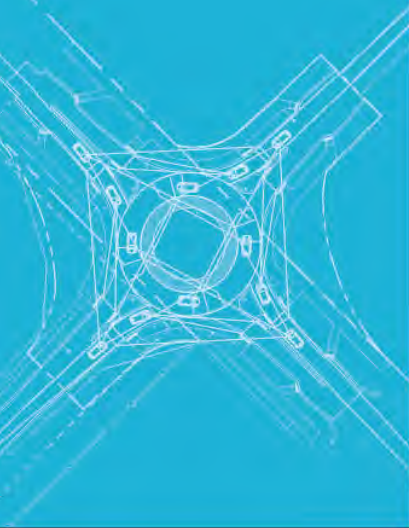
OFFICES

\$5.3B

UNDER  
CONSTRUCTION



AE7 North American team



# passion empowers progress



At CHW we survey, plan, design, engineer, administer and inspect with a purpose: to positively transform the communities we serve. From designing municipal projects to engineering new roadway systems, we empower progress, concept to construction; merging the practical and purposeful to move every client in the right direction.

## PROFILE

At the core of CHW is passion - for people, for our community, for progress - which drives everything we do. Perfecting the details of our craft and focusing on the bigger picture work hand-in-hand. **This simple idea has fueled us since 1988.** We strive to create meaningful change and have a vision that's anything but small.

We survey, plan, design, engineer, administer and inspect with a purpose: to positively transform the communities we serve. From designing municipal projects to engineering new roadway systems, we empower progress, concept to construction.

CHW offers turn-key solutions through our full-service professional disciplines and also delivers individual services, depending on our clients' specific project needs. The scope and content of our professional services match our clients' needs, from concept to completion specializing in:

- general civil engineering
- surveying + mapping
- planning
- urban design
- design + permitting
- transportation engineering
- traffic studies
- landscape architecture
- construction administration
- construction engineering inspection

## TYPE-S CORPORATION

	April 13, 1988
Chance & Causseaux	1988
Causseaux, & Ellington	1997
Causseaux, Hewett, Walpole, (dba CHW)	2007
Tax Payer ID#	59-2883104
Cage Code #	5LEB7
Duns #	187636238
Engineering	License No. CA5075
Surveying + Mapping	License No. LB5075
Landscape Architecture	License No. LA0001683
Land Planning	AICP/APA
Urban Design	AICP/PLA/ASLA/ISA
Graphic Design	AIGA
Construction Administration	CTQP/FDOT
Construction Engineering Inspector (CEI)	CTQP/FDOT

## OUR STAFF CONSISTS OF OVER 90 EMPLOYEES

### Engineering, Transportation and Land Development

- Professional Engineers
- LEED APs
- Project Engineers
- Engineering Interns
- CADD Designers
- Administrative Support Personnel

### Surveying + Mapping

- Professional Land Surveyors + Mappers
- Project Surveyors
- CAD Technicians
- Crew Chiefs
- Field Crews
- Instrument Persons
- Administrative Support Personnel

### Planning + Urban Design + Landscape Architecture

- AICP Certified Planners
- Urban Designer
- GIS Specialists
- Professional Landscape Architects
- Landscape Designers
- CAD Specialists
- Graphic Designers
- FAA Certified Drone Pilots
- Administrative Support Personnel

### Construction Administration & Engineering Inspection

- Professional Engineer
- Project Managers
- CTQP Certified Construction Inspectors
- Administrative Support Personnel

**Whether your project requires civil engineering, land planning, survey, landscape architecture or construction quality assurance, our expert staff represents your interests and project through the course of their approval. We focus on our clients' interests by delivering entitlements and permitting as expeditiously as practicable. CHW provides community leadership through convening stakeholders, uniting interests, and achieving clients' goals. We design our Advocacy around your program.**

At **TLC Engineering Solutions, Inc.** we are continuously learning and growing. Our vision to **THINK** boldly, **LISTEN** attentively, and **CREATE** passionately serves as the blueprint that guides our commitment of extreme service to our clients. TLC Engineering Solutions provides high-performance engineering design and consulting. Founded in 1955 and consistently ranked among the largest MEP and structural engineering firms in the country, we are an industry leader with expertise in diverse markets, from healthcare to education to aviation.

Headquartered in Orlando, Florida, TLC has eight offices across Florida as well as offices in Nashville, Tennessee; New Orleans, Louisiana; Dallas, Texas; Irving, Texas; Los Angeles, California, Philadelphia, Pennsylvania; Atlanta, Georgia; Chicago, Illinois; Milwaukee, Wisconsin; and Charlotte, North Carolina. Our highly qualified team of 400+ professionals includes professional engineers, LEED-accredited professionals, ACG-registered commissioning authorities, and specialists in acoustics, energy modeling, and technology. We provide comprehensive services that allow clients to collaborate with a dedicated team from start to finish.

Our services include:

- Mechanical, electrical, plumbing, and fire protection (MEP/FP)
- Structural
- Technology (Low Voltage)
- Acoustical
- Computer Applications
- Energy

*TLC Engineering Solutions, Inc. is an employee-owned corporation classified as a large business*

**FIRM'S CURRENT AND PROJECTED WORKLOAD**

PROJECT	LOCATION	OWNER	ARCHITECT	CONTRACT AMOUNT	SCHEDULED COMPLETION	% COMPLETE
CONFIDENTIAL - Industrial/Warehouse Building	Hutto, TX	CONFIDENTIAL	GBA	\$ 11,705,284	Dec-22	97.00%
CONFIDENTIAL - Industrial/Warehouse Building	Georgetown, TX	CONFIDENTIAL	GBA	\$ 18,971,000	Dec-22	95.00%
Oncor Hutto Distribution Service Center	Hutto, TX	Oncor Electric Delivery	Merriman Anderson Architects	\$ 8,064,558	Jan-23	95.00%
Round Rock Commerce Park Bldg. 1	Round Rock, TX	Microchem Laboratory	Method Architecture	\$ 10,962,431	Dec-22	91.00%
CONFIDENTIAL - Industrial Building	Altoona, IA	CONFIDENTIAL	GBA	\$ 29,569,807	Dec-22	91.00%
Barracks Renovation (Buildings 7614, 7616, 7648)	Ft Riley, KS	US Army Corps of Engineers	GLMV Architecture	\$ 36,241,794	Feb-23	90.00%
CONFIDENTIAL - Industrial/Warehouse Building	Dallas, TX	CONFIDENTIAL	GBA	\$ 22,525,484	May-23	87.00%
CONFIDENTIAL - Industrial/Warehouse Building	Hutto, TX	CONFIDENTIAL	GBA	\$ 13,851,360	Jan-23	78.00%
Live Oak Phase II	The Colony, TX	Link Logistics	GSR-Andrade	\$ 55,953,506	May-23	77.00%
Oncor Odessa Service Center	Odessa, TX	Oncor Electric Delivery	Roe Design Group, LLC	\$ 5,285,275	Jan-23	72.00%
CONFIDENTIAL - Industrial/Warehouse Building	Georgetown, TX	CONFIDENTIAL	GBA	\$ 13,855,500	Feb-23	65.00%
CONFIDENTIAL - Industrial/Warehouse Building	Georgetown, TX	CONFIDENTIAL	GBA	\$ 16,059,500	Mar-23	64.00%
TrueHarvest Phase 2	Belton, TX	True Harvest Farms, LLC	MODA	\$ 20,068,000	Jan-23	62.00%
CONFIDENTIAL - Industrial/Warehouse Building	Tulsa, OK	CONFIDENTIAL	GBA	\$ 13,411,200	Jun-23	62.00%
Village Cooperative of Overland Park Senior Apartments	Overland Park, KS	Real Estate Equities Development	Real Estate Equities Architecture	\$ 15,806,802	Apr-23	59.00%
Community National Bank Odessa Branch	Odessa, TX	Community National Bank	Rhotenberry Whellen Architects	\$ 5,705,440	May-23	50.00%
Vue on West Parker	Baton Rouge, LA	Fountain Residential	Stuart I. Roosth Architects	\$ 28,304,346	Jun-23	45.00%
UTPB Dunagan Library & CEED Renovations	Odessa, TX	University of Texas Permian Basin	Parkhill	\$ 4,922,493	Dec-22	44.00%
United Alloy - Phase II	Seguin, TX	United Alloy, Inc.	GBA	\$ 11,300,000	Apr-23	43.00%
UEPH Barracks Replacement	Fort Hood, TX	US Army Corps of Engineers	GLMV Architecture	\$ 36,693,282	Jul-23	29.00%
City of Midland Utilities Service Center	Midland, TX	City of Midland	Parkhill	\$ 11,472,440	Oct-23	27.00%
Odessa College Wood Health Sciences Building	Odessa, TX	Odessa College	JSA Architects, Inc.	\$ 26,877,000	Dec-23	18.00%
Aspen Heights Bloomington	Bloomington, IN	Aspen Heights Partners East	Kitchen & Associates	\$ 56,312,895	Apr-24	16.00%
Village Cooperative of Century Hills	North Richland Hills, TX	Real Estate Equities Development	Real Estate Equities Architects	\$ 20,537,392	Oct-23	15.00%
Woodside Village Gym Renovation	Westwood, KS	Tanner & White Properties	Hufft	\$ 6,386,522	Jan-23	15.00%
Midland Children's Rehabilitation Center Pool Renovations	Midland, TX	Midland Children's Rehabilitation Center	Rhotenberry Wellen Architects	\$ 3,311,894	May-23	8.00%
CONFIDENTIAL - Industrial/Warehouse Building	Georgetown, TX	CONFIDENTIAL	GBA	\$ 27,490,000	Sep-23	5.00%
Villages at Twin Creeks	Kansas City, MO	Red River Development	Studio 45 Architects	\$ 52,000,000	Oct-24	3.00%
Ameristar Restrooms Renovation	Kansas City, MO	Ameristar Casinos, Inc.	Clockwork	\$ 470,864	Jan-23	1.00%



## ***SECTION C***

### **FIRM'S APPROACH AND METHODOLOGY**

## APPROACH AND METHODOLOGY

---

MW Builders' design-build experience on projects similar in size and scope makes us the best choice for the City of Bunnell and its Design-Build Administration/Police Department Complex project. We have successfully delivered many similar projects—meeting and exceeding the stated requirements while delivering the best value and staying within budget.

MW Builders will deliver on our promises starting in preconstruction and continuing through construction and post-construction by:

- Assembling a well-qualified design-build team to include AE7, CHW Professional Consultants, and TLC Engineering Solutions. Each of these firms' track records and our relationships with them ensure ease of collaboration and a united team working toward the same goals for your project.
- Thoroughly reviewing and fully understanding the RFP requirements, applicable codes, and standards.
- Analyzing local and regional construction markets to determine the best strategy and delivery plan for your project.
- Providing a proactive construction team that will put the needs of the project first.

MW Builders is well-versed in the design-build delivery method and its simple approach to construction: a team, working together from concept to completion, with open communication and focused collaboration. The result for the City of Bunnell is a streamlined design and construction process, accelerated completion, and simplified contracting.

Our design-build capabilities are a source of pride for MW Builders and our design team. Our firsthand know-how of this process enables owners to trust that we're the design-build team to deliver their project on time and on budget.

### PRECONSTRUCTION AND DESIGN TEAM PROCESS

MW Builders will be the primary point of contact for the City of Bunnell throughout the project. We will ensure the entire team has open collaboration and MW Builders will engage in every portion of the project to fully understand the proposed design, ultimately resulting in final documents that match the proposed RFP and proposal. Specifically, the items listed below describe our project approach and the accuracy of our documents as well as ensure the project stays on schedule from start to finish:

#### Project Approach and Process of Preconstruction

- Develop a contact distribution list, which allows for open communication and emphasizes the importance of including MW Builders on all correspondence.
- Team kick-off meeting
  - o Confirm project scope with conceptual plans, RFP, and proposal
  - o Review project phasing and potential challenges associated with this project
  - o Identify the primary objectives moving forward
  - o Establish a working list of design coordination items and responsibilities for these items
  - o Establish design dates for review of progress documents
  - o Identify any challenges for this project.
- Establish all open items for coordination, responsible disciplines, and dates information is required.
- Determine dates for design review meetings to be associated with design milestones. These meetings will be a complete review of the project to verify that all scope items have been incorporated into the plans and that pending questions are addressed and assigned to a team member. These meetings can be done in person or via WebEx with all relevant team members.
- Construction documents will be generated and reviewed by MW Builders and then sent to the owner for review. As stated above, a complete review of these plans with the owner and any other consultants will also be provided. Each design consultant will establish an in-house review process where their senior designer will do a complete review prior to distributing plans. Any review comments moving forward will be noted and marked with a review date.
- Establish weekly design review meetings to ensure progression of the design drawings.

### Document Control and Design Updates

- MW Builders will utilize an upload site where all design team members can upload/download documents. We will also send out a link to the owner and any other team members to review these documents as they have been updated.
- This process allows the team to store all progress sets of plans, all redline notes, and related design material throughout the project.
- This same quality control will be utilized for document storage throughout preconstruction, the permitting process, and final owner review.
- MW Builders will utilize Procore, our project management software, throughout the construction phase. It will be used for review of shop drawings, RFIs, daily reports and project documentation, and completion of as-builts.

### Schedule

Planning and scheduling a project involves everyone on the project team. All stakeholders must buy in to the schedule in order for it to be attainable. The schedule will consist of two primary aspects, including 1) Design and Preconstruction and 2) Construction. The entire team will play a role in developing the schedule with MW Builders taking input from all disciplines and developing an overall schedule that everyone can work with moving forward. MW Builders' project controls team will work with the project team in developing and managing the project schedule. Experience with scheduling and delivering projects on time will greatly benefit the project team.

From the initial design kick-off meeting, the schedule will be a critical discussion and part of the team approach. As the design-builder, MW Builders will be actively involved to ensure this project stays on schedule. The initial schedule will include:

- Review dates for drawing completion at design milestones and review
- Permit submittal and AHJ review
- Construction state date
- Critical dates from the City of Bunnell and other stakeholders
- Critical phasing of the project and dates and duration of phasing
- Completion of the project

### CONSTRUCTION TEAM

MW Builders will be responsible for the complete design and construction of the Bunnell Administration/Police Department Complex project. We have outlined the responsibilities and lines of communication in our organizational chart in Section A as well as in the project flowchart on the following page, which demonstrates the lines of authority throughout the project.

The head of MW Builders' preconstruction team, James Johnson, will take the lead and be responsible for the overall design of the project and organization of the project team, ensuring proper personnel and resources are available. James and the team will open channels of communication for all members, fostering collaboration and teamwork. Isaac Byers, MW Builders' Division Manager and principal-in-charge, will be actively involved in the design and engineering of this project as well as ultimately responsible for overseeing the construction process.

MW Builders' project superintendent, Preston Sellers, and senior project manager, Sam Whetstone, will lead the construction team. As project superintendent, Preston will be responsible for:

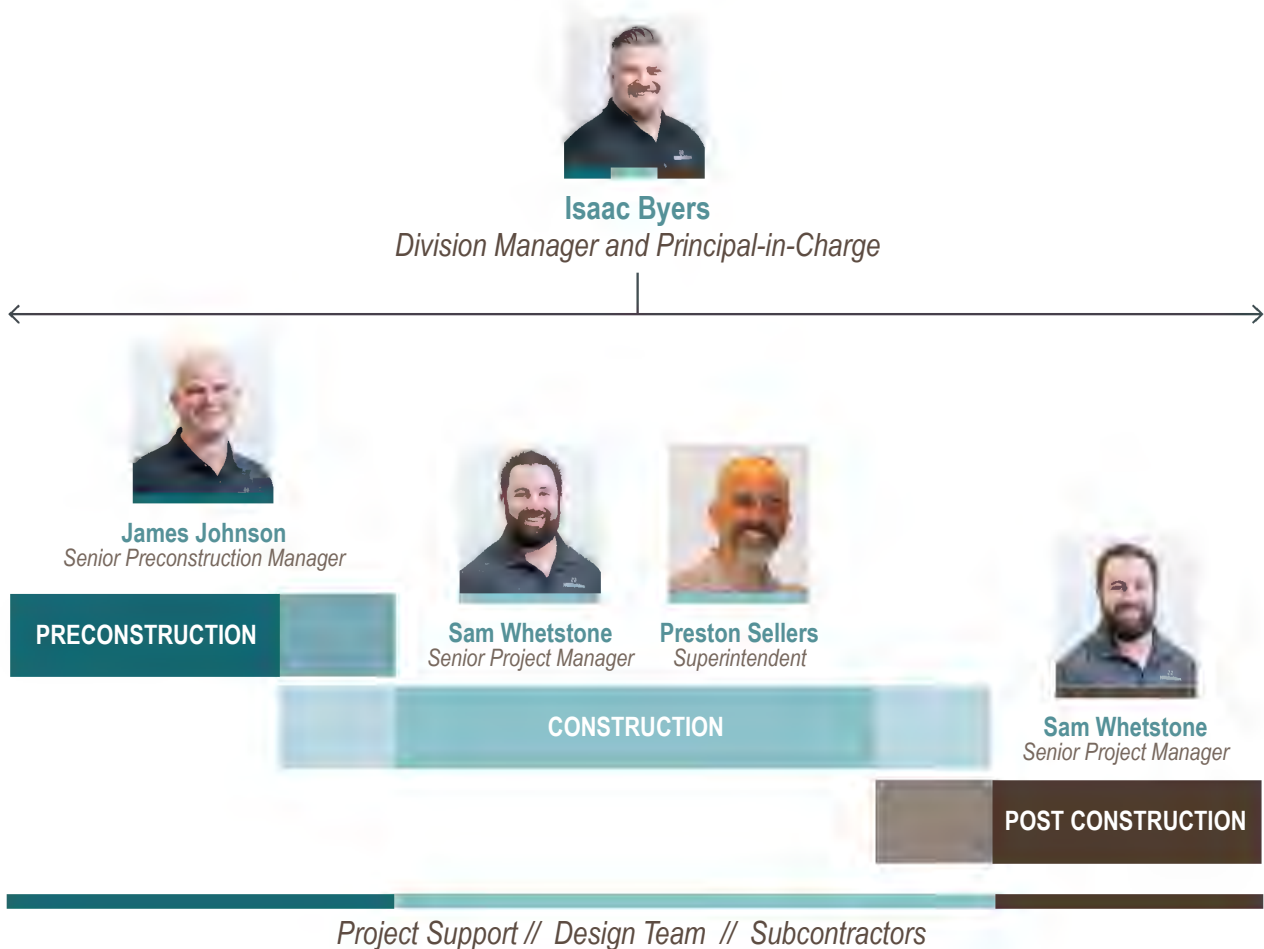
- Managing and supervising field operations during construction
- Maintaining the construction schedule
- Ensuring all quality standards are met or exceeded
- Management and supervision of all self-performed work

As senior project manager, Sam will be responsible for risk management associated with the design-build process. He is responsible for timely procurement and contracting, monitoring construction activities, and recommending appropriate plans to maintain the schedule. His duties include:



- Managing costs on the project
- Handling procurement, preparation, issuing, and management of subcontracts/purchase orders
- Preparing applications for payment
- Approving subcontractor and vendor invoices
- Preparing and negotiating change orders
- Supporting the administrative duties of the quality control program

MW Builders' construction team will also include support services from our project controls personnel, general superintendent, and corporate safety management.



**Schedule**

After a successful design phase is completed, it is critical to maintain a primary focus on schedule. We will ensure buy-in of all subcontractors and suppliers at this point, as well as all other phases of construction. The key players in implementing the project schedule will be MW Builders' project superintendent and senior project manager. MW Builders' project controls team will work with the project team in developing and managing the project schedule. We utilize CPM schedules on all of our projects using Phoenix scheduling software. Our proven experience delivering projects on time will greatly benefit the project team. MW Builders maintains a number of measures to ensure the project stays on schedule:

- The project superintendent is in charge of maintaining the project schedule. He will track progress, keep the schedule updated, and work closely with the project manager to ensure progress and critical items are tracked.
- Our project controls personnel will perform quality control on the schedule. Weekly project schedule update meetings are held between the project team and project controls personnel. These meetings are facilitated and documented in Procore

project management software. A project team meeting will be called if changes to the schedule are needed and revised logic will be communicated to the entire project team to gain buy-in.

- The most critical aspect to the schedule is clear communication and an understanding of expectations. MW Builders will generate a detailed schedule to include logic-ties, limiting resource constraints (such as cranes and limited manpower subcontractors). This will enable us to monitor their float and ensure adequate time periods. Use of these types of logic-ties also provides a more realistic and flexible schedule.

## QUALITY CONTROL

MW Builders is committed to providing a quality product to the City of Bunnell. The project's design and construction quality is ensured through the successful implementation of our quality control program. Our quality control organization for every project maintains a systematic approach for compliance with the contract documents during both design and construction.

During the design phase of this project, we will utilize the following quality control process:

- Initial kick-off meeting ensures accuracy and understanding of the full intent of the RFP. This meeting would be attended by the owner and design team and led by MW Builders.
- Meeting minutes and redline documents will be provided from the initial kick-off meeting as well as all subsequent design meetings.
- The multiple review process will help ensure that the end product fits the owner's needs and requirements.
- All design documents will be kept in one designated location.

The following items will be addressed under the plan:

- Design documents according to the contract requirements
- Work defined by the plans and specifications
- All phases of work
- Approval of submittals
- Storage of materials and equipment
- Close-out documentation
- Control and systems testing to ensure that materials and quality of workmanship is acceptable to produce the required results

A high level of construction quality starts with a good set of plans and specifications. This documentation relays expectations to the project team, subcontractors, and suppliers. Once construction documents are complete, MW Builders executes subcontracts (including any additional scope clarifications) and purchase orders with subcontractors and suppliers, which provides a very detailed and clear scope of work.

Our project manager and superintendent will be responsible for the end product and for meeting quality expectations. To ensure quality, MW Builders will implement the following strategies:

- Engage the testing agency for review of testing requirements and outline a preliminary schedule as well as review any specific items they might need to see.
- Subcontractors will provide MW Builders a full submittal package for the project. MW Builders will review these and forward on to the required design team and owner's representative for review. Once approved, MW Builders will distribute these to the proper team members.
- All RFIs through construction will be distributed to all parties through ASI and include any required documentation back to the entire team.
- The project will be completed with a punch list and all closeout documents.
- Utilize Procore project management software to facilitate the quality control program. Procore is utilized by all of our project teams in the submittal process, RFI management, generation of daily reports an meeting minutes, quality control inspection and correction process, creation of as-builts drawings, and creation of safety observation reports.

MW Builders sufficiently staffs every project with qualified individuals possessing the knowledge and skills required to effectively perform their assigned duties.

Prior to starting scopes of work, a preparatory inspection process will be initiated to make sure:

- Contracts are executed and insurances are in hand.
- Submittals have been approved.
- Subcontractor project personnel are aware of all project specific requirements, including safety policies and procedures.
- Subcontractor means and methods are reviewed.

Upon commencement of each scope of work, an initial inspection will be scheduled and facilitated by our project team. This inspection will include, but is not limited to, the following:

- A check of work that ensures full compliance with the contract specifications and drawings are being met.
- A review of items discussed in the preparatory meeting.
- The establishment of acceptable levels of workmanship.
- Resolutions on any issues that have arisen to date.

The inspection process will continue through completion of each scope of work. Deficiencies noted by our project team will be communicated to the subcontractors and their correction will be documented.

The goal of the quality control program is to record and ensure correction of deficiencies and prevent them from occurring whenever possible.

### **COST CONTROL MANAGEMENT**

MW Builders is very familiar with the design-build process. With an ever-increasing number of our projects being design-build, we are very confident in this delivery method and maintaining the expectations of a project, as well as the budget. Along with MW Builders' attention to detail to maintain a quality project, also comes the same commitment to recognize the importance of maintaining a budget for the project. This clear understanding all starts with a detailed proposal and knowledge of the RFP. MW Builders will work diligently during the bidding process to secure accurate pricing and value for the scope of work provided in an effort to eliminate costly errors as the design continues. The items outlined below identify why MW Builders has a proven track record of completing similar projects in the same approach and maintaining a budget:

- During the bid process, MW Builders secures pricing for all major scopes of work based on the RFP and scope clarifications provided. This allows MW Builders to be competitively priced while at the same time confident that the proposed scope of work is covered.
- Through the design process, MW Builders will work internally to verify that all engineered plans are tracking the same design intent as the conceptual plans. If, for any reason, there are significant deviations, MW Builders will engage the design team to understand what is dictating the deviation and if there are any alterations that can be done in design to minimize costs.
- MW Builders' network of qualified subcontractors and suppliers has a proven history of performing on projects, not only on price, but also with regard to quality and safety. This provides both MW Builders and the City of Bunnell the assurance that the budget can be maintained during construction.
- During the design process, if there are changes to the project scope or any owner-initiated changes, MW Builders will provide back-up documentation of these changes, as well as costs and quantities associated. These changes will be handled as a change order and will require approval to incorporate into the design documents.
- Any changes to the work that occur during construction will also be handled as a change order with the same documentation.

The process outlined above is our standard process for lump sum and firm fixed price contracts. When operating under a GMP, the process is somewhat modified to fit the project requirements.

Prior to construction, MW Builders will provide the City of Bunnell with a schedule of values. This schedule of values will be based on each trade and allow the City the opportunity to review pay applications and compare percent billed vs. percent complete.

MW Builders will take the same approach with each subcontractor and make sure that their schedule of values matches their appropriate phases of work so that they can track percent complete. With the Procore project management software, we can also review the schedule and confirm the accuracy of the billing.

### **MUNICIPAL EXPERIENCE**

MW Builders has over 20 years of experience constructing projects for the Federal, State and local governments. Successfully delivering over \$1 billion in similar projects throughout the United States. Several of these projects are featured in our relevant experience section of this proposal. But we have considerably more relevant experience that falls outside the date in this RFQ request. We would be happy to provide any additional projects to be considered at the City of Bunnell's request.



## ***SECTION D***

**EFFECTS OF THE FIRM'S CURRENT AND PROJECTED  
WORKLOAD**

## ***CURRENT AND PROJECTED WORKLOAD IN RELATIONSHIP TO THIS PROJECT***

---

MW Builders understands and acknowledges the City of Bunnell's commitment to the completion of this project on time and within budget. We have the both the personnel and the resources to ensure the completion of this project for the city. Our Jacksonville office, which opened this year, is staffed with 11 qualified team members who are dedicated and able to take on new projects, including this Administration/Police Department Complex. MW Builders maintains a deep bench of available project managers, project engineers, and superintendents, many of whom reside in Flagler County.

We understand that the City of Bunnell requires the services of a Design-Build team having the time-proven values of integrity, quality craftsmanship, teamwork, and entrepreneurial spirit. We bring these values to every project and relationship to build partnerships that last. We stand ready to apply our values to equip the City of Bunnell to achieve a highly successful completion of this project, and we understand that the success of this high-profile project is of paramount importance.

We have included our current and projected workload on page 29 behind our Company Credentials in Section B. Please reference this list for our ongoing project progress as required by the RFP. We have a proven track record of and are confident in our ability to have adequate time available and personnel to complete services on schedule. We are also capable of providing any necessary additional backup staff members in the event of unforeseen circumstances.



## ***SECTION E***

LOCAL FIRMS

## **LOCAL FIRMS**

---

MW Builders will be performing this project out of our Jacksonville office, which is only an hour away from the project site. Many of our staff members in this office reside in Flagler County. Through this office, we employ all the necessary manpower and resources and stand fully available, prepared, and committed to the success of this project for the City of Bunnell and Flagler County, and we are excited for the opportunity to provide Design-Build services for you as a local and trusted construction partner.





## ***SECTION F***

### COMPLETENESS OF RESPONSE

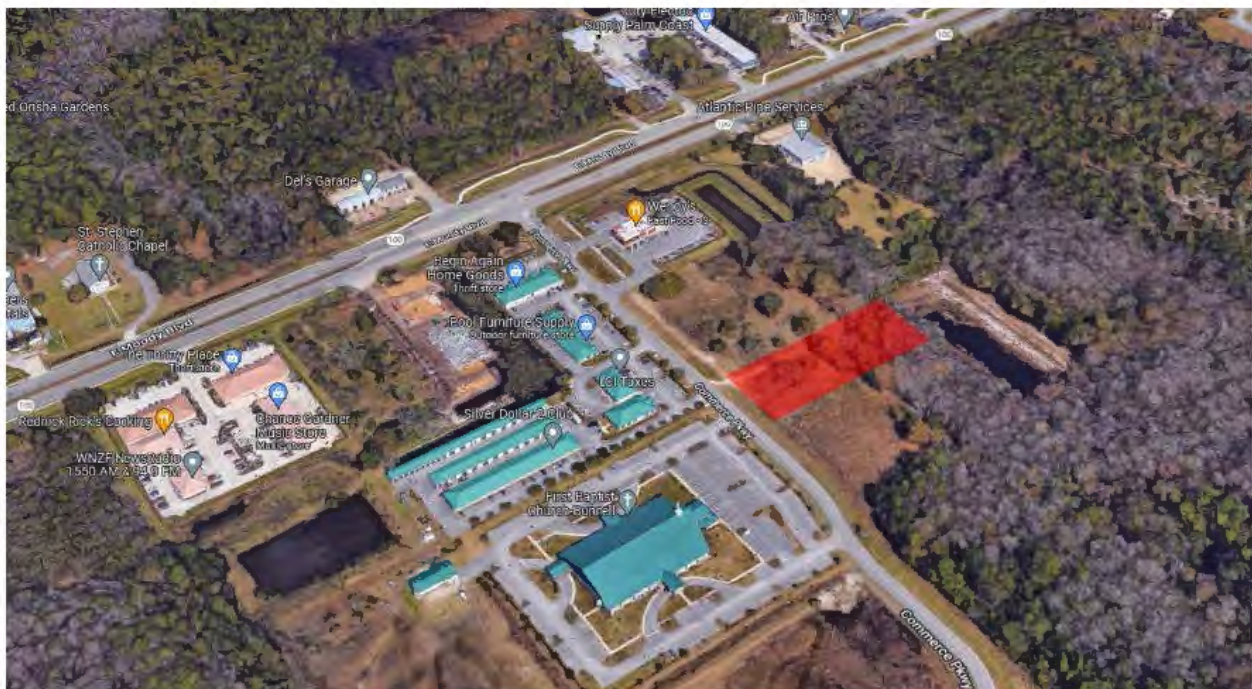
## OUR UNDERSTANDING OF THE PROJECT

### *MW Builders and AE7 believe that people come first.*

The City of Bunnell is looking to build a new home for the city officials as well as the Bunnell Police Department. The new administrative campus will be located at 2400 and 2430 Commerce Parkway, only a few miles away from the City's previous location at 201 West Moody Boulevard. Our design team will work with the City of Bunnell to design a cost-effective facility that is efficient and durable.

Our team understands the invaluable importance of City officials and first responder law enforcement officers working in a safe and pleasant environment that efficiently supports their professional mission as well as connects them to their community. Our team is dedicated to creating efficiently planned spaces that are welcoming, yet secure and easy to navigate. We have robust experience with design and construction of "last building standing" first responder projects that are hardened for natural disasters including floods and hurricanes as well as blast resistance and military grade hardening. Our team understands and implements current trends including Community Policing, Citizen Involvement (Community Space), Domain Awareness, Front-of-house / Back-of-house separation, Recruiting & Retention, Holding & Processing Technologies, Evidence Processing & Chain of Custody, Crime Labs, On-Site Training, Fitness, State of Emergency, Active Shooters, Facility Hardening, Co-Location or Campus Location With Allied Agencies, Body/Dash Cams and Cyber Presence. We design and build to rigorous energy performance standards resulting in low energy bills and a safer, cleaner interior environment and air quality for the users and visitors.

City and Public Safety facilities are a long-term investment and a home away from home for the first responders who work there. These facilities must be designed for flexibility of current and future use as well as for the durability of every day heavy use. Equally as important, they have to be designed to provide comfort and solace during the long shifts. Resilience, comfort, tailored future-proof solutions, and seamless integration with the existing community will be on the forefront of our design effort for this project. Our team has the experience, drive, and know-how to achieve this comprehensive vision for the City of Bunnell Administration/Police Department Complex.



Site location for the City of Bunnell Administration/Police Department Complex project



## ***SECTION G***

REFERENCES FOR FIRM AND ALL SUBCONSULTANTS

## **REFERENCES**

---

### **PROJECT REFERENCES**

Below are three references specific to projects included in this qualifications package.

#### **ODESSA FIRE AND RESCUE STATION #6**

##### **City of Odessa**

JoAnn Samaniego  
411 W. 8th Street  
Odessa, Texas 79761  
432.335.3253  
jsamaniego@odessa-tx.gov

#### **CITY OF MIDLAND FIRE STATIONS #5 & #11**

##### **City of Midland**

Regina Stephenson  
300 N. Lorraine Street  
Midland, Texas 79702  
432.685.7233  
rstephenson@midlandtexas.gov

#### **MIDLAND MUNICIPAL COURTHOUSE**

##### **City of Midland**

Robert Patrick  
300 N. Lorraine Street  
Midland, Texas 79702  
432.685.7205  
rwpatrick@midlandtexas.gov

## REFERENCES/AE7

### HARMONY FIRE DEPARTMENT

#### Harmony Fire Station

**Kevin Behun**

President

724.584.6933

kbehun@harmonyfire22.org

### CITY OF PITTSBURGH

#### East Liberty Fire and Police Station

City of Pittsburgh Department of Public Works

**Claire Mastroberardino**

Senior Project Manager

Bureau of Facilities - Architecture Division

p: 412.255.8911

c: 412.523.0594

claire.mastroberardino@pittsburghpa.gov

#### Northside EMT

**Felipe Palomo LEED AP BD+C**

Project Manager

Bureau of Facilities - Architecture Division

Department of Public Works

c: 412.508.8171

p: 412.255.2668

felipe.palomo@pittsburghpa.gov

#### City of Pittsburgh 412 Boulevard of the Allies Office Renovations

**Calli Baker**

Senior Project Manager

Dept. of Public Works, Bureau of Facilities

412.255.2604

calli.baker@pittsburghpa.gov

#### HOUSING AUTHORITY OF THE CITY OF PITTSBURGH

#### HACP 412 Boulevard of the Allies Office Renovations

**Alexis Narotsky**

Development Manager

Development & Modernization Dept.

Housing Authority City of Pittsburgh

412.643.2762

alexis.narotsky@hacp.org





# ***APPENDIX A***

REQUIRED FORMS PACKET



**APPLICATION FORM**  
**CITY OF BUNNELL**  
**ADMIN/POLICE DEPT COMPLEX**  
**DESIGN BUILD PROJECT**

RFQ-2022-02  
 ISSUED BY: LAKESHA BYRD  
 FINANCIAL SERVICES COORDINATOR  
 PHONE NO: (386) 437-7500  
 FAX NO (386) 437-7503  
 EMAIL: LBYRD@BUNNELLCITY.US

**SUBMIT QUALIFICATIONS PACKAGE PRIOR TO:**  
**CLOSING DATE: NOVEMBER 14, 2022**  
**CLOSING TIME: 10:00 A.M.**

**SUBMIT TO:**  
**LAKESHA BYRD**  
**604 E MOODY BLVD., - SUITE 6**  
**BUNNELL, FL 32110**

**PROJECT TITLE & DESCRIPTION:**

**BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX**  
**DESIGN BUILD PROJECT**

THE RESPONDENT HEREBY AGREES TO FURNISH THE SERVICES PURSUANT TO ALL REQUIREMENTS, SPECIFICATIONS, AND SCOPE OF SERVICES CONTAINED IN THIS SOLICITATION DOCUMENT, AND FURTHER AGREES THAT THE LANGUAGE OF THIS DOCUMENT SHALL GOVERN IN THE EVENT OF A CONFLICT WITH HIS OR HER RESPONSE. BY MY SIGNATURE I CERTIFY THAT THIS RESPONSE IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, OR CONNECTION WITH ANY CORPORATION, FIRM, BUSINESS ENTITY, OR PERSON SUBMITTING A RESPONSE FOR THE SERVICES, AND IS IN ALL RESPECTS FAIR AND WITHOUT COLLUSION OR FRAUD.

**THIS APPLICATION FORM MUST BE SIGNED TO BE CONSIDERED FOR**

COMPANY NAME: MW Builders, Inc.

DATE: 11/16/2022

MAILING ADDRESS: 6800 Southpoint Parkway, Suite 980

PHONE: 904.916.0830

FAX: 512.687.6401

CITY: Jacksonville

STATE: Florida

ZIP: 32216

**TITLE OF AUTHORIZED REPRESENTATIVE:**

Division Manager

E-MAIL: [ibyers@mwbuilders.com](mailto:ibyers@mwbuilders.com)

WEB URL: <https://www.mwbuilders.com/>

AUTHORIZED SIGNATURE:

PRINTED NAME: Isaac Byers



### **ADDENDUM NO. 01**

This addendum is issued as part of the specifications and contract documents entitled:

**REQUEST FOR QUALIFICATIONS STATEMENTS (RFQ) FOR  
BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
DESIGN – BUILD PROJECT  
RFQ No: 2022-02**

**Date Issued:** October 31, 2022

#### **A. QUESTIONS & ANSWERS**

Question 1: Can the City Publish the Sign-in Sheets from the Mandatory Pre-Submission Meeting held on Wednesday October 26, 2022?

**Answer 1: Yes, the three (3) Sign-in Sheet pages as well as two (2) pages of all the business cards collected have been included as part of this Addendum.**

Question 2: How many Selection Committee Members will there be, and will the scoring be subjective?

**Answer 2: There will be seven (7) Selection Committee members. Yes, there is a degree of subjectivity with scoring based upon each reviewer's interpretation of the qualifications packet and published scoring criteria.**

Question 3: Does the City need to stick to the estimated Budget?

**Answer 3: The City would like the Contractors to make every effort to stick to the estimated budget but the City understands that some of the elements may change in order to stick to the Budget. The City also understands that construction and material costs are increasing in this uncertain economic climate.**

Question 4: Is the City expecting a final design and construction budgets as part of Submitted RFQ Packet?

**Answer 4: The Concepts included within the RFQ are just that, Concepts. The Concepts are intended to be a starting point and changes to create the official design will be performed after the project is awarded via communication and meetings with the City. A final design is not expected as part of the RFQ packet. The primary purpose of the RFQ is to select the firm that will work best with the City through all project phases by having the time to devote to this project, a history of finishing projects on time and within budget. Please submit an anticipated project budgets for design and construction completion.**

Question 5: Is the project agreement available for review?

**Answer 5: The project agreement is unavailable at this time and will be presented at the time of award. Tasks and deadlines will be discussed and finalized within the agreement.**



Question 6: Will the number of required reference letters count toward the total page limit?

**Answer 6: Per Section IX Proposal Submission of the RFQ, required forms are excluded from the page count. Section IX.B. Required Forms Packet (Item 10) lists Client Reference Letters as a required form. Please note that no more than 5 reference letters are to be provided. To further clarify, kindly provide reference letters as follows: Three (3) for the Contractor, one (1) for the Architect and one (1) for the Civil Engineer. Limit each reference letter to one (1) single sided page.**

Question 7: Will a firm lose points or be disqualified for exceeding the page limit?

**Answer 7: Per Section IX Proposal Submission of the RFQ: Submissions in excess of 55 pages will not be disqualified; however, clarity, conciseness, and brevity will be scored in Completeness and Response evaluation.**

Question 8: Would the City like Hourly Rates Fee Schedules to be included with the Qualifications Submittal?

**Answer 8: Yes, please provide Hourly Rates Schedules for the Contractor, Architect and Civil Engineering Firms selected to be a part of the proposed team.**

Question 9: Project specific details regarding Tracts A & B and Lots 1 through 5 were asked at the Pre-Submittal meeting.

**Answer 9: It was clarified that the primary purpose of RFQ is for the City to evaluate the qualifications submissions and select the most qualified Contractor and Team to award the project to. Specific project details will be worked out with the selected Contractor Team during the actual project design.**

Question 10: Will the three (3) shortlisted most qualified firms have the opportunity to perform presentations to or interview with the City prior to final selection? If yes, when?

**Answer 10: Per Section V Selection Process of the RFQ: At the City's sole discretion, Proposers may be invited to appear for interviews by the Technical Review Committee or be asked to further demonstrate their qualifications, at a time and date to be determined by the City. It is important to note that per Section VII Evaluation Criteria, Point System: Shortlisted Firms will be reevaluated based upon the maximum total points of 280 per selection committee member for presentation/interview or written questions in lieu of presentation/interviews. Points are non-cumulative between the written Statement of Qualifications phase and the interview phase.**

Question 11: City of Bunnell RFQ 2022-02 was posted on Construction Bulletin this morning. We have a depth of experience with this type of project but noticed that the RFQ cover page indicates a "Mandatory Pre-Submittal Meeting" occurred yesterday.

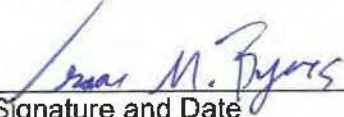
Please confirm if we are eligible to pursue this RFQ or if our non-attendance at the meeting automatically disqualifies our firm.

**Answer 11: The City is confirming that the Mandatory Pre-Submittal Meeting was indeed mandatory and non-attendance at the meeting would automatically disqualify the Primary Contractor for nonattendance. To further clarify, it was specifically mandatory for the Primary Design Build Contractor to be present at the Mandatory Pre-Submittal Meeting and any Contractor not present would be disqualified. If the Architectural Firm and/or Civil Engineering Firm that the Primary Design Build Contractor chooses to select was not present, the RFQ will not be disqualified.**

Question 12: In regard to RFQ 2022-02, Section VII, Letter F. Effects of the Firms Current and Projected Workload, can you please confirm that the Firm's current workload, is in regard to the prime firm alone, and not the subconsultants? If not, is providing a three-year current and projected forecast for the key personnel's workload acceptable?

**Answer 12: The purpose of this section is to determine the Firms current and projected workload. As indicated in Section 1 of this section: the selection committee will consider the number of full and part time employees of the Firm and their sub-consultants. Answering the above question more specifically; yes, providing the three-year current and projected forecast for the key personnel's workload for the Prime Firm (being the Design Build Contractor), the Architectural Firm and the Engineering Firm will be acceptable.**

**ACKNOWLEDGEMENT:**

 11/14/2022  
Signature and Date

Isaac Byers, Division Manager  
Printed Name and Title

MW Builders, Inc.  
Company Name

**PLEASE ACKNOWLEDGE AND INCLUDE THIS ADDENDUM IN YOUR RFQ SUBMISSION PACKET**  
**END ADDENDUM NO. 01**



City of Bunnell  
604 E. Moody Blvd. Unit 6  
Bunnell, FL 32110

**ADDENDUM NO. 02**

This addendum is issued as part of the specifications and contract documents entitled:

**REQUEST FOR QUALIFICATIONS STATEMENTS (RFQ) FOR  
BUNNELL ADMINISTRATION/POLICE DEPARTMENT COMPLEX  
DESIGN – BUILD PROJECT  
RFQ No: 2022-02**

**Date Issued:** November 09, 2022

Due to Subtropical Storm Nicole and the Declared Executive Order Number 22-253 from Governor Ron DeSantis, the City of Bunnell will extend the Qualifications Statement Due Date and Opening times.

The updated RFQ Due Date and Time will be:

**Wednesday November 16, 2022 no later than 10:00 am**

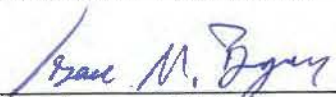
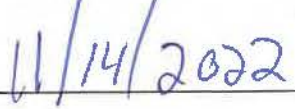
The Mailing and Delivery addresses will remain as indicated in the original RFQ.

The updated RFQ opening date & time will be:

**Wednesday November 16, 2022 at 10:30 am**

The RFQ Opening location will remain as indicated in the original RFQ.

**ACKNOWLEDGEMENT:**

   
\_\_\_\_\_  
Signature and Date

Isaac Byers, Division Manager  
\_\_\_\_\_  
Printed Name and Title

MW Builders, Inc.  
\_\_\_\_\_  
Company Name

**PLEASE ACKNOWLEDGE AND INCLUDE THIS ADDENDUM IN YOUR RFQ SUBMISSION PACKET**

**END ADDENDUM NO. 02**

**PROPOSER'S CONTACT INFORMATION FORM**

**PROPOSER'S INFORMATION**

FIRM NAME:	MW Builders, Inc.
FIRMS PRINCIPAL ADDRESS:	3712 Helios Way Pflugerville, TX 78660
FEIN #:	48-1252571

**BUSINESS STRUCTURE**

CORPORATION, JOINT VENTURE, OR PARTNERSHIP: PROPOSERS SUBMITTING QUALIFICATIONS STATEMENTS AS A JOINT VENTURE SHALL SUBMIT A COPY OF THEIR JOINT AGREEMENT. IF A JOINT VENTURE OR PRIME/SUB-CONTRACTOR ARRANGEMENT OF TWO (2) FIRMS, INDICATE HOW THE WORK WILL BE DISTRIBUTED BETWEEN THE PARTNERS.

BUSINESS STRUCTURE	INDICATE BY (X)	COPY OF JOINT VENTURE AGREEMENT ATTACHED (Y / N)	IF APPLICABLE, HOW WILL WORK BE DISTRIBUTED BETWEEN PARTNERS?
CORPORATION	X	N	N/A
JOINT VENTURE			
PARTNERSHIP			

IS YOUR COMPANY REGISTERED AND LICENSED IN THE STATE OF FLORIDA TO DO BUSINESS? XYES\_ NO

IF A JOINT VENTURE, HAS THIS PARTNERSHIP WORKED TOGETHER ON A SIMILAR PROJECT? \_\_YES\_ NO

**PROPOSER'S INFORMATION FORM**  
**(CONTINUED)**

**BUSINESS OFFICERS**

<b>POSITION</b>	<b>NAME</b>	<b>CONTACT INFORMATION</b>
PRESIDENT	Todd Winnerman	512.687.6400 twinnerman@mwbbuilders.com
VICE PRESIDENT	Jason Oldham	512.687.6413 joldham@mwbbuilders.com
VICE PRESIDENT	Aaron Hoelscher Bret Necessary, P.E.	Aaron Hoelscher: 512.687.6924 / ahoelscher@mwbbuilders.com Bret Necessary: 512.687.6410 / bnecessary@mwbbuilders.com
SECRETARY	Dustin DeWitt	913.956.3878 ddewitt@mmccorp.com
TREASURER	Dustin DeWitt	913.956.3878 ddewitt@mmccorp.com
PROJECT MNGR (ASSIGNED TO THIS PROJECT)	Isaac Byers, Division Manager Sam Whetstone, Senior Project Manager	Isaac Byers: 904.916.0830 / ibyers@mwbbuilders.com Sam Whetstone: 904.916.0840 / swhetstone@mwbbuilders.com

**BUSINESS LOCATION**

<p>ADDRESS OF OFFICE IN WHICH WORK IS TO BE PERFORMED FROM IF DIFFERENT THAN PRINCIPAL ADDRESS:</p> <hr/> <p>6800 Southpoint Parkway, Suite 980 Jacksonville, FL 32216</p>			
<p>DISTANCE FROM THE JOB SITE TO FIRMS BUSINESS ADDRESS: 64.9 MILES</p>			
<p>OTHER OFFICE LOCATIONS - LOCATION OF OTHER OFFICES FROM WHICH RESOURCES MAY BE DRAWN:</p> <table border="0"> <tr> <td>5920 Windhaven Parkway, Suite 110 Plano, TX 75093</td> <td>965 Advance Avenue Midland, TX 79701</td> <td>13725 W. 109th Street Lenexa, KS 66215</td> </tr> </table>	5920 Windhaven Parkway, Suite 110 Plano, TX 75093	965 Advance Avenue Midland, TX 79701	13725 W. 109th Street Lenexa, KS 66215
5920 Windhaven Parkway, Suite 110 Plano, TX 75093	965 Advance Avenue Midland, TX 79701	13725 W. 109th Street Lenexa, KS 66215	

## PROPOSER'S CERTIFICATION FORM

I HAVE CAREFULLY EXAMINED THE REQUEST FOR QUALIFICATIONS, INSTRUCTIONS TO PROPOSERS, GENERAL AND/OR SPECIAL CONDITIONS, VENDOR'S NOTES, SPECIFICATIONS, AND ANY OTHER DOCUMENTS ACCOMPANYING OR MADE A PART OF THIS REQUEST FOR QUALIFICATIONS.

I AGREE TO ABIDE BY ALL CONDITIONS OF THE RFQ AND UNDERSTAND THAT A BACKGROUND INVESTIGATION MAY BE CONDUCTED BY THE CITY OF BUNNELL PRIOR TO AN AWARD.

I CERTIFY THAT ALL INFORMATION CONTAINED IN THIS SUBMITTAL IS TRUTHFUL TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT I AM A DULY AUTHORIZED TO SUBMIT THIS QUALIFICATIONS STATEMENT ON BEHALF OF THE VENDOR / CONTRACTOR AS ITS ACT AND DEED AND THAT THE VENDOR / CONTRACTOR IS READY, WILLING AND ABLE TO PERFORM IF AWARDED THE CONTRACT.

I FURTHER CERTIFY, UNDER OATH, THAT THIS QUALIFICATIONS STATEMENT IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, CONNECTION, DISCUSSION, OR COLLUSION WITH ANY OTHER PERSON, FIRM OR CORPORATION SUBMITTING A QUALIFICATIONS STATEMENT FOR THE SAME PRODUCT OR SERVICE; NO OFFICER, EMPLOYEE OR AGENT OF THE CITY OF BUNNELL GOVERNMENT OR OF ANY OTHER PROPOSER INTERESTED IN SAID RFQ; AND THAT THE UNDERSIGNED EXECUTED THIS PROPOSER'S CERTIFICATION WITH FULL KNOWLEDGE AND UNDERSTANDING OF THE MATTERS THEREIN CONTAINED AND WAS DULY AUTHORIZED TO DO SO.

NAME OF BUSINESS MW Builders, Inc.

BY:

SIGNATURE

Isaac Byers, Division Manager

NAME & TITLE, TYPED OR PRINTED

6800 Southpoint Parkway, Suite 980

MAILING ADDRESS

Jacksonville, FL 32216

CITY, STATE, ZIP CODE

(904) 916.0830

TELEPHONE NUMBER

SWORN TO AND SUBSCRIBED BEFORE ME

THIS Sixteenth DAY OF

November, 2022

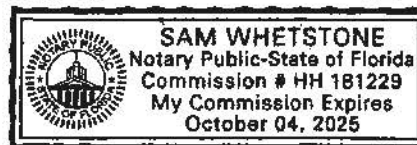
SIGNATURE OF NOTARY

NOTARY PUBLIC, STATE OF \_\_\_\_\_

PERSONALLY KNOWN

-OR-

PRODUCED IDENTIFICATION \_\_\_\_\_





**SWORN STATEMENT UNDER SECTION 287.133(3)(A), FLORIDA STATUTES,  
ON PUBLIC ENTITY CRIMES FORM**

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

THIS SWORN STATEMENT IS SUBMITTED TO THE CITY OF BUNNELL BY Isaac Byers, Division Manager  
(INDIVIDUAL'S NAME AND TITLE)

FOR MW Builders, Inc.  
(NAME OF ENTITY SUBMITTING SWORN STATEMENT)

WHOSE BUSINESS ADDRESS IS 6800 Southpoint Parkway, Suite 980 Jacksonville, FL 32216

AND (IF APPLICABLE) ITS FEDERAL EMPLOYER IDENTIFICATION NUMBER (FEIN) IS 48-1252571 (IF THE ENTITY HAS NO FEIN, INCLUDE THE SOCIAL SECURITY NUMBER OF THE INDIVIDUAL SIGNING THIS SWORN STATEMENT)

1. I UNDERSTAND THAT A "PUBLIC ENTITY CRIME" AS DEFINED IN SECTION 287.133(1)(G), FLORIDA STATUTES, MEANS A VIOLATION OF ANY STATE OR FEDERAL LAW BY A PERSON WITH RESPECT TO AND DIRECTLY RELATED TO THE TRANSACTION OF BUSINESS WITH ANY PUBLIC ENTITY OR WITH AN AGENCY OR POLITICAL SUBDIVISION OF ANY OTHER STATE OR WITH THE UNITED STATES, INCLUDING, BUT NOT LIMITED TO, ANY BID OR CONTRACT FOR GOODS OR SERVICES TO BE PROVIDED TO ANY PUBLIC ENTITY OR AN AGENCY OR POLITICAL SUBDIVISION OF ANY OTHER STATE OR A OF THE UNITED STATES AND INVOLVING ANTITRUST, FRAUD, THEFT, BRIBERY, COLLUSION, RACKETEERING, CONSPIRACY, OR MATERIAL MISREPRESENTATION.
2. I UNDERSTAND THAT "CONVICTED" OR "CONVICTION" AS DEFINED IN PARAGRAPH 287.133(1)(B), FLORIDA STATUTES, MEANS A FINDING OF GUILT OR A CONVICTION OF A PUBLIC ENTITY CRIMES, WITH OR WITHOUT AN ADJUDICATION OF GUILT, IN ANY FEDERAL OR STATE TRIAL COURT OF RECORD RELATING TO CHARGES BROUGHT BY INDICTMENT OR INFORMATION AFTER JULY 1, 1989, AS A RESULT OF A JURY VERDICT, NON-JURY TRIAL, OR ENTRY OF A PLEA OF GUILTY OR NOLO CONTENDERE.
3. I UNDERSTAND THAT AN "AFFILIATE" AS DEFINED IN SECTION 287.133(1)(A), FLORIDA STATUTES, MEANS: PREDECESSOR OR SUCCESSOR OF A PERSON CONVICTED OF A PUBLIC ENTITY CRIME: OR AN ENTITY UNDER THE CONTROL OF ANY NATURAL PERSON WHO IS ACTIVE IN THE MANAGEMENT OF THE ENTITY AND HOW HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME. THE TERM "AFFILIATE" INCLUDES THOSE OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS, AND AGENTS WHO ARE ACTIVE IN THE MANAGEMENT OF AN AFFILIATE. THE OWNERSHIP BY ONE (1) PERSON OF SHARES CONSTITUTING A CONTROLLING INTEREST IN ANOTHER PERSON, OR A POOLING OF EQUIPMENT OR INCOME AMONG PERSONS WHEN NOT FOR FAIR MARKET VALUE UNDER AN ARM'S LENGTH AGREEMENT, SHALL BE A PRIMA FACIE CASE THAT ONE PERSON CONTROLS ANOTHER PERSON. A PERSON WHO KNOWINGLY ENTERS INTO A JOINT VENTURE WITH A PERSON WHO HAS BEEN CONVICTED OF A PUBLIC ENTITY CRIME IN FLORIDA DURING THE PRECEDING THIRTY-SIX (36) MONTHS SHALL BE CONSIDERED AN AFFILIATE.
4. I UNDERSTAND THAT A "PERSON" AS DEFINED IN SECTION 287.133(1)(E), FLORIDA STATUTES, MEANS ANY NATURAL PERSON OR ENTITY ORGANIZED UNDER THE LAWS OF ANY STATE OR OF THE UNITED STATES WITH THE LEGAL POWER TO ENTER INTO A BINDING CONTRACT AND WHICH BIDS OR APPLIES TO BID ON CONTRACTS FOR THE PROVISION OF GOODS OR SERVICES LET BY A PUBLIC ENTITY, OR WHICH OTHERWISE TRANSACTS OR APPLIES TO TRANSACT BUSINESS WITH A PUBLIC ENTITY. THE TERM "PERSON" INCLUDES THOSE OFFICERS, DIRECTORS, EXECUTIVES,



PARTNERS, SHAREHOLDERS EMPLOYEES, MEMBERS, AND AGENTS WHO ARE ACTIVE IN MANAGEMENT OF AN ENTITY.

5. BASED ON INFORMATION AND BELIEF, THE STATEMENT WHICH I HAVE MARKED BELOW IS TRUE IN RELATION TO THE ENTITY SUBMITTING THIS SWORN STATEMENT. (YOU MUST INDICATE WHICH STATEMENT APPLIES.)

NEITHER THE ENTITY SUBMITTING THIS SWORN STATEMENT, NOR ANY OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS, OR AGENT WHO IS ACTIVE IN MANAGEMENT OF THE ENTITY, NOR THE AFFILIATE OF THE ENTITY HAS BEEN CHARGED WITH AND CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989.

THE ENTITY SUBMITTING THIS SWORN STATEMENT, OR ONE OR MORE OF THE OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS OR AGENT WHO ARE ACTIVE IN MANAGEMENT OF THE ENTITY, OR AN AFFILIATE OF THE ENTITY, HAS BEEN CHARGED WITH AND CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989.

THE ENTITY SUBMITTING THIS SWORN STATEMENT, OR ONE OR MORE OF THE OFFICERS, DIRECTORS, EXECUTIVES, PARTNERS, SHAREHOLDERS, EMPLOYEES, MEMBERS OR AGENTS WHO ARE ACTIVE IN MANAGEMENT OF THE ENTITY, OR AN AFFILIATE OF THE ENTITY, HAS BEEN CHARGED WITH AND CONVICTED OF A PUBLIC ENTITY CRIME SUBSEQUENT TO JULY 1, 1989. HOWEVER, THERE HAS BEEN A SUBSEQUENT PROCEEDING BEFORE AN ADMINISTRATIVE LAW JURY OF THE STATE OF FLORIDA, DIVISION OF ADMINISTRATIVE HEARINGS AND THE FINAL ORDER ENTERED BY THE ADMINISTRATIVE LAW JURY DETERMINED THAT IT WAS NOT IN THE PUBLIC INTEREST TO PLACE THE ENTITY SUBMITTING THIS SWORN STATEMENT ON THE CONVICTED VENDOR LIST. (YOU MUST ATTACH A COPY OF THE FINAL ORDER).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF BUNNELL IS FOR THE CITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31, OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE CITY PRIOR TO ENTERING IN TO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 2B7.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

*Isaac M. Byers*

SIGNATURE

11/16/2022

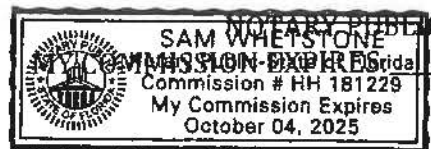
DATE

STATE OF Florida  
COUNTY OF Duval

PERSONALLY, APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY, Isaac Byers  
**(NAME OF INDIVIDUAL SIGNING)**

WHO, AFTER FIRST BEING SWORN BY ME, AFFIXED HIS/HER SIGNATURE IN THE SPACE PROVIDED ABOVE ON THE 16th DAY OF November, 20 22.

*[Signature]*



**CONFLICT OF INTEREST DISCLOSURE FORM**

I HEREBY CERTIFY THAT

1. I (*PRINTED NAME*) Isaac Byers AM THE (*TITLE*) Division Manager AND THE DULY AUTHORIZED REPRESENTATIVE OF THE FIRM OF (*FIRM NAME*) MW Builders, Inc. WHOSE ADDRESS IS 6800 Southpoint Parkway, Suite 980 Jacksonville, FL 32216 AND THAT I POSSESS THE LEGAL AUTHORITY TO MAKE THIS AFFIDAVIT ON BEHALF OF MYSELF AND THE FIRM FOR WHICH I AM ACTING; AND,
2. EXCEPT AS LISTED BELOW, NO EMPLOYEE, OFFICER, OR AGENT OF THE FIRM HAVE ANY CONFLICTS OF INTEREST, REAL OR APPARENT, DUE TO OWNERSHIP, OTHER CLIENTS, CONTRACTS, OR INTERESTS ASSOCIATED WITH THIS PROJECT; AND,
3. THIS PROPOSAL IS MADE WITHOUT PRIOR UNDERSTANDING, AGREEMENT, OR CONNECTION WITH ANY CORPORATION, FIRM, OR PERSON SUBMITTING A PROPOSAL FOR THE SAME SERVICES, AND IS IN ALL RESPECTS FAIR AND WITHOUT COLLUSION OR FRAUD.

EXCEPTIONS (LIST)

SIGNATURE: *Isaac M. Byers*

PRINTED NAME: Isaac Byers, Division Manager

FIRM NAME: MW Builders, Inc.

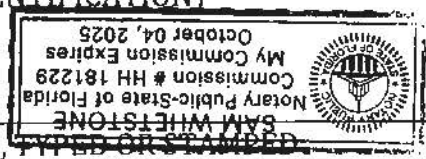
DATE: 11/16/2022

SWORN TO AND DESCRIBED BEFORE ME THIS 16th DAY OF November . 2022 .

PERSONALLY KNOWN X OR PRODUCED IDENTIFICATION \_\_\_\_\_  
(TYPE OF IDENTIFICATION)

MY COMMISSION EXPIRES 10-4-2025 NOTARY PUBLIC - STATE OF \_\_\_\_\_

(PRINTED, TYPED OR STAMPED)  
COMMISSIONED NAME OF NOTARY PUBLIC)



## COMPLIANCE WITH THE PUBLIC RECORDS LAW FORM

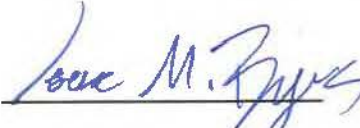
Upon notice of an intended decision or thirty (30) days after receiving, submittals become "public records" and shall be subject to public disclosure consistent with Chapter 119, Florida Statutes. Proposers must invoke the exemptions to disclosure provided by law in the response to the solicitation, and must identify the data or other materials to be protected, and must state the reasons why such exclusion from public disclosure is necessary. The submission of a Qualification authorizes release of your firm's credit data to City of Bunnell.

If the company submits information exempt from public disclosure, the company must identify with specificity which pages/paragraphs of their Qualification package are exempt from the Public Records Act, identifying the specific exemption section that applies to each. The protected information must be submitted to the City in a separate envelope marked accordingly.

By submitting a response to this solicitation, the company agrees to indemnify, defend, and hold harmless the City in the event we are forced to litigate the public records status of the company's documents.

Company Name: MW Builders, Inc.

Authorized representative (printed): Isaac Byers, Division Manager

Authorized representative (signature): 

Date: 11/16/2022

PROJECT NUMBER: RFQ-2022-02 - ADMINISTRATION/POLICE DEPARTMENT COMPLEX

## AMERICANS WITH DISABILITIES ACT AFFIDAVIT FORM

The undersigned CONTRACTOR swears that the information herein contained is true and correct and that none of the information supplied was for the purpose of defrauding the City.

The CONTRACTOR shall not discriminate against any employee or applicant for employment because of physical or mental handicap in regard to any position for which the employee or applicant for employment is qualified. The CONTRACTOR agrees to comply with the rules, regulations and relevant orders issued pursuant to the Americans with Disabilities Act (ADA), 42 USC s. 12101 et seq. It is understood that in no event shall the City be held liable for the actions or omissions of the CONTRACTOR or any other party or parties to the Contract for failure to comply with the ADA. The CONTRACTOR agrees to hold harmless and indemnify the City, its agents, officers or employees from any and all claims, demands, debts, liabilities or causes of action of every kind or character, whether in law or equity, resulting from the CONTRACTOR's acts or omissions in connection with the ADA.

CONTRACTOR: MW Builders, Inc.  
 Signature: *Isaac M. Byers*  
 Printed Name: Isaac Byers  
 Title: Division Manager  
 Date: 11/16/2022

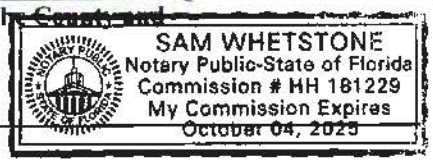


Affix Corporate Seal

STATE OF \_\_\_\_\_ )  
 ) ss  
 COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this Sixteenth day of November, 2022, by MW Builders, Inc. (a \_\_\_\_\_ firm), on behalf of the firm. He/She is personally known to me or has produced \_\_\_\_\_ identification.

Print name Sam Whetstone  
 Notary Public in and for the ~~County of~~ \_\_\_\_\_  
 State Aforementioned  
 My commission expires: \_\_\_\_\_



**VENDOR CERTIFICATION REGARDING SCRUTINIZED COMPANIES LIST**

**\*If bid amount is less than one million dollars (\$1,000,000), this form is not required.**

**Respondent Vendor's Name:** MW Builders, Inc.

**Vendor FEIN:** 48-1252571

**Authorized Representative's Name:** Isaac Byers

**Authorized Representative's Title:** Division Manager

**Address:** 6800 Southpoint Parkway, Suite 980

**City:** Jacksonville **State:** FL **Zip:** 32216

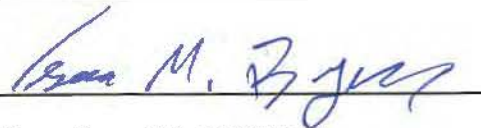
**Phone Number:** 904.916.0830

**Fax Number:** 512.687.6401

Section 287.135, Florida Statutes, prohibits agencies from contracting with companies for goods or services of one million dollars (\$1,000,000) or more that are on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. Both Lists are created pursuant to section 215.473, Florida Statutes.

As the person authorized to sign on behalf of Respondent, I hereby certify that the company identified above in the section entitled "Respondent Vendor's Name" is not listed on either the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney's fees, and/or costs.

**Certified By:** Isaac Byers, who is authorized to sign on behalf of the above referenced company.

**Authorized Signature:** 

**Print Name & Title:** Isaac Byers, Division Manager

**Date:** 11/16/2022



JSA Architects, Inc.  
415 N Jackson Ave.  
Odessa, Texas 79761  
432.362.6565  
www.jsarch.com

January 19, 2022

To Whom It May Concern

Re: Letter of Recommendation – MW Builders

MW Builders is currently completing the City of Odessa Fire Station #6 project that our firm designed. This project is running very smoothly and is currently on time and under budget. I have been very impressed with the team that MW Builders has put together on the project under the leadership of Brent Bond. From the project managers to the superintendent on site, they are performing conscientiously and with great skill.

I am also very familiar with MW Builder's pre-construction and bidding services led by Todd Cunningham. I have worked with Todd on several projects in the pre-construction phase and his team's understanding of construction markets and pricing is very good. They also add a lot of value to the project in vetting out constructability issues long before the project is under construction. In fact, I can honestly say that MW Builders is one of the only contractors I know of that delivers this kind of proactive value to the Owner and Architect.

Overall, I can say that I highly recommend MW Builders and would not hesitate in using them on construction projects in the future.

Please contact me if I may provide further reference for MW Builders.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Jay Bradford', written over a horizontal line.

Jay Bradford, AIA  
Vice President / Sr. Principal



October 11, 2017

Aaron Hoelscher, Operations Manager  
MW Builders  
965 Advance Avenue  
Midland, Texas 79701

Mr. Hoelscher,

This letter is to acknowledge the excellent work your team performed when constructing the new Department of Public Safety office for us in Midland, Texas.

I would like to emphasize a few things we found to be exceptional in our experience with your company:

- The professional relationship we enjoyed with Superintendent Billy Reynolds & Project Manager Colt Crumrine. They were very responsive to all forms of contact and knowledgeable on all construction issues.
- MW liaisons ensured quality work, performed to our standards and time frame, budget and tenant requirements.

Throughout this project, we found MW Builders to exhibit exceptional professionalism, courtesy and follow through. MW Builders professionally managed their own work and the work of their subcontractors. Our project was completed on time and within budget, and they maintained a spirit of cooperation, teamwork and integrity throughout the process.

We would be pleased to work with Billy, Colt and the MW Builders team again and we highly recommend them and their services.

Regards,  
Development 2000, Inc.



Eddie Olivier, Senior Project Manager



# CERTIFICATE t F t IAt It ITt It SURAt Cet

7/1/2023D

DATE (MM/DD/ )  
11/9/2022D

THIS CERTIFICATE IS ISSUED AS A MATTER t F t Ft RMatIt t At D Ct FERS t RIGHTS UPt THE CERTIFICATE Ht DER. THIST  
CERTIFICATE Dt ES t T AFFIRMATIVet t R t EGATIVet AMEt D, EXTet D t R At TER THE Ct VERAGE AFFt RDED t THE Pt ICIES t  
Et W. THIS CERTIFICATE t F t SURAt CE Dt ES t T Ct STITUTE A Ct TRACT t ETWEEt THE ISSUIt G It SURER(S), AUTHt RIZED t  
REPRESEt TATIVE t R PRt DUCER, At D THE CERTIFICATE Ht DER.t

IMPt RTAt T: If the certificate holder is an ADDITIt At It SURED, the policy(ies) must have ADDITIt At It SURED provisions or be endorsed.t  
If SUt Rt GATIt IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement ont  
his certificate does not confer rights to the certificate holder in lieu of such endorsement(s).t

PRt DUCERt Lockton Co2 n2 s2 444 W. 47th Str2 t, Su t2 9002 K2ns2s C ty MO 64112-19062 (816) 960-90002	Ct TACTt AMEt	
	PHT Et (A/C, t o, Ext):t	FAXt (A/C, t o):t
	E-MAIL ADDRESS:t	
	It SURER(S) AFFt RDIt G Ct VERAGEt	AIC #t
	It SURER A :t Greenwich Insurance DompanyD	22322D
It SUREDt MW BUILDERS, INC.2 147D 14D3712 HELIOS WAY2 PFLUGERVILLE TX 786602	It SURER t :t Indian Harbor Insurance DompanyD	36940D
	It SURER C :t XL Specialty Insurance DompanyD	37D
	It SURER D :t	
	It SURER E :t	
	It SURER F :t	

Ct VERAGESt CERTIFICATE t Um ER:t 19096D07D REVISIt t Um ER:t XXXXXXXXD

THIS IS TO CEa Tla THAt THE a OLICIES Oa INSUa NCE LISTED BELOW Have BEEN ISSUED TO THE INSUa ED Na MEd a BOVE a Oa THE a OLICa a Ea IODa  
INDICa TED. NOTWITHSTa NDING a Na a EQUla EMENT, TEa M Oa CONDITIO N Oa a Na CONTa CT Oa OTHEa DOCUMENT WITH a ESa ECT TO WHICH THISa  
CEa Tla Ca TE Ma BE ISSUED Oa Ma a Ea Ta IN, THE INSUa NCE a Oa DE D Ba THE a OLICIES DESCa IBE D HEa EIN IS SUBJECT TO a LL THE TEa MS,a  
EXCLUSIO NS a ND CONDITIO NS Oa SUCh a OLICIES. LIMITS SHOWN Ma Ha VE BEEN a EDUCED Ba a ID CLa IMS.a

It SRt TRt	Tt PE t F It SURAt Cet	ADDt INS D	SUBt D	Pt Ict t Um ERt	Pt Ict EFFt (MM/DD)t	Pt Ict EXPt (MM/DD)t	IMITSt
AD	XID Ct MMERCIAt GET ERAt t IAt It It CLa IMS-Ma DEa OCCUa XID NTRADTUALD GENL a GGa EGa TE LIMIT a LIES a Ea :a OLICa XID JECTa LOCa OTHEa :a	Y	ND	GD74099D072D	7/1/2022D	7/1/2023D	Ea CH OCCUa ENCEa \$ 2 000 000D Da Ma GE TO a ENTE Da EMISES (Ea occurrence)a \$ 300 000D MED EXa (any one person)a \$ 10 000D Ea SONa L & a DV INJUa \$ 2 000 000D GENEa L a GGa EGa TEa \$ 4 000 000D ODUCTS - COMa /Oa a GGa \$ 4 000 000D
AD	AUTt Mt I Et IAt It It XID Na a UTOa OWNEDa UTOS ONLa SCHEDULEDa UTOSa XID Hla EDa UTOS ONLa XID NON-OWNEDa UTOS ONLa	ND	ND	AD74099D 02D	7/1/2022D	7/1/2023D	COMBINED SINGLE LIMITa (Ea accident)a \$ 2 000 000D BODILa INJUa (aer person)a \$ XXXXXXXXD BODILa INJUa (aer accident)a \$ XXXXXXXXD O E T Da M GEa (aer accident)a \$ XXXXXXXXD
	XID Um ERt At IAt XID OCCUa EXCESS t IAt CLa IMS-Ma DEa DE Da XID ETENTIO N \$10 000D	ND	ND	US00110361L122AD	7/1/2022D	7/1/2023D	Ea CH OCCUa ENCEa \$ 000 000D GGa EGa TEa \$ 000 000D
	Wt RKERS Ct MPET SATIt At D EMPt ERS t IAt It It Na a Oa IET Oa /a TNEa /EXECUTIVEa Oa ICEa /MEMBEa EXCLUDED?a (Mandatory in t H)t If yes, describe undera DESCa latio N Oa Ea E TIO NS below	ND	ND	WD74099D603 (ADS)D WG740996203 (WI DNLY)D EXDLUDES PR US VID STDP GAP DNLY: ND H WA WYD	7/1/2022D	7/1/2023D	XID Ea STATUTEa OTH-a E E.L. EA6H a CCIDENTa \$ 1 000 000D E.L. DISEa SE - EA6Ma LOa EEa \$ 1 000 000D E.L. DISEa SE - a OLICa LIMITa \$ 1 000 000D
BD	NTRADT RS E&D & JDBD SITE PDLLUTIDND LEGALD	N	N	E 742129D-01D	7/1/2022D	7/1/2023D	\$1 000 000 PER D /AGG - E&D LAIMS MADE & PDLLUTIDND URRENDE; \$100 000D RETENTIDND

DESCRIPTIt t F t PERAtIt S / t CATIt S / VEHICt ES (Ac t RD 101, Additional Remarks Schedule, may be at ached if more space is required)t  
[D NTRADTDRS PDLLUTIDN LEGAL INDLUDE MIDRDBIAL MATTER LEGAL LIABILITY.] RE: SAMPLE DERTIFIDATE: PRDJEDT:D  
BUNNELL ADMINISTRATIDN/PDLIDE DEPARTMENT D MPLEX; THE DITY DF BUNNELL IS AD ITIDNAL INSURED DN GENERALD  
LIABILITY D VERAGE IF REQUIRED BY WRITTEN D NTRADT AND SUBJEDT TD THE TERMS AND D NDITIDNS DF THE PDLLIDY. FDRD  
ANDELLATIDN FDR ANY REASDN D THER THAN NDNPAYMENT DF PREMIUM THE INSURER(S) WILL SEND 30 DAYS ND TIDE DF D  
ANDELLATIDN TD THE DERTIFIDATE HDLDER.D

CERTIFICATE Ht DERT

CAt Cet AtIt See AttachmentD

<b>19096507t</b>  SAMPLE CERTIFICATE2 CITY OF BUNNELL2 PO BOX 7562 BUNNELL FL 321102	SHt Ut D At t F THE At VE DESCRIt ED Pt ICIES t E CAt Cet ED t Eft RET THE EXPIRAtIt DATE THEREt F, t TICE WIt t E DEt IVERED It ACCT RDAI CE WITH THE Pt Ict PRt VISIt S t
	AUTHt RIZED REPRESEt TATIVEt



MW BUILDn In C.; 1478814n



**19096507E**

AMPLn Cn TIFICATn  
PO BOX 756n  
BU n LL FL 32110n

**DeaE uedClient:E**

In our continuing effort to provide timely certificate delivery Lockton Companies is utilizing paperlessn delivery of Certificates of Insurance. To ensure electronic delivery for future renewals of this certificate wen eed your email address. Please contact us via the email below and reference Certificate ID: **19096507.E**

**You must E eference this CertificEte ID number in Eder fo E us to complete this p Ecess.E**

- **CerEficEte ID: E19096507E**
- **mEiE ktsu@lockton.comE**
- **SubjectLine: ESUE -DelE verE**

**NOTES:E**

Signing up for this will **NOT** sign you up for any solicitation emails - your email will only be used to forward updated or renewal certificates direct from Lockton.

We are **not** able to send PDFs of certificates, your certificates will come via a secure link to our database (see below) with the following email "certificates@locktoncerts.com". This is how you know it is from Lockton directly. **Also** - please **do not** send any emails to "certificates@locktoncerts.com" as it is not an actual email address. If you do need a pdf of a certificate, please email ktsu@lockton.com to request one.

The link will look like this:



If you received this letter with a certificate via email no further action on your part is necessary.n

If you no longer need this certificate please contact us at ktsu@lockton.com reference the Holder IDn umber and use this subject line: "Certificate removal"n

Thank you for your cooperation.n

**LocktonCompEniesE**  
**TechnicE SerEicesUniteE**

# *State of Florida*

## *Department of State*

I certify from the records of this office that TLC ENGINEERING SOLUTIONS, INC. is a corporation organized under the laws of the State of Florida, filed on December 31, 1968.

The document number of this corporation is 339497.

I further certify that said corporation has paid all fees due this office through December 31, 2021, that its most recent annual report/uniform business report was filed on January 4, 2021, 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 Fourth day of January, 2021*



*Randy Be*  
**Secretary of State**

Tracking Number: 0964330322CC

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

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

# Request for Taxpayer Identification Number and Certification

**Give Form to the  
requester. Do not  
send to the IRS.**

▶ Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type.  
See Specific Instructions on page 3.

<b>1</b> Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>MW BUILDERS, INC.</b>	
<b>2</b> Business name/disregarded entity name, if different from above	
<b>3</b> Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.	<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
<input type="checkbox"/> Individual/sole proprietor or single-member LLC	Exempt payee code (if any) _____  Exemption from FATCA reporting code (if any) _____  <small>(Applies to accounts maintained outside the U.S.)</small>
<input type="checkbox"/> C Corporation	
<input checked="" type="checkbox"/> S Corporation	
<input type="checkbox"/> Partnership	
<input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.	
<input type="checkbox"/> Other (see instructions) ▶ _____	
<b>5</b> Address (number, street, and apt. or suite no.) See instructions. <b>3712 HELIOS WAY</b>	Requester's name and address (optional)
<b>6</b> City, state, and ZIP code <b>PFLUGERVILLE, TX 78660</b>	
<b>7</b> List account number(s) here (optional)	

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

<b>Social security number</b>										
<b>or</b>										
<b>Employer identification number</b>										
4	8		-	1	2	5	2	5	7	1

### Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

<b>Sign Here</b>	Signature of U.S. person ▶ <i>Glenda Budorski</i>	Date ▶ <i>1/14/2021</i>
------------------	---	-------------------------

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
  - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
  - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
  - Form 1099-S (proceeds from real estate transactions)
  - Form 1099-K (merchant card and third party network transactions)
  - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
  - Form 1099-C (canceled debt)
  - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*



**GENERAL CONTRACTOR // DESIGN-BUILDER // CONSTRUCTION MANAGER  
AUSTIN // DALLAS // JACKSONVILLE // KANSAS CITY // MIDLAND**



## City of Bunnell, Florida

### Agenda Item No. H.2.

Document Date: 1/2/2023 Amount:  
Department: Community Development Account #:  
Subject: Approval of Administrative Order 2023-01 for the Allen Lands Rural Subdivision  
Agenda Section: New Business:  
Goal/Priority: Quality of Life

#### ATTACHMENTS:

Description	Type
Proposed ADMINISTRATIVE ORDER NO. 2023-01 Allen Lands Rural Subdivision	Exhibit
Attachment A-Location Map	Location Map(s)
Attachment B-Development Application	Exhibit
Attachment C- Survey (Sketch & Description)	Exhibit
Attachment D-Access Easement	Exhibit

#### Summary/Highlights:

On behalf of the owners, Allen Lands, LLC, of parcel number 18-12-30-5550-00040-0020, represented by Penny Buckles, request the approval of a Rural Subdivision of the subject property into four (4) parcels totaling 20 ± acres. The subject parcel is located approximately 1843 feet west of the at County Road 302 and 65. From which the proposed lots 1-3 will have direct access to CR 302. In accordance with evidence presented by the applicant, Parcel 4, which is located immediately to the rear of lots 1-3 that is said to have right of access via an easement that is dated February 19, 2012 and recorded, Book 23, Page 197 (Source Document is included in Attachment D).

The proposed request entails the subdividing of a 20± acre parcel into four (4) lots with each lot being 5± acres for for purposes of creating a Rural Subdivision which is supported by the AG&S (Agriculture & Silviculture) Future Land Use and the AG&S (Agriculture & Silviculture) Zoning Designations.

FLU Policy 16, found was that Section 30-3 of the City of Bunnell Land Development Code are both in concern, with accommodating low-density residential that entails a maximum density of one (1) dwelling unit per five (5) acres in an area that is identified with being rural in nature. Thus, residential uses would be a viable use in the agricultural and silviculture designated area.

This request was approved by the Planning, Zoning and Appeals Board on October 11, 2022, but

notice was given afterwards that the parcel size of 25 ± acres listed on the survey submitted with the application packet was erroneous. Upon such knowledge, staff advised the applicant of incorrect information and that the Rural Subdivision request is required to go back before the Planning, Zoning and Appeals Board for consideration of corrections. The request was then heard and approved by the Planning, Zoning and Appeals Board on November 01, 2022.

**Background:**

This request is to establish a Rural Subdivision on the basis of Section 30-9(e), which exempts the platting rules for up to four five-acre parcels, that may commence under the non-platted rural subdivision requirements. Though, the non-platting rural subdivision rules apply, criteria stated in Section 30-9(e)(1),(2),(3),(4) and Section 30-9(f), shall be followed accordingly. These rules have been addressed in the attached Administrative Order No. 2022-01, which mandates a recording of such order within one (1) year to avoid it becoming null and void. Additionally, in the event that actions are taken to further subdivide the subject lots, a formal Subdivision Plat will then become warranted.

**Staff Recommendation:**

Staff Recommends approval of the four (4) lot Subdivision, recognized as Allen Lands Rural Subdivision, and approval of Administrative Order 2023-01.

**City Attorney Review:**

**Finance Department Review/Recommendation:**

**City Manager Review/Recommendation:**

**CITY OF BUNNELL, FLORIDA  
CITY COMMISSION  
ADMINISTRATIVE ORDER NO. 2022-01**

**AN ORDER OF THE CITY OF BUNNELL CITY COMMISSION APPROVING MINOR RURAL SUBDIVISION REPLAT APPLICATION NO. PZA 2022-69, ALLEN LANDS RURAL SUBDIVISION, A REPLAT OF LOT BLOCK 4, TRACTS 2-3, PARCEL NO. 18-12-30-5550-00040-0020 OF ST. JOHNS DEVELOPMENT COMPANY SUBDIVISION, TO LEGALLY SUBDIVIDE THE LOT INTO FOUR SEPARATE 5± ACRE PARCELS FOR THE ALLEN LANDS RURAL SUBDIVISION; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Allen Lands Limited Liability Corporation (hereinafter the “Owner”) owns certain real property assigned Tax Parcel Identification Number 18-12-30-5550-00040-0020 (hereinafter “Property”); and

**WHEREAS**, the above-described real property is immediately adjacent to one another and three (3) of the properties front County Road 302 and one (1) fronts the recorded easement to the immediate east; and

**WHEREAS**, the Owner have given Penny Buckles (hereinafter the “Applicant”), authorization to act on behalf of the corporation for the submittal of a certain minor rural subdivision replat application; and

**WHEREAS**, the Applicant have submitted Minor Rural Subdivision Replat Application No. PZA 2022-69M, which is comprised of a signed and sealed Survey for the Minor Rural Subdivision replat, prepared by Stephenson, Wilcox & Associates, Incorporation, received by the City on October 14<sup>th</sup>, 2022, and comprised of one sheet; and

**WHEREAS**, the Applicant seeks to legally subdivide the Property into four separate lots; and

**WHEREAS**, the Minor Rural Subdivision replat would result in the creation of four new Lots 1, 2, 3, and 4 of a new subdivision, Allen Lands Rural Subdivision; and

**WHEREAS**, the Property is zoned AG & S (Agricultural and Silvicultural District); and

**WHEREAS**, the City’s Planning, Zoning and Appeals Board held a public hearing on November 1<sup>st</sup>, 2022, and considered the evidence and testimony relating to the proposed Minor Rural Subdivision replat provided by City Staff and public comment regarding the subject replat; and

**WHEREAS**, the City's Planning, Zoning and Appeals Board found that the proposed Minor Rural Subdivision replat is consistent with the City of Bunnell Rural Subdivision Regulations and forwarded the Minor Rural Subdivision replat to the City Commission for consideration; and

**WHEREAS**, on January 23, 2023, the City Commission conducted a duly noticed public hearing on the proposed Minor Rural Subdivision replat and staff presented conclusions and findings of fact:

1. The proposed Minor Rural Subdivision complies with the Rural Subdivision specifications and design standards of the City Rural Subdivision Regulations (Section 34-190).
2. The Minor Rural Subdivision replat is in conformance with the City's Rural Subdivision Regulations (Section 34-190), the Land Development Code (Chapter 34), and all other applicable City Code requirements, including development of the land designed to preserve the unique rural character of the City and enacted in order to protect, promote, and improve the public health, safety, comfort, order, appearance, convenience, morals, and general welfare of the people.
3. The Minor Rural Subdivision replat is in conformance with City policy in respect to sufficiency of ownership, guarantees for completion of all required improvements, and if private, the guarantees for continued maintenance.
4. The four lots comply with the minimum lot width, depth and area requirements for their respective Zoning District, AG & S.
5. The road and access easement meets all of the minimum requirements, as required by the City Rural Subdivision Regulations.
6. The proposed subdivision use, and density are consistent with the Future Land Use as identified within the Future Land Use Element of the City's Comprehensive Plan.
7. All procedural and substantive requirements of City Code regarding the subdivision application have been satisfied.

**NOW THEREFORE**, the City of Bunnell, Florida hereby authorizes the Minor Rural Subdivision replat as represented in the attached Exhibit "B" incorporated herein by reference and directs that this Administrative Order be recorded in the public records of Flagler County and shall run with the real property described as generally depicted in Exhibit "A" attached hereto and incorporated herein by reference, to serve as a covenant and restriction on the property.

**IF THIS ADMINISTRATIVE ORDER IS NOT RECORDED WITHIN ONE YEAR OF THE DATE OF APPROVAL, THEN IT SHALL BECOME NULL AND VOID.**

**ANY FURTHER DIVISION OF THIS LAND OTHER THAN WHAT IS AUTHORIZED BY THIS ADMINISTRATIVE ORDER MUST ABIDE BY THE REQUIREMENTS FOR A SUBDIVISION OF LAND AS DEFINED BY THE CITY'S LAND DEVELOPMENT REGULATIONS AND FLORIDA STATUTES.**



**Section 1.**

The above recitals are true and correct and are fully incorporated herein by reference.

**Section 2.**

The Minor Rural Subdivision Replat application for a four-lot subdivision, Allen Lands Rural Subdivision, located approximately 1843 feet west of the intersection of County Road 302 and County Road 65, recognized currently as Parcel Identification No. 18-12-30-5550-00040-0020 is hereby approved.

**Section 3.**

The applicant shall submit the original and one copy of the approved Minor Rural Subdivision replat within thirty (30) days of recording and the applicant shall provide the City with the costs of processing and advertising the request.

**Section 4.**

This Minor Rural Subdivision Replat Order shall become effective immediately upon adoption.

**DONE AND ORDERED** at a meeting of the Bunnell City Commission on the 23<sup>rd</sup> day of January 2023.

This proposed Minor Rural Subdivision Replat is approved by:

\_\_\_\_\_  
Catherine D. Robinson, Mayor

Approved for form and content by:

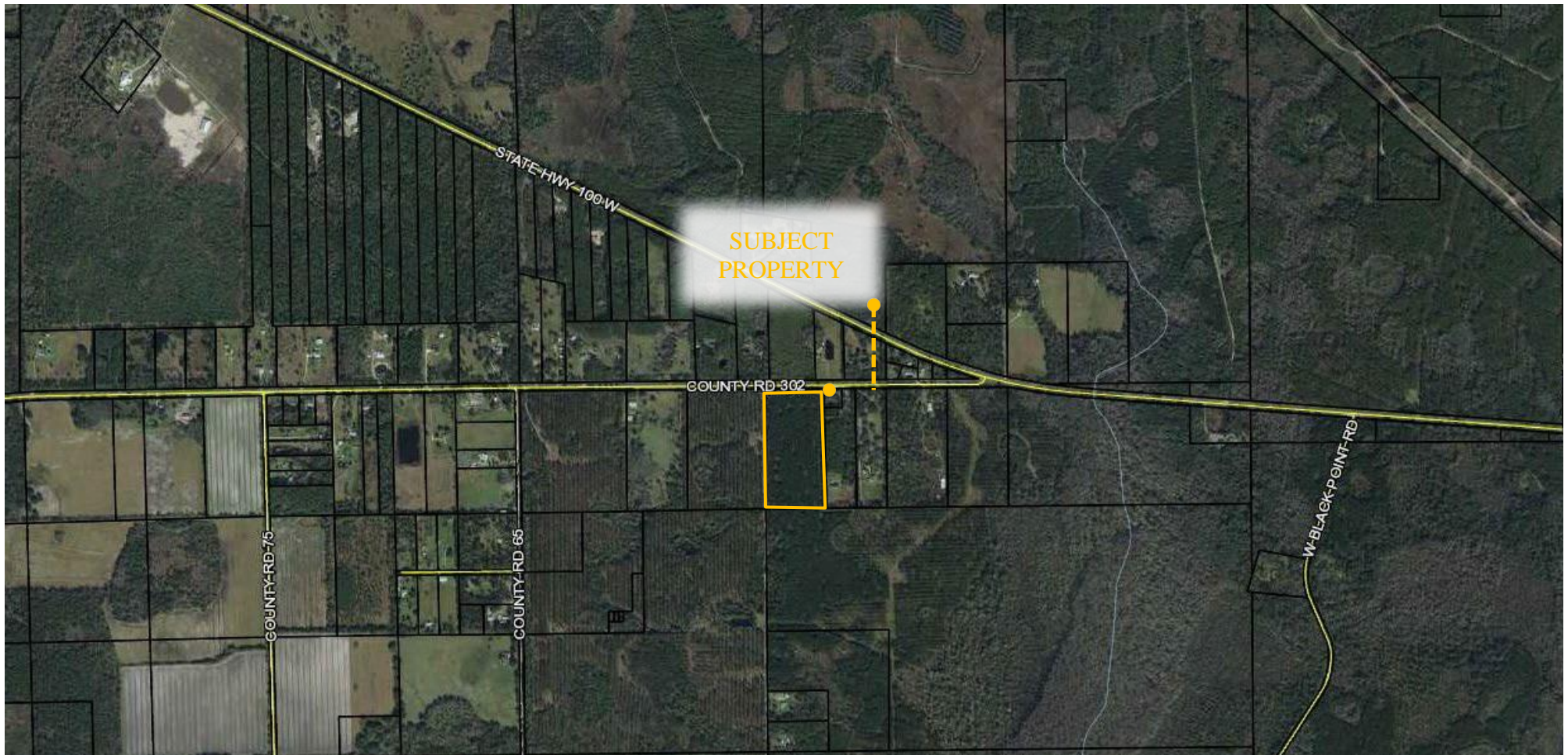
\_\_\_\_\_  
Vose Law Firm, City Attorney

Attest:

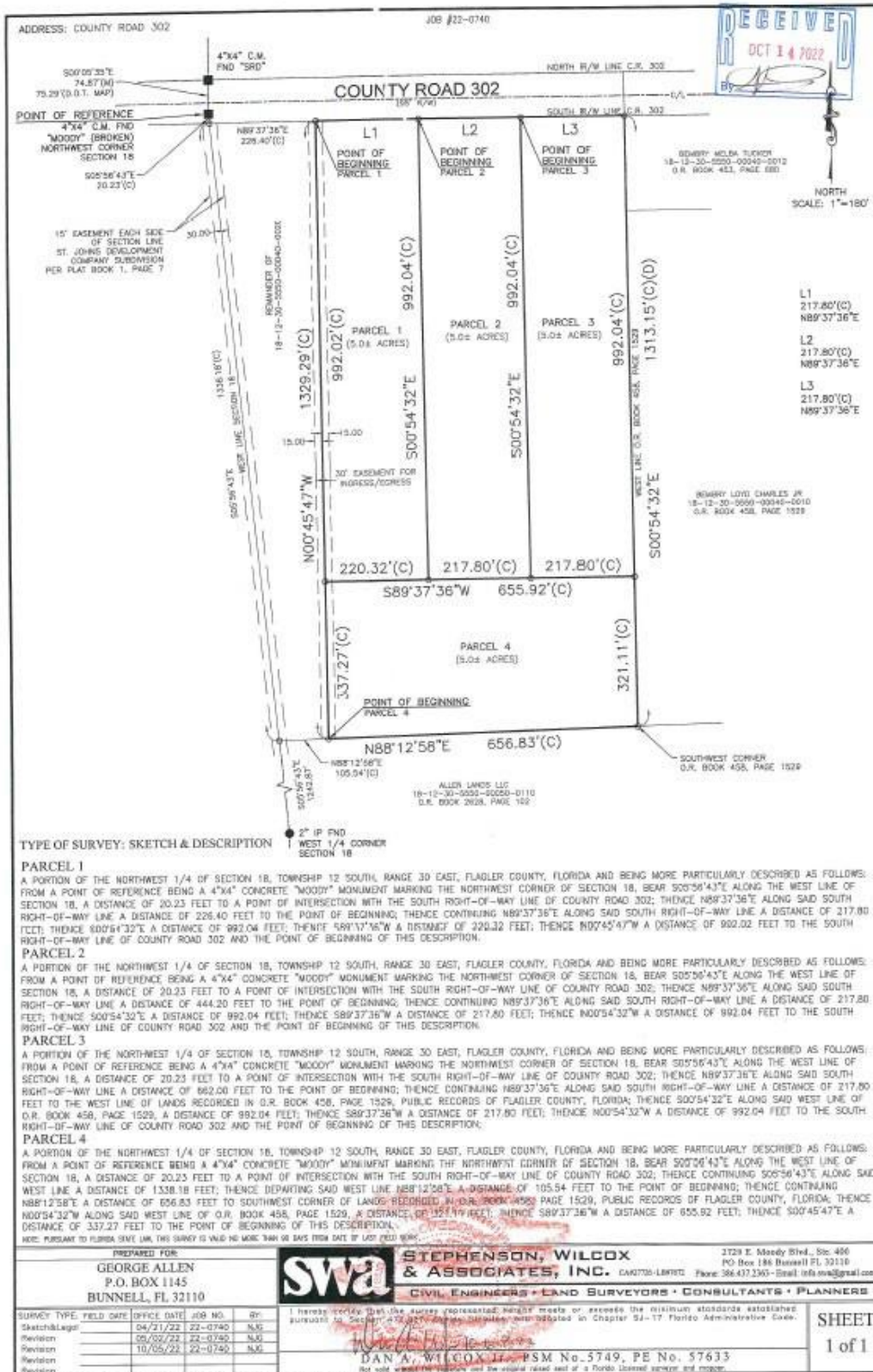
\_\_\_\_\_  
Kristen Bates, CMC, City Clerk

Seal:

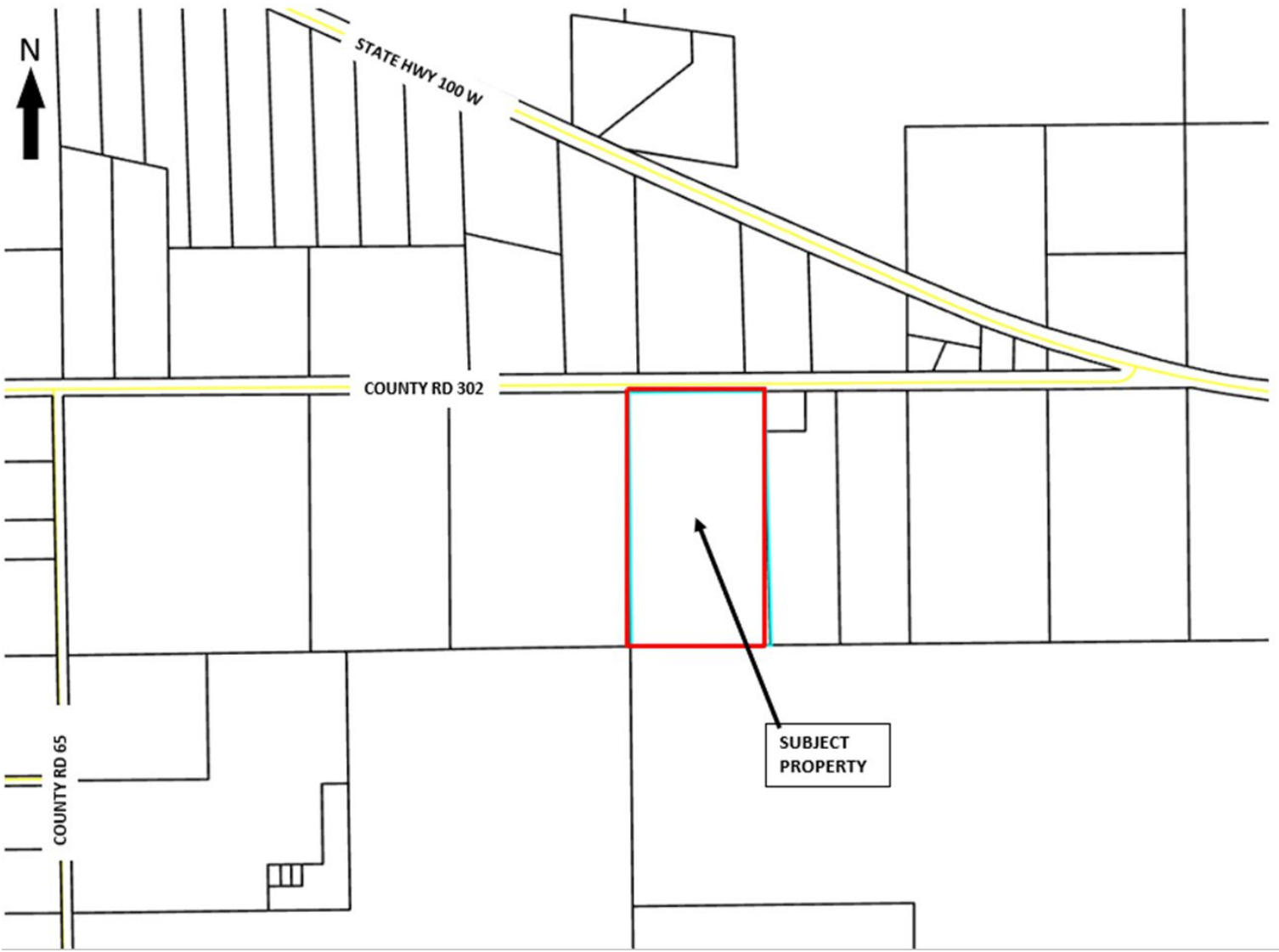
Location Map



Minor Rural Subdivision Survey Drawing



Location Map



October 14, 2022

City of Bunnell  
Community Development Department

REF: Parcel 18-12-30-5550-00040-0020  
Allen Lands LLC



To Whom It May Concern:

Attached is the project information for the above referenced parcel. Allen Lands LLC is requesting a subdivision of a rural parcel of land located on County Road 302. They request to subdivide this parcel into 4 – 5 acre parcels as per attached survey.

Three of these 5 acre parcels have CR302 Road Frontage the fourth 5 acre parcel will have access to CR302 via an easement road that runs along side these lots. There are currently two other homes located on this easement road.

Please let us know what other documentation you may need for this resubmittal.

Any questions, please call Penny Buckles 386-931-6597 or email her at [pennybucklesrealtor@gmail.com](mailto:pennybucklesrealtor@gmail.com) as she will be assisting us through this process.

Regards,

  
Lila Allen Pontius  
720 CR304  
Bunnell, Fl. 32110



# Development Application

This is the City development application for most development projects within the City.

Please complete all applicable portions of the application which would apply to your request and check the type of development review being requested.

All application fees are due when plans and applications are submitted. Types of development where additional costs may be incurred will be invoiced to the applicant as established by resolution and identified in the Project Type checklist.

Total Fees Due:	<u>1600<sup>00</sup></u> <del>1600</del>
Date Received:	<u>10.14.2022</u>
Fees:	
<input type="checkbox"/>	Check Number _____
<input checked="" type="checkbox"/>	Credit Card
<input type="checkbox"/>	Cash
Received by:	_____



APPLICATION FOR REVIEW <b>CITY OF BUNNELL, FLORIDA COMMUNITY</b> DEVELOPMENT DEPARTMENT		
PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253		
<b><u>APPLICANT INFORMATION</u></b>		
Applicant: <u>Allen Lands LLC</u>		
Contact: <u>Penny Buckles for Lila Allen Pontius + George Allen</u>		
Address: <u>720 CR 304</u>		
City: <u>Bunnell</u>	State: <u>FL</u>	ZIP: <u>32110</u>
Phone: <u>386-931-6597</u>	Fax:	
Email: <u>pennybucklesrafter@gmail.com</u>		
<b><u>CONSULTANT INFORMATION</u></b>		
Engineer / Surveyor:		
Contact:		
Address:		
City:	State:	ZIP:
Phone:	Fax:	
Email:		
<b><u>PROPERTY OWNER INFORMATION</u></b>		
Owner: <u>Allen Lands LLC</u>		
Contact: <u>Lila Allen Pontius</u>		
Address: <u>720 CR 304</u>		
City: <u>Bunnell</u>	State: <u>FL</u>	ZIP: <u>32110</u>
Phone: <u>386-316-4390</u>	Fax:	
Email: <u>lapontius@901.com</u>		

- All sections on this page must be completed



APPLICATION FOR REVIEW  
**CITY OF BUNNELL, FLORIDA** COMMUNITY  
 DEVELOPMENT DEPARTMENT

PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253

**PROJECT INFORMATION**

Parcel ID (required): 18-12-30-5550-00040-0020

Project Name (required): Allen Lands Dist Subdivision/Rural Development #1

Project Address is Known (required): CR302 No address issued yet

Current Zoning (required): AC(F) Current Land Use (required): Timberland

Intended Use of Property (required): Single Family Residence on 4-5 acre parcels

Source of Water:  well  city water Source of Sewer:  septic  city sewer

**PROJECT TYPE (Check all that apply to proposed project)**

Site Plan Reviews* Land Development Code Chapter 22  <i>Site plan requirements          can be found in Section          22-9.</i>	<input type="checkbox"/> Minimal Site Plans (Technical Review Plans Only)	\$ 250.00*	
	<input checked="" type="checkbox"/> Minor Site Plans (Technical Review Plans Only) <ul style="list-style-type: none"> <li>• Residential: &lt; 4 new dwelling units on one parcel not exempted single-family development</li> <li>• Non-residential: new &lt; 5000 sqft impervious improvement</li> <li>• Non-residential expansion/replacement: &gt; 1000 sqft but &lt; 2000 sqft impervious area</li> </ul>	\$ 800.00*	
	<input type="checkbox"/> Major Site Plans (PZA Approval Required) <ul style="list-style-type: none"> <li>• Residential: structure having ≥ 4 new dwelling units on one parcel</li> <li>• Non-residential: new ≥ 5000 sqft impervious improvement</li> <li>• Non-residential expansion/replacement: ≥ 2000 sqft impervious area</li> <li>• Any new development requiring special exception approval</li> </ul>	\$1,000.00*	
	Site Plan Re-submittals	1 <sup>st</sup> Resubmittal	No Cost
		2 <sup>nd</sup> Resubmittal	\$ 100.00
3 <sup>rd</sup> Resubmittal		\$ 250.00	
4 <sup>th</sup> and all subsequent Resubmittals		\$ 500.00 each	

\*Plus Fire Review Cost: \$ 30.00 first 1000 sq feet, plus \$.03 per square foot over 1000 (Ord 2004-18)

Future Land Use Map (FLUM) Amendments	<input type="checkbox"/> Small Scale Land Use Change (less than 10 acres of property)	From: _____ To: _____	\$ 750.00 + **
	<input type="checkbox"/> Large Scale Land Use Change (ten or more acres of property)	From: _____ To: _____	\$ 1,500.00 **

\*\*the applicant is responsible for costs of required advertising, notifications and recording costs





PROJECTTYPECON'T			
Zoning Map Amendments	<input type="checkbox"/> ReZoning	From: _____	\$ 750.00 **
	<input type="checkbox"/> Small Scale Land Use Change (less than 10 acres of property)	To: _____	\$ 1,500.00 **
	<input type="checkbox"/> Large Scale Land Use Change (ten or more acres of property)	From: _____	\$ 800.00 + **
	<input type="checkbox"/> PUD Zoning Only (not in conjunction with Agreement)	To: PUD	
Plat/Re-Plat/Subdivision of Property ***	<input type="checkbox"/> Vacation of Plat		\$ 500.00 + **
	<input type="checkbox"/> Preliminary Plat		\$ 1,000 + \$25 each new parcel created + **
	Preliminary Plat Resubmittals	1 <sup>st</sup> Resubmittal	No Cost
		2 <sup>nd</sup> and all subsequent Resubmittals	\$ 250.00 per submittal
	<input checked="" type="checkbox"/> Final Plat with Preliminary Plat		\$ 500.00 + \$25 each new parcel created after Prelim Plat approval + **
	<input checked="" type="checkbox"/> Final Plat without Preliminary Plat		\$ 1,500.00 + \$25 each new parcel created + **
	Final Plat Resubmittals	1 <sup>st</sup> Resubmittal	No Cost
		2 <sup>nd</sup> and all subsequent Resubmittals	\$ 250.00 per submittal
<p>**the applicant is responsible for costs of required advertising, notifications and recording costs</p> <p>***the applicant is responsible for costs for the City Reviewing Surveyor. Plat/Re-plat will not get final approval by the City Commission until all fees are paid. The applicant is to record all Plats/Re-plats and provide the book and page number to the City upon recording.</p>			
<input type="checkbox"/> Development of Regional Impact (DRI)	\$ 1,500.00 plus \$ 25 per acre or fraction thereof plus \$ 5.00 per dwelling unit		
<input type="checkbox"/> DRI Amendment/ Notice of Proposed Change	\$ 500.00 plus \$ 20 per acre or fraction thereof impacted by the proposed change, \$ 5.00 per additional dwelling + **		
<input type="checkbox"/> Development Agreements	\$ 1,500.00		
<input type="checkbox"/> Development Agreement Amendment/Modification/Extension	\$ 300.00		
<input type="checkbox"/> PUD Agreements	\$ 2,500.00		
<input type="checkbox"/> PUD Agreement Amendment	\$ 1,000.00 per agreement		
<input type="checkbox"/> Text Amendment to Comprehensive Plan	\$ 1,000.00 + **		
**the applicant is responsible for costs of required advertising, notifications and recording costs			



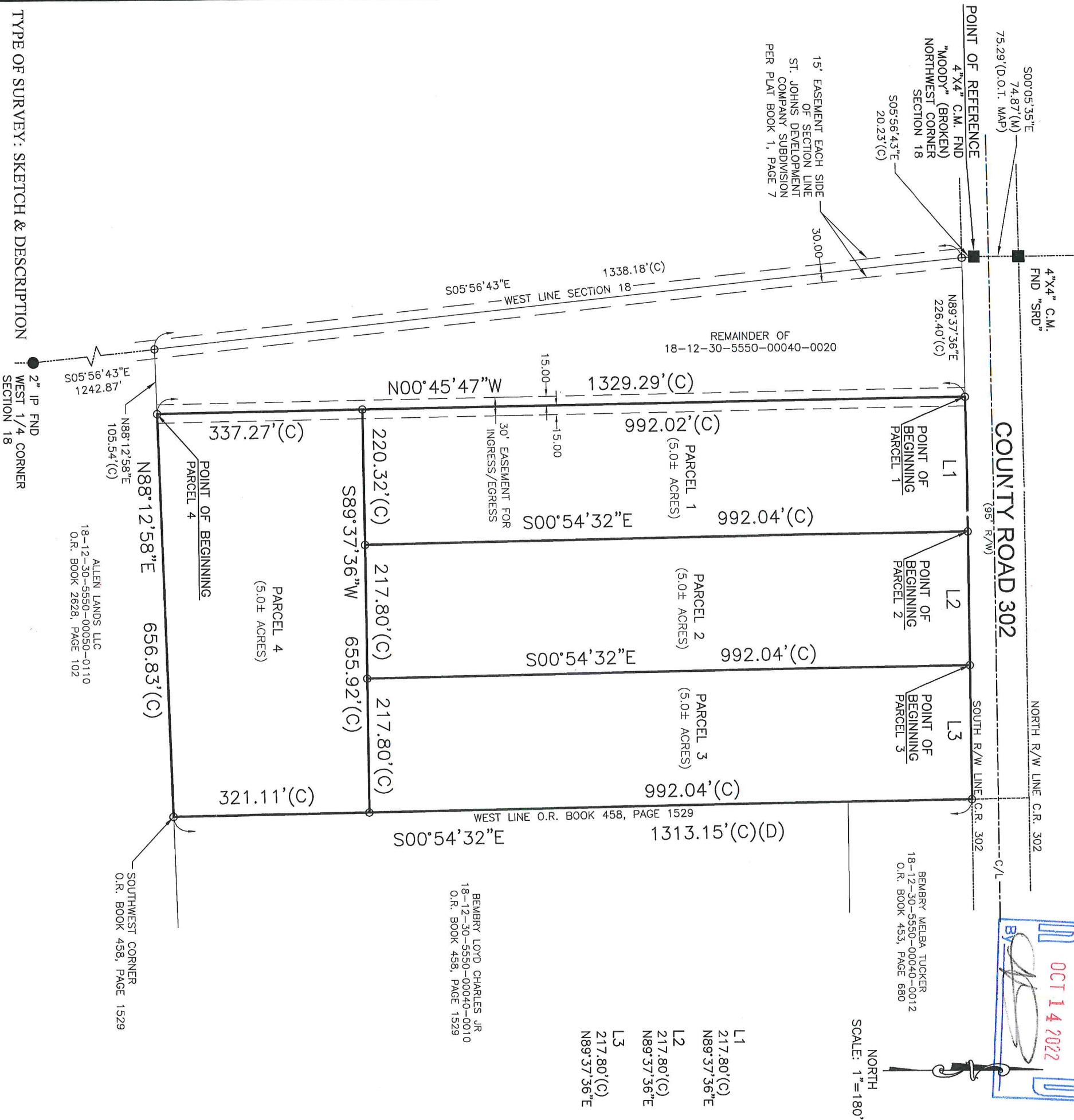
<b>APPLICATION FOR ZONING REVIEW</b> <b>CITY OF BUNNELL, FLORIDA COMMUNITY</b> <b>DEVELOPMENT DEPARTMENT</b>	
PO Box 756, Bunnell, FL 32110 Office: (386) 437-7516 Fax: (386) 437-8253	
<b>APPLICANT'S SIGNATURE</b>	
I understand that the application for plan review must include all required submittals as specified in the City of Bunnell Code of Ordinances. Submission of incomplete plans may create delays in review and plan approval.	
Applicant's Signature:	<i>Lila Pontius</i>
Printed Name:	<i>Lila Pontius</i>
Date:	<del>10/14/22</del> <i>10/14/22</i>
<b>FOR OFFICE USE ONLY</b>	
<b>ADDITIONAL NOTES</b>	

COUNTY ROAD 302

NORTH R/W LINE C.R. 302  
SOUTH R/W LINE C.R. 302



SCALE: 1"=180'



TYPE OF SURVEY: SKETCH & DESCRIPTION

PARCEL 1

A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF REFERENCE BEING A 4"x4" CONCRETE "MOODY" MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 18, BEAR  $S05^{\circ}56'43''E$  ALONG THE WEST LINE OF SECTION 18, A DISTANCE OF 20.23 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 302; THENCE CONTINUING  $S05^{\circ}56'43''E$  ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 226.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING  $N89^{\circ}37'36''E$  ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 217.80 FEET; THENCE  $S00^{\circ}54'32''E$  A DISTANCE OF 992.04 FEET; THENCE  $S89^{\circ}37'36''E$  A DISTANCE OF 220.32 FEET; THENCE  $N00^{\circ}45'47''W$  A DISTANCE OF 992.02 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 302 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL 2

A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF REFERENCE BEING A 4"x4" CONCRETE "MOODY" MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 18, BEAR  $S05^{\circ}56'43''E$  ALONG THE WEST LINE OF SECTION 18, A DISTANCE OF 20.23 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 302; THENCE CONTINUING  $S05^{\circ}56'43''E$  ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 662.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING  $N89^{\circ}37'36''E$  ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 217.80 FEET TO THE WEST LINE OF LANDS RECORDED IN O.R. BOOK 458, PAGE 1529, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE  $S00^{\circ}54'32''E$  ALONG SAID WEST LINE OF O.R. BOOK 458, PAGE 1529, A DISTANCE OF 992.04 FEET; THENCE  $S89^{\circ}37'36''W$  A DISTANCE OF 217.80 FEET; THENCE  $N00^{\circ}54'32''W$  A DISTANCE OF 992.04 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 302 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL 3

A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF REFERENCE BEING A 4"x4" CONCRETE "MOODY" MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 18, BEAR  $S05^{\circ}56'43''E$  ALONG THE WEST LINE OF SECTION 18, A DISTANCE OF 20.23 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 302; THENCE CONTINUING  $S05^{\circ}56'43''E$  ALONG SAID WEST LINE A DISTANCE OF 1338.18 FEET; THENCE DEPARTING SAID WEST LINE  $N88^{\circ}12'58''E$  A DISTANCE OF 105.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING  $N88^{\circ}12'58''E$  A DISTANCE OF 656.83 FEET TO SOUTHWEST CORNER OF LANDS RECORDED IN O.R. BOOK 458, PAGE 1529, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE  $N00^{\circ}54'32''W$  ALONG SAID WEST LINE OF O.R. BOOK 458, PAGE 1529, A DISTANCE OF 992.04 FEET; THENCE  $S89^{\circ}37'36''W$  A DISTANCE OF 217.80 FEET; THENCE  $N00^{\circ}54'32''W$  A DISTANCE OF 992.04 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 302 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL 4

A PORTION OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 12 SOUTH, RANGE 30 EAST, FLAGLER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF REFERENCE BEING A 4"x4" CONCRETE "MOODY" MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 18, BEAR  $S05^{\circ}56'43''E$  ALONG THE WEST LINE OF SECTION 18, A DISTANCE OF 20.23 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 302; THENCE CONTINUING  $S05^{\circ}56'43''E$  ALONG SAID WEST LINE A DISTANCE OF 1338.18 FEET; THENCE DEPARTING SAID WEST LINE  $N88^{\circ}12'58''E$  A DISTANCE OF 105.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING  $N88^{\circ}12'58''E$  A DISTANCE OF 656.83 FEET TO SOUTHWEST CORNER OF LANDS RECORDED IN O.R. BOOK 458, PAGE 1529, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE  $N00^{\circ}54'32''W$  ALONG SAID WEST LINE OF O.R. BOOK 458, PAGE 1529, A DISTANCE OF 992.04 FEET; THENCE  $S89^{\circ}37'36''W$  A DISTANCE OF 217.80 FEET; THENCE  $N00^{\circ}54'32''W$  A DISTANCE OF 992.04 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 302 AND THE POINT OF BEGINNING OF THIS DESCRIPTION.

NOTE: PURSUANT TO FLORIDA STATE LAW, THIS SURVEY IS VALID NO MORE THAN 90 DAYS FROM DATE OF LAST FIELD WORK.

PREPARED FOR:

GEORGE ALLEN  
P.O. BOX 1145  
BUNNELL, FL 32110



STEPHENSON, WILCOX & ASSOCIATES, INC.  
CIVIL ENGINEERS • LAND SURVEYORS • CONSULTANTS • PLANNERS

2729 E. Moody Blvd., Ste. 400  
PO Box 186 Bunnell FL 32110  
Phone: 386.437.2363 • Email: info.swa@gmail.com

SURVEY TYPE:	FIELD DATE	OFFICE DATE	JOB NO.	BY:
Sketch & Legal	04/21/22	22-0740		NUG
Revision	05/02/22	22-0740		NUG
Revision	10/05/22	22-0740		NUG

I hereby certify that the survey represented herein meets or exceeds the minimum standards established pursuant to Section 472.027, Florida Statutes, and adapted in Chapter 5J-17 Florida Administrative Code.

*DAN A. WILCOX, Jr.*  
DAN A. WILCOX, JR., PSM No. 5749, PE No. 57633

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

No.

Grantor *St. Johns Development Co. a Corp.*  
*By E. F. Warner, Pres and John C Maxwell, Sec'y.*

Recorded in		Date of Acknowledgment			
Book	Page	Day	Month	Year	
23	197	19	2	12	
Date of Instrument		Date of Filing			
Day	Month	Year	Day	Month	Year
19	2	12	23	2	12
Consideration		Date of Record			
Kind of Ins.		Day	Month	Year	
\$ 200.					
W. L.					

Grantee *Edward R. Brennan*

Is grantor } recited to be unmarried Does wife } join in execution  
Are all grantors } Do wives } separately release dower } convey her estate

Have all named grantors signed *y* and sealed *corporate*  
Has each signature two witnesses *y*

Has each grantor duly acknowledged *y* Before what officer *n p* Name of officer \_\_\_\_\_ Did he properly sign and seal *y*

If wife's acknowledgment in statutory form  Witnesses' names *2*

Is grant in fee \_\_\_\_\_ Covenants contained \_\_\_\_\_

Description: (if according to plat, identify the plat) *SW<sup>4</sup> of NW<sup>4</sup> of SW<sup>4</sup> of Sec 18-12-30*  
*being Tract 3 in Block 12 containing 10 acres more*  
*or less, 10-foot is reserved on each side of each section*  
*and half section line for public highway purposes.*  
*Service rights reserved subject to lease of R. J. Squires.*



**City of Bunnell, Florida**