

PROPOSAL OF QUALIFICATIONS FOR:



PURCHASING REPRESENTATIVE:
DAPHYNE SESCO, BUYER II
PURCHASING DIVISION
PHONE: (352) 334-5021
FAX: (352) 334-3163
EMAIL: SESCODA@CITYOFGAINESVILLE.ORG

**RFQ NO: PWDA- 150041-DS
CONSTRUCTION MANAGEMENT AT RISK
WITH A GUARANTEED MAXIMUM PRICE SERVICES
FOR NW 8TH AVENUE RESURFACE/RECONSTRUCTION**

March 25, 2015

**SUBMITTED BY THE
CONSTRUCTION MANAGEMENT FIRM:**



**706 SW 4th Avenue
Gainesville, Florida 32601
Phone: 352.373.5770
Fax: 352.373.5119**



construction management | design build | general contracting

Purchasing Representative:
Daphne Sesco, Buyer II
Purchasing Division
City of Gainesville
200 East University Avenue, Room 339
Gainesville, Florida 32601

RE: RFQ NO: PWDA- 150041-DS - Construction Management at Risk with a Guaranteed Maximum Price Services for NW 8th Avenue Resurface/Reconstruction

Dear Members of the City of Gainesville Selection Committee:

Charles Perry Partners, Inc. (CPPI) takes pride in our community by performing quality work and bringing the best value to our clients. We strive to deliver projects that the owner will be proud of as well as leave a lasting legacy for the community.

CPPI was founded by Charles R. Perry in Gainesville in 1968 and has a long standing history of successful construction projects within the community. When working projects with public budgets and oversight, as well as working with multiple agencies at the state, city and local level, we must provide leadership. We will be transparent with our transactions and timely with our responses. We hope to extend our community relationships with the City of Gainesville.

We have specifically assembled a team of highly experienced individuals to meet the requirements for this project. General Superintendent, Mr. Troy Lauramoore, and Senior Project Manager, Calvin Peterson, have extensive experience working with the City of Gainesville as well as excellent working relationships with various groups and agencies.

In your evaluation please consider the excellent qualifications of the CPPI team which include:

- Our organizations' and individual team member's unmatched knowledge of the City of Gainesville's specific policies and procedures, delivering successful projects over the course of more than 40 years
- Trust and knowledge of local subcontractors for the past 47 years, which will provide maximum value for the budgeted dollars
- A team of individuals with a proven track record of success, reliability, and integrity with public, institutional, and transportation clients
- Reliability and continued service on completed projects - we don't disappear after the project is complete
- A commitment to quality by engaging the City of Gainesville's personnel and Subcontractors in the analysis of all information related to design, cost management, schedule, and the sensitivity of construction activities

Thank you for this opportunity. We are here to make you and your project successful.

Sincerely,
Charles Perry Partners Inc.

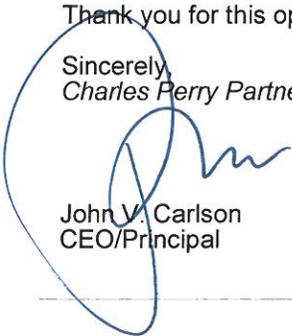

John V. Carlson
CEO/Principal

TABLE OF CONTENTS

March 25, 2015

Letter of Interest

Table of Contents

SECTION I	COMPANY INFORMATION & CERTIFICATION FORM - CMQS 0
SECTION II	PERSONNEL RESUMES - CMQS 1
SECTION III	EXPERIENCE AND REFERENCES - CMQS 2
SECTION IV	PROCUREMENT, MANAGEMENT, & COORDINATION OF TRADE SUBCONTRACTORS - CMQS 3
SECTION V	COST ESTIMATING & CONTROL - CMQS 4
SECTION VI	QUALITY CONTROL & CONSTRUCTABILITY - CMQS 5
SECTION VII	SCHEDULING - CMQS 6
SECTION VIII	SAFETY, COMMISSIONING, AND LEED - CMQS 7
SECTION IX	JOINT VENTURE INFORMATION - CMQS 8
SECTION X	ATTACHMENTS & SUPPLEMENTS - General Contractors License - State Of Florida Articles Of Incorporation - Bonding Capacity - Insurance - Drug Free Workplace - Addendum Acknowledgement

COMPANY INFORMATION & CERTIFICATION - CMQS 0

COMPANY INFORMATION and CERTIFICATION (CMQS 0)

PROJECT NUMBER: _____
 PROJECT NAME: Construction Management at Risk with a Guaranteed Maximum Price Services for NW 8th Avenue Resurface/Reconstruction

FIRM NAME: _____
 ADDRESS OF PROPOSED OFFICE IN CHARGE: Charles Perry Partners, Inc.
 Telephone & Fax Numbers: 352-373-5770 (P)
352-373-5119 (F)
 E-Mail Address & Website Address: 706 SW 4th Avenue
 Florida Corporate Charter Number: Gainesville, Florida 32601
 Federal ID Number: 45-1601307

For how many years has your firm been providing construction management services? General contracting? 28 years 47 years
 Total billings, past three calendar years (submitting office)? \$72,443,190
 Total billings, past three calendar years (company-wide)? \$367,640,856

Notarized signature below certifies the following:

- I. Regarding information furnished by the applicant herewith, and as may be provided subsequently (including information presented at interview, if a finalist):
 - a) All information of a factual nature is certified to be true and accurate (subject to perjury laws, Chapter 837, Florida Statutes).
 - b) All statements of intent or proposed future action (including the assignment of personnel and the provision of services) are commitments that will be honored by the applicant if awarded the contract.
 - c) The provision of false information could be cause for my firm's disqualification from applying for other City of Gainesville work for a period of up to three years.
- II. Applicant acknowledges that:
 - a) If any information provided by the applicant is found to be, in the opinion of the Selection Committee or the City, substantially unreliable, this application may be rejected.
 - b) The Selection Committee may reject all applicants and may stop the selection process at any time.
 - c) The selection of finalists for interview will be made on the basis of information provided herein. Finalists will be ranked based on additional criteria, the interview, and the results of reference checks.
 - d) It is understood that this submittal must be received at City of Gainesville, 200 East University Avenue, Room 339, City Hall, Gainesville, FL 32601 **attention Daphne Sesco no later than 3:00 p.m. on March 25, 2015.** Facsimile (FAX) submittals are not acceptable and will not be considered.
 - e) Failure to file a protest within the time prescribed in City of Gainesville Purchasing Procedures shall constitute a waiver of proceedings.
 - f) Failure to sign this form will result in disqualification.
- III. The undersigned certifies that he/she is a principal or officer of the firm applying for consideration and is authorized to make the above acknowledgments and certifications for and on behalf of the applicant.
- IV. The undersigned certifies that the Applicant has not been convicted of a public entity crime within the past 36 months, as set forth in Section 287.133, Florida Statutes.

SWORN TO AND SUBSCRIBED TO ME,
 A NOTARY PUBLIC, THIS 20th DAY
 OF March 2015

FOR AND ON BEHALF OF THE APPLICANT:

By: (full name), (title)
John V. Carlson, CEO
Charles Perry Partners, Inc.

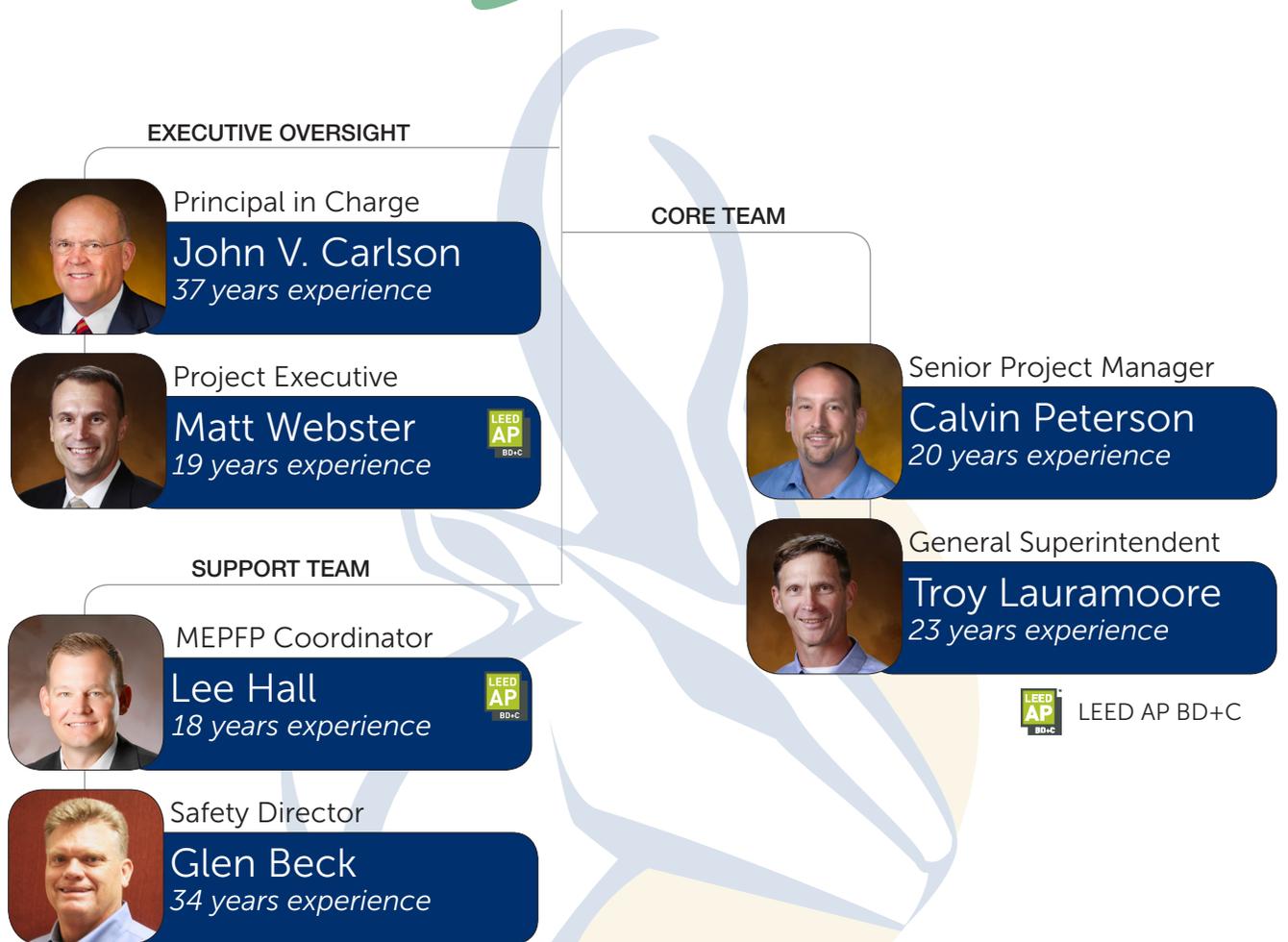


PERSONNEL RESUMES - CMQS 1

➤ 1. APPLICANT'S PERSONNEL: Name all personnel who will be part of the construction management team who will participate in this contract for its anticipated duration. Identify each person's title, contract-specific responsibilities, and city of residence. Also identify other non-essential positions planned for this contract that are not, as yet, filled or named. Enclose résumés for all key staff and discipline heads tailored to demonstrate their experience as it relates to this contract. If any consultants are included as part of the proposed team, provide resumes for the specific personnel proposed for this contract and describe each consultant's proposed role in the contract and its related experience. Provide an organization chart or diagram if necessary to clearly explain lines of authority, duties & responsibilities, continuity through design, construction, and post-occupancy, etc.

The CPPI proposed team is dedicated to the City of Gainesville and the NW 8th Avenue Resurface/Reconstruction project. This team possesses individual & joint experience on projects similar to those described in the RFQ. Each member's personal past experience will be an asset to the project, ensuring a smooth and successful delivery. Please see the following pages for individual resumes.

CITY OF
GAINESVILLE



CPPI GREEN TEAM

Charles Perry Partners, Inc. is committed to the construction of projects that are sustainable and environmentally friendly. Sustainable building can provide numerous benefits that will ultimately keep operating costs lower while reducing waste. A thorough cost/benefit analysis is the key to successfully integrating sustainable practices into the design and construction of a facility, including LEED or Green Globe Certification. Early design decisions made with the understanding that sustainable practices are desired will help to determine the best options available with minimal cost impact.

PERSONNEL RESUMES - CMQS 1



JOHN V. CARLSON, Principal In Charge

Mr. Carlson has experience overseeing more than \$2 billion in Florida construction. He has 37 years of experience managing new construction, additions and renovations, including many public facilities. He is an expert in quality project development and delivery.

ROLE: As Principal In Charge, Mr. Carlson will provide project overview and assist in coordination at all points during this project. With a proven track record on occupied campuses, he brings years of expertise to the CRA's projects, and will be in constant communication with your project.

LICENSE & CERTIFICATE
 Certified Building Contractor
 CBC 018023 - Florida

Wells Fargo Bank
 Board of Advisors

Gainesville Chamber of Commerce Board of Directors

EDUCATION
 Iowa State University
 Urban Design & Planning, B.S.

19 Years With Firm

37 Years Experience

PROJECT EXPERIENCE

Owner	Project Name
City of Gainesville / Community Redevelopment Agency	Continuing Contract
Alachua County School Board	Task Order Contract
Santa Fe College	Continuing Contract
University of Florida	Continuing Contract
Shands at the University of Florida	Continuing Contract
University Athletic Association	Continuing Contract
Department of Management Services	Continuing Contract
University of Central Florida	Continuing Contract
Seminole State College	Continuing Contract
Alachua County BOCC	Job Order Contract
Department of Juvenile Justice	Continuing Contract
Florida A&M University	Continuing Contract
Department of Military Affairs	Continuing Contract



MATT WEBSTER, Project Executive



Mr. Webster brings a well organized and detail oriented work ethic to every job. He has extensive experience working on tight, congested and occupied sites. His ability to work with people, while directing the course of the project, allows the job to run smoothly.

ROLE: Mr. Webster works closely with the CRA Project Manager and applicable staff to ensure that all project goals are being met. He reviews the project budget and schedule. He attends monthly project updates and provides the necessary leadership and direction for the project including administration, estimating, business interactions, and construction operations. He maintains open and productive communications with all subcontractors and suppliers on the project and monitors their compliance with project goals and schedules. He will coordinate weekly and specific meetings with applicable trades.

LICENSE & CERTIFICATE
 Certified General Contractor - Florida License: GGC1514331

LEED Accredited Professional,
 U.S. Green Building Council

U.S. Army Corps of Engineers Certified Quality Control Manager (CQM-C)

Certified Plans Examiner, FLPX3320
 Certified Building Code Inspector, FLBN6322

EDUCATION
 University of Florida
 B.S., Building Construction with Honors

15 Years With Firm

19 Years Experience

PROJECT EXPERIENCE

Owner	Project Name
City of Gainesville / Community Redevelopment Agency	Continuing Contract
NW 5th Ave. Streetscape Phase II	City of Gainesville CRA
SW 3rd Street Streetscape	City of Gainesville CRA
Alachua County School Board	Task Order Contract
Santa Fe College	Continuing Contract
University of Florida	Continuing Contract
Shands at the University of Florida	Continuing Contract
University Athletic Association	Continuing Contract
Department of Management Services	Continuing Contract
University of Central Florida	Continuing Contract
Seminole State College	Continuing Contract
Alachua County BOCC	Job Order Contract
Department of Juvenile Justice	Continuing Contract
Florida A&M University	Continuing Contract
Department of Military Affairs	Continuing Contract

PERSONNEL RESUMES - CMQS 1



CALVIN PETERSON, Senior Project Manager



Mr. Peterson has worked with CPPI since 1999. Mr. Peterson has 20 years of construction experience and he is highly knowledgeable on all aspects of the construction process. Complementing his leadership abilities are excellent personal communication skills. He has successfully delivered projects for clients including Gainesville CRA, the City of Gainesville and the University of Florida. Mr. Peterson is a LEED Accredited Professional.

ROLE: Mr. Peterson's duties include meeting with all concerned parties and providing interface between them and CPPI. Helping guide decision-making and overall project strategies; establishing budget review of the design, monitoring, preconstruction activities, finalizing contractual arrangements reviewing shop drawings and change orders, processing RFI's, monthly O/A/E meeting minutes and weekly subcontractor coordination meeting minutes. Mr. Peterson will work with the Architect throughout the project to provide a general overview of project team relationships and continuity of project objectives during construction and close-out.

LICENSE & CERTIFICATE
 LEED Accredited Professional,
 U.S. Green Building Council

EDUCATION
 University of Florida
 B.S., Building Construction

15 Years With Firm
 20 Years Experience

PROJECT EXPERIENCE

Owner	Project Name
City of Gainesville / Community Redevelopment Agency	Continuing Contract
University of Florida	Continuing Contract
University Athletic Association	Continuing Contract
Shands at the University of Florida	Continuing Contract
Seminole State College	Continuing Contract
UF Reitz Union	Continuing Contract
Alachua County School Board	Task Order Contract
Santa Fe College	Continuing Contract



TROY LAURAMOORE, General Superintendent



Mr. Lauramoore has been employed with CPPI since 2001. His background includes multiple types of new construction, renovations, expansions and additions. He is an extremely effective communicator with outstanding leadership skills. He has knowledge to bring a project to successful completion while maintaining open communication with all project members. He possesses an extremely strong work ethic, exceptional leadership abilities and excellent interpersonal communication skills.

ROLE: As General Superintendent, Mr. Lauramoore is responsible for monitoring all construction activity on CPPI projects. He works with the on-site Superintendent and Project Manager on a daily/weekly basis to ensure smooth job progress. This includes monitoring subcontractors' schedules for compliance to the project schedule, coordination of subcontractors, quality control, project safety, management of on-site employees and coordination of site logistics.

LICENSE & CERTIFICATE
 LEED Accredited Professional,
 U.S. Green Building Council

OSHA 30 Hour Construction Safety and Health Certified

EDUCATION
 University of Florida
 B.S., Building Construction

13 Years With Firm
 23 Years Experience

PROJECT EXPERIENCE

Owner	Project Name
City of Gainesville / Community Redevelopment Agency	Continuing Contract
University of Florida	Continuing Contract
Shands at the University of Florida	Continuing Contract
University Athletic Association	Continuing Contract
Alachua County School Board	Task Order Contract
Santa Fe College	Continuing Contract

EXPERIENCE AND REFERENCES - CMQS 2

**Construction Manager Qualifications Supplement (CMQS)
 QUESTION 2 – EXPERIENCE & REFERENCES**

NOTE: Complete one 2-page form for each of the (up to 3) “most related” projects – see instructions.

Project Information

Project # and Title: SW 3rd Streetscape Project Location: Gainesville FL

Services provided (check applicable boxes)

CM At-Risk GC (Low Bid) Design-Builder CM Agency Subcontractor Other

Pre-Construction services provided? YES NO

Current Status: Complete Size of project (gross square feet): 1,600 LF +/- Urban Street

Program / Pre-Design Budget: N/A Design Development Budget: \$899,762

GMP Proposal (Original): \$674,030 Final Contract Value: \$768,824

Construction Start (NTP) Date: 1/3/2011 Original Substantial Completion Date (at NTP): 5/31/2011

Actual Substantial Completion Date: 5/17/2011 LEED Certified? No

Staffing Information (for this project)

Principal: Brian Leslie On proposed (project title) team? YES NO

Project Manager: Erik Anderson On proposed (project title) team? YES NO

Project Engineer: Derek Dykes On proposed (project title) team? YES NO

Superintendent: Trent Swartz On proposed (project title) team? YES NO

Other: Matt Webster - Project Executive On proposed (project title) team? YES NO

Other: Troy Lauramoore - Gen. Superintendent On proposed (project title) team? YES NO

Narrative description of facility, including space type(s), major building components, and construction type(s):

The project included the redevelopment of the SW 3rd Street corridor that transverses the Porters Community, providing interconnectivity from the Depot Park area to the Innovation District. The scope of improvements included: reconstruction of the existing roadway surface, new urban curb and gutter, architectural brick paver sidewalks and crossings, restoration of stormwater system functionality, conversion of overhead utilities to underground, improved aesthetic streetscape and roadway lighting for enhanced safety, and extensive utility infrastructure improvements (new underground electrical services, water main replacement, gas main replacement, secondary sanitary sewer service connections, and communications infrastructure, etc.) as well as the backbone electrical infrastructure for the Innovation District (added during construction). Project outcomes were the enhanced safety of the corridor (pedestrian, traffic visibility, nighttime, etc.), revitalization of corridor use as a thoroughfare, and the increased potential for residential and commercial restoration or redevelopment within the Porters Community.

Explanation of relevance/similarity to the **Construction Management at Risk with a Guaranteed Maximum Price Services for NW 8th Avenue Resurface/Reconstruction** (see instructions):

- Delivered under a CM Continuing Services Contract
- Included pre-construction design reviews with progressive GMP budget projections, constructability reviews and value optimization analyses, MOT and logistics planning, MOT and NPDES permitting and maintenance
- Pre-construction scheduling with routine updates throughout construction
- Subcontractor qualification, bidding, and procurement
- Implementation and enforcement of CPPI safety program
- Proactive coordination with the varying private and public stakeholders and authorities having jurisdiction (the street residents and businesses, Porters Community Center, GCRA, PWD, GRU, AT&T, and Cox Communications)



EXPERIENCE AND REFERENCES - CMQS 2



CMOS Question 3 (Experience & References) continued

Owner Contact Information

Owner/Client: Gainesville CRA Contact Person or PM: Kelly Fisher
 Address: 802 NW 5th Avenue Suite 200, Gainesville, FL 32601
 Phone and Fax: (352) 334-2015 / (352) 334-2132 E-mail Address: fisherk@cityofgainesville.org

Designer Contact Information

Architect/Eng.: Brown & Cullen, Inc. Contact Person or PM: A.J. "Jay" Brown, Jr.
 Address: 3530 NW 43rd St, Gainesville, FL 32606
 Phone and Fax: (352) 375-8999 E-mail address: contact@jbprogroupp.com

Subcontractor #1 Information (highest dollar value trade contract on this project)

Sub-Contractor: O'Steen Brothers Construction Contact Person or PM: Hugh Feather
 CSI Division/Trade: Roadway Construction Value of Sub-Contract: \$299,271
 Address: 1006 SE 4th Street, Gainesville, FL 32601
 Phone and Fax: (352) 376-1634 / (352) 373-7642 E-mail Address: Hughf@osteenbrothers.com

Subcontractor #2 Information (second highest dollar value trade contract on this project)

Sub-Contractor: Hines Electric & Communications Contact Person or PM: Chris Torrence
 CSI Division/Trade: Site Utilities Value of Sub-Contract: \$189,226
 Address: P. O. Box 87, Newberry, FL 32669
 Phone and Fax: (386) 935-0508 / (386) 935-0508 E-mail Address: chris@hineselectric.com

Subcontractor #3 Information (third highest dollar value trade contract on this project)

Sub-Contractor: Lawn Enforcement Agency Contact Person or PM: Mike Trojiano
 CSI Division/Trade: Brick Pavers Value of Sub-Contract: \$72,787
 Address: 4802 SW 85th Ave. Gainesville, FL 32608
 Phone and Fax: (352) 448-3751 E-mail Address: mike@lawnenforcement.com

EXPERIENCE AND REFERENCES - CMQS 2

**Construction Manager Qualifications Supplement (CMQS)
 QUESTION 2 – EXPERIENCE & REFERENCES**

NOTE: Complete one 2-page form for each of the (up to 3) “most related” projects – see instructions.

Project Information CRA Power District -
 Project # and Title: Catalyst Warehouse Project Location: Gainesville FL

Services provided (check applicable boxes)

CM At-Risk GC (Low Bid) Design-Builder CM Agency Subcontractor Other

Pre-Construction services provided? YES NO

Current Status: Complete Size of project (gross square feet): 22,000 SF

Program / Pre-Design Budget: _____ Design Development Budget: _____

GMP Proposal (Original): \$1,052,197 Final Contract Value: \$1,067,121

Construction Start (NTP) Date: 7/31/2012 Original Substantial Completion Date (at NTP): 11/30/2012

Actual Substantial Completion Date: 1/25/2013 LEED Certified? _____

Staffing Information (for this project)

Principal: Brian Leslie On proposed (project title) team? YES NO

Project Manager: Erik Anderson On proposed (project title) team? YES NO

Project Engineer: _____ On proposed (project title) team? YES NO

Superintendent: Troy Lauramoore On proposed (project title) team? YES NO

Other: Matt Webster - Project Executive On proposed (project title) team? YES NO

Other: _____ On proposed (project title) team? YES NO

Narrative description of facility, including space type(s), major building components, and construction type(s):

Renovation and rehabilitation of an existing 22,000 SF Gainesville Regional Utilities (GRU) warehouse building, located in the Power District, for conversion to a commercial and light industrial (manufacturing) facility for Preoria Robotics. The facility will serve their needs as a research and development facility, corporate headquarters, and production center.

Explanation of relevance/similarity to the **Construction Management at Risk with a Guaranteed Maximum Price Services for NW 8th Avenue Resurface/Reconstruction** (see instructions):

Delivered under a CM Continuing Services Contract with the Gainesville Community Redevelopment Agency (GCRA)

- Pre-construction design reviews with progressive GMP budget projections, constructability reviews and value optimization analyses, MOT and logistics planning, MOT and NPDES permitting and maintenance
- Pre-construction scheduling with routine updates throughout construction
- Subcontractor qualification, bidding, and procurement
- Implementation and enforcement of CPPI safety program
- Proactive coordination with the varying private and public stakeholders and authorities having jurisdiction

WHAT OUR CLIENTS ARE SAYING

“Thanks again to the entire team. It’s been great working with you all, and without the excellent teamwork, creativity and continuous dedication and hard work, this project could not have been done. Time, money, and other constraints kept us on our toes in the past 14 months, and finally, we made it in time and under budget, and succeeded to transform a derelict storage box into an inspiring office space and site. We should all be very proud of this achievement!”

Sarit Sela, LEED AP
 Project Manager, Senior

Gainesville Community Redevelopment Agency



EXPERIENCE AND REFERENCES - CMQS 2



CMOS Question 3 (Experience & References) continued

Owner Contact Information

Owner/Client: Gainesville CRA Contact Person or PM: Sarit Sela
 Address: 802 NW 5th Avenue Suite 200, Gainesville, FL 32601
 Phone and Fax: (352) 334-2015 / (352) 334-2132 E-mail Address: selas@cityofgainesville.org

Designer Contact Information

Architect/Eng.: Skinner, Vignola, McLean, Inc. Contact Person or PM: Jim Vignola
 Address: 1628 NW 6th Street, Gainesville, FL 32609
 Phone and Fax: (352) 378-4400 E-mail address: jim@svmarchitects.com



Subcontractor #1 Information (highest dollar value trade contract on this project)

Sub-Contractor: Division 5 Steel Contact Person or PM: Ken Frisbee
 CSI Division/Trade: Structural Steel Value of Sub-Contract: \$95,000
 Address: P.O. Box 6058, 417 E. Weldon Street; Starke, FL 32091
 Phone and Fax: (800) 329-4513 / (904) 964-2324 E-mail Address: ken@division5steel.com

Subcontractor #2 Information (second highest dollar value trade contract on this project)

Sub-Contractor: Hines Electric & Communications Contact Person or PM: Chris Torrence
 CSI Division/Trade: Electric Value of Sub-Contract: \$79,000
 Address: P. O. Box 87, Newberry, FL 32669
 Phone and Fax: (386) 935-0508 / (386) 935-0508 E-mail Address: chris@hineselectric.com



Subcontractor #3 Information (third highest dollar value trade contract on this project)

Sub-Contractor: O'Steen Brothers Construction Contact Person or PM: Hugh Feather
 CSI Division/Trade: Sitework Value of Sub-Contract: \$68,280
 Address: 1006 SE 4th Street, Gainesville, FL 32601
 Phone and Fax: (352) 376-1634 / (352) 373-7642 E-mail Address: Hughf@osteenbrothers.com



EXPERIENCE AND REFERENCES - CMQS 2

**Construction Manager Qualifications Supplement (CMQS)
 QUESTION 2 – EXPERIENCE & REFERENCES**

NOTE: Complete one 2-page form for each of the (up to 3) “most related” projects – see instructions.

Project Information NW 5th Ave Streetscape

Project # and Title: Phase II Project Location: Gainesville FL

Services provided (check applicable boxes)

CM At-Risk GC (Low Bid) Design-Builder CM Agency Subcontractor Other

Pre-Construction services provided? YES NO

Current Status: Complete Size of project (gross square feet): 1,500 LF Urban Street

Program / Pre-Design Budget: \$808,525 Design Development Budget: \$808,525

GMP Proposal (Original): \$737,178 Final Contract Value: \$732,499

Construction Start (NTP) Date: 3/1/2010 Original Substantial Completion Date (at NTP): 8/24/2010

Actual Substantial Completion Date: 9/24/2010 LEED Certified? No

Staffing Information (for this project)

Principal: Brian Leslie On proposed (project title) team? YES NO

Project Manager: Erik Anderson On proposed (project title) team? YES NO

Project Engineer: Derek Dykes On proposed (project title) team? YES NO

Superintendent: Trent Swartz On proposed (project title) team? YES NO

Other: Matt Webster - Project Executive On proposed (project title) team? YES NO

Other: Troy Lauramoore - Gen. Superintendent On proposed (project title) team? YES NO

Narrative description of facility, including space type(s), major building components, and construction type(s):

The project included the redevelopment of the NW 5th Avenue mixed-use corridor from the 600 – 1000 Block segments within the Fifth Avenue/Pleasant Street communities. The scope of improvements included: reconstruction of the existing roadway surface, new urban curb and gutter, architectural brick paver sidewalks and crossings, restoration of stormwater system functionality, conversion of overhead utilities to underground, improved aesthetic streetscape and roadway lighting for enhanced safety, preservation of healthy existing street trees, and extensive utility infrastructure improvements (new underground electrical services, water main distribution, secondary sanitary sewer service connections, and communications infrastructure, etc.). Project outcomes were the enhanced safety of the corridor (pedestrian, traffic visibility, nighttime, etc.), revitalization of corridor use as a thoroughfare, and the increased potential for residential and commercial restoration or redevelopment within the community.

Explanation of relevance/similarity to the **Construction Management at Risk with a Guaranteed Maximum Price Services for NW 8th Avenue Resurface/Reconstruction** (see instructions):

- Delivered under a CM Continuing Services Contract with the Gainesville Community Redevelopment Agency (GCRA)
- Pre-construction design reviews with progressive GMP budget projections, constructability reviews and value optimization analyses, MOT and logistics planning, MOT and NPDES permitting and maintenance
- Pre-construction scheduling with routine updates throughout construction
- Subcontractor qualification, bidding, and procurement
- Implementation and enforcement of CPPI safety program, and proactive coordination with the varying private and public stakeholders and authorities having jurisdiction



EXPERIENCE AND REFERENCES - CMQS 2



CMOS Question 3 (Experience & References) continued

Owner Contact Information

Owner/Client: Gainesville CRA Contact Person or PM: Diane Bennett, EI
 Address: 802 NW 5th Avenue Suite 200, Gainesville, FL 32601
 Phone and Fax: (352) 334-2015 / (352) 334-2132 E-mail Address: bennettb@cityofgainesville.org

Designer Contact Information

Architect/Eng.: Brown & Cullen, Inc. Contact Person or PM: A.J. "Jay" Brown, Jr.
 Address: 3530 NW 43rd St, Gainesville, FL 32606
 Phone and Fax: (352) 375-8999 E-mail address: contact@jbprogroup.com

Subcontractor #1 Information (highest dollar value trade contract on this project)

Sub-Contractor: Watson Construction Contact Person or PM: Steve Miller
 CSI Division/Trade: Roadway Construction Value of Sub-Contract: \$279,537
 Address: 940 NW 247 Dr, Newberry, FL 32669
 Phone and Fax: (352) 472-9157 E-mail Address: smiller@watsonconstruct.com

Subcontractor #2 Information (second highest dollar value trade contract on this project)

Sub-Contractor: Burgess & Dudley Contact Person or PM: Bo Dudley
 CSI Division/Trade: Site Utilities Value of Sub-Contract: \$164,190
 Address: 25050 W Newberry Rd., Newberry, FL 32669
 Phone and Fax: (352) 472-1966 / (352) 472 - 1967 E-mail Address: C

Subcontractor #3 Information (third highest dollar value trade contract on this project)

Sub-Contractor: Landscapes Unlimited Contact Person or PM: Mike Gianakis
 CSI Division/Trade: Brick Pavers Value of Sub-Contract: \$113,200
 Address: 13201 Rachael Blvd, Alachua, FL 32615
 Phone and Fax: (386) 462-7752 / (386) 462-1275 E-mail Address: landscapesunltd@hotmail.com

PROCUREMENT, MANAGEMENT, & COORDINATION OF TRADE SUBCONTRACTORS - CMQS 3

➤ 3. **PROCUREMENT, MANAGEMENT, AND COORDINATION OF TRADE SUBCONTRACTORS:** What means will be used to identify, notify, pre-qualify, and procure sub-contractors for the disciplines involved in this project? How will the trade contracts be proactively, rather than reactively, managed? What specific steps will be taken to ensure communication and to minimize conflicts between trades in the field as well as conflicts between the CM and sub-contractors? Other than tracking and processing, what is the CM's role in technical correspondence between sub-contractors and the owners A/E (submittals and shop drawings, Requests For Information, etc.)? Elaborate on your understanding of the City Local Small Business Procurement Program.

➤ **PROACTIVE SUBCONTRACTOR MANAGEMENT**

Once the subcontractors are selected for the project, detailed subcontract agreements are prepared that clearly and concisely describe the scope of work and expectations of that trade. There are very few hiccups in this process because scope review meetings have already occurred, and everyone is on the same page.

The management plan includes:

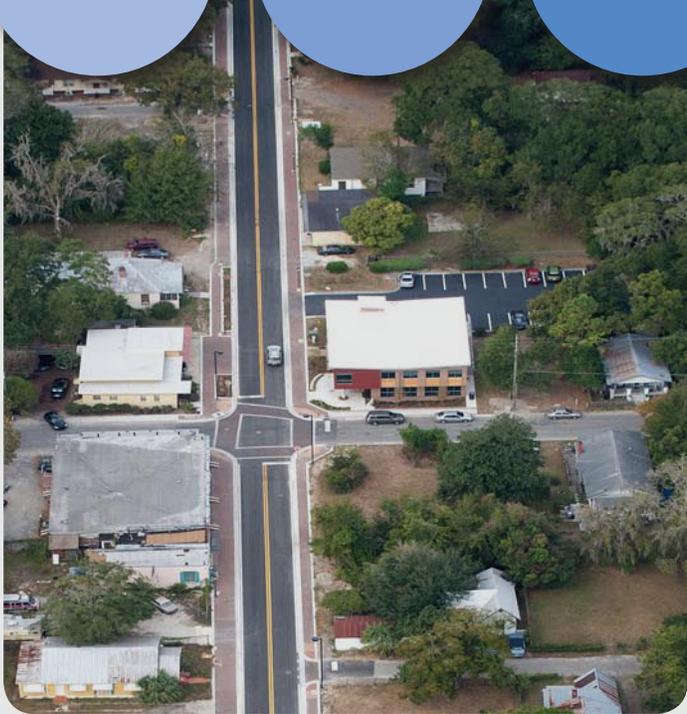
- Schedule preconstruction meetings with all subcontractors to review site logistics, staging areas, temporary utilities, delivery routes and any special concerns
- Review the project schedule, project milestones, quality and safety requirements
- Establish reporting heirarchy within the office and field to maintain a constant line of communication between trade contractors, superintendents, project managers, executives and all other team personnel
- Establish weekly subcontractor progress and coordination meetings at the jobsite office
- Review compliance with schedule, coordination of work, manpower issues, material deliveries, safety, quality issues, critical items, upcoming work and milestones

Management and coordination of all team members is a vital element of any successful project, but it can be absolutely critical when involving the complexities of multi-phased building construction.

CPPI reviews project documents to identify long-lead items, specialty systems, equipment, and materials early in the design process and incorporate this information into the construction schedule.

Communication is established between trade contractors and CPPI so all parties have a clear understanding of these items, and any special concerns relative to shop drawings, submittals, samples, or field mock-ups.

Priorities will be established for getting submittals and approvals for these critical items, so orders are placed timely, and to eliminate any issues with material and equipment deliveries.



CPPI takes all necessary steps to ensure communication and minimize conflicts between trades in the field. Prequalifying trade contractors and providing them with the defined scope of their roles helps to outline the expectations of CPPI, the Owner, and any site or project specific requirements. Our management team supports and respects all trade contractors, and strives to quickly and fairly resolve any minor issues before they become major concerns. This open channel of thorough communication, coordination and involvement is instilled and encouraged in all of our team members.

We believe this proactive approach to communication, through the partnership of our experienced management team and our prequalified subcontractors and suppliers, gives added value to the the City of Gainesville with positive and beneficial results.

PROCUREMENT, MANAGEMENT, & COORDINATION OF TRADE SUBCONTRACTORS - CMQS 3

► 3. **PROCUREMENT, MANAGEMENT, AND COORDINATION OF TRADE SUBCONTRACTORS:** What means will be used to identify, notify, pre-qualify, and procure sub-contractors for the disciplines involved in this project? How will the trade contracts be proactively, rather than reactively, managed? What specific steps will be taken to ensure communication and to minimize conflicts between trades in the field as well as conflicts between the CM and sub-contractors? Other than tracking and processing, what is the CM's role in technical correspondence between sub-contractors and the owners A/E (submittals and shop drawings, Requests For Information, etc.)? Elaborate on your understanding of the City Local Small Business Procurement Program.



► **ROLE IN TECHNICAL CORRESPONDENCE**

CPPI reviews project specifications to identify long-lead specialty systems, equipment, and materials early in the design process and incorporate this information into the construction schedule.

Communication is established between trade contractors and CPPI so all parties have a clear understanding of any specifications or shop drawings. If conditions occur in the field that generate issues CPPI works with the trade contractors to develop the most effective solution for everyone involved.

SUBMITTALS/SHOP DRAWINGS

CPPI uses Expedition software to manage the submittal process. A detailed log is developed and maintained by the Project Manager.

The shop drawing log tracks every step in the approval process. Dates are entered when submittals are sent and received by each party, which enables the project team to know the specific status of every item.

REQUESTS FOR INFORMATION

CPPI uses Expedition to manage and track all RFI's. These are presented at the regularly scheduled owners meeting or on demand. The owners forms, reports and records are filed electronically so all information is submitted per the owners request and standard practices.

This system provides a "clear trail of communication" for use throughout the project to document commitments made and promises delivered.

We believe in an "open book" approach to Construction Management. This is just one example of how CPPI is an Advocate for the Owner.

LOCAL SMALL BUSINESS PROCUREMENT PROGRAM

CPPI shares the the city's commitment to generate opportunities for local, small and diverse businesses.

Our team is well positioned to maximize the participation of qualified local subcontractors and suppliers for the SE 4th Street Reconstruction project.

The combination of 47 years of construction management in Gainesville coupled with our knowledge of the local subcontractor market and our team's prequalification protocol will ensure we approve well qualified local firms and promote the ability to accommodate local LMWBE firms.

Local participation is driven by bid packages that are tailored to the skills and capabilities of the local subcontractor/supplier market. Smaller bid packages offer smaller local business the opportunity to bid on the project.

Our focus on breaking down larger bid packages in to smaller scopes of work has proven successful for many of our past projects. Also, smaller subcontractors tend to buy products from local suppliers which maximizes dollars spent with in our community.

This is part of our culture at CPPI. We believe in building long lasting structures, communities, local business partners and relationships.



LOCAL PARTICIPATION FOR PAST PROJECTS

<u>PROJECT</u>	<u>LOCAL SUBCONTRACTOR PARTICIPATION</u>
CRA 3rd St. Streetscape	100% - \$ 573,088
CRA 5th Ave. Streetscape	100% - \$578,787
CRA Office Renovation	100% - \$4,370
CRA Office Suite 100	87.5% - \$32,869

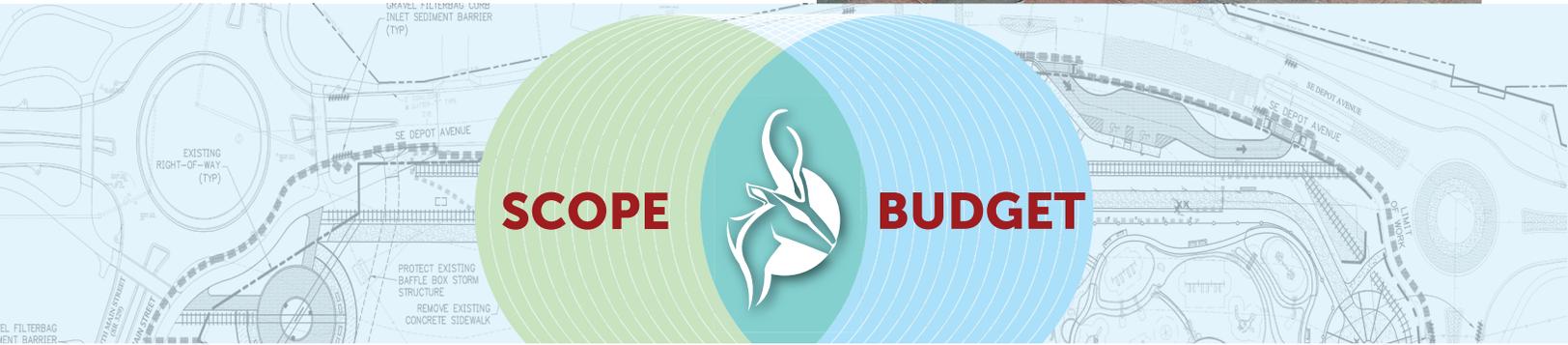
COST ESTIMATING AND CONTROL - CMQS 4

➤ **COST ESTIMATING and CONTROL:** a) Describe the team's approach to, and methods for, cost estimating during the pre-GMP phase and cost control during the construction phase, specifically when the unforeseen arises.

➤ **Cost control** is one of the principal functions of preconstruction services and begins with the initial analysis of the building program. The first task is to evaluate the program and drawings, if available, and develop a cost model that aligns the scope of the project with the available funds and the Owner's goals.

We understand the battle of space needs versus budget, and we have experience in accurately controlling costs to ensure project scope and budget is in alignment. Multiple estimates are produced throughout a project to meet a range of different needs.

At the start of a project, estimates help establish the budget; during design, they put price tags on alternative building systems; before construction, they predict the fair price for a bid; during construction, they help price and negotiate change orders.



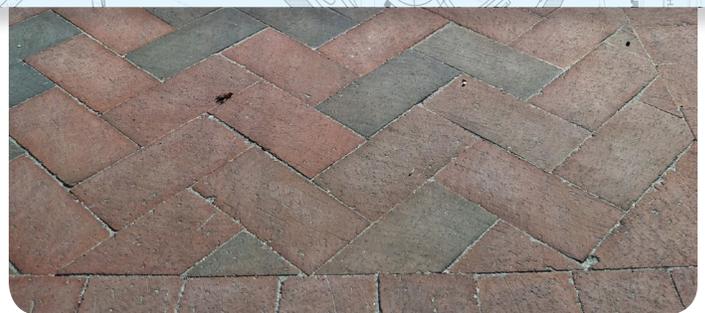
IF SCOPE AND BUDGET ARE PROPERLY ALIGNED WITH THE DEVELOPMENT OF THE COST MODEL, SACRIFICES TO QUALITY & PROGRAMMED SPACE WILL BE AVOIDED

DEVELOPMENT OF COST MODELS IN PRE-GMP PHASE
 Managing cost control effectively in the early design phase of a project relies on the development of a Project Cost Model.

This cost model must properly align the scope of the project and the available budget, and determine the best balance of resources, cost, and feasibility. In addition to the programmed space, the definition of scope must include an understanding level of finish, special systems, unique site or sequencing constraints, and materials.

COST CONTROL DURING THE DESIGN PHASE
 Cost control relies on an open channel of communication between the project team and the Owner.

Throughout the design and construction phases our team, the architect and the City of Gainesville can discuss potential cost savings ideas that can be reviewed, and then either accepted, rejected, or held for future review.



COST CONTROL DURING THE CONSTRUCTION PHASE
 During the construction phase, our team helps to control costs by implementing a detailed and thorough buyout process. Each trade package is scoped in detail with all bidders and final recommendations are made to the City of Gainesville for subcontractor selection.

This process helps to avoid scope gap change orders and aids in the selection of the most qualified subcontractor for each project. All buyout savings are tracked by our team and communicated to the the City of Gainesville on a weekly basis.

COST ESTIMATING AND CONTROL - CMQS 4

➤ COST ESTIMATING and CONTROL: (b) How are cost estimates developed and how dependent are they upon estimates by potential sub-contractors?



➤ **METHODOLOGY FOR DEVELOPING ESTIMATES**

Estimates are developed using a process of validation and adjustment of the cost model as design elements become quantifiable.

In the schematic phase, basic structural and envelope systems become quantifiable while during design development, mechanical, electrical, plumbing and fire protection systems and finishes come into a level of focus where they can be measured and accounted for.

DEPENDENCY ON SUBCONTRACTORS

By becoming involved in the Preconstruction phase, CPPI gains a thorough understanding of the scope and estimated cost, which we pass on to the trade subcontractors immediately upon joining the team.

Participation during design allows CPPI the requisite level of interaction with the Owner, Users and Design team to provide insight into building and material costs and constructability issues, while continuously monitoring the budget.

This hands-on knowledge is invaluable as the project proceeds through design and into construction. CPPI accomplishes these cost control components by reviewing documents and request clarifications prior to construction.

We provide written scopes of work and clearly review them with all subcontractors to eliminate overlaps or exclusions. It is through this early involvement that CPPI reduces the unknowns that can occur with the dependency on estimates by potential subcontractors.



WHAT OUR CLIENTS ARE SAYING

“Matt Webster and his team worked hand in hand with us. Realizing we had limited dollars with which to work with, they utilized every chance to make our dollars work more efficiently. In addition, their frugality did not sacrifice project quality. Their professional suggestions allowed us to make anchored decisions.”

Lee Pinkoson, Chair
 Alachua County Commission

QUALITY CONTROL & CONSTRUCTABILITY - CMQS 5

➤ (a) Does your staff review design submittals with an eye for errors, discrepancies, conflicts, and other potential change order issues? If so, who specifically does that?



We view quality control as the result of applying technical ability, experience, and pride of workmanship to the construction process.

Throughout our process, we enlist the best technicians to identify, address and resolve potential issues.

Prior to the start of construction, we will have a job specific Three Tier Quality Control plan in place designed for the NW 8th Ave. project.

➤ **DESIGN REVIEW**

A complete review of design submittals is conducted by each member of the construction management team. This includes directors of preconstruction and operations, project manager, superintendent, and MEP systems coordinator.

They are not only looking at budgeting impacts, but also constructability, construction sequencing, coordination issues, and potential conflicts between design disciplines. Project Manager Calvin Peterson will have direct responsibility to manage this process and will personally review each submittal prior to final approval.

➤ b. What means are used to cross-check design submittals against the CRA/City design & construction parameters and standards, previous review comments, Value Engineering input, and other direction or feedback?



➤ **CROSS-CHECK DESIGN SUBMITTALS**

This process starts during the design phase and is tracked throughout the estimate. A major component that is required to ensure success is the ability of our estimating team to carry comments and value engineering items forward with each deliverable.

Design review comments and value engineering items are tracked continuously right in the body of the estimate and particularly with VE, ideas are logged as pending, accepted or rejected so that all ideas brought forth are documented throughout the entire process.

This experience and protocol combined our team's experience with the City of Gainesville's projects will ensure these checks are completed and enforced throughout the project.

TIER 1 DESIGN / PRECONSTRUCTION

Structural Analysis

- Inspect the foundation including the compaction of the soils below the foundation and bearing surface
- Inspection of the structural capacity of the load transfer components
- Inspection of the exterior masonry walls for structural soundness
- Inspection of the floor joist, roof trusses and associated decking for structural soundness
- Inspection of the existing load bearing interior walls

Detailed drawing and specification review

- Scope issues
- Coordination issues
- Potential problems
- Comparison of specs to drawings for uniformity
- Review of MFG recommendations where applicable
- Identify mock ups
- Identify Items that should require a pre-installation meeting
- Identify third party review/inspection items
- Identify commissioning activities
- Constructability review
- Identify and isolate effected utilities and systems

Quality Check Sheets for Selected Scopes

- Create project specific check sheets by division
- Create data base for boiler plate QC sheets by division
- To be used by project team on site (PM, PE, Superintendent, Etc)
- Utilized daily by team and maintained at job site
- Owner/Architect review

Project Specific QC program

- Prepare project specific program and activities
- Program designed with customer scope in mind
- Listing of team members
- Incorporated in the onsite QC Manual
- Owner approval throughout design and preconstruction phase

QUALITY CONTROL & CONSTRUCTABILITY - CMQS 5

> (c) Describe the methods used by the team to maintain quality control during the construction phase.

> **QUALITY CONTROL DURING CONSTRUCTION**

Instilling quality in performance, product and delivery begins on a CPPI construction project well before the first shovel of dirt is moved. Our pledge of quality and professionalism extend well beyond simply directing subcontractors to adhere to the contract documents.

CPPI requires trade contractors to provide mock-up sections of specialty systems, wall or roof systems, and interior finish systems to ensure acceptance prior to the start of construction. Furthermore, schedule sequencing is done to ensure successor trade contractors don't damage work in place.

At the heart of our quality control is daily inspection of the job-site to evaluate each trade for conformance to quality work. We point out and discuss any element of the work that does not meet quality levels and mutually discuss how the issues should be corrected.

This approach assures that the trade contractors have a thorough understanding of how the quality issues should be resolved so that corrective measures can be made promptly and the overall schedule is not delayed. We expect and demand quality work. Our trade contractors understand these expectations

> d. Briefly describe the firms' existing quality assurance policies & procedures and explain how they're tailored to each project.

> **QUALITY ASSURANCE POLICIES**

It is a policy of CPPI to perform all activities in a manner that reflects a total commitment to quality. To ensure that the City's and CPPI's quality goals are achieved during all phases of design and construction, the project team along with the owner's representative, will develop a job specific quality control program.

CPPI's corporate quality control program requires a three step process to quality control that starts during design and continues thru the warranty phase of the project that is tailored to each project.

A few of the major items the job specific quality program will provide are:

- Job specific quality goals
- Ensures comments and ideas from the design phase are carried through to the construction phase.
- Specific quality checklists for major activities (ie: Roadway Base Compaction, Asphalt Mix Delivery, Paver Installation)
- List of required mockups.
- Pre-installation meetings required for the project
- Weekly goal and forms for random quality audits

TIER 2 CONSTRUCTION

Random Quality Inspections (QC Audits)

- Each project team to conduct three audits a week
- Audit form on file within project QC book
- All non compliant audits to have follow up and closure
- Audits to have time lines with resolution descriptions
- Subcontractor notification
- All open items discussed at each weekly subcontractor meeting

Miscellaneous Quality Control

- Third party inspection reports
- Review of mock up assemblies
- Pre-installation meetings

Subcontractor Quality Control

- Submittal Reviews
- Quality of submittals
- Timeliness of submittals
- Review of Subcontractor Quality program
- Subcontractor QC program reviewed and signed off by PM
- Subcontractor to review and sign off on QC program
- Ensure subcontractors follow QC programs

Punch List Preparation And Completion

- Subcontractor Punch List
 - Punch List
 - Final Owner / Architect Punch List
- Approval through construction phase

TIER 3 POST CONSTRUCTION FOLLOW UP

Warranty Procedure

- 3 Month Walk Thru
- 12 Month Walk Thru
- Owner Requested Warranty Work
- Lessons Learned documented and distributed
- Opportunities for improvement documented and distributed
- Subcontractor Evaluation
- Rating of subcontractor performance with supporting information
- Owner satisfaction surveys



SCHEDULING - CMQS 6

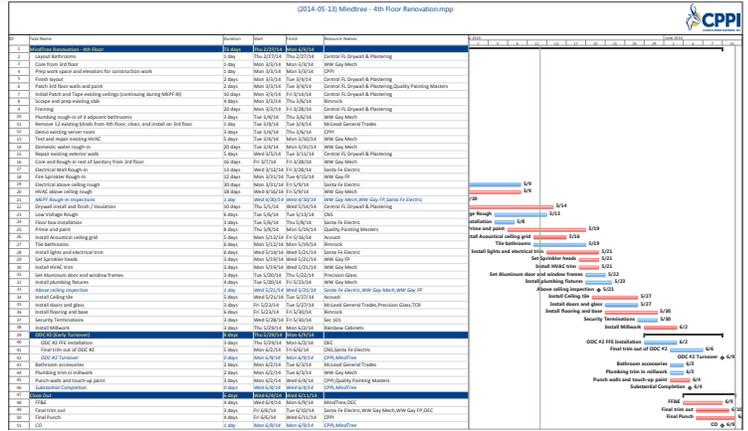
a. Describe how the team will develop and maintain the construction schedule throughout the construction process. Who develops the schedule that accompanies the GMP proposal? Who is responsible for updating and adhering to the schedule during construction?

SCHEDULING

CPPI's approach to scheduling consists of not only creating the optimal schedule, but monitoring and managing the schedule throughout the duration of a project to ensure that it is adhered to. The Preconstruction Director develops the schedule with the project team and utilizes scheduling software to project duration times as well as meetings to forecast any upcoming schedule slippage, and how it will be accounted for.

To maintain the schedule during construction we take the following steps:

- Daily on-site activity and communication with trade contractors is recorded and documented
- CPPI monitors areas in which each trade contractor is working, the number of workers on site, the quantity of work put in place, and the site conditions
- Utilize Primavera or MS Project 2013 Scheduling software to track information that will be used consistently for reviews with team members
- Formal reviews including evaluation of performance, a preview of upcoming work and critical items according to the most current construction plan, and a review of potential changes
- Two week "look ahead" schedules and coordinate this with all contractors active on the site



b. What role, if any, do potential sub-contractors play in developing the schedule? What role, if any, do actual sub-contractors play in refining and maintaining the schedule?

SUBCONTRACTOR INPUT

Prospective trade contractors are utilized to review and validate our design-build schedule. Their input and feedback is invaluable to ensure that the construction duration's and feasibility are realistic. Specialty systems and critical path contractors are solicited to determine if there are more economical and faster methods of completing the work. We also rely on subcontractors and suppliers when considering long lead items and their relationship to the overall project schedule.

Prior to award, schedules are reviewed with potential trade contractors to ensure they "buy-in" to the plan presented at GMP. Actual subcontractors are involved in providing detailed scheduling information such as necessary manpower and resources required to develop and update schedules, allowing CPPI to effectively monitor and adjust to daily on-site progress.

c. Given your understanding of the Owner's goals, requirements, and constraints, elaborate on ideas you have for "fast-tracking" the project without sacrificing quality or introducing unreasonable risk.

FAST TRACKING

CPPI has previously utilized the fast track process by developing early release trade packages. We have been able to do similar "Fast Tracking" on telecommunication projects world-wide to determine delivery times for specific items and equipment and develop our bid packages to expedite the project.

This process involves coordination efforts among the team to get early 100% documents for the identified trade packages in concert with our GMP submittal, thereby avoiding risk for the Owner with regard to budget.

TWO WEEK LOOK AHEAD													
Project Name: MINDTREE													
Project No.: 14036													
From Date: May 19, 2014													
To Date: June 9, 2014													
Fill out this date only. The rest will auto-fill.													
Date	19	20	21	22	23	24	25	26	27	28	29	30	31
Division/Sub	MON	TUES	WED	THUR	FRI	SAT	MON	TUES	WED	THUR	FRI	SAT	SAT
SFE	Above Ctg Rough/F.A.	S	S	S									
WW Gay	Above Ceiling Rough-In	S	S	S									
CNS/Data	Prep IT RM Low voltage/Data	S	S	S	S	S							
Painter	Prime & Paint												
RimRock	Install Tile in Baths	S	S	S			S	S	S	S	S	S	S
SFE	Install lights and elec.trim	S	S	S	S	S							
RimRock	Begin Install Carpet/Tile						S	S	S	S	S	S	S
WW Gay	LV/Ref. Lines/Mini Spt.	S	S	S	S	S	S	S	S	S	S	S	S
WW Gay	Fire Protection/Trim	S	S										
Precision	Install Store Fronts/Doors				S		S	S	S				
WW Gay	HVAC Trim		S	S	S	S	S	S					
Account	Install Ceiling Tile				S	S							
CFD	Ceiling Patch/Punch	S	S										
McCleod GT	Install Glass/Doors					S	S	S	S	S			
Furniture	DELIVERY/Set Up										S	S	
Above Ceiling	Inspection/ Mech. Subs			S									
S	Scheduled												
D	Delayed												
A	Additional Day												

In the unlikely event that on-site schedule conditions do not meet the Owner's and CPPI's schedule, CPPI will take the following steps:

- CPPI will develop and implement a "work around" recovery schedule to get back on track
- Extra work hours, additional crews and work sequencing are all assessed and modified as needed to make up schedule slippage

SAFETY, COMMISSIONING & LEED - CMQS 7

a. Outline your firm's approach to jobsite safety management, training & education, and enforcement. Provide proof of your firm's Experience Modification Rate for the past three years.

- CPPI is committed to an aggressive, results oriented safety program based on strong management support and effective job site implementation and enforcement. A safe job site has proven to be a productive job site.

JOB SITE SAFETY MANAGEMENT

The Job Site Superintendent is responsible for the implementation and enforcement of the Job Site Safety Program. CPPI's Safety Director provides the Superintendent with expertise and support in the overall safety effort.

The major components of the Job Site Safety Program Include:

- Safety issues are addressed and documented in all Job Site meetings
- Weekly Job Site safety meetings for all employees
- Monthly Job Site safety inspections by the CPPI Safety Director requiring response from the Job Site Superintendent regarding correction of noted deficiencies
- Weekly informal Job Site visits by the CPPI Safety Director with an emphasis on subcontractor safety coaching and compliance
- Subcontractor safety program compliance documentation
- Strong daily emphasis by Job Site supervision on overall Job Site compliance with all applicable safety, health and environmental standards and regulations (FDOT MOT, SWPPP, OSHA, EPA, State, etc.)
- Accident investigation and prompt remediation of accident causes

TRAINING AND EDUCATION

CPPI Job Site personnel receive the following safety training:

- First Aid
- OSHA 10 Hour Construction Training
- Weekly safety meetings addressing OSHA mandated safety training topics
- Specialty safety training as required by work exposures

ENFORCEMENT

The CPPI Job Site Superintendent and field supervisory staff is responsible for the strong enforcement of the Job Site Safety Program. They work through the subcontractor supervision to ensure prompt and effective correction of all safety compliance issues. All compliance issues are documented with continued violations resulting in subcontractor employee and/or supervision removal and replacement.

	WORKERS COMPENSATION EXPERIENCE RATING			
	Risk Name: CHARLES PERRY PARTNERS INC		Risk ID: 913601122	
Rating Effective Date: 01/01/2015		Production Date: 08/26/2014		State: INTERSTATE

	ARAP	FLARAP	SARAP	MAARAP	Exp Mod
Factors		1.00			(J) / (K) .74
Factors		1.00			(J) / (K) .61

Risk Name to Apply Mod	Risk ID	Rating Eff Date	Mod Factor	Eff Date of Mod	Exp Date of Mod
CHARLES PERRY PARTNERS, INC	091522152	01/01/2012	.72	01/01/2012	01/01/2013
CHARLES PERRY PARTNERS, INC	091522152	01/01/2013	.69	01/01/2013	

CPPI EMR Rating:
 2015 - 0.74
 2014 - 0.61
 2013 - 0.69
 2012 - 0.72

SAFETY, COMMISSIONING & LEED - CMQS 7

- (b) Describe the experience of the proposed staff with building commissioning.
- (c) LEED or equivalent accreditation is preferred; enclose copies of proposed staff's LEED similar accreditation(s) and describe the experience of the proposed project management staff with sustainable construction and LEED certification efforts.

➤ **COMMISSIONING**

The construction team is intimately familiar with all phases of building commissioning (Cx). We understand and enthusiastically support the process. Depending on the complexity of the project, Lee Hall, our MEPFP coordinator, can lend guidance to our team or lead the process. Typically, our team manages the entire process from Cx meetings, managing the pre-functional checklist, and functional testing. They coordinate all the sub contractors to ensure that the proper personal are on site and ready for testing. In addition, CPPI performs a mock functional testing to ensure that systems are ready for actual commissioning. Where a bulk of Cx is integral to HVAC systems, We can still Cx the electrical and utilities. The why of Cx is to ensure the system function as designed, that can be accomplished with roadways and utilities.

We have implemented a hybrid enhanced owner training where we perform Cx functional testing and owner training together to get the maintenance personnel a more comprehensive understanding of the systems they will be taking over.

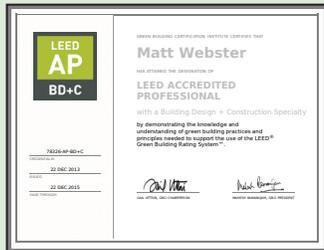
➤ **LEED**

Currently, LEED does not have an official roadway rating system, however, there are other systems available to measure sustainable construction for roadways. Greenroads and Envision rating systems help derive best practices for infrastructure We are interested in investigating these further with the City of Gainesville.

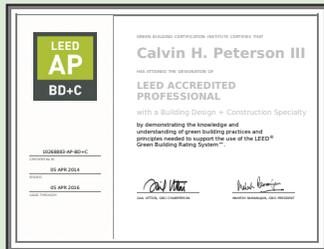


CPPI has **30** LEED Accredited Professionals who have worked on **36** LEED Projects. CPPI's Diversified Projects Division has **7** LEED Accredited Professionals.

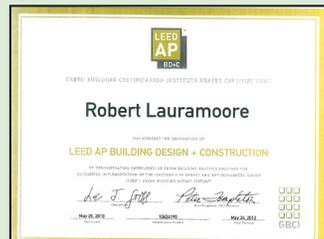
KEY STAFF LEED CERTIFICATES



MATT WEBSTER,
Project Executive



Calvin Peterson,
Senior Project Manager



Troy Lauramoore,
General Superintendent



LEE HALL,
MEPFP/BIM Coordinator

DIVERSIFIED PROJECTS DIVISION
Additional Resources

Matt Webster
vice president / diversified projects division

Troy Lauramoore
dprd general superintendent

Project Management	
Calvin Peterson	Senior Project Manager
Eric Drummond	Senior Project Manager
Chris Brunson	Senior Project Manager
Jordan Keen	Project Manager
Brian Walker	Assistant Project Manager
Carsen Stefanelli	Assistant Project Manager
Rachel Smith	Assistant Project Manager
Lex Johansson	Assistant Project Manager
Hunter Pruitt	Assistant Project Manager
Jonathan Pigott	Project Engineer

Supervision	
Michael Goss	Senior Superintendent
Ray Henderson	Senior Superintendent
Bob McIver	Senior Superintendent
Coley Pitt	Superintendent
Terry Frey	Superintendent
Donald Flemming	Superintendent
David Allaire	Superintendent
Jason Nettle	Superintendent
Chuck Crosier	Superintendent
Craig Haire	Superintendent
Matt Reinders	Superintendent
Coby Williams	Assistant Superintendent
Eugene Shealy	Assistant Superintendent

Administration / Interns	
Diann Jones	Office Administrator
Anne Morello	Project Coordinator
Brandi Bell	Project Coordinator
Riley Hunt	Management Intern

Field Employees	
Richard Pons	Foreman
Travis Ridgell	Foreman
Wade Vickers	Foreman
Jesse Colson	Laborer
Willie Grant	Laborer

JOINT-VENTURE

N/A

ATTACHMENTS/SUPPLEMENTS

GENERAL CONTRACTOR LICENSE

RICK SCOTT, GOVERNOR KEN LAWSON, SECRETARY

STATE OF FLORIDA
 DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
 CONSTRUCTION INDUSTRY LICENSING BOARD

LICENSE NUMBER	
CGC1519789	

The GENERAL CONTRACTOR
 Named below IS CERTIFIED
 Under the provisions of Chapter 489 FS.
 Expiration date: AUG 31, 2016

WEINGART, BRECK ALLEN
 CHARLES PERRY PARTNERS, INC.
 8200 NW 15TH PLACE
 GAINESVILLE FL 32606

ISSUED: 05/29/2014 DISPLAY AS REQUIRED BY LAW SEQ # L1405290002445

CPPI General
 Contractor License
 -CGC1519789

ARTICLE OF INCORPORATION

State of Florida
Department of State

I certify from the records of this office that CHARLES PERRY PARTNERS, INC. is a corporation organized under the laws of the State of Florida, filed on April 8, 2011.

The document number of this corporation is P11000035219.

I further certify that said corporation has paid all fees due this office through December 31, 2015, that its most recent annual report/uniform business report was filed on January 5, 2015, and its status is active.

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

*Given under my hand and the
 Great Seal of the State of Florida
 at Tallahassee, the Capital, this
 the Fifth day of January, 2015*

Secretary of State

Authentication ID: CC5396988302

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

<https://efile.sunbiz.org/certauthver.html>

CPPI Article of
 Incorporation
 -P11000035219

ATTACHMENTS/SUPPLEMENTS

BONDING CAPACITY



March 11, 2015

City of Gainesville
200 East University Ave, Room 339
Gainesville, FL 32601

RE: Charles Perry Partners, Inc.
Project: Construction Management at Risk with a Guaranteed Maximum Price Service for NW 8th Avenue Resurface/Reconstruction

To Whom It May Concern:

This is to advise you that Waldorff Insurance & Bonding, Inc. provides bonding for Charles Perry Partners, Inc. Their Surety is Liberty Mutual Insurance Company, which has an A.M. Best Rating of A XV and is listed in the Department of the Treasury's Federal Register with an underwriting limit of \$1,250,943,000. The home office address is 175 Berkeley Street, Boston, MA 02116.

Charles Perry Partners, Inc. is a financially strong, well-managed company and it is a pleasure to recommend them to you for your consideration. They have an excellent reputation with architects/engineers, owners, subcontractors, and suppliers and are considered to be an exceptional contractor in the area.

At this time, we would not anticipate a problem in bonding our client in the amount of \$150,000,000 for a single project or \$400,000,000 aggregately. The surety reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Benjamin H. French".

Benjamin H. French
Vice President

1110 NORTHWEST 6th STREET
GAINESVILLE, FL 32601



PHONE 352-374-7779
FAX 850-581-4930

WWW.WALDORFFINSURANCE.COM

ATTACHMENTS/SUPPLEMENTS

INSURANCE

ACORD®		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 3/13/2015
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 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).				
PRODUCER Waldorff Insurance & Bonding, Inc. 45 Eglin Parkway, NE, Ste 202 Fort Walton Beach FL 32548		CONTACT NAME: PHONE (A/C, No, Ext): 850-581-4925 FAX (A/C, No): 850-581-4930 E-MAIL ADDRESS: receptionist@waldorffinsurance.com		
		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A :Amerisure Insurance		19488
		INSURER B :Amerisure Mutual		23396
		INSURER C :Steadfast Insurance Co.		26387
		INSURER D :		
		INSURER E :		
		INSURER F :		

COVERAGES		CERTIFICATE NUMBER: 2130031359			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 INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <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"/> PROJECT <input type="checkbox"/> LOC	Y		GL20488110801	1/1/2015	1/1/2016	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$1,000,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	Y		CA20488110801	1/1/2015	1/1/2016	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 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 <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$0			CU20488160802	1/1/2015	1/1/2016	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
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/A	WC2042161	1/1/2015	1/1/2016	<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <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
B C	Leased Equipment Professional Liability & Pollution Liability			CPP2048813070014 EOC933670203	1/1/2015 5/1/2014	1/1/2016 5/1/2015	Equip Limit: \$1,000,000 Deductible \$1,000 Limit \$1,000,000

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

RE: City of Gainesville RFQ No: PWDA-150041-DS Construction Management at Risk with a Guaranteed Maximum Prices Services for NW 8th Avenue Resurface/Reconstruction. Cancellation Provision: 30 Days Notice of Cancellation except 10 days for non-payment of premium as respects to General Liability, Automobile Liability and Workers Compensation. Certificate Holder is listed as Additional Insured, when required by written contract, as pertains to General Liability.

CERTIFICATE HOLDER City of Gainesville Purchasing Division 200 East University Avenue Gainesville FL 32627	CANCELLATION 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 
---	--



ATTACHMENTS/SUPPLEMENTS

DRUG FREE WORKPLACE

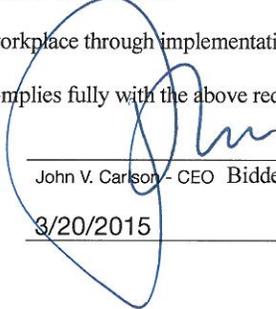
DRUG FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that

Charles Perry Partners, Inc. 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 under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty of nolo contendere to, any violation of Chapter 893, Florida Statutes, or of any controlled substance law of the United State 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.



John V. Carlson - CEO Bidder's Signature

3/20/2015

Date



ATTACHMENTS/SUPPLEMENTS

ADDENDUM ACKNOWLEDGEMENT

*CM at Risk for NW 8th Avenue Resurface/Reconstruction
PWDA#150041-DS*

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 1 by his or her signature below, **and shall attach a copy of this Addendum to its proposal.**

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 1 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER: Charles Perry Partners, Inc.

BY: John V. Carlson - CEO

DATE: 3/20/2015

ATTACHMENTS/SUPPLEMENTS

BID FORM

N/A

**CITY OF GAINESVILLE
 GENERAL GOVERNMENT
 PURCHASING DIVISION SURVEY
 BID INFORMATION**

BID #: PWDA-140048-FB

DUE DATE: June 19, 2014
 @ 3:00 p.m., local time

SEALED BID ON: Construction Manager at Risk for SE 4th Street Reconstruction

IF YOU DO NOT BID

Please check the appropriate or explain:

- _____ 1. Not enough bid response time.
- _____ 2. Specifications not clear.
- _____ 3. Do not submit bids to Municipalities.
- _____ 4. Current work load does not permit time to bid.
- _____ 5. Delay in payment from Governmental agencies.
- _____ 6. Do not handle this item.
- _____ 7.0 Other: _____

Company: _____

Address: _____

Are you a minority business? yes _____ no _____