

FPUR-180009-GD

Continuing Construction Management Professional Services for Minor Projects



Submitted to:



Submitted by:

AKEA Inc.

3603 NW 98th St., Suite B, Gainesville, FL 32606

October 23, 2017

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RFQ NO:

FPUR-180009-GD

SUBJECT:

Continuing Construction Management Professional
Services for Minor Projects

FIRM SUBMITTING:

AKEA, INC.

PRIMARY CONTACT:

AJ Kwan
3603 NW 98th St., Ste. B
Gainesville, FL 32606
(352) 474-6124 phone
(352) 553-4437 fax
E-mail: ajkwan@akeainc.com

Letter of Interest

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October 23, 2017

City of Gainesville
Attn: Gayle Dykeman, Sr. Buyer
200 East University Ave., Room 339
Gainesville, FL 32601

Re: RFQ No. FPUR-180009-GD **RECEIVED AMENDMENTS 1 - 3**
Subj.: Proposal Submission for Construction Management Professional Services

Dear Ms. Dykeman:

AKEA, Inc. is a certified 8a, and Service Disabled Veteran Owned Small Business (SDVOSB). Incorporated in 2003 AKEA is experienced with a variety of project types and delivery methods. Some of our clients are responsible for the smooth operation of major facility installations which include Construction Management type projects base Public Works departments such as Naval Air Station Jacksonville and Naval Submarine Base Kings Bay. These installations provide services and support to our military and function like small cities. The daily challenges they face are similar to those that a City of Gainesville's size and complexity might face. However, an added challenge often is logistics because many projects are located off shore or are in remote locations.

Our projects are located throughout the state and may be described as "typical projects assigned under this contract" which includes roadways, storm water, streetscapes, lighting, creek and/or wetland restoration, structures, solid waste projects, infrastructure improvements, water treatment, wastewater, reclaimed water underground piping, structure rehabilitation, new construction, remodeling, park improvements, commercial buildings, historic rehabilitation and/ or adaptive reuse.

We have completed renovation or remodeling of historical buildings, canine kennels, research laboratories, classrooms, offices, outpatient clinics, reception and waiting areas, lobbies and corridors, atriums, courtyards and plazas, modular and pre-engineered buildings, dormitories, and associated roadways, site work, wetlands restoration and sidewalks. We also note that we are able to bond beyond the maximum project size of \$2M.

Thank you for your time and consideration. I look forward to working with you, and the City of Gainesville.

Sincerely,



Anthony J. Kwan, PE, LEED AP

Enclosure

TAB I—COMPANY INFORMATION AND CERTIFICATION (CMQS 0)

COMPANY INFORMATION AND CERTIFICATION (CMQS 0)

PROJECT NUMBER: FPUR-180009-GD
PROJECT NAME: Continuing Construction Management Services for Minor Projects
FIRM NAME: AKEA, INC.
ADDRESS OF PROPOSED OFFICE IN CHARGE: 3603 NW 98TH ST., STE. B, GAINESVILLE, FL 32606
TELEPHONE & FAX NUMBERS: (352) 474-6124 / (352) 553-4437
E-MAIL ADDRESS & WEBSITE ADDRESS: ajkwan@akea-inc.com / www.akea-inc.com
Florida Corporate Charter Number: P02000104138
Federal ID Number: 57-1144383

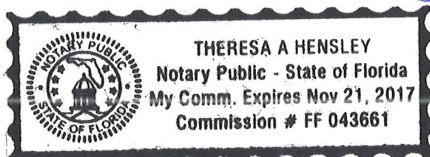
For how many years has your firm been providing construction management services? General contracting? 6 years / 6 years
Total billings, past three calendar years (submitting office)? \$27,919,898
Total billings, past three calendar years (company-wide)? \$27,919,898

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 OWNERS 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 OWNERS, 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 sealed submittal must be received at OWNERS, 200 East University Avenue, Room 339, City Hall, Gainesville, FL 32601 attention Gayle Dykeman, no later than 3:00 p.m., October 23, 2017. Facsimile (FAX) submittals are not acceptable and will not be considered. In addition, proposer must provide one (1) electronic copy of their submittal in PDF format on a CD or USB flash drive. The statement of qualifications shall be clearly labeled: Statement of Qualifications for Continuing Construction Management Services for Minor Projects.
 - 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 officers of the firm applying for consideration and is authorized to make the above acknowledgements 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.

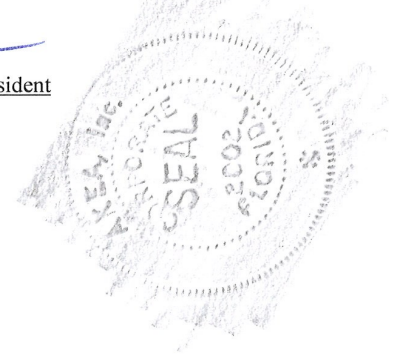
SWORN TO AND SUBSCRIBED TO ME,
A NOTARY PUBLIC, THIS 23rd DAY
OF October, 2017.

Theresa A. Hensley (SEAL)



FOR AND ON BEHALF OF THE APPLICANT:

Anthony J. Kwan
BY: Anthony J. Kwan, President



TAB II—PERSONNEL RESUMES (CMQS 1) ORGANIZATIONAL CHART

Anthony J. Kwan, PE, LEED AP – Principal in Charge, QA/QC Specialist

Education: MS, Civil Engineering Management, Air Force Technology
BS, Civil Engineering, Texas A&M University

Certifications: OSHA 40-hr HAZWOPER; OSHA 8-hr HAZWOPER Annual Refresher; OSHA 10-hr Construction Safety & Health Training Course; USACE Construction Quality Management for Contractors; ANSI-RAB NAP Accredited EMS Lead Auditor Course

Mr. Kwan has 30 years of proven leadership in construction and design. He is the owner of AKEA Inc., established in 2005, and AKEA Design Inc., established in 2011. These two firms enjoy a combined relationship in one location. Exceptional talent and leadership in one location both in design and construction adds value to the owner experience with every project. In addition, he is a LEED Accredited Professional with extensive experience in quality control/quality assurance, program management, hazardous waste management, and civil engineering construction.

Project Experience:

- Canaveral Air Force Station – Role on this project: on-site QA/QC supervisor. Project size \$35M+. Project description: 4-year contract to provide a variety of services, including project management, engineering, programming, engineering studies, engineering design, environmental compliance support, documentation, cost control, scheduling, cost estimating, modifying and constructing critical launch facilities, security, quality control, and safety training programs.
- AUTC Andros Island, Bahamas – Role on this project: on-site QA/QC supervisor. Project size \$100K. Project description: Design-build lightning protection for remote location; administration building; power plant building; Sonobouy Tracking System building; and fuel.
- AUTC Andros Island, Bahamas – Role on this project: on-site QA/QC supervisor. Project size \$250K. Project description: Design-build upgrades to existing vehicular entrance and perimeter security.

Sean S. Holway, PE, CBC – Vice President of Construction, Executive Supervision

Education: BS, Civil Engineering, University of Central Florida

Certifications: Professional Engineer, FL 69041; Certified Building Contractor, CBC 1259155; CPR/First Aid, American Heart Association; Quality Management Certified, USACE

Mr. Holway brings more than 14 years of experience in construction/project management and design through a variety of different delivery methods. He has moved into the role of project executive because of his outstanding level of achievements with respect to business development and his ability to facilitate the needs of project owners and representatives as well as assemble a dynamic team. He is proficient in permitting and regulatory compliance, and specializes in overcoming design/construction challenges and value engineering. He also has worked for Orange County Utilities in Orlando, FL, gaining inside knowledge of working with large municipalities such as the City of Gainesville.

Project Experience:

- US Fish & Wildlife (USFWS) – Build Only PM for Stokes Ranch Wetland Restoration, Sebring, FL
- USFWS – Build Only PM for Renovate Historic Plantation House and Historic Cook House, Hollywood, SC
- USFWS – Design-Build PM for Dale Bumpers NWR Energy Upgrades, St. Charles, Arkansas
- GSA – Build Only PM for AUTC Interior/Exterior Renovations for SSA Build-out, West Palm Beach, FL
- GSA – Design-Build PM for AUTC Fire Alarm/Fire Sprinkler Life Safety renovations, West Palm Beach, FL
- NAVFAC SE (Navy) – Design-Build Build Emergency Relief Warehouse, Inagua, Bahamas
- NAVFAC – Design-Build PM for New Dormitory, Canine Kennel, Canine classroom, Bonao, Dominican Republic
- NAVFAC – Design-Build PM for New Elevated Coast Guard Station, Isla Saona, Dominican Republic
- NAVFAC – Design-Build PM for Sea King Parking Lot and New Pond, Jacksonville, FL
- NAVFAC – Design-Build PM for Replace 2 Centrifugal Chiller Units, Orlando, FL
- VA – Design-Build PM for Repair Back-OR Chiller and Air Handler AC-4E, Gainesville, FL
- VA – Design-Build 1-Million-Gallon Elevated Storage Tank, Miami, FL

TAB II—PERSONNEL RESUMES (CMQS 1) ORGANIZATIONAL CHART

David L. Gotwalt, Director of Construction – Senior Project Management

Education: BS, Civil Engineering Technology, University of Massachusetts – Dartmouth

Certifications: Certified Florida General Contractor – CGC 1505603

Mr. Gotwalt is a long-time Gainesville construction professional bringing 38 years of diverse commercial construction experience. Relocating to Gainesville from Miami over 20 years ago he built the first Construction Management project at UF – the O'Connell Center Parking Garage. Since that time and with his own small construction company for 12 years - Mr. Gotwalt has completed a variety of construction projects for the City of Gainesville, UF, Shands (UF Health), AvMed, and other private clients. He is familiar with and respects the issues that owners face maintaining operational facilities which demand attention with updates and meeting the needs of user groups. His attention to detail and quality earned him strong relationships with repeat clients over a 20 plus years' time frame in Gainesville -and nearly 40 years overall.

Project Experience:

- Role served for the following projects was as Business Owner/Principal: City of Gainesville - Annual Sidewalk Contract, UF -2005 Annual Minor Project CM - Size of projects ranged up to \$1M; Shands - Pediatric Emergency Department Renovation \$500k, plus various other renovations projects over 10 plus year time frame; AvMed Multiple Interior Renovation -Size of projects ranged from less than \$100k to \$300k; various RTI office and lab fit-outs dollar range up to \$250k; UF CM Parking Garages at O'Connell Center & Norman Hall/ Sr. Project Manager \$2M - \$4M each.
- GSA – Build Only Site PM/Super for AUTEC Interior/Exterior Renovations for SSA Build-out, WPB Beach, FL
- US Fish & Wildlife (USFWS) – Build Only PM for Stokes Ranch Wetland Restoration, Sebring, FL
- NAVFAC – Design-Build PM for Sea King Parking Lot and New Pond, Jacksonville, FL

Lowell F. McGuire – Superintendent

Education: A.S. Business Management, Steed Business College

Certifications: OSHA 30-Hr. Occupational Safety & Health Training; First Aid CPR AED

Mr. McGuire has extensive and broad-based experience in project design, development, management, and construction. Lowell performed the role of project design, development, and management for the Malcom Randall Veterans Administration Hospital for 32 years. Lowell utilizes his extensive VA experience as a superintendent on all his projects, and can leverage that experience to work well with the City of Gainesville. Overall, Lowell brings 50+ years of experience in superintendence & design stemming from his career in the Navy, working for the VA in various positions and most recently for AKEA on a variety of challenging overseas projects. He is both OSHA-certified as both an inspector and trainer. This experience gives him the perspective of quality and safety for every project he is assigned to. His overseas experience has provided an opportunity for Mr. McGuire to use his experience and creativity with managing diverse projects in confined spaces and challenging environments where resources are limited.

Project Experience:

- USFWS – Build Only Super for Renovate Historic Plantation House and Historic Cook House, Hollywood, SC
- NAVFAC SE (Navy) – Design-Build Superintendent for Emergency Relief Warehouse, Inagua, Bahamas
- NAVFAC – Design-Build Super for New Dormitory, Canine Kennel, Canine classroom, Bonao, Dominican Republic
- NAVFAC – Design-Build Super for New Elevated Coast Guard Station, Isla Saona, Dominican Republic
- VA – Design-Build Superintendent for Repair Back-OR Chiller and Air Handler AC-4E, Gainesville, FL

TAB II—PERSONNEL RESUMES (CMQS 1) ORGANIZATIONAL CHART

Lawrence Waller - Project Superintendent, QCM/SSHO

Education: Business Management Studies, University of South Carolina

Certifications: USACE Construction Quality Management for Contractors; OSHA 30-HR Construction Industry/Trench and Shoring, Crane and Rigging/Fall Protection and Scaffolding/Confined Spaces/10 HR Continuing Ed/OSHA Rigger 1, FDOT Plans Reading/Earthwork Inspection/MOT Advanced Level 2 Construction Math/Sub-Grade and Base, American Red Cross -First Aid and CPR

An experienced construction professional, Mr. Waller is proficient in Quality Control and as a Site Safety Health Officer (SSHO). Lawrence has over 30 years of experience in construction related experience. Most of Lawrence's career has been as a construction superintendent and for the US NAVY. In addition, his role as superintendent on various complex projects has resulted in many successful, safe, timely and on budget projects. He also has successful project renovation experience on campuses and government military installations.

Project Experience:

- US Fish & Wildlife (USFWS) – Build Only Superintendent for Stokes Ranch Wetland Restoration, Sebring, FL
- USFWS – Design-Build Superintendent for Dale Bumpers NWR Energy Upgrades, St. Charles, Arkansas
- GSA – Build Only Super for AUTC Interior/Exterior Renovations for SSA Build-out, West Palm Beach, FL
- GSA – Design-Build Super for AUTC Fire Alarm/Fire Sprinkler Life Safety renovations, West Palm Beach, FL
- NAVFAC – Design-Build Superintendent for Sea King Parking Lot and New Pond, Jacksonville, FL

Ken Van Antwerp - Project Manager, Superintendent, Estimator

Education: BSBCN - UF Rinker School of Construction & BSBUS - UF College of Business

Certifications: USACE Construction Quality Management for Contractors; OSHA 30-HR Construction; American Red Cross – First Aid and CPR

Mr. Van Antwerp brings 25 years of construction management, estimating, and UF facilities management experience. His knowledge of UF and the requirements of working on an active campus uniquely qualifies him to execute and deliver quality, timely projects and meet the needs of the various user groups that are being served. Ken also has experience working with local construction companies.

Project Experience:

- USFWS – Build Only Superintendent for Renovate Historic Plantation House, Hollywood, SC
- USFWS – Design-Build PM/Superintendent for Wassaw NWR Dock Replacement, Savannah, GA
- VA – Design-Build PM for Repair Back-OR Chiller and Air Handler AC-4E, Gainesville, FL
- GSA – Design-Build PM for Dublin Federal Courthouse Fire Sprinkler Life renovations, Dublin, GA
- USFWS – Build Only PM for Stokes Ranch Wetland Restoration, Sebring, FL

Project experience with other companies:

- US Federal Courthouse – Project Engineer for 18 Story Replacement Courthouse (\$65M), Tampa, FL
- UF – Build Only MEP Project Engineer for 5 Story Cancer and Genetics Research Lab (\$72M), Gainesville, FL
- UF – Build Only Project Engineer for 2 Story Student Union Expansion and Renovation (\$6M), Gainesville, FL
- UF – Maintenance. Technician for UF Transportation and Parking Services, Parking Garage Maintenance, Gainesville, FL

TAB II—PERSONNEL RESUMES (CMQS 1) ORGANIZATIONAL CHART

Thomas P. Heffeman – Project Manager, Superintendent

Education: BS Mechanical Engineering, University of New Orleans

Certificates: Quality Control Manager/Quality Control Inspector, USACE, Construction Quality Management for Contractors, NAVFAC SE, OSHA 30Hr Hazard Recognition Training for Construction Industry, CPR/First Aid AED – American Heart Association

Mr. Heffeman has over 26 years of experience in the construction industry. Tom's career includes work for private developers and large corporations and the federal government. He has a proven track record in customer service and the delivery of successful project completion on time and in budget for many companies not just AKEA.

Project Experience:

- USFWS – Build Only Superintendent for Stokes Ranch Wetland Restoration, Sebring, FL
- USFWS – Build Only PM for Renovate Historic Plantation House and Historic Cook House, Hollywood, SC
- USFWS – Design-Build PM for Wassaw NWR Dock Replacement, Savannah, GA
- VA – Design-Build Superintendent for repair of 1 Million Gallon Elevated Storage Tank, Miami, FL

TAB III—EXPERIENCE & REFERENCES (CMQS 2)

CONSTRUCTION SERVICES FOR MINOR PROJECTS QUALIFICATIONS SUPPLEMENT (CMQS))

QUESTION 2 – EXPERIENCE & REFERENCES

NOTE: Complete one 2-page form for each of the (up to 5) “most related” projects – see instructions.

Project Information

Project # and Title: 100-15 NAS JAX Sea King Parking Lot and Pond

Project Location: Jacksonville, 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): 76,230 SF (1.75 acre) Program / Pre-Design Budget: \$757,294

Design Development Budget: 580,028 GMP Proposal (Original): \$757,294

Final Contract Value: \$734,973 Construction Start (NTP) Date: 01/2014

Original Substantial Completion Date (at NTP): 02/2017

Actual Substantial Completion Date: 09/2017 (extended per client scope rev) LEED Certified? N/A

Staffing Information (for this project)

Principal: Sean Holway, PE, CBS On proposed (CM for Minor Pri) team?

☒ YES ☐ NO

Project Manager: Dave Gotwalt, Sr. P.M. On proposed (CM for Minor Pri) team?

☒ YES ☐ NO

Project Engineer: Mike Tootle On proposed (CM for Minor Pri) team?

☒ YES ☐ NO

Superintendent: Lawrence Waller On proposed (CM for Minor Pri) team?

☒ YES ☐ NO

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

- Task 1 was to design and build a parking lot renovation, which included: demolishing the existing lot, then expanding and reconfiguring the parking lot, and finally grading and paving and fencing a 0.75 ac. parking lot. The parking lot design included the typical construction drawings and a SJRWMD permit.
- Task 2 was to design and build a new 1 ac. storm water pond, which included: demolishing the existing area, then expanding and reconfiguring the existing ditch to divert water to the new pond, and finally excavating and grading the new 1 ac. pond. The parking lot design included the typical construction drawings and a SJRWMD permit. The storm water permit for the pond required a modification to the storm water master model for the whole NAS Jacksonville which was modified and updated to include our new pond. Construction was in accordance with the all

TAB III—EXPERIENCE & REFERENCES (CMQS 2)

local and federal design requirements. Our project included moving 21,840 cubic-yards of dirt via 1,365 truckloads without incident or complaint on a very congested Naval Base. Contractor was required to maintain traffic control and safety devices for the protection of the work and the safety of the public for duration of the project.

- Explanation of relevance/similarity to the **Continuing Renovation/Construction Minor Projects**:

4 of the proposed team members were actively involved in this project. This project has similar components to the minor projects as described in the Statement of Work for this solicitation because it included:

| | |
|--|--------------------------|
| Demolition | Lighting |
| Storm Water | Paving (roadway) |
| Excavation | Underground utilities |
| Traffic/safety control on a congested site | Heavy Civil Construction |
| Limited laydown area | Expedited Schedule |



Owner Contact Information

Owner/Client: NAVFAC SE
Contact Person or PM: Rosalind Whitfield
Address: PWD JAX Bldg. 27 P. O. Box 5, Jacksonville, FL 32212 Phone and
Fax: 904-542-5286 E-mail Address: Rosalind.whitfield@navy.mil

Designer Contact Information

Architect/Eng.: AKEA Design, Inc. Contact Person or PM: Randy Hensley, P.E.
Address: 3603 NW 98th Street, Suite B, Gainesville, FL 32606 Phone and Fax: 352-474-6124 352-553-4437
E-mail address: rhensley@akeainc.com

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

Sub-Contractor: DNS Contracting Contact Person or PM: Mike Holbrook
CSI Division/Trade: 320100/Civil Contractor Value of Sub-Contract: \$401,700
Address: 1517 Faye Rd., Jacksonville, FL 32218 Phone and Fax: 904-724-6005/904-724-5007
E-mail Address: mike@dnscontracting.com

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

Sub-Contractor: GSE Engineering & Consulting, Inc. Contact Person or PM: Ken Hill, PE
CSI Division/Trade: Geotechnical Engineer Value of Sub-Contract: \$9,000
Address: 5590 SW 64th Street, Suite B, Gainesville, FL 32608 Phone and Fax: 352-377-3233/352-377-0335
E-mail Address: khill@gseengineering.com

TAB III—EXPERIENCE & REFERENCES (CMQS 2)

CONSTRUCTION SERVICES FOR MINOR PROJECTS QUALIFICATIONS SUPPLEMENT (CMQS))

QUESTION 2 – EXPERIENCE & REFERENCES

NOTE: Complete one 2-page form for each of the (up to 5) “most related” projects – see instructions.

Project Information

Project # and Title: 120-16 USFWS/Stokes Ranch Wetland Restoration Project Location: Sebring, 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: Near Completion Size of project (gross square feet): 1,900 acres

Program / Pre-Design Budget: N/A Design Development Budget: N/A

GMP Proposal (Original): \$2,077,673 Final Contract Value: Hurricane Irma delayed the project, storm damage assessment in process

Construction Start (NTP) Date: 03/2016

Original Substantial Completion Date (at NTP): 02/2017

Actual Substantial Completion Date: within the next few weeks LEED Certified? N/A

Staffing Information (for this project)

Principal: Sean Holway, PE, CBC On proposed (CM for Minor Prj) team?

☒ YES ☐ NO

Project Manager: Dave Gotwalt, Sr. P.M. On proposed (CM for Minor Prj) team?

☒ YES ☐ NO

Superintendent: Lawrence Waller On proposed (CM for Minor Prj) team?

☒ YES ☐ NO

Other: Lowell McGuire, Superintendent On proposed (CM for Minor Prj) team?

☒ YES ☐ NO

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

- The US Fish and Wildlife Service (USFWS) in Cooperation with the US Department of Agriculture (USDA) and National Resource Conservation Service (NRCS) has initiated this wetland restoration project to improve Lake Okeechobee and the Florida Everglades.
- This individual project is part of a large scale effort in many locations throughout Florida to restore wetland habitats, improve water quality, and retain water to recharge the Floridan Aquifer. This project includes

Clearing/Grubbing, earthwork moving 32,000 cubic-yards of material on-site

Existing structure removal/replacement

Survey

Large water control structures

Large emergency spillway

Pollution control

De-watering Earth fill, dikes embankments, ditch plugs

RCP (concrete) and CMP (metal) piping

Rip- Rap erosion control and bank stabilization material

TAB III—EXPERIENCE & REFERENCES (CMQS 2)

Articulated Concrete Mats for embankment soil stabilization

Field fence, and vegetative measures to restore the area and complete our work

Explanation of relevance/similarity to the Continuing Renovation/Construction Minor Projects:

4 of the proposed team members were actively involved in this project. This project has similar components to the minor projects as described in the Statement of Work for this solicitation because it included:

- Demolition
- Storm Water
- Paving (roadway)
- Excavation
- Underground utilities
- Expedited Schedule
- Heavy Civil Construction project



Owner Contact Information

Owner/Client: U.S. Fish and Wildlife Service Contact Person or PM: Justin Holsombeck

Address: 1875 Century Blvd., Suite 310, Atlanta, GA 30345 Phone and Fax: 404-679-4062

E-mail Address: Justin_holsombeck@fws.gov

Designer Contact Information

Architect/Eng.: Nat'l Resource Conservation Svc. US Dept. of Agriculture Contact Person or PM: Brett Gee

Address: 1600 SW 23rd Drive, Gainesville, FL 32608 Phone and Fax: 352-338-9523

E-mail address: Brett.Gee@FL.USDA.GOV

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

Sub-Contractor: West Construction Contact Person or PM: Matt West AIA

CSI Division/Trade: Multiple CSI Divisions/Trades Value of Sub-Contract: \$1,697,417

Address: 318 S Dixie Hwy, Ste 4-5, Lake Worth, FL 33460 Phone and Fax: 561-588-2027/561-588-9419

E-mail Address: mwest@westconstruction.com

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

Sub-Contractor: GSE Engineering & Consulting, Inc. Contact Person or PM: Ken Hill, PE

CSI Division/Trade: Geotechnical Engineer Value of Sub-Contract: \$9,000

Address: 5590 SW 64th St, Suite B, Gainesville, FL 32608 Phone and Fax: 352-377-3233/352-377-0335

E-mail Address: khill@gseengineering.com

TAB III—EXPERIENCE & REFERENCES (CMQS 2)

CONSTRUCTION SERVICES FOR MINOR PROJECTS QUALIFICATIONS SUPPLEMENT (CMQS))

QUESTION 2 – EXPERIENCE & REFERENCES

NOTE: Complete one 2-page form for each of the (up to 5) “most related” projects – see instructions.

Project Information

Project # and Title: 091-14 NAVFAC SE/Coast Guard Station, Isla Saona Project Location: Dominican Republic

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: Completed Size of project (gross square feet): 3,850 SF

Program / Pre-Design Budget: \$1,768,588 Design Development Budget: \$79,993

GMP Proposal (Original): \$1,768,588 Final Contract Value: \$1,865,000

Construction Start (NTP) Date: 9/9/2014 Original Substantial Completion Date (at NTP): 9/9/2016

Substantial Completion Date: 1/27/16 (client and hurricane driven) LEED Certified? N/A

Staffing Information (for this project)

Principal: Anthony J. Kwan, PE On proposed (CM for Minor Pri) team?

☒ YES ☐ NO

Project Manager: Sean Holway, CBC, PE On proposed (CM for Minor Pri) team?

YES ☐ NO

Project Engineer: Mike Tootle, PE On proposed (CM for Minor Pri) team?

YES ☒ NO

Superintendent: Lowell McGuire On proposed (CM for Minor Pri) team?

YES ☐ NO

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

Project to construct a new Coast Guard station operations center ready for use in Isla Saona, Dominican Republic, replacing the existing Coast Guard base. The engineering documents for civil, structural, HVAC, plumbing, and electrical elements incorporated the site-specific requirements of this project. All work was accomplished in accordance with applicable regulations and guidelines, permits, licenses, and clearances consistent with work being performed for the U.S. government in a foreign country. Challenges on this project included OCONUS Spanish-speaking country, environmentally protected remote island with no existing utilities, location that required a barge landing craft to deliver all materials, more than 300 cubic yards of concrete mixed by hand and placed by hand, and all water produced on-site via generator and reverse osmosis desalination plant. Work included but not limited to:

- Site preparation – Sediment control, site clearing, demolition of existing buildings, salvage, earthwork, and hazardous waste remediation as needed
- Site improvements – Concrete sidewalks (4 feet wide) from existing pier to the new building, water well system with submersible pump to supply water to the facility, 750-gallon elliptical water storage tank to

TAB III—EXPERIENCE & REFERENCES (CMQS 2)

supply gravity water, and on-lot sanitary sewer collection system including precast concrete double compartment septic tank and drainfield sized to handle the fixtures

- New building structure consisting of concrete columns, concrete floor slabs, light-gage roof trusses and masonry infill, designed for site-specific seismic and wind conditions, including a Category 5 hurricane
- Plumbing fixtures, domestic water equipment, sanitary waste and rainwater collection system, and reverse osmosis desalination plant

Electrical system consisting of service entrance wiring and equipment, distribution and lighting panelboards, dry type transformers, conduits, feeder and branch circuits, lighting and branch wiring, communications, emergency generator and emergency lighting and power, grounding, lightning protection, and fire alarm



Explanation of relevance/similarity to the Continuing Renovation/Construction Minor Projects:

3 of the proposed Team Member were actively involved in this project. This project has similar components to the minor projects as described in the Statement of Work:

| | |
|---------------------|--------------------|
| Storm Water | Streetscapes |
| Wastewater | Lighting |
| Reclaimed Water | Underground Piping |
| New Construction | Sidewalks |
| Difficult Logistics | Expedited Schedule |



Owner Contact Information

Owner/Client: NAVFAC SE Contact Person or PM: Justin Holsombeck

Address: NAS Jacksonville Bldg. 903, PO Box 30, JAX, FL 32212 Phone and Fax: 904-542-1843

E-mail Address: Timothy.ryczek@navy.mil

Designer Contact Information

Architect/Eng.: AKEA Design, Inc. Contact Person or PM: Paige Poole

Address: 3603 NW 98th Street, Ste B, Gainesville, FL 32606 Phone and Fax: 352-474-6124

E-mail address: ppoole@akeanc.com

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

Sub-Contractor: West Construction Contact Person or PM: Matt West AIA

CSI Division/Trade: Multiple CSI Divisions/Trades Value of Sub-Contract: \$1,408,618

Address: 318 S Dixie Hwy, Ste 4-5, Lake Worth, FL 33460 Phone and Fax: 561-588-2027/561-588-9419

E-mail Address: mwest@westconstructioninc.net

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

Sub-Contractor: GM Hill Engineering Contact Person or PM: Gina M Hill, PE

CSI Division/Trade: Structural Design Value of Sub-Contract: \$28,830

Address: 10199 Southside Blvd, Ste 103A, JAX FL 32256 Phone and Fax: 904-280-8244/904-543-0203

E-mail Address: ghill@gmhillengineering.com

TAB III—EXPERIENCE & REFERENCES (CMQS 2)

CONSTRUCTION SERVICES FOR MINOR PROJECTS QUALIFICATIONS SUPPLEMENT (CMQS))

QUESTION 2 – EXPERIENCE & REFERENCES

NOTE: Complete one 2-page form for each of the (up to 5) “most related” projects – see instructions.

Project Information

Project # and Title: 106-15 GSA/Exterior/Interior Renovation Project Location: West Palm Beach, 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: Completed Size of project (gross square feet): 33,000 SF

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

GMP Proposal (Original): \$5,703,292 Final Contract Value: *\$6,088,163

Construction Start (NTP) Date: 8/15/15 Original Substantial Completion Date (at NTP): 1/2016

Actual Substantial Completion Date: 10/16 (*client driven) LEED Certified? N/A

*Added scope by Client

Staffing Information (for this project)

Principal: Anthony J. Kwan, PE On proposed (CM for Minor Pri) team?

☒ YES ☐ NO

Project Manager: Sean Holway, CBC, PE On proposed (CM for Minor Pri) team?

☒ YES ☐ NO

Project Engineer: Jennifer Combs On proposed (CM for Minor Pri) team?

☒ YES ☐ NO

Superintendent: Dave Gotwalt, CGC On proposed (CM for Minor Pri) team?

☒ YES ☐ NO

Other: _____ On proposed (CM for Minor Pri) team?

☐ YES ☐ NO

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

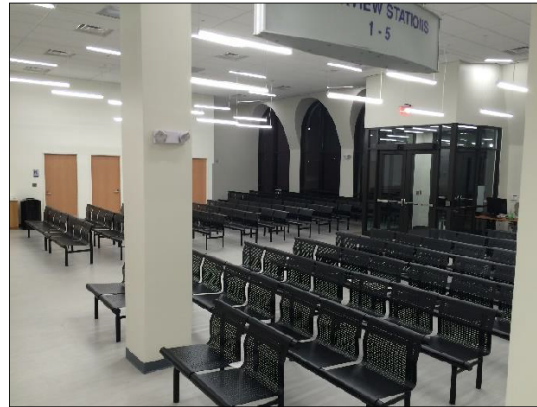
33,000 sf renovation to an existing 80,000 sf occupied secure facility- interior demolition/build-out including offices, conference and training rooms, multiple customer work stations with acrylic reception transaction windows, large decorative acrylic light boxes to hide an existing mechanical catwalk, upgraded reception waiting area, several customer and employee restrooms/breakroom, hazardous materials abatement, upgraded access and security controls, duress system, CCTV monitoring, interior/exterior signage, casework, structural wall/ceiling metal framing/drywall, interior stained wood doors, tegular ceiling system, LVT and carpet tile flooring, moveable wall partitions with added structural steel supports into existing roof framing, all LED lighting, mechanical ductwork, VAV units, and diffusers; exterior fiber reinforced precast/exposed aggregate perimeter replacement panels/columns, anodized aluminum storefront entry system, exterior water intrusion repairs including roofs, expansion joints, drains; existing storefront window replacement; security and accessibility upgrades; installation of a new dedicated outdoor air handling unit with added structural steel supports into existing roof framing, exterior paving/walkway/stair improvements, and main entrance canopy refurbishment.

TAB III—EXPERIENCE & REFERENCES (CMQS 2)

CMOS Question 2 (Experience & References) continued

Explanation of relevance/similarity to the **Continuing Renovation/Construction Minor Projects** (see instructions):

7 of the proposed team members were actively involved in this project. This project has similar components to the City's described potential projects in the following ways: Renovation, government agency owner/tenant, occupied/building, hazardous materials, offices, mechanical systems, access/security control, exterior aluminum storefront windows, decorative exterior precast panels/columns, interior/exterior demolition, parking lots/sidewalks, limited laydown/work space, full array of interior finishes, mechanical test/balance, owner systems training, close out documents – O&M manuals, training, fire sprinkler/fire alarm system testing, coordination of owner contractors and user groups



Owner Contact Information

Owner/Client: General Services Administration (GSA) Contact Person or PM: Josh Lockwood

Address: 77 Forsyth Street SW, Atlanta, GA 30303 Phone and Fax: 404-331-0232

E-mail Address: josh.lockwood@gsa.gov

Designer Contact Information

Architect/Eng.: TTV Architects, Inc. Contact Person or PM: Chris Noel, AIA

Address: 115 E. Forsyth St., Gainesville, FL 32606 Phone and Fax: 904-778-8333/904-798-8335

E-mail address: chris@ttvarchitects.com

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

Sub-Contractor: West Construction Contact Person or PM: Matt West AIA

CSI Division/Trade: Multiple CSI Divisions/Trades Value of Sub-Contract: \$6,136,802

Address: 318 S Dixie Hwy, Ste 4-5, Lake Worth, FL 33460 Phone and Fax: 561-588-2027/561-588-9419

E-mail Address: mwest@westconstructioninc.com

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

Sub-Contractor: _____ Contact Person or PM: _____

CSI Division/Trade: _____ Value of Sub-Contract: _____

Address: _____ Phone and Fax: _____

E-mail Address: _____

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

Sub-Contractor: _____ Contact Person or PM: _____

CSI Division/Trade: _____ Value of Sub-Contract: _____

Address: _____ Phone and Fax: _____

E-mail Address: _____

TAB III—EXPERIENCE & REFERENCES (CMQS 2)

CONSTRUCTION SERVICES FOR MINOR PROJECTS QUALIFICATIONS SUPPLEMENT (CMQS))

QUESTION 2 – EXPERIENCE & REFERENCES

NOTE: Complete one 2-page form for each of the (up to 5) “most related” projects – see instructions.

Project Information

Project # and Title: 117-15 Back-up Chiller/Veteran’s Administration Project Location: Gainesville, FL

Services provided (check applicable boxes)

☐ CM At-Risk ☐ GC (Low Bid) ☒ Design-Build ☐ CM Agency ☐ Subcontractor ☐ Other ☐ Pre-Construction services provided? ☒ YES ☐ NO

Current Status: Completed Size of project (gross square feet): N/A

Program / Pre-Design Budget: \$288,599 Design Development Budget: \$288,599

GMP Proposal (Original): \$288,599 Final Contract Value: \$288,599

Construction Start (NTP) Date: 3/2016 Original Substantial Completion Date (at NTP): 3/2017

Actual Substantial Completion Date: 2/2017 LEED Certified? N/A

Staffing Information (for this project)

Principal: Anthony J. Kwan, PE On proposed (CM for Minor Pri) team?

☒ YES ☐ NO

Project Manager: Sean Holway, CBC, PE On proposed (CM for Minor Pri) team?

☒ YES ☐ NO

Project Engineer: _____ On proposed (CM for Minor Pri) team?

☐ YES ☐ NO

Superintendent: Lowell McGuire On proposed (CM for Minor Pri) team?

☒ YES ☐ NO

Other: _____ On proposed (CM for Minor Pri) team?

☐ YES ☐ NO

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

AKEA is providing design-build services for the complete installation of a new AC-4E to meet all surgery suite HVAC requirements. Project includes complete design documentation to renovate the operating room HVAC system and backup chiller system, meeting client standards and all other applicable standards. The design package will address but is not limited to the following items:

- Replace existing chilled water (CHW) pumps; replace/upgrade controls and sensors; replace CHW storage tanks and associated equipment; replace malfunctioning valves, controllers, and sensors
- Perform other necessary repairs and modifications to transform the OR backup chiller into a fully functional and efficient system
- Install several bypass loops, actuated valves, and an expansion tank to improve efficiency and operational control
- Revise controls and programming to correct malfunctioning equipment and incorporate new equipment.

TAB III—EXPERIENCE & REFERENCES (CMQS 2)

CMOS Question 2 (Experience & References) continued

- Provide test and balance (TAB) services, owner training, and record documents
- Design for installing and replacing AC-4E including work incidental to primary scope but not limited to modifying fire protection around new ductwork, modifying mechanical room lighting, painting of duct and piping, removing building doors and wall sections as required for equipment rigging, plumbing and fire sprinkler piping changes, and any other work required to install AC-4E
- Construction includes but is not limited to mechanical, electrical, and plumbing work; replacement of all ductwork identified in demolition; all piping and duct connections; and direct digital controls integrated into the VAMC Tridium Niagara Talon user interface

Explanation of relevance/similarity to the **Continuing Renovation/Construction Minor Projects** (see instructions):

Three of the proposed team members were actively in the project. This work represents many facets of potential work for the City's Minor Projects as described. Total upgrade of an existing system which supports a 24/7 facility and an operating room. We have successfully completed this critical infrastructure for the VA, and we can do it for the City of Gainesville as well.



Owner Contact Information

Owner/Client: Veteran's Administration Contact Person or PM: Francisco Flores
Address: NAS Jacksonville Bldg. 903, PO Box 30, JAX, FL 32212 Phone and Fax: 352-376-1611 x4077
E-mail Address: francisco.flores@va.gov

Designer Contact Information

Architect/Eng.: AKEA Design, Inc. Contact Person or PM: Randy Hensley, PE
Address: 3603 NW 98th Street, Ste B, Gainesville, FL 32606 Phone and Fax: 352-474-6124
E-mail address: rhensley@akeanc.com

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

Sub-Contractor: Military Veterans Projects, LLC Contact Person or PM: Thomas Long
CSI Division/Trade: Mechanical Value of Sub-Contract: \$85,971
Address: 1286 Brooks Rd, Lawrenceville, GA 30045 Phone and Fax: 352-682-6252
E-mail Address: telong@gmail.com

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

Sub-Contractor: Siemens Industry, Inc. Contact Person or PM: Verna Yarbrough
CSI Division/Trade: Controls Value of Sub-Contract: \$43,927
Address: 8940 Western Way, Ste 1, Jacksonville, FL 32256 Phone and Fax: 904-527-6019
E-mail Address: verna.yarbrough@siemens.com

TAB IV—PROCUREMENT, MANAGEMENT, AND COORDINATION OF TRADE SUBCONTRACTORS (CMQS 3)

CMQS 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 these projects?**

From previous projects in this area, we continue to expand an internal pre-approved trade/vendor bidder's database. We also use several other sources to identify trades/vendors for our assigned projects, including the City's online small business database and the Builders Association membership list, as well as recommendations from colleagues. In addition, we can solicit from the local area Builders Exchange list of trade members. For a broader reach, we have the more comprehensive Blue Book listing, and web searches to explore.

The above agencies plus others provide notification services to their membership. Additional notification comes through legal notices in the local newspaper, in print and online. As we continue to grow our construction efforts, we will also engage our website and other similar electronic means. Finally, our VP of construction and director of construction has more than 35 years of combined trade/vendor experience and contacts in the local area plus a thorough understanding of the trade disciplines on typical minor projects.

As a part of AKEA's Risk Management/vendor diversity Program, we maintain a database for subcontractors' pre-qualifications. This tool allows us to evaluate subcontractors for their suitability for a particular project and helps to mitigate potential problems. Examples of information we collect include associated licenses, performance, type of work, company size and financial information, insurance limits, and bonding capacity.

- **How will the trade contracts be proactively, rather than reactively, managed?**

AKEA proactively manages trades/vendors through strong, consistent, and clear communication. Communication starts at the beginning of the project while conveying the requirements of the different scopes of work, making certain that the information is clearly understood. Good management also stems from good communication. Being available and vigilant and forward-looking throughout the construction process is critical.

- **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?**

- Provide a well-defined and comprehensive scope of work that communicates clearly to the solicited trades/vendors and ensures more accurate costing in return.
- Develop and maintain a schedule. The schedule is the best and most effective form of communication. It must be well developed/maintained in a collaborative effort with all involved parties for it to be a proactive tool for trade/vendor management including the City/DP/CM project team.
- Organize and hold meetings and distribute meeting minutes to all involved parties. Typical meetings include:
 - Team management meetings to ensure that project goals are on track
 - Construction coordination meetings to ensure that schedules and work flow are maintained
 - Trade/vendor buyout meetings to ensure that the scope of work and schedule are understood
 - Trade/vendor preparatory meetings to ensure that work planning, safety, quality, and production requirements are clearly understood
 - Close-out meetings to ensure that occupancy, turnover, and post-construction requirements are well planned and not overlooked

TAB IV—PROCUREMENT, MANAGEMENT, AND COORDINATION OF TRADE SUBCONTRACTORS (CMQS 3)

- **Other than tracking and processing, what is the CM's role in technical correspondence between subcontractors and the owners A/E (submittals and shop drawings, Request For Information, etc.)?**

The CM implements the following actions:

- Information is shared with the affected trade/vendor community.
 - Technical submittals are reviewed for compliance with the plans and specifications.
 - RFIs are researched/responded to by the CM in a timely manner; every effort is made to avoid burdening the DP with excessive RFIs.
 - RFIs are coordinated with other trades/vendors in a timely manner.
 - Cost issues are researched/responded to by the CM in a timely manner to minimize minor, inaccurate, or insufficient claims to the owner.
 - Timely coordination of cost proposal research/solicitation to affected trades/vendors to ensure complete cost proposals for DP review.
- **Elaborate on your understanding of the City Local Small Business Procurement Program, (SBPP) Construction Services for Minor Projects:**

The City of Gainesville recognizes the role that small businesses play in the City's overall economic development. The SBPP is designed to help small businesses grow and develop.

The SBPP enables qualified small and minority businesses to compete for local work on projects offered by the City of Gainesville and its affiliated agencies, CRA and GRU. Recently, SDVOSB status was included in the field of categories noted, AKEA is both a SDVOSB and a minority-owned small businesses. We are keenly aware of the benefits of a program like the SBPP and strive to support and include and partner with similar companies such as ours to help our local small businesses.

The Construction Services for Minor Projects supports the efforts of the SBPP by allowing smaller businesses to qualify and have access to smaller scopes of work. Smaller businesses may not have access to capital and stronger bonding limits, thereby eliminating them from competition. Smaller scopes of work will allow small businesses to have more opportunities to meet bonding requirements.

The SBPP also provides other services for the small business, including providing access to bid documents at no cost and providing help in preparing bids and listing in the Small Business Directory.

Our role as a participating member, if awarded, would be to utilize the small businesses listed in the City's directory for the purpose of soliciting bids and providing mentoring when possible.

TAB V—COST ESTIMATING AND CONTROL (CMQS 4)

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.

When a CM project is assigned to AKEA, the Director of Construction (DOC) will assign a Project Manager (PM) to lead the project. The DOC and PM will work together to engage early with the City's team, including the Design Professional (DP), to develop an understanding of the newly assigned project requirements. We take the initial program budgeting framework developed by the City and the DP and break down and add more detail to further define the project. We understand that the initial budget from the DP may be very basic and based only on planned gross square footages and prior completed project unit costs.

We build detail and definition into the initial program budget in a variety of ways. We start developing the GMP by breaking down the initial program budget into an appropriate CSI structure for the anticipated work activities and general conditions. We work closely with the DP through conceptual and design development (DD) drawings (if we are engaged this early in the design process). As design specifics are developed, they are defined within the GMP. For example, as flooring types are determined, they are identified in the GMP and costed accordingly. The GMP continues to be developed with detail as more components and systems are defined in the design process.

At the Construction Document (CD) stage, the Design is much further developed, if not complete, and the GMP can be prepared with far more detail. The GMP is broken down into a CSI structure. The work activities are further broken down into definable line items and quantified. Unit pricing is applied using several sources – internal historical cost data, external published cost data, and/or trade/vendor data. We also use the latest RS Means data to supplement our estimates. Schedule is developed concurrently with the GMP development. Breakdown for the general conditions and other markups are defined and quantified with input from the schedule and internal cost data. Contingency levels are determined based on design completeness, project complexity, current trade environment, current bidding environment, and geographic considerations. The GMP submitted for approval is a fully detailed breakdown of all direct and indirect costs for a well-defined scope of work, with any necessary qualifications.

Cost control during the construction phase is an extension of the approved GMP detailed breakdown. The approved GMP breakdown is used to track and control costs as we move forward with a NTP into construction. Procurement (buyout) results are shown as trade/vendor bidding progresses. Added savings from buyout are tracked supporting a future discussion on usage of the original GMP contingency. Monthly trade/vendor payment requests are shown as construction progresses as support for cost-reimbursable CM applications for payment. Final cost projections are made monthly on each line item during construction to ensure that the GMP approved cost is protected. We provide continuous cost control throughout the project to manage and project the impacts of unforeseen issues.

b) How are cost estimates developed and how dependent are they upon estimates by potential sub-contractors?

The GMP is developed as a progression of detail from the initial DP square footage analysis to the very detailed CSI breakdown of all direct and indirect costs as defined by the DP prepared design documents (drawings and specifications). Line item cost detail is derived from the developing design process and defined in the GMP breakdown. It is quantified and costed with internal/external historical data and/or solicited trade/vendor data. We use RS Means historical cost data to supplement our estimates as needed. Critical to developing the GMP is adequate cost detail for the various systems and components making up the design. This starts early in the design – conceptually in estimating on a broad scale – but becomes more focused as the design is better defined. Trade/vendor involvement is important throughout the GMP process, with valuable early program cost input on larger scale general assemblies and systems to more accurate final construction bids.

TAB V—COST ESTIMATING AND CONTROL (CMQS 4)

c) Provide an examples of previous cost estimates. Were they lump sum packages or unit pricing, or a combination of both?

Please note the following list of the cost estimating methodologies utilized in the provided project examples.

100-15 NAS JAX Sea King Parking Lot and Pond was a design-build project. This cost estimate was developed from a basic scope provided from the client which we used to develop a Guaranteed Maximum Price (GMP) with unit pricing. The project was awarded based on the mutually agreed upon GMP. Throughout the design and construction process we continually held to the GMP and we were able to complete the project on-time and within the GMP initially developed. There was a modification towards the end of the project due to an unforeseen underground powerline, but the GMP was adjusted accordingly and our contract was modified, and the work was completed.

120-16 USFWS/Stokes Ranch Wetland Restoration was a construction only firm fixed price contract with unit pricing.

091-14 NAVFAC SE/Coast Guard Station, Isla Saona was a design-build project. This cost estimate was developed from a basic scope template provided from the client which we used to develop a Guaranteed Maximum Price (GMP) with unit pricing. The project was awarded based on the mutually agreed upon GMP. Throughout the design and construction process we continually held to the GMP and we were able to complete the project on-time and within the GMP initially developed. There was a modification towards the end of the project due to a hurricane impacting the project, but the GMP was adjusted accordingly and our contract was modified, and the work was completed.

106-15 GSA/Exterior/Interior Renovation was a construction only firm fixed price contract with unit pricing.

117-15 Back-up Chiller/Veteran's Administration project was a design-build project. This cost estimate was developed from a basic scope provided from the client which we used to develop a Guaranteed Maximum Price (GMP) with unit pricing. The project was awarded based on the mutually agreed upon GMP. Throughout the design and construction process we continually held to the GMP and we were able to complete the project on-time and within the GMP initially developed. There was a modification towards the end of the project due to a controls interface malfunction in the VA's system causing a panel to be replaced, but the GMP was adjusted accordingly and our contract was modified, and the work was completed.

TAB VI—QUALITY CONTROL & CONSTRUCTABILITY (CMQS 5)

CMQS 5: QUALITY CONTROL and CONSTRUCTABILITY:

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?

Our overall QC/QA program follows the U.S. Army Corps of Engineers Construction Quality Management for Contractors (CQM-C) program. Because we are both a Design and Build company our in-house design professionals peer review our design submittals as well as look over our construction projects documents. Personnel involved have received training in this program. The first review of design submittals/construction documents is by our VP of Construction and/or our director of construction who reviews/identifies potential errors, discrepancies, conflicts, and other potential change order issues. If anything is identified in the initial review, the potential issues depending on the nature of the issue will be referred to the design/construction professional within our organization or even an outside consultant to get a second opinion, then corrective actions are taken. The RFI process is used to both request information as well as document the resolution or corrective action.

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

Our overall understanding of national, international, and local codes is extensive due to our diverse project mix. Therefore our in-house design professionals, project managers, superintendents and even consultants are what makes up our review, value engineering, and overall constructability capabilities.

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

Our overall QC/QA program follows the U.S. Army Corps of Engineers Construction Quality Management for Contractors (CQM-C) program. Personnel involved have received training in this program. Phased control will be highlighted in the next section below.

Our QC/QA process starts with a comprehensive submittal identification and review process. This ensures that all material and equipment components of the project are in compliance with the contract documents before being released to fabrication, assembly, and delivery to the project. The approved submittals are the basis for product review once received on site. Product installations are regularly inspected throughout construction. Quality non-conformance issues are identified and tracked through acceptable resolution.

Three Phases of Control – Construction Services

The on-site QC manager will perform sufficient control phases and tests of all work, including that of subcontractors, to ensure conformance to applicable specifications and drawings with respect to materials, workmanship, construction, finish, factional performance, and identification. Procedures and inspections will be documented and submitted along with test results, rework items list, testing plan and log, test results, meeting minutes, inventory data, and other items that may be required. At minimum, the QC organization will perform the following three phases of control at the beginning and during each definable feature of work.

- **Preparatory phase.** Review contract requirements and plans; ensure that all materials and/or equipment are on hand and have been tested, submitted, and approved; ensure that provisions have been made to provide required control testing; discuss construction methods, tolerances, workmanship standards, and approach to be used to provide quality construction; examine work area to ensure that preliminary work has been accomplished; review hazard analysis.
- **Initial phase.** Check preliminary work; check new work for contract compliance; review control testing; establish level of workmanship; check for use of defective or damaged materials and for omissions; check dimensional requirements; check safety compliance.
- **Follow-up phase.** Perform daily checks to ensure continued compliance with workmanship established at initial phase; ensure continuous compliance with contract drawing and specifications; and perform daily control testing.

TAB VI—QUALITY CONTROL & CONSTRUCTABILITY (CMQS 5)

The QC manager will also perform visual inspection of materials received for identification, damage, completeness, evidence of compliance with approvals, proper documentation, and proper storage.

Poor Performance by Subcontractors

Subcontractor performance issues can be related to production, safety, and/or quality. Timely review and proactive identification and resolution of poor performance by subcontractors are critical to ensuring successful execution of all task orders within the minor projects program.

Corrective Action

To correct production issues, subcontractors will be required to submit recovery plans for their affected areas. This may include added manpower, increased work hours, and/or schedule logic adjustments. If the subcontractor fails to submit a recovery plan, AKEA as the DB contractor will prepare a plan and direct the non-performing subcontractor to comply.

- **Safety issues** will be addressed and resolved immediately if they are serious, or within a short period of time if not serious. Unresolved safety issues will not be allowed to accumulate. AKEA as the DB contractor may have to correct safety deficiencies if they are not resolved by the subcontractor in a timely manner.
- **Quality issues** may be resolved by approved repairs or by partial or full replacement of the non-conforming item. Alternative corrective action might be the submission and approval of necessary information to support the acceptability of the non-conforming item. AKEA as the DB contractor may have to implement corrective actions if not resolved by the subcontractor in a timely manner.
- **The weekly subcontractor coordination meeting** is where the status of all non-conforming issues is reviewed. The distributed meeting minutes will convey this status to all involved parties. If necessary, continuous unresolved issues will be addressed as a performance concern with the subcontractor's corporate management.
- **Management Tools** - The schedule will be the primary management tool to determine production non-conformance issues. Safety and QC/QA program issue logs will document safety and QC/QA non-conformance issues. Schedule updates, safety/quality issue logs, and weekly coordination meeting minutes are effective tools to ensure the success of each project. AKEA's internal corporate structure reviews all projects' schedule status and critical issues on a weekly basis.
- **Methods and Documentation** - Weekly subcontractor coordination meetings will be implemented throughout the project. Progress updates to the schedule during these meetings will highlight performance issues related to schedule slippages. Safety and QC/QA itemized issue logs will be reviewed during subcontractor coordination meetings where unresolved issues can be reviewed. Distributed meeting minutes will primarily be utilized to convey performance issues to all involved parties. Safety and quality issues can be raised by any party. All parties involved in the project are encouraged to present safety and quality issues, and all issues will be documented on the appropriate issue logs. Distributed meeting minutes will be used to convey performance issues to all involved parties.

During construction activities, several deliverables will be submitted on a regular basis to document the construction activities, including Daily Logs, test results, schedules, e-mails, and other such items. The on-site superintendent/QC/safety manager will fill out a Daily Log and submit it to the client along with copies of all inspection and test reports, including data and calculation sheets. The Daily Log will be completed for each day that work is performed. Each calendar day throughout the duration of the contract will be accounted for.

The reports will reflect terminology consistent with the construction schedule. QC personnel are responsible for ensuring, through detailed review, that all submittals are in full compliance with contract documents, criteria document, and client requirements. The reports will also include safety program monitoring, deficiencies found, and corrective actions taken.

TAB VI—QUALITY CONTROL & CONSTRUCTABILITY (CMQS 5)

Construction quality review points will follow as related components of work are installed but not covered up by following work. The site superintendent will review ongoing construction work progress. Some level of inspections may occur on a daily basis during routine site walks by the site superintendent. The program/project manager will also perform overall quality reviews during regular visits to the program site.

- **Completion Inspections**

- **Punch list.** Near the completion of all work, the on-site QC manager will inspect the work and develop a “punch list” of all items that do not conform to the approved drawings and specifications. The punch list will also include items that are still on the rework items list and the estimated date by which the deficiencies will be corrected. Once all of the deficiencies have been corrected, AKEA will inform the client that the project is ready for the pre-final inspection.
- **Pre-final inspection.** *This will be a detailed inspection by the client and AKEA to verify* that the project is complete and ready for operation or occupancy. A deficiency list will be generated and the items corrected in a timely manner. Upon correction of all deficiencies, AKEA will inform the client that the final inspection can be scheduled.
- **Final inspection.** Before final inspection, all work being inspected shall be completed and accepted by the project QC manager. In addition, all systems being inspected or tested shall be completed and accepted by the on-site QC manager. The client, site superintendent/on-site QC manager, and other primary AKEA personnel will attend the final inspection. A punch list of minor corrections may be generated. The general requirement of final acceptance will include but not be limited to general appearance, workmanship, cleanliness of areas and equipment, identification of equipment, painting, removal or unused material and temporary facilities, and condition of job files and completion of paperwork.
- **As-built drawings.** The on-site QC manager is required to ensure that the as-built drawings are kept current on a daily basis and marked to show approved deviations that have been made from the contract drawings. He will ensure that each deviation has been identified with the appropriate modifying documentation. On completion of work, the project QC manager shall certify the accuracy of the as-built drawings before submission to the government.

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

As stated above, because we are both a Design and Build company our in-house design professionals peer review our design submittals as well as look over our construction projects documents. Our policies and procedures include a first review of design submittals/construction documents is by our VP of Construction and/or our director of construction who reviews/identifies potential errors, discrepancies, conflicts, and other potential change order issues. If anything is identified in the initial review, the potential issues depending on the nature of the issue will be referred to the design/construction professional within our organization or even an outside consultant to get a second opinion, then corrective actions are taken. The RFI process is used to both request information as well as document the resolution or corrective action. The process is the same for many of our projects, however, we can cater specific reviews to each project as needed. For example, our work for the department of veteran’s affairs (VA) often requires an independent third-party Fire Protection Engineer or a certified industrial hygienist. These type services/reviews can be provided on specific projects as needed.

TAB VII—SCHEDULING (CMQS 6)

CMQS 6: SCHEDULING:

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?

The AKEA project manager (PM) has the primary responsibility to develop the project schedule. When a CM project is assigned to AKEA, the Director of Construction (DOC) will determine who is best suited to take the lead role on the project. The DOC and PM will work together to engage with the City of Gainesville team to develop an understanding of the newly assigned project requirements. As we continue to meet with the City, the end users, and the selected Design Professional (DP) to further our understanding of the project's goals, the PM will begin to build the project schedule. The PM will collaborate with our internal construction staff and subcontractors to plan out the sequencing and logistical support for the project. The PM is the single point of contact to manage the schedule from initial contact through construction completion and occupancy. Schedule management includes construction activities as well as non-construction activities related to procurement and submittals.

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?

Trade contractors and vendors play a vital role in the initial and ongoing development of the schedule, and their role continues throughout the life of the construction project in the updating and management of the schedule. They will be consulted early on in pre-construction for sequencing suggestions and regarding material and equipment fabrication and delivery lead times. The scheduling process with the trades and vendors is part of the AKEA PM/Superintendent coordination responsibility.

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-track construction is a project delivery method to begin construction before design is complete. The primary goal is to expedite construction completion. Use of this delivery method requires it to be part of the initial programming and planning for the project. Construction is usually not released until an acceptable GMP is approved. Fast-tracking a project would require specific contingency allowances to be identified in the GMP related to design completion and other inherent risks. AKEA's design-build project experience includes fast-tracking, starting elements of construction before the design was complete.

We understand that a number of reasons might exist for the need to expedite project completion, including operational or functional constraints. Completion goals for the end user must be clearly understood early on and well defined throughout project planning and scheduling. Maintaining schedule adherence will be critical with design and costing reviews. Early identification of critical lead items and ensuring the submittal process is focused and expedited to avoid delays in material/equipment deliveries. Design completion on a critical element could be identified and expedited for an early procurement release. Work shifting and/or select overtime could be utilized to shorten an activity's duration. These are just a few examples of how to keep the focus on expediting timeliness towards project completion while minimizing quality issues and unreasonable risks.

- Ensure that completion goals for the end user are clearly understood early on and well defined throughout project planning and scheduling
- Maintain schedule adherence in regard to design and costing reviews
- Identify critical lead items early on, and ensure that the submittal process is focused and expedited to avoid delays in material and equipment deliveries
- Identify design completion on a critical element, and expedite for an early procurement release
- Use work shifting and/or select overtime to shorten an activity's duration

TAB VIII—SAFETY, COMMISSIONING, AND LEED (CMQS 7)

CMQS 7: SAFETY, COMMISSIONING, and LEED:

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

AKEA policy and a primary concern is to develop and maintain safe and healthy work site conditions for our employees, our subcontractors, and the public, through application of our corporate Employee Health and Safety Plan, our Hazard Communication Program, safety training courses and programs, and site-specific procedures and policies. AKEA's overall safety and health program policies outline the work practices necessary to help ensure protection of all personnel on site during investigative and construction work. At AKEA, safety takes precedence over more expedient unsafe operations. AKEA requires strict compliance with safety and health policies and established work procedures. Failure on the part of any employee to comply with these policies may result in disciplinary action and possibly termination of employment. In addition, all subcontractors are expected to abide by the provisions of the AKEA safety policy. AKEA superintendents have primary responsibility to enforce safety.

AKEA's Experience Modification Rate (EMR) for the last three years:

NCCI Mod Factors

AKEA INC

Risk ID: 913506138
Rating Eff Date: 04/01/2015
Production Date: 12/17/2014

Mod Factor: **0.72**
Status: Final

ARAP: FLARAP 1.00 SARAP MAARAP

Comments: _____

Print

AKEA INC

Risk ID: 913506138
Rating Eff Date: 4/1/2016
Production Date: 12/29/2015

Mod Factor: **0.74**
Status: Final

ARAP: FLARAP 1.00 SARAP MAARAP

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NCCI Mod Factors

AKEA INC

Risk ID: 913506138
Rating Eff Date: 04/01/2017
Production Date: 01/09/2017

Mod Factor: **0.79**
Status: Final

ARAP: FLARAP 1.00 SARAP MAARAP

b) Describe the experience of the proposed staff with building commissioning.

Our consultant AKEA Design will provide commissioning (Cx) services. Commissioning staff with AKEA Design has over 20 years of Cx experience including commercial office buildings, government facilities, and university/private laboratory environments. Our approach provides clear communication and documentation with all relevant team members including owner's representatives, designers, and contractors. The AKEA Cx method begins with strategic team planning sessions to gain the full understanding of the owner's requirements and to make sure that the designers and contractors understand the challenges that will affect them during the project's implementation. The AKEA Cx Team provides on-site review of the systems to verify their proper components installation and detailed functional testing to verify the systems correct performance. Any issues identified are tracked with the history of their resolution from design-related issues through functional testing through the first year of occupancy. Through proper organization and implementation of the AKEA Cx process, all team members reap the benefits of these services and extended the life cycle of the facility's systems.

TAB VIII—SAFETY, COMMISSIONING, AND LEED (CMQS 7)

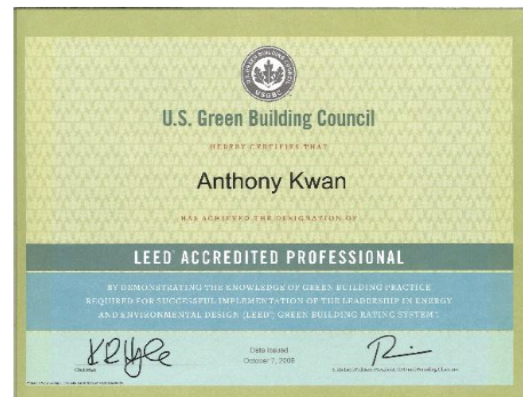
A sampling of the AKEA Cx Staff Project Experience includes the following:

- Nanotherapeutics ADM Facility (BSL3 Labs) located in Alachua, FL
- USFWS White River NWR Energy Improvements located in St. Charles, AR
- USPS Process & Distribution Center located in Charleston, WV
- Campus USA Credit Union Corporate Headquarters located in Jonesville, FL
- University of Florida Housing Department Server Room Upgrades located in Gainesville, FL
- USPS Process & Distribution Center located in Clarksburg, WV
- Infinite Energy located in Gainesville, FL

These facilities use a wide variety of systems including both wet and dry chiller plants, steam and HHW boiler plants, variable and constant volume air handling units, standby generators with automatic transfer switches, zoned lighting control systems, and building automation systems from Johnson Controls, Automated Logic, KMC, and Siemens.

(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

As a result of AKEA's historical design experience, we clearly understand the LEED certification process, and our staff have completed numerous projects that were designed to meet LEED standards. AKEA president Anthony J. Kwan is a certified LEED Accredited Professional, as were several members of the AKEA design-build team that successfully earned LEED Silver certification for a petroleum, oils, and lubricants (POL) operations and laboratory facility that was designed and constructed at Naval Station Mayport for the U.S. Navy. The relevant design criteria on that project included but were not limited to:



- Designated parking for fuel-efficient/low-emitting vehicles and carpool/vanpool
- Restoration of site with native vegetation
- Light pollution reduction (careful design of exterior lighting and automated interior lighting)
- Water-efficient landscaping
- Water-use reduction
- Energy performance optimization
- Construction waste management recycling
- Use of regional materials
- Increased ventilation and use of energy recovery system
- Use of low-emitting materials (adhesives, sealants, paints and coatings, composite wood and agrifiber)
- Lighting controls provided by individual occupancy sensors

TAB IX—JOINT VENTURE INFORMATION (CMQS 8)

N/A

TAB X—ATTACHMENTS / SUPPLEMENTS

NHC NIELSON, HOOVER & COMPANY, INC.

October 6, 2017

City of Gainesville
200 East University Avenue
Gainesville, Florida

RE: Akea, Inc. – Pre-qualification Letter – Project: Continuing Construction Management Professional Services for Minor Projects – RFQ no. FPUR-180009-GD


To Whom It May Concern,

This is to advise you that our office provides Bid, Performance, and Payment Bonds for Akea, Inc. since 2013. They are currently being bonded by United States Fire Insurance Company an Best's Rated, Treasury A:XII surety company.

Based upon normal and standard underwriting criteria at the time of the request, we should be in a position to provide Performance and Payment Bonds for projects in the \$6,000,000 single size range and \$12,000,000 in the aggregate. We obviously reserve the right to review all contractual documents, bond forms, contractor's financial statements, and obtain satisfactory evidence of funding prior to final commitment to issue the bonds.

We consider Akea, Inc. and their shareholders to be an excellent contractor/client and we hold them in the utmost highest regard. Over the years, we have issued numerous bonds, all completed to great satisfaction. Obviously, we feel extremely confident in our contractor and encourage you to offer them an opportunity to execute the above referenced project.

This letter is not an assumption of liability, nor is it a bid or performance & payment bond. It is issued only as a bonding reference requested by our respected client. If you should have any questions, please do not hesitate to give me a call.

Very truly yours,

Charles U. Nielson
Attorney-in-fact

8000 Governors Square Boulevard
Suite 501
Munn Lake, FL 33874
P: 352.722.2663
F: 352.558.9650

State of Florida
Department of State


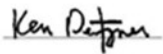
I certify from the records of this office that AKEA, INC. is a corporation organized under the laws of the State of Florida, filed on September 26, 2002.

The document number of this corporation is P02000104138.

I further certify that said corporation has paid all fees due this office through December 31, 2017, that its most recent annual report/uniform business report was filed on March 15, 2017, 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 Fifteenth day of March, 2017



Secretary of State

Tracking Number: CC3-04161080

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.
<http://services.sosfla.org/Filings/CertificateOfStatus/CertificateAuthentication>

RICK SCOTT, GOVERNOR



MATILDE MILLER, INTERIM SECRETARY

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

LICENSE NUMBER
CGC1605603

The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2018

GOTWALT, DAVID LAWRENCE
AKEA INC
3603 NW 98TH STREET SUITE B
GAINESVILLE FL 32606

ISSUED: 04/02/2017 DISPLAY AS REQUIRED BY LAW SEQ # L1704020002162