

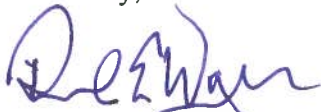
Attn: City of Gainesville Minor Projects Qualifications Selection Committee

Joyner Construction is providing our qualifications for this project in accordance with the requirements outlined in the instructions provided by your office. We understand there will be challenges to be faced on these projects and have had many of the same challenges, listed in our response to RFQ's. Our successful track record on these and many others provide us with the skills and understanding of how to meet these same issues we would face on your project.

We feel that with over 39 years' experience in this industry coupled with our past working relationship with the City of Gainesville on the Reichert House as well as numerous projects that include complete infrastructures for utilities and transportation, several completed restorations of historical buildings in the City of Gainesville, and our proposed staff's ability to effectively communicate and manage challenging projects provides us a unique opportunity to meet the issues that may be encountered in these types of projects as well as bring them to a successful completion.

We would welcome the opportunity to work with you on this project should we be selected.

Sincerely,



Richard E. Wagner, President  
Joyner Construction, Inc.

## COMPANY INFORMATION and CERTIFICATION (CMQS 0)

PROJECT NUMBER: FPUR-180009-GD  
PROJECT NAME: Continuing Construction Management Services for Minor Projects  
  
FIRM NAME: Joyner Construction, Inc.  
ADDRESS OF PROPOSED OFFICE IN CHARGE: 7545 West University Avenue, Suite B, Gainesville, FL 32607  
Telephone & Fax Numbers: Office: 352-332-8171; Fax: 352-332-9777  
  
E-Mail Address & Website Address: Info@joyner-construction.net; www.joyner-construction.net  
Florida Corporate Charter Number: P00000103812  
Federal ID Number: 59-3682190

For how many years has your firm been providing  
construction management services? General contracting? 12 yrs ; 39 yrs  
Total billings, past three calendar years (submitting office)? N/A  
Total billings, past three calendar years (company-wide)? \$33,079,000

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 PM, 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 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.

Rog E. Wayne

FOR AND ON BEHALF OF THE APPLICANT:

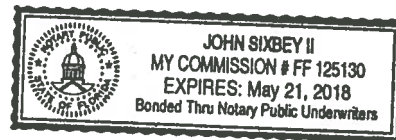
SWORN TO AND SUBSCRIBED TO ME,

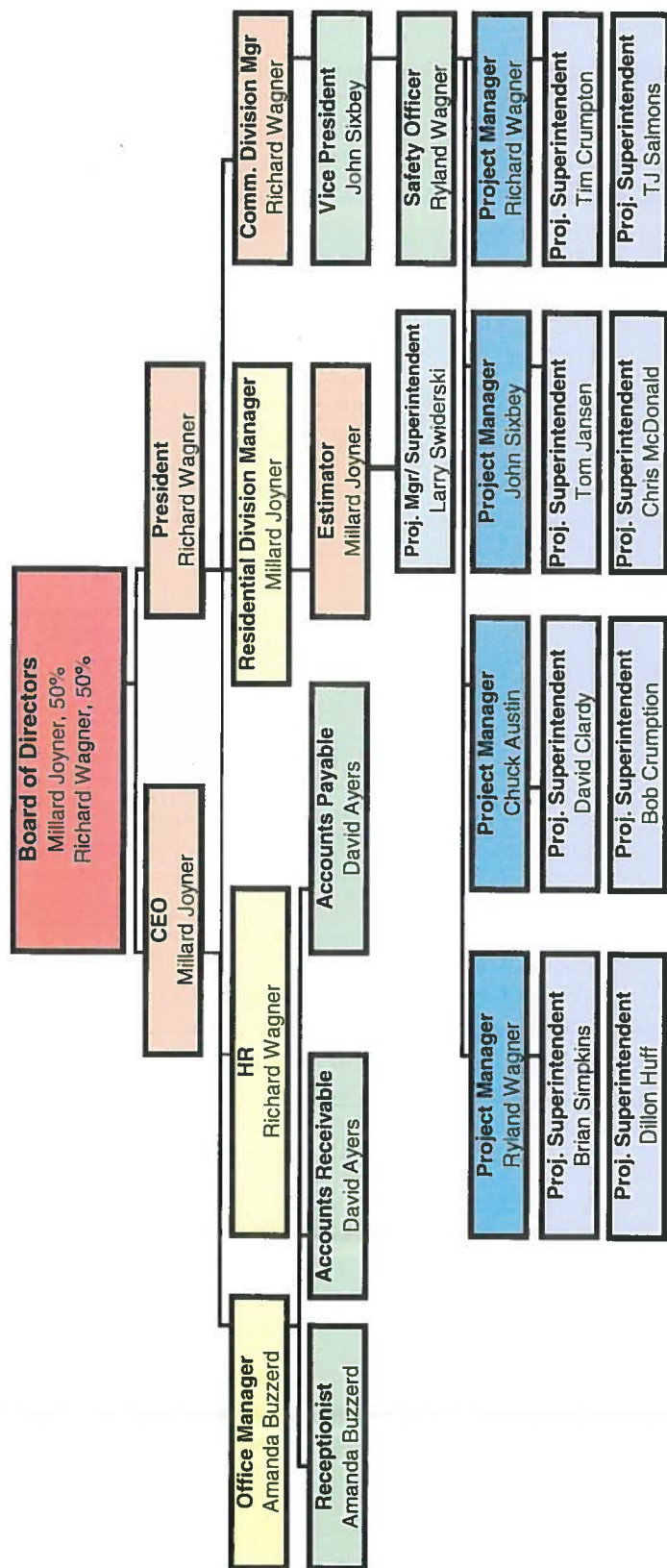
A NOTARY PUBLIC, THIS 19 DAY

OF 2017, OCTOBER

By: [Signature]

(SEAL)







## **Richard E. Wagner, President**

President & Project Executive, Joyner Construction, Inc.

### **Project Responsibilities:**

- Assist with project oversight.
- Assist with connectivity to the local market.
- Overall coordinator and negotiator for the project.
- Monitor the performance and progress of the construction management team.
- Be a proactive team member ensuring project goals, budget and schedule are successfully met.

### **Personal Stats**

40 years in the industry

38 years with Joyner

• University of Florida  
B.A., Building Construction  
Licensed General  
Contractor, State of Florida

### **Specific Expertise:**

- Over 40 years' experience in the construction industry, encompassing all phases from field superintendent, estimating, project management to management of the company.
- Experience in working with owners to develop plans off conceptual ideas selecting the most economical and efficient methods of construction.
- Knowledge of the local market for availability of materials and subcontractors to perform the work to conform to the schedule.
- Considerable experience in the design and construction of office facilities.

### **Representative Projects:**

- Gainesville Health and Fitness, Gainesville, FL
- University of Florida Southwest Recreation and Sports Facility – Gainesville, FL
- Cade Studebaker Museum – Gainesville, FL
- Matheson Historical Archive & Library – Gainesville, FL
- MoJo's BBQ – Gainesville, FL



**Personal Stats**

19 years in the industry

17 years with Joyner

University of Florida  
B.A., Building Construction

## **John Sixbey**

VP & Project Manager, Joyner Construction, Inc.

### **EDUCATION**

**Bachelor of Science**, December 1997

**University of Florida M. E. Rinker, Sr., School of Building Construction**  
Gainesville, Florida

**Associate of Arts**, June 1994

**Santa Fe College**, Gainesville, Florida

### **CERTIFICATIONS & LICENSES**

**Certified building contractors license, CBC1250730**, Received Jan 2003

**DEP storm water erosion & sediment control inspector #26193**, Received Nov 2011

**10 Hour OSHA safety & health training course**, Received Aug. 2011

**Florida Certified Law Enforcement Officer**, Received April 2010

### **EXPERIENCE**

#### **Commercial Project Manager (total of 15 years)**

**Joyner Construction, Inc.**, Gainesville, FL

- Assist owner and design team with value engineering and design build projects
- Prepare competitive bid packages for new and renovation projects
- Varied project experience with all types of commercial, institutional, residential and industrial projects
- Simultaneously coordinate multiple projects ranging in size from 600 SF to 100,000 SF and in total value of \$10,000.00 to \$8,000,000.00
- Meet with and assisted subcontractors, suppliers, vendors, and design team through the entire construction process
- Prepare contracts and schedules and change orders
- Monitor budgets, schedules, and quality control
- Coordinate conflict and question resolution
- Address client concerns, questions, and needs



#### Personal Stats

43 years in the Industry

21 years with Joyner

University of Florida  
B.A., Building Construction

Licensed General  
Contractor, State of Florida

## Charles Austin

Project Manager/Estimator, Joyner Construction, Inc.

### Project Responsibilities

- Project Coordination with owner and all jurisdictional agencies.
- Project estimating.
- Project scheduling.
- Manage input from all contract parties to coordinate potential construction problems or changes.
- Pro-active team member ensuring project budgets schedules and goals are met.

### Specific Expertise

- Over 43 years construction experience in all phases of construction, including field supervision, all levels of estimating, project management, construction management, and negotiations with owners.
- Ability to work well with owners, architects, engineers, subcontractors and vendors to foster projects that are built in a spirit of cooperation and coordination resulting in projects that finish on time and within budgets.
- Varied project experience with all types of commercial, institutional and industrial projects provided understanding of unique challenges along with the opportunity for creative problem solving.
- Good communication skills with the ability to relate to professionals of all disciplines and trades at all levels.
- Projects of various size (600-SF to 150,000-SF) and value (\$10,000.00 to \$20,000,000.00) provide broad foundation and experience promoting ability to cost estimate and manage effectively.

### Representative Projects

- Clay Electric New District Office, Gainesville, FL
- Oak Hall School ECLC, Gainesville, FL.
- Florida Citizens Bank, Gainesville, FL.
- Xhale Office Building
- O2B Kids, Gainesville, FL.
- AvMed Corporate Offices, Gainesville, FL
- SFCC Technology Building N, Gainesville, FL.
- Haven Hospice New Offices, Gainesville, FL
- Theta Chi Fraternity, Gainesville, FL
- Mercantile Bank (formerly CNB), Gainesville, FL.
- Holy Trinity Episcopal School, Gainesville, FL



**Personal Stats**

7 years in the industry

5 year with Joyner

University of Florida  
B.A.

## **Ryland Wagner**

Project Manager, LEED Associate, Joyner Construction, Inc.

### **Project Responsibilities:**

- Assist with project oversight.
- Project coordination with owner and all jurisdictional agencies.
- Manage input from all contract parties to coordinate potential construction problems or changes
- Proactive team member ensuring project budgets, schedule and goals are met.
- Verify LEED procedures are followed and coordinated with subcontractors.

### **Specific Expertise:**

- Assisted owner and design team with value engineering and design build projects.
- Prepared competitive bid packages for new and renovation projects.
- Prepared contracts, schedules and change orders.
- Coordinated conflict and question resolution, addressed client concerns and needs.
- LEED requirements and procedures.

### **Representative Projects:**

- Chi Omega, Gainesville, FL
- Knox Medical, Gainesville, FL
- Mojo BBQ, Gainesville, FL
- Matheson Museum, Library & Archives, Gainesville, FL



**CONSTRUCTION SERVICES FOR MINOR PROJECTS 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: Theta Chi Fraternity House

Project Location: 501 Fraternity Drive, 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): 20,733 SF

Program / Pre-Design Budget: N/A

Design Development Budget: N/A

GMP Proposal (Original): \$3,642,119.00

Final Contract Value: \$3,652,817.00

Construction Start (NTP) Date: 09/05/12

Original Substantial Completion Date (at NTP): 07/31/13

Actual Substantial Completion Date: 07/31/13

LEED Certified? No

**Staffing Information (for this project)**

Principal: Richard E. Wagner On proposed **(project title)** team?

☒ YES ☐ NO

Project Manager: Chuck Austin On proposed **(project title)** team?

☒ YES ☐ NO

Project Engineer: N/A On proposed **(project title)** team?

☐ YES ☐ NO

Superintendent: Bob Crumpton On proposed **(project title)** team?

☒ YES ☐ NO

Other: \_\_\_\_\_ On proposed **(project title)** team?

☐ YES ☐ NO

Other: \_\_\_\_\_ On proposed (project title) team?  
☐ YES    ☐ NO

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

This project was a new 21,000 SF fraternity house to replace an existing smaller house. The existing house had to be demolished first, then the site and existing utilities had to be reworked/abandoned. The new house consisted of two structures: a main house approx. 14,000 SF and a multipurpose building comprising the balance of the square footage. The structures consisted of foundations with stem exterior; wood roof trusses and shingle roof. The finishes were terrazzo, trowel epoxy, LVL flooring and VCT for floors, painted walls and ceilings. The finishes were upgraded with chair rail, wood base and crown moulding. The facility had full commercial kitchen and laundry facilities. The main stair was a grand staircase. The building had a full sprinkler system, fire alarm, and chair lift for ADA accessibility to second floor.

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

This project had two fuel oil tanks that serviced the existing house that had to be removed as part of the demolition work. This required us to get soil testing to confirm the site was clear of contamination as well as removal of the tanks that were below a natural gas line.

**CONSTRUCTION SERVICES FOR MINOR PROJECTS 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: Esplande at Butler Plaza

Project Location: 3262 SW 35th Blvd, 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): 9,975 SF

Program / Pre-Design Budget: \$1,4000,000.00

Design Development Budget: \$1,350,000.00

GMP Proposal (Original): \$1,244, 791.00

Final Contract Value: \$1,341,321.00

Construction Start (NTP) Date: 03/12/12

Original Substantial Completion Date (at NTP): 12/03/12

Actual Substantial Completion Date: 11/29/12

LEED Certified? No

**Staffing Information (for this project)**

Principal: Richard E. Wagner On proposed **(project title)** team?

☒ YES ☐ NO

Project Manager: Chuck Austin On proposed **(project title)** team?

☒ YES ☐ NO

Project Engineer: N/A On proposed **(project title)** team?

☐ YES ☐ NO

Superintendent: Bob Crumpton On proposed **(project title)** team?

☒ YES ☐ NO

Other: \_\_\_\_\_ On proposed **(project title)** team?

☐ YES ☐ NO

Other: \_\_\_\_\_ On proposed **(project title)** team?

☐ YES ☐ NO

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

This project was a facelift to the existing facade and consisted of demolition of the existing facade, new fascia, soffit, roofing, columns, walks, storefront, and specialty lighting and acrylic panels. In addition, the work involved coordination with all existing tenants to keep their stores open during construction and renovations to their storefronts. Also involved with this project was extensive modifications to the parking lot to change parking layouts, including new curbs, ramps, railings, and landscape and irrigation. The work was phased to maintain traffic flow and maintain safety for the public during construction.

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

The site was located on an old airfield, so we carefully monitored and tested the soil conditions throughout the project as tanks were raised and removed.

**CONSTRUCTION SERVICES FOR MINOR PROJECTS 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: MoJo's (Formerly Sovereign Restaurant)

Project Location: 12 SE 2nd Place, 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): 5,600 SF

Program / Pre-Design Budget: \$10,000.00

Design Development Budget: \$30,000.00

GMP Proposal (Original): \$750,000.00

Final Contract Value: \$850,000.00

Construction Start (NTP) Date: 10/2014

Original Substantial Completion Date (at NTP): 01/2015

Actual Substantial Completion Date: 02/2015

LEED Certified? No

**Staffing Information (for this project)**

Principal: Richard E. Wagner On proposed **(project title)** team?

☒ YES ☐ NO

Project Manager: Ryland Wagner On proposed **(project title)** team?

☒ YES ☐ NO

Project Engineer: John Sixbey On proposed **(project title)** team?

☒ YES ☐ NO

Superintendent: Tom Jansen On proposed **(project title)** team?

☒ YES ☐ NO

Other: Estimator: John Sixbey On proposed **(project title)** team?

☒ YES ☐ NO

Other: \_\_\_\_\_ On proposed (project title) team?

☐ YES ☐ NO

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

This was a design/build remodeling project of an existing building. The original masonry building was built in 1906 and required extensive structural modifications, remodel and enlarge. Utilities and storm water run off from surrounding businesses had to be rerouted.

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

This project involved coordinating all utilities for most surrounding businesses along with City utilities in the right of ways. It was also a facade renovation that had to be sensitive to the look of the area. Crews were closing roads and sidewalks at different scheduled times which took coordination with GRU and the City of Gainesville Agencies.

**CONSTRUCTION SERVICES FOR MINOR PROJECTS 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: Firestone Building Renovation

Project Location: 304/308 W. University Ave, 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): 9,000 SF

Program / Pre-Design Budget: \$12,500.00

Design Development Budget: \$25,000.00

GMP Proposal (Original): \$750,000.00

Final Contract Value: \$880,000.00

Construction Start (NTP) Date: 2012

Original Substantial Completion Date (at NTP): 2014

Actual Substantial Completion Date: 2014

LEED Certified? No

**Staffing Information (for this project)**

Principal: Richard E. Wagner On proposed **(project title)** team?

☒ YES ☐ NO

Project Manager: Ryland Wagner On proposed **(project title)** team?

☒ YES ☐ NO

Project Engineer: John Sixbey On proposed **(project title)** team?

☒ YES ☐ NO

Superintendent: Tim Crumpton On proposed **(project title)** team?

☒ YES ☐ NO

Other: Estimator: John Sixbey On proposed **(project title)** team?

☒ YES ☐ NO

Other: \_\_\_\_\_ On proposed **(project title)** team?

☐ YES    ☐ NO

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

This was a design/build project to renovate an existing building built in 1927. Originally designed as a Firestone store, the owner wanted to keep the look and feel of the original building with all new systems. Complete overhaul of electrical and plumbing systems while installing a brand new mechanical system. Coordination with the EPA, City of Gainesville, and GRU required.

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

This project involved taking a building that had laid vacant for over 40 years and coordinating with the EPA, City of Gainesville, GRU and structural engineers. It also included a federal grant from the CRA.



### Procurement, Management, and Coordination of Subcontractors

After analysis of the project requirements, we will develop a list of potential subcontractors and vendors to prequalify. The list will be reviewed by the team to be sure there are no subcontractors or vendors that are not suited based on the past project history to be utilized. We would then notify by invitation those we prequalified. There would be at least three subcontractors in each area in order to obtain competitive bids. Each project would be reviewed to determine if any long lead time materials are involved in the project. Any items with such lead times that would affect the project finish date would be brought to the owner's attention with possible alternatives so that options could be discussed early in the project.

Once subcontractors and vendors have been awarded, management begins with a preconstruction meeting with the subs where expectations, schedule, and establishment of project meetings are reviewed. After the project is underway, the meetings serve to be the conduit whereby issues are reviewed prior to them becoming problems and solutions worked out. Additionally, jobsite conditions and safety are reviewed at these meetings. The project manager is in attendance at these meetings to help facilitate and the project superintendent runs these meetings. This process helps to insure a proactive approach.

Joyner Construction, Inc. will review the specific requirements of this project for participation of small and diverse subcontractors. Upon determination that the project can utilize this group of subcontractors and vendors, we will advertise the project to solicit bids from this group of subs and vendors. Additionally, we will contact the various trade associations to obtain their lists of subs that qualify and meet the requirements of small and or diverse subcontractors. This procedure will aid in obtaining this group of subs and vendors participation.

### Cost Estimating and Control

We use a systematic evaluation and tracking process through the design and construction phase. Joyner's procedures are based on the following precepts. Cost models will be established early, tracked through the balance of the design process via estimate updates, scope changes, value planning, constructability studies and scope of work definition during the procurement process. Once we have established the GMP and begun construction, we facilitate the development of strong relationships among the entire team so that collaboration and teamwork realization of project goals becomes achievable. By building these interdisciplinary relationships and fostering an "ownership" mindset, the opportunity to increase productivity is greatly enhanced.

We constantly challenge all team members, including our staff, the architect and subcontractors, to find ways to improve on the schedule, which ultimately saves cost for the project. This is done by performing collaborative constructability reviews, seeking and finding more efficient solutions, and encouraging innovation among the team. We foster an attitude and approach among the owner, design, and subcontractor teams that encourage creativity, best practices and lessons learned to benefit the project.

Cost estimates will be developed by Joyner, in conjunction with the project team. Defined by the level of detail of the design, a quantity take-off is entered into our computerized estimating system. Joyner uses potential subcontractors and vendors to check quantity and costs, but we do not rely solely on subcontractor estimates for our estimate preparation. The GMP will be developed internally and verified with input from qualified subcontractors.

Joyner has a proven approach to accurately predict estimated construction costs based on your current design drawings. While specifications, systems, and details may not be fully developed, with communication amongst the team, the direction should be able to be established and accounted for. If not allowances for the possible variations can be made. Then the estimates are based on comparative review of means and methods incorporated into the project against similar projects in our database. This coupled with subcontractor input, knowledge of the local economic conditions leads to estimates that we are comfortable issuing a GMP on.

Though it is difficult to foresee future conditions, we monitor the economy for trends in the market, which provides for greater accuracy in our projects. Our relationship with local subcontractors and suppliers enables Joyner to mitigate issues, and optimize value for the project.

### Quality Control and Constructability

Our quality control begins on day one of the design process and carries through the construction completion. Joyner communicates to the subcontractors and vendors the expectations of quality to be incorporated into the project during the bidding process so that all parties are fully aware of the requirements.

The goal of our constructability reviews is to incorporate into the construction documents the materials, systems and elements that will facilitate the efficiency and safety of construction without impacting the functional or aesthetic components of the design. We will perform constructability reviews at schematic design and 50% and 100% design development completion of each major phase of design. In this process, a team comprised of the builders, designers, owner and key subcontractors "scrub" the drawings by comparing design coordination between disciplines and reviewing against quality/ constructability checklists. This minimizes and/ or eliminates errors, discrepancies, conflicts and potential change orders.

The City of Gainesville's design and construction standards will be an integral part of Joyner's quality control plan. Every proposed change in the budget management process will be in alignment with your design and construction standards.

Joyner is a strong advocate of employing a project-specific quality control plan (QCP). Our ongoing quality effort is based on a "lessons learned" method that captures and transfers information from project to project. Our project-specific QCP will be developed in conjunction with our design partners and will address the building systems and components that are crucial to the function and integrity of the project. Our plan will be specifically tailored for this project and approved by the City of Gainesville. It will address all quantitative performance/ specification requirements, installed conditions and operating characteristics prescribed by the client.

Effective communication is essential to the successful execution of the QCP. We use Expedition software as a systematic means to track every written communication, such as documentation of the owners goals for quality, transmittals, submittals, and proposed changes, as well as documentation of agreements made at meetings and through telephone conversations. Expedition will track approved and pending changes to contracts, trade contracts and purchase orders.

Trade contract agreements will be issued in such a manner as to make the individual trade contractors responsible for the purchasing of proper material, providing manufacturer's certifications, shop drawings, samples and performing its portion of work in accordance with the applicable specification sections and contract provisions. Work and/ or responsibilities that are specifically included in the trade contractor's scope of work will be clearly noted in the contract.

Joyner will perform detailed bid and construction document quality reviews prior to accepting the documents for distribution to the trade contractors and vendors. Our preconstruction/ team, and our design partners are charged with the task of reviewing the drawings and specifications for completeness, general code compliance, constructability, cost efficiency, consistency and coordination between design curriculums. Any deficiencies discovered will be noted for correction or justification.

The aim is to address the issues early in the process to reduce costs and time before committing to trade contractors. This process places a strong emphasis on quality.

All trade contractors and vendors are required to review shop drawings, catalog cuts, samples, etc., for compliance with the project drawings and specifications before initial submission to Joyner. We will perform a similar review prior to submission to the architect for approval.

For certain components, as specified by the design team and City of Gainesville, Joyner will construct mock-ups to establish a standard of quality and to validate the design intent required for the components. We will also use mock-ups for code related issues such as wall and floor penetrations for system approval from authorities having jurisdiction.

Prior to beginning a feature of the work, a preparatory inspection will be performed to confirm personnel who will perform the work, understand the construction documents, the preceding work in the work area is satisfactory, that a physical check of the material verifies conformance to the submittal data, that all necessary materials are on hand, that arrangements have been made for required testing, and that the quality control plan and safety requirements of the specifications are understood. The superintendents will be responsible for overseeing this inspection process.

Joyner routinely inspects all work put in place to ensure that quality standards are being met and identify deficiencies before they impact the projects schedule and budget.

Joyner utilizes the following procedure for punch list and close out:

- Start punch list and close out from the start of construction in lieu of waiting until the end
- Control trade contractor payments to ensure sufficient funds are withheld to motivate trade contractors to complete punch items
- Delegate the punch list items to the appropriate trades and assign completion dates
- Enforce all specifications requirements for operations, maintenance training, testing and startup of equipment

Joyner will begin developing a warranty implementation plan during the design of the project. We will have a meeting to discuss warranty information with you to ensure all your needs and concerns are addressed.

Joyner will provide a turnover list of all major pieces of machinery equipment installed, including the manufacturer information, warranty dates, costs of equipment, contact information for warranty issues and the name of the subcontractor who provided the equipment.

7545 W.UNIVERSITY AVENUE,SUITE B • GAINESVILLE,FL 32607 • (352) 332-8171 • FAX (352) 332-9777

Prior to final completion and turnover, Joyner will implement a full review of the new systems with the City of Gainesville personnel in order to address any outstanding issues or concerns prior to final acceptance. This will provide an opportunity to ensure that all parties understand where equipment is located, how it is accessed and what purpose it serves.

We will continue to support the City of Gainesville throughout the contractual warranty period and beyond to make sure your warranty items are being tracked and address the anticipated completion of any warranty claims.

## Scheduling

Joyner has developed detailed approach to scheduling procedures to ensure the successful sequencing and on-time delivery of your project. Our proactive approach is based on close collaboration with your staff, and design architect so all project elements are properly incorporated into the overall program design schedule. Joyner has an excellent history of completing projects within or before the scheduled time frames. One key element to this success is schedule management, providing all essential scheduling controls specifically required for your projects.

The initial schedule will be developed during design and incorporate the input from the entire design team. Updated at each stage of design, or more frequently if needed, this schedule will be created with the direct input and involvement from the City of Gainesville, the design team, local subcontractors, and Joyner. This detailed schedule becomes the main control document for the duration of the project. From it can be derived incidental schedules for any discipline or "window" of time to assist team members in detailed planning control.

Once Joyner has determined your priorities, we then consult with key potential subs to determine schedule options. Then as the design stage develops, we develop our schedule in conjunction with input from potential subcontractors, particularly those within the MEP disciplines and any areas that may have lead time issues. Once the schedule is approved by the City of Gainesville, Joyner will issue a detailed construction schedule with each bid package. The stipulation to each bidder is their price is to incorporate the stated sequence and durations. When the subcontractor is brought on board, we utilize their specialized knowledge to further refine the schedule within the bid parameters. All schedule updates are performed by Joyner's Project Manager.

Joyner has worked in North Central Florida for over 36 years and we've built our experience with weather conditions into our work plans and schedules. For example, if the project involves new slabs where the summer rains tend to create challenges during the concrete pours we plan our concrete pours to occur very early in the morning to ensure they are completed prior to the afternoon rains. Our schedules take the weather into consideration as well by allowing for "makeup" days on the weekends. We understand and can mitigate weather challenges.

We approach all of our projects aiming to start what we can early, prior to completion of building design where possible. To this end we will analyze the project during design to implement early starts on any tasks that lends itself to this methodology. Additionally we will implement early release packages on long lead time items such as mechanical equipment and electrical fixtures and gear as well as any other specialized items on the project.

## Safety

Joyner Construction, Inc. is committed to providing employees with a safe and healthful workplace. It is the policy of our organization that employees report unsafe conditions and do not perform work tasks if the work is considered unsafe. Employees must report all accidents, injuries and unsafe conditions to their supervisors. No such report will result in retaliation, penalty or other disincentive.

Senior management will be actively involved with employees in establishing and maintaining an effective safety program. Our safety program coordinator, Ryland Wagner, or other members of our management safety team will participate with the City of Gainesville in ongoing safety and health program activities, which include:

- Promoting safety committee participation
- Providing safety and health education and training
- Reviewing and updating jobsite safety rules

Joyner has a commitment to and involvement in providing our employees with a safe and healthful workplace. This workplace safety program will be incorporated as the standard for practice for this organization. Compliance with the safety rules will be required of all employees as a condition of employment.

Joyner Construction, Inc. is solely focused on the importance of job safety. In our 39 years of experience we have suffered no major injuries on any of our countless jobsites. A job safety manual is located on site at each of our projects while our Project Safety Program Coordinator constantly provides education and information to our superintendents to be passed down in the field. We strictly follow all rules and standards set forth by OSHA.

**WORKERS COMPENSATION EXPERIENCE RATING**

Risk Name: JOYNER CONSTRUCTION INC

Risk ID: 094637457

Rating Effective Date: 03/01/2016

Production Date: 11/13/2015

State: FLORIDA

State	Wt	Exp Excess Losses	Expected Losses	Exp Prim Losses	Act Exc Losses	Ballast	Act Inc Losses	Act Prim Losses
FL	.06	6,300	9,583	3,283	0	21,500	0	0
(A) Wt	(B) Wt	(C) Exp Excess Losses (D - E)	(D) Expected Losses	(E) Exp Prim Losses	(F) Act Exc Losses (H - I)	(G) Ballast	(H) Act Inc Losses	(I) Act Prim Losses
.06		6,300	9,583	3,283	0	21,500	0	0

	Primary Losses	Stabilizing Value	Ratable Excess	Totals	
Actual	(I) 0	$C * (1 - A) + G$ 27,422	(A) * (F) 0	(J) 27,422	
Expected	(E) 3,283	$C * (1 - A) + G$ 27,422	(A) * (C) 378	(K) 31,083	
	ARAP	FLARAP	SARAP	MAARAP	Exp Mod
Factors		1.00			(J) / (K) .88

REVISED RATING

RATING REVISED TO REFLECT APPROVED RATING VALUES

Carrier: 31267 - 000 Policy: 83027084

Eff-Date: 03/01/2015 Exp-Date: 03/01/2016

**WORKERS COMPENSATION EXPERIENCE RATING**

Risk Name: JOYNER CONSTRUCTION INC

Risk ID: 094637457

Rating Effective Date: 03/01/2017

Production Date: 10/13/2016

State: FLORIDA

State	Wt	Exp Excess Losses	Expected Losses	Exp Prim Losses	Act Exc Losses	Ballast	Act Inc Losses	Act Prim Losses
FL	.06	7,275	11,053	3,778	0	21,500	0	0
(A) Wt	(B) Wt	(C) Exp Excess Losses (D - E)	(D) Expected Losses	(E) Exp Prim Losses	(F) Act Exc Losses (H - I)	(G) Ballast	(H) Act Inc Losses	(I) Act Prim Losses
.06		7,275	11,053	3,778	0	21,500	0	0

	Primary Losses	Stabilizing Value	Ratable Excess	Totals	
Actual	(I) 0	$C * (1 - A) + G$ 28,339	(A) * (F) 0	(J) 28,339	
Expected	(E) 3,778	$C * (1 - A) + G$ 28,339	(A) * (C) 437	(K) 32,554	
	ARAP	FLARAP	SARAP	MAARAP	Exp Mod
Factors		1.00			(J) / (K) .87

REVISED RATING

RATING REVISED TO REFLECT APPROVED RATING VALUES

Carrier: 31267 - 000 Policy: 83027084

Eff-Date: 03/01/2016 Exp-Date: 03/01/2017

**WORKERS COMPENSATION EXPERIENCE RATING**

Risk Name: JOYNER CONSTRUCTION INC

Risk ID: 094637457

Rating Effective Date: 03/01/2018

Production Date: 09/20/2017

State: FLORIDA

State	Wt	Exp Excess Losses	Expected Losses	Exp Prim Losses	Act Exc Losses	Ballast	Act Inc Losses	Act Prim Losses
FL	.06	7,910	12,004	4,094	0	21,500	0	0
(A) Wt	(B) Wt	(C) Exp Excess Losses (D - E)	(D) Expected Losses	(E) Exp Prim Losses	(F) Act Exc Losses (H - I)	(G) Ballast	(H) Act Inc Losses	(I) Act Prim Losses
.06		7,910	12,004	4,094	0	21,500	0	0

	Primary Losses	Stabilizing Value	Ratable Excess		Totals
Actual	(I) 0	$C * (1 - A) + G$ 28,935	$(A) * (F)$ 0		(J) 28,935
Expected	(E) 4,094	$C * (1 - A) + G$ 28,935	$(A) * (C)$ 475		(K) 33,504
	ARAP	FLARAP	SARAP	MAARAP	Exp Mod
Factors		1.00			(J) / (K) .86

NOTICE - THIS IS A PRELIMINARY MODIFICATION  
 COMPLETE PAYROLL AND LOSS DATA HAVE BEEN APPLIED TO CURRENT  
 RATING VALUES BUT A FINAL MODIFICATION CANNOT BE PROMULGATED  
 UNTIL PENDING RATE FILING HAS BEEN APPROVED.

Carrier: 31267-000 Policy: 83027084

Eff-Date: 03-01-2017 Exp-Date: 03-01-2018





GREEN BUILDING CERTIFICATION INSTITUTE CERTIFIES THAT

**Ryland Wagner**

HAS ATTAINED THE DESIGNATION OF

**LEED GREEN ASSOCIATE**

by demonstrating the knowledge and understanding of green building practices and principles needed to support the use of the LEED® Green Building Rating System™.

10912463-GREEN-ASSOCIATE

CREDENTIAL ID

20 MAR 2014

ISSUED

20 MAR 2016

VALID THROUGH

A handwritten signature in black ink, appearing to read "Gail Vittori".

GAIL VITTORI, GBCI CHAIRPERSON

A handwritten signature in black ink, appearing to read "Mahesh Ramanujam".

MAHESH RAMANUJAM, GBCI PRESIDENT



October 9, 2017

Re: City of Gainesville  
Construction Management Service Contract – Minors (\$2,000,000 & under)

To Whom It May Concern:

We are pleased to inform you that Westfield Insurance Company is the surety for Joyner Construction, Inc. Westfield Insurance Company is licensed to transact business in Florida, has an A.M. Best Rating of "A" (Excellent) with a Financial Size Category of "XV", and is listed on the U.S. Treasury Department Circular 570 as an acceptable surety for Federal Projects to a limit of \$117,730,000.

Westfield Insurance Company has been the surety for Joyner Construction, Inc. for over ten years. Our experience with this contractor has been most satisfactory. We consider Joyner Construction, Inc. to be professionally managed and adequately capitalized. They are a valued customer. Since acting as their agent, we have considered projects in the \$3,500,000 range when requested by our client. If requested by Joyner Construction, we would give favorable consideration to providing bonds for projects awarded under the Construction Management Service Agreement for the City of Gainesville.

Please note that this letter is not an assumption of liability. We have issued this letter only as a bonding reference requested by Joyner Construction, Inc. All final bond approvals are conditioned upon applicable underwriting consideration at the time of a formal request from our client.

We are proud to recommend this fine organization to you. Should you require additional information regarding Joyner Construction, Inc.'s bond program, please feel free to contact our office. Joyner Construction, Inc.'s local Bond Agent is Rick Scarborough.

Kind Regards,

Christy Allison  
Agent/ Bond Specialist

CLA/RS



**John Power, Alachua County Tax Collector**

P.O. Box 142340, Gainesville, FL 32614

Tax Operations Phone: (352) 264-6968

**EXPIRES** September 30, 2018**ACCOUNT** 2293**2017-2018 ALACHUA COUNTY LOCAL BUSINESS TAX RECEIPT****OWNER NAME:** RICHARD E WAGNER**BUSINESS ADDRESS:** 7545 W UNIVERSITY AVE  
SUITE B**TYPE OF BUSINESS:** Contractor**DESCRIPTION:**

JOYNER CONSTRUCTION CO INC

7545 W UNIVERSITY AVE STE B  
GAINESVILLE, FL 32607**DATE****RECEIPT NO.****AMOUNT PAID**

07/14/2017

16-0205618

131.25

THIS LOCAL BUSINESS TAX RECEIPT DOES NOT CONFIRM THAT  
REGULATORY ZONING REQUIREMENTS HAVE BEEN MET. IT IS THE  
OWNER'S RESPONSIBILITY TO ENSURE COMPLIANCE.

**[www.AlachuaCollector.com](http://www.AlachuaCollector.com)**

RICK SCOTT, GOVERNOR

KEN LAWSON, SECRETARY

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

CGC1504152

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

WAGNER, RICHARD EMORY  
JOYNER CONSTRUCTION, INC.  
7545 WEST UNIVERSITY AVENUE #B  
GAINESVILLE FL 32607



**2017 FLORIDA PROFIT CORPORATION ANNUAL REPORT**

DOCUMENT# P00000103812

**Entity Name:** JOYNER CONSTRUCTION, INC.

**Current Principal Place of Business:**

7545 W. UNIVERSITY AVENUE  
SUITE B  
GAINESVILLE, FL 32607

**Current Mailing Address:**

7545 W. UNIVERSITY AVENUE  
SUITE B  
GAINESVILLE, FL 32607

**FEI Number:** 59-3682190

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

IRELAND, LEONARD EJR  
111 SE 1ST AVE  
GAINESVILLE, FL 32601 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

Electronic Signature of Registered Agent

Date

**Officer/Director Detail :**

Title            CEOT  
Name            JOYNER, MILLARD K  
Address        7545 W. UNIVERSITY AVENUE, SUITE  
                  B  
City-State-Zip: GAINESVILLE FL 32607

Title            PS  
Name            WAGNER, RICHARD E  
Address        7545 W. UNIVERSITY AVENUE, STE B  
City-State-Zip: GAINESVILLE FL 32607

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** RICHARD WAGNER

**PRESIDENT**

**01/13/2017**

Electronic Signature of Signing Officer/Director Detail

Date