

CHARLOTTE COUNTY GOVERNMENT

RFP No. 20260453

CONSTRUCTION MANAGER AT RISK

PUBLIC WORKS LANDFILL MAINTENANCE BUILDING

JUNE 18, 2026



TANDEM
CONSTRUCTION

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June 18, 2026

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Dear selection committee,

Tandem Construction is pleased to submit our qualifications for Construction Management Services for the Charlotte County Government Public Works Landfill Maintenance Building project. Since 2016, Tandem Construction has served as a trusted Construction Manager for Charlotte County Government. Our core team members, led by President Brian Leaver and Senior Project Manager Matthew Sims, have successfully delivered five major capital projects to Charlotte County during this time. This team is uniquely qualified to support the delivery of this project, with many recent experiences that align directly with the new Landfill Maintenance Building scope of work. These include:

- Proven success delivering projects for Charlotte County's Facility Construction & Maintenance Department and Capital Projects Department
- Recent experience supporting preconstruction and construction services for hardened, critical facilities in Southwest Florida
- Extensive experience managing projects on occupied campuses, coordinating and prioritizing continuous operations
- Proven success on projects with unique scopes related to automotive and fleet maintenance facilities, labs, and government offices
- Professional preconstruction services that include scheduling, estimating, value engineering, and sustainable building practices
- Successful project experience serving alongside your design team lead, ADG, and their local principals.

EXPERIENCE DELIVERING CAPITAL PROJECTS IN CHARLOTTE COUNTY

Tandem's proposed project team has an exceptional track record serving the county as a construction management partner. Matthew Sims (SPM), Ernesto Silva (PM), and Kevin Mayers (Superintendent) have been working together in Charlotte County for the past four years and are in the process of completing the new Port Charlotte Beach Recreation Center project (Est. Completion Dec. 2026). Matthew Sims is ready and available to lead Tandem's preconstruction services alongside the County's Project Manager, Scott Brouillard, and the design team lead, ADG, as they finish the site selection process and transition into schematic design. Matthew and his team will remain local and readily available to deliver the same quality results that we have achieved on all previous Charlotte County Projects.

EXPERIENCE ALIGNED WITH YOUR PROJECT (Hardened Facility, Fleet and Lab Projects, Occupied Campus)

Tandem's past experiences directly align with the scope of work planned at the Public Works Landfill Maintenance Building project.

HARDENING: Tandem has been trusted to manage several of the region's most notable hardened and critical facilities, including state-of-the-art emergency operations centers, public safety headquarters, and emergency shelters. Our range of experiences with these types of projects will help to guide conversations in preconstruction when evaluating systems and structural options being considered by the design team.

FLEET MAINTENANCE AND LABORATORY PROJECTS: It is critical to select a construction manager that understands the unique elements that can exist inside fleet maintenance facilities and lab spaces. Our proposed team offers proven experiences building fleet maintenance buildings and highly complex lab spaces. From these past projects, Tandem will offer lessons learned, while also leveraging our relationships with the qualified trade partners responsible for these projects to provide current market costs, lead times, and alternates that can reduce cost, improve the schedule, or enhance quality and durability.

OCCUPIED CAMPUS MANAGEMENT: The Charlotte County Landfill is a secure campus with set hours of operation, serving as the primary solid waste management facility in the region. Tandem will support the continuous operations of the landfill, using controls that have been developed over several decades of delivering active campus projects for government agencies, K-12 schools, higher education institutions, and private campuses. We will work with the County and end-users to understand all aspects of the Landfill's operations, and then develop clear communication protocols, site logistics plans, and look-ahead reports that will mitigate any impact to the campus operations. This approach will take into consideration enhanced separation and signage, controlled ingress/egress/staging/parking, project-specific work hours, and job-specific safety and emergency response plans.

Tandem is fully committed to Charlotte County. We will be timely and accountable with all planning exercises and deliverables. We will utilize real-time market feedback and expert guidance from our internal team and trade partners to ensure the best possible outcome for your project. If given the opportunity, Tandem Construction will deliver the Public Works Landfill Maintenance Building project as we have our last six projects: Ahead of schedule, under budget, and to the full satisfaction of Charlotte County Government.

Sincerely,

Brian Leaver,
President and Project Executive
Tandem Construction

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PROPOSAL REQUIREMENTS

- A. TEAM ORGANIZATION, MANAGEMENT AND GENERAL QUALIFICATIONS
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REQUIRED FORMS & AFFIDAVITS

- PROPOSAL SUBMITTAL SIGNATURE FORM
- DRUG FREE WORKPLACE FORM
- HUMAN TRAFFICKING AFFIDAVIT

Sarasota County Gov. Emergency Operations Center



1. TEAM PROPOSED FOR THIS PROJECT

A. BACKGROUND OF THE PERSONNEL



BRIAN LEAVER, PRESIDENT
PROJECT EXECUTIVE

Brian Leaver is the President and a Principal Owner of Tandem Construction, with over 31 years of experience building in Southwest Florida. Brian has managed many of the region's most notable construction projects for local government agencies, school districts, and non-profit clients. His focus on innovation and quality control has solidified Tandem Construction as one of Southwest Florida's Industry-Leading Construction Management Service Providers. Brian has been the Project Executive on all of Tandem's projects in Charlotte County. He has a proven track record of delivering projects on time and within budget for Charlotte County Government.

1. PROJECT MANAGER



MATTHEW SIMS
SENIOR PROJECT MANAGER

Matthew Sims has over 25 years of experience in the construction industry and has served as the Main Point of Contact for Tandem's Charlotte County projects since 2016. Matthew's proven experiences in Charlotte County include the Family Services Center Phase 1 and 2, Centennial Park and Ann & Chuck Dever Regional Park's Recreation Centers, the Centennial Park Aquatic Center, and the Port Charlotte Beach Recreation Center. Matthew will lead the preconstruction team, drafting and controlling the project budget and schedule. Matthew's proven track record in preconstruction has provided Charlotte County with budget and schedule certainty. As the Senior Project Manager, he will actively oversee the project's transition to construction. Matthew will institute an aggressive project start-up and buy-out approach that will support greater control of the construction budget and schedule. He will oversee all construction activities, ensuring the safe and quality completion of the work. Matthew will stay intimately involved in the project through all phases of construction, completion, closeout, and warranty.

MAIN POINT OF CONTACT

2. OTHER KEY PERSONNEL



ERNESTO SILVA
PROJECT MANAGER

Ernesto is currently serving as the Project Manager for the Port Charlotte Recreation Center for Charlotte County and has proven experience managing several recent projects in Charlotte County alongside Matthew Sims and Kevin Mayers. As the Project Manager, he will oversee all subcontractor buy-out ensuring the proactive procurement of long-lead materials. He will control the processing of all RFIs, Submittals, Shop Drawings, and manage the overall project budget and schedule. He will work closely with AJ Fritsch to support project-specific safety and quality control programs. Ernesto will serve as an on-site point of contact for the project through construction and project closeout.



KEVIN MAYERS
PROJECT SUPERINTENDENT

Kevin offers 21 years of experience as a lead Superintendent. He has managed five recent Charlotte County Government projects, consistently delivering each project ahead of schedule and under budget. Kevin is currently completing the Port Charlotte Beach Recreation Center, a hurricane-hardened, multi-use government facility. His proven success in managing local construction projects, hardened structures, and lab spaces will offer relevant experience for this new Landfill Maintenance Building project. Kevin will oversee daily project operations, conducting quality and safety inspections, meeting with and directing subcontractors, and ensuring a clean, organized site.



AJ FRITSCH
QUALITY CONTROL & SAFETY MANAGER

AJ Fritsch joined Tandem in 2018. He is a licensed structural engineer with a background in forensic engineering, specializing in building envelopes and structural systems. AJ leads Tandem's quality control and safety programs, utilizing the reports and investigations he once managed in his past profession. AJ will be involved in preconstruction and construction, supporting specific plan reviews, pre-installation meetings, quality management inspections, and other assessments throughout each Tandem project. He will meet monthly with Kevin Mayers and his field team to review safety reports and quality control best practices, and to ensure this project meets all goals and expectations set by our internal team and the County.

3. CONSULTANTS

Tandem Construction will not be utilizing any consultants on this project.

4. STAFFING LEVELS AND POSITIONS PROPOSED

In addition to the information above, Staffing levels and the proposed positions of each team member can be found in section (II. Proposed Management Plan), where Tandem has provided an organizational chart for the project.



II.

PROPOSED MANAGEMENT PLAN

CHARLOTTE COUNTY GOVERNMENT

RFP NO. 20260453

CONSTRUCTION MANAGER AT RISK - PUBLIC WORKS LANDFILL MAINTENANCE BUILDING



A. TEAM ORGANIZATION

Tandem Construction's management and staffing plan is never a one-size-fits-all solution. As with all of our previous Charlotte County projects, Tandem Construction will provide guidance, leadership, and direction throughout the preconstruction and construction phases of the Public Works Landfill Maintenance Building project.

Matthew Sims, Senior Project Manager, will be the Main Point of Contact throughout preconstruction, construction, close-out, and warranty. He will work with Brian Leaver, Project Executive, to identify and leverage the expertise of team members as needed during each phase of the project. Matthew Sims will oversee all aspects of the Public Works Landfill Maintenance Building with Ernesto Silva, Tandem's proposed Project Manager. During preconstruction, they will support updates to the master schedule, perform cost estimates and deliver intermittent cost reports, and provide value engineering services in line with the county's expectations. Matthew and Ernesto will remain the primary project management resources as the project transitions into the construction phase.

AJ Frisch is Tandem's Quality Control and Safety Manager. He is a licensed Structural Engineer with expertise in forensic engineering, waterproofing, and exterior envelopes. AJ has completed a comprehensive Quality Control Program for Tandem and is involved in every project during preconstruction (Design Review) and construction (Pre/Post-Installation Meetings), ensuring details are used to create

a water-tight, structurally sound building. **AJ will add immediate value when analyzing the existing building and its connection to the proposed addition.** AJ will review the design documents at Design Development and GMP, providing feedback on the proposed connections, waterproofing details, and risk considerations that will transition into future quality control inspections during construction.

Kevin Mayers is Tandem's proposed Superintendent for this project, a qualified field manager with over 21 years of experience constructing projects in Southwest Florida. Tandem's Field Management team will establish subcontractor schedules and 4-week and 16-week look-aheads for the project team. Kevin will work with Matthew Sims and Ernesto Silva to develop a site utilization plan allowing us to coordinate an optimal logistics plan and site layout and maintain a clean and organized jobsite throughout the duration of the project.

1. PRECONSTRUCTION PHASE

Brian Leaver (Project Exec.), Matthew Sims (Sr. PM), Ernesto Silva (PM), AJ Frisch (Precon. & QC Manager), and Trina Kouba (Project Estimator) will all be actively involved throughout the preconstruction process. Matthew will lead this phase (and all phases) to ensure "Continuity of Management & Project Information" from the office to the construction site as this project transitions from preconstruction to construction. **Tandem's experience and knowledge of Charlotte County's operations, procedures, and guidelines will add immediate value to the Public Works Landfill Maintenance Building project.**



BRIAN LEAVER
Project Executive



MATTHEW SIMS
Sr. Project Manager
MAIN POINT OF CONTACT



ERNESTO SILVA
Project Manager



AJ FRITSCH
QC & Safety
Manager



TRINA KOUBA
Project Estimator

CHARLOTTE COUNTY GOVERNMENT

2. CONSTRUCTION PHASE

Once the project reaches the construction phase, Brian, Matthew, and Ernesto's time allocation will increase to support office and on-site management activities. Tandem's Superintendent, Kevin Mayers, will be allocated 100% on the project to control the job site and manage all day-to-day construction activities. Tandem's Quality and Safety Manager, AJ Frisch, will perform pre-installation meetings, quality and safety inspections, and issue reports for the project team and Charlotte County. During this time, we will also have the support of a Project Accountant and a Contract Administrator as needed.

SUPPORT STAFF



RENEE GALTO
Accounting Manager



JENNIFER BUTLER-SMART
Contract Admin.

BRIAN LEAVER
Project Executive



MATTHEW SIMS
Sr. Project Manager
MAIN POINT OF CONTACT



ERNESTO SILVA
Project Manager



KEVIN MAYERS
Project Superintendent



AJ FRITSCH
QC & Safety Manager



CHARLOTTE COUNTY GOVERNMENT

B. PERSONNEL RESUMES

BRIAN LEAVER, PRESIDENT

PROJECT EXECUTIVE

26 YEARS
With Tandem

5 YEARS
With Others

BACHELOR OF SCIENCE
Building Construction & Architectural Design
Bowling Green State University

CGC1509657
State of Florida
Certified General Contractor

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RELATED EXPERIENCE	COST	COMPLETION
Charlotte County Government Port Charlotte Beach Rec. Center Port Charlotte, FL	\$29,140,370	September 2026
Charlotte County Government Family Services Center Phase 2 Port Charlotte, FL	\$8,633,689	September 2023
Charlotte County Government Family Services Center Phase 1 Port Charlotte, FL	\$6,387,511	December 2021
Charlotte County Government Centennial Park Aquatic Center Port Charlotte, FL	\$6,104,698	March 2020
Charlotte County Government Centennial Park Rec. Center Port Charlotte, FL	\$8,455,545	October 2019
Charlotte County Government Ann & Chuck Dever Reg. Park Rec. Center Englewood, FL	\$5,541,504	May 2019
City of Bradenton Public Safety Operations Center Bradenton, FL	\$3,546,773	July 2024
Sarasota County Government Emergency Operations Center Sarasota, FL	\$15,417,300	February 2015
Suncoast Humane Society Soderberg Campus Englewood, FL	\$13,363,520	September 2024

C. ROLES AND RESPONSIBILITIES

Brian's responsibilities as Project Executive include allocating appropriate personnel to each project, clarifying initial project scope, creating, reviewing, and approving the project's master schedule, and creating and managing phasing plans. Brian will assist the design team with preconstruction activities, such as preliminary material and system selections, and communication with local permitting authorities to ensure a timely start to each project.



B. PERSONNEL RESUMES

MATTHEW SIMSSENIOR PROJECT MANAGER **MAIN POINT OF CONTACT****14 YEARS**

With Tandem

12 YEARS

With Others

BACHELOR OF SCIENCEBuilding Construction
University of Florida**CGC1541000**State of Florida
Certified General Contractor**GCBX**

Member



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RELATED EXPERIENCE **COST** **COMPLETION**

Charlotte County Government
Port Charlotte Beach Rec. Center
Port Charlotte, FL

\$29,140,370

September
2026

Charlotte County Government
Family Services Center Phase 2
Port Charlotte, FL

\$8,633,689

September
2023

Charlotte County Government
Family Services Center Phase 1
Port Charlotte, FL

\$6,387,511

December
2021

Charlotte County Government
Centennial Park Aquatic Center
Port Charlotte, FL

\$6,104,698

March
2020

Charlotte County Government
Centennial Park Rec. Center
Port Charlotte, FL

\$8,455,545

October
2019

Suncoast Humane Society
Soderberg Campus
Englewood, FL

\$13,363,520

September
2024

Manatee County Government
Racquet & Aquatic Center
Lakewood Ranch, FL

\$44,228,316

September
2026

Sarasota Ford Renovation Ph. 1 & 2
Sarasota, FL

\$4,737,356

October
2023

State College of Florida
Parrish Campus
Parrish, FL

\$31,329,057

Spring
2027

C. ROLES AND RESPONSIBILITIES

Matthew will lead the preconstruction team with budgeting, scheduling, and value engineering services. As the Senior Project Manager, he will actively oversee the project's transition to construction, serving as the primary point of contact for the County. His responsibilities include the management of the project budget, schedule, safety management plan, and quality assurance plan. Matthew will continue as the leader of the construction team through all phases of construction, project completion, closeout, and warranty.



B. PERSONNEL RESUMES

ERNESTO SILVA

PROJECT MANAGER

4 YEARS
With Tandem

BACHELOR OF SCIENCE
Construction Management
Everglades University

OSHA
Certified

GCBX
Member



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RELATED EXPERIENCE	COST	COMPLETION
Charlotte County Government Port Charlotte Beach Rec. Center Port Charlotte, FL	\$29,140,370	September 2026
Charlotte County Government Family Services Center Phase 2 Port Charlotte, FL	\$8,633,689	September 2023
Suncoast Humane Society Soderberg Campus Englewood, FL	\$13,363,520	September 2024
Manatee County Government Racquet & Aquatic Center Lakewood Ranch, FL	\$44,228,316	September 2026
Sarasota Ford Renovations Ph. 2 Sarasota, FL	\$2,151,435	October 2023
Nokomis Community Park Nokomis, FL	\$3,463,788	April 2025



C. ROLES AND RESPONSIBILITIES

As the Project Manager, he will initiate, process, and complete all subcontracts and control the project schedule. Ernesto will coordinate and review all RFIs, Submittals, and Shop Drawings, and generate monthly reports detailing the status of the project's budget and schedule. Ernesto will partner with Kevin Mayers to ensure our subcontractors meet their schedule milestones and prioritize quality workmanship. He will work closely with AJ Fritsch to support project-specific safety and quality control inspections and report results to the project team. Ernesto will continue as the on-site point of contact throughout construction and project closeout.

B. PERSONNEL RESUMES

AJ FRITSCH

QUALITY CONTROL & SAFETY MANAGER

8 YEARS
With Tandem

17 YEARS
With Others

MASTER OF SCIENCE
Architectural Engineering
Penn State University

BACHELOR OF SCIENCE
Civil Engineering
Villanova University

#PE75096
Certified Professional
Engineer

C: 484.347.7129
E: aj.fritsch@tandemconstruction.com



RELATED EXPERIENCE

Charlotte County Government Port Charlotte Beach Rec. Center Port Charlotte, FL	\$29,140,370	September 2026
Charlotte County Government Family Services Center Phase 2 Port Charlotte, FL	\$8,633,689	September 2023
Charlotte County Government Family Services Center Phase 1 Port Charlotte, FL	\$6,387,511	December 2021
Charlotte County Government Centennial Park Aquatic Center Port Charlotte, FL	\$6,104,698	March 2020
Charlotte County Government Centennial Park Rec. Center Port Charlotte, FL	\$8,455,545	October 2019
Charlotte County Government Ann & Chuck Dever Reg. Park Rec. Center Englewood, FL	\$5,541,504	May 2019
City of Bradenton Public Safety Operations Center Bradenton, FL	\$3,546,773	July 2024
Suncoast Humane Society Soderberg Campus Englewood, FL	\$13,363,520	September 2024
Diocese of St. Petersburg St. Anne New K-8 School Ruskin, FL	\$18,353,815	September 2026
Sarasota Ford Renovation Ph. 2 Sarasota, FL	\$2,151,435	October 2023

C. ROLES AND RESPONSIBILITIES

AJ has supported the continued development of our industry-leading quality control program at Tandem, leveraging the reports and investigations he managed in his prior profession. AJ will be involved in preconstruction and construction, completing specific plan reviews, pre-installation meetings, quality management inspections, and other assessments throughout the life of each project at Tandem. He is also responsible for working alongside our field staff and safety consultants to manage Tandem's safety programs.



B. PERSONNEL RESUMES

KEVIN MAYERS

PROJECT SUPERINTENDENT

8 YEARS
With Tandem

13 YEARS
With Others

GCBX
Member

OSHA
Certified

CPR & FIRST AID
Certified



C: 941.780.3161

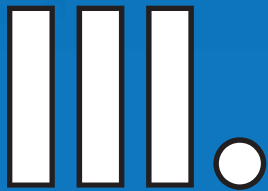
E: kevin.mayers@tandemconstruction.com

RELATED EXPERIENCE	COST	COMPLETION
Charlotte County Government Port Charlotte Beach Rec. Center Port Charlotte, FL	\$29,140,370	September 2026
Charlotte County Government Family Services Center Phase 2 Port Charlotte, FL	\$8,633,689	September 2023
Charlotte County Government Family Services Center Phase 1 Port Charlotte, FL	\$6,387,511	December 2021
Charlotte County Government Centennial Park Aquatic Center Port Charlotte, FL	\$6,104,698	March 2020
Charlotte County Government Centennial Park Rec. Center Port Charlotte, FL	\$8,455,545	October 2019
Manatee County Government Racquet & Aquatic Center Lakewood Ranch, FL	\$44,228,316	September 2026
IMG Academy The Legacy Hotel Bradenton, FL	\$17,715,898	October 2018
IMG Academy Student Residence 5-Story#2	\$19,073,668	October 2018

C. ROLES AND RESPONSIBILITIES

Kevin Mayers is experienced in coastal construction, hardened facilities, and Charlotte County capital projects. Kevin's responsibilities include managing subcontractor scheduling, coordinating, and reviewing all field work for quality. Safety is Kevin's top priority, and he understands how to address it in a critical facility, such as a Public Works Landfill Maintenance Building.





PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR THIS PROJECT

III. PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR THIS PROJECT

A. DESCRIBE PREVIOUS PROJECTS THE TEAM WORKED ON TOGETHER

TANDEM'S CHARLOTTE COUNTY TEAM PROVEN EXPERIENCE



Over the past four years, Brian Leaver, Matthew Sims, Ernesto Silva, AJ Fritsch, and Kevin Mayers have worked together, successfully delivering three key projects in Charlotte County: the Port Charlotte Beach Recreation Center, the Family Services Center Phase 2, and the new Suncoast Humane Society Campus.

At the Port Charlotte Beach Recreation Center, the team effectively managed coastal construction challenges, environmental considerations, and stakeholder coordination to deliver a resilient, community-focused facility. The Family Services Center Building demonstrated its ability to deliver essential public infrastructure on an occupied campus while meeting functional and accessibility requirements. At the Suncoast Humane Society, the team successfully

completed a specialized facility requiring careful coordination of phased construction projects, unique ventilation requirements, and medical/lab spaces.

Across all projects, the team has consistently delivered on time and under budget by utilizing a proven approach to early procurement and strategic buy-out, led by Matthew Sims and executed in the field by Ernesto Silva and Kevin Mayers to control risk and maintain schedule certainty. Together, this team brings strong local knowledge and established relationships with Southwest Florida subcontractors, contributing to reliable pricing exercises and consistent performance. They have established a proven track record of excellence in Charlotte County and are well-positioned to deliver continued success on the Public Works Landfill Maintenance Project at the Zemel Landfill.



BRIAN LEAVER
Project Executive



MATTHEW SIMS
Sr. Project Manager
MAIN POINT OF CONTACT



ERNESTO SILVA
Project Manager



AJ FRITSCH
Quality Control &
Safety Manager



KEVIN MAYERS
Project Superintendent

CHARLOTTE COUNTY GOV. PORT CHARLOTTE BEACH REC. CENTER

SIZE: 23,620 SF
COST: \$29,140,370
COMPLETION: 2026



After storm damage rendered the existing Port Charlotte Beach Recreation Center unusable, Tandem was hired to demolish the existing facility and construct a new 23,620 SF building, an adjacent aquatic center, and associated site improvements. The scope of work includes demolition of the existing buildings, pool, a portion of the parking lot, fencing, and select trees as indicated. Given the waterfront setting and challenging subsurface conditions common to coastal construction, this project required deep foundation systems (530 Piles) to support the new post-tensioned structure, aquatic center, and surge tanks.

CHARLOTTE COUNTY GOV. FAMILY SERVICES CENTER PH. 2

SIZE: 18,500 SF
COST: \$8,633,689
COMPLETION: 2023



The second phase of the Family Services Center project required the demolition of an existing building on campus and the construction of a new 18,500 SF multi-agency and administrative building. The completion of this phase enabled Charlotte County to achieve its goal of building an integrated services model campus by co-locating multiple government health & human services agencies at the Gibraltar Drive location. This campus now provides coordinated, streamlined, and efficient services that efficiently respond to community needs. Residents now have timely access to an array of health, education, employment, and human services as well as space to meet with groups, neighbors, and friends.

SUNCOAST HUMANE SOCIETY SODERBERG CAMPUS

SIZE: 28,515 SF
COST: \$13,152,361
COMPLETION: 2024



The Suncoast Humane Society selected Tandem to build a new campus, located at 2620 Worth Avenue, Englewood, FL 34224. The scope of work included complete site development and the new construction of five buildings (Clinic/Lab, Dog Shelter, Cat Shelter, Community Center, and Volunteer Center) totaling 28,515 SF. Tandem supported preconstruction services, provided reports and additional information to support the Humane Society as they completed fundraising for the project, and then managed the construction of the campus.

III. PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR THIS PROJECT

B. RELEVANT WORK HISTORY WITH UTILITY FACILITIES IN FLORIDA

The new Landfill Maintenance building is anticipated to be durable and cost-efficient, providing a more resilient, operationally efficient structure. Unique utility and MEPF considerations for this facility will include improvements to the Landfill's existing well (conversion to potable water) and septic systems. FP&L lines run along the east side of the current Maintenance campus. Fiber lines will be run from the tower located south of the existing site. Tandem will draw from our experiences with brownfield project sites and fleet maintenance projects. The building systems discussed at the project walkthrough appear similar to maintenance building projects that Tandem has managed for Sarasota Ford, IMG Academy, and the Atlanta Braves (CoolToday Park). These projects (Pictured to the right) incorporated improvements to operational efficiencies through design, resilient building systems, and thoroughly integrated utility systems.

Tandem will draw from these experiences to support the design team as they qualify and confirm final design decisions. Examples of these building and system options include: fleet maintenance bays (including considerations for heavy-duty vehicles), maintenance ventilation and mechanical systems, oil separators and water management systems, hazardous material storage, fluid management systems, washdown areas, vehicle lifts, and crane systems. Tandem will partner with the design team to consider how these options fit into the project budget while still achieving the County's goal for hardened, environmentally resilient buildings.



Sarasota Ford Quick Lane Service Center



IMG Academy Maintenance Facility



Atlanta Braves Cool Today Park | Maintenance Facility

C. CONSTRUCTION OF HARDENED STRUCTURES, WITH PROPOSED TEAM

Tandem offers a wide range of experience and expertise in building hardened structures and critical buildings for local government agencies. Over the past decade, Tandem has built several of the region's most resilient, critical facilities, including the City of Bradenton's Public Safety Operations Facility, Sarasota County's Emergency Operations Center, and the Sarasota County School District's most recent emergency shelter project, the Skye Ranch K-8 School. These projects incorporate a variety of design strategies to support resiliency, including reinforced concrete foundations designed for stability and flood resistance, hardened building envelopes engineered for extreme wind conditions, including impact-resistant glazing and wall systems, and high-wind-rated assemblies. While it may not be required on this project, Tandem's critical infrastructure projects have often required the use of full-building generators, redundancy across major MEPF systems, and enhanced IT and communications systems to ensure the owner's ability to support continuous operations during and after major events.

Matthew Sims, Tandem's proposed Sr. Project Manager, recently completed preconstruction services for a new, hardened government building in Manatee County requiring similar program elements: a pre-engineered metal building, vehicle storage and maintenance bays, conditioned and ventilated spaces, and administrative areas.

The County has set a goal that is described in an addendum as "Code-Plus". No matter the level of hardening required, Matthew Sims and Tandem's project team are well-equipped to support the planning and construction of the new Landfill Maintenance Building project.



City of Bradenton | Public Safety Operations Center



Sarasota County Gov. | Emergency Operations Center



Sarasota County Schools | Skye Ranch K-8

D. WORKING WITH DESIGNERS KEEPING PROJECT WITHIN FIXED BUDGET

Tandem has a proven ability to work alongside county owners and design teams to keep public projects within their original, fixed budget. Tandem has completed five projects for Charlotte County, all delivered ahead of schedule and under budget. Our approach to cost control is outlined in the Project Approach write-up in Section V. In addition to the many cost control examples provided throughout this proposal, Tandem implements strategies and management processes across all of our projects to monitor and control budgets during design. The following case studies outline several recent examples of cost control “opportunities” and include Tandem’s successful approach to achieve the Owner’s target budget:

EXAMPLES OF SUCCESSFULLY DELIVERING PROJECTS WITHIN BUDGET

SARASOTA COUNTY SCHOOLS SKYE RANCH SCHOOL K-8

LONG LEAD PLANNING & EARLY RELEASE GMP

SD: \$99,372,699
DD: \$91,954,987
GMP: \$91,777,045

Final: \$90,882,112

- ✓ Tandem was selected to build a new K-8 Prototype for Sarasota County Schools
- ✓ The Schematic Design Budget Report Came In Higher Than Target Budget
- ✓ Tandem Identified Scheduling Risks Impacting School Start
- ✓ Solutions Included: Cost Reduction Alternates and a Phased GMP Approach
- ✓ Sitework, Structure, Chiller, Electrical Gear was ordered, and Brick Were Released Early
- ✓ GMP 2 Was Approved 6 Months After GMP 1 While Maintaining the Same Project Budget
- ✓ Achieved Substantial Completion in early summer, School was delivered On-Time and within Budget

SARASOTA COUNTY GOV. 17TH STREET REGIONAL PARK

CONTROLLING COSTS OVER TIME

60%: \$65,271,382
90%: \$59,532,782
GMP: \$57,841,360

Final: Tracking on Budget

- ✓ Tandem was selected by Sarasota County as CM for new Regional Sports Complex
- ✓ Anticipated GMP in 2024, Tracking Accurately through each Design Phase
- ✓ The Final GMP was Approved, but Wetland Permit Complications Delayed the Project
 - ✓ USACE Absorbed FDEP 404 Permits Requiring Engineer Resubmission
- ✓ 12 Months Later, The Approved and Fixed GMP Required Creative Value Engineering Solutions
- ✓ Tandem Delivered 56 VE Options to Keep Project Within Budget
- ✓ Project Moved Into Construction Without increasing the Project Budget
- ✓ Hosting an NCAA D1 Softball Tournament in February 2027

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BRINGING A PROJECT BACK INTO BUDGET

SD: N/A
DD: \$22,698,092
GMP: \$18,769,272

Final: Tracking on Budget

- ✓ Tandem was Selected by the Diocese during 60% Design Phase
- ✓ Owner Expressed Concern about Design Meeting Allowable Budget
- ✓ Expanded Local Subcontractor Market Input during First Cost Report
- ✓ Budget Report Came In \$4 Million Over Target Budget
- ✓ Investigated and Presented 30+ Cost Savings Opportunities
- ✓ The Accepted Cost Savings Options Saved Nearly \$4 Million at GMP



IV.

PROJECT CONTROL

CHARLOTTE COUNTY GOVERNMENT

RFP NO. 20260453

CONSTRUCTION MANAGER AT RISK - PUBLIC WORKS LANDFILL MAINTENANCE BUILDING



A. WHAT TECHNIQUES ARE PLANNED TO ASSURE THAT SCHEDULE WILL BE MET?

PROJECT MANAGEMENT APPROACH

Tandem’s project management approach for the Charlotte County Government Landfill Maintenance Building is built around consistent leadership, early planning, speed to market, disciplined project controls, and daily field accountability. That structure matters and will benefit this project as it is being built inside an active county landfill. Construction will not happen in isolation. Daily landfill activities, access, parking, deliveries, pedestrian movement, and site safety must all be considered as part of the management plan. Tandem will manage the building work and the surrounding site operations as one coordinated effort.

SCHEDULE MANAGEMENT: DELIVERY

The required completion date will drive Tandem’s management approach from day one. The master schedule will be the tool that organizes the work, not a document created after the plan is already set. It will connect design decisions, permitting, procurement, inspections, logistics, quality control, safety planning, commissioning readiness, and final turnover into one coordinated path to completion.

When a target completion date is required, Tandem will build the schedule backward from the County’s expected delivery date to demonstrate to ourselves that the end date is achievable. The goal is not just to reach substantial completion. The goal is to deliver a facility that is accessible, tested, commissioned, documented, punched, cleaned, and ready to support administrative functions, staff training, maintenance operations, laboratory testing, and major weather events. This new facility is not complete when construction activity stops. It is complete when the Charlotte County Public Works teams can confidently and efficiently operate it.

Upon selection, Tandem will be available to perform a schedule kickoff with Charlotte County, the design team, key consultants, and (when applicable) our trade partners. The team will confirm turnover milestones, review the landfill’s activity patterns, identify permitting and inspection needs, establish decision deadlines, and test the early sequence against site access and logistics constraints. We will update our baseline schedule, ensuring that realistic, visible, and tied activities inform the decisions needed to keep the work moving.

Tandem’s standard process includes preconstruction schedule workshops, phasing reviews, local subcontractor input, long-lead tracking, and schedule updates throughout design and construction. For Charlotte County, that process will also include a logistics plan so the owner can see how the site will function during each phase, not just when each activity is scheduled. Tandem will utilize Microsoft Project to draft a Master Schedule at the beginning of the project. As scopes are identified and confirmed, with engineering input providing more detail in the later phases of design development, our Project Managers will introduce additional procurement and buy-out-related line items into the schedule. These will typically include projections for contracting, shop drawing review and coordination, design and engineering detailing (when required), fabrication dates, transportation, delivery, and construction/installation.

CRITICAL PATH AND SCHEDULE DRIVERS

The critical path will be confirmed through the master schedule, but the major schedule drivers are already clear. Permitting, sitework, utilities, foundations, structural steel, building dry-in, major MEP systems, technology, commissioning, and turnover will all need early attention. Tandem will manage these items as connected activities rather than isolated scopes.



MATTHEW SIMS | Senior Project Manager
MAIN POINT OF CONTACT

Tandem Construction has prepared a preliminary schedule based on the requirements in the RFP. Here are the highlights:

Tandem Construction has prepared a preliminary schedule based on the requirements in the RFP. Here are the highlights:

CHARLOTTE COUNTY GOV. PUBLIC WORKS LANDFILL MAINTENANCE BUILDING	2026						2027												2028							
	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J		
PRECONSTRUCTION STARTS		JULY 2026																								
GMP APPROVAL + PROCUREMENT STARTS										MARCH 2027																
MOBILIZATION + SITEWORK											APRIL 2027															
VERTICAL CONSTR. STARTS (8 MONTHS)													JUNE 2027													
SUBSTANTIAL COMPLETION																				FEB. 2028						
PROJECT COMPLETION																						MARCH 2028				

B. WHAT CONTROL TECHNIQUES ARE PLANNED FOR CONSTRUCTION

Tandem employs a variety of proven management methodologies across each project to control global project management and the project-specific schedule, budget, quality and safety.

Tandem's Project Management Controls are elevated through the use of several construction technologies, the two most important being PROCORE (Financial and Project Management Modules) and SAGE (Accounting System). These systems offer the project team and owner with a centralized data hub for the entire project, granting real-time access to the most current design drawings, RFIs, submittals, change orders, daily superintendent reports, project photos, permit and progress reports, and OAC meeting minutes.

As construction commences, Tandem's project team will host and lead Owner, Architect, Contractor(OAC) meetings on a weekly or bi-weekly basis. While daily coordination activities between all project stakeholders will remain constant, the OAC meetings will serve as a set time to report on all project progress and highlight critical activities needed to progress the construction schedule. Our project team will review active and outstanding RFIs and submittals, updates to the master schedule, the Superintendent's 4-week look-ahead schedule, and all project-specific or owner requested items that are to be included in weekly and monthly reporting.

ACTIVE SITE AND DELIVERY COORDINATION

The logistical meetings and operational campus planning that occurred in preconstruction will carry into construction. The Landfill's operational schedule will be integrated into Tandem's Construction schedule, and our team will manage scheduled touchpoints to determine if any changes need to be considered. Tandem will create a communication directory for the County and Landfill operations team. Our managers will continue to track and immediately respond to any new needs that are shared throughout the duration of the project.

Major activities that could affect landfill operations will be planned before they occur. Utility tie ins, large deliveries, temporary access changes, disruptive work, and final site restoration will be communicated through the look-ahead process. The Public Works operations team will be provided with updates and clear visibility of future work so that they can communicate concerns and approve activity plans well in advance of them occurring.

LONG LEAD PROCUREMENT AND EARLY RELEASE PLANNING

Meeting the scheduled date will require early attention to materials, systems, and specialty scopes that could affect the critical path. Tandem will maintain a procurement log that ties each schedule sensitive item to the design information needed, the submittal path, the approval period, fabrication time, delivery window, installation sequence, and any inspection or startup requirement.

For this project, Tandem will pay particular attention to the existing and new infrastructure improvements, hardened structural systems, electrical gear, mechanical systems, life safety systems, lift equipment, and approval requirements anticipated from all authorities having jurisdiction. Tandem will identify if certain scope items require early release considerations and bring those decisions to Charlotte County with the schedule impact clearly defined. Early release packages will only be recommended when they provide a clear schedule benefit.

WEATHER, STORM, AND SEASONAL PLANNING

Because the project is located in Sarasota, weather planning will be part of the schedule from the beginning. Tandem will account for wet season impacts, lightning delays, hurricane preparation, site drainage, and material protection. These issues are not separate from schedule management. They affect sitework, foundations, building envelope, finishes, and final project completion.

Before major weather events, Tandem will secure stored materials, protect any exposed work, and communicate storm response steps to trade partners and Charlotte County. After weather impacts occur, the team will evaluate recovery options quickly so that field conditions do not quietly erode the delivery path.

QUALITY CONTROL

The quality control planning that occurred in preconstruction is then carried into the field. Tandem's Superintendent is our first line of quality control. Dedicated full-time to this project, Kevin Mayers will be the first to arrive on the jobsite and the last to leave. Kevin will host daily walkthroughs and oversee all pre-installation meetings with Tandem's subcontractors. He ensures all of the work in place directly aligns with the design documents and specifications.

Kevin is supported by the project management team and Tandem's Quality Control Manager, AJ Fritsch. AJ is an incredible benefit to quality control on all of our projects. Levering his 20 years of forensics experience, AJ will manage regular inspections and write quality control reports that can be available to the owner. He will focus the majority of his time on the building envelope and exterior finish systems, assisting the team in constructing water-tight projects that are built to last.

SAFETY CONTROL

Tandem's Safety Program utilizes a 3-tiered approach that continues to deliver best-in-class results for our clients in Southwest Florida.

The first tier of safety is led by our Superintendents in the field. Tandem's Superintendents are OSHA trained and are well versed in safety best-practices required on commercial jobsites. The Superintendent will support jobsite orientations for all subcontractors before they step onto a Tandem project. These orientations highlight Tandem's expectations for safety-best practices and help to keep everyone informed of high-risk construction activities that may occur during a project. They inspect work being performed every day and host weekly subcontractor meetings where safety is a primary focus.

Tandem's second tier of safety is led by our Quality Control and Safety Manager, AJ Fritsch. AJ supports the creation of our project-specific safety plans in preconstruction. During his regularly scheduled visits to the site, AJ inspects all activities for better than industry-standard safety practices and then works with the Superintendents to ensure these practices remain consistent. AJ also sends out weekly safety best-practices to our construction teams to keep safety top-of mind.

Tandem's third tier is led by our Safety Consultant, Diversified Construction Safety. They visit our jobs on a monthly basis to manage mock OSHA inspections and write reports highlighting all positive and corrective actions. From these controls, Tandem maintains an exceptional .80 safety MOD rating.

C. DEMONSTRATE ABILITY TO MEET PROJECT COST CONTROL

COST CONTROL APPROACH

BUILDING BUDGET CERTAINTY IN PRECONSTRUCTION

Budget certainty is created long before the GMP is issued. Tandem's preconstruction process keeps the budget active while the design is still being shaped, enabling decisions with less disruption and greater cost influence.

MANAGING COST ACROSS DESIGN MILESTONES

Tandem will develop a master budget report during schematic design and continue to update and add to it as the design becomes more detailed, methodically reducing the need for assumptions and allowances until we arrive at a GMP. At each pricing milestone, the estimate will be reconciled against the prior cost model so the team can see what changed, why, and how it affects the total project budget.

The estimate will be used as a decision document. When scope develops, assumptions change, or new information is added, Tandem will identify the cost impact and the decision required. This allows Charlotte County to address budget variables while the design team can still respond efficiently.

This iterative, interactive approach delivers proven benefits to our Owners. A change in structural or mechanical system selection, exterior envelope, end-user programming, or site infrastructure can significantly affect the final cost. Tracking those movements at each milestone keeps scope and budget aligned before the project reaches GMP.

INFORMING DESIGN WITH MARKET PRICING

Cost Cost control is most effective when pricing is introduced early enough to influence design. Tandem will use current market feedback from local subcontractors, suppliers, and specialty vendors to test major decisions as they are being developed.

This is where Tandem's local presence and proven success with Charlotte County projects provide real value. The budget should reflect the trade partners, vendors, and suppliers most likely to build the work. Early input from the local market helps the team understand trade interest, labor availability, material pricing, package size, and procurement timing before the documents are finalized.

Tandem will combine past project knowledge with current market validation to give Charlotte County a more accurate view of cost as the design progresses.

TARGET VALUE DELIVERY

Tandem will use a Target Value Delivery approach to keep budget, scope, and design priorities moving together. The budget will serve as a guide throughout preconstruction rather than a checkpoint after design is complete.

Tandem has been selected to manage six (6) major capital projects for Charlotte County Government since 2016. The five (5) completed projects were delivered ahead of schedule and under budget. Our current project, the Charlotte Beach Recreation Center, is in the final stages of construction and is expected to be completed on time and under budget.



When options are evaluated, Tandem will help the team understand more than first cost. Some decisions may reduce initial cost but create maintenance issues, operational inefficiency, or schedule risk. Other decisions may require more investment up front but provide better value over time. Target Value Delivery gives Charlotte County a clear way to compare those choices before they are built into the GMP.

MANAGING COST RISK BEFORE IT BECOMES COST GROWTH

Allowances, contingencies, escalation, and long lead procurement will be managed as active controls. These items should not sit in the estimate without explanation. Each one should have a clear purpose, a known basis, and a path to resolution.

ALLOWANCES AND CONTINGENCIES

Each allowance will be tied to a defined scope condition or unresolved design item. As the documents become more complete, Tandem will refine those allowances, confirm the basis of pricing, and reduce uncertainty where possible.

Contingency will be tracked with the same discipline. Tandem will identify the remaining risks in the budget, what has been resolved, and where contingency has been used. This gives Charlotte County a clear view of remaining exposure as the project moves from early pricing to GMP and from GMP into construction.

ESCALATION AND LONG LEAD PROCUREMENT

Escalation will be monitored throughout preconstruction. Tandem will identify materials and systems with price volatility or long purchasing timelines, then advise the team when early decisions can reduce exposure.

Long-lead planning will start as early as schematic design if systems are defined and identified. This continues throughout design development as engineering input is developed and confirmed. Mechanical and electrical equipment, structural components, specialty fleet maintenance systems, technology infrastructure, and major site utility components will be reviewed for procurement risk as the design advances. If an early release package provides measurable value, Tandem will present the cost basis, procurement timing, required design information, and Charlotte County decision date.

These long-lead items are then implemented and accounted for in our master project schedule. When changes occur to systems, sequencing, or scope, we will be able to see their impact on our critical path and inform the County in real time.

LOCAL MARKET PRICING AND BID STRATEGY

Tandem turns local market knowledge into budget certainty by validating estimates with firms that can price and perform the work, structuring bid packages for competition, and resolving gaps before subcontract awards. This is how local resources become a cost control advantage, not simply a location statement.

LOCAL PRICING VALIDATION

Tandem will validate major cost assumptions with local subcontractors, suppliers, and specialty vendors throughout preconstruction. The budget needs to reflect current labor conditions, material movement, trade interest, and the specific demands of a Public Works Landfill Maintenance facility in Charlotte County.

This early market feedback will help the team understand where pricing is stable, where the market is thin, and where decisions may affect competition. It also gives the design team better information before systems and materials are locked into the documents.

BID PACKAGES BUILT FOR COMPETITION

Tandem will structure bid packages to create strong coverage and clear scope ownership. Each package should be attractive to the right bidders while reducing confusion between trades.

This matters because the project includes both local and specialty scopes. Some specific packages will be well-suited for local contractors. Others may require regional or specialty firms with deeper experience in fleet maintenance technology or complex building systems. Tandem will shape the packages so the County receives competitive pricing without weakening performance, schedule, or scope clarity.

PREQUALIFICATION, BID LEVELING, AND SCOPE CONTROL

Tandem will qualify bidders before their numbers are relied upon. A low number only protects the budget if the subcontractor has the manpower, financial strength, safety record, and project experience to perform the work. In an active Southwest Florida market, weak numbers create risk after the award.

After bids are received, Tandem will level each proposal against the documents, scope sheets, alternates, allowances, and schedule requirements. This process identifies what each bidder included, what they excluded, and where assumptions may affect the true cost of the work.

Bid leveling is where transparency becomes budget control. Charlotte County will see more than a low bid total. Charlotte County will understand the real comparison between bidders and why a recommended award represents the best value for the project.

D. DEMONSTRATE ABILITY IN VALUE ENGINEERING OPPORTUNITIES

VALUE ENGINEERING WITH ACCOUNTABILITY

Value engineering can occur throughout each design milestone of a project. Tandem's approach is to work with the design team and our local trade partners to identify options and alternates that can add value, reduce cost, enhance maintenance and durability, or simplify construction efforts while still meeting and exceeding all project goals requested by Charlotte County.

VE LOG AND DECISION TRACKING

Tandem will maintain a VE log during the preconstruction phase. When Tandem provides a design milestone report outlining the projected cost and schedule for the project, we will include any VE item requested or recommended in our "alternates" section. Each item will identify the recommendation, the cost basis, the decision status, and any effect on the schedule.

The log gives Charlotte County and the design team one place to track ideas from initial discussion through approval or rejection. This keeps VE from becoming a loose conversation and turns it into a disciplined decision process.

LIFE CYCLE COST REVIEW

Tandem will evaluate VE options based on total value, not just first cost. Some lower-cost decisions can lead to higher maintenance demands, a shorter service life, or operational issues after the building opens. Other options may require a higher upfront investment but deliver better performance over time.

For the Public Works Landfill Maintenance Facility, this matters because the facility must support daily use, heavy equipment, logistical traffic flow, hurricane seasons, and long-term landfill operations. Tandem will help the team understand where saving money makes sense and where preserving performance is the better financial decision.

COST, SCHEDULE, QUALITY, AND OPERATIONAL IMPACTS

Each meaningful VE option will be reviewed for cost, schedule, quality, and operations. An idea with strong savings may lose value if it extends procurement, creates maintenance concerns, or affects the user experience.

This gives Charlotte County a balanced view of each decision. The goal is to make budget decisions with full context so the final GMP reflects the right scope rather than the cheapest version of the project.

VE ALTERNATE EXAMPLES

The track record of Tandem's Value Engineering services with Charlotte County Projects can be found on the right side of this page. In each instance, Tandem's team, led by Matthew Sims, worked closely with Charlotte County's Project Manager to steer each project into an acceptable budget range. While the three projects located at Centennial Park (Rec. Center and Aquatic Center) and Ann & Chuck Dever Regional Park (Rec Center) required significant value engineering services to help the County reduce costs and bring each project back into budget, Tandem's more recent projects at the Family Services Campus were designed to meet the target budget, which limited the County's interest to investigate substantial value engineering options. All projects that Tandem has completed for the County have received GMP approval and have been delivered under budget!



FAMILY SERVICES PHASE 2

Provided: 7

Accepted: 0



FAMILY SERVICES PHASE 1

Provided: 1

Accepted: 0



CENTENNIAL PARK AQUATIC

Provided: 26

Accepted: 15

CENTENNIAL PARK REC.
CENTER

Provided: 55

Accepted: 31

ANN & CHUCK DEVER REG. PARK
REC. CENTER

Provided: 48

Accepted: 29

E. DEMONSTRATE PREPARING ACCURATE ESTIMATES VS. ACTUAL

Tandem's ability to prepare accurate estimates that reflect the final, actual costs of a project is evident in the 5 completed projects this team has managed for Charlotte County. The information below summarizes the successes we have achieved from preconstruction through construction. In each Case, our team has reported costs responsibly, controlled them throughout construction, and returned funds to the County upon each project's closure.



FAMILY SERVICES PHASE 2

SD	<u>\$9,174,072</u>
DD	<u>\$8,973,656</u>
GMP	<u>\$8,917,181</u>
Final	<u>\$8,633,689</u>

FAMILY SERVICES PHASE 1

SD	<u>\$7,027,478</u>
DD	<u>\$7,868,531</u>
GMP	<u>\$7,502,719</u>
Final	<u>\$6,387,511</u>

CENTENNIAL PARK AQUATIC

SD	<u>\$6,552,841</u>
DD	<u>\$6,659,150</u>
GMP	<u>\$6,443,589</u>
Final	<u>\$6,104,697</u>

CENTENNIAL PARK REC. CENTER

SD	<u>\$15,185,840</u>
GMP	<u>\$8,771,326</u>
Final	<u>\$8,445,656</u>

ANN & CHUCK DEVER REG. PARK REC. CENTER

SD	<u>\$15,185,840</u>
GMP	<u>\$5,857,151</u>
Final	<u>\$5,541,504</u>

Note 1: Ann & Chuck Dever Reg. Park and Centennial Park were priced together during SD Phase of Precon.
Note 2: Between SD and GMP Tandem managed a substantial IVE effort reducing the final Contract Value.

F. RECENT, CURRENT, AND PROJECT WORKLOAD

PROJECTS:

Safe Children's Coalition Youth Shelter, Sarasota, FL
Manatee County Gov. Premier Sports Athletic & Aquatic Center, Lakewood Ranch, FL
IMG Academy North & South Gym Renovation
Charlotte County Gov. Port Charlotte Beach Rec. Center, Port Charlotte, FL
Sarasota County Gov. 17th Street Regional Park, Sarasota, FL
Diocese of St. Petersburg Mater Dei K-8 School, Ruskin, FL
Sarasota County Gov. History Center & Library Expansion, Sarasota, FL
Sarasota County Gov. Ed Smith Stadium HVAC Renovation, Sarasota, FL
IMG Academy Aquatic Center
IMG Academy West Campus Athletic Center
City of Bradenton City Park Phase 1, Bradenton, FL
Bird Key Yacht Club, Sarasota, FL
Sarasota County Schools D/B Continuing Contracts, Sarasota County, FL
Manatee County Schools Continuing Contracts, Manatee County, FL
Sarasota County Gov. Wellfield Regional Park, Venice, FL
Eddie C. Moore Park Renovation, Clearwater, FL
Manatee County Gov. EMS Logistics Facility, Bradenton, FL

COST:

\$7,183,446
\$44,321,121
\$7,904,125
\$28,941,359
\$57,841,360
\$18,769,272
\$26,035,162
\$6,572,886
\$17,394,934
\$10,948,359
\$16,728,293
\$22,478,462
\$986,125
\$1,325,628
\$40,000,000
\$21,000,000
\$13,490,216

COMPLETION DATE:

Fall 2026
Fall 2026
Winter 2026
Winter 2026
Winter 2026
Winter 2026
Winter 2026
Spring 2027
Spring 2027
Spring 2027
Spring 2027
Ongoing
Ongoing
Currently in Preconstruction
Currently in Preconstruction
Currently in Preconstruction



V.

PRESENT PROPOSED APPROACH FOR THIS PROJECT

A. WHAT IS YOUR APPROACH TO CONSTRUCTIBILITY AND BIDDING?

Tandem employs several strategies when assessing a project's constructibility. These strategies center around several fundamental ideas:

Serve as a partner for the design team and provide feedback at each design milestone to produce quality, coordinated design documents.

Market the project early to trade partners that align with the project's size and scope to secure multiple qualified bids during early design milestones.

Well-organized documentation will track and control budgets throughout each design milestone. Owners have full access to our information, building confidence and offering transparency at every step.

To support the development of high-quality documents, Tandem will conduct design and constructibility reviews at each design phase. Several members of our team (Ex, Sr. PM, QC Manager, Estimator) will host design partners in our office and flip through the plans, page by page, allowing design team members to provide context in real time. These meetings will include exercises such as:

- Compare plumbing and civil documents to confirm that the water and sewer mains enter and exit the building in the same location.
- Check that the storm water, potable water, and sewer main runs do not conflict with each other or finished grades by calculating the inverts and heights of the pipes from the starting and ending points of the pipe runs.
- Ensure large HVAC duct runs have adequate space in the ceiling plenums by calculating the available space from the finished ceiling to the bottom of the structure, especially at large structural intersections like beams and columns.
- Work with the design team and County to re-address any updates to current County and End-User "Specifications/Standards" that may have been updated and not yet addressed in the documents. This effort takes place during preconstruction and throughout construction to ensure the final product aligns closely with all systems and standards used by the County.

Additional steps that our team will take during preconstruction to support the constructibility of a project include:

- Early inclusion of local subs in VE, schedule, and budget decisions
- Prioritize local materials when possible to benefit cost/schedule
- Specifying and procuring readily available materials
- Limiting special order items that require fabrication/shipping
- Systematic design reviews with our team
- Mock-ups of repetitive or difficult work

Upon receiving design deliverables at the Schematic Design, Design Development, and Construction Documents phases, Tandem's Sr. Project Manager and Preconstruction Administrator will review the design package and perform an internal plan flip to ensure document coordination, quality, clarity, and completeness. The team will then prepare a bid solicitation package to use for all trades involved in the project. The bid solicitation package will typically include general project information, all related design documents (plans and specs), updated RFIs, a proposed project schedule, and any additional project-specific information that may benefit the bid process. Tandem utilizes a preconstruction software called PIPELINE to organize and communicate all bid information to our subcontractors. Detailed scope sheets will be created and utilized by our preconstruction team to ensure complete, qualified, and comparable bid information for each trade. Once bids are received, the Sr. Project Manager will prepare a formalized report for the owner that includes the following: **1) Executive Summary, 2) Detailed Cost Report, 3) Qualifications, Clarifications, Assumptions, and Exclusions, 4) Allowances, 5) Bid Alternates, 6) Plans Enumeration, and 7) an Updated Schedule.**

Tandem's 46-year history of building in Southwest Florida has allowed our team to

develop a large catalog of prequalified trade partners for each project that we manage. We will utilize these relationships, as well as our memberships with local trade organizations, to maximize our subcontractor reach in preconstruction. Our proven ability to achieve ample "coverage" across all major trades will ensure that Charlotte County receives preconstruction cost reports that they can count on.

B. WHAT CHALLENGES DO YOU ANTICIPATE AND HOW DO YOU PROPOSE TO SOLVE THEM?

Every project comes with its own unique complexities and challenges. One advantage of this new Landfill Maintenance Building project is that the County is hiring the Construction Manager early in the process. As we understand it, Concept Planning and Geotechnical Investigations are just beginning for the two potential project sites. Tandem was recently granted an opportunity to tour the project site with Project Manager Scott Bruillard and learn more about several key challenges being discussed today. Here are a few examples of challenges that could arise throughout this project, along with steps that Tandem will take to help mitigate or eliminate any negative impacts to the project:

PLANNING/DESIGN/PRECONSTRUCTION:

SITE SELECTION, INVESTIGATION, AND CONSIDERATIONS:

The Public Works Landfill Maintenance Building design effort is led by ADG Architecture. Two locations have been identified for the new buildings, with geotechnical investigations underway. When Tandem has been engaged early in this process, we have the opportunity to support the design team with our trade partner relationships and resources if and when a unique investigation is needed. Due to the project's location, Tandem's experience with unique site conditions and environmental challenges that can occur on or near landfills will assist the design team with their work. This can include brownfield considerations, early inspection and planning for protected species commonly found around landfills, and unique permitting or inspection requirements that may be required during the project (e.g., FDEP).

Outside of environmental considerations, the investigation of the site, including all existing underground and above-ground infrastructure, will be critical to evaluating the phasing and sequencing of the project. It is critical that the project does not affect or interrupt the landfill's continuous operation. Tandem has extensive experience on existing sites and has supported these efforts by helping locate underground infrastructure, employing ground-penetrating radar services, and working with local utility providers like FP&L to ensure that all potential operational and infrastructure impacts are considered and mitigated.

ALIGNING PROJECT SCOPE WITH AVAILABLE BUDGET:

Tandem has worked with ADG on past projects, including a hardened emergency operations building. We also have proven recent experience with one of their local principals on multiple projects in Southwest Florida. Understanding that this project has a limited budget, Tandem will engage early with the design team to review and investigate major building systems (structure/MEPF), site considerations, and salvaging opportunities, ensuring the target budget is accounted for early in concept planning.

SCHEDULING, LONG LEAD ITEMS, ESCALATION CONTROL, AND SUBCONTRACTOR AVAILABILITY:

During preconstruction, Tandem will draw on a broad subcontractor market developed over many years, including trusted local and regional trade partners and suppliers. We will engage key subcontractors early in the process to receive feedback on the availability and current/trending costs for building

materials. Tandem will closely evaluate long lead items, construction activities, inspections, and current market challenges, and report these findings to the County during design. We account for potential escalation risks during these phases by using contingencies, while also identifying materials and systems that are readily available in the current market. Once a GMP is approved, Tandem will immediately begin the procurement process, using a fast-paced buy-out approach to mitigate potential escalations and ensure all contracts and costs are locked in as early as possible. During construction, Tandem will not allow price escalation; instead, we will procure materials immediately after GMP approval to eliminate the risk of future price increases. To support subcontractor availability, Tandem utilizes a detailed prequalification process and a pre-contract interview with our subcontractors to identify the most responsible and cost-competitive trade contractors who currently have sufficient manpower available for the anticipated scope of work. To ensure timely commitments from each subcontractor we will schedule work far in advance. Tandem incorporates short- and long-term scheduling practices into our process to reduce the risk of potential delays. Our Project Superintendent will maintain a 3-4 week look-ahead schedule, coordinating short-term needs with all trades, while our Project Management team will control the master schedule and consistently check in with trade partners expected to arrive on site within a 1-2 month time frame.

CONSTRUCTION:

SITE MANAGEMENT AND LOGISTICS:

During final planning, mobilization, and construction, Tandem will provide the project team with a very detailed plan that accounts for all government and end-user schedules, landfill operations, unique operational requirements, holidays, and local stakeholder input on how to best manage major construction activity throughout the year. We will provide on-site additional resources as needed to support large deliveries, major construction activities, and very active days. We will also offer the option to invest in enhanced security measures (Taller fences and barriers, camera systems, noise and debris control systems,

etc.). During the final phases of building occupancy, Tandem will provide pre-move consultations, host end-user training, and support relocation efforts as we do during our government agency projects. Monthly "Look-ahead" reports will inform the County Project Manager of what to expect from construction activity in the coming weeks. Weekly or bi-weekly Owner/Architect/Contractor (OAC) meetings will be held throughout the duration of the project, with reporting tailored to this project. Understanding that the Landfill will need to remain operational throughout construction, Tandem will ensure each phase of work includes detailed logistics plans that identify site access, construction activity areas, construction parking, safety measures and protocols, and emergency plans for hurricanes and any natural disaster or emergency event that may occur locally.

C. WHAT METHODS WILL YOU EMPLOY TO ENSURE CHARLOTTE COUNTY RECEIVES A QUALITY PROJECT WITHIN BUDGET AND SCHEDULE?

****TANDEM HAS OUTLINED OUR METHODS AND APPROACH FOR THIS PROJECT STARTING ON PAGE (PG. 21)**

As one of Charlotte County's proven Construction Managers, Tandem employs 65+ local team members who all live and work in this Southwest Region of Florida. Our team is personally invested in this community, and we take pride in our ability to deliver quality projects within budget and schedule for Charlotte County whenever we are given the opportunity. Our methodology includes an early, ongoing project discovery approach to identify cost drivers and schedule risks that can be mitigated or planned for, ensuring we prepare our plan and control our budget. Early buyout of subcontractors, materials, and long-lead items helps mitigate escalation.

Charlotte County Zemel Road Landfill Existing Site



D. EXPLAIN YOUR APPROACH TO BONDING (I.E. SUBGUARD, SURETY) ON THIS PROJECT AS A CONSTRUCTION MANAGER @ RISK AND DEFINE YOUR BONDING REQUIREMENTS FOR ALL SUBCONTRACTORS.

Tandem does not participate in subcontractor default insurance programs such as "Subguard". Tandem requires bonds for all subcontracts over \$150,000.00, as well as for subcontracts that are potentially critical, such as the building structure and envelope, and the mechanical, plumbing, and electrical trades.

BONDING CONTACT:

Anthony T. Papa, Jr., Sr. Vice President
M.E. Wilson
7264 Kyle Court
Sarasota, FL 34240
P: 941.405.7683

BONDING CAPACITY

\$200,000,000 Single Project
\$350,000,000 Aggregate Work Program



June 1, 2026

Charlotte County Purchasing Division
18500 Murdock Circle, Suite 344
Port Charlotte, Florida 33948-1094

Re: P. J. Hayes, Inc. d/b/a Tandem Construction
RFP No. 20260453
Construction Manager at Risk – Public Works Landfill Maintenance Building

Dear Sir or Madam:

The purpose of this letter is to advise you of the surety bond capacity and reputation of P. J. Hayes, Inc. d/b/a Tandem Construction.

We write surety bonds for P. J. Hayes, Inc. d/b/a Tandem Construction through Liberty Mutual Insurance Company, 175 Berkeley Street, Boston, MA 02116, Steven Kelly: 678-417-3379, and extend to them a surety line in excess of \$200,000,000.00 per single project and \$350,000,000.00 aggregate work program. Liberty Mutual Insurance Company is licensed to do business in all states and has an AM. Best Rating of "A" with a financial size of Class "XV". Liberty Mutual Insurance Company's Treasury Listing is \$2,248,066,000.

P. J. Hayes, Inc. d/b/a Tandem Construction is a professionally managed organization with an excellent reputation. They have an experienced organization and are well financed. I recommend P. J. Hayes, Inc. d/b/a Tandem Construction to you without reservation.

Upon the request of P. J. Hayes, Inc. d/b/a Tandem Construction, we will be pleased to execute Performance and Payment Bonds, subject to normal underwriting requirements. This letter is not an assumption of liability, nor is it a bid or performance bond. The Surety reserves the right to review the file and contract terms and conditions for acceptance, including satisfactory evidence of owner financing, prior to the authorization or execution of any performance and payment bonds.

Sincerely,

Liberty Mutual Insurance Company



Anthony T. Papa, Jr.
Senior Vice President

ATP/ep

7264 Kyle Court, Sarasota, FL 34240

Main: 941-405-7683

MEWILSON.COM



Risk Management
Insurance
Benefits
Bonds

TANDEM CONSTRUCTION PROJECT APPROACH

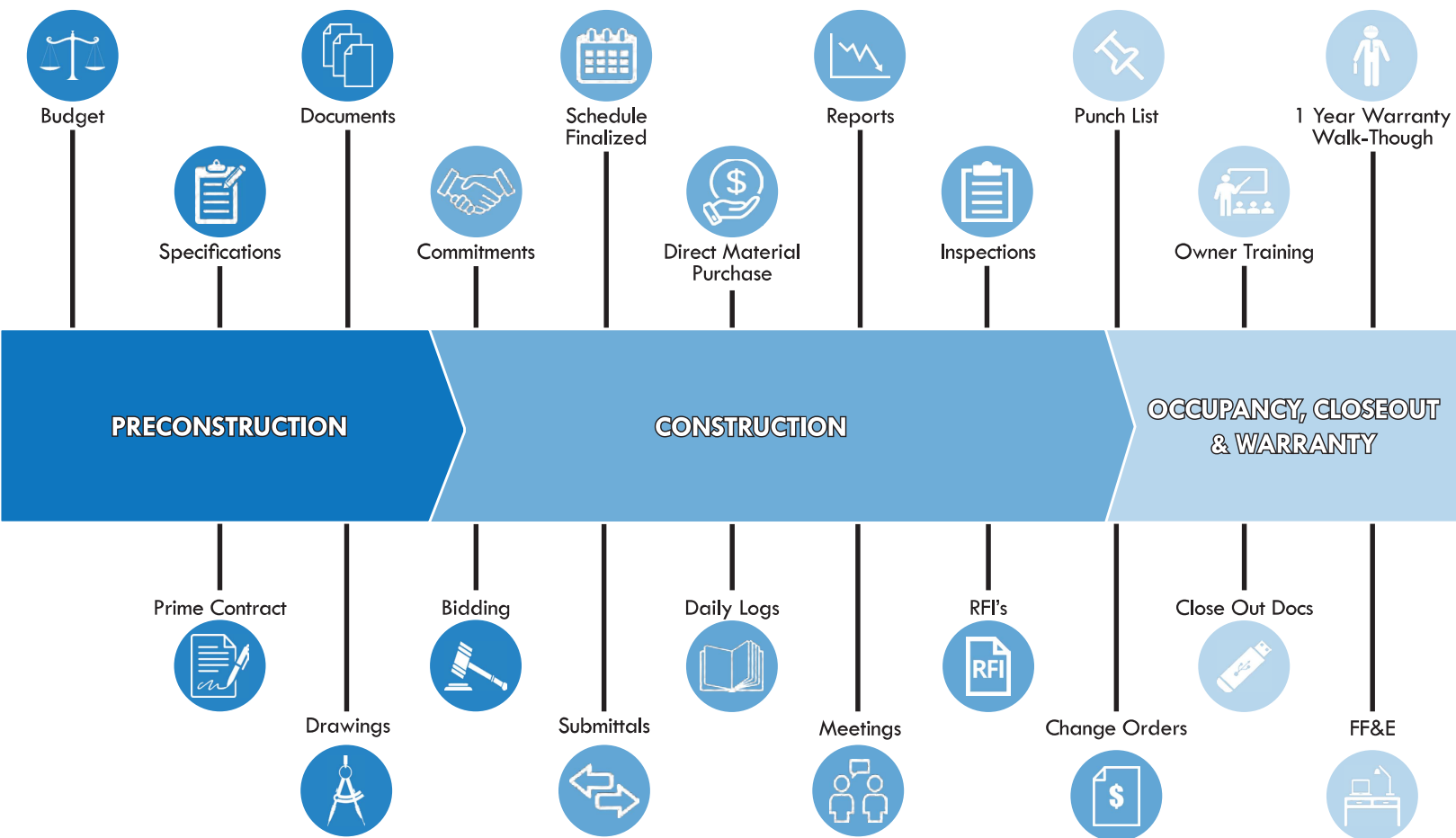
The following section details Tandem Construction's comprehensive Project Approach through the three primary phases of Construction Management: Preconstruction, Construction, and Closeout/Warranty. While most high-performing CMs should provide a quality level of service to Charlotte County, Tandem rises above the rest when it comes to:

PROACTIVE COMMUNICATION AND COLLABORATION

It is vital to any project to form a TEAM approach from beginning to end. Tandem has a proven history of bringing together and working among owners, design teams, and authorities having jurisdiction. We become an extension of your business and consider every decision we make to be on behalf of the owner and the project. Our firm has been selected to manage some of the most community-sensitive projects in our region because of this reputation.

EARLY INVOLVEMENT OF REAL-TIME SUB INPUT AND MARKET DATA

Through local and regional subcontractor relationships, Tandem will pair historical data with real-time feedback on cost and schedule concerns as early as the Schematic Phase of Design, ensuring we provide our owners with the most accurate expectations for every project. Tandem will work with the local market to identify supply chain and long lead item challenges, any areas where considering design changes could provide benefits (Savings, Improved Quality, Schedule Acceleration) for the project, and will report all information back to the project team in order to make the best decisions for the project.



PRECONSTRUCTION PHASE

GETTING TO AN ACCEPTABLE GMP IN TODAY'S WORLD

Tandem's preconstruction program offers a progressive approach in which budgets are identified early and methodically developed through several design iterations until a Guaranteed Maximum Price (GMP) is established. Our project team and estimating staff will provide accurate pricing and cost/benefit analyses throughout the preconstruction phase, while utilizing dedicated construction technologies to drive efficiency and quality throughout the process. Tandem's Sr. Project Manager, Matthew Sims, will remain your point of contact throughout all phases of the work, leveraging his proven track record of delivering accurate, auditable GMP.

RESPONSE TO CURRENT MARKET

Due to today's market challenges, Tandem will work with Charlotte County Government to develop and deploy project-specific responses to cost and supply chain issues. Some of these responses can include: Early release packages for civil and structural trades, extended GMP and procurement phases to ensure we are efficient with our project schedule upon mobilization, and eliminating products and materials in design that are currently driving inefficiencies in the project schedule/budget.

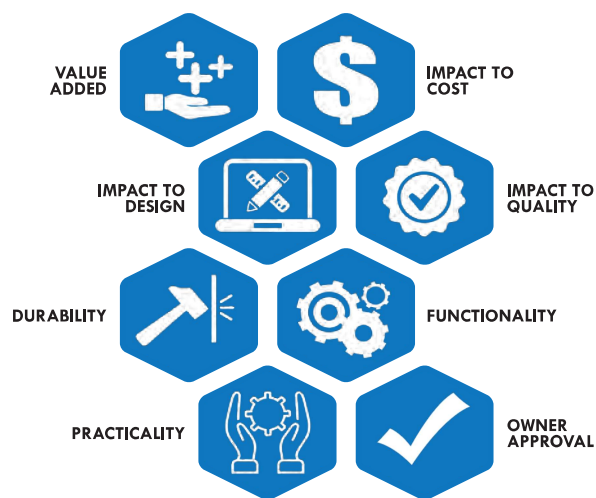
BID & SUBCONTRACTOR MANAGEMENT

Securing strong participation from local and specialized subcontractors is crucial to a project's overall success. Tandem markets these projects at the start of preconstruction to activate and engage as many trade partners as possible. This effort, paired with Tandem's high prequalification standards, will ensure that optimal coverage is achieved at the GMP bidding phase, maximizing cost-competitiveness, budget accuracy, and best-in-class results for the Owner.

VALUE ENGINEERING

IDENTIFYING COST CONTROL OPPORTUNITIES EARLY!

Tandem will perform a Value Engineering (VE) analysis of the project to maximize your construction budget. Along with the Architect, Tandem will carefully review the drawings, seeking design and construction alternatives that provide the necessary functions at a lower cost or enhance the value of the end product. Tandem, in partnership with the owner & design team, will form a VE list that includes alternates and options for many of the major systems and materials used on the project. This list will then be evaluated to determine which ideas have the most merit for further development.



The best ideas are then selected for further development and presented as recommendations. It is important to note that the VE process does not always result in a direct cost reduction. Better value can also be delivered by providing more scope or better performance for the same cost.

PROGRAMMING & CONCEPTUAL SITE PLANNING

Tandem will work with the design team to review the existing conditions of the project location and support the design team in aligning the proposed scope with the available budget in this first phase. This first phase is often frontloaded with design-led investigations and end-user meetings to define all conceptual project requirements. Tandem supports this effort by providing rough order-of-magnitude (ROM) costs using local subcontractor input, along with our database of historical costs from projects of similar size and type.

30% SCHEMATIC DESIGN REPORT (SD)

The Schematic Design Report is prepared during the early design phase. This report includes cost estimates prepared in conjunction with the owner's preliminary drawings and criteria. The Schematic Design Report is broad-based and accounts for traditional project costs, including site development, MEPF systems, and the new building's structure and finishes. This estimate is often based on preliminary site plans, floor plans, and building elevations provided by the design team. In addition to a cost estimate, general project qualifications are provided, including the assumptions used to complete the estimate. Tandem strives to consider the project's holistic costs and uses allowances when design details are not defined in the design documents. This report can also include proposed alternates for building systems (structural / exterior finishes, glazing, etc.) to allow the owner and Design team to make informed decisions that may impact project costs and material availability. The report will also include an updated project schedule for design and construction.

60% DESIGN DEVELOPMENT REPORT (DD)

As the project progresses and construction documents become more detailed, the estimate is refined as information is provided and fewer assumptions are needed. This estimate provides greater detail and is more accurate because the building materials and methods have been finalized. Specific material pricing from local vendors will also be included. Tandem will support the project team's document coordination by conducting an in-depth plan review and evaluating discrepancies across design disciplines. The project qualifications, budget, and construction schedule are then updated, allowing comparison with previous reports.

100% GUARANTEED MAXIMUM PRICE

Tandem's goal is to achieve a Guaranteed Maximum Price (GMP) that incorporates the needs, goals, and objectives defined by the County and design team. As final design documents are provided to our team, we will update our existing documentation to reflect the final project information. Our team will revise all detailed bid packages, complete any remaining prequalification activities, advertise final public solicitations, conduct pre-bid meetings, and deliver a final report to the Owner that will be used to create our GMP contract amendment. Once approved, Tandem will initiate our fast-paced project start-up process, prioritizing subcontractor buy-out and procurement to prepare for mobilization.

MAXIMIZING SUBCONTRACTOR PARTICIPATION

Tandem strives to maximize subcontractor participation. With 46 years of success delivering commercial and public/government projects in the local market, Tandem maintains an exceptional reputation with the county when seeking to maximize local subcontractor bid participation on projects. Here are a few key things to consider when evaluating the ability of the Construction Manager to take advantage of local subcontractor relationships in order to enhance reporting results and ensure cost competitiveness:

• Prequalified Bidders

Tandem maintains over 2,200 local and regional prequalified subcontractors in our Bid Management System and provides at least three bidders per trade. Tandem will create interest in the project and inform local participants early in the preconstruction process.

• Partnerships

Owners, leaders, and team members at Tandem serve as active Board Members and committee members of our local chambers, economic development corporations, and our local trade organization, the Gulf Coast Builders' Exchange. We will exercise these relationships to market this project and achieve greater coverage with local subcontractors and suppliers.

• Creativity

Tandem will evaluate the opportunity to creatively package certain scopes of work to increase local involvement, optimize warranty and service relationships for the County, and drive cost and schedule efficiencies. The substantial rise in construction costs over the past decade has pushed many project owners to think outside the box regarding cost efficiency and control. While local bid participation will be crucial when forming the bid lists for the project, we also need to ensure that the local market has the ability and bandwidth to deliver on a project of this size and complexity.

• Historical Knowledge

Tandem maintains a project database that identifies all subcontractors that have actively bid and successfully completed Tandem's projects in Charlotte County. We will also target trade partners with proven experience in hardened projects, maintenance facilities, and lab spaces. When preparing for this replacement project, Tandem will benefit from these existing relationships while continuing to prequalify new subcontractors to maximize interest and subcontractor input during the planning, design, and construction process.

1.

**IDENTIFY
SUBCONTRACTORS**
Local and W/MBE

2.

**PREQUALIFY
SUBCONTRACTORS**
Database of 2,200+
Subcontractors

3.

**PRE-BID
CONFERENCES**
Involve Local
Market Analysis

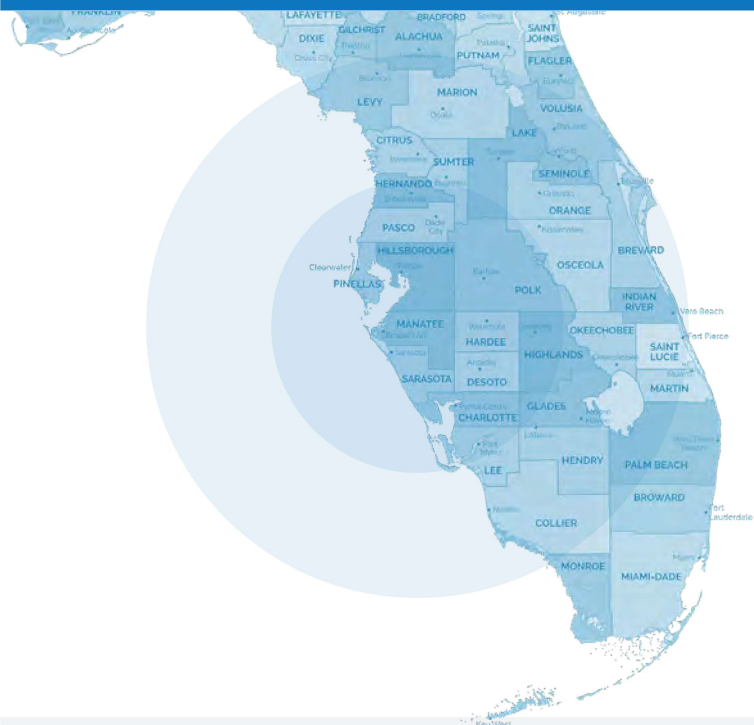
4.

**DETAILED BID
PACKAGES**
Ensures Accuracy
of Bids

5.

**SUBCONTRACTOR BIDS
ACCEPTED**
Documented Bid Openings
and Open Book Policies

Dedicated to Providing a Minimum of 3 QUALIFIED SUBCONTRACTOR BIDS per Trade



2,200
Prequalified Contractors



\$35,000,000+
Completed Charlotte County
Government Projects

CONSTRUCTION PHASE

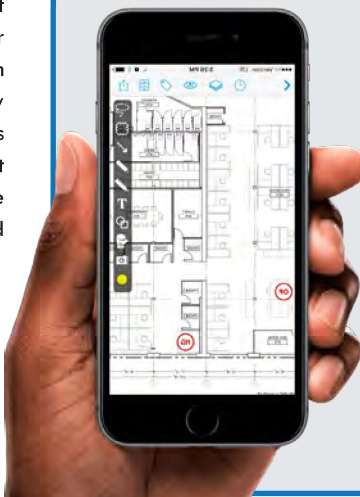
REPORTING SYSTEMS

KEEPING THE LINES OF COMMUNICATION OPEN!

Tandem utilizes PROCORE Project Management and SAGE Accounting Software to organize all project information in a web-based program for easy retrieval and analysis. This allows the project team to track every transmittal, submittal, proposed change, and document agreements made at meetings. We prioritize transparency in our process. We can provide the owner with information on how each trade was bid, negotiated, and contracted. We can then track any approved and/or pending changes to contracts and purchase orders throughout the life of the project. Tandem manages all your project information in an easy-to-review format, enabling us to manage the project more effectively. Components of our Project Management and Reporting Software include:

- Contract Status Information
- Financial Reports
- Cost Reporting
- Change Order Request Logs
- Value Engineering Documentation
- Submittal Logs
- Meeting Minute Documentation
- Safety Issues
- Scope Tracking
- RFIs
- Bonding & Insurance Status
- Shop Drawings
- Subcontractor Qualification

OUR PROJECT MANAGEMENT SOFTWARE



PROCORE®

✓ smartsheet

pipelineSuite® SOFTWARE TO BUILD ON

sage

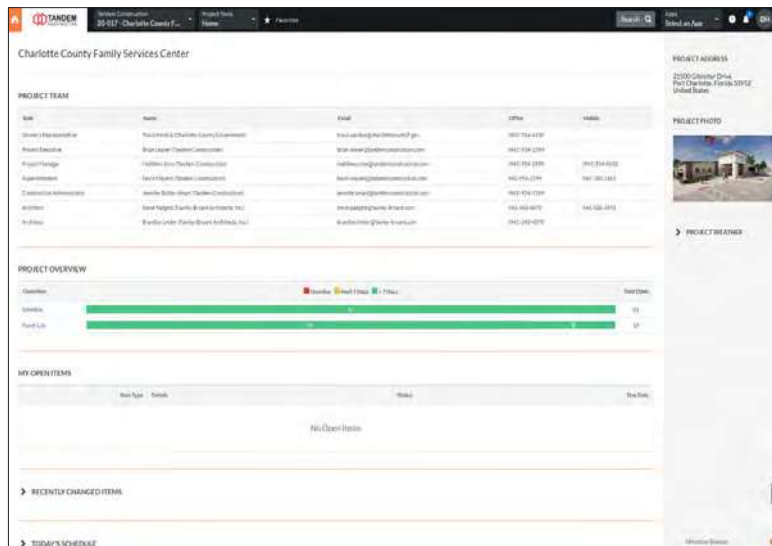
bluebeam®

Microsoft Teams

zoom

Project

PROCORE®



Our cloud-based construction project management software can provide project stakeholders with complete oversight and the document control required to deliver projects on time and on budget.

PROCORE is an industry-leading construction project management solution to update schedules, close RFIs, track project communications, and archive documents, submittals, drawing management, meeting minutes, and photos. This system has created additional efficiencies at the project team level, enabling greater collaboration and automating critical workflows to support project alignment and control.

- Contract Management
- Scheduling
- Budgeting
- Project Health Monitoring
- Document Control
- Field Coordination
- Team Communication

QUALITY CONTROL

EXPANDING YOUR PUBLIC WORKS LANDFILL MAINTENANCE BUILDING THAT WILL SERVE CHARLOTTE COUNTY FOR DECADES TO COME!

Tandem field managers maintain clean and organized job sites that support a systematic order of operations from site mobilization to final completion. Delivering well above the industry standard, Tandem's quality control plan includes a dedicated, in-house Quality Control Manager who ensures the highest level of exceptional service and outcomes. Components of our Quality Control Program include:

- **Quality Control Plan Reviews**

At every phase of design, Tandem's project team, including our Project Executive, Project Managers, and our Quality Control Manager, will provide thorough reviews of all design documents. These reviews will take place both internally and then in a formal meeting, allowing for a comprehensive, transparent plan coordination process.

- **Building Information Modeling**

During Design Development and at the 100% Construction Document Phase, Tandem will offer to coordinate a 3D Model of the Architectural, MEP/FP, and Structural Documents. We will participate in architectural and engineering coordination reviews to ensure there are no major discrepancies across building systems. When applicable, we will engage our subcontractors to help evaluate these drawings and provide feedback to the design team to improve document quality.

- **Clean & Organized Site**

To produce quality work, a clean job site must be maintained. Early in preconstruction, Tandem will establish a site utilization plan identifying the job site perimeter, areas for subcontractor parking, material laydown and storage, and all site-specific requirements. During construction, our superintendents maintain this plan daily while emphasizing organization and safety.

- **Coordination & Weekly Subcontractor Meetings**

The Project Superintendent will hold weekly meetings with all subcontractors to discuss the schedule, quality, and safety.

- **Shop Drawings & Submittals**

The project team reviews shop drawings and submittals to ensure they conform to the contract documents and owner guidelines, ensuring accuracy and completeness.

- **Monitor Work Daily**

Our Superintendent(s) will be dedicated to the project full-time. They will be the first to arrive at the job site and remain on-site until the gates close each evening. They assure that the work being produced meets the highest quality standards.

- **Mock-Ups**

Mock-ups of repetitive or difficult work must be constructed by all participating subcontractors before construction begins. This will establish an initial quality benchmark so all subcontractors know a high standard of quality must be obtained.

- **Check Material Conformance Upon Receipt**

Tandem will inspect all materials arriving at the job site and immediately reject any material that does not conform to established quality standards.

- **Phase & Area Punchlist**

Punchlists will be performed at the completion of each major phase of the project. This process minimizes the final punchlist at the end of the project.

- **Quality Control Inspections**

Tandem's Quality Control Manager will visit the project at agreed-upon intervals to manage quality control and safety inspections. He will craft reports for the project team and work with lead inspectors, field managers, and subcontractors to ensure a water-tight, structurally sound building.

Example of Building Envelope Mockup



AJ FRITSCH

Quality Control & Safety Manager

License # PE75096

Tandem's Quality Control Program will be managed by AJ Fritsch. AJ is a structural engineer with 25 years of experience managing forensic reporting services throughout the United States. AJ has assisted in developing an in-house quality control program to deliver the highest level of service to our public and private clients. His specialties include building envelopes, structural systems, and water intrusion.



SAFETY MANAGEMENT

SAFETY IS OUR #1 PRIORITY!

At Tandem, we are committed to providing the safest possible worksite for our employees, subcontractors, owners, and the general public. We believe that all accidents are preventable. Our goal is to send every employee, subcontractor, and visitor back to their home healthy every day. To achieve this goal, we have developed a safety program that we believe is industry-leading. Below are some of the main points of our program.

- Safety Orientation & Training and Webinars
- Emergency Evacuation Plans
- Drug & Alcohol Testing
- Separation of Work From Public
- OSHA Training and Mock Inspections
- Job Safety Analysis
- Personal Protective Equipment on every site
- Project Team First Aid/CPR/AED Training

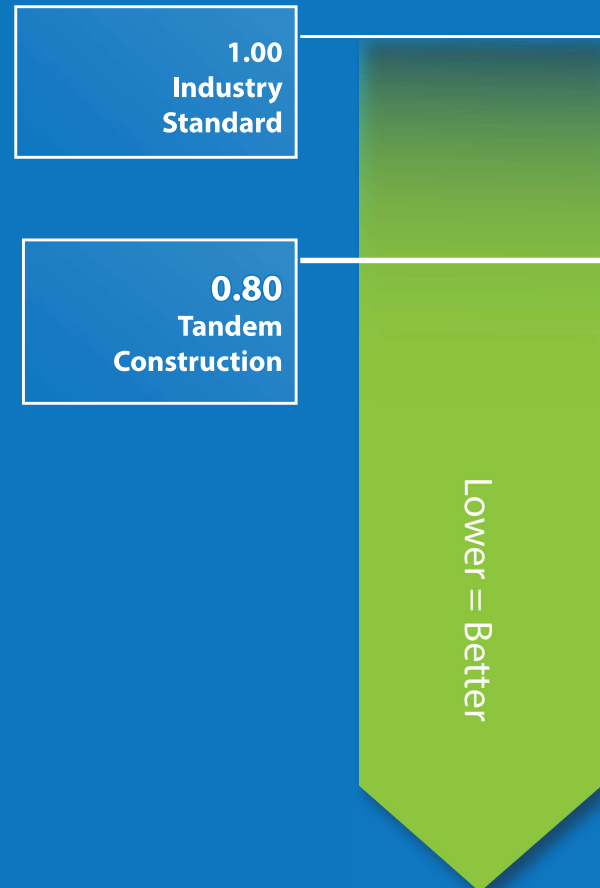
At the beginning of each job, Tandem's Project Manager and Superintendent will host a safety orientation meeting/webinar with all subcontractors and suppliers who will be working on or visiting the site. During these meetings, we will identify project goals, safety procedures, and controls, and a communication plan to be used at all times while on the job site.

DIVERSIFIED CONSTRUCTION SAFETY

Tandem utilizes a third party consultant, Diversified Construction Safety, Inc., to inspect, and provide feedback on our projects. Since 2014, DCS has completed over 45 projects with Tandem.

0.80 EMR

Tandem Safety Rating (MOD Rate)



Due to the location of this project, where the site sits inside a secured, active, and operational landfill, we expect the need to adhere to additional security precautions. This will be evaluated early in preconstruction, and a logistics plan will be implemented for each construction phase. Examples of additional requirements can include:

- Enhanced jobsite orientation/training for all employees, subcontractors, and visitors
- Badging and daily manpower analysis to document, track, and control activity on-site
- Enhanced separation of work areas, ventilation/dust control, safety zones, parking areas, etc.
- Enhanced signage and project wayfinding, on-site management and oversight of active work areas
- Additional inspections requested through the Corporate Safety Officer and the 3rd Party Safety Consultant
- Jobsite "Stand-Downs" prior to any and all higher-risk activities related to the Landfill Maintenance Building
- Construction Management "Upcoming Activity" Reports to share with end-users and landfill operations

CLOSEOUT

CLOSING-OUT THE PROJECT THE RIGHT WAY AND EXCEEDING THE EXPECTATIONS OF CHARLOTTE COUNTY GOVERNMENT!

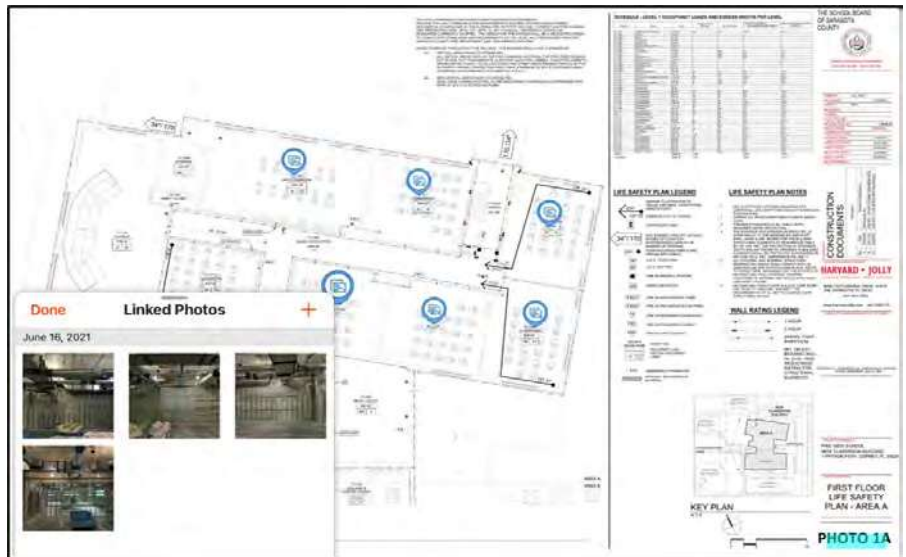
Tandem will provide owner training and manuals explaining the operation and maintenance of the systems used in your project. Additionally, all of the closeout documentation is compiled early in the construction phase and can be transmitted entirely in a paperless electronic format.

- Permits, Notices, Certificates
- Project Communication Directory
- Final Change Order document
- Payment and account changes
- Contractor & Subcontractor Warranties
- Certificate of Occupancy
- Architect's Supplemental Information
- Final Pay Application
- Testing documents
- RFI Directory
- Finish lists
- Submittals
- CM Redlines and As-Builts

WARRANTY

BY YOUR SIDE, EVEN AFTER YOU MOVE IN!

During the warranty phase, Tandem will remain an involved member of your team. Our Project Manager will remain the main point of contact for all follow-up services. We will respond to any concerns and provide timely resolutions. Tandem has vetted and prequalified our subcontractor pool prior to bidding the job; any risk that might with warranty issues and follow-up has been preemptively minimized.



ONE CALL AND CONSIDER IT DONE!

Within 24 hours of receiving a warranty request, Tandem will notify the owner and the appropriate subcontractors to schedule a follow-up site visit. For emergency situations, the Tandem Team is accessible 24/7. All warranty calls will be logged and tracked. Upon completion of any warranty item, a detailed report of the problem and solution will be forwarded to the owner and appropriate team members.

OWNER TRAINING

As building systems and technology become more complex, our teams recognize the importance of a thorough, well-documented hand-off so that the owner is properly trained to maintain and operate the new facility. There can be multiple steps in this process, some of which include:

Video and In-Person Training

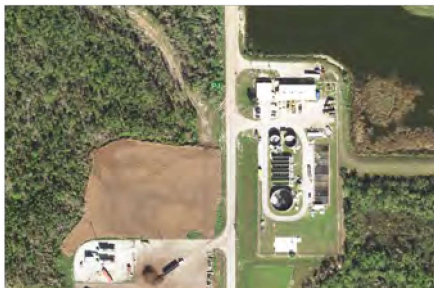
For all major building systems, our team and subcontractors will document training exercises for the owner during building commissioning and close-out. We will also encourage the owner's facilities team to participate in the review of these activities as we near completion of the project. We will encourage training opportunities with all major systems manufacturers and keep backup information for the client as needed.

Attic Stock

Where applicable, Tandem will provide excess stock of common items that often require replacement. In recent times, we have started to encourage additional stock of materials due to supply chain challenges.



Charlotte County Government Public Works Landfill Maintenance Building



CLOSEOUT DOCUMENTS



5391 Lakewood Ranch Blvd, North, Ste. 200 | Sarasota FL 34240 | (941) 954-5511



VI.

PRESENT EXAMPLES OF RECENTLY ACCOMPLISHED SIMILAR PROJECTS



CHARLOTTE COUNTY GOVERNMENT FAMILY SERVICES CENTER PHASE 1 Port Charlotte, FL

1. PROJECTS DELIVERING SIMILAR GOVERNMENT FACILITIES

- ✓ Charlotte County Government
- ✓ Hardened Facility
- ✓ Multi-Use Areas
- ✓ Sustainable Components

2. SCHEDULE & COST CONTROL

Contract:	December 2021	\$7,502,719
Final:	December 2021	\$5,935,689
	On Time	(\$1,567,029)

3. SUCCESSFUL VALUE ENGINEERING SOLUTIONS

Alternates Provided:	1
Accepted:	0

4. SUCCESSFUL EXPERIENCES WITH LOCAL SUBCONTRACTORS

69% Local Subcontractors

5. ADDITIONAL CONSTRUCTION COSTS CAUSED BY DESIGN DEFICIENCIES

No additional costs were added to the project budget by design deficiencies in part due to the preconstruction coordination with the project team and thorough scope verification with subcontractors.

6. CONSTRUCTION PROBLEMS AND MEANS TAKEN TO SOLVE THEM

Project finished ahead of schedule through proper planning, systems design, early materials acquisition, scope definition, and regular team meetings.

7. COMMUNICATION WITH DESIGN TEAM DURING BOTH PRECON AND CONSTRUCTION PHASES

Communication was promoted through regular in person meetings with accurate and clear meeting minutes which included action items and lists detailing task assignments and deadlines. The team also utilized emails, virtual meetings, phone conferences, and special meetings for utility providers such as FPL and Charlotte County utilities department.

8. METHODS TO INCORPORATE SUSTAINABILITY AND GREEN BUILDING PRACTICES

Lighting systems were designed utilizing LED fixtures with web based controls programmable by facilities for regular off time schedules, occupancy sensors. The HVAC systems are also programmable and controlled by a web based program utilized by Charlotte Count's Facilities department.





CHARLOTTE COUNTY GOVERNMENT FAMILY SERVICES CENTER PHASE 2 Port Charlotte, FL

1. PROJECTS DELIVERING SIMILAR GOVERNMENT FACILITIES

- ✓ Charlotte County Government
- ✓ Hardened Facility
- ✓ Multi-Use Areas
- ✓ Sustainable Components

2. SCHEDULE & COST CONTROL

Contract:	September 2023	\$8,917,181
Final:	September 2023	\$8,633,689 - To date
	On Time	(\$283,492)

3. SUCCESSFUL VALUE ENGINEERING SOLUTIONS

Alternates Provided:	1
Accepted:	0

4. SUCCESSFUL EXPERIENCES WITH LOCAL SUBCONTRACTORS

81% Local Subcontractors

5. ADDITIONAL CONSTRUCTION COSTS CAUSED BY DESIGN DEFICIENCIES

No additional costs were added to the project budget by design deficiencies in part due to the preconstruction coordination with the project team and thorough scope verification with subcontractors.

6. CONSTRUCTION PROBLEMS AND MEANS TAKEN TO SOLVE THEM

N/A

7. COMMUNICATION WITH DESIGN TEAM DURING BOTH PRECON AND CONSTRUCTION PHASES

Communication was promoted through regular in person meetings with accurate and clear meeting minutes which included action items and lists detailing task assignments and deadlines. The team also utilized emails, virtual meetings, phone conferences, and special meetings for utility providers such as FPL and Charlotte County utilities department.

8. METHODS TO INCORPORATE SUSTAINABILITY AND GREEN BUILDING PRACTICES

Lighting systems were designed utilizing LED fixtures with web based controls programmable by facilities for regular off time schedules, occupancy sensors. The HVAC systems are also programmable and controlled by a web based program utilized by Charlotte Count's Facilities department.





CITY OF VENICE PUBLIC SAFETY FACILITY AND POLICE DEPARTMENT Venice, FL

1. PROJECTS DELIVERING SIMILAR GOVERNMENT FACILITIES.

- ✓ Government
- ✓ Hardened Facility
- ✓ Multi-Use Areas
- ✓ Sustainable Components

2. SCHEDULE & COST CONTROL.

Contract:	June 2020	\$12,013,492 (GMP1 & 2)
Final:	July 2020	\$11,933,858 (GMP1 & 2)
		(\$79,634)

3. SUCCESSFUL VALUE ENGINEERING SOLUTIONS.

Alternates Provided:	35
Accepted:	23

4. SUCCESSFUL EXPERIENCES WITH LOCAL SUBCONTRACTORS.

76% Local Subcontractors

5. ADDITIONAL CONSTRUCTION COSTS CAUSED BY DESIGN DEFICIENCIES.

In 2024, four years after the project's completion, the City of Venice hired the Construction Management team to renovate several areas of the building affected by deficient MEPF designs.

6. CONSTRUCTION PROBLEMS AND MEANS TAKEN TO SOLVE THEM.

The CM and City agreed to release two GMPs to manage an early-release package for long-lead items, site work, and structural materials. The project was extended by one month due to several owner-driven changes, owner-supplied equipment inspections, and the delivery of the water meter. The City approved the extension, utilizing a TCO to allow for early building occupancy.

7. COMMUNICATION WITH DESIGN TEAM DURING BOTH PRECON AND CONSTRUCTION PHASES.

Communication was promoted through regular in-person meetings, with accurate and clear meeting minutes that included action items and lists detailing task assignments and deadlines. Given that the project was being built near residential neighborhoods, the CM team worked closely with the City of Venice Police Department and nearby residents to ensure a "good neighbor policy" was maintained throughout the project.

8. METHODS TO INCORPORATE SUSTAINABILITY AND GREEN BUILDING PRACTICES

While the Venice Public Safety Facility was built using sustainable building practices, the owner chose not to pursue any LEED or Green Building Certifications.





CITY OF BRADENTON PUBLIC SAFETY OPERATIONS CENTER Bradenton, FL

1. PROJECTS DELIVERING SIMILAR GOVERNMENT FACILITIES

- ✓ Government
- ✓ Hardened Facility
- ✓ Multi-Use Areas
- ✓ Sustainable Components

2. SCHEDULE & COST CONTROL.

Contract:	July 2024	\$3,919,409
Final:	July 2024	\$3,546,773
	On Time	(\$372,636)

3. SUCCESSFUL VALUE ENGINEERING SOLUTIONS

Alternates Provided:	10
Accepted:	10

4. SUCCESSFUL EXPERIENCES WITH LOCAL SUBCONTRACTORS

95% Local Subcontractors

5. ADDITIONAL CONSTRUCTION COSTS CAUSED BY DESIGN DEFICIENCIES

During design, an allowance was created for the structural reinforcement/hardening of the existing building, pending a reinforcing scan to be completed by the owner and design team prior to Construction. The results of the scan, which were not integrated into the project's design until Construction, required an increased allowance for this scope.

6. CONSTRUCTION PROBLEMS AND MEANS TAKEN TO SOLVE THEM

Long lead times for electrical gear were prevented by buying direct from the OEM. Another example was generator lead times, which was solved by providing a temporary hookup to a rental generator.

7. COMMUNICATION WITH DESIGN TEAM DURING BOTH PRECON AND CONSTRUCTION PHASES

Communication was promoted through regular in-person meetings with accurate and clear meeting minutes, which included action items and lists detailing task assignments and deadlines. The team also utilized emails, virtual meetings, phone conferences, and special meetings for utility providers.

8. METHODS TO INCORPORATE SUSTAINABILITY AND GREEN BUILDING PRACTICES

Since the building isn't utilized for the majority of the year, Tandem used remote controls for lighting control, HVAC equipment, etc., every opportunity.



ADDITIONAL RELEVANT PROJECT EXPERIENCE

MAINTENANCE BUILDING PROJECTS

SARASOTA FORD SHOWROOM AND QUICKLANE SERVICE CENTER

SARASOTA, FL

Tandem Construction has managed a decade-long relationship with Sarasota Ford, serving as their construction manager for major capital projects. For the first major project on the campus (Phase 1) Tandem renovated and expanded the existing showroom while also building a brand new maintenance wing to their campus. From these efforts, Sarasota Ford remains on the cutting edge of its industry, offering such amenities as a movie theatre, massage chair lounge, juice bar and cafe, and a 7-bay pre-engineered metal building capable of managing both short and long-term services for customers and guests. This phase required active campus planning and the use of temporary facilities for employee operations that were impacted by the renovations. The second phase of work added a new restaurant onto the front of the showroom. The 3,400 SF addition underwent a major design revision two months into the construction process, shifting the design from a coffee shop and self-serve cafe into a full-service restaurant with a menu that was designed and facilitated by a Michelin-rated Chef. Tandem supported the owner and design team, responding immediately to the changes, reporting on cost impacts and identifying design elements and materials that could negatively affect the project schedule. The project remained within budget, and was delivered ahead of the originally schedule date.



IMG ACADEMY MAINTENANCE BUILDING

BRADENTON, FL

Tandem served as the design/builder, managing the design and construction of the new 12,500 SF maintenance building on IMG Academy's campus. The new facility serves as a maintenance hub for the 600 acre campus, providing services and support for landscaping and grounds crews as well as the facilities and operations team. This project provided the Academy's maintenance program with a new 9-bay pre-engineered metal building, a large material storage area, and new parking and staging areas, all secured by a privacy perimeter fence.



ADDITIONAL RELEVANT PROJECT EXPERIENCE

HARDENED FACILITY PROJECTS

SARASOTA COUNTY GOVERNMENT EMERGENCY OPERATIONS CENTER SARASOTA, FL

The Sarasota County Emergency Operations Center houses both the Emergency Management Department and the 911 call center. The project is LEED Silver certified. Heavy redundancies were incorporated throughout the building via HVAC systems, UPS backup, and full-building generators. The building can operate for up to 72 hours without outside intervention. The project consisted of the construction of an approximately 40,000-square-foot building on the existing Porter Way Public Safety Site. Site improvements included a communications tower, parking, a lift station, a central energy plant, site infrastructure, a dumpster enclosure, and entry plaza areas. This building was designed to FEMA 361 standards to withstand an ultimate wind speed of 253 MPH. The Emergency Operations Center and the Central Energy Plant are tilt-up concrete structures that contain structural composite floor and roof slabs, with large foundations supported on vibratory-compaction piles. The project schedule reflected an overall duration of fourteen (14) months for the construction phase of the project from mobilization to substantial completion. All exterior openings, including storefronts, fixed windows, doors and frames, and an overhead door, were also designed to be FEMA 361 rated assemblies.



ADDITIONAL RELEVANT PROJECT EXPERIENCE

SCIENCE LAB PROJECTS

NEW COLLEGE OF FLORIDA HEISER NATURAL SCIENCE BUILDING SARASOTA, FL

The New College of Florida Heiser Natural Sciences Building Addition provides the college with an additional 22,000 square feet, a 2-story laboratory building connected to and located directly adjacent to the existing Rolland V. Heiser Natural Sciences Complex, which remained open and operational to students, staff, and visitors during construction. Additionally, Tandem renovated the HVAC system of the original Heiser Natural Sciences building in a phased delivery method, allowing the facility to remain operational. The New College of Florida Heiser Natural Sciences Addition was designed and constructed to LEED Standards and achieved LEED Gold Certification.



STATE COLLEGE OF FLORIDA SCIENCE BUILDING ADDITION VENICE, FL

The new, 8,559 SF, single-story Science and Technology building is located on the SCF Venice Campus. The building is surrounded by an 8-foot-wide walkway fully covered by the roof overhang and is connected to the adjacent existing building 200 by approximately 444 SF of exterior, covered walkway. The project includes three (3) new Laboratories, a new Lecture Classroom, an Office, two (2) Preparation and Storage spaces, an open plan study area, Restrooms, Custodial, and MEPF rooms. New HVAC, DI water, and Vacuum systems are included.





VII.

DESCRIBE YOUR EXPERIENCE IN CAPABILITIES IN THE FOLLOWING AREAS

VII. DESCRIBE YOUR EXPERIENCE AND CAPABILITIES IN THE FOLLOWING AREAS

A. GOVERNMENT FACILITIES WITH MULTIPLE ORGANIZATIONS & STAKEHOLDERS

Tandem is experienced and capable of managing government projects involving multiple stakeholders or agencies, each with its own special interests and requirements. Not only do we have these experiences across multiple government agencies in Southwest Florida, but our proposed team has proven this ability when working in Charlotte County since our very first project at the Centennial Park Recreation Center:

The Centennial Park Recreation Center project required Tandem to interface with multiple departments within the Community Services Department, including Community Services, Parks, Recreation and Pools, and Libraries and History. Inside of the 31,000 SF Centennial Park Recreation Center, Tandem worked with these departments to build them an integrated headquarters. This process was led by County Directors like Tommy Scott, who remains a positive reference for our firm to this day.

Since then, Tandem has supported additional multi-agency projects for the County, most recently completing Phase 2 of the Charlotte County Family Services Campus. This project was built on an active, operational campus and created a new campus that offers an integrated services model for the Charlotte County Community. During preconstruction and construction of this project, Tandem interfaced with 15 core agency partners and the County to ensure that the goals and objectives of all key stakeholders were considered, reporting cost and schedule information to the County to support clear, informed decisions throughout the project.

Tandem has been successful when delivering these multi-agency facilities through early involvement in the design process and by remaining active and supportive throughout many of the programming/end-user meetings that take place early in design. Charlotte County is planning to hire the Construction Manager for the Public Safety Landfill Maintenance Facility early in design, which will allow us to offer the same services to this project. As your local partner, Tandem will commit our team to support these end-user interactions, adding an additional layer of accountability to the project team and ensuring scope and budget are aligned with the project's critical needs.

B. LIFE CYCLE COST ANALYSIS AND INCLUDING VALUE ENGINEERING

You can find Tandem's approach to Cost Control, Life Cycle Cost Analysis, and Value Engineering in section V. Describe Your Experience and Capabilities in the following areas of this proposal.

C. CRITICAL PATH METHOD

The significance of the critical path method is that it allows our team to identify how a single change to an activity in our schedule will affect the entire schedule. Tandem utilizes Microsoft Project scheduling software to deliver all of our projects, and we are experts in the critical path method. Please consider the following scheduling approach:

At the initial project meeting with the project team, the Construction Manager will analyze information on site staging and traffic management, inspection procedures, and other factors that may affect the anticipated construction sequencing. Tandem is a firm believer that the key to preparing an effective Master Project Schedule begins with a careful analysis and identification of all tasks and constraints; confirmation of proper durations assigned to each task; constraints clearly and correctly tied to one another and finally, the full commitment by all involved, including the Owner, Design Team, CM, Sub-Consultants, Sub-Contractors, Suppliers, and Authorities Having Jurisdiction (AHJ) to be timely and accountable for their respective duties and responsibilities. Tandem will work closely with subcontractors and suppliers to re-sequence work activities, as required, to comply with the preconstruction and construction phase substantial completion dates. Tandem will issue a construction schedule reflective and inclusive of the above considerations, along with input from the subcontractors and suppliers selected to perform the work.

This schedule will serve as the framework for the subsequent development of all detailed schedules. The Master Project Schedule shall be produced and updated monthly throughout the Project.

D. PRECONSTRUCTION SERVICES WITH A FOCUS ON MINIMIZING COST WHILE MAXIMIZING SCOPE

You can find Tandem's preconstruction services approach located in section V. (Pg. 18) of this proposal. At all times, we will work with the client to address costs and options to maximize scope. We will address building systems, finishes, and product alternates to identify areas where we can save additional money on the project.

E. UTILIZING BUILDING INFORMATION MODELING (BIM) TO A LEVEL 3

Tandem can implement Building Information Modeling (BIM) exercises and analyses during preconstruction at the County's request. Taking and combining 3D models from design consultants and engineers enables the generation of unique clash detection reports and the identification of conflicts or challenges well in advance of the construction phase. This opportunity can save time, money, and rework costs. Tandem has used Construction IT applications such as Autodesk and Procore for an overlay review process to support aspects of these exercises in the past, and we have worked with trade partners to support BIM Model controls during the construction phase. Our proposed team has had direct experience supporting Charlotte County with their asset management solution, Cityworks; however, they did not use Cityworks for specific workflows related to the Port Charlotte Beach Rec Center. If the County determines that BIM will benefit this project, we will meet with the Architects early in the design process to coordinate a BIM execution plan. This plan would lay out the process for organizing and collecting all the data requested by Charlotte County, which will be entered into their system throughout the project. We recognize that the goal of this solution is to improve operations, clearly identify which equipment and materials are used within a particular campus or building, and streamline future maintenance and service.

F. PERMITTING IN SOUTHWEST FLORIDA AND WITH CHARLOTTE COUNTY

Tandem has successfully permitted six (6) projects for Charlotte County since 2016. We recognize that all permitting is submitted digitally through Charlotte County's website. During the permitting process, we know that it is important to the County for us to separate permits for tree removal, fencing, signage, and dumpsters. During our most recent permitting process for the Port Charlotte Beach Recreation Center, Tandem submitted and received a site demolition permit the same day, whereas the typical permit approval is within a one (1) to three (3) month period.



VIII.

**VOLUME OF WORK - TOTAL OF PAYMENTS RECEIVED
FROM COUNTY WITHIN THE PAST 24 MONTHS**

VIII. VOLUME OF WORK - TOTAL OF PAYMENTS RECEIVED FROM COUNTY WITHIN THE PAST 24 MONTHS

Tandem Construction has received \$12,576,213.49 in payments from Charlotte County in the past 24 Months.



IX.

LOCATION

CHARLOTTE COUNTY GOVERNMENT

RFP NO. 20260453

CONSTRUCTION MANAGER AT RISK - PUBLIC WORKS LANDFILL MAINTENANCE BUILDING



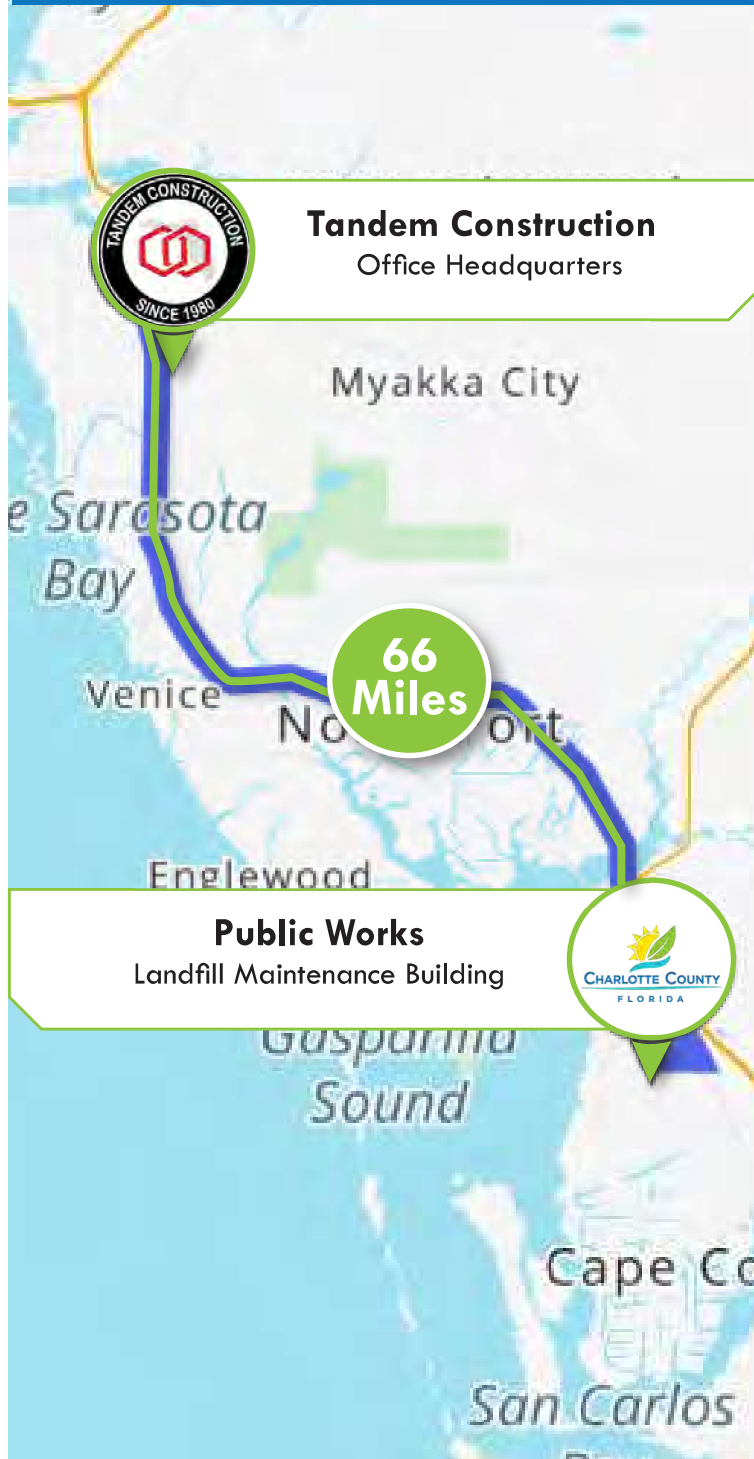
Tandem Construction:

5391 Lakewood Ranch Blvd. North, Suite 200
 Sarasota, Florida 34240
 P: (941) 954-1599
 F: (941) 951-5511

During Preconstruction, Tandem will provide preconstruction services from our Headquarters in Lakewood Ranch. Matthew Sims and Ernesto Silva will be available for onsite walkthroughs and in-person meetings.

During Construction, Tandem will be stationed on the project site, with full-time project management and field management resources allocated to the project.

*100% of Tandem's employees live in Manatee, Sarasota, or Charlotte County.

OFFICE MANAGEMENT**FIELD MANAGEMENT**



X.

LITIGATION

Tandem Construction has not been a party to any legal claims in the past 5 years, nor has it been named as a defendant or co-defendant in any lawsuits.



XI.

MINORITY BUSINESS

CHARLOTTE COUNTY GOVERNMENT

RFP NO. 20260453

CONSTRUCTION MANAGER AT RISK - PUBLIC WORKS LANDFILL MAINTENANCE BUILDING



Tandem Construction is not a minority business.



PROPOSAL REQUIREMENTS

CHARLOTTE COUNTY GOVERNMENT

RFP NO. 20260453

CONSTRUCTION MANAGER AT RISK - PUBLIC WORKS LANDFILL MAINTENANCE BUILDING



A. TEAM ORGANIZATION, MANAGEMENT AND GENERAL QUALIFICATIONS



BRIAN LEAVER
Project Executive



MATTHEW SIMS
Sr. Project Manager



ERNESTO SILVA
Project Manager



AJ FRITSCH
Precon. & QC Manager



KEVIN MAYERS
Project Superintendent

Tandem's proposed Project Team members, led by Senior Project Manager Matthew Sims, are ready and available to manage the new Public Works Landfill Maintenance Building Project. This is a familiar team to the county, and they will not be substituted without the expressed permission of Charlotte County.

B. WORK PLAN

Tandem's project team has visited the site, met with Charlotte County's Project Manager, Scott Brouillard, and toured the existing facilities at the Landfill's Maintenance Campus.



Current Project Status:

The design team, led by ADG Architects, is just beginning the site evaluation process to determine whether the new maintenance buildings will be constructed across the street from the existing campus or simply replace the existing facilities in their current locations. Geotechnical reports are in process with the design team, and Tandem is prepared to work with the County and design team as a final determination is made for the location of the new structures.

We will support the design team as they analyze the cost/benefit options for both locations. It will be important for the team to consider all existing utilities and underground infrastructure, the desired improvements to the well and septic systems to support the facility's future needs, and the additional costs that would be incurred if these services needed to be extended to a new location. Other considerations may include evaluating the existing facility to identify materials or structures that can be repurposed, as well as determining whether the County will require temporary facilities if it decides to demolish the existing maintenance buildings and rebuild



our team has detailed a very high-level work program and plan for Charlotte County's Landfill Maintenance Building. Below summarizes what we expect will be the "anticipated tasks" for the Public Works Landfill Maintenance Building Project:

OUTLINE OF ANTICIPATED TASKS:

1. Project Kick-Off

- Team Integration Meetings with key stakeholders (Emergency Management, Public Safety Users listed above, Facilities Construction & Maintenance, Design Team)
- Establish Communication Protocols and Procedures
- Confirm Project goals, functional requirements and priorities for the project with County and End-users. Examples include:
 - Site Evaluation Status and Next Steps
 - Unique Building System Requirements
 - Occupied Campus Considerations (Access at Gates, Security Requirements, Communication and Logistics Planning, etc.)
 - Identification of all AHJ permitting requirements and controls
 - Schedule Goals, Deliverable Dates, Phasing and Sequencing

2. Schematic Design Phase

- Confirm site investigation details
- Assess unique building systems costs and options (Hardening Requirements, MEPF systems in lab and maintenance areas, salvageable materials)
- Confirm schematic budget utilizing local subcontractor feedback and relevant historical cost information.
 - Commence value engineering review including input from several appropriate subcontractors
- Prepare preliminary preconstruction and construction schedules
 - Identify critical path tasks and milestones
 - Integrate permitting requirements and sequences/constraints
 - Evaluate special environmental permitting
 - Integrate Charlotte County review and approval protocols
- Schematic Report will include:
 - Executive Summary
 - Qualifications, Clarifications, Assumptions, and Exclusions
 - Schematic Budget Report
 - Allowances & Alternates
 - Plans and Specs Enumeration
 - Updated Project Schedule



C. INDIVIDUAL QUALIFICATIONS

Please see section II. Proposed Management Plan in the Construction Evaluation Form for individual qualifications and resumes.

LEAD CONTRACTOR / PROJECT MANAGER:



- Matthew Sims, Senior Project Manager, will be the lead on this project.
- Matthew will be Main Point of Contact for this project. Please see his resume in section II. Proposed Management Plan.
- Matthew Sims will not be substituted without the express permission of Charlotte County.

D. EXPERIENCE AND REFERENCES

Please see section VI. Present Examples of Recently Accomplished Similar Projects in the Construction Evaluation Form for similar projects.

TANDEM CONSTRUCTION REFERENCE LIST:

Sarasota County Government
Steve Botelho, Deputy County Administrator
1001 Sarasota Center Blvd., Sarasota, FL 34240
P: (941) 861-5000 | E: sbotelho@scgov.net

Emergency Operations Center
County Administration Center
17th Street Regional Park
History Center

City of Bradenton
Lance Williams, Chief Operating Officer
101 Old Main St., Bradenton, FL 34205
P: (941) 932-9433 | E: lance.williams@bradentonfl.gov

Public Safety Operations Center
City Park (Phase 1 Under Construction)

Baltimore Orioles, Inc.
Trevor Markham, Senior Director, Florida Operations
333 West Camden St. Baltimore, MD 21201
P: (754) 264-4175 | E: tmarkham@orioles.com

Ed Smith Clubhouse HVAC Renovation (End-User)
Baltimore Orioles Player Development Facility

Sarasota County Schools
Jane Dreger, Director of Construction Services
7895 Fruitville Road, Sarasota, FL 34239
P: (941) 361-6680 | E: jane.dreger@sarasotacountyschools.net

Skye Ranch School (K-8)
Pine View School Addition
Sarasota High School West Campus Renovation

Atlanta Braves
Mike Dunn, VP of FL Operations
755 Hank Aaron Drive, Atlanta, Georgia
P: (706) 252-4751 | E: mike.dunn@braves.com

Spring Training Facility
Player's Academy
Hurricane Repairs

MATTHEW SIMS, SR. PROJECT MANAGER REFERENCE LIST:

Charlotte County Government
Travis Perdue, Project Manager
18500 Murdock Circle, Port Charlotte, FL 33948
P: (941) 743-1398 | E: travis.perdue@charlottecountyfl.gov

Port Charlotte Beach Recreation Center
Family Services Center Phase 1 & 2
Centennial Park Aquatic Center
Centennial Park Recreation Center

Manatee County Government
Angela Honts, Project Manager
1112 Manatee Avenue W., Ste. 803 Bradenton, FL 34205
P: (941) 749-3014 | E: angela.honts@mymanatee.org

Premier Campus Athletics & Aquatics Center

Suncoast Humane Society
Jeff Moore, President, Board of Trustees
2620 Worth Avenue, Englewood, FL 34224
P: (941) 855-0737 | E: jeffmoore@sothebysrealty.com

New Soderberg Campus

Sarasota Ford
Matthew Buchanan, Operating Partner
707 S. Washington Blvd., Sarasota, FL 34236
P: (941) 366-3673 | E: matt@buchananautogroup.com

Le Mans Cafe
Showroom and Quicklane Service Center Expansion

IMG Academy
Adriana Garcia, Sr. Director of Operations
5500 34th Street West, Bradenton, FL 34210
P: (941) 752-2466 | E: adriana.garcia@imgacademy.com

All Projects Completed at IMG Academy

E. SPECIALIZED EXPERIENCE PREFERRED:

Over the past two decades, nearly all of Tandem Construction's projects have been delivered using the Construction Management At Risk (CMAR) delivery method. We are experts in providing government agencies with comprehensive preconstruction and construction services, and we have served Charlotte County in this capacity since 2016. Since then, Matthew Sims has consistently served as Tandem's main point of contact, leading all phases of your projects and delivering each one ahead of schedule and under budget.

Matthew Sims brings current and past experience directly related to the scope of work identified for the Public Works Landfill Maintenance Building Project, including hurricane-hardened facilities, fleet maintenance and automotive projects, and the construction of professional laboratories, offices, and administrative spaces. The following project pictures are representative of Matthew's experiences. Matthew's relevant experience and structured management approach will ensure that Charlotte County receives the highest level of service and support as you plan, design, and build this new project.





REQUIRED FORMS, AFFIDAVITS, BONDING, AND INSURANCE

PART IV - SUBMITTAL FORMS
PROPOSAL SUBMITTAL SIGNATURE FORM

1.	Project Team Name and Title	Years experience	City of office individual will work out of for this project	City individual's office is normally located	City of individual's residence						
	Brian Leaver, President - Project Executive	31	Sarasota	Sarasota	Sarasota						
	Matthew Sims - Senior Project Manager	26	Sarasota	Sarasota	Sarasota						
	Ernesto Silva - Project Manager	4	Sarasota	Sarasota	North Port						
	AJ Fritsch - Precon. & Quality Control Manager	25	Sarasota	Sarasota	Sarasota						
	Kevin Mayers - Project Superintendent	21	Sarasota	Sarasota	Venice						
	Colton Sims - Asst. Project Superintendent	2	Sarasota	Sarasota	Sarasota						
2.	Magnitude of Company Operations										
	A) Total professional services fees received within last 24 months:			\$ 266,535,970							
	B) Number of similar projects started within last 24 months:			5							
	C) Largest single project to date:			\$ 90,882,112 - Skye Ranch K-8							
3.	Magnitude of Charlotte County Projects										
	A) Number of current or scheduled County Projects			1							
	B) Payments received from the County over the past 24 months (based upon executed contracts with the County).			\$ 12,576,213.49							
4.	Sub-Consultant(s) (if applicable)	Location	% of Work to be Provided	Services to be Provided							
	Not Applicable										
5.	Disclosure of interest or involvement: List below all private sector clients with whom you have an active pending contract and who have an interest within the areas affected by this project. Also, include any properties or interests held by your firm, or officers of your firm, within the areas affected by this project.										
	Firm Not Applicable	Address									
	Phone #	Contact Name									
	Start Date	Ending Date									
	Project Name/Description										

NAME OF FIRM P. J. Hayes, Inc. d/b/a Tandem Construction
(This form must be completed and returned)

Yes _____ No X

Comments or Additional Information:



DRUG FREE WORKPLACE FORM

P. J. Hayes, Inc. d/b/a

Tandem Construction

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that _____ does: _____ (name of business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



Proposer's Signature

June 18, 2026

Date

(This form must be completed & returned)

HUMAN TRAFFICKING AFFIDAVIT
for Nongovernmental Entities Pursuant To FS. §787.06
Charlotte County Contract #20260453

The undersigned on behalf of the entity listed below, (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth except as otherwise set forth herein.
2. I am an officer or representative of the Nongovernmental Entity and authorized to provide this affidavit on the Company's behalf.
3. Nongovernmental Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. This declaration is made pursuant to Section 92.525, Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

Under penalties of perjury, I declare that I have read the foregoing Human Trafficking Affidavit and that the facts stated in it are true.

Further Affiant sayeth naught.



Signature

Brian M. Leaver

Printed Name

President

Title

P.J. Hayes, Inc. d/b/a Tandem Construction

Nongovernmental Entity

June 18, 2026

Date

END OF PART IV

NAME OF FIRM P.J. Hayes, Inc. d/b/a Tandem Construction
(This form must be completed and returned)

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/1/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER M.E. Wilson Company, LLC 300 West Platt Street Tampa, FL 33606	CONTACT NAME: Susanne Lombardi PHONE (A/C, No, Ext): (941)999-1902 E-MAIL ADDRESS: slombardi@mewilson.com FAX (A/C, No): (941)306-2002														
INSURED P. J. Hayes, Inc. dba Tandem Constructio... 5391 Lakewood Ranch Blvd. N., Ste. 200 Sarasota, FL 34240 USA	<table><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: Everest Indemnity Insurance Co.</td><td>10851</td></tr><tr><td>INSURER B: Monroe Guaranty Ins. Co.</td><td>32506</td></tr><tr><td>INSURER C: Bridgeway Insurance Company</td><td>12489</td></tr><tr><td>INSURER D: FCCI Insurance Company</td><td>10178</td></tr><tr><td>INSURER E: James River Insurance Company</td><td>12203</td></tr><tr><td>INSURER F: Lloyd's of London</td><td>15792</td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: Everest Indemnity Insurance Co.	10851	INSURER B: Monroe Guaranty Ins. Co.	32506	INSURER C: Bridgeway Insurance Company	12489	INSURER D: FCCI Insurance Company	10178	INSURER E: James River Insurance Company	12203	INSURER F: Lloyd's of London	15792
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INSURER E: James River Insurance Company	12203														
INSURER F: Lloyd's of London	15792														

COVERAGES

CERTIFICATE NUMBER: 378969

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. *LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in WY

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☒ OTHER:	☒	☒	GA4GL00018251	07-01-2025	07-01-2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Employee Benefits \$ 1,000,000
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	☒	☒	CA10000327709	07-01-2025	07-01-2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	☐ UMBRELLA LIAB ☒ OCCUR ☒ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$	☒	☒	8EA7XL000260100	07-01-2025	07-01-2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	☐ Y ☒ N	☐ N/A ☒	WC010006453506	01-01-2026	01-01-2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Secondary Excess	☒	☒	001043965	07-01-2025	07-01-2026	Aggregate Limit 5,000,000 Each Occurrence Limit 5,000,000

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

Named Insured: P. J. Hayes, Inc. dba Tandem Construction

RFP NO. 20260453

Charlotte County a political subdivision of the state of Florida is named as additional insured on a primary non-contributory basis with respects to General Liability and Auto Liability. Waiver of Subrogation applies with respects to General Liability, Auto Liability and Workers Compensation.

CERTIFICATE HOLDER

CANCELLATION

Charlotte County Purchasing Division
18500 Murdock Circle, Suite 344
Port Charlotte, FL 33948

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

AUTHORIZED REPRESENTATIVE

ACORD 25 (2025/12)

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M.E. WILSON

EST. 1890

June 1, 2026

Charlotte County Purchasing Division
18500 Murdock Circle, Suite 344
Port Charlotte, Florida 33948-1094

Re: P. J. Hayes, Inc. d/b/a Tandem Construction
RFP No. 20260453
Construction Manager at Risk – Public Works Landfill Maintenance Building

Dear Sir or Madam:

The purpose of this letter is to advise you of the surety bond capacity and reputation of P. J. Hayes, Inc. d/b/a Tandem Construction.

We write surety bonds for P. J. Hayes, Inc. d/b/a Tandem Construction through Liberty Mutual Insurance Company, 175 Berkeley Street, Boston, MA 02116, Steven Kelly: 678-417-3379, and extend to them a surety line in excess of \$200,000,000.00 per single project and \$350,000,000.00 aggregate work program. Liberty Mutual Insurance Company is licensed to do business in all states and has an AM. Best Rating of "A" with a financial size of Class "XV". Liberty Mutual Insurance Company's Treasury Listing is \$2,248,066,000.

P. J. Hayes, Inc. d/b/a Tandem Construction is a professionally managed organization with an excellent reputation. They have an experienced organization and are well financed. I recommend P. J. Hayes, Inc. d/b/a Tandem Construction to you without reservation.

Upon the request of P. J. Hayes, Inc. d/b/a Tandem Construction, we will be pleased to execute Performance and Payment Bonds, subject to normal underwriting requirements. This letter is not an assumption of liability, nor is it a bid or performance bond. The Surety reserves the right to review the file and contract terms and conditions for acceptance, including satisfactory evidence of owner financing, prior to the authorization or execution of any performance and payment bonds.

Sincerely,

Liberty Mutual Insurance Company



Anthony T. Papa, Jr.
Senior Vice President

ATP/ep

7264 Kyle Court, Sarasota, FL 34240

Main: 941-405-7683

MEWILSON.COM



Risk Management
Insurance
Benefits
Bonds