



Charlotte County Purchasing Division

CONSTRUCTION MANAGER AT RISK EMERGENCY OPERATIONS CENTER EXPANSION

Request for Proposals No. 20250233

Ajax

AJAX BUILDING COMPANY, LLC
Part of the *STO Building Group* Family of Companies





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425 Commercial Court, Suite J
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941.413.1341 Phone
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March 4, 2025

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



Re: Construction Manager at Risk – Emergency Operations Center Expansion, RFP# 20250233

Dear Members of the Selection Committee,

Ajax Building Company is proud to present our qualifications for Construction Management at Risk Services on the Emergency Operations Center expansion project. Ajax brings local and public safety experience with a thorough understanding of the construction of hardened and secure facilities, including renovations and additions within occupied settings. Experience in both constructing and bringing Mission Critical Facilities online takes strategic planning and a high level of coordination with multiple user groups, vendors, and suppliers; we have had the opportunity to do this throughout the State. Our relationships with Public Safety Designers are essential to the success of our projects. Ajax has completed over 50 projects with Harvard Jolly / PBK including multiple high-profile EOC and Public Safety Facilities, which will benefit Charlotte County and the entire team on day one.

With over \$1 Billion in Public Safety experience, Ajax is the leader in CMAR services for Emergency Operations Centers (EOC's) and Hurricane Hardened Buildings. Our expertise in constructing EOCs across the state including the recent Monroe County EOC in Marathon, FL. This 25,799 SQ FT facility was designed to meet FEMA's requirements and built to FEMA P-361, as well as ICC 500 standards. It also included extensive site development to meet rain load requirements in compliance with FEMA P-361. Many of our police headquarters included EOC program and functions. Additionally, we completed EOC's for the Counties of Sarasota, Brevard, Volusia, Union, Sumter, Lee (Pre-con), Baker and Leon County.

We will work closely with Harvard Jolly and Charlotte County Staff to ensure all the goals of the project are met. Our team will provide accurate estimates and cost saving ideas throughout the planning, design, and construction phases. Ajax will be the "hub of the wheel", working closely with all the consultants and Charlotte County to ensure a quality project is delivered on time and within budget. As your Construction Manager partner, we run our projects in an "Open Book" environment and constantly plan for and guide the project in its entirety, from early design all the way to close-out, keeping an eye on the budget, schedule, quality, and safety.

Emergency Operations Centers are truly one-of-a-kind facilities that are vital to our communities, so when calls come in for emergencies, natural disasters, or other situations, residents deserve to have first responders' assistance as soon as possible. First responders and staff deserve to have a high functioning facility that can weather the storm and allow the County to provide the appropriate response to any emergency. Ajax has the depth of experience on these types of facilities to provide quality, budget and schedule certainty for our Owners.

We appreciate the opportunity to present our team and ideas to the Selection Committee. Please feel free to contact me directly at 813.539.0551 or tim.sewell@ajaxbuilding.com with any questions.

Sincerely,
Ajax Building Company, LLC

Tim Sewell
Regional Director

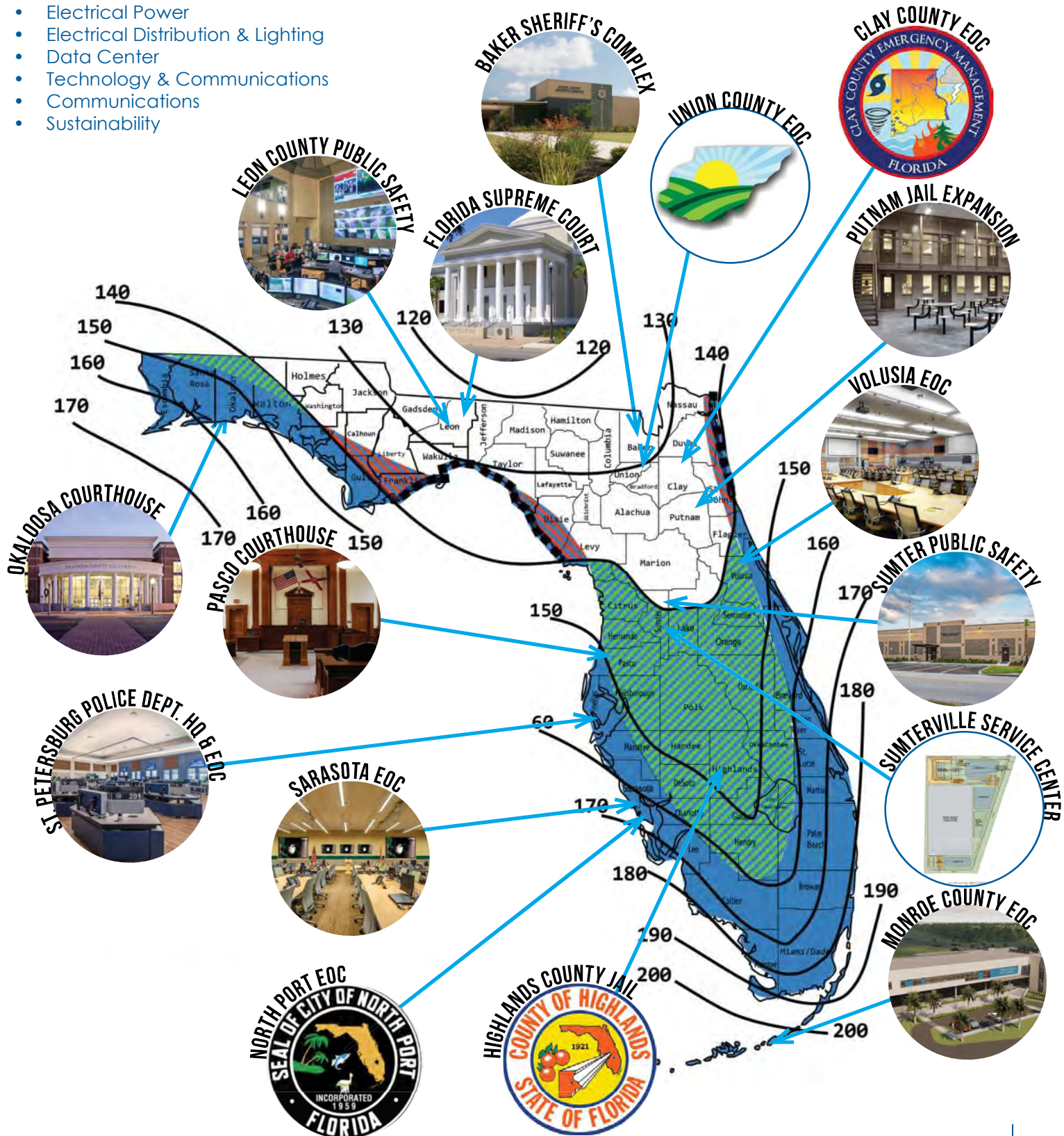
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EXECUTIVE SUMMARY

Projects such as the Charlotte County Emergency Operations Center Expansion require unique design parameters and specific construction techniques. Our experiences have taught us that not only do these facilities need to provide uninterrupted service during catastrophic events, but they also need to be flexible to adapt to future needs. Every component of your facility has elements our team has recent and ongoing experience with, including:

- Structure Hardening
- Redundancy
- Security
- Electrical Power
- Electrical Distribution & Lighting
- Data Center
- Technology & Communications
- Communications
- Sustainability



I. TEAM PROPOSED FOR THIS PROJECT

The proposed Ajax team is comprised of seasoned and experienced emergency operation center builders. Dan Dreier, Senior Project Manager, being local to the SW Florida area, has 46 years of construction experience and completed the Sarasota EOC as well as the renovations of the Punta Gorda Courthouse. Jody Brown, Senior Superintendent, brings 43 years of experience, with a specialty in Public Safety Construction. Tim Sewell, Principal-in-Charge, recently managed the Brevard County Emergency Operations Center (EOC), a new, hardened EOC along with recent public safety projects to round out the team.

A. BACKGROUND OF THE PERSONNEL

1. PROJECT MANAGER



DAN DREIER

SENIOR PROJECT MANAGER

Dan will be on the project sites 100% and will be responsible for all on-site project management from pre-bid through punch-list completion. With 45 years of construction experience, Dan is very knowledgeable working with CMAR and brings success delivering projects on time and within budgets. Dan also brings relevant construction experience in the public safety arena including renovations and additions. Additionally, he brings expertise working on airport properties, similar to the Charlotte County EOC

RECENT PUBLIC SAFETY EXPERIENCE

RECENT LEED CERTIFIED PROJECT EXPERIENCE

EMERGENCY OPERATIONS EXPERIENCE

EXPERTISE WITH CODE ENFORCEMENT

SUBCONTRACTOR RELATIONSHIPS IN SW FL

KNOWLEDGE OF OCCUPIED FACILITY RENOVATIONS



2. OTHER KEY PERSONNEL



TIM SEWELL

PROJECT TITLE

PRINCIPAL-IN-CHARGE

EDUCATION

B.S. CIVIL ENGINEERING TECHNOLOGY
SOUTHERN COLLEGE OF TECHNOLOGY

YEARS OF EXPERIENCE

JOINED AJAX - 2018
STARTED IN CONSTRUCTION - 1988

CERTIFICATIONS

CERTIFIED GENERAL CONTRACTOR (FL)
LEED AP BD+C

PROFILE

With 36 years of experience, Tim will work closely with the team overseeing the construction activities from pre-construction to close-out. He brings the experience of managing public safety projects throughout the region, including many with complex projects similar to the scope listed on the Police Department Facilities, Emergency Operations Center (EOC), and Public Safety Training Complex project. Most importantly, Tim's relationship with the local subcontractors and knowledge of materials will ensure a successful project.

EXPERIENCE

Charlotte County Justice Center Complex	\$15,778,536	64,735 SF
Monroe County Emergency Operations Center	\$28,958,443	25,799 SF
Brevard County Emergency Operations Center	\$21,990,275	49,730 SF
Florida Department of Corrections Lake Correctional Mental Health Unit	\$158,163,339	350,000 SF
City of Tallahassee Police Headquarters	\$138,000,000	216,962 SF
City of Clearwater Police Department District 3 Operations & Training Center	\$11,245,816	22,128 SF
City of Venice Public Safety Facility	\$11,961,171	31,421 SF
Manatee County Sheriff's Office Fleet Services Facility	\$18,592,536	27,435 SF
City of North Port City Hall & Police Station*	\$13,290,000	100,000 SF
City of North Port Emergency Operations Center	\$10,000,000	TBD

* Experience prior to joining Ajax





MARSHALL QUARLES

PROJECT TITLE
PROJECT EXECUTIVE

EDUCATION
B.S. CIVIL ENGINEERING
AUBURN UNIVERSITY

YEARS OF EXPERIENCE
JOINED AJAX - 2015
STARTED CONSTRUCTION - 2015

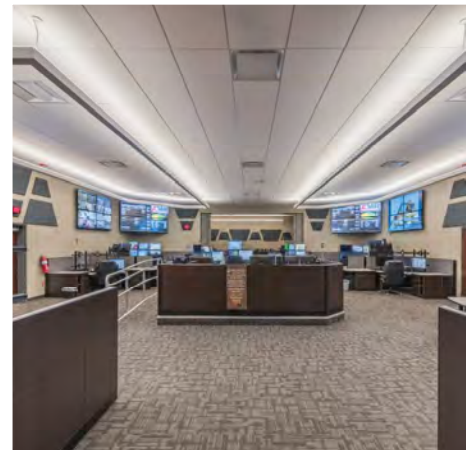
CERTIFICATIONS
LEED GREEN ASSOCIATE
AMERICAN HOSPITAL ASSOCIATION
HEALTHCARE CONSTRUCTOR

PROFILE

As Project Executive, Marshall oversees Ajax's construction projects in this region and is responsible for ensuring all of Ajax's resources are available to assist each of our project teams in the region. His expertise in construction methods for public safety projects and understanding the technical components of these critical facilities will be an asset to the entire team. In addition to Marshall's managerial role, he will be second set of eyes overseeing the quality of construction, while ensuring the project is progressing within budget and on time.

EXPERIENCE

Monroe County Emergency Operations Center	\$28,958,443	25,799 SF
Hardee County Emergency Operations Center	\$9,500,000	141,000 SF
Pasco County Wiregrass Ranch Sports Campus	\$26,320,047	100,000 SF
Monroe County Schools Marathon High School Athletic Complex	\$12,262,424	595,000 SF
Monroe County Schools Sugarloaf School	\$28,070,016	43,889 SF
Eastern Florida State College Health Sciences Building	\$16,400,000	60,000 SF
Monroe County Schools Gerald Adams Elementary School	\$36,504,436	98,000 SF
Monroe County Schools Key West High School Backyard	\$11,507,389	900 SF 6.4 acre site





DAN DREIER

PROJECT TITLE

SENIOR PROJECT MANAGER

EDUCATION

B.S. CONSTRUCTION MANAGEMENT
UNIVERSITY OF CINCINNATI

YEARS OF EXPERIENCE

JOINED AJAX - 2006
STARTED IN CONSTRUCTION - 1979

CERTIFICATIONS

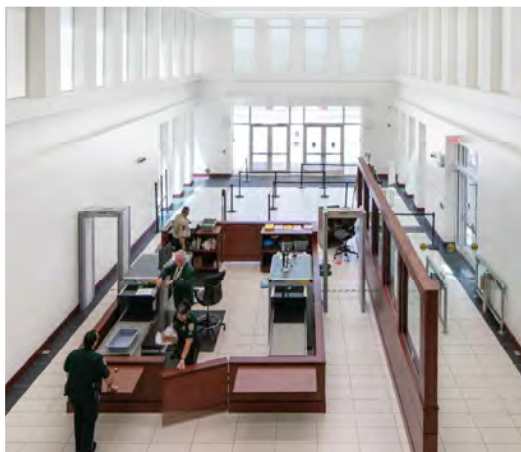
OSHA 30
LEED AP BD+C

PROFILE

With 45 years construction experience, Dan brings specific public safety projects as well as working in an open book environment with public clients. He will develop cost and scheduling initiatives and monitor the success of those initiatives as well as daily monitoring the project. Dan brings relevant construction experience, large site work coordination and installation as well as the relationships with the local subcontractor market in Southwest Florida.

EXPERIENCE

Charlotte County Justice Center Renovations & Additions	\$15,778,536	64,735 SF
Sarasota County Emergency Operations Center	\$15,314,000	40,502 SF
City of North Port Emergency Operations Center	\$10,000,000	TBD
City of North Port New Police Headquarters	\$90,000,000	108,900 SF
City of Dade City New City Hall & Police Station	\$5,931,842	22,957 SF
College of the Florida Keys Academy Classroom Facility & EOC	\$6,988,608	6,970 SF
City of North Port Public Services Facility	\$10,000,000	TBD
City of North Port Fleet Building Reroof	\$ 523,325	38,709 SF
PD Evidence Storage Emergency Repair	\$85,839	
HQ Emergency Roof Replacement	\$1,000,000	
Charlotte County Public Schools Charlotte County High School	\$79,129,979	380,000 SF
Charlotte County Public Schools Charlotte High School Football Complex	\$6,917,873	22,000 SF + Fields





RICK GUERRA

PROJECT TITLE

GENERAL SUPERINTENDENT

YEARS OF EXPERIENCE

JOINED AJAX - 2002

STARTED IN CONSTRUCTION -1982

CERTIFICATIONS

FLORIDA CERTIFIED CARPENTER

OSHA CERTIFIED

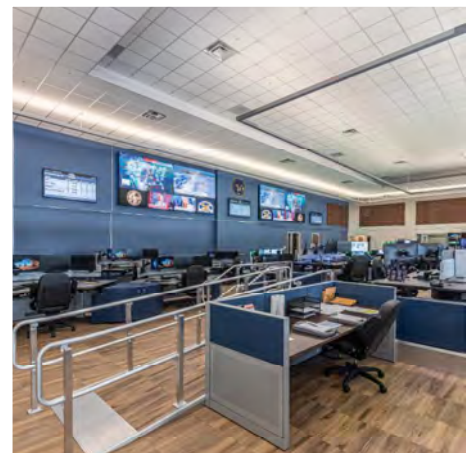
CPR & FIRST AID TRAINED

PROFILE

Rick oversees the day-to-day operations of the on-site construction activities for projects throughout the Region. Understanding the construction methods, systems and approaches that are being utilized throughout the region ensure each of Rick's project are operating in the most cost effective and efficient manner. Rick brings specific project experience to the entire team with many of his projects police headquarters, EOC's and Training facilities.

EXPERIENCE

Charlotte County Justice Center Complex	\$15,778,536	64,735 SF
Monroe County Emergency Operations Center	\$28,958,443	25,799 SF
Brevard County Emergency Operations Center	\$21,990,275	49,730 SF
Sarasota County Emergency Operations Center	\$15,314,000	40,502 SF
Hardee County Emergency Operations Center	\$9,500,000	141,000 SF
City of Venice Municipal Airport New Terminal/Emergency Operations Center	\$6,749,936	9,000 SF
City of Clearwater Police Department District 3 Operations & Training Center	\$11,245,816	22,128 SF
Sarasota County Emergency Services Administration Building	\$13,154,188	28,413 SF
City of Venice Public Safety Facility	\$11,961,171	31,421 SF
Manatee County Sheriff's Office Fleet Services Facility	\$18,592,536	27,435 SF
City of St. Petersburg Police Department Headquarters	\$62,162,731	294,112 SF
City of Tallahassee Police Headquarters	\$139,000,000	216,962 SF
Florida Department of Corrections Lake Correctional Mental Health Unit	\$158,163,339	350,000 SF





FORREST WILSON

PROJECT TITLE

ASSISTANT PROJECT MANAGER

EDUCATION

B.S. CONSTRUCTION MANAGEMENT
UNIVERSITY OF FLORIDA

YEARS OF EXPERIENCE

JOINED AJAX - 2018

STARTED IN CONSTRUCTION - 2018

CERTIFICATIONS

OSHA 30

PROFILE

Forrest will assist Dan with the technical aspects of the project. He will prepare field design change requisitions and "as built" drawings and prepare all required documentation records such as status reports, punch lists, sketches of work already done, material requirement calculations. Forrest worked with Dan in Charlotte County and brings the synergy to this project.

EXPERIENCE

Charlotte County Justice Center Renovations	\$15,778,536	64,735 SF
Sarasota County Fire Station 21	\$3,272,357	9,150 SF
FL Department of Agriculture & Consumer Services Bronson Animal Disease Diagnostic Laboratory	\$9,596,193	22,327 SF
School District of Manatee County Lakewood Ranch High School Classroom Addition	\$15,298,943	32,000 SF
Hillsborough County Public Schools Sumner High School Classroom Addition	\$8,966,647	31,400 SF
Charlotte County Public Schools CCW Security Projects - Group 1	\$7,413,525	NA
Charlotte County Public Schools CCW Security Projects - Group 2	\$7,413,525	NA
Charlotte County Public Schools MSA-Murdock MS HVAC Replacement	\$3,500,000	NA





JODY BROWN

PROJECT TITLE

SENIOR SUPERINTENDENT

YEARS OF EXPERIENCE

JOINED AJAX - 2017

STARTED CONSTRUCTION - 1982

CERTIFICATIONS

OSHA 30

FIRST AID CPR CERTIFIED

CLASS "A" GENERAL CONTRACTOR

PROFILE

Jody's primary function will be to coordinate and supervise all onsite subcontractor activities, but he will also be involved in key elements of the preconstruction process. During preconstruction, Jody will assist with the development of the detailed project schedule, scope clarifications for the bid packages, and the constructability reviews for each phase of design. During construction, he will oversee the total construction effort to ensure that the project is constructed in accordance with programmed design, budget and schedule. Jody will review the construction plan and schedule daily to coordinate the subsequent jobsite activities. brings vast public safety experience to the team along with his understanding of these complex facilities.

EXPERIENCE

City of St. Petersburg \$62,162,731 294,112 SF
Police Department Headquarters

City of Venice \$11,961,171 31,421 SF
Public Safety Facility

Sumter County \$17,263,903 38,662 SF
Jail Expansion

Sarasota County \$3,272,357 9,150 SF
Fire Station 21

Florida Department of Corrections \$158,163,339 350,000 SF
Lake Correctional Mental Health Unit

Pinellas County \$81,000,000 270,000 SF
Public Safety Complex*

Leon County \$38,800,000 400,000 SF
Detention Facility*

Pasco County \$20,000,000 300,000 SF
Detention Facility*

* Experience prior to joining Ajax



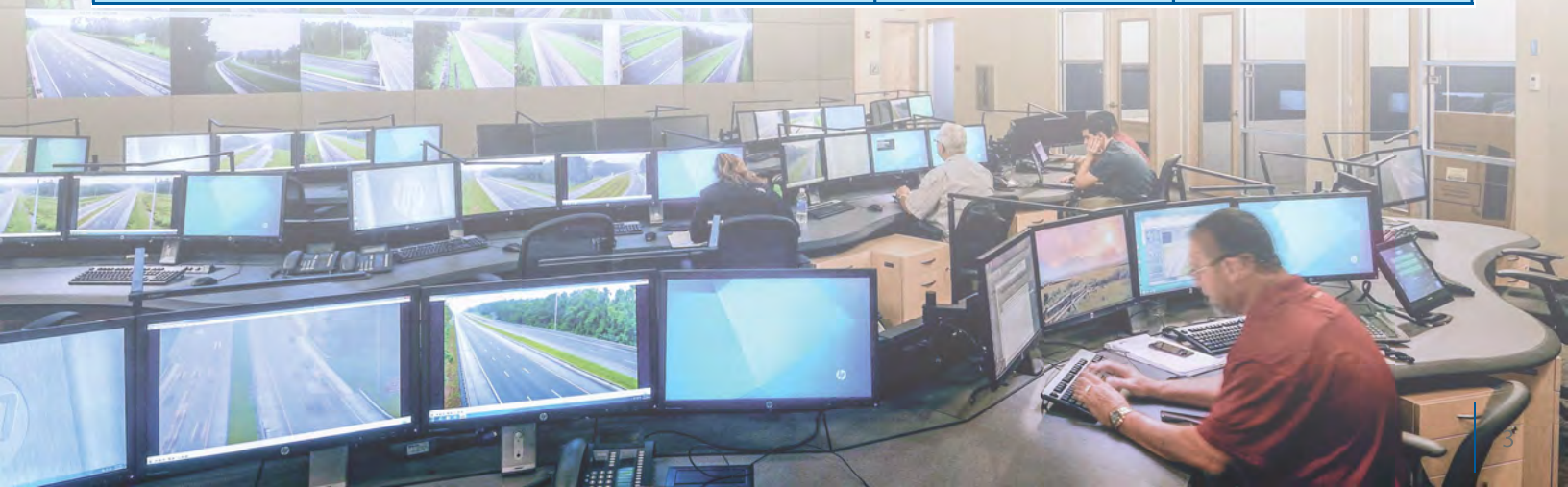
3. CONSULTANTS

Ajax will not be using any consultants for the Charlotte County Emergency Operations Center Expansion.

4. STAFFING LEVELS AND POSITIONS PROPOSED

Each proposed team member will be involved with the pre-construction phase, as well as be a part of the construction team for each project. However, Larry Goodbread and Marshall Quarles will lead the pre-construction efforts of our team utilizing the expertise of each team member when needed. While Jeff Stephenson, our Chief Estimator, will provide cost information and verify budgets, Dan Dreier, Project Manager and Jody Brown, Senior Superintendent, will provide constructability reviews and develop a schedule to ensure each project is completed on time and in your budget. Marc Reeves, Our Director of Risk Management, will develop a safety plan that will provide a safe environment for the employees, visitors and construction crews. Tim Sewell will ensure that all of Ajax's resources are being utilized to keep the moving forward with efficiency, as well as be available during any public meetings if needed.

PROPOSED KEY PERSONNEL	% TIME DEVOTED	
	PRECONSTRUCTION	CONSTRUCTION
TIM SEWELL , <i>Principal-in-Charge</i>	2%	2%
MARSHALL QUARRELS , <i>Project Executive</i>	20%	10%
DAN DREIER , <i>Senior Project Manager</i>	10%	100%
FORREST WILSON , <i>Assistant Project Manager</i>	5%	100%
RICK GUERRA , <i>General Superintendent</i>	5%	10%
JODY BROWN , <i>Senior Superintendent</i>	5%	100%
LARRY GOODBREAD , <i>Preconstruction Manager</i>	100%	0%
MARC REEVES , <i>Director of Risk Management</i>	5%	5%
SEAN AKVAN , <i>VDC / BIM Coordinator</i>	10%	2%
JEFF STEPHENSON , <i>Chief Estimator</i>	20%	0%
FRANK QUARRELLA , <i>Regional Safety Manager</i>	5%	5%
LORI RICE-TURNER , <i>Community Outreach</i>	5%	5%



II. PROPOSED MANAGEMENT PLAN

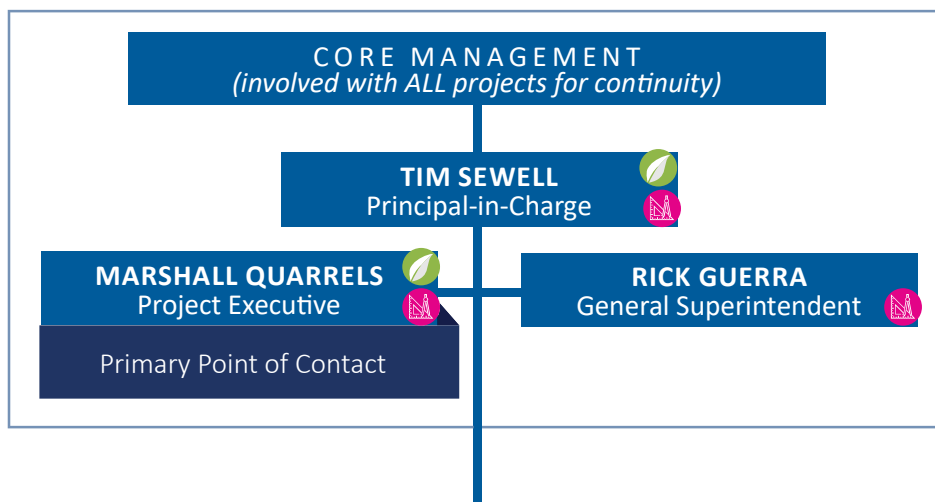
A. TEAM ORGANIZATION

ORGANIZATIONAL CHART
PERSONNEL ASSIGNED TO PROJECT

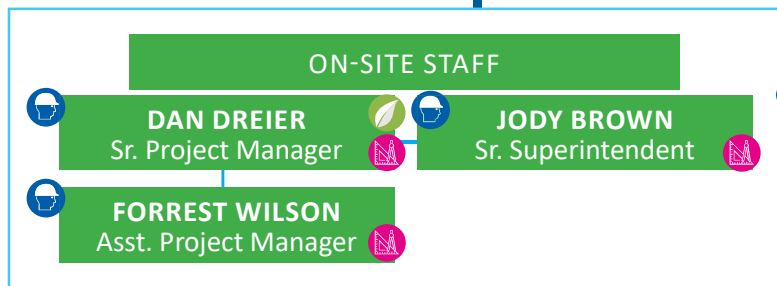


CHARLOTTE COUNTY EMERGENCY OPERATIONS CENTER

A1. PRECONSTRUCTION PHASE



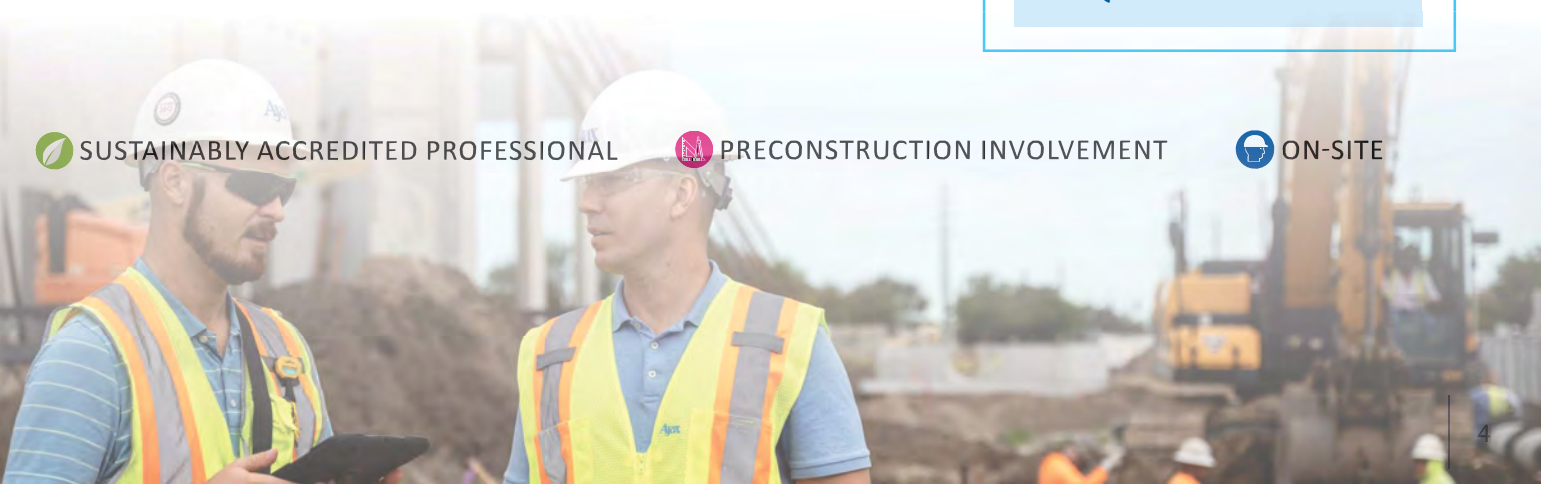
A2. CONSTRUCTION PHASE



SUSTAINABLY ACCREDITED PROFESSIONAL

PRECONSTRUCTION INVOLVEMENT

ON-SITE



B. PERSONNEL RESUMES



LARRY GOODBREAD

PROJECT TITLE
PRECONSTRUCTION MANAGER

EDUCATION
B.S. CONSTRUCTION MANAGEMENT
UNIVERSITY OF FLORIDA
ROYAL MELBOURNE INSTITUTE OF TECHNOLOGY

YEARS OF EXPERIENCE
JOINED AJAX - 2023
STARTED IN CONSTRUCTION - 2004

CERTIFICATIONS
CERTIFIED GENERAL CONTRACTOR (FL)
CGC1527589



PROFILE

As the Preconstruction Manager, Larry will kick off the project by conducting coordination meetings with the owner, design team, Ajax and any stakeholders with this project. From developing a Policy & Procedures Manual assigning each team member responsibilities to overseeing constructability reviews and design phase estimating, Larry will ensure the tone of this project to be delivered on time and in budget is established early.

EXPERIENCE

City of Tallahassee Police Headquarters	\$138,000,000	216,962 SF
City of Clearwater New City Hall	\$44,800,000	41,679 SF
Highlands County Detention Facility Expansion	\$10,000,000	10,000 SF
Dennis C. Moss Cultural Arts Center*	\$36,000,000	79,000 SF
Monroe County* Freeman Justice Center	\$17,000,000	N/A
City of Groveland* Fire Station #3	\$7,000,000	9,600 SF
Brooksville Florida Highway Patrol*	N/A	N/A
Pasco County Cypress Creek Elementary	\$39,104,384	191,936 SF
Pinellas County Schools Seminole High School	\$52,400,000	226,533 SF
Marco Island Executive Airport Taxiway*	\$8,000,000	5,000 SF

* Experience prior to joining Ajax





MARC REEVES

PROJECT TITLE

DIRECTOR OF RISK MANAGEMENT

YEARS OF EXPERIENCE

JOINED AJAX - 1999

STARTED IN CONSTRUCTION - 2018

CERTIFICATIONS

OSHA CERTIFIED OUTREACH
INSTRUCTOR

AMERICAN RED CROSS CERTIFIED
FIRST

AID | CPR | AED INSTRUCTOR

PROFILE

As Director of Risk Management, Marc is responsible for ensuring environmental compliance with federal, state, and local regulations and for providing a safe and healthy work environment on each of our job sites. Marc works with project teams prior to mobilization to identify possible jobsite hazards and to eliminate and/or reduce exposure to those hazards. He conducts frequent jobsite safety and environmental inspections to ensure compliance with EPA and OSHA standards as well as Ajax safety / environmental policies. He is responsible for writing, updating and implementing safety and environmental policies and procedures to ensure compliance with all state and federal regulations.

AJAX'S SAFETY PROGRAM

At Ajax we are committed to providing the safest possible worksite for our employees, employees of subcontractors, owners and the general public. Our goal is to send every employee home healthy everyday. To achieve this goal we have developed a safety program that we believe leads the industry. Below are some of the main points of our program:

PROJECT HAZARD ANALYSIS: Prior to work beginning the safety director reviews the contract documents with the project team to identify potentially hazardous task, conditions, materials, or special training required to perform the task.

PRE-TASK PLANNING: This is a specific task analysis by the superintendent and foreman. They discuss, with the crew, the hazards anticipated with the task, equipment needed to perform their job safely, and personal protective equipment to be worn.

SAFETY ORIENTATION AND TRAINING: All new employees are required to go through our safety orientation program prior to starting work and all employees are given more specific training for complex or technical jobs.

DRUG AND ALCOHOL ABUSE PROGRAM: Our drug and alcohol abuse program includes pre-employment screening, random testing, and post accident testing. We also give extra consideration to subcontractors who have a similar policy in effect.

REGIONAL SAFETY COMMITTEES: We have safety committees in each region of Ajax that work to improve local workplace safety programs. They also work together to implement improvements to our company wide safety policies.





SEAN AKVAN

PROJECT TITLE
VDC/BIM COORDINATOR

EDUCATION
B.S., CONSTRUCTION MANAGEMENT
UNIVERSITY OF FLORIDA

YEARS OF EXPERIENCE
JOINED AJAX - 2014
STARTED IN CONSTRUCTION - 2014

CERTIFICATIONS
OSHA 30
CPR & FIRST AID
LEED GA, LEED GREEN ASSOCIATE

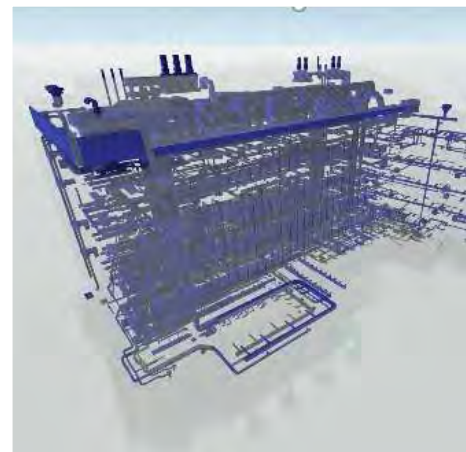


PROFILE

As the VDC/BIM Coordinator, Sean will serve as the main point of contact for all VDC/BIM matters by working closely with the entire project team. VDC/BIM related tasks can include (1) developing a VDC/BIM execution plan, (2) developing BIM model content and information, (3) inputting trade VDC/BIM models for trade coordination and clash detection, (4) coordinating all design updates to the construction VDC/BIM model and (5) updating BIM model for final "as-builts."

EXPERIENCE

Brevard County Emergency Operations Center	\$21,990,275	49,730 SF
Monroe County Emergency Operations Center	\$28,958,443	25,799 SF
City of Clearwater Police Department District 3 Operations & Training Center	\$11,245,816	22,128 SF
City of St. Petersburg Police Department Headquarters	\$62,162,731	294,112 SF
Florida Department of Corrections Lake Correctional Mental Health Unit	\$158,163,339	350,000 SF
City of Tallahassee Police Headquarters	\$138,000,000	216,962 SF
Volusia County Sheriffs Evidence Facility	\$12,065,005	29,646 SF
Manatee County Sheriff's Office Fleet Services Facility	\$12,000,000	27,435 SF
Sumter County Public Safety Buildings	\$29,739,515	65,898 SF





JEFF STEPHENSON

PROJECT TITLE
CHIEF ESTIMATOR

EDUCATION
CARPENTERS APPRENTICESHIP
PROGRAM THROUGH LOCAL UNION 627

YEARS OF EXPERIENCE
JOINED AJAX - 2006
STARTED IN CONSTRUCTION - 1981

CERTIFICATIONS
CERTIFIED GENERAL CONTRACTOR

PROFILE

Jeff will be responsible for all estimates throughout the project, including the schematic, design development, and working drawing estimates. In addition, Jeff will play a key role for the project, by providing estimates on systems and materials options, so informed budgetary decisions can be made quickly regarding which alternative is best for the project. Jeff will also be responsible for developing the Guaranteed Maximum Price (GMP).

EXPERIENCE

Charlotte County Justice Center Renovations	\$15,778,536	64,735 SF
Monroe County Emergency Operations Center	\$28,958,443	25,799 SF
Brevard County Emergency Operations Center	\$21,990,275	49,730 SF
University of Florida Public Safety & Centrex Building Renovation	\$21,582,528	50,972 SF
City of Venice Public Safety Facility	\$11,961,171	31,421 SF
City of Clearwater Police Department District 3 Operations & Training Center	\$11,245,816	22,128 SF
Hardee County Emergency Operations Center	\$9,500,000	141,000 SF
City of North Port Emergency Operations Center	\$10,000,000	TBD
City of Gainesville Gainesville Fire Rescue & Emergency Operations Center	\$15,314,000	40,502 SF
Manatee County Sheriff's Office Fleet Services Facility	\$12,200,000	22,283 SF
City of Venice Municipal Airport New Terminal/Emergency Operations Center	\$6,749,936	9,000 SF
Sarasota County Emergency Operations Center	\$15,314,000	40,502 SF





FRANK QUARRELLA

PROJECT TITLE
REGIONAL SAFETY MANAGER

EDUCATION
CERTIFIED EMT
LEARRY TECHNICAL COLLEGE
A.S. EMERGENCY MEDICAL SERVICES
FLORIDA MEDICAL TRAINING
INSTITUTE

YEARS OF EXPERIENCE
JOINED AJAX - 2019
STARTED IN CONSTRUCTION - 2016

CERTIFICATIONS
PARAMEDIC, FLIGHT PARAMEDIC,
CRITICAL CARE PARAMEDIC
OSHA 30 & 510
STORMWATER, EROSION &
SEDIMENTATION



PROFILE

Frank is responsible for ensuring safety and environmental compliance with federal, state, and local regulations to provide a safe and healthy work environment. He conducts frequent jobsite safety and environmental inspections to ensure compliance with EPA and OSHA standards as well as Ajax safety / environmental policies.

EXPERIENCE

Charlotte County Justice Center Complex	\$15,778,536	64,735 SF
Monroe County Emergency Operations Center	\$28,958,443	25,799 SF
Orlando Utilities Commission St Cloud Operations & Maintenance Facility	\$55,382,798	77,605 SF
City of Clearwater Police Department District 3 Operations & Training Center	\$11,245,816	22,128 SF
Sarasota County Fire Station 21 Renovations & Addition	\$23,300,000	9,150 SF
City of Venice Public Safety Facility	\$11,961,171	31,421 SF
Okeechobee County Sheriff's Department Jail Expansion & Renovation	\$65,000,000	155,000 SF
Sumter County Jail Expansion	\$17,263,903	38,662 SF
Pasco County Wiregrass Ranch Sports Campus	\$26,320,047	100,000 SF
Alachua County Agriculture & Equestrian Center	\$12,538,168	25,000 SF



C. ROLES AND RESPONSIBILITIES OF PARTICIPANTS

PROJECT MANAGEMENT TEAM

KEY ROLES & RESPONSIBILITIES



- DEVELOP SCOPES OF WORK
- PROJECT SCHEDULE
- OAC MEETINGS
- SUBMITTAL PROCESSING
- MATERIAL TRACKING
- AS-BUILT UPDATES
- COST CONTROL/ESTIMATES

DAN DREIER

Senior Project Manager

FORREST WILSON

Assistant Project Manager

SUPERINTENDENT TEAM

KEY ROLES & RESPONSIBILITIES



- DEFINE PHASING
- SAFETY LEADER
- SUBCONTRACTOR MEETING
- DAILY QUALITY INSPECTIONS
- SUBCONTRACTOR COORDINATION
- SAFETY INSPECTIONS
- EQUIPMENT START-UP & COMMISSIONING

RICK GUERRA

General Superintendent

JODY BROWN

Senior Superintendent

III. PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR THIS PROJECT

A. DESCRIBE PREVIOUS PROJECTS THE TEAM WORKED ON TOGETHER

Each member of this team brings experience from the Government sector to your project, along with a list of best practices for the design and construction. In fact, the on-site team of Forrest Wilson and Jody Brown just completed the Sarasota County Fire Station No. 21 project. They understand the importance of communication and coordination required to work with multiple stakeholders.



MONROE COUNTY
EMERGENCY OPERATIONS CENTER



HARDEE COUNTY
EMERGENCY OPERATIONS CENTER



BREVARD COUNTY
EMERGENCY OPERATIONS CENTER



ST. PETERSBURG
POLICE DEPT. HEADQUARTERS &
EMERGENCY OPERATIONS CENTER



SARASOTA COUNTY
EMERGENCY OPERATIONS CENTER



CITY OF NORTH PORT
EMERGENCY OPERATIONS CENTER



CITY OF GAINESVILLE
FIRE RESCUE &
EMERGENCY OPERATIONS CENTER



VOLUSIA COUNTY
EMERGENCY OPERATIONS CENTER



LEON COUNTY & THE CITY OF
TALLAHASSEE PUBLIC SAFETY
COMPLEX

B. GOVERNMENT FACILITIES IN FLORIDA

C. CONSTRUCTION OF MULTI-USE FACILITIES

- Alachua County UF/IFAS Extension Headquarters
- Baker County Sheriff's Complex
- Bay County Correctional Institute
- Charlotte County Justice Center Renovation/Remodel
- Citrus County Detention Facility Juvenile Justice Center
- City of Clearwater Police Department District 3 Substation
- City of Clermont Community Center
- City of Clermont Police Station
- City of Largo Police Facility Hardening
- City of Mount Dora Public Works Facility
- City of Tallahassee Electrical Control Center
- City of Tallahassee Fire Station No. 15
- City of Tallahassee Police Headquarters
- City of Venice Public Safety Facility
- Clearwater New Countryside Branch Library
- Columbia Correctional Annex, Front and Rear Support Service Buildings
- Columbia County Detention Facility
- Dade City New City Hall & Police Station
- Daytona Beach Midtown Cultural & Education Center
- Daytona Beach New Police Facility
- DEP O'Leno SP - Mess Hall Renovations
- Department of Health Liberty City Health Clinic
- Department of Health Office Buildings
- Department of Juvenile Justice Okaloosa Halfway House
- Department of Natural Resources Office Building
- Department of Professional Regulation National High Magnetic Field Laboratory Mag Lab Office Building
- Department of Public Safety Service Building & Headquarters Upgrades
- Department of Revenue Office Building
- Department of Transportation Testing Facility
- Department of Transportation Hayden Burns Building
- Department of Transportation Loading Frame System
- DMS Minor Projects (1st contract)
- DMS Senate Office Column/Beam Repair
- DMS/FMS Arson Lab Attic Renovation
- FDLE Crime Laboratory and Office Building
- FDLE Facility Fume Hood Upgrades
- FDOT Brevard Operations Center
- Sarasota Fire Station 21 Renovations & Addition
- FL DMS Senate Office Bldg - Artificial Turf
- Flagler Sheriff's District 3 Administration Facility
- Fletcher Building Renovations, Data Center & Cafeteria
- Florida Department of Agriculture & Consumer Services Bronson Animal Disease Diagnostic Laboratory
- Fort Walton Beach New Field Office Complex
- Gulf Correctional Institution
- Holland Building 2nd & 3rd floor abatement
- House Office Building
- Jackson County Administration Facility
- Jackson County Courthouse Renovation
- Lake Correctional Mental Health Unit
- Lake County Government complex
- Lee County EOC Expansion
- Leon County Boot Camp
- Leon County Detention Facility
- Leon County Jail Dorm D Office Space Remodeling
- Leon County Jail Masonry Repairs
- Leon County Minimum Security Facility Annex
- Leon County Public Safety Complex
- Leon County Sheriff's Administration Building
- Leon County Sheriffs Office
- Monroe County EOC
- Okaloosa County New Courthouse
- Okeechobee Co Sheriff's Dept Jail Renovation/Expansion
- OUC St Cloud Operations & Maintenance Facility
- Palm Coast Community Center
- Pasco County Courthouse Renovation
- Pinellas County Central Energy Plant
- Pinellas County Jail
- Pinellas County Sheriff's Office - Helicopter Shop Support Beam
- Pinellas County St. Petersburg Judicial Tower Renovations Ph III
- Putnam County Jail
- Remove/Replace Concrete Pavers/Capitol
- San Luis Mission
- Santa Rosa Annex-Self Perform Concrete
- Santa Rosa Correctional Institution Annex
- Santa Rosa County Judicial Center Complex
- Sarasota County Venice Library
- Sarasota Public Safety Complex
- St. Petersburg Police Department Headquarters
- St. Petersburg Police Training Facility
- Sumter County Jail Expansion
- Sumter County Villages Annex Kiosk & Transfer System
- Sumter Public Safety Buildings
- Union Correctional Institution Sitework & Utilities
- Volusia County Booking and Receiving Additions/Renovations
- Volusia County Emergency Operations Center
- Volusia County Public Works Complex
- Volusia County Sheriffs Evidence Facility
- Wakulla Correctional Institution
- Wiregrass Ranch Sports Campus of Pasco County
- World War II Memorial Park - State of Florida



D. WORKING WITH DESIGNERS KEEPING PROJECT WITHIN A FIXED BUDGET

Ajax will work closely from the onset with the County's Program Manager and the design team to insure the design and budget are complimentary to one another. This process will make sure that when the final GMP is delivered, it is within the established budget and that there are absolutely no surprises. The key to this is first creating an economic model that we can use as a measuring stick throughout the course of each project. The model is created using past similar projects and their budgets and applying them to the divisions of construction that will be utilized on each of your projects. This allows us to begin asking questions if a budget comes in higher than budgets from past projects. There may be good reason for the number to be above or it may be a sign that we need to return to the scope and see what needs to be adjusted. Ajax puts a lot of emphasis on our schematic phase budget and spends a lot of time getting these numbers accurate early on. We don't believe in just providing square foot numbers we believe in taking off all divisions of construction. At this time we will go as far as sizing pipe, HVAC equipment, plumbing fixtures, lighting and so on. We also create a dialogue of assumptions at this time so we can compare to what the consultants may be designing. It is key to make sure each project is in budget during the schematic phase to serve as a plan for the remainder of each project. At this time we will also look at things such as life cycle of equipment and the various types of construction that could possibly be utilized. Such as tilt up vs block/masonry and how they may affect the budget.

Ajax HARVARD • JOLLY | **PRK**

50+
PROJECTS



**HILLSBOROUGH COUNTY
SUMNER HIS CLASSROOM ADDITION**



**CITY OF ST. PETERSBURG
POLICE DEPARTMENT PARKING GARAGE**



**CITY OF ST. PETERSBURG
POLICE DEPARTMENT HEADQUARTERS**



**PASCO COUNTY
CYPRESS CREEK MIDDLE SCHOOL**



**MONROE COUNTY
KEY WEST BACKYARD DESIGN BUILD**



**MONROE COUNTY
GERALD ADAMS ELEMENTARY SCHOOL**



**MONROE COUNTY
STANLEY SWITLIK ELEMENTARY SCHOOL**



**MONROE COUNTY
TRANSPORTATION SERVICES FACILITY**



**CITY OF CLEARWATER
COUNTRYSIDE BRANCH LIBRARY**



**CHARLOTTE COUNTY
PUNTA GORDA MIDDLE SCHOOL**



**PINELLAS COUNTY
LARGO HIGH SCHOOL**

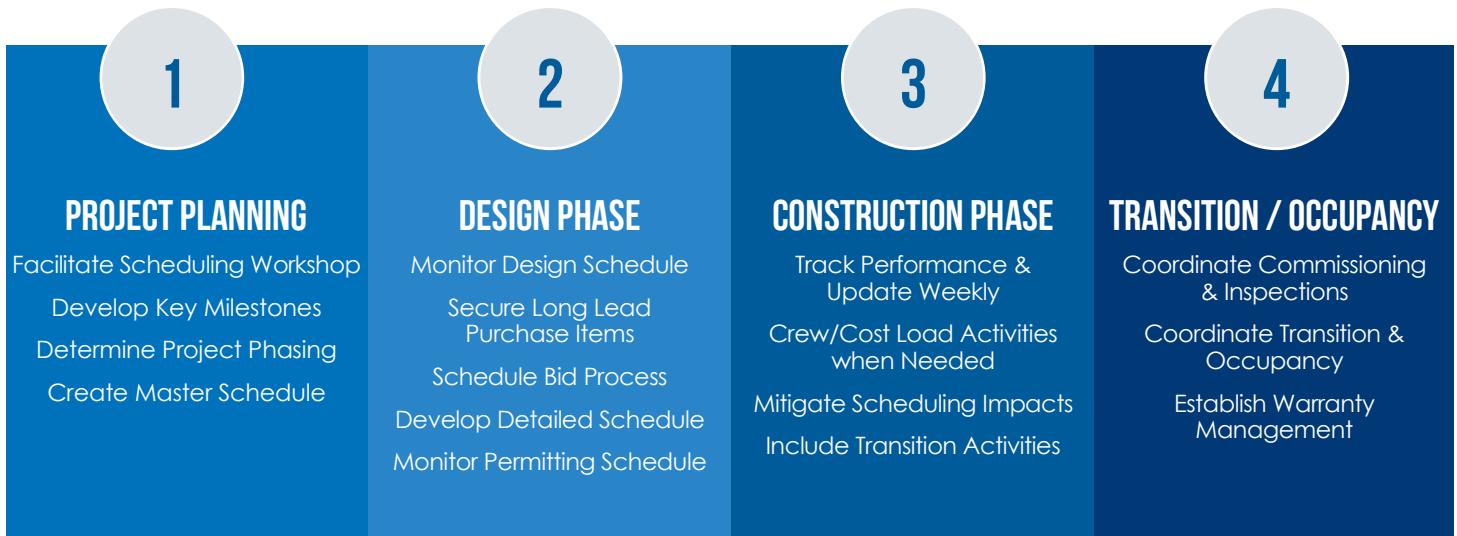


**PINELLAS COUNTY
BOCA CIEGA HIGH SCHOOL**

IV. PROJECT CONTROL

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

We understand the importance of delivering projects on time for our owners. We have a proven track record of completing projects within our owners' time and budget constraints. This stems from our teamwork approach of incorporating input directly from the owner, stakeholders and the design team, as well as subcontractors and vendors. With the entire project team developing the schedule, each member becomes personally vested and accountable for achieving each milestone. The actual CM program we implement is comprised of these four phases:

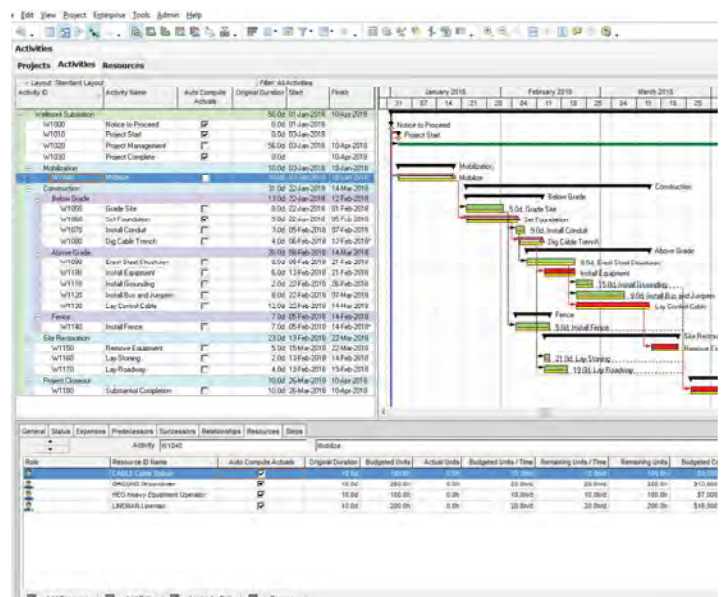


SCHEDULING SOFTWARE

Ajax uses proven industry standard scheduling software (Primavera P6 – Oracle) to establish schedules for your project which have the capability to:

- Cost Load
- Forecast Expenditures
- Estimate Manpower Requirements

Our program is fast, easy to update, and provides a full menu of scheduling and cost reports, including both critical path logic diagrams and bar chart formats. Ajax's scheduling capabilities permit a complete analysis of cost distribution throughout the design and construction phases of any project.



B. WHAT CONTROL TECHNIQUES ARE PLANNED FOR CONSTRUCTION?

COST CONTROL DURING THE CONSTRUCTION PHASE

BID MANAGEMENT: While Bid Management is conducted prior to construction, it is directly responsible for the construction phase. Subcontractors are crucial to the overall success of a project. As such, we employ a rigorous pre-qualification standard to ensure that only the most qualified subcontractors bid on your job. Each bidder is pre-qualified and is provided with adequate information to maximize the competitiveness of their bid, including a detailed scope of work, project schedule, and project safety requirements. Pre-bid workshops are conducted to ensure each understands exactly what is expected of them. The more informed bidders are, the more accurate and competitive their bids will be.

SUBCONTRACTOR MANAGEMENT: We continuously monitor subcontractor performance, as well as monitor payments they are responsible for as it relates to third party sub-subs and vendors to ensure they are meeting their financial obligations. We diligently monitor their pay requests to us to ensure they aren't getting ahead of their actual progress. If an issue is developing, we will immediately work with the subcontractor to resolve the situation.

FIELD COORDINATION via BIM: Our team can also utilize BIM to clearly communicate our intended use of the project site taking into account items such as existing conditions, mobilization activities, site logistics, sequence of work, site access and routes, site safety measures, equipment locations, temporary construction, site utilities, and site improvements. These items are incorporated into the project BIM model and are an effective means of conveying our plans for the project site to subcontractors, thus reducing confusion about the site and eliminating errors that could delay a project.

DETAILED COST REPORTING: Our project management team utilizes detailed cost reports including job analysis (actual/committed) reports, labor reports, and subcontractor and purchase order payment reports. These reports are used to monitor project costs on a daily basis and the data is updated onsite by the project team.

SALES TAX SAVINGS: Ajax direct purchase plan was the first to be approved by the Florida Department of Revenue. We provide this service for almost every public entity we work with. Our team will work very closely with the owner to ensure all paperwork is completed accurately, completely and efficiently. Our goal is to make this process as easy as possible for your staff.

C. DEMONSTRATE ABILITY TO MEET PROJECT COST CONTROL.

The following chart shows the comparison of our initial project estimate to that of the final GMP approved by Client and final overall construction cost. Ajax understands the critical importance of solid early estimates so that our clients can make sound decisions to ensure overall project goals are achieved.

PUBLIC SAFETY COST SAVINGS	ORIGINAL COST	FINAL COST
VOLUSIA COUNTY EMERGENCY OPERATIONS CENTER	\$11,937,508	\$11,593,184
EASTERN FLORIDA STATE COLLEGE PUBLIC SAFETY INSTITUTE	\$13,138,430	\$12,991,878
VOLUSIA COUNTY SHERIFF'S EVIDENCE FACILITY	\$13,850,000	\$12,065,005
SARASOTA COUNTY EMERGENCY OPERATIONS CENTER	\$15,748,446	\$15,314,000
LEON COUNTY / CITY OF TALLAHASSEE PUBLIC SAFETY COMPLEX	\$31,260,945	\$29,994,543
SUMTER COUNTY PUBLIC SAFETY BUILDINGS	\$30,854,300	\$29,739,515

Carrying forward our proactive cost / budget controls during design and preconstruction, we apply this same effort during construction. Constantly looking for cost saving approaches based on in-field conditions, maximizing the Owner Sales Tax Savings opportunities and continued evaluation of material selections that provided the most economical approaches.

D. DEMONSTRATE ABILITIES IN VALUE-ENGINEERING OPPORTUNITIES.

As part of our milestone estimating process, Ajax will develop a list of Value Engineering/Cost Reduction Options for consideration. We will provide an itemized list of alternate materials, equipment and systems along with their associated savings. These items will be reviewed by the team and those that are approved will be incorporated into the design. Below is an example from City of Venice Public Safety Facility:

CITY OF VENICE PUBLIC SAFETY FACILITY

Schematic Estimate \$11,286,110
GMP \$12,013,491
Final \$11,961,171

VALUE ENGINEERING / COST CONTROL:

- Cost control was managed via the ATN log, consistent budget updating and management and weekly contingency updates with the Owner. Some major VE items that were accepted included changing the vehicle gates from bi-fold swing gates to standard swing gates for a savings of \$72,680. These gates operate at the same speed as the bi-fold gates which was the driving factor in specifying the bi-fold gates. Changing the main electrical feeders from copper to aluminum for a savings of \$38,150. Revising the design to the entry courtyard and planters for a savings of \$44,580.



Carrying forward our proactive cost / budget controls during design and preconstruction, we apply this same effort during construction. Constantly looking for cost saving approaches based on in-field conditions, maximizing the Owner Sales Tax Savings opportunities and continued evaluation of material selections that provided the most economical approaches. By taking that approach we have saved our clients money.

The City of Venice saved \$142,733

- WINCO FEMA Impact Test
- Assisted with FEMA Vendor Approval



E. DEMONSTRATE ABILITY PREPARING ACCURATE ESTIMATES VS. ACTUAL.

As part of our estimating process, Ajax will develop a list of Value Engineering/Cost Reduction Options for consideration. We will provide an itemized list of alternate materials, equipment and systems along with their associated savings. These items will be reviewed by the team and those that are approved will be incorporated into the design. Our team is encouraged to “brainstorm” and we may initially come up with a Value Engineering list exceeding 50 or more items. We then evaluate the list with the project team to determine which ideas have the most merit for further development. Criteria used to select these ideas include:

- Reasonableness & Practicality
- Durability/Functionality of Option
- Quality Impact vs. Value Offered
- Cost Savings to the Project
- Potential Design & Time Impact

Savings from the Value Engineering exercises usually range from 2% - 7% and in some cases can be as much as 15%.

EXAMPLES: CITY OF VENICE PUBLIC SAFETY FACILITY

Schematic Level Estimate

32 ideas / options identified valued at \$3,225,346
23 ideas / options accepted and incorporated valued at \$2,282,502

Design Development Estimate (\$12,014,189)

28 ideas / options identified valued at \$794,637
25 ideas / options accepted and incorporated valued at \$657,514

Final GMP Estimate (\$12,013,491)

26 ideas / options identified valued at \$772,304
17 ideas / options accepted and incorporated valued at \$570,530

Ideas are Overlapping
Continuous Evaluation
Life Cycle \$ at Each Stage

NET SAVINGS = \$2,310,878

F. RECENT, CURRENT AND PROJECTED WORKLOAD

The following is a list of representative projects in South West Florida that are currently under construction or contract by Ajax Building Company, LLC.

PROJECT NAME/LOCATION	RESPONSIBILITY	PROJECT COST	PROJECT STATUS	COMPLETION DATE
PROJECTS UNDER CONSTRUCTION				
Sarasota County Emergency Services Administration Sarasota, FL	Construction Management	\$13,154,188	74%	May 2025
Manatee County Sheriff's Office Fleet Services Facility Palmetto, FL	Construction Management	\$18,592,536	57%	June 2025
Sarasota County Administration Building Sarasota, FL	Construction Management	\$84,805,420	56%	October 2025
Orlando Utilities Commission St. Cloud Operations & Maintenance Facility St. Cloud, FL	Construction Management	\$64,958,890	99%	June 2029
City of Clearwater City Hall Clearwater, FL	Construction Management	\$44,800,000	1%	August 2026
Pasco County Schools Skybrooke K-8 School Lutz, FL	Construction Management	\$68,670,132	48%	June 2025
PROJECTS IN DESIGN		COST	START	COMPLETION
City of North Port Public Services Facility North Port, FL	Construction Management	\$2,394,678	June 2025	June 2026
City of North Port New Police Headquarters North Port, FL	Construction Management	\$90,000,000	March 2025	July 2027
Pinellas County Schools Seminole High School Renovations Seminole, FL	Construction Management	\$52,400,000	March 2025	March 2027

V. PRESENT PROPOSED DESIGN APPROACH FOR THIS PROJECT

A. WHAT IS YOUR APPROACH TO CONSTRUCTABILITY AND BIDDING?

PRECONSTRUCTION PHASE

DESIGN REVIEW: Quality begins with a thorough review of the plans and specifications for completeness, accuracy, constructability, omissions and conflicts. After a systematic review of the plans and specifications, we recommend to the architect clarifications or modifications that might be made to the drawings to help prevent misunderstandings.

REDI-CHECK SYSTEM: We utilize the Redi-Check system to review contract documents for any discrepancies, resolving conflicts and ensuring quality prior to bidding and construction. Redi-Check is a specific process of thoroughly reviewing, verifying, and cross-referencing the actual drawings. This is done at each stage of preconstruction, so that the final construction documents have been well coordinated, and reviewed, and necessary corrections have been made.

BUILDING INFORMATION MODELING: Ajax utilizes Revit Architecture, Revit MEP, 3Ds Max Design, Navisworks Manage, and Navisworks Freedom software platforms to perform BIM-related tasks such as design visualization, constructability reviews, quantity take-off verification, site planning and site utilization, systems coordination and clash detection, trade coordination, virtual mock-ups, scheduling and sequencing reviews, and as-built documentation. The following are a few examples of how Ajax utilizes Building Information Modeling (BIM) for the benefit of our projects.

DESIGN VISUALIZATION: The BIM model provides a level of 3D visualization and design communication that is not afforded by other design delivery methods. The BIM model can be explored in-depth, offering unlimited views and sections of the projects and the work at hand. These design visualization benefits of the BIM model are carried through to the construction phase through the use of Navisworks Freedom software which is utilized by our on-site project teams.

CONSTRUCTABILITY REVIEWS: The BIM model is utilized to analyze means and methods, construction efficiencies, and sequencing of trade contractors. This provides Ajax with an opportunity to recommend alternative means, methods, details, practices, processes, etc. that may be of benefit to each of the projects.

SITE PLANNING AND SITE UTILIZATION: The BIM model is utilized by Ajax to plan and communicate our intended use of each project site taking into account items such as existing conditions, mobilization activities, site logistics, sequence of work, site access and routes, site safety measures, equipment locations, temporary construction, site utilities, and site improvements. These items are incorporated (i.e. modeled) into each project BIM model and are an effective means of conveying our plans for each of the project sites through "Town Hall Meetings" with project stakeholders and occupants of neighboring buildings.

CLASH DETECTION: The BIM model is utilized to perform systems coordination and clash detection activities. This allows for the identification and correction of conflicts in building systems or components in the BIM model during the design phase rather than during the construction phase when the correction of such conflicts can result in costly corrective measures.

POST CONSTRUCTION "AS-BUILT" DOCUMENTATION: The BIM model is maintained and updated by the project team throughout the construction phase, incorporating design revisions and submittal data such as RFIs, ASIs, Owner Changes, Material Data, Equipment Data, etc. The result is an "As-Built" BIM Model that can be turned over to the Owner and their Facility Department at the close of each project.

Ajax fully recognizes the benefits that Building Information Modeling (BIM) offers and we are confident that the entire construction industry will eventually migrate to BIM as the benefits of this technology become increasingly apparent.

QUALITY CONTROL PROGRAM: Our team will implement a detailed quality control program with each trade contractor on each project, thereby guaranteeing high levels of craftsmanship. Trade contractors are required to develop their own quality control plan prior to going on site.

SHOP DRAWINGS & SUBMITTAL REVIEW: The project team reviews submittals and shop drawings for conformance with the contract documents, accuracy and completeness.

CONSTRUCTION PHASE

CHECK MATERIAL CONFORMANCE UPON RECEIPT: The on-site team will inspect all materials arriving at each job site and immediately reject and return any material that does not conform to established quality standards, contract documents, or approved submittals.

MOCK-UPS OF REPETITIVE OR DIFFICULT WORK: Mock-ups of repetitive or difficult work are required to be constructed by all participating subcontractors before construction begins. This will establish an initial quality benchmark so all subcontractors know what standard of quality must be obtained.

ROUGH-IN COORDINATION DRAWINGS: Detailed drawings delineating locations for above ceiling and below grade rough-in are prepared by each trade contractor to identify potential conflicts prior to fabrication and installation. In some instances, we use BIM for this activity to be able to visualize the locations more easily using 3D.

MONITOR WORK DAILY: As Jody Brown walks the sites daily, he refers to a detailed checklist that covers the specific items of quality and assures that the work being produced meets those standards. Any work that is found to be non-conforming requires that corrective action be taken within 24 hours of notification of rejection.

COORDINATION & TOOLBOX MEETINGS: As Jody Brown makes his daily rounds on each job site and finds a specific item needing additional clarification, he will stop work in the area and assemble all subcontractor personnel to explain what is required and the level of quality to be produced.

BIDDING

PRE-QUALIFICATION OF TRADE CONTRACTORS: To ensure that only reputable and qualified trade contractors bid on each of your projects, Ajax pre-qualifies trade contractors for:

- Construction experience on projects of similar size and complexity
- Proven record of quality and schedule adherence
- Financial stability and bonding ability
- Safety record and insurance

With our long history within the SW Florida Area and the constant reach out to the Subcontractors in the area, we maintain an expansive listing of subcontractors that we have used previously and would be able to bid the Charlotte County Emergency Operations Center. We typically get four (4) to eight (8) bidders per trade package and create the most competitive bidding environment possible.

BID DOCUMENTS / PRE-BID MEETINGS: After pre-qualifying subcontractors and generating interest in each project, we assemble bid documents. To clearly define the responsibilities of each trade contractor, we will prepare detailed bid packages for each trade and review those in a pre-bid meeting with all interested bidders. The bid package will include:

- Detailed Scope
- Site Utilization Plan
- Schedule
- 100% Plans & Specifications
- Quality Control Program
- Safety Control Program
- Contract Documents

SUBCONTRACTS: Our subcontract is a preventative tool that contains language that further expands and clarifies subcontractor responsibility. The subcontract provides methods of conflict resolution that ensures job progress.

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

Ajax is fluent in the intricacies of building on and adjacent to active airports. In fact, we are currently in the design phase for the Volusia County Mosquito Control Office & Hanger which is adjacent to an active airport. We also just recently completed the Monroe County Emergency Operation Center, which is located at the edge of the runway in Marathon. Our knowledge of the processes will be critical to keep the project schedule moving ahead.

From the start of design, we will leverage our experience to ensure the correct filings with the FAA are occurring to ensure the projects design schedule is not impacted by delays in the FAA review process. Ajax is familiar with submission of FAA 7460-1 (Notice of Proposed Construction or Alteration) forms for new vertical construction, including submissions for temporary fixtures, like erection cranes, drill rigs, and concrete pump trucks. Our knowledge of FAA's advisory circular 70/7460-1M, Obstruction Marking and Lighting requirements and other FAA documents assist in an effective re-check during design to catch missing requirements and prevent costly adds to the project after construction has started.

During construction, we have open communication with the airport operations team, including them on OAC meetings, schedule updates, and specific coordination meetings related to crane picks other high elevation work. Ajax is capable of handling the NOTAM implementation process via the OE/AAA online account or coordinating with the airport to schedule the start and stop NOTAMs as required by the schedule. Enhanced delivery scheduling, site cleanliness, and site security are all measures necessary for success in airport related projects that we are experienced in managing.

NOTAM = Notice to Airmen / Notice to Air Mission.



WORKING ON AN OCCUPIED SITE

The safety of your faculty and visitors is our top priority. Our job as your Construction Manager is to ensure their safety and provide a comfortable working environment. Communication will be constant and clear between Ajax and the County representatives. Through our depth of experience in occupied environments, we have developed the following key elements to successful safety implementation on occupied sites:



Communication between the designated Administrators, Facilities and our project team is paramount to ensuring a safe and suitable learning environment. We encourage daily huddles to confirm project flow, direction, logistics and resolve potential problems before they occur. This co-operative approach ensures the Administration that the CM Team is working not only to complete the construction work, but to also ensure a fully functioning and suitable working environment along the way.

Develop, coordinate and implement a logistic plan that ensures the proper separation and safety of the faculty and administration from the construction work. Such elements as barriers, fencing, temporary partitions, double-barrier separation systems and appropriate signage are all utilized to keep the construction activities away from the occupied environment.

Minimize the impact of contractor parking, staging and material storage areas to ensure the school can maintain full use of its campus to continue facility workflow. This includes working closely with the facility's designated staff and District project coordinator / manager to ensure construction work is not impacting the ability of the facility to function properly.

Employee entrance protocol must be discussed and confirmed prior to each phase of construction. Again, maintaining separation between construction activities and active staff/visitor parking is established and prioritized before each phase of construction. This separation must be maintained at all times.

Daily Clean-up will be enforced early and throughout the construction process. This applies to both inside the construction areas and outside as may be warranted by the construction operations. Ajax installs visibility barriers where feasible which serves a twofold

purpose. The barrier a) retains any loose construction debris inside the construction compound and b) limits visibility for staff to keep them focused on their day-to-day workflow.

In certain circumstances, noise generated from the construction process will impact the facility's ability to properly function. Under these conditions, Ajax will implement a 2nd shift and / or night shift work schedule. In many cases this is the best way to ensure noise issues due to close proximity does not impact the working environment.



Ensure HVAC / Electrical systems which are feeding the existing facility are maintained and fully operational. This may include installation of temporary piping if the existing utility feeders are in conflict with the new construction.

Life Safety exiting routes must be confirmed with the Designer and Owner, to make sure primary and secondary egress is maintained during each phase of construction.

Life Safety fire alarm and fire sprinkler systems must be discussed and addressed prior to the start of

construction. For your project, it is anticipated that the existing life safety systems will remain totally operational until the faculty are moved into the new facility. Nevertheless, we monitor these systems and make sure they are maintained during construction.

Enforce a strict policy of Zero interaction between construction workers and staff. All coordination efforts should be maintained between Dan Dreier, Senior Project Manager, and Jody Brown, Senior Superintendent, with the Project Coordinator for Charlotte County.

Strict implementation and adherence to the JLA requirements, badging, sign-in and check-out procedures to ensure compliance conditions.

BEST PRACTICES

Communication is the cornerstone to a successful project and Ajax takes pride in our record of well-managed projects. Because of our communication between teams we have been able to compile a list of “Best Practices” through our experiences on past projects. We document and share these with each relevant team so that we can avoid costly mistakes. In addition to the proposed on-site team, the full resources of Ajax and our personnel will be available for any needed assistance throughout each project. As an example, Ajax currently has several public safety projects underway in both the design phase and construction phase. These teams communicate with one another to share ideas regarding constructability, materials, systems, etc.

LESSONS LEARNED - AIRPORT/AVIATION OPERATIONS

- Ensure you are copied on the weekly flight schedules. Coordinate closing with work onsite.
- Establish a FOD (Foreign Object Debris) sweep system, especially around dumpster locations and delivery drop locations.
- If any work is going to take place outside of the terminal that can potentially impact planes or pilots (cranes, equipment near runway, communication systems, etc.) officially notify the Airport and file a NOTAM (Notice to Airmen).
- Always pay attention to and do not disturb the NAVAID (Navigational Aids).

LESSONS LEARNED - EMERGENCY OPERATIONS CENTERS

- Knowledge of FEMA 361 and the requirements. How much federal funding has been requested/used? What is the classification?
- Minimize penetrations of the exterior envelope, typically a good recommendation for any building but critical on EOC's.
- Estimate that every system will have built-in redundancy even if it isn't clearly shown on Contract Documents.
- Any exterior Doors, Windows and Storefront will be EXPENSIVE and the manufacturer will be required to provide documents or test assemblies to satisfy specific FEMA requirements. Limited manufacturers to pick from but avoid sole-source arrangements.
- There will probably be some type of onsite storage of fuel, water (wells or tanks), lift-station, etc. Start discussion early on who is responsible for what and when approvals, payments, etc. are required. Certain items go through longer review processes and you don't want to be waiting on it to get approved at a monthly board meeting prior to starting.
- Discuss hiring of a Building Envelope Consultant for Preconstruction and Construction. Uncoordinated and/or canned specifications and drawings are a constant issue and while we catch most of the problems, sometimes one or two slips through. Product compatibility is also an issue...can the firestopping touch the damproofing/waterproofing, will it air/moisture barrier stick to ICF (even though it says it does). Our contingency usually pays the price because this is never coordinated by the Design Team.
- Learn about (COPS) systems wiring will most likely impact (HVAC, Electrical) but could impact other trades.
- Know the different functions of the particular EOC (data center, traffic control center, emergency dispatch, etc.) There will be specific requirements for each function and coordination between them.
- If site conditions found in the soils report are an issue or concern, request additional testing. Limited testing and GMP allowances usually end up with issues coming out of our contingency or change orders. If we ask and they refuse...at least we can document it.
- Meet with Owner/Architect, Engineer prior to construction of any mock ups to ensure they are in agreement with how it is represented.
- Work with the A/E during preconstruction to mitigate any field required coordination. Emphasize the importance of this information to the Owner and User groups so that they provide sufficient information to the designers to accommodate. Place all layout, clearance, and dimensioning information directly on the Contract Documents. Select the primary color scheme and furniture models prior to finalizing the contract documents. Include that layout and color selection information as part of the bid documents.
- After finalization of the bid documents, develop a clear understanding of how each system works by using only the contract documents as reference - multiple preconstruction meetings with many User groups provide the opportunity for changes, which can skew one's understanding of a system's function and/or flow.

- After understanding how each system works, meet with the Owners and Designers to discuss Ajax's understanding, so that there is no misunderstanding when it comes to construction (and bid scopes) - i.e. building grounding, emergency power transfer process, IT infrastructure security and placement
- For those systems that remain in the documents for Ajax to field coordinate, work to resolution all coordination required for that equipment well ahead of when the information is required - i.e. generators, IT servers, A/V equipment, etc.
- Discuss and clearly identify all secure areas and ensure identification of surrounding products and systems to accommodate the intent of the space - i.e. ballistic rated walls require ballistic rated frames and windows.
- Communicate actively with each User Group (i.e. Sheriff's Office, EOC) and accommodate frequent walkthroughs so there is productive dialogue of any requested changes during construction as well as expectations when complete. Any changes necessary can then be brought to the Owner's representative to resolve earlier rather than later - i.e. outlet locations, A/V mounting heights
- Hold specific area and overall project meetings with the Owner's vendors in order to provide an understanding of available space and rough-in for their installation - i.e. If Ajax provides the communications tower and the County has an installer for some antennas, if there is consideration at all, the A/E may have designed for a system that has since been replaced by a newer product that may need larger conduit, revised penetrations, etc.
- Clearly identify Owner provided equipment on the project schedule and track as a planning tool. Use the OAC meeting to discuss the equipment procurement and update accordingly.
- Review all gas type fire protection systems and their spaces' surrounding openings. Ensure all doors have weather seals (including interior openings), walls are fully extended to roof deck, and dampers are automatic, in order to allow the system to properly test the airspace and function as designed.
- Plan on working lots of nights and weekends. Most of them stem from doing the above, but a change of thought or direction from the Owner requiring Ajax to accommodate, but that's what we're here for.
- Separation of individual buildings with non-conductive wiring: Even though it is likely the entire site is required to be bonded together through the grounding system, make certain that communications between separate building structures does not use a conductive product (copper) to achieve connectivity. Utilize fiber and appropriate convertors to accomplish appropriate connectivity.
- Understanding of specialized grounding requirements, such as R56 standards for communications equipment / consoles: Specialized equipment vendors are required to have specific grounding compliance when installing their products. As the specific equipment (or vendor) is often not yet identified at the time of design, it is likely that some of the details that will ultimately be required are not incorporated into the Contract Documents. With Owner permission, reach out to potential bidders of radio and other equipment and discuss the current documents and what other possible requirements could be and incorporate as much as practical into the sub scopes.



C. WHAT METHODS WILL YOU EMPLOY TO ENSURE CHARLOTTE COUNTY RECEIVES A QUALITY PROJECTS?

QUALITY CONTROL PRECONSTRUCTION PHASE

- **DESIGN REVIEW:** Quality begins with a thorough review of the plans and specifications for completeness, accuracy & constructability. After a systematic review of the plans and specifications, we recommend modifications to the Architect that might be made to the drawings and/or specification to assist in clarifying the design intent.
- **REDI-CHECK SYSTEM:** Ajax utilizes the Redi-Check system to review the contract documents for any discrepancies, resolving conflicts and ensuring quality prior to bidding and construction. Clear and concise documents ensure competitive and responsive bids.
- **PRE-QUALIFICATION OF TRADE CONTRACTORS:** To ensure that only reputable trade contractors bid on each project, Ajax pre-qualifies trade contractors for construction experience on similar projects, proven record of quality and schedule adherence, financial stability and bonding ability, and safety record and insurance.
- **BID DOCUMENTS:** After pre-qualifying subcontractors and generating interest in each project, we assemble detailed bid documents. Subcontractors must know exactly what is expected of them in order to produce high quality work.



BUILDING INFORMATION MODELING

Our coordination during construction includes the use of Building Information Modeling and works off the base line efforts with BIM during the Preconstruction Phase.

DESIGN VISUALIZATION: The BIM model provides a level of 3d visualization and design communication that is not afforded by other design delivery methods. The BIM model can be explored in-depth, offering unlimited views and sections of each project and the work at hand. These design visualization benefits of the BIM model are carried through to the construction phase through the use of Navisworks Freedom software which is utilized by our on-site project teams.

CONSTRUCTABILITY REVIEWS: The BIM model is utilized to analyze means and methods, construction efficiencies, and sequencing of trade contractors. This provides Ajax with an opportunity to recommend alternative means, methods, details, practices, processes, etc. that may be of benefit to each project.

SITE PLANNING AND SITE UTILIZATION: The BIM model is utilized by Ajax to plan and communicate our intended use of the project sites taking into account items such as existing conditions, mobilization activities, site logistics, sequence of work, site access and routes, site safety measures, equipment locations, temporary construction, site utilities, and site improvements. These items are incorporated (i.e. modeled) into each project BIM model and are an effective means of conveying our plans for each project site through "Town Hall Meetings" with project stakeholders and occupants of neighboring buildings.

CLASH DETECTION: The BIM model is utilized to perform systems coordination and clash detection activities. This allows for the identification and correction of conflicts in building systems or components in the BIM model during the design phase rather than during the construction phase when the correction of such conflicts can result in costly corrective measures.

POST CONSTRUCTION "AS-BUILT" DOCUMENTATION: The BIM model is maintained and updated by the project teams throughout the construction phase, incorporating design revisions and submittal data such as RFIs, ASIs, Owner Changes, Material Data, Equipment Data, etc. The result is an "As-Built" BIM Model that can be turned over to the Owner and their Facility Department at the close of each project.

LASER SCANNING: Laser Scanning is the latest generation of document review and coordination. This is performed by using periodic laser scanning in the field to locate installed elements in the field, then comparing them back to the BIM model. This allows field supervisors to ensure that installed work is located in accordance with the coordinated BIM model and avoid potential conflicts with following work of other trades. This early detection/validation process helps promoted faster construction by avoiding complicated rework after other trades work is installed. On the next page is an image of a Laser Scan from Newell Hall.

50+
BIM PROJECTS



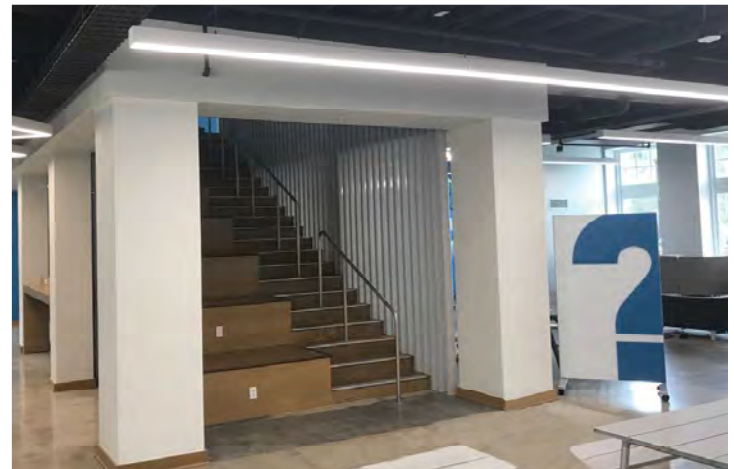
BIM MODEL



LASER SCAN



OVERLAY OF BIM & LASER



JOBSITE PHOTO

CONSTRUCTION PHASE

Ajax will implement a detailed project specific quality control program for each project with each trade contractor on each project, thereby guaranteeing high levels of craftsmanship. This process includes:

- **SHOP DRAWINGS & SUBMITTAL REVIEW:** The project team reviews submittals for conformance with the contract documents, accuracy and completeness.
- **CHECK MATERIAL CONFORMANCE UPON RECEIPT:** The Ajax team will inspect all materials arriving at the job site and immediately reject and return any material that does not conform to established quality standards.
- **MOCK-UP OF REPETITIVE OR DIFFICULT WORK:** Mock-ups of repetitive or difficult work are required to be constructed by all participation subcontractors before construction begins. This will establish an initial quality benchmark so all subcontractors know what standard of quality must be obtained.



- **BUILDING ENVELOPE REVIEW:** As a Florida Contractor, Ajax places a top priority in identifying any potential for water intrusion issues in the design. During our design reviews we communicate with the design team to ensure that all window/curtain walls, roof, flashing and other exterior elements show the details necessary to eliminate the potential of water intrusion into the building.

- **MONITOR WORK DAILY:** As the Senior Superintendent, Jody Brown, walks the sites daily, he refers to a detailed checklist that covers the specific items of quality and assures that the work being produced meets those standards.
- **PROMPTLY REJECT NON-CONFORMING WORK:** Any work that is found to be non-conforming will be promptly rejected. Our subcontract requires that corrective action be taken within 24 hours of notification of rejection.
- **PHASE AND AREA PUNCHLISTS:** Punchlists will be performed at the completion of each major phase of the each project. This process minimizes the final punchlist at the end of each project.
- **COORDINATION & TOOLBOX MEETINGS:** The Jody Brown, Senior Superintendent, will hold weekly meetings with all of the subcontractors to discuss schedule, quality and safety.

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

As a Construction Manager we understand that 85% of the work we do is performed by subcontractors and they are vitally important to the success of each project. There are several measures that we take to ensure an issue, such as bankruptcy, doesn't affect the project. The first thing we have in place is a rigorous prequalification process. During this process we are checking subcontractor's financials, past similar experiences, current workload, safety programs and their proposed team member's experience. We employ the prequalification step as a preventive measure to hopefully eliminate any potential financial struggles down the road. This step aids us in getting the right bidders interested in each project.

In terms of Subcontractor Bonding, especially in the heated and hyper escalated market currently being experienced, Ajax requires Subcontractors be able to provide bonding on contracts greater than \$40,000. We also implement a Subcontractor Default Insurance (SDI) program that provides us the ability to insure certain subcontractors in terms of project performance and payment. A combination of these two strategies are used to protect both the Owner and Ajax. In many cases, we are able to reduce the overall values of subcontractor bonding from the more traditional approach of requiring straight Sub bonds from all contracted Subcontractors.

During the course of construction we are monitoring the schedule daily. A subcontractor behind schedule can be an indicator that they may be struggling financially and not able to perform their work. If they are indeed behind we have the ability to bring in supplemental forces to make sure each project remains on schedule and moving forward to the set completion date. Ajax also has a very robust cost accounting tools and methodology. We are constantly checking to make sure subcontractors are on schedule with their payments to vendors and other sub subcontractors. Front loading pay requests can be an issue as well so we monitor on a monthly basis to stop this from occurring and making sure that if financial issues do arise there is enough money to finish their portion of each project. It really all comes down to communication. If we do see signs of financial struggles we will bring the subcontractor in and have an honest conversation with them about what they may be going through and what type of solution we would like to see to achieve the teams goals. Our approach is more of a proactive approach to ensure there are no problems that arise that we affect the county adversely.



VI. PRESENT EXAMPLES OF RECENTLY ACCOMPLISHED SIMILAR PROJECTS

A. DESCRIBE THE PROJECTS TO DEMONSTRATE

Established in 1958, Ajax is an employee owned, third-generation family operated firm with 95% of our projects in the public sector. Ajax's \$1 Billion Public Safety resume includes 88 public safety projects including relevant experience that include EOCs (Emergency Operations Centers), Police Stations, Forensic and Training spaces, 911 Call Centers, Data Centers and Hurricane Hardened Buildings; projects similar to the Charlotte County Emergency Operations Center Expansionproject. With more than 295 employees, Ajax prides itself on delivering projects on time, in budget and with the highest level of safety, customer services and quality. Ajax has worked in Charlotte, Manatee, and Sarasota Counties for over 25 years and bring the valuable relationships with over 400 local subcontractors that will benefit the County on this important project.



PROJECTS	PUBLIC CLIENT	EOC	REDUNDANCY	HURRICANE HARDENED
MONROE COUNTY EMERGENCY OPERATIONS CENTER	✓	✓	✓	✓
BREVARD COUNTY EMERGENCY OPERATIONS CENTER	✓	✓	✓	✓
UNIVERSITY OF FLORIDA PUBLIC SAFETY & CENTREX BUILDING RENOVATION	✓	✓	✓	✓
CITY OF VENICE PUBLIC SAFETY FACILITY	✓	✓	✓	✓
CITY OF CLEARWATER POLICE DEPARTMENT DISTRICT 3 OPERATIONS & TRAINING FACILITY	✓	✓	✓	✓
HARDEE COUNTY EMERGENCY OPERATIONS CENTER	✓	✓	✓	✓
CITY OF NORTH PORT EMERGENCY OPERATIONS CENTER	✓	✓	✓	✓
UNION COUNTY EMERGENCY OPERATIONS CENTER	✓	✓	✓	✓
MANATEE COUNTY SHERIFF'S OFFICE FLEET SERVICE FACILITY	✓		✓	✓
CITY OF VENICE NEW AIRPORT EMERGENCY OPERATIONS CENTER	✓	✓	✓	✓
SARASOTA COUNTY EMERGENCY / FIRE SERVICES ADMINISTRATION BUILDING	✓	✓	✓	✓



MONROE COUNTY EMERGENCY OPERATIONS CENTER

Marathon, FL



This project consisted of the brand-new construction of a 28,321 square foot, two story building hurricane hardened, federally funded Emergency Operations Center, located on the west end of Marathon Airport property. The elevated two-story cast in place concrete structure (over parking) serves the Sheriff's 911 Call Center, the Fire Rescue Administration, and other Emergency Management Facilities. As designed, the building provides near absolute life safety protection against hurricane wind speeds to serve the first responders, emergency managers, and other disaster staff that must remain behind in the event of a hurricane impacting Monroe County. This building was designed to meet and/or exceed FEMA's requirements for a "safe room" and thus will be designed to meet the FEMA P-361 Design and Construction for Community Safe Room's guidance to provide "near-absolute protection.", as well as ICC 500 standards. The building structure includes precast concrete beams and columns with a site-cast panel system and the roof was designed as cast-in-place concrete that meets all standards for shelters. Storefront glazing tested for missile impact level compliant with Florida Building Codes was required. Emergency back-up power is provided by a two (2) generator load-sharing arrangement, ensuring full functionality of the EOC, and an uninterrupted power supply for the facility including the emergency (911) call system.



**MULTIPLE STAKEHOLDERS
REDUNDANT SYSTEMS
EMERGENCY OPERATIONS
HURRICANE HARDENED
SECURE FACILITY**

KEY PROFESSIONALS

Tim Sewell, Principal-in-Charge
Marshall Quarles, Project Executive
Rick Guerra, General Superintendent
Jeff Stephenson, Chief Estimator
Marc Reeves, Risk Management
Sean Akvan, BIM Coordinator

PROPOSED

✓
✓
✓
✓
✓
✓



TYPE OF SERVICES PROVIDED
Construction Management



DATE OF CONTRACT SERVICE
October 2022 - April 2024



COST
\$28,958,443



SIZE
25,799 SF



OWNER
Monroe County
Cary Knight
500 Whitehead Street
Key West, FL, 33040
305.292.4527



BREVARD COUNTY EMERGENCY OPERATIONS CENTER

Rockledge, FL



The Brevard Emergency Operations Center (EOC) is one of the most activated EOC in the country and the most activated in the State of Florida. This new EOC facility was designed to withstand 200 MPH hurricane force winds, large missile impact requirements, and all ICC 500 2014 (Storm Shelter Design) requirements. The building houses an emergency operations command center and a 911 Dispatch call center. The facility also includes offices, conference room, records storage, male and female sleeping quarters, full commercial kitchen, support space for Brevard County Traffic Management, Citizen's Information Center, training rooms, media broadcasting spaces, back-up generators and ice storage. The EOC is capable of 24 hour operation with full redundancy for all utilities and is 100% fully functional and self-sustaining for 96 hours.



MULTIPLE STAKEHOLDERS REDUNDANT SYSTEMS EMERGENCY OPERATIONS HURRICANE HARDENED SECURE FACILITY



TYPE OF SERVICES PROVIDED

Construction Management



DATE OF CONTRACT SERVICE

January 2023 - July 2024



COST

\$21,990,275



SIZE

49,730 SF

OWNER

Brevard County
Tim Lawry
Building A. Room 207
2725 Judge Fran Jamieson Way
Melbourne, FL 32940
321.863.2075

KEY PROFESSIONALS

Rick Guerra, General Superintendent

Jeff Stephenson, Chief Estimator

Marc Reeves, Risk Management

Sean Akvan, BIM Coordinator

PROPOSED





UNIVERSITY OF FLORIDA PUBLIC SAFETY & CENTREX BUILDING RENOVATION

Gainesville, FL



This project involved the demolition of the old UFPD/WRUF building including the adjacent evidence compound and all associated non-critical site utilities to make way for the brand new 50,972 SF facility that accommodates all current and future operational needs. The facility will serve as the main on-campus shelter-in-place facility in the event of natural or man made emergencies. Components of the building include evidence processing, gym and locker room, training spaces, emergency management and dispatch, media briefing space, K-9 facilities, armory, interview rooms and office areas. The program also included a complete 5,000 SF renovation of the Centrex Building for UF Emergency Management. This houses the UFPD's dispatch and the Department of Emergency Management. A part of the renovation was associated with the UF security operation center, however the UFPD dispatch remained in operation 24/7/365 during the construction process until they were moved into their new space in the new facility. While the plan included complete demolition of the 1928 structure, in accordance with the Florida Department of State Historic Preservation Office mandates noteworthy historic building components were salvaged and incorporated into the new public safety building, thus commemorating its significance both to the UF campus and to Gainesville.



MULTIPLE STAKEHOLDERS REDUNDANT SYSTEMS EMERGENCY OPERATIONS HURRICANE HARDENED SECURE FACILITY



TYPE OF SERVICES PROVIDED
Construction Management



DATE OF CONTRACT SERVICE
March 2021 - April 2023



COST
\$21,582,528



SIZE
50,972 SF



OWNER
University of Florida
Robert Hatker
300 SW 13th Street
Gainesville, FL 32611
352.294.3572

KEY PROFESSIONALS

Rick Guerra, General Superintendent
Jeff Stephenson, Chief Estimator
Marc Reeves, Risk Management
Sean Akvan, BIM Coordinator

PROPOSED





CITY OF VENICE PUBLIC SAFETY FACILITY

Venice, FL



The new Venice PSF was constructed with concrete tilt-wall panels and a roofing systems that meets Level E impact criteria. All structural elements meet 220 MPH Wind Speed, as well as wall/window bullet resistance. The facility has redundant systems, including full campus generator back-up for emergency / storm events. The site includes a large stormwater retention area in which the fill material generated provided for a balanced site approach with limited need for imported soils. The new facility provides for Community meeting space, officer training facilities, workout space, forensic processing of evidence, digital evidence processing, evidence storage, record storage space, media briefing rooms, internal conference rooms, kitchen / breakroom facilities, interview rooms, detective / investigative operations, armory and weapon cleaning space, vehicle inspection bays, vehicle maintenance bays and police department administrations. The locker room facilities provide individual exhausting and equipment charging capabilities, adjacent to shower facilities. The exterior components include secure access points, fully enclosed impound yard for boat & vehicle storage, media truck connections points, connection points for future car charging stations, covered storage facility and covered parking.



**MULTIPLE STAKEHOLDERS
REDUNDANT SYSTEMS
EMERGENCY OPERATIONS
HURRICANE HARDENED
SECURE FACILITY**

KEY PROFESSIONALS

Tim Sewell, Operations Manager
Rick Guerra, General Superintendent
Jody Brown, Superintendent
Jeff Stephenson, Chief Estimator
Marc Reeves, Risk Management
Lori Rice-Turner, Community Outreach

PROPOSED

✓
✓
✓
✓
✓
✓



TYPE OF SERVICES PROVIDED
Construction Management



DATE OF CONTRACT SERVICE
November 2022 - March 2024 In Progress



COST
\$11,961,171



SIZE
31,421 SF



OWNER
City of Venice
Rob Goodson
401 W Venice Ave.
Venice, FL 34285
941.486.2444



CITY OF CLEARWATER POLICE DEPARTMENT DISTRICT 3 OPERATIONS & TRAINING CENTER

Clearwater, FL



This project consisted of demolition of the previous Clearwater Police Department District 3 Substation built in 1983 and the construction of a new 21,625 SF concrete tilt-wall facility built to withstand a Category 5 hurricane equipped with redundant services necessary for this essential facility.

This new facility houses an Emergency Operations Center, police training classrooms, simulation training space, offices, workout space and locker rooms, as well as a 6,100 cubic feet underground stormwater vault under the parking lot. The existing K9 training/boarding building, seizure & impound yard and 100-yard outdoor firing range remained occupied and fully accessible during the construction duration. The existing firing range training classroom buildings also remained in use, for the first phase of the work with a temporary access drive and parking area completed during the initial phase.

The construction was phased to commission the new systems and integrate the audio visual components and video walls to facilitate the relocation of operational areas into the new buildings which then allowed the site areas being used for the temporary training areas to be demolished and the balance of the sitework completed.

KEY PROFESSIONALS

Tim Sewell, Operations Manager
Rick Guerra, General Superintendent
Jeff Stephenson, Chief Estimator
Marc Reeves, Risk Management
Lori Rice-Turner, Community Outreach

PROPOSED



MULTIPLE STAKEHOLDERS REDUNDANT SYSTEMS EMERGENCY OPERATIONS HURRICANE HARDENED SECURE FACILITY



TYPE OF SERVICES PROVIDED
Construction Management



DATE OF CONTRACT SERVICE
April 2021 - September 2022



COST
\$11,245,816



SIZE
22,128 SF



OWNER
City of Clearwater
Tara Kivett
100 S Myrtle Ave
Clearwater, FL 33756
727.562.4758



HARDEE COUNTY BOCC EMERGENCY OPERATIONS CENTER (EOC)

Wauchula, FL

The Hardee County Emergency Operations Center (EOC) project includes the construction of a purpose-built facility designed to serve as the central hub for coordinating emergency response and disaster management within the county. This project aims to create a robust and resilient structure capable of withstanding severe weather events, equipped with advanced communication and technology systems to facilitate effective information sharing and decision-making during crises. The EOC is designed to house key personnel from various agencies, including law enforcement, fire rescue, emergency medical services, and county government, fostering seamless collaboration and unified command during emergencies. The construction will encompass secure operational areas, briefing rooms, communication centers, and support spaces, all built to meet stringent safety and operational standards, ensuring the county's ability to effectively respond to and recover from disasters.


**MULTIPLE STAKEHOLDERS
REDUNDANT SYSTEMS
EMERGENCY OPERATIONS
HURRICANE HARDENED
SECURE FACILITY**

 **TYPE OF SERVICES PROVIDED**
Construction Management

 **DATE OF CONTRACT SERVICE**
January 2025 - February 2026 In Progress

 **COST**
\$9,500,000

 **SIZE**
14,100 SF

 **OWNER**
Hardee County Board of County Commissioners
Lawrence McNaul
404 W. Orange Street
Wauchula, FL 33873
863.773.9430

KEY PROFESSIONALS	PROPOSED
Tim Sewell, Principal-in-Charge	✓
Marshall Quarles, Project Executive	✓
Rick Guerra, General Superintendent	✓
Jeff Stephenson, Chief Estimator	✓
Marc Reeves, Risk Management	✓
Sean Akvan, BIM Coordinator	✓



CITY OF NORTH PORT EMERGENCY OPERATIONS CENTER

North Port, FL

New Emergency Operations Center to house Emergency Management staff to serve as command center during emergency events.

The City of North Port EOC will be constructed on City-Owned land adjacent to Fire Station 81, located at 4980 City Center Boulevard, North Port, Florida. This new, critically-hardened, facility will house Emergency Management staff day-to-day and serve as the command center during emergency events. This facility is programmed to accommodate staff growth to 2050, or roughly 18,000 SF.


MULTIPLE STAKEHOLDERS
REDUNDANT SYSTEMS
EMERGENCY OPERATIONS
HURRICANE HARDENED
SECURE FACILITY

 **TYPE OF SERVICES PROVIDED**
Construction Management

 **DATE OF CONTRACT SERVICE**
August 2025 - November 2026 *In Progress*

 **COST**
\$10,000,000

 **SIZE**
1,800 SF

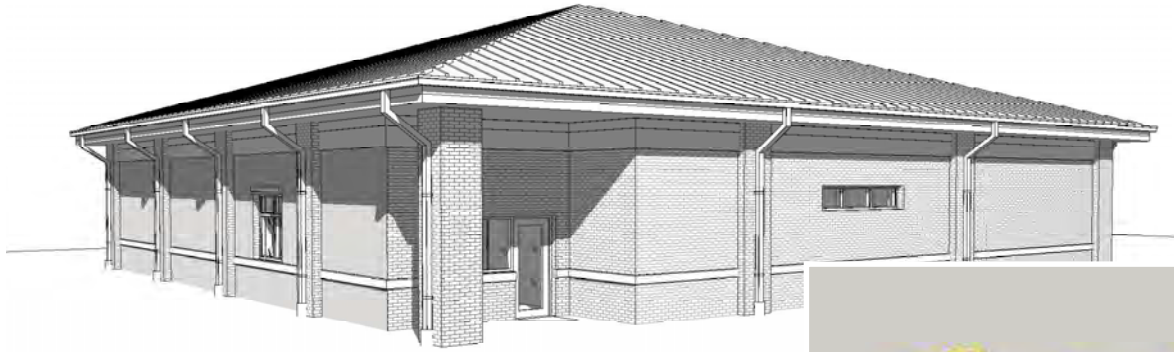
 **OWNER**
City of North Port
Christopher Morales
4980 City Hall Boulevard
North Port, FL 34286
941.429.7319

KEY PROFESSIONALS

Tim Sewell, Principal-in-Charge
Rick Guerra, General Superintendent
Jeff Stephenson, Chief Estimator
Marc Reeves, Risk Management
Lori Rice-Turner, Community Outreach

PROPOSED

✓
✓
✓
✓
✓



UNION COUNTY EMERGENCY OPERATIONS CENTER

Lake Butler, FL



The new Union County Emergency Operations Facility is currently in Design Phase, projected to be completed in June 2024. The facility is to include approximately 5,200 GSF of EOC, demolition of site elements and sitework. This building is being designed to FEMA 361 standards to withstand an ultimate wind speed of 253 MPH. The Emergency Operations Center will serve the County's 911 Call Center, the Fire Rescue Administration, and other Emergency Management Facilities. The future facility will provide near absolute life safety protection against hurricane wind speeds to serve the first responders, emergency managers, and other disaster staff that must remain behind in the event of a hurricane impacting Union County.



REDUNDANT SYSTEMS HURRICANE HARDENED FACILITY SECURE FACILITY EMERGENCY OPERATIONS CENTER



CONTRACTOR'S RESPONSIBILITY

Construction Management



DATE OF COMPLETION

May 2024 January 2025 Design Phase



COST

\$2,976,317



SIZE

5,200 SF

OWNER

Union County
15 Northeast 1st St.
Lake Butler, FL 32054
386.496.4241

KEY PROFESSIONALS

Tim Sewell, Principal-In-Charge

James Marini, Operations Manager

Wayne Wallace, General Superintendent

Jeff Stephenson, Chief Cost Estimator

Marc Reeves, Risk Management

PROPOSED





MANATEE COUNTY SHERIFF'S OFFICE FLEET SERVICES FACILITY

Palmetto, FL



The overall project site utilizes approximately 40.89 acres of green field zoned PD-I and PD-PI, which is located within 'X' and 'AE' flood zones. The scope of work provides for the assembly of an approximate 27,435/SF structure intended to house administration and vehicle maintenance operations. Of the total space, 4,075/ SF is allocated towards administration and 23,360/SF dedicated to new maintenance facility.

The building envelope of structure utilizes masonry bearing walls and pre-engineered metal building with standing seam and TPO roof systems. The exterior finish of the structure will be a combined effort of STUCCO and metal wall panels. In addition, a truck wash, parking surfaces, and various forms of landscaping are also intended to be installed.

The existing public utilities will be extended into a project site for means of satisfying all utility provisions.



MULTIPLE STAKEHOLDERS REDUNDANT SYSTEMS HURRICANE HARDENED SECURE FACILITY



TYPE OF SERVICES PROVIDED
Construction Management



DATE OF CONTRACT SERVICE
November 2023 - June 2025 *In Progress*



COST
18,592,536



SIZE
27,435 SF



OWNER
Manatee County Government
Tom Yarger
1112 Manatee Ave. West
Bradenton, FL 34205
941.749.3003

KEY PROFESSIONALS

Tim Sewell, Principal-in-Charge

Rick Guerra, General Superintendent

Jeff Stephenson, Chief Estimator

Marc Reeves, Risk Management

Lori Rice-Turner, Community Outreach

PROPOSED





CITY OF VENICE VENICE MUNICIPAL AIRPORT NEW TERMINAL / EMERGENCY OPERATIONS CENTER

Venice, FL

The project consists of a new 2-story terminal building totaling 8,570 square feet. This structural will include Waiting Area, Community Rooms, Flight Lounge, Restrooms and Office Spaces for Airport Staff and Guests.






The terminal Building will be a masonry structure with elevated decks comprised of precast joists composite slab. Roof will be a curved standing seam deck over the central portion of the building with smaller TPO flat roofs on each side. A full complement of finishes shall be included along with fire sprinkler, plumbing, mechanical and electrical.

The new complex will be constructed southwest of the current building on a vacant site that allows for views of both runways and the airfield.



**MULTIPLE STAKEHOLDERS
REDUNDANT SYSTEMS
EMERGENCY OPERATIONS
HURRICANE HARDENED
SECURE FACILITY**

KEY PROFESSIONALS	PROPOSED
Tim Sewell, Principal-in-Charge	✓
Rick Guerra, General Superintendent	✓
Jeff Stephenson, Chief Estimator	✓
Marc Reeves, Risk Management	✓
Lori Rice-Turner, Community Outreach	✓

	TYPE OF SERVICES PROVIDED Construction Management
	DATE OF CONTRACT SERVICE January 2025 - January 2026 <i>In Progress</i>
	COST \$6,749,936
	SIZE 9,000 SF
	OWNER City of Venice Peter Boers 401 West Venice Ave. Venice, FL 34285 941.882.7422



SARASOTA COUNTY EMS ADMINISTRATION FACILITY






Sarasota, FL

This project consists of the construction of a new hardened 28,418 SF Emergency Management Services Administration Facility with generator back up power to house fire services and EMS. It will include demolition of the existing History Center building and construction of a new Emergency Services Administration building in the same location.

The two story facility is approximately 28,418 square feet and will house multiple departments: Emergency Services Administration, Fire Marshal and Emergency Services Radio Systems Maintenance. Spaces in the facility will include offices and support for the Director, Fire Chief, Managers, Administration Specialists, Fire Code and Plans examiners, Conference spaces, breakroom and fitness areas.

Beyond purely functional requirements, the County seeks a Facility that will be, from a programmatic standpoint, complementary to other County colocated facilities in terms of non-emergency uses. Also, from an aesthetic standpoint, the exterior design of the building shall be compatible with adjoining structures within the site. The Facility design shall incorporate elements necessary to obtain the highest LEED Certification possible. The scope of the project may include modifications or alterations to site or building improvements associated with the Emergency Operations Center in order to serve the new Facility (parking, generators, chiller service expansion, etc.).

MULTIPLE STAKEHOLDERS REDUNDANT SYSTEMS EMERGENCY OPERATIONS HURRICANE HARDENED SECURE FACILITY

-  **TYPE OF SERVICES PROVIDED**
Construction Management
-  **DATE OF CONTRACT SERVICE**
October 2023 - May 2025 In Progress
-  **COST**
\$13,154,188
-  **SIZE**
28,413 SF
-  **OWNER**
Sarasota County BOCC
Tonia Toca
1001 Sarasota Center Blvd
Sarasota, FL 34240
941.313.7010

KEY PROFESSIONALS	PROPOSED
Tim Sewell, Principal-in-Charge	✓
Rick Guerra, General Superintendent	✓
Jeff Stephenson, Chief Estimator	✓
Marc Reeves, Risk Management	✓
Lori Rice-Turner, Community Outreach	✓

EMERGENCY OPERATIONS CENTER EXPERTISE

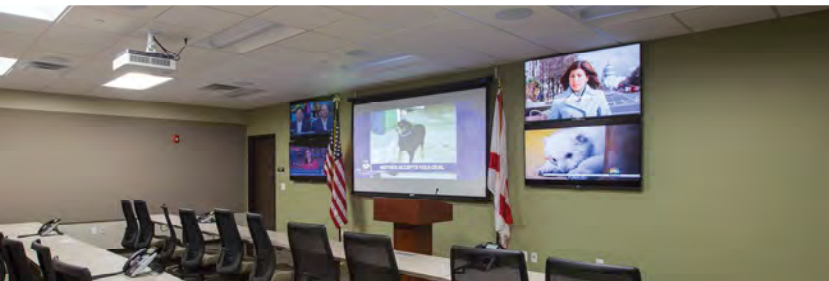
19
PROJECTS



**Volusia County
Emergency Operations Center**



**Sarasota County
Emergency Operations Center**



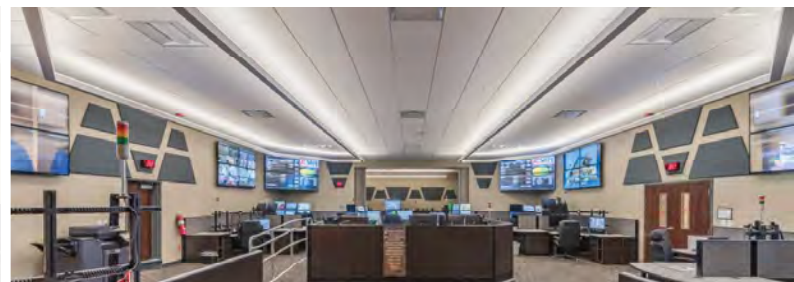
**City of Dade City
Public Safety / Emergency Operations Center**



**City of St. Petersburg
Public Safety / Emergency Operations Center**



**Florida Department of Law Enforcement
Joint Dispatch / Emergency Operations Center**



**Sumter County
Public Safety / Emergency Operations Centers**



**Baker County
Sheriff's Complex / Emergency Operations**



**Leon County
Public Safety / Emergency Operations Center**



**City of Venice
Public Safety / Emergency Operations Center**

2. SCHEDULE AND COST CONTROL

Ajax has worked in SW Florida for over 25 years and maintains an extensive and detailed subcontractor and vendor database. It is compiled using subcontractors on active Ajax jobs, as well as contacts via construction trade organizations, construction industry publications, and inquiries from our website. Subcontractors & Vendors are critical to the success of each project. With our Public Safety / Fire Station projects, we have built working relationships with specialty contractors / vendors working with the Owners and coordinating the installations or actually providing direct purchase for our clients, which provided additional savings to the projects. Some of these include, but not limited to the following:



3. SUCCESSFUL VALUE ENGINEERING SOLUTIONS.

As part of our estimating process, Ajax will develop a list of Value Engineering/Cost Reduction Options for consideration. We will provide an itemized list of alternate materials, equipment and systems along with their associated savings. These items will be reviewed by the team and those that are approved will be incorporated into the design. Our team is encouraged to "brainstorm" and we may initially come up with a Value Engineering list exceeding 50 or more items. We then evaluate the list with the project team to determine which ideas have the most merit for further development.

Criteria used to select these ideas include:

- Reasonableness and Practicality
- Durability/Functionality of Option
- Quality Impact vs Value Offered
- Cost Savings to the Project
- Potential Design & Time Impact

Savings from the Value Engineering exercises usually range from 2% - 7% and in some cases can be as much as 15%.

4. SUCCESSFUL EXPERIENCES WITH LOCAL SUBCONTRACTORS.

Ajax has a long standing reputation for success in maximizing local participation requirements in the communities that we work in. We place a strong emphasis on satisfying these regional obligations because this effort does provide a significant return on investment, which often translates to cost savings to our clients. Positive relationships are the driving force of our firm's success, and that equates to a successful project delivery for our clients. It is our intent to be The Construction Management firm that you can rely on for all of your construction service needs, and that requires maintaining your respect and the respect of the suppliers and vendors from your community at large.

Creating opportunities and building lasting relationships, with local subcontractors, vendors and suppliers, will help us provide the highest level of service for projects in Charlotte County.

5. ADDITIONAL CONSTRUCTION COSTS CAUSED BY DESIGN DEFICIENCIES, NOT PROGRAM CHANGES.

As diligent as we are in reviewing documents through REDlcheck, BIM and other methods, there will never be a perfect complete set up drawings. However, through our due diligence throughout the design phase, significant scope gaps in the drawings are always typically resolved before the project is bid. The types of omissions that are typically seen are minor and covered by the contingency. Design deficiencies are also sometimes the result of AHJ's requiring additional scope after the fact, which cannot be controlled or anticipated by the CM or design team.

If a design deficiency is discovered, Ajax's first order of business is to determine and identify every possible course of action available to the Project Team and provide a detail cost analysis for each option. We will ensure that all Team members are aware of not only the costs being considered but also the associated pros and cons with each option. Our overall goal is to make sure such issues do not linger, the resolution provides the Owner with the end result desired and the impact to each budget is minimal as possible.

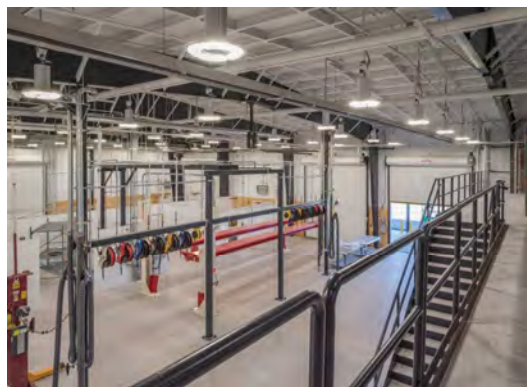
6. CONSTRUCTION PROBLEMS AND MEANS TAKEN TO SOLVE THEM.

Ajax has successfully completed over 1,000 complex construction projects, each with its own unique challenges and potential for conflict among Stakeholders. Our teams realize the importance of the contractual promises we make in terms of budget, schedule, quality and safety. We understand the need to proactively work with all stakeholders (Owners / Architects-Engineers / Subcontractors / Vendors) to ensure a mutually successful project that meets the commitments made. Over the 67 years of being in business, Ajax has honed our approach to Conflict Resolution, always focusing on meeting our promises to our partners and holding all parties accountable to ensure project success. At Ajax, we see Communication as the cornerstone to our effective conflict resolution program. We ensure that all parties are proactively communicating, and all stakeholders have the most accurate and complete information to ensure timely, well informed decisions. We believe our approach ensures all parties, including trade contractors and vendors, work in harmony and are able to build relationships up front which will benefit the each project and potential future engagements. Our communication style promotes teamwork and drives each project to on-time delivery, within budget and quality work which is beneficial to all involved.

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

Ajax's commitment to quality construction begins with open communication. For example: on the Sarasota County Emergency Operations Center project, Ajax realized that clean agents systems had to be added to the project. The owner had spent all of their design funds and due to internal constraints they could not add design funds so that let Sarasota County and Ajax to integrate the change into the project. Ajax contracted with a Clean Agent subcontractor that designed a complete system that ended up in five (5) separate systems.

During the construction of the Charlotte County Justice Center Renovation project, a number of unforeseen issues became apparent as the project progressed. This project was mostly a major renovation to an occupied facility, which means what is actually discovered in the field once demolition starts can be different than what is identified on the construction documents. Ajax implement early safe-off and separation activities, that allowed time for the Design/CM team to identify issues so that solutions would be achieved prior to the actual installation of the new work. This save the project dollars and time in the overall project.



8. METHODS TO INCORPORATE SUSTAINABILITY AND GREEN BUILDING PRACTICES IN THE CONSTRUCTION MANAGEMENT PROCESS.

14

LEED
GOLD



14

LEED
SILVER



2

LEED
CERTIFIED



Ajax is experienced in working with architects, engineers and owners to implement sustainable design elements and obtain green certifications for higher education facilities. We've completed 30 projects under the LEED Certification process, along with three projects under Green Globes and six projects under the Georgia Peach Program.

Ajax is a member of the US Green Building Council and currently 26 members of our regional staff are LEED Accredited Professionals. Ajax believes that efficiency and sustainable design are important aspects of the future of construction.

We will work seamlessly with other team members to identify and maximize the incorporation of sustainable systems and building materials within this project. Ajax has a team of professionals well versed in LEED practices and the LEED documentation and certification process.

Project Specific Certification Plan

- Identify Sustainable Design Opportunities
- Perform Site Analysis
- Evaluate Value / Benefit Parameters
- Define Strategies
- Prioritize Design Elements
- Confirm Project Registration

Facilitate Documentation

- Identify Systems for Documentation
- Established Material Recycle Program
- Review Submittals for Conformance
- Proactive (Ongoing) Commissioning Program
- Complete Documentation for Evaluation

Proactive Closeout / Certification

- Evaluate Documentation / Point Assessment
- Facilitate Final Submittal Preparation
- Apply for Certification
- Corroborate Certification



USGBC
MEMBER



VII. DESCRIBE YOUR EXPERIENCE AND CAPABILITIES IN THE FOLLOWING AREAS

A. GOVERNMENT FACILITIES WITH MULTIPLE ORGANIZATIONS AND STAKEHOLDERS

Below are some of our projects that included multiple stakeholders.

90+
PROJECTS



VOLUSIA COUNTY
EMERGENCY OPERATIONS
CENTER



FLAGLER COUNTY SHERIFF'S
OFFICE
DISTRICT 3 BUILDING



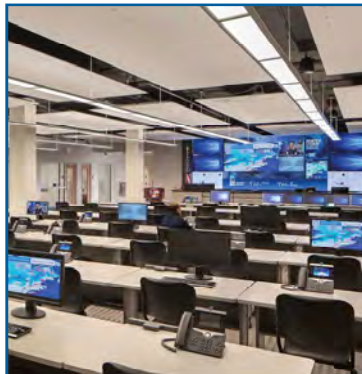
SARASOTA COUNTY
EMERGENCY OPERATIONS
CENTER



CITY OF ST. PETERSBURG
POLICE DEPARTMENT
HEADQUARTERS



UNIVERSITY OF FLORIDA
PUBLIC SAFETY CENTREX



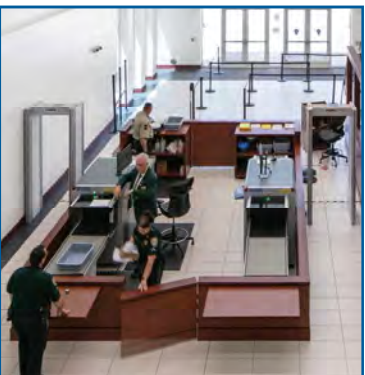
GEORGIA EMERGENCY
MANAGEMENT AND
HOMELAND SECURITY



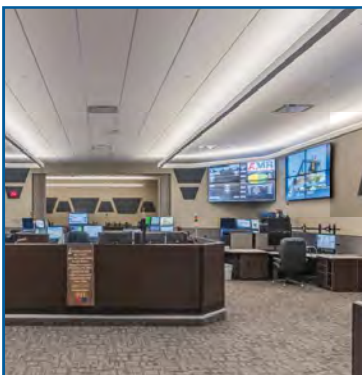
GEORGIA INSTITUTE OF
TECHNOLOGY
CAMPUS SAFETY



LEON COUNTY
PUBLIC SAFETY COMPLEX



CHARLOTTE COUNTY
JUSTICE CENTER



SUMTER PUBLIC SAFETY
COMPLEXES



CITY OF CLEARWATER
POLICE DEPARTMENT
DISTRICT 3 SUBSTATION

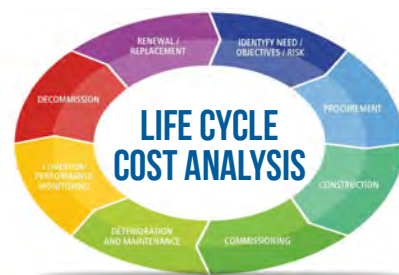


CITY OF VENICE
MUNICIPAL AIRPORT NEW
TERMINAL BUILDING

B. LIFE CYCLE COST ANALYSIS INCLUDING VALUE ENGINEERING

LIFE CYCLE COST ANALYSIS

Ajax will determine how each system or the facility as a whole will perform after 15 to 20 years. All aspects of the operational cost and maintenance of the facilities is taken into consideration to select the best systems and equipment for the life of the facilities. This information will allow you to make informed cost / life cycle / maintenance / quality decisions that meet each project's goals.



VALUE ENGINEERING

As part of our estimating process, Ajax will develop a list of Value Engineering/Cost Reduction Options for consideration. We will provide an itemized list of alternate materials, equipment and systems along with their associated savings. These items will be reviewed by the team and those that are approved will be incorporated into the design. Our team is encouraged to "brainstorm" and we may initially come up with a Value Engineering list exceeding 50 or more items. We then evaluate the list with the project team to determine which ideas have the most merit for further development. Criteria used to select these ideas include:

- Reasonableness & Practicality
- Durability/Functionality of Option
- Quality Impact vs. Value Offered
- Cost Savings to the Project
- Potential Design & Time Impact

Savings from the Value Engineering exercises usually range from 2% - 7% and in some cases can be as much as 15%.

[illegible]

EXAMPLES: CITY OF VENICE PUBLIC SAFETY FACILITY

Schematic Level Estimate

32 ideas / options identified valued at \$3,225,346

23 ideas / options accepted and incorporated valued at \$2,282,502

Design Development Estimate (\$12,014,189)

28 ideas / options identified valued at \$794,637

25 ideas / options accepted and incorporated valued at \$657,514

Final GMP Estimate (\$12,013,491)

26 ideas / options identified valued at \$772,304

17 ideas / options accepted and incorporated valued at \$570,530

**Ideas are Overlapping
Continuous Evaluation
Life Cycle \$ at Each Stage**

NET SAVINGS = \$2,310,878

C. CRITICAL PATH METHOD

SCHEDULING SOFTWARE

Ajax uses proven industry standard scheduling software (Primavera P6 – Oracle) to establish schedules for each of your projects which have the capability to:

- Cost Load
- Forecast Expenditures
- Estimate Manpower Requirements

Our program is fast, easy to update, and provides a full menu of scheduling and cost reports, including both critical path logic diagrams and bar chart formats. Ajax's scheduling capabilities permit a complete analysis of cost distribution throughout the design and construction phases of any project.

D. PRE-CONSTRUCTION SERVICES WITH A FOCUS ON MINIMIZING COST WHILE MAXIMIZING SCOPE

As your CMAR, our team will work closely from the onset with Charlotte County and Harvard Jolly | PBK to ensure the design and budget are complimentary to one another. This process is involved and requires the perseverance of every team member throughout the design phase. It will ensure that when the final GMP is delivered, it is within the established budget and that there are absolutely no surprises.

Ajax's success in delivering projects at or below budget begins early in the Design Phase and continues throughout the Construction Phase.

DESIGN PHASE COST CONTROL

Whether your goal is to cut dollars from the budget or to maximize your project dollars, our team will provide accurate estimates from our Estimating Department throughout the design phase, as well as cost/benefit analyses on materials and systems, allowing you to make informed financial decisions.

ESTIMATING

Our program is a progressive approach where early phases build upon one another until, a guaranteed maximum price (GMP) is established. Our pre-construction approach includes:

CONCEPTUAL ESTIMATE: Prepared early in the Design Phase, this estimate is based on concept, confirming that it can be constructed within the budget. It includes traditional project costs as applicable to a project, such as site preparation, foundation, structural work, exterior and interior finishes, and roofing work. This is sometimes referred to as an Economic Cost Model or "Target Value" approach and provides a benchmark for the team.

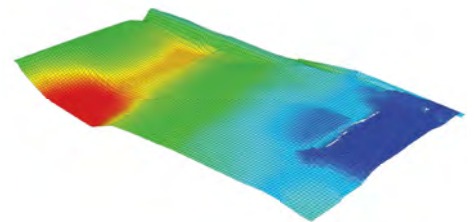
SYSTEMS COST ANALYSIS: Ajax will provide total cost comparison (materials, labor, maintenance, etc.) for each system being considered. For example:

- Chilled Water HVAC vs. Variable Refrigerant Flow (VRF)
- Block & Brick Multi-Wythe Wall System vs. Block & Stucco

By working in conjunction with Charlotte County and Harvard Jolly | PBK, as a group we will be able to properly analyze all options to develop definitive conclusions.

DETAILED ESTIMATE: As each project progresses and construction documents become available, we perform a complete Detailed Estimate for each entire project. It provides a higher level of detail and accuracy because materials and methods have been selected. It includes a detailed quantity takeoff from the documents and information now available. Specific material pricing from local vendors may be included, and issues such as crew sizes and total crew-days-required are also taken into account.

EARTHWORKS: Earthworks is a three dimensional computer program to assist with site cost analysis. It illustrates the contours of each existing site, comparing it to the new elevations needed for the projects. The new elevations are calculated to determine the volume of dirt needed to be cut or filled to create the desired elevation and slopes for each project site. A variety of elevation and slope options can be quickly analyzed to determine the most efficient and cost effective grading plan.



GUARANTEED MAXIMUM PRICE (GMP)

Through our estimating, value engineering and competitive bid processes, Ajax will establish a GMP that incorporates all of your goals and objectives. We are able to submit a GMP during any stage of the Design Phase in this case likely the design development stage.

ON-SCREEN TAKE-OFF

"On-Screen Take-off" is the latest cutting-edge technology for accurately developing cost estimates and quantities from the Architect's drawings. In addition, this process of estimating projects is extremely efficient and accurate. This will ensure the project progresses as quickly as possible, while ensuring the budget is being met.

E. UTILIZATION OF BUILDING INFORMATION (BIM) TO A LEVEL 4

BUILDING INFORMATION MODELING

Ajax utilizes Revit Architecture, Revit MEP, 3Ds Max Design, Navisworks Manage, and Navisworks Freedom software platforms to perform BIM-related tasks such as design visualization, constructability reviews, quantity take-off verification, site planning and site utilization, systems coordination and clash detection, trade coordination, virtual mock-ups, scheduling and sequencing reviews, and as-built documentation. The following are a few examples of how Ajax utilizes Building Information Modeling (BIM) for the benefit of our projects.

DESIGN VISUALIZATION: The BIM model provides a level of 3D visualization and design communication that is not afforded by other design delivery methods. The BIM model can be explored in-depth, offering unlimited views and sections of each project and the work at hand. These design visualization benefits of the BIM model are carried through to the construction phase through the use of Navisworks Freedom software which is utilized by our on-site project teams.

CONSTRUCTABILITY REVIEWS: The BIM model is utilized to analyze means and methods, construction efficiencies, and sequencing of trade contractors. This provides Ajax with an opportunity to recommend alternative means, methods, details, practices, processes, etc. that may be of benefit to each project.

SITE PLANNING AND SITE UTILIZATION: The BIM model is utilized by Ajax to plan and communicate our intended use of each project site taking into account items such as existing conditions, mobilization activities, site logistics, sequence of work, site access and routes, site safety measures, equipment locations, temporary construction, site utilities, and site improvements. These items are incorporated (i.e. modeled) into each project BIM model and are an effective means of conveying our plans for each project site through "Town Hall Meetings" with project stakeholders and occupants of neighboring buildings.



CLASH DETECTION: The BIM model is utilized to perform systems coordination and clash detection activities. This allows for the identification and correction of conflicts in building systems or components in the BIM model during the design phase rather than during the construction phase when the correction of such conflicts can result in costly corrective measures.

POST CONSTRUCTION "AS-BUILT" DOCUMENTATION: The BIM model is maintained and updated by the project team throughout the construction phase, incorporating design revisions and submittal data such as RFIs, ASIs, Owner Changes, Material Data, Equipment Data, etc. The result is an "As-Built" BIM Model that can be turned over to the Owner and their Facility Department at the close of the project.

Ajax fully recognizes the benefits that Building Information Modeling (BIM) offers and we are confident that the entire construction industry will eventually migrate to BIM as the benefits of this technology become increasingly apparent.

F. PERMITTING WITHIN SOUTHWEST FLORIDA AND CHARLOTTE COUNTY

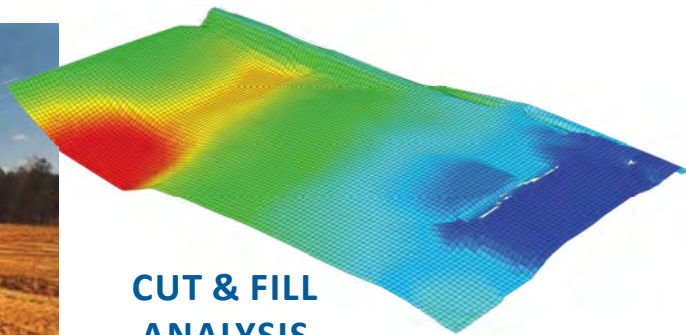
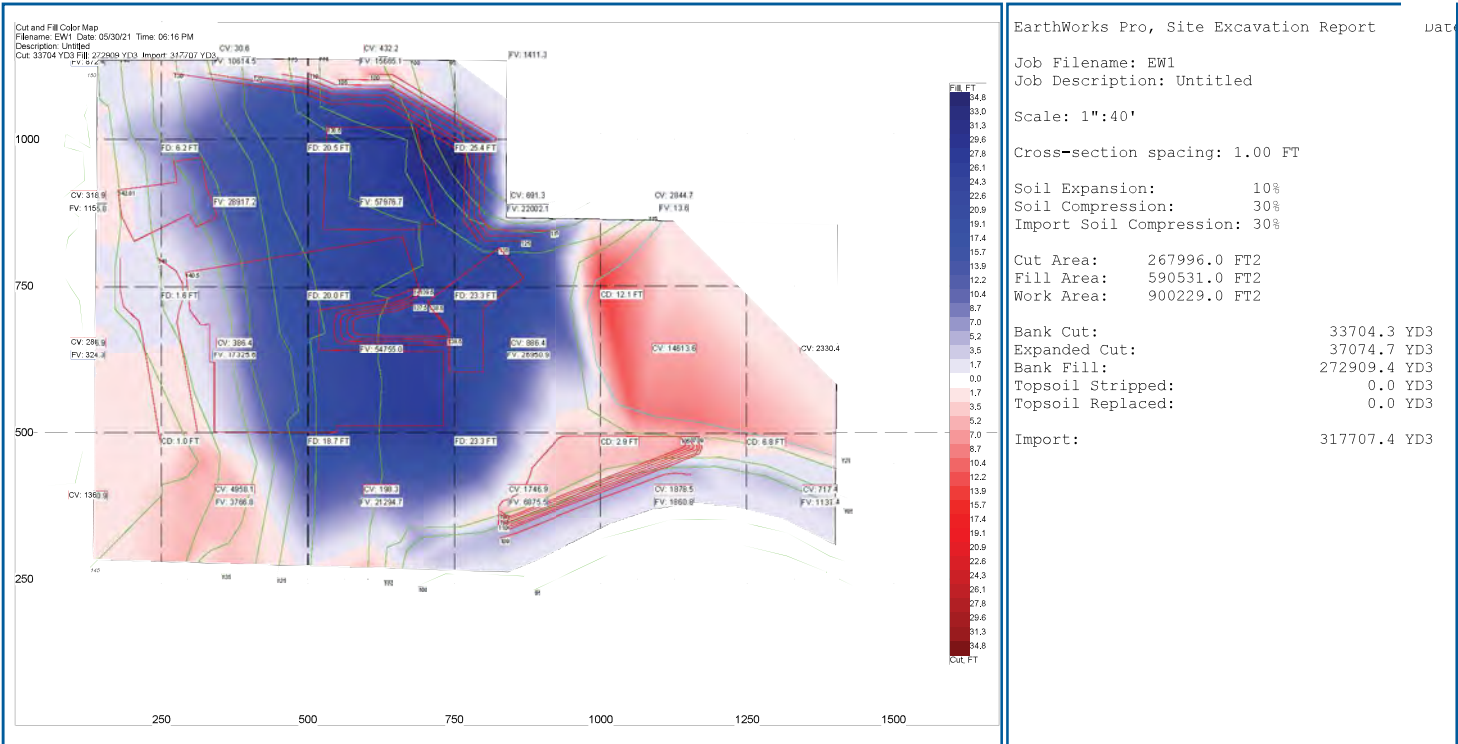
Ajax has experience providing construction services throughout Florida. From these experiences, we understand the different types of processes, both electronic and manual, that are required to successfully permit a Government project. Ajax completed over \$100 Million Dollars of work in Charlotte County for the School Board. This permitting was done through a third party, Bureau Veritas, which all permitting is completed for the School Board. In Charlotte County, we recognize that there is an Online Portal for Building Construction Services. We are registered on the Online Services Portal, and capable of tracking any and all permit processes electronically, according to Charlotte County's requirements.

As part of Ajax's CMAR experience with the Charlotte County Justice Center project, we dealt with permitting through both Punta Gorda Building Department and Charlotte County Building Department. Working with your Design Team is key in making sure the needs of the AHJ's involved are properly addressed and in such a way to keep each project on schedule. Specialty permits such as tree removal requests, fire marshall plan review and inspections are critical for every project. Ajax's approach is to be proactive through the permitting process and inspections and active in making sure any issues that are identified by the inspectors and building plan reviewers are addressed accurately and promptly.

Many of our projects have Building Departments that utilize full on-line submission of documents for review and processing as well as all inspections being requested via on-line requests. Ajax will meet with the Building Department and other AHJ Entities well prior to submitting documents for review to confirm the overall process. These early steps are critical to ensuring a smooth implementation of building permitting coordination and inspections and final completion / sign-offs.

To maximize savings to the project, Ajax utilizes the Earthworks program. Earthworks is a three dimensional computer program to assist with site cost analysis. It illustrates the contours of the existing site, comparing it to the new elevations needed for the project. The new elevations are calculated to determine the volume of dirt needed to be cut or filled to create the desired elevation and slopes for the project site. A variety of elevation and slope options can be quickly analyzed to determine the most efficient and cost effective grading plan.

Below is a sample analysis of a Earthworks report.



Ajax realized over \$4 Million in Savings for the Gadsden County School District utilizing our Earthworks Program and thorough site analysis.

PRE-CONSTRUCTION SERVICES

Ajax sets ourselves apart with our preconstruction services. We do not simply estimate the latest design deliverable and report the results. We are constantly involved in the design process, providing feedback and cost control solutions to the project team. We will begin detailed estimating at the advanced schematic design submittal rather than relying on cost per square foot data. This level of detail ensures more accurate early estimates for the team to rely on. These cost estimates are based on quantity surveys of the design deliverables, design narratives, client-specific standards/ requirements, information obtained from project meetings, and any assumptions that may be necessary for work items that are not yet developed in the design documents. As the design progresses, we perform an entirely new detailed line item estimate during each phase (deliverable), however before we progress into the next phase of design, we reconcile budget and design at the current phase. We continue this process through to 100% Construction Documents.

LIFE CYCLE COST ANALYSIS

Ajax will determine how each system or the facilities as a whole will perform throughout the life of each building. All aspects of the operational cost and maintenance of each facility is taken into consideration to select the best systems and equipment for the life of each facility. This information will allow you to make informed cost, life cycle, maintenance and quality decisions that meet each project goals.



BUILDING SYSTEMS COST ANALYSIS

Ajax will provide total cost comparison (materials, labor, maintenance, etc.) for each system being considered. For example:

- Chilled Water HVAC vs. Variable Refrigerant Flow (VRF)
- Block & Brick Multi-Wythe Wall System vs. Block & Stucco
- Tilt Wall vs. CMU

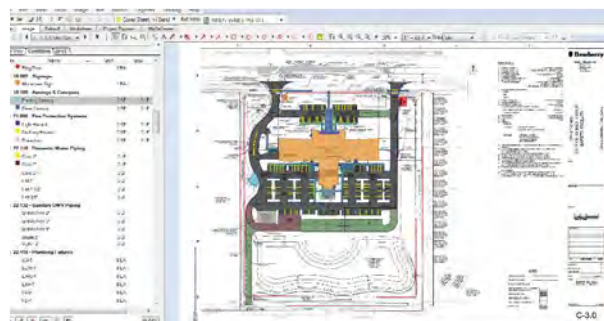
INTERNAL DATABASE & ACCOUNTING FOR ESCALATION

For all pricing, Ajax utilizes our internal database of unit pricing for all 40 divisions of CSI work. We update that database continuously based on current work, material pricing and market changes. The database is kept current and catered to each specific type of project. We will take off all the work and apply our own pricing to ensure we have an accurate accounting of the value of the work. To confirm current the current market values, we will lean on our strong relationships with local subcontractors and share cost information to ensure we account for local work volume and labor availability. Additionally, each estimate will include an escalation factor to account for the expected cost increase that will occur between the completion of each estimate and the projected GMP date. Ajax tracks highly impacted materials / goods like roofing, HVAC, paint, etc for lead times nationally and will keep Charlotte County up to date on cost and schedule.



ON-SCREEN TAKE-OFF

"On-Screen Take-off" is the latest cutting-edge technology for accurately developing cost estimates and quantities from the Architect's drawings. This process of estimating projects is extremely efficient and accurate. This will ensure the design phase progresses as quickly as possible, while ensuring the budget is being met.



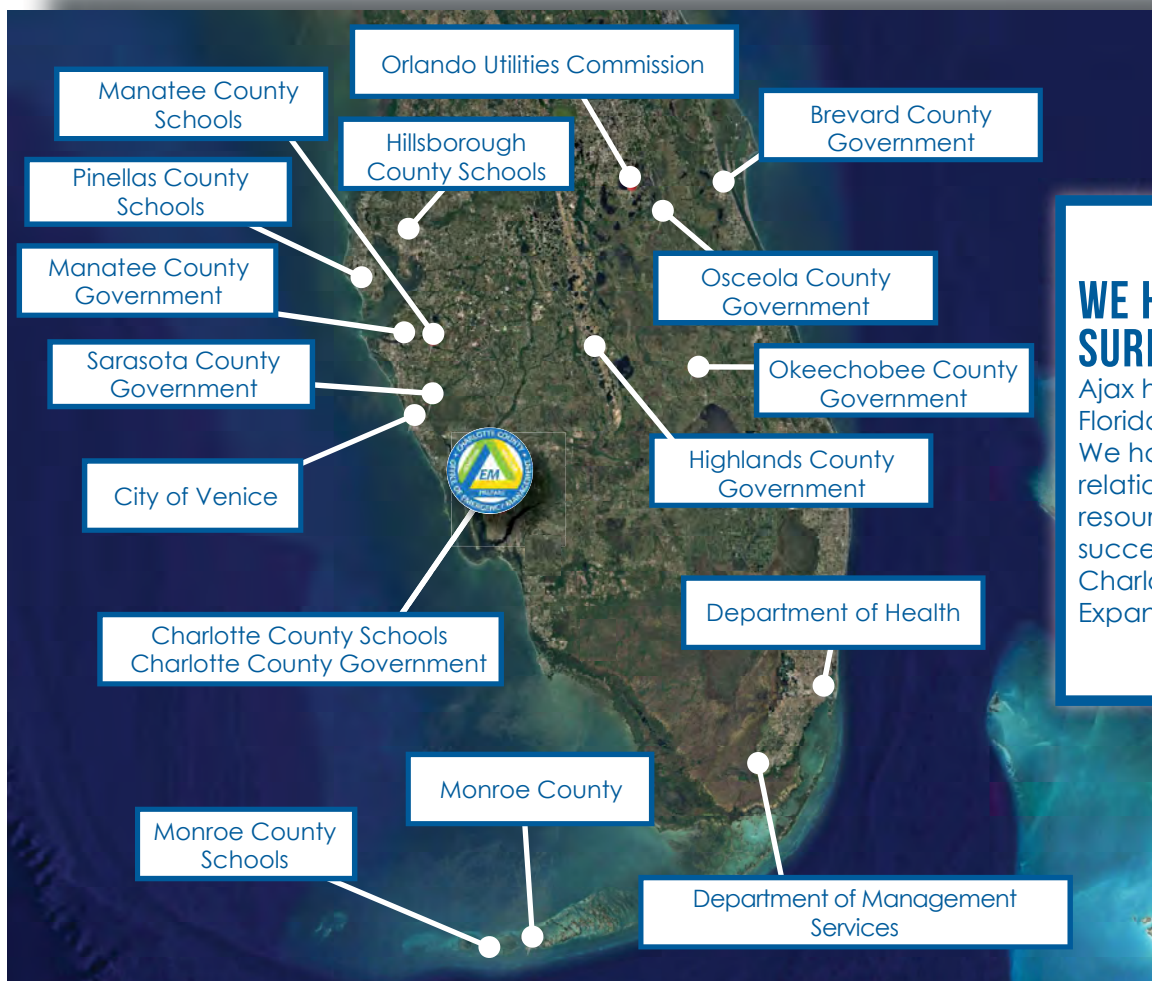
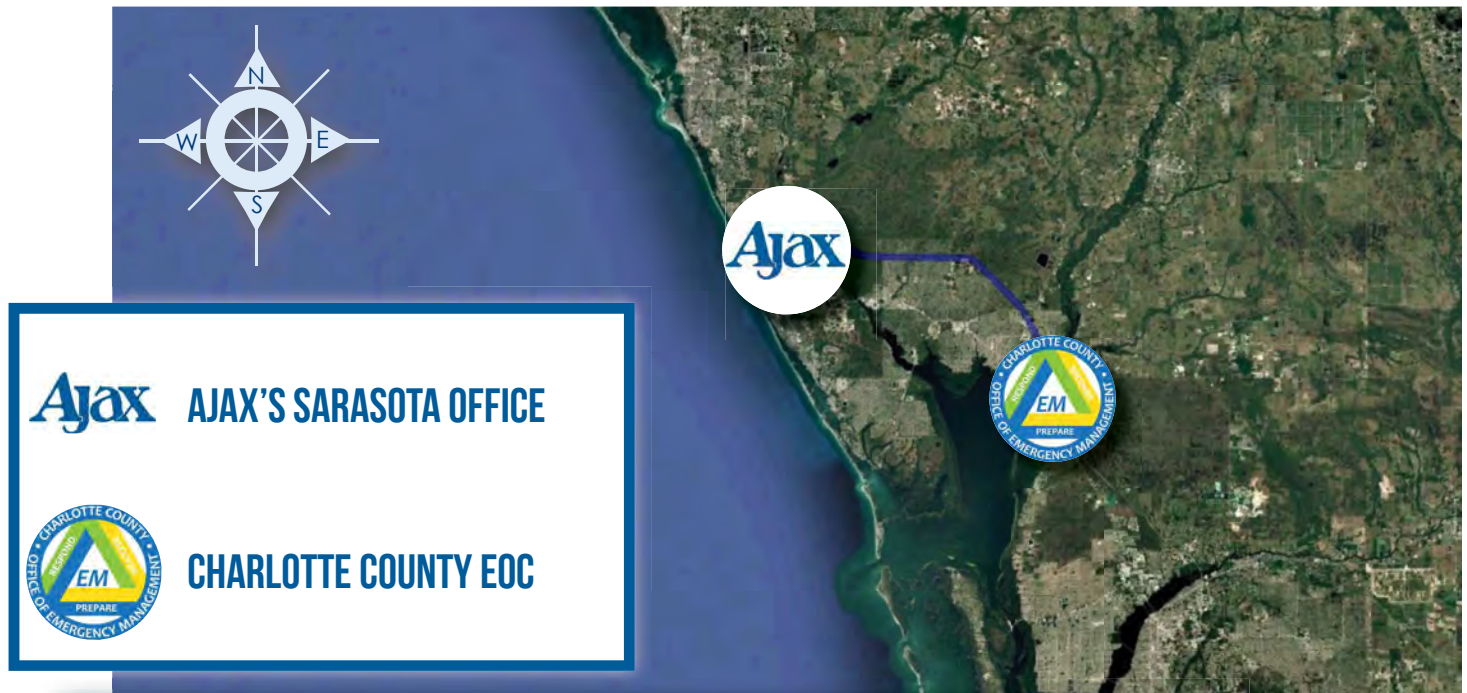
VIII. VOLUME OF WORK

Ajax has not received payments from Charlotte County in the past 24 months. Please see Proposal Signature Form.



IX. LOCATION

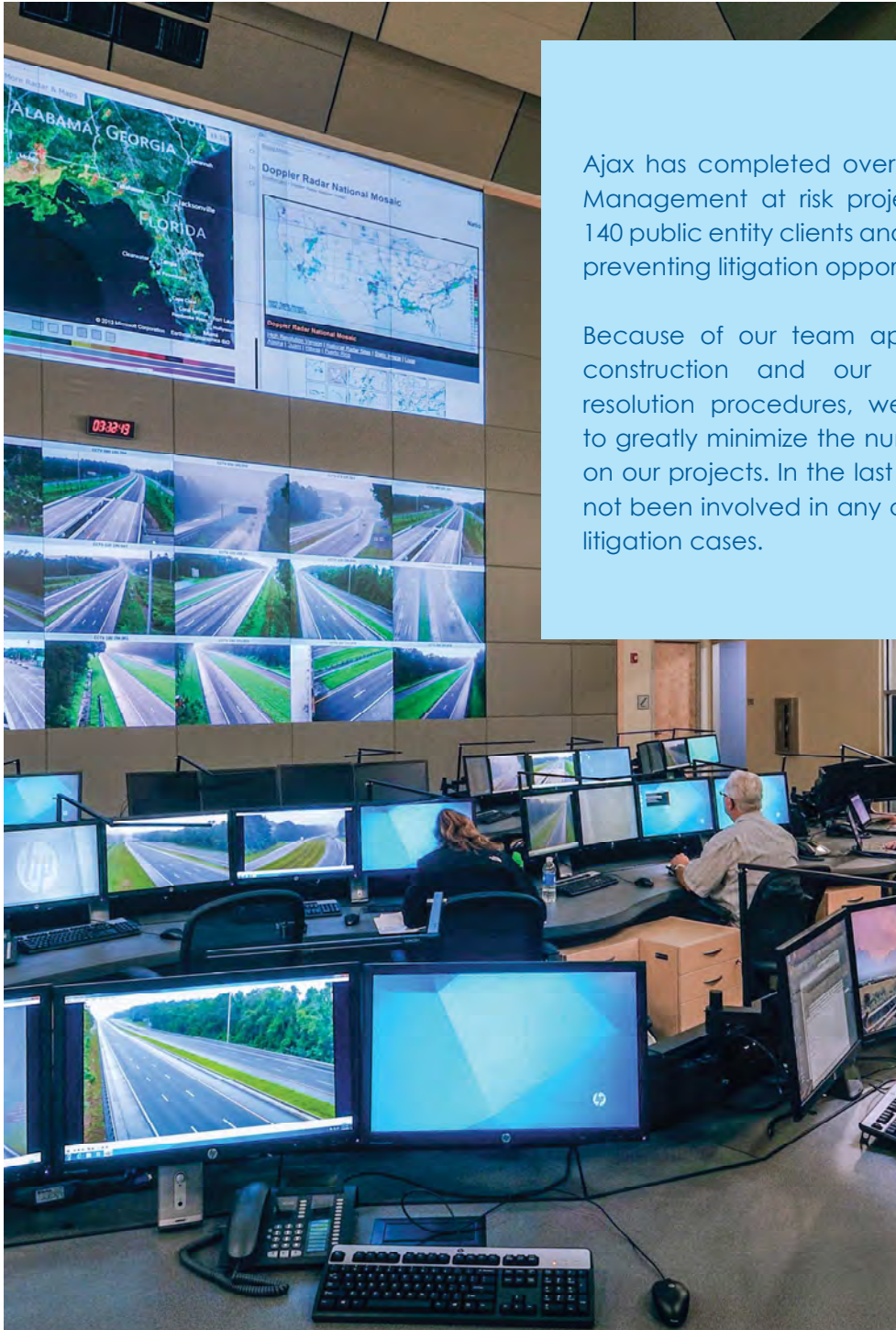
The office responsible for the Charlotte County EOC project, to be located at 26571 Airport Road, Punta Gorda, FL 33982 will be our Sarasota office located at 425 Commercial Court, Suite J, Venice, FL 34292. It is located within **34 MILES** from the jobsite.



WE HAVE YOU SURROUNDED!

Ajax has been working in SW Florida for more than 25 years. We have the subcontractor relationships and vendor resources to ensure a successful project for the Charlotte County EOC Expansion.

X. LITIGATION



Ajax has completed over 1,000 Construction Management at risk projects for more than 140 public entity clients and is very proactive in preventing litigation opportunities on projects.

Because of our team approach to project construction and our proactive dispute resolution procedures, we have been able to greatly minimize the number of legal issues on our projects. In the last five years, Ajax has not been involved in any construction related litigation cases.

XI. MINORITY BUSINESS

AJAX IS EXTREMELY PROUD OF OUR PROACTIVE MBE PARTICIPATION PROGRAMS.



AJAX HAS AWARDED IN EXCESS OF \$700 MILLION IN DISADVANTAGE BUSINESS & MBE CONTRACTS.

Ajax is not a minority firm. However Ajax supports the mission to support and enable small businesses. We have a successful track record of not only inclusion on our projects, but advancing and growing the small businesses that we work with throughout construction. The following plan highlights how we have successfully achieved significant participation of MBE firms on our past projects and how we will accomplish Charlotte County's goals on the Emergency Operation Center Expansion:

HIGHLIGHTS FROM OUR PROVEN PROGRAM:

- Proven plan
- Extensive existing MBE vendor & contractor contacts
- Goal of 100% MBE success on every project undertaken
- Familiarity with the County's policies and requirements

Our innovative philosophy and MBE action plan has enabled Ajax to maximize both MBE and local participation on all of our construction projects. Ajax has also instituted and staffed a MBE development task force designed to encourage and promote minority, women, veteran, disabled and disadvantaged employment and advancement both within Ajax and on each of our projects.

Ajax will work diligently with each of our MBE subcontractors to expose and educate their employees to our construction methodologies, systems, policies and procedures. In addition to our efforts to maximize MBE participation through subcontracting, we also support and promote MBE contractors with partnering and mentoring relationships.

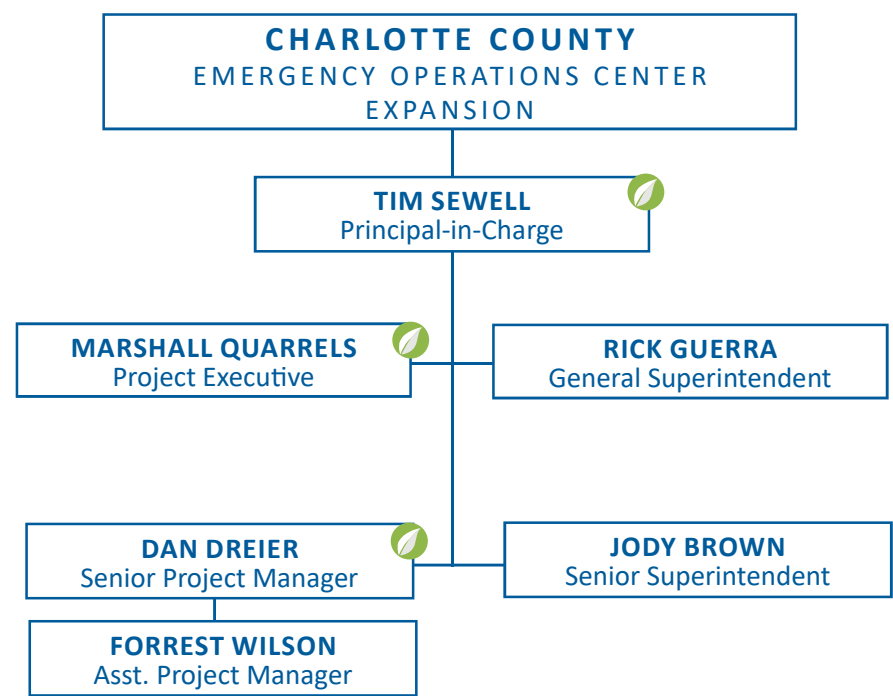
OUR MBE ACTION PROGRAM:

- In addition to Ajax's MBE database, identify qualified MBE vendors and contractors.
- Solicit MBE contractors through area agencies, newspapers, letters of interest, and direct phone / email contact
- Evaluate the scope of work for every project compared to the capabilities of local firms and tailor the bid packaging to maximize MBE participation
- Provide pre-bid workshops to clarify any questions MBE vendors and contractors may have concerning the project
- Offer creative support for financing, security, estimating, purchasing and management issues

IT IS ALWAYS OUR INTENT TO SURPASS ANY WRITTEN, IMPLIED, OR DESIRED GOALS OF GOOD FAITH ACHIEVEMENT FOR SMALL AND DIVERSE BUSINESS PARTICIPATION.

ADDITIONAL PROPOSAL REQUIREMENTS

A. TEAM ORGANIZATION, MANAGEMENT AND GENERAL QUALIFICATIONS



SUPPORT STAFF
LARRY GOODBREAD Preconstruction Manager
JEFF STEPHENSON Chief Estimator
SEAN AKVAN BIM/VDC Coordinator
MARC REEVES Director of Risk Management
FRANK QUARRELLA Regional Safety Manager
LORI RICE-TURNER Community Outreach
SCHEDULING
ADMINISTRATIVE SUPPORT
PURCHASING
COST CONTROL & ACCOUNTING
SUSTAINABILITY
QUALITY MANAGER

B. WORK PLAN

Ajax will work through the Preconstruction Phase with the Owner and Design Team, managing the schedule of deliverables from all parties to ensure efficiency in reaching the 100% documents stage as quickly as possible to beginning permitting and bidding efforts. At the same time, the Ajax Precon team will be ensuring that thorough redi-check processes are followed to have the most complete set of documents hit the streets, which will help mitigate risk to both the schedule and budget. Additionally, Ajax uses the Preconstruction Phase to provide feedback on cost savings opportunities through Value Engineering logging. When Bidding, Ajax looks to generate bid packages that will maximize subcontractor participation to increase competitiveness across the trade packages to control cost.

In order to avoid extra expense related to longer construction durations waiting for long lead items to be procured, Ajax proactively recognizes long lead items that will impact the schedule if not procured early. Generators, HVAC equipment, specialty electronics, etc are typical equipment that Ajax works with the Design team to get an Early Release Package (ERP) to the bidders ahead of 100% documents, enabling early release of those pieces of equipment to start the clock early, and have them delivered to the site in line with an expedited schedule.

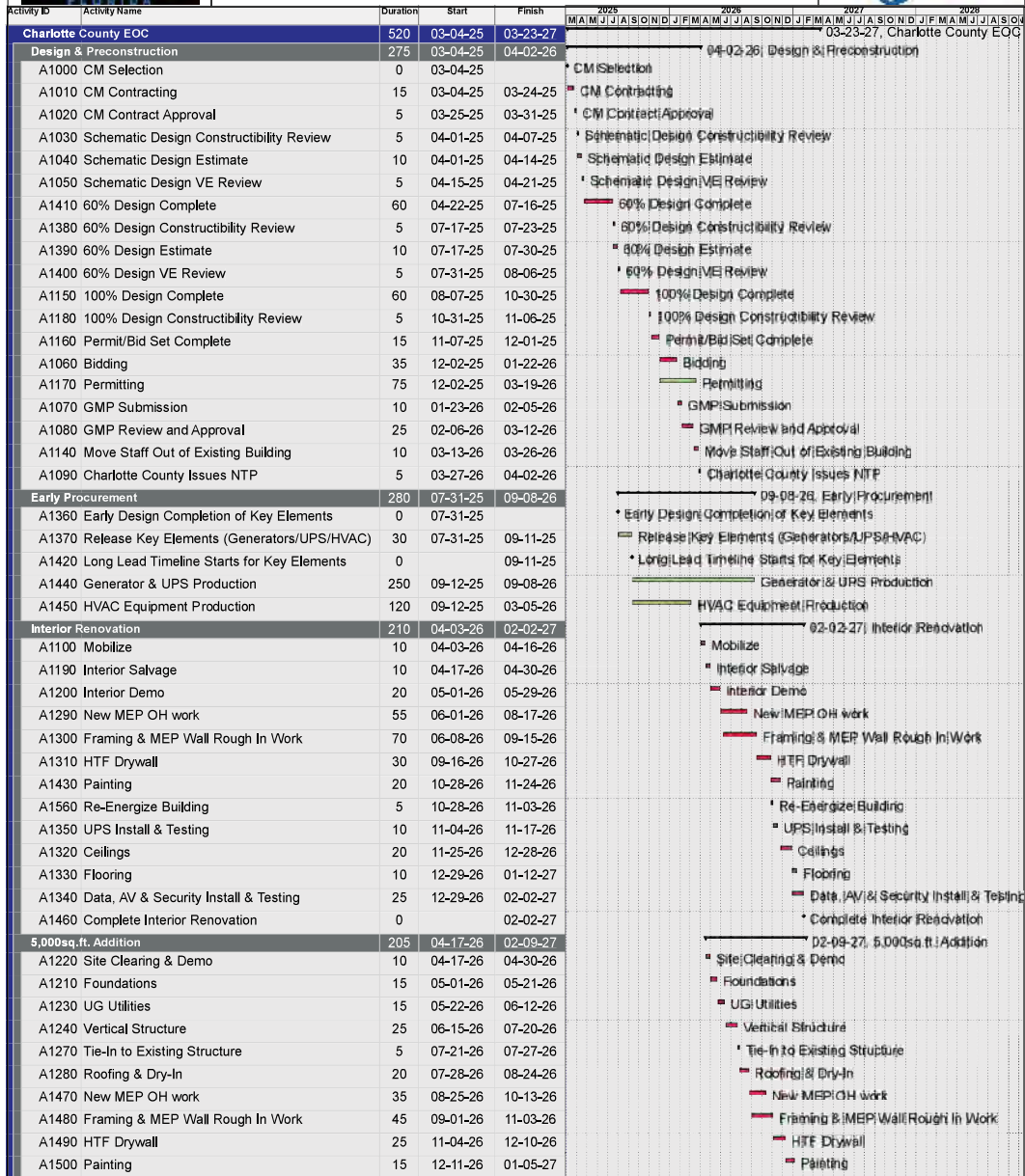
Once through Preconstruction, Ajax will lead the project into and through the Construction Phase from mobilization to closeout. Ajax Quality Control Manuals are tailored to each project to ensure that the project-specific details are planned for and work is executed properly the first time. This tool is updated by the onsite team, assisted by Ajax's Quality Control Manager, throughout the project. As part of this process, Ajax pools lessons learned from similar projects completed with similar complexities. Some of these items that have been recognized early based on this scope are listed below.

- Structural tie in of new and existing facilities, requiring special QC of waterproofing and flashing details.
- Addition of new openings in existing concrete and CMU structure, requiring re-inforcing around openings.
- Coordination with FAA for crane and high lift work near an airport. Experience with FAA permitting and NOTAM coordination efforts during construction.
- Utility Coordination with Service Providers- Intricacy related to hardened facilities like EOCs both structurally and technology-wise.
- Egress and ADA challenges with renovation projects and tie ins to new facilities.
- Equipment access for replacement in renovation projects and for future planning.

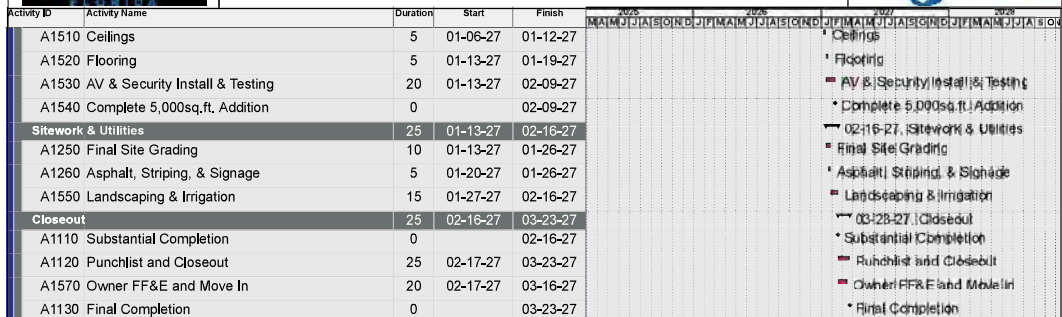
We have attached a preliminary schedule generated specifically for the project. Projecting completion in 10.5 months, within the 365 calendar days per the RFQ with 1.5 months for early Owner FF&E and Move In.



Charlotte County EOC



Charlotte County EOC



C. INDIVIDUAL QUALIFICATIONS

Please see section I. Team Proposed for this Project B. Resumes in the Construction Evaluation Form for individual qualifications and resumes

D. EXPERIENCE AND REFERENCES

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

References for Project Manager, Dan Drier

SARASOTA COUNTY | EMERGENCY OPERATIONS CENTER

CLIENT: SARASOTA COUNTY
CONTACT INFORMATION: KIM HUMPHREYS | 941.240.8093 | KHUMPHREY@NORTHPORTFL.GOV

CHARLOTTE COUNTY PUBLIC SCHOOLS | CHARLOTTE HIGH SCHOOL

CLIENT (ALTERNATE): CHARLOTTE COUNTY PUBLIC SCHOOLS
CONTACT INFORMATION: TREY JANE | 941.575.5420 | TREY.JANE@YOURCHARLOTTESSCHOOLS.NET

HARVARD JOLLY | PBK | CHARLOTTE COUNTY PUBLIC SCHOOLS

ARCHITECT: HARVARD JOLLY | PBK
CONTACT INFORMATION: TOM MAYO | 239.275.7774 | T.MAYO@HARVARDJOLLY.COM

Ajax confirms that the lead project manager, Dan Dreier, will not be substituted without the express consent of Charlotte County.

E. SPECIALIZED EXPERIENCE PREFERRED

Ajax has a demonstrably strong and extensive track record in the construction of complex, multi-use government facilities. Our expertise spans a wide range of specialized projects, including:

MULTI-USE GOVERNMENT FACILITIES: Ajax excels in constructing and renovating facilities designed to serve diverse governmental functions. This includes buildings that accommodate administrative offices, public service areas, and community meeting spaces, all while adhering to stringent government standards and regulations.

PUBLIC SAFETY FACILITIES: Ajax possesses significant experience in building and upgrading public safety infrastructure, such as police stations, fire stations, and emergency operations centers. These projects demand a high level of security, durability, and specialized systems integration, which Ajax consistently delivers

GRANT PROJECTS: Ajax is proficient in managing construction projects funded through government grants. They understand the complexities of grant compliance, including meticulous documentation, reporting requirements, and adherence to budgetary constraints.

HARDENED STRUCTURES: Ajax has a proven ability to construct hardened structures, designed to withstand extreme conditions and provide enhanced security. This includes projects requiring specialized materials and construction techniques to protect against natural disasters, security threats, and other hazards.

COMMAND CENTERS: Ajax has the necessary experience to build highly technical command centers. These projects require careful coordination of sophisticated technology, communication systems, and security protocols, ensuring seamless operation and reliability.

Construction Management Delivery Method: Ajax is highly skilled in utilizing the Construction Management delivery method. They emphasize collaborative project planning, efficient scheduling, and proactive cost control, ensuring projects are completed on time and within budget. This allows for increased owner involvement and transparency throughout the construction process.

Ajax's consistent success in these specialized areas demonstrates their capability to handle the unique challenges and requirements of government construction projects.

SUBMITTAL FORMS

PART V - 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
	Tim Sewell, Principal-in-Charge	37	Venice, FL	Oldsmar, FL	Tampa, FL
	Marshall Quarles, Project Executive	10	Venice, FL	Oldsmar, FL	Tampa, FL
	Dan Dreier, Sr. Project Manager	46	Venice, FL	Oldsmar, FL	Venice, FL
	Rick Guerra, General Superintendent	42	Oldsmar, FL	Oldsmar, FL	Brandon, FL
	Jody Brown, Senior Superintendent	42	Venice, FL	Venice, FL	Tampa, FL
	Forrest Wilson, Project Engineer	7	Venice, FL	Venice, FL	Bradenton, FL
2.	Magnitude of Company Operations				
	A) Total professional services fees received within last 24 months:			2024	\$482,517,360
	B) Number of similar projects started within last 24 months:			2023	\$369,259,885
	C) Largest single project to date:			3	
				\$	200,000,000
3.	Magnitude of Charlotte County Projects				
	A) Number of current or scheduled County Projects			0	
	B) Payments received from the County over the past 24 months (based upon executed contracts with the County).			\$	0
4.	Sub-Consultant(s) (if applicable)	Location	% of Work to be Provided	Services to be Provided	
	N/A				
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 N/A	Address N/A			
	Phone # N/A	Contact Name N/A			
	Start Date N/A	Ending Date N/A			
	Project Name/Description N/A				

NAME OF FIRM Ajax Building Company, LLC

(This form must be completed and returned)

6. Minority Business:	Yes _____ No <input checked="" type="checkbox"/>
The County will consider the firm's status as an MBE or a certified MBE, and also the status of any sub-contractors or sub-consultants proposed to be utilized by the firm, within the evaluation process.	
Comments or Additional Information:	
Ajax is not a minority firm. However we are proud of our proactive W/MBE programs and will maximize W/MBE and local participation on the Project.	

The undersigned attests to his/her authority to submit this proposal and to bind the firm herein named to perform as per contract, if the firm is awarded the Contract by the County. The undersigned further certifies that he/she has read the Request for Proposal, Terms and Conditions, Insurance Requirements and any other documentation relating to this request and this proposal is submitted with full knowledge and understanding of the requirements and time constraints noted herein.

By signing this form, the proposer hereby declares that this proposal is made without collusion with any other person or entity submitting a proposal pursuant to this RFP.

In accordance with section 287.135, Florida Statutes, the undersigned certifies that the company is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List and does not have business operations in Cuba or Syria (if applicable) or the Scrutinized Companies that Boycott Israel List or is not participating in a boycott of Israel.

As Addenda are considered binding as if contained in the original specifications, it is critical that the Consultant acknowledge receipt of same. The submittal may be considered void if receipt of an addendum is not acknowledged.

Addendum No. 1 Dated 02/6/25 Addendum No. 2 Dated 02/14/25 Addendum No. _____ Dated _____
 Addendum No. _____ Dated _____ Addendum No. _____ Dated _____ Addendum No. _____ Dated _____

Type of Organization (please check one):
 INDIVIDUAL ☐ PARTNERSHIP ☒ **LLC**
 CORPORATION ☐ JOINT VENTURE ☐

Ajax Building Company, LLC 941.413.1341
 Firm Name Telephone
Ajax Building Company, LLC 59-0969709
 Fictitious or d/b/a Name Federal Employer Identification Number (FEIN)
1080 Commerce Blvd

Home Office Address 67 Years
Midway, FL 32343 Number of Years in Business
City, State, Zip
425 Commercial Court, Suite J, Venice, FL 34292

Address: Office Servicing Charlotte County, other than above
Tim Sewell, Regional Director 813.792.3900
 Name/Title of your Charlotte County Rep. Telephone

William P. Byrne, CEO
 Name/Title of Individual Binding Firm (Please Print)
Signature of Individual Binding Firm 03/04/2025
bill.byrne@ajaxbuilding.com Date
 Email Address


(This form must be completed & returned)

DRUG FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that Ajax Building Company, LLC does:
(name of business)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are 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

03/04/2025

Date

(This form must be completed & returned)

**HUMAN TRAFFICKING AFFIDAVIT
for Nongovernmental Entities Pursuant To FS. §787.06**

Charlotte County Contract #20250233

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

William P. Byrne

Printed Name

CEO

Title

Ajax Building Company, LLC

Nongovernmental Entity

03/04/2025

Date

(This form must be completed & returned)

BYRD ANTI-LOBBYING CERTIFICATION

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of an Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- (3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

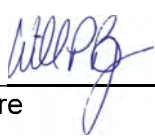
This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S.C. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

03/04/2025

Date

William P. Byrne

Type or Print Name



Signature

CEO

Title

END OF PART V

(This form must be completed & returned)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
12/27/2024

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 MARSH USA, LLC. 1166 Avenue of the Americas New York, NY 10036	CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS:
CN101636071-AJAX-GAWUP-25-26	INSURER(S) AFFORDING COVERAGE INSURER A: Arch Insurance Company INSURER B: XL Specialty Insurance Company INSURER C: Starr Indemnity & Liability Company INSURER D: Indian Harbor Insurance Co. INSURER E: Arch Indemnity Insurance Company INSURER F:
INSURED Ajax Building Company, LLC Global Infrastructure Solutions, Inc. 1080 Commerce Blvd. Midway, FL 32343	NAIC # 11150 37885 38318 36940 30830

COVERAGES		CERTIFICATE NUMBER:		REVISION NUMBER:		
		NYC-010733736-23		5		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		11PKG8914316 SIR - \$500,000	01/01/2025	01/01/2026	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ N/A PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ 10,000,000
A	AUTOMOBILE LIABILITY		11PKG8914316 (AOS)	01/01/2025	01/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000
A	<input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		11CAB8914416 (MA)	01/01/2025	01/01/2026	BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE		US00064696L125A (\$10,000,000)	01/01/2025	01/01/2026	EACH OCCURRENCE \$ 25,000,000 AGGREGATE \$ 25,000,000
C	<input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		1000588120251 (\$15,000,000)	01/01/2025	01/01/2026	\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A	14WC18925116 (AOS) 11WC18914216 (FL)	01/01/2025 01/01/2025	01/01/2026 01/01/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 2,000,000 E.L. DISEASE - EA EMPLOYEE \$ 2,000,000 E.L. DISEASE - POLICY LIMIT \$ 2,000,000
D	Professional Liability and Pollution		CEO742018010 (Claims Made)	01/01/2025	01/01/2026	EACH CLAIM / AGGREGATE \$ 25,000,000 DED : \$1M EA CLAIM / \$3M AGG

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

CERTIFICATE HOLDER	CANCELLATION
Ajax Building Company, LLC Global Infrastructure Solutions, Inc. 109 Commerce Blvd Oldsmar, FL 34677	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 <i>Marsh USA LLC</i>

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ACORD 25 (2016/03)

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Per Section RP-14 Insurance Requirements part A. Minimum Scope and Limits of Insurances, Additional Insured, Ajax will include the County as an Additional Insurer if Awarded.

Ajax

ajaxbuilding.com

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