



**CHARLOTTE COUNTY
CONSTRUCTION MANAGEMENT
AT RISK - PUBLIC WORKS
LANDFILL MAINTENANCE
BUILDING**

RFP NO. 20260453

June 18, 2026

FLORIDA PREMIER CONTRACTORS

25450 Airport Rd, Ste A
Punta Gorda, FL 33950
941.205.1400
admin@fpcbuilds.com
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**TOWN & COUNTRY UTILITIES (TCU) MAINTENANCE
BUILDING**

COVER LETTER

June 18, 2026

Senior Division Manager – Purchasing
Charlotte County Administration Complex
18500 Murdock Circle, Suite 344
Port Charlotte, FL 33948-1094
Attn: Members of the Professional Services Committee



RE: RFP 20260453 - CM@Risk – Public Works Landfill Maintenance Building

Dear Mr. Brouillard, Mr. Allen and Mr. Proffitt,

Florida Premier Contractors (“FPC”) is pleased to submit our team’s experience and qualifications to be your partner in the successful construction of the Landfill Maintenance project. In this proposal, we make the case for selecting our team to lead the construction effort to replace the aging maintenance office/shop with a modern and resilient building to support the expanding needs of this critical County landfill facility.

There are a few key highlights that set FPC apart on this project:

- (1) **FPC has a unique familiarity with the existing landfill facility**, its operations, and its management personnel. We have completed over 15 upgrade and hurricane repair projects, including fence/gate repairs, several reroofing projects, asphalt paving, carports, and maintenance building repairs amongst others.
- (2) **We are likely the only CM firm submitting on this project that is 100% based in Charlotte County and who has experience on this campus.** Our team is based out of our main office 9 miles from the project site. We have a 20+ year track record of building projects in Charlotte County for Charlotte County.
- (3) **We are uniquely specialized at working in occupied and operational facilities.** Examples of occupied site projects for Charlotte County include, the Emergency Operations Center expansion, West County Annex construction, Eastport Environmental Campus-wide fence repairs, and Hurricane Ian repairs to the Justice Center, amongst many others.

This project fits FPC like a glove and we are excited to continue to serve Charlotte County.

Respectfully submitted,

Carlton Hughes
Managing Partner | President
Email: chughes@fpcbuilds.com
Phone: 941-205-1400 | 941-205-1401



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MISSION

Florida Premier Contractors (“FPC”) is a full-service construction management firm focused on raising the bar for quality projects and long-standing relationships in a changing industry. Our goal is to provide a team of construction professionals that our clients simply cannot be without. We believe in continuing our reputation as people of character and standing in our community through fair and transparent business and an unwavering dedication to client satisfaction.

FINANCIAL STATEMENT

FPC has sufficient staff and financial resources to accomplish your project. Strong banking and surety relationships ensure we can meet some of the most stringent financial requirements in the industry. Upon request, more detailed financial information can be provided. FPC certifies that our financial responsibility remains the same and that no major changes would affect our ability to meet the requirements of this project.



FPC Stats

Punta Gorda

LOCAL OFFICE

30 +

PROJECTS FOR CHARLOTTE
COUNTY

10

INDUSTRIAL PROJECTS

20+

HARDENED BUILDINGS

50+

PROJECTS BUILT IN
CHARLOTTE COUNTY



**TAB 1 | TEAM
PROPOSED FOR THIS
PROJECT**



**AIRPORT COMMERCE CENTER (ACC) LOT #1
PUNTA GORDA, FL**



CHARLOTTE COUNTY RFP NO. 20260453
CMAR-PUBLIC WORKS LANDFILL MAINTENANCE
BUILDING

TAB I | TEAM PROPOSED FOR THIS PROJECT

A. BACKGROUND OF THE PERSONNEL

FPC has selected several of our **most qualified staff** to form the Construction Management Team for the CM@Risk Public Works Landfill Maintenance Building.

We selected our team members based on three key prerequisites:

1. Relevant experience on Hardened Facilities.
2. Relevant experience on Industrial projects.
3. Team experience on Charlotte County Projects.

A1. OPERATIONS MANAGER ★



Dan Young, Operations Manager - Dan is a seasoned construction professional with **over 20 years of experience** on many multi-million dollar construction projects. **Where Dan excels is focusing** on clear communication, proactive problem-solving, and consistent monitoring of project. He will ensure everyone understands their roles and responsibilities while aligning them with the overall project goals.

A2. Other Key Personnel

Doug Whisler, Director of Construction – No single superintendent has the depth and breadth of construction experience and Charlotte County experience as Doug. He will lead all field operations staff and technical field activities. His input and direction on sequencing, logistics, and quality are a critical part of our success. Doug has a proven ability to deliver complex facilities on time and within the tight quality control standards set by FPC. He will be the main field operations contact.



Gary Gussman, Superintendent - As a primary point person, Gary will lead and supervise all day-to-day field activities including onsite logistics, scheduling, and management of construction labor. His ability to communicate effectively and lead team's will come into play. Gary's previous experience in government projects in Charlotte County will also play a vital role in keeping consistency across the board.

David Soriano, Senior Project Manager - David is a seasoned construction professional with extensive experience covering leadership and operational roles. Renowned for his analytical mindset, David will be directly responsible for ensuring the team completes all day-to-day project objectives as well as cost accounting management. He will prepare and route project schedules, look-ahead documents, submittals, and material procurement logs. David will communicate and coordinate directly with the field Superintendent(s) and trades partners.



Rob Humpel, LEED AP, Principal in Charge and Managing Partner - Rob is responsible for all company operations. Rob is heavily involved in pre-construction and planning efforts and will continue in oversight role during the construction phase. Rob's recent involvement with the FS#9, CCSO D5, CCSO D1, West County Annex, Placida Boat Ramp, and South County Library projects, among many others gives him unmatched familiarity with the processes and procedures followed by the Facilities Department.

TAB I | TEAM PROPOSED FOR THIS PROJECT

Carlton Hughes, LEED AP, President & Managing Partner - Carlton will be responsible for setting expectations and making sure the entire project team is working in concert to achieve project goals. Carlton has been instrumental in the success of over 20 projects working directly for the Charlotte County Facilities and Construction Dept. He will be heavily involved in oversight of pre-construction and construction operations by fostering collaboration and actively engaging with team members.



Robert Wunsch, SR Estimating Manager - Bob plays a key role in developing scope packages and all pricing activities in the pre-construction phase. His department will provide progress estimates and ultimately a GMP for the project along with value engineering or constructability options.

Dariella Parra, Site Logistics & Operational Coordinator - Dariella specializes in project coordination in the day-to-day activities across active work zones. Her skills provide the County with an immediate advantage by eliminating the learning curve associated with understanding the site's operations and constraints. She has a strong track record supporting projects at this existing site, including numerous repairs at this facility that will reduce downtime and improve performance.



Tasha Boyle, Chief Financial Officer (CFO) - Tasha coordinates the timely processing of payment applications, lien releases, and other day-to-day administrative requirements. Her knowledge of Charlotte County's Project accounting procedures and personnel will make monthly accounting workflows seamless.

Jose Clausell is our MEP Superintendent / Coordinator - Jose plays a critical role in the review and implementation of increasingly complex mechanical, electrical, and plumbing systems on multiple projects. Jose will provide periodic QC site reviews of systems installation and integration.



Cheryl Ball, Estimating Assistant - Cheryl brings to FPC over 30 years of Administration Assistant experience working in fast-paced environments demanding strong, organizational, technical, and interpersonal skills. Assist with scope packages, pricing, estimates, liens, and assisting with admin duties.



TAB I | TEAM PROPOSED FOR THIS PROJECT

A3. Consultants

FPC may employ the use of specialty consultants for engineering, materials testing, threshold inspections, and surveying among others. Final consultant selection will be based on project specific requirements, overall firm capability and pricing.

A4. Staffing Levels & Positions Proposed

We believe there are two critical staffing factors that determine the success of a project:

- 1. Assembling the team around the needs of the project** – Construction Management projects can be complex. FPC will maintain Project Management and Supervisory staff resources necessary to pay close, continuing attention to every detail.
- 2. “Cradle to Grave” Management** – **Our staff** will be involved in this project from inception to completion: pre-design, design process, bid/award, construction, and close-out. **Effective Project Management** involves the overall planning, coordination, and control of a project from beginning to completion.

Below are the proposed **staffing levels** for the positions included above in section I.A. An organizational chart can be found in **section II.A.1** which illustrates where staff time is spent and when in the process:

Staff Positions	Pre-Construction %	Construction %
Project Manager	25%	50%
General Superintendent	5%	20%
Project Executive	10%	10%
Superintendent	5%	100%
Assistant Superintendent #1	0%	During Structure Only
MEP Superintendent	2%	As Needed
Estimator	50%	As Needed
Assistant Project Manager	5%	10%
Cost Accounting	5%	10%
Contract Administrator	0%	10%

Statements:

***Project Manager** will not be substituted without the express permission of the County.

**TAB II | PROPOSED
MANAGEMENT PLAN**

FLORIDA PREMIER CONTRACTORS

25450 Airport Rd, Ste A
Punta Gorda, FL 33950
941.205.1400
admin@fpcbuidls.com

**CHENEY BROTHERS INC - BELGIUM BUTTER NUT & CANDY
ST. CLOUD, FL**



CHARLOTTE COUNTY RFP NO. 20260453
CMAR-PUBLIC WORKS LANDFILL
MAINTENANCE BUILDING

TEAM ORGANIZATION CHART

CHARLOTTE COUNTY

DESIGN
TEAM

FPC PROJECT
TEAM

EXECUTIVE SUPPORT

ROB HUMPEL, Principal in
Charge/CEO, Lead AP

CARLTON HUGHES, President,
Lead AP



PRE-CONSTRUCTION
TEAM

CONSTRUCTION TEAM

CLOSE
OUT/WARRANTY

ROBERT
WUNSCH

Sr Estimating
Manager

CHERYL BALL
Administration



DANIEL YOUNG

Operations
Manager

DAVID SORIANO

Senior Project
Manager

DARIELLA
PARRA

Site Logistics & Operational
Coordinator

DOUG WHISLER

Director of
Construction

GARY GUSSMAN

Superintendent



DANIEL YOUNG

Operations
Manager

CHERYL BALL
Administration



SUPPORT PERSONNEL

TASHA BOYLE
CFO



JOSE CLAUSELL
MEP QC
Superintendent



TRADE PARTNERS

SURVEY & TESTING
SERVICES

SUBCONTRACTORS

VENDORS/
SUPPLIERS



25450 Airport Rd, Ste A, Punta Gorda, FL 33950



BOB WUNSCH SENIOR ESTIMATOR



941.205.1400



bwunsch@fpcbuilds.com

**40 YEARS OF
EXPERIENCE OVERALL**

**OSHA 30 HR
CERTIFICATION**

**BS DEGREE
CONSTRUCTION MANAGEMENT**

**AMERICAN SOCIETY OF
PROFESSIONAL ESTIMATORS**

Relevant Strengths: Open-book estimating; GMP development; bid package strategy; budget and contingency management.

Value to Charlotte County: Brings deep estimating leadership and the ability to convert design progress into reliable, actionable cost information for a defensible GMP.

RELEVANT PROJECT EXPERIENCE | COMPLETION DATE

- Cheney Brothers, Inc. - Belgium Butter Nut & Candy **(Warehouse)** | 2025
- City of Cape Coral - Jaycee Park | 2026
- Charlotte County Fire Station 9 | 2025
- Charlotte County District Office 5 | 2025
- Charlotte County Capital Maintenance Project including **Fleet Management Renovations** | ongoing



Cheney Bros Inc



CC Fire Station 9



25450 Airport Rd, Ste A, Punta Gorda, FL 33950



TASHA BOYLE CHIEF FINANCIAL OFFICER



941.205.1400



tboyle@fpcbuilds.com

**20 Years of
Experience Overall**

**7 Years of FPC
Experience**

**OSHA 10 CERTIFIED
PROCORE CERTIFIED**

**MA
FLORIDA STATE UNIVERSITY**

Relevant Strengths: contract administration, cost accounting, human resource, payroll processing, management.

Value to Charlotte County: Ensures contract compliance, minimizes, risk, supports timely project delivery, financial transparency, and workforce stability.

RELEVANT PROJECT EXPERIENCE | COMPLETION DATE

- Cheney Brothers, Inc - Belgium Nut & Butter (Warehouse) | 2025
- Babcock Sport Park Maintenance Building | 2025
- Charlotte County Fire Station 9 & D5 | 2025
- Town & Country Utilities: Fleet Vehicle Maintenance Building (Babcock Ranch) | 2025
- Charlotte County Capital Maintenance Project including
- Fleet Management Renovations | ongoing
- Charlotte County Small Projects | 2023 - Present
- Sunseeker Resort (Charlotte Harbor) | 2023
- Airport Commerce Center Lot #1 (Warehouse) (Punta Gorda) | 2021
- Amigo Pallets (Punta Gorda) Warehouse | 2019

* Denotes experience with previous firm



**Airport Commerce Center
(ACC)**



Amigo Pallets



DARIELLA PARRA

SITE LOGISTICS & OPERATIONAL COORDINATOR



25450 Airport Rd, Ste A, Punta Gorda, FL 33950



941.205.1400



dparra@fpcbuilds.com

**22 + YEARS OF
OVERALL EXPERIENCE**

**A.S ARCHITECTURAL
DESIGN & CONSTRUCTION**

**30 HOUR OSHA &
AUTOCAD**

**FL CERTIFIED GENERAL
CONTRACT #CGC1537228**

Relevant Strengths: Project coordination; permitting documentation; action-item management; coordinating activities around daily landfill traffic patterns, equipment movement, and public access.

Value to Charlotte County: Provides the County with an immediate advantage by eliminating the learning curve associated with understanding the site's operations, constraints, and personnel needs. Strengthens day-to-day project controls by supporting communication, documentation, permitting coordination, and follow-up so the County stays informed and the project keeps moving.

RELEVANT PROJECT EXPERIENCE | COMPLETION DATE

- **Charlotte County Hurricane Repairs: \$5M | 2023-Present:** Charlotte County Justice Center, Park and Recreation Buildings, Public Safety Buildings, **Public Works Maintenance & Operations Buildings, Landfill Operation Building & Drop Off, and CCU Facilities** Fencing, **Landfill** fence replacement, **Landfill** Public Works transfer system replacement, **Landfill** garage door repairs
- **Charlotte County Small Projects \$1.7M | 2023-Present:** Murdock renovations, Fire Station 10 landscaping, Justice Center Generator Platform, Justice Center cell doors & locksets, Historical courthouse stair repairs,, public restrooms, HVAC.



CC Landfill Fence Replacement



CC Public Works Tranfer System Replacement



Charlotte County Landfill Roof Repair



CC Landfill Garage Door Repairs



JOSE CLAUSELL

MEP SUPERINTENDENT



25450 Airport Rd, Ste A, Punta Gorda, FL 33950



941.205.1400



jclausell@fpcbuilds.com

**25 + Years of
Experience Overall**

**8 YEARS OF
FPC EXPERIENCE**

**40 HOUR OSHA SCAFFOLD
& EXCAVATION TRAINING**

**FLUENT IN ENGLISH &
SPANISH**

Relevant Strengths: Trade-specific MEP supervision; mechanical, electrical, and plumbing coordination; conflict resolution; utility-intensive systems.

Value to Charlotte County: A technical differentiator for this pursuit, bringing trade-specific MEP oversight that helps protect ventilation, drainage, wash support, power, and utility-intensive system coordination.

RELEVANT PROJECT EXPERIENCE | COMPLETION DATE

- City of **Cape Coral:** Jaycee Park: **Waterfront Stormwater Mngmt** | 2026
- Charlotte County Capital **Maintenance** Project **including Fleet Mngmt Renovations** | ongoing
- Town & Country Utilities (TCU) **Vehicle M&O Facility** | 2025
- Sunseeker Resort | 2023
- Cheney Brothers Distribution - Expansion (**Warehouse**) | 2023



TCU Vehicle M&O Facility



**Cheney Brothers Inc Distribution Warehouse
Punta Gorda**



25450 Airport Rd, Ste A, Punta Gorda, FL 33950



ROBERT HUMPEL

CEO



941.205.1400

LEED® AP



rhumpel@fpcbuilds.com

**35+ YEARS OF
OVERALL EXPERIENCE**

**15 YEARS OF FPC
EXPERIENCE**

**BACHELOR OF SCIENCE
MECHANICAL ENGINEERING**

**FL CERTIFIED GENERAL
CONTRACTOR #CGC1506395**

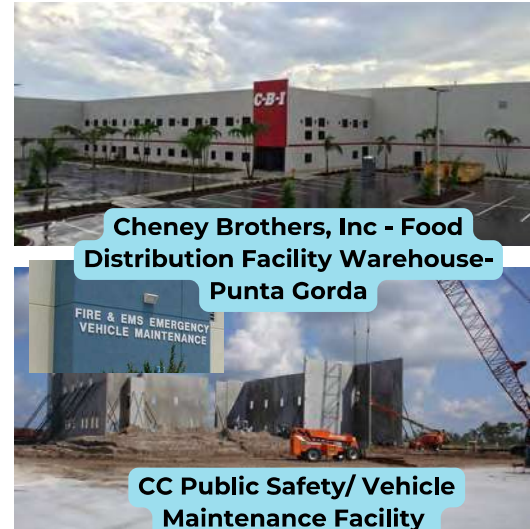
Relevant Strengths: Senior-level CM@R leadership; fleet and operational facilities; executive decision-making; public owner relationships

Value to Charlotte County: Will lead executive oversight throughout preconstruction and construction, keeping the project aligned with County priorities for budget, schedule, and operational performance.

RELEVANT PROJECT EXPERIENCE

- Airport Commerce Center (ACC) **Building #1**
- Charlotte County Public Safety/EOC Expansion | Current
- Town & Country Utilities **Maintenance Building** (Babcock Ranch) | 2025
- Charlotte County FS9 & D5 | 2025
- Cheney Brothers Inc - Belgium Butter Nut & Candy (Warehouse) | 2025
- Cheney Brothers Inc Expansion (**Warehouse**) | 2022
- Cheney Brothers Inc (**Warehouse**) Punta Gorda | 2015
- Charlotte County Public Safety Complex/EOC | 2007
- Charlotte County Fire/EMS **Vehicle Maintenance Facility** | 2007

*Denotes experience with previous firm



**Cheney Brothers, Inc - Food
Distribution Facility Warehouse-
Punta Gorda**

**CC Public Safety/ Vehicle
Maintenance Facility**



25450 Airport Rd, Ste A, Punta Gorda, FL 33950



**CARLTON HUGHES
PRESIDENT**



941.205.1400



chughes@fpcbuilds.com

LEED® AP

**25 YEARS OF OVERALL
EXPERIENCE**

**8 YEARS OF FPC
EXPERIENCE**

**BACHELOR DEGREE
WASHINGTON COLLEGE**

**FL CERTIFIED GENERAL
CONTRACTOR #CGC1529709**

Relevant Strengths: Public-sector CM@R leadership; preconstruction oversight; operational facility delivery; executive accountability

Value to Charlotte County: Will lead executive oversight throughout preconstruction and construction, keeping the project aligned with County priorities for budget, schedule, and operational performance.

RELEVANT PROJECT EXPERIENCE | COMPLETION YEAR

- Cheney Brothers Inc - Belgium Butter Nut & Candy (**Warehouse**) | 2025
- Sunseeker Resort | 2024
- Charlotte County Public Safety/EOC Expansion | Present
- Babcock Sports **Maintenance Building** | 2025
- Town & Country Utilities **Maintenance Building** (Babcock Ranch) | 2025
- Charlotte County Fire Station 9 & D5 | 2025
- Charlotte County Capital Maintenance Project - including **Fleet Management Renovations** \$15-20M | 2017-2022
- Fire Station #'s 1,2,4,5,8,9,11,13,12,15,16

*Denotes experience with previous firm



Charlotte County Fire Station 9



**CC Public Safety/ Vehicle
Maintenance Facility EXPANSION**



DANIEL YOUNG OPERATIONS MANAGER



25450 Airport Rd, Ste A, Punta Gorda, FL 33950



941.205.1400



dyoung@fpcbuilds.com

**20 YEARS OF OVERALL
EXPERIENCE**

**B.S. BUILDING CONSTRUCTION
M.E. RINKER -UNIV OF FL**

**30-HOUR OSHA
CERTIFICATION**

**EXTENSIVE FLEET & CMAR
EXPERIENCE**

Relevant Strengths: Preconstruction and project controls; CPM scheduling; value engineering; design/field alignment

Value to Charlotte County: Will lead day-to-day preconstruction efforts, including schedule development, constructability review, and coordination between design and field execution for this Site 7 project.

RELEVANT PROJECT EXPERIENCE | COMPLETION DATE

- Cheney Brothers Inc - Belgium Butter Nut & Candy (Warehouse) | 2025
- Babcock Sport Park **Maintenance Building** | 2025
- Town & Country Utilities **Maintenance Building** (Babcock Ranch) | 2025
- Charlotte County Fire Station 9 & Sheriff District Office D5 | 2025
- Charlotte County Capital Maintenance Project - including **Fleet Management Renovations** \$15-20M | 2017-2022
- NeoCity, Office Building (Kissimmee, FL) | 2020 *

* Denotes experience with previous firm



**Cheney Brothers-Belgium
Butter Nut**



City of Cape Coral- Jaycee Park



DOUGLAS WHISLER DIRECTOR OF CONSTRUCTION



25450 Airport Rd, Ste A, Punta Gorda, FL 33950



941.205.1400



dwhisler@fpcbuilds.com

**35+ YEARS OF OVERALL
EXPERIENCE**

**OSHA 30 HR & AUTOCAD
CERTIFICATION**

FALL PROTECTION/HAZCOM

**EXTENSIVE FLEET & CMAR
EXPERIENCE**

Relevant Strengths: Fleet and CM@R field leadership; maintenance buildings and fleet-support infrastructure; trade coordination; maintenance facilities.

Value to Charlotte County: One of the team's strongest differentiators, bringing direct experience in fleet and maintenance buildings, hardened & industrial buildings, and heavy Charlotte County experience.

RELEVANT PROJECT EXPERIENCE

- Charlotte County Fire/EMS vehicle Maintenance Building**
- Cheney Brothers, Inc - Belgium Butter Nut & Candy (**Warehouse**) | 2025
- Charlotte County Fire Station 9 & D5 | 2025
- Town & Country Utilities **Maintenance Building** (Babcock Ranch) | 2025
- Pinellas County EOC (\$80M) : Including **Vehicle Maintenance, Fuel Yard***
- Metropoint Grady Pridgon Tilt-up buildings | Pinellas Park*
- Pinch-a-Penny Distribution Plant | (Largo)
- Charlotte County Public Safety Building/EOC Expansion | Current

* Denotes experience with previous firm



**Pinellas Public Safety/EOC &
Vehicle Maintenance Fuel Yard**



**Charlotte County Fire/EMS
Vehicle Maintenance**



25450 Airport Rd, Ste A, Punta Gorda, FL 33950



DAVID SORIANO SENIOR PROJECT MANAGER



941.205.1400



dsoriano@fpcbuilds.com

**40 Years of
Experience Overall**

**OSHA 30 HR
Certification**

**PROCORE CERTIFIED
MS PROJECT & PRIMAVERA CERTIFIED**

**FL INSTITUTE OF
TECHNOLOGY**

Relevant Strengths: Project management from preconstruction through closeout; risk management; quality and schedule discipline; coordination across teams.

Value to Charlotte County: Brings seasoned project management leadership and strong control over process, schedule, and team coordination across complex operational projects.

RELEVANT PROJECT EXPERIENCE | COMPLETION DATE

- Charlotte County Public Safety/EOC Expansion | Current
- City of Cape Coral: Jaycee Park | 2026
- Cheney Brothers, Inc. - Belgium Butter Nut & Candy (Warehouse & Distribution) | 2025
- Charlotte County Fire Station 9 & D5 | 2025
- Sunseeker Resort – Phase I | 2022
- LVHN East Stroudsburg Medical Facility | 2019*

* Denotes experience with previous firm



**Charlotte County Public Safety/EOC
Expansion**



Sunseeker Resort



25450 Airport Rd, Ste A, Punta Gorda, FL 33950



GARY GUSSMAN SUPERINTENDENT



941.205.1400



ggussman@fpcbuilds.com

**15 Years of
Experience Overall**

**OSHA 30 HR
Certification**

**MIAMI UNIVERSITY
BACHELOR DEGREE**

**EXTENSIVE CMAR
EXPERIENCE**

Relevant Strengths: Extensive CM@R field experience; public safety and government facilities; quality control; subcontractor oversight.

Value to Charlotte County: Adds experienced field supervision with a strong record on hardened, government, and industrial facilities, helping reinforce schedule discipline and dependable field execution.

RELEVANT PROJECT EXPERIENCE | COMPLETION DATE

Babcock Ranch **Town & Country Utilities Maintenance Building (TCU) | 2025**

Charlotte County Continuing Contracts:

- Hurricane Repairs
- Capital Maintenance Repairs (CMP) Continuing Contracts

Small Projects Continuing Contracts including:

- Murdock Building A & B
- Public Safety Building Repairs & Renovations
- South County Annex
- Justice Center

* Denotes experience with previous firm



**Town & Country Utilities (TCU) Maintenance
Building**



Charlotte County Public Safety-EOC



**TAB III | PREVIOUS
EXPERIENCE WITH OF
TEAM PROPOSED**



**CHENEY BROTHERS, INC.-DISTRIBUTION CENTER
PUNTA GORDA, FL**



CHARLOTTE COUNTY RFP NO. 20260453
CMAR-PUBLIC WORKS LANDFILL MAINTENANCE BUILDING

TAB III - PREVIOUS EXPERIENCE OF TEAM PROPOSED



**Projects for
Charlotte County**

**Our Proposed
Team's
Experience**

Hardened Buildings

Industrial

● PROJECTS FOR CHARLOTTE COUNTY

Charlotte County Fire Stations# 2,5,7,8,9,11,12,13,14,15,16
Punta Gorda Fire Stations #2, Englewood Fire Station #75,
Charlotte County EOC, Charlotte County EOC Expansion,
Charlotte County Jail Expansion, CCSO District #1, 3,5, Charlotte
County Hurricane Projects, Charlotte County Small Projects,
Charlotte County Capital Maintenance Projects

● HARDENED BUILDINGS

Charlotte County EOC, Hendry County EOC, Pinellas County
EOC, Charlotte Jail Expansion, Englewood FS #75, Punta Gorda
FS #2, CCSO District #1,3,5, Charlotte County Fire/EMS Vehicle
Maintenance, Charlotte County FS #2,5,7,8,9,11,12,13,14,15,16

● INDUSTRIAL BUILDINGS

Cheney Brothers Distribution Center, Cheney Brothers
Expansion, Cheney Brothers- Belgium Butter Nut & Candy,
Airport Commerce Center (ACC) Lot 1, Building #1, Amigo
Pallets, Pinch-A-Penny Warehouse, Town & Country Utilities
(TCU), Metropoint office & distribution,



**30+ Ch. Co.
Government
Projects**



**21 Hardened
Projects**



**10 Industrial
Projects**

CHARLOTTE COUNTY RFP NO. 20260453
CMAR-PUBLIC WORKS LANDFILL MAINTENANCE BUILDING

TEAM EXPERIENCE HIGHLIGHT

SIMILAR PROJECTS

 **INDUSTRIAL**

 **WAREHOUSE**

 **FLEET/FUELING**



Gateway Business Park

Description: accommodates 500,000 square feet of sustainable high-tech office and industrial buildings. The 40-acre transit-oriented employment center was built and 100% pre-leased to Jabil Circuit, L3 Communications, MTS Medication Technology, and Compass Group. \$40M



Airport Commerce Center (ACC)

Description: FPC completed the 40,000 square foot industrial warehouse complex in 2021. The building is a pre-engineered metal structure designed to be divided into as many as eight 5,000 square foot units. Four of the units have dock-height loading docks, and the other four units have 12'x14' at grade overhead doors. \$3.36M



Charlotte County Fire/EMS Vehicle Maintenance Facility

Description: New 50,000 SF 7 Acres - full length equipment bay with overhead automatic door at each end. 2007. \$16M



Berry Packaging, Inc.

Description: New 100,000 SF. Manufacturing & distribution center. \$11M



Amigo Pallets

Description: New 80,000 SF. Houses the Sheriff Office, 9-1-1 Center & EOC. 3 story parking. **Vehicle Maintenance Building.** \$1.6M



Town & Country Utilities (TCU)

Description: 6,576 SF maintenance facility for a local utility provider including vehicle maintenance bays, office space, & common areas. The project was delivered within an active water treatment campus and required close coordination with owner representatives and plant operations staff. \$2.76M



Cheney Brothers Distribution

Description: 40,000 SF hardened food production facility with refrigerated freezer space, sterile production areas, and **warehouse** functions for an existing repeat client. \$23M



Flying J's Station

Description: 17 acres & construction of 20,000 SF wood frame building. Site development work included **underground utilities, storm piping & retention, truck scale, computerized fueling systems.** \$12M

TAB III - PREVIOUS EXPERIENCE OF TEAM PROPOSED

A. DESCRIBE PREVIOUS PROJECTS THE TEAM WORKED ON TOGETHER

One of the unique features that FPC brings to this project is the fact that our headquarters, and only office, is located in Charlotte County. All of our 20+ employees, and our entire team for the Landfill Maintenance Building operate out of this local office.

Our team members have been involved in the construction of **over 100 projects that have been built in Charlotte County** over the past 20 years. These same team members have built 20+ hurricane hardened projects.

Our team members have built over one million square feet of industrial projects, including the largest warehouse in Charlotte County for Cheney Brothers.



Most importantly, our team members have been continuously **building projects FOR Charlotte County for over 20 years**.

Previous work we've completed at the landfill includes:

CC Hurricane Repairs Contracts:

- Roof replacement for the convenience drop off (old scale house)
- Maintenance building, we replaced 3 overhead doors and some building repairs
- We replaced 1 storage shed
- Existing shed repairs
- Replaced the Carbon Chemical Bldg. roof
- Repaired the door of the power building
- Fence repairs

CC Small Projects Contracts :

- Installed motorized gates for the new scale house
- Installed a water pump for the new scale house
- New scale house electrical work
- Installed motorized gates on the old scale house
- We are currently repaving the old scale house entrance



CHENEY BROTHERS DISTRIBUTION FOOD FACILITY WAREHOUSE

Owner Representative:

Cheney Brothers Inc.
Warren Newell, Director of Development

Location:

2500 Amera Trail
St. Cloud, FL 34773

Team Involved:

Rob Humpel, Carlton Hughes, David
Soriano, Doug Whisler

Cost: \$23M**Dates:** 2024-2025

Scope of Work: 40,000 SF industrial food production facility with refrigerated freezer space, sterile production areas, and warehouse functions for an existing repeat client.

Why This Reference Matters: Demonstrates repeat-client confidence, operationally sensitive facility delivery, and FPC's ability to execute durable, high-performance industrial space with disciplined coordination.



Repeat-Client Confidence



Warehouse & Administrative Spaces



Durable Industrial Delivery



Schedule & Coordination Discipline



CHENEY BROTHERS DISTRIBUTION CENTER WAREHOUSE

Owner Representative:

Cheney Brothers Inc.
Warren Newell, Director of Development

Location:

1 Cheney Way
Punta Gorda, FL 33982

Team Involved:

Rob Humpel, Carlton Hughes, David Soriano

Cost: \$29M, Expansion \$8M

Dates: 2015. Expansion 2022

Scope of Work: This project involves an 85,000 sq ft expansion to an existing 360,000 sq ft distribution center. Having completed the original building in 2015, the owner selected FPC as the CM. The project includes protection of ongoing operational facilities, tilt-up concrete panel construction and a 16,800 sq ft floor cooler.

Why This Reference Matters: Demonstrates repeat-client confidence, operationally sensitive facility delivery, and FPC's ability to execute durable, high-performance industrial space with disciplined coordination.

- ✓ **Repeat-Client Confidence**
- ✓ **Warehouse & Administrative Spaces**
- ✓ **Durable Industrial Delivery**
- ✓ **Schedule & Coordination Discipline**



BABCOCK RANCH PUBLIC SAFETY COMPLEX: FIRE STATION 9

Owner Representative:

Charlotte County, FL

Charlotte County Government

18500 Murdock Circle
Port Charlotte, FL 33948

Team Involved:

Rob Humpel, Carlton Hughes, Dan Young,
Doug Whisler, Shannon Garcia

Cost: \$7M

Scope of Work: Concurrent construction of a 12,160 SF Fire/EMS station. The work included three apparatus bays, decontamination areas, support spaces, heavy-use circulation, and an integrated fueling yard. . Changes to the prototype include high speed apparatus bay doors, elevated day room seating & Babcock Ranch aesthetics.

Why This Reference Matters: Strong supporting reference for public-sector CM@R, fueling infrastructure, shared-site logistics, and coordinated inspections/turnover.

✓ **Fueling-Related Infrastructure**

✓ **Public-Sector Stakeholder Coordination**

✓ **Shared--Site Logistics**

✓ **Phased Inspections & Turnover**



BABCOCK RANCH PUBLIC SAFETY COMPLEX: SHERIFF OFFICE DISTRICT 5

Owner Representative:

Charlotte County, FL

Charlotte County Government

18500 Murdock Circle
Port Charlotte, FL 33948

Team Involved:

Rob Humpel, Carlton Hughes, Dan Young,
Doug Whisler, Shannon Garcia

Cost: \$7.2M

Scope of Work: Part of a Master Development Order agreement between Charlotte County and Babcock Ranch, CCSO District 5 Headquarters is a 12,000 SF law enforcement office located in the growing community of Babcock Ranch. District 5 HQ is modeled after the latest generation prototype design with adjustments made as required to meet architectural requirements in Babcock Ranch. The hardened facility is full service and includes offices, detective & road bull pens, meetings spaces, evidence/armory, and numerous interview rooms.

Why This Reference Matters: Strong supporting reference for public-sector CM@R, fueling infrastructure, shared-site logistics, and coordinated inspections/turnover.

✓ **Fueling-Related Infrastructure**

✓ **Public-Sector Stakeholder Coordination**

✓ **Shared--Site Logistics**

✓ **Phased Inspections & Turnover**



CHARLOTTE COUNTY SHERIFF'S OFFICE DISTRICT 1 HEADQUARTERS

Owner Representative:

Charlotte County

Location:

11051 Willmington Blvd
Englewood, FL 34224

FPC Team Involved:

Rob Humpel, Carlton Hughes,

Cost: \$4.5M

Completion Date: 2018

Scope of Work: District 1 was a new 12,000 SF facility that replaced an aging office housed in the West County Annex Building. This was the first new District HQ built and it became the prototype for D3, D4, & D5 which followed.

Why This Reference Matters: Strong supporting reference for public-sector CM@R, shared-site logistics, and coordinated inspections/turnover.

✓ **Repeat-Client Confidence**

✓ **Hardened Facility**

✓ **Operational Sensitive Facility**

✓ **Schedule & Coordination Discipline**



CHARLOTTE COUNTY WEST GOVERNMENT ANNEX

Owner Representative:

Charlotte County

Location:

6868 San Casa Dr
Englewood, FL 34224

FPC Team Involved:

Rob Humpel, Carlton Hughes

Cost: \$4.5M

Completion Date: 2018

Scope of Work: New 18,000 SF multi-departmental building built on an occupied site. Constructed in two phases to keep government services operational in the existing building.

Why This Matters: Demonstrates ability to stay operational throughout project, integrate support spaces similar to those required for maintenance facility, and expertise in site logistics, safety planning, & coordination with multiple stakeholders.



Occupied Site



Integrated Support Spaces



Administrative Offices



Schedule & Coordination Discipline



AIRPORT COMMERCE CENTER (ACC), LOT 1

Owner Representative:

28261 Woodlawn Dr, Building #1, LLC

Location:

28261 Woodlawn Dr.
Punta Gorda, FL 33982

Team Involved:

Rob Humpel, Carlton Hughes

Cost: \$3.36M**Dates:** 2022

Scope of Work: FPC completed the 40,000 square foot industrial warehouse complex in 2021. The building is a pre-engineered metal structure designed to be divided into as many as eight 5,000 square foot units. Four of the units have dock-height loading docks, and the other four units have 12'x14' at grade overhead doors.

Why This Reference Matters: Strong understanding of adaptable space planning. This demonstrates experience with multi-access service points and efficient equipment circulation. Also, accommodations for heavy equipment servicing, storage areas, and maintenance workflows.

✓ **Adaptable Space Planning**

✓ **Large Equipment Bays**

✓ **Durable Industrial Delivery**

✓ **Safe and Efficient Facility**



AMIGO PALLETS

Owner Representative:

Amigo Pallets

Team Involved:

Rob Humpel, Carlton Hughes

Location:

283500 Woodlawn Dr.
Punta Gorda, FL 33982

Cost: \$1.6M

Dates: 2019

Scope of Work: Design/Build project including complete site development and construction of a new 17,000 sqft pre-engineered metal building to be used as manufacturing facility and supporting office operations space.

Why This Reference Matters: Ability to provide fully integrated industrial solution, combining durable building systems, flexible operational space, & essential support areas.

- ✓ **Heavy Equipment Bays**
- ✓ **Durable Industrial Delivery**
- ✓ **Facility with supporting office operations space**
- ✓ **Schedule & Coordination Discipline**



BABCOCK RANCH TOWN & COUNTRY UTILITIES (TCU) FLEET MAINTENANCE OPERATIONS

Owner Representative:

Charlotte County, FL

Babcock Ranch

12150 SR 31

Babcock Ranch, FL 33982

Team Involved:

Rob Humpel, Carlton Hughes, Dan Young,
Doug Whisler, Shannon Garcia

Cost: \$2.7M

Scope of Work: 6,576 SF maintenance facility for a local utility provider including vehicle maintenance bays, office space, and common areas. The project was delivered within an active water treatment campus and required close coordination with owner representatives and plant operations staff.

Why This Reference Matters: Direct fleet maintenance facility experience within an active utility campus—highly relevant to operational coordination, access control, and day-to-day owner communication.



Fleet Maintenance Facility



Operational Owner Interface



Active Utility Campus Coordination



Daily Sequencing with Plant Operations



TEAM EXPERIENCE MATRIX WITH CMAR GOVERNMENT PROJECTS

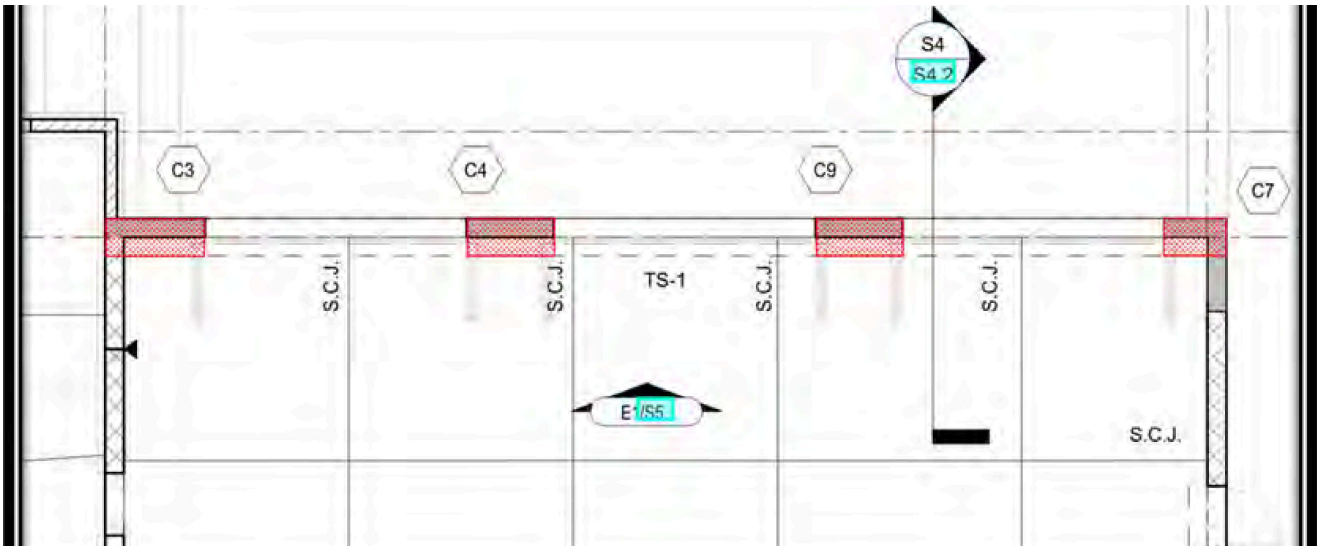
PROJECT NAME	ROB HUMPEL	CARLTON HUGHES	DAN YOUNG	DOUG WHISLER	GARY GUSSMAN	DARIELLA PARRA
CH CO PUBLIC SAFETY/EOC EXPANSION PROJECT	✓	✓		✓	✓	✓
CCSO FS 9 & CCSO D5	✓	✓	✓	✓	✓	✓
CCSO FS 9 & CCSO D5 SHELLS	✓	✓	✓	✓	✓	✓
CH CO HURRICANE IAN REPAIRS	✓	✓	✓	✓	✓	✓
BABCOCK RANCH TOWN AND COUNTRY UTILITIES (TCU)	✓	✓	✓	✓	✓	
BAYSHORE PARK STABILIZED PARKING - SUNSEEKER CONNECTION	✓	✓		✓		
CITY OF CAPE CORAL - JAYCEE PARK	✓	✓	✓	✓	✓	
CCSO DISTRICT #3 HQ				✓	✓	✓
CH CO CAPITAL MAINTENANCE AND REPAIRS (ONGOING)	✓	✓		✓	✓	✓
CH CO SMALL PROJECTS (DEPARTMENTAL NEEDS)	✓	✓			✓	✓
PUNTA GORDA AIRPORT DESIGN BUILD PROJECTS	✓	✓		✓	✓	✓
CH CO PLACIDA BOAT RAMP: PRE-CONSTRUCTION	✓	✓				
CHARLOTTE COUNTY SHERIFF'S D1 HQ	✓	✓				
CHARLOTTE COUNTY WEST GOVERNMENT ANNEX	✓	✓				
CH CO SOUTH COUNTY LIBRARY (JV PROJECT)	✓	✓				
CHARLOTTE COUNTY FIRE STATION #2 & #5				✓		
CHARLOTTE COUNTY EVENT CENTER	✓			✓	✓	
CH CO EMERGENCY OPERATIONS CENTER (EOC)	✓	✓		✓		
CH CO FIRE/EMS VEHICLE MAINTENANCE SAFETY	✓	✓		✓		
MANATEE COUNTY - EAST BRADENTON PARK	✓	✓	✓	✓	✓	✓

D. WORKING WITH DESIGNERS KEEPING PROJECT WITHIN A FIXED BUDGET

One of the best reasons to use a Construction Manager during the design/pre-construction phases is to capitalize on prior experience with similar facilities to inform what could be done better or more cost effectively. We can provide **valuable input on items that will lower costs, increase the speed at which we can build, and minimize equipment/on-going maintenance costs**. Below is an example of an issue we raised on Fire Station #9, which had driven costs and schedule on other fire stations. This may seem like a small item in the grand scheme of a build, however, the cumulative budget effect can be significant when combined with tens or dozens of other seemingly minor tweaks.

Example: Fire Station #9 Concrete Columns at Apparatus Bays

The exterior wall construction on the prototype station is mostly 8” and 12” load bearing concrete block (i.e. masonry). The exception was 8 cast-in-place concrete columns at the apparatus bays. FPC felt these columns could easily be replaced by 12” concrete block pilasters with both vertical reinforcing and horizontal stirrups with no loss of structural integrity. The benefits were a reduction in construction costs through the elimination of the formed concrete columns, with an even larger savings resulting from a 2-week reduction in the schedule (per station).



***Fire Station #9 Structural Drawing**

**TAB IV | PROJECT
CONTROLS**

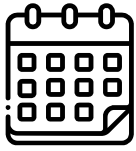


**Charlotte County Fire & EMS Emergency Vehicle Maintenance Complex
Punta Gorda, FL**



CHARLOTTE COUNTY RFP NO. 20260453
CMAR-PUBLIC WORKS LANDFILL
MAINTENANCE BUILDING

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



There are several important factors that must be incorporated into the schedule for this project.

1

The existing maintenance functions for the landfill must be maintained during the construction of the new facility.

2

The schedule for the construction will look very different depending on whether the new facility is built on the same site as the existing building or on an adjacent site.

3

The access to the project site is through a fully operational landfill and construction access cannot impact landfill operations.

Our approach to this schedule is to account for each of the above listed factors and develop a schedule that minimizes impacts to existing landfill operations and also gets the building done as quickly as possible, which is the surest way to minimize the overall impacts.

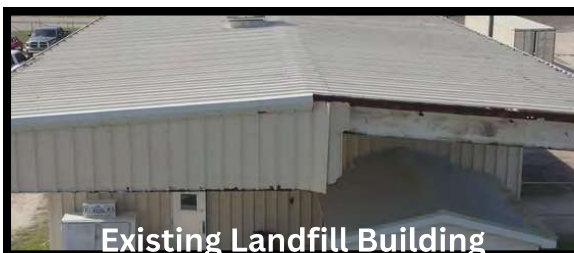
Based on some Hurricane repair projects we've completed at the Landfill, we are familiar with the existing maintenance buildings and site. Presently, there are two (2) buildings comprised of a **2,200 SF Operations Building and a 4,000 SF Maintenance shop/garage**, for a total of approximately **6,200 SF of EXISTING building area**.

For the sake of this scheduling exercise we will assume that the current needs of the landfill maintenance operation will push the new building to a total size of between **12,000 SF - 15,000 SF**, in a single combined building. (NOTE: the following schedule will hold for a building up to approximately 20,000sf using the same building systems, discussed below).

There are **4 basic building systems** that could be used on this project:

1. Pre-engineered metal building system
2. Masonry with bar joists
3. Tilt-wall with bar joists
4. A hybrid of a pre-engineered building with full height masonry exterior walls.....A tilt-wall building of this size will NOT be competitive from a cost standpoint. Based on a recent comparison, we would expect tilt-wall construction to add between 15% - 20% to the total project costs.

The schedule included on the following page was developed for building systems #1, 2, or #4 above. Subtle variations in the duration of activities between the different building components are offset by others with no impact to the overall 8-9 month construction schedule.

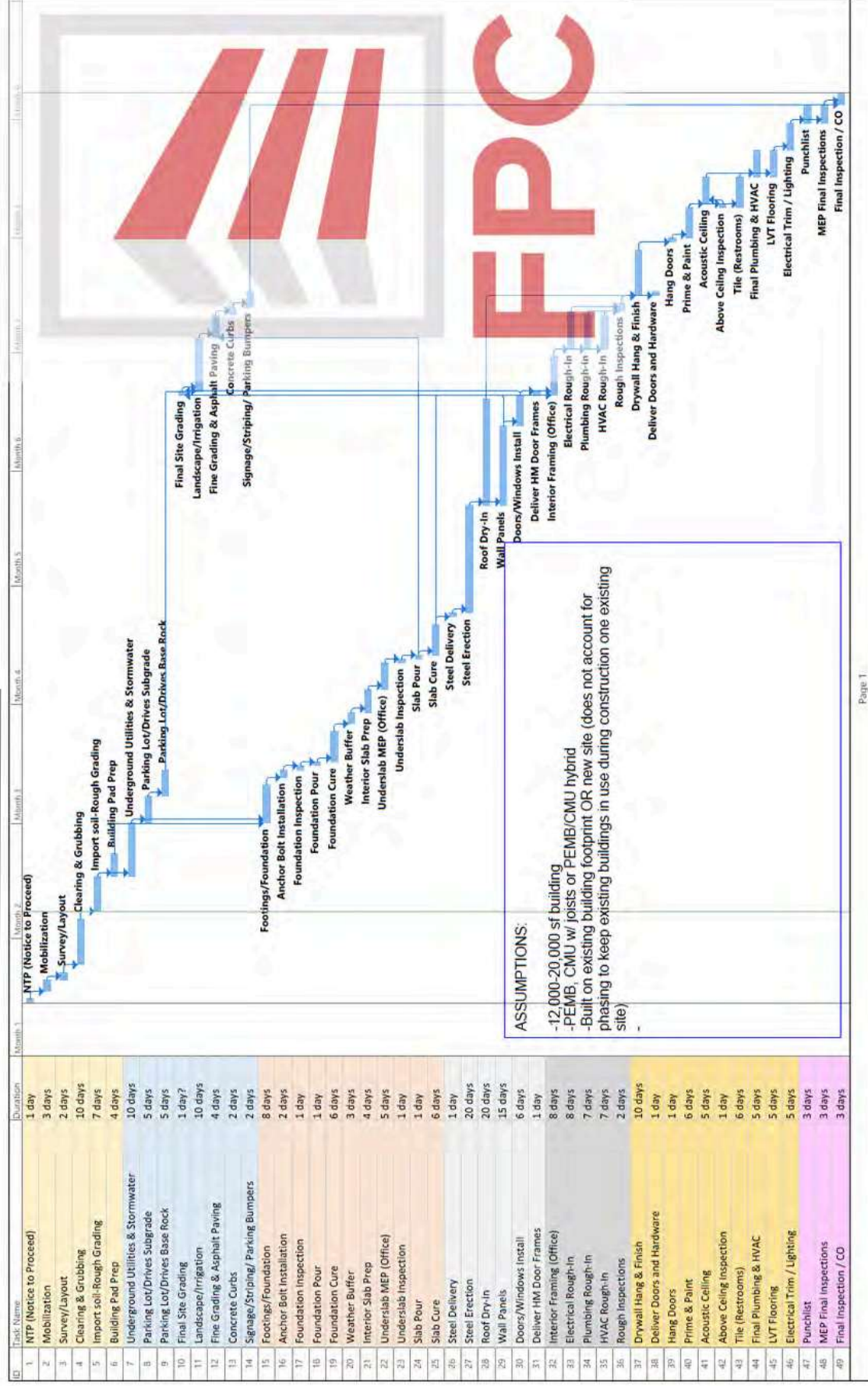


Existing Landfill Building



Existing Landfill Operations Building

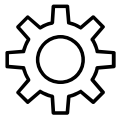
TAB IV | PROJECT CONTROL



Expansion Options & Occupied Site Logistics

While we do not know the exact size of the proposed new building or the exact location, we can safely assume that the existing maintenance building must remain in use during the construction of it's replacement. With that in mind we have created a potential site logistics plan that is based on the current operation of the landfill and locates the building in an area that will not impact the existing maintenance functions. The assumed location was chosen with existing entrance points, traffic patterns and future landfill expansion in mind.

The logistics plan allows for a separate controlled access construction entrance and utilizes existing circulation routes with appropriate directional signage to ensure ample access to the construction site while minimizing impacts to existing operations.



Site Planning Strategy

- Based on existing entrances and traffic patterns
- Supports future landfill expansion
- Minimizes operational disruption



Construction Logistics

- Dedicated controlled construction access
- Use of existing circulation routes
- Clear directional signage for safety



Operational Benefits

- Maintains full facility operations
- Minimizes disruption
- Ensures safe traffic flow





FPC employs the latest version of Microsoft's scheduling software MS Project™. MS Project™ is a full featured Critical Path Method (CPM) scheduling package that allows our team to thoroughly plan and execute any construction project, no matter how large or small.

Creating the Master Project Schedule

As good as the scheduling software is, the true key to managing a project to be completed on time still boils down to a few key factors:



- ✓ Understanding the Client's project goals
- ✓ Understanding the design process and more specifically how it relates to permitting, regulatory approvals and County reviews/approvals
- ✓ Detailed knowledge of the sequence of construction activities for the project
- ✓ Understanding the quantity of manpower and equipment needed to complete the construction activities
- ✓ Current knowledge of any manpower or material shortages, along with the effect these will have on the time required to perform the work

MS Project™ is also used by the County Facilities Department so information sharing and communications regarding the schedule are greatly simplified.

Approval by the Board of County Commissioners can often add weeks to the scheduled start of construction and must be factored into the Master Schedule

With a firm grasp of the above information, FPC will develop a project specific schedule that will detail, not just the construction phase, but also the design and permitting phase. This schedule will become the tool used by the entire team to plan the process by which the project is designed, permitted, *approved by the Board of County Commissioners (BoCC)*, *constructed*, and *closed out*.

This schedule will include key milestones for important activities specific to County projects that can be easily overlooked if one is unfamiliar with the County's review and approval process. These milestone activities normally include, but are not limited to BoCC approval of the CM's contact:



- ✓ Internal County staff review of the design documents at key stages
- ✓ Initial budget estimate and periodic progress estimates to correspond to design document stages
- ✓ County Site Plan Approval process
- ✓ BoCC approval of the Guaranteed Maximum Price (GMP)

The various BoCC approvals can each add several weeks to the schedule simply because of the meeting dates of the Commission and the pre-agenda submittal requirements. While the process is not difficult, it is important that it be factored into the project schedule so that the schedule is an accurate reflection of what must happen. This will allow for good communication of realistic start and completion dates and will help the entire team manage the expectations of the public and the Commissioners.

Schedule Updates

Once the schedule is completed, it will be reviewed by all parties to ensure accuracy. This schedule will then become the baseline against which the progress of the project will be tracked. The schedule will be updated on a weekly basis (at a minimum) and more frequently as conditions dictate. These updates will be shared with the entire team and any changes to the schedule dates will be identified early, to allow for proper communication with other parties, or if necessary, to allow the development of a recovery plan.

Subcontractors and the Schedule

The project schedule will also be given to the subcontractors who will be bidding the project to allow them to properly allocate manpower and resources to the project. It is vital that the subcontractors understand the requirements of the schedule and properly account for any overtime, additional manpower, or equipment that may be needed to meet the timeline.

The project schedule will be included in the actual subcontracts issued for the project. These subcontracts will include contractual language obligating the subcontractors to meet the dates, or they will be required to work overtime, or bring in additional resources at their own expense to recover any lost time.

Benefits of Short-Term Schedule Updates

- Allows for coordination of the trades to avoid straining the subcontractor resources
- Communicates progress of the work in a clear and concise manner
- Allows for the evaluation of crew size and subcontractor “buy-in”.
- Allows the CM to monitor work progress and determine if overtime or additional resources are needed.



Subcontractors and the Schedule

The project schedule will also be given to the subcontractors who will be bidding the project to allow them to properly allocate manpower and resources to the project. It is vital that the subcontractors understand the requirements of the schedule and properly account for any overtime, additional manpower, or equipment that may be needed to meet the timeline.

The project schedule will be included in the actual subcontracts issued for the project. These subcontracts will include contractual language obligating the subcontractors to meet the dates, or they will be required to work overtime, or bring in additional resources at their own expense to recover any lost time.

WHO WILL BE RESPONSIBLE TO ASSURE THAT SCHEDULE WILL BE MET?



Once a GMP schedule is developed outlining all long lead times and construction durations, the Operations Manager, **Daniel Young** and Director of Construction, **Doug Whisler** will be responsible for meeting the schedule.

B. WHAT CONTROL TECHNIQUES ARE PLANNED FOR CONSTRUCTION



Controls during construction will be coordinated through Procore, our comprehensive, cloud-based project management system. Procore allows complete integration of all project information in a single database that has access protocols to allow secure access by the owner, architect and subcontractors via any device that has web access.

During the project there are many items that must be properly managed to ensure that the materials arrive on time, the quality of the project is maintained, the work is properly coordinated, and all systems function as intended. The management of the processes and paperwork associated with a commercial construction project are critical to the overall project success. Procore handles all these elements of the project, maximizes efficiencies, and allows complete transparency for our clients. The process can be categorized as follows:



Client Benefits



Use Fewer Tools



Reduce Manual Data Entry



Internal & External Team Collaboration



Centralize Everything

Never lose an important piece of communication. All project correspondence is stored in one place including:

- ✓ Issues
- ✓ Journals
- ✓ RFI's
- ✓ Submittals
- ✓ Transmittals



External files can be uploaded and linked to related project correspondence. Alerts for RFI's and other correspondence help keep internal and external teams in sync and on schedule, and robust search functions substantially reduce time to locate information.

Mobile Apps

Procore's mobile app is used in conjunction with a browser-based solution, and sync with one another automatically.



Procore's mobile app excels at providing real-time information to our employees out in the field. Field staff can confidently rely on smart phones and tablets to view and enter project information, such as submittals, RFI's, punch lists and even the project drawings.

C. DEMONSTRATE ABILITY TO MEET PROJECT COST CONTROL

Similar to “maintaining the schedule”, cost control is a team effort, especially during the design phase. The Construction Manager will lead the effort by continually tracking the design against the budget and will make recommendations regarding cost savings or alternate construction techniques to lower costs and keep the functionality.

During the bidding phase and the construction phase, the Construction Manager has the responsibility to control costs. This is done through the methods described above and through effective onsite management of the work to eliminate inefficiencies or costly rework.

The following list represents a sampling of local projects that FPC’s proposed team has been involved in. These projects have all been handled in the manner described above and have been designed and constructed within the available budget.

Project	Completion
	
Charlotte County Fire Stations # 7, 8, 11, 13, 14, 15, 16, EFD #75	On budget
Charlotte County Sheriff's District 1	Under budget
South County Regional Park	On budget
Charlotte County Jail Expansion	On budget
Laishley Park	On budget
Charlotte County Event Center	On budget
Peace River Botanical Gardens	On budget
Cheney Brothers Distribution Center	On budget
Charlotte County Veterans Memorial Park	On budget
Charlotte County West Count Annex	Under budget
Sunseeker Resorts Phase 1 -Early Work Packages	On budget
Cheney Brother Distribution Expansion	On budget
Charlotte County Annual CMP Contract	Under budget

WHO WILL BE RESPONSIBLE FOR COST CONTROL?

The entire project team is responsible for controlling the costs. This begins on day #1 with understanding the budget, specialty items, and overall scope of the project. Once a GMP has been determined, the Project Management team is tasked will controlling costs through completion.

D. DEMONSTRATE ABILITIES IN VALUE-ENGINEERING OPPORTUNITIES

Value Engineering



When the early estimates indicate the project is over the available budget, or the Construction Manager feels there are alternate building methods that can reduce costs, it is often necessary to go through a process of Value Engineering, where the Construction Manager presents options to reduce cost without hurting functionality. The options are presented to the design team and owner, who will take the information provided by the construction manager and will decide whether it makes sense to incorporate the various options into the project

E. DEMONSTRATE ABILITY PREPARING ACCURATE ESTIMATES VS. ACTUAL

Early, Accurate Estimates

Another primary role of the Construction Manager is to prepare construction cost estimates for the project team at various points in the design process. These estimates are typically based on the following drawing deliverables.

- Deliverables Schematic Design
- Design Development
- Construction Documents (50-75 Sheets)

The most important estimates are the early ones. Even though these estimates are based on preliminary information and relatively few drawings it is vital for the project to accurately estimate the project costs from the limited information available. At these early stages it is still practical, and relatively easy to make design decisions to reduce cost, if needed. The methods used to prepare accurate early estimates include:

- Detailed quantity take-offs prepared by the Construction Manager
- Use of historical cost data from buildings of a similar nature, build in SW Florida by the Construction Manager
- Involvement of key subcontractors and suppliers in the estimate process to confirm market variables
- Understanding the needs of the client and ensuring that all elements of the budget are accounted for in the estimate

Proof of the Effectiveness of Our Estimates & Value Engineering

Proof that this process works on Charlotte County projects can be seen in the following partial list that represents projects successfully completed by members of FPC’s project team in Charlotte County over the last 15 years. Each of these projects went through the estimating and value engineering process described above and resulted in buildings that fulfilled the needs of the client and were constructed within the available budget.

Benefits of Early Estimates

- Gives an accurate picture of the budget at the beginning of the design process.
- Knowing the costs upfront allows the County to make informed decisions and rank the priority of features or amenities desired in a project.
- Knowing the costs early on also ensures that the designers never allow the design to exceed the budget.
- This avoids expensive and time-consuming re-designs later in the process.



Charlotte County Government projects completed by our team on/under budget (Partial Listing):

South County Library

Charlotte County West County Annex

Charlotte County Sheriff's District 1 Headquarters

Veterans Memorial Park

Bayshore Park Improvements (2023)

Charlotte County Event Center

Charlotte County Public Safety Complex/EOC

Charlotte County Fire Station #7, 8, 11, 13, 14, 15, 16

Charlotte County Fire Station #07

Punta Gorda Fire Station #02

Englewood Fire District Station #75

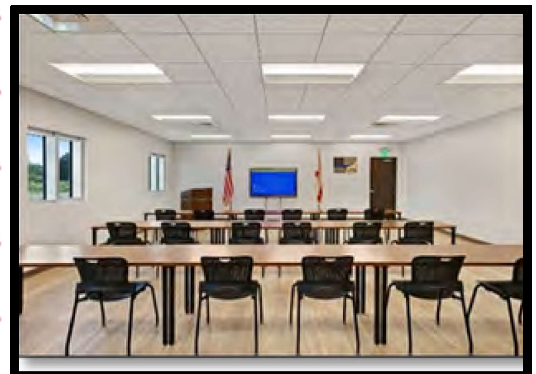
Charlotte County Fire/EMS Vehicle Maintenance Facility

Charlotte County Justice Center-Multiple Major Repair/Renovations

Charlotte County Sport Park-Tampa Bay Rays Renovations

South County Regional Park

Ann Dever Memorial Regional Park



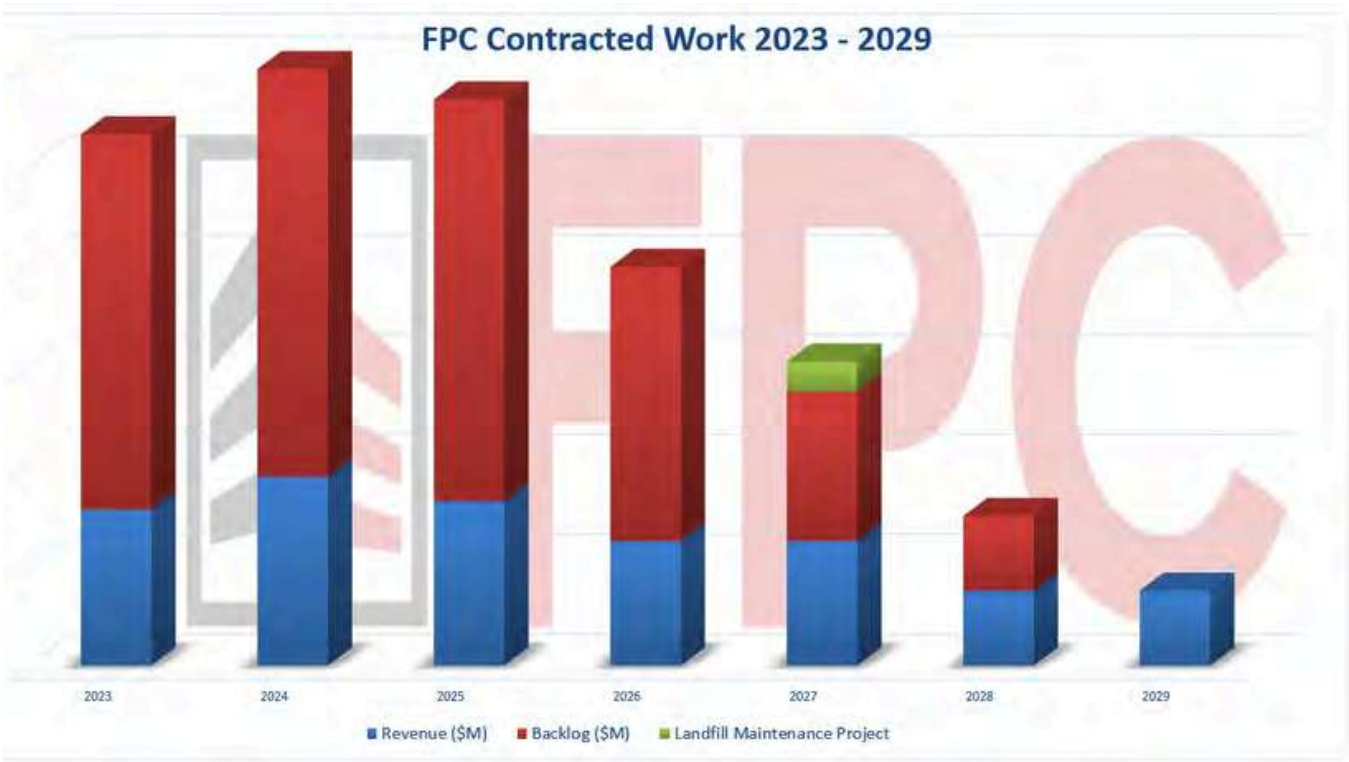
F. RECENT, CURRENT AND PROJECTED WORKLOAD’S



Below are the ACTUAL values of work put in place during the most recent completed years, the PROJECTED values for the current year and ESTIMATED project backlog:

2018:	\$13,900,000
2019:	\$14,500,000
2020:	\$15,000,000
2021:	\$15,500,000
2022:	\$17,800,000
2023:	\$23,000,000
2024:	\$32,000,000
2025:	\$30,000,000
2026:	\$28,000,000 (Projected)

FPC has sufficient resources to effectively staff and manage this project.



**TAB V | PROPOSED
DESIGN APPROACH
FOR THIS PROJECT**

TOWN & COUNTRY UTILITIES MAINTENANCE BUILDING



CHARLOTTE COUNTY RFP NO. 20260453
CMAR-PUBLIC WORKS LANDFILL
MAINTENANCE BUILDING

A. CONSTRUCTABILITY & BIDDING

FPC’s Project Approach focuses heavily on the preconstruction phase. As evidenced by the long list of tasks on the next page, much of the planning and preparatory work required for a successful project happens during the preconstruction phase, long before the actual construction begins

A key component of the way FPC approaches the preconstruction phase is the belief that the process is truly a team effort, where full participation from the Construction Manager, Architect and the Owner are required make the key decisions that will lead to a project that meets all the Owner’s goals in terms of functionality, durability, initial cost, life cycle cost, ease of maintenance, technology, etc.



Pre-Construction

Some of the tasks included in our pre-construction phase are:



Cost estimating



Value engineering analysis



Constructability reviews



Scheduling



Procurement of long-lead items



Site logistics planning

Bidding

FPC’s approach to bidding a project focuses on several key factors that help ensure the best cost, quickest build time and highest quality of construction. These factors can be summarized as follows:

- Develop a bid strategy that captures the economies of scale associated with industrial Buildings
 - Ensure maximum subcontractor bid coverage
- Ensure that the subcontractors are qualified for the specific work involved
 - Evaluate all bids received ensuring accuracy and completeness



What is Constructability?

At key points during the Preconstruction Process outlined above FPC conducts focused Constructability Reviews of the design drawings. The purpose of these reviews is to identify items that could lead to problems or added costs during construction. The key to these reviews is that they identify these items on the drawings before construction begins. Example of specific areas of attention include:

Roofing Details

Avoid difficult to construct or maintain conditions that could lead to leaks

Window & Door Details

Ensure door hardware works with planned access control

Specialized Conditions or Elements

Difficult to construction and could drive up costs or prove costly to maintain

Materials or Finishes

Identify any that are not suitable for the application and may lead to shore life cycles or high maintenance costs

Conflicting Information on the Drawings

Identify Eliminate any conflicts during the design to ensure these issues do not slow down the construction or add costly rework to the projects

The goal of “Constructability” is to ensure a building is cost effective to build and operate and performs at the highest possible level.

Our team has a 20+ year history of working in Charlotte County, and for Charlotte County. Many of the projects built during this time have been CM@Risk Delivery Method.

Despite some challenging projects during that time there has never been a project where this process failed to get the project and budget into alignment. In fact, Charlotte County received money back on every one of these projects.

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

Issue #1: Project execution on an occupied site, requiring uninterrupted operation of the existing maintenance facility throughout construction until the new facility is completed.



Challenge:

Occupied site and the need to keep the existing maintenance facility operational until new building is completed.



Solution:

Meet with landfill operations staff and confirm that the assumptions to prepare the attached site logistics plan will achieve the stated goals of maintaining operational status of the existing landfill and adapt the logistics plan as needed.

Issue #2: Review the needs for the new facility and balance the desire to have a durable and storm resistant (AKA hardened) facility with the realities of the budget.



Challenge:

Addendum #1 clarified that the intent is to construct a "Code Plus" facility, not a facility that is designed to a specific standard. That said, we assume that the need is to strategically upgrade the building in ways that increase survivability in practical terms to ensure the the landfill can maintain or return to operational status immediately following a storm or other natural disaster.



Solution:

FPC's staff has been involved in the construction of over a dozen critical facilities for Charlotte County where this was the exact intent. Multiple fire stations, 3 district offices for the Sheriffs department, the fire/ems vehicle maintenance facility and the existing EOC were designed and built using this strategy, where strategic, low-cost enhancements to the building's envelop (roof, walls and doors/windows) dramatically increased building resilience without the need for large increases in construction costs.

Issue #3: Market Conditions



Challenge:

The current construction products market and ongoing supply chain issues continue to be a factor in all our projects. These issues add considerable uncertainty to cost estimates, lead to increased cost of construction and present scheduling challenges once projects begin construction. Current predictions by market analysts indicate that these issues will continue into the foreseeable future. Like everyone, we are spending a great deal of time chasing pricing to keep up with the market. Many of our subcontractors and vendors are only guaranteeing material pricing for 30 days, which can make long-term forecasting challenging. When we're asking them to guarantee pricing for longer periods of time, we're seeing numbers artificially padded to compensate for the unknown.



Solution:

FPC has developed an internal strategy that is working well to mitigate cost escalation and to reduce the owner's risk:

During the bidding process, we are requiring a full breakout of material costs from our subcontractors. We issue contracts based on those quantities and using the current commodities index cost from the Federal Reserve Economic Data (FRED). At the time of material release, that material cost is adjusted up or down based on the current commodities market. This adjustment is reflected ONLY on materials and does not affect labor or markup. The result is a real market adjustment to a fractional portion of the project costs. An example of this in practice is the millwork contract in three heavily themed restaurants on the Sunseeker Project. FPC required the millwork subcontractor to provide the quantity and cost of all wood panel products such as plywood. In the few months between bid time and material release, the wood commodity market had regulated in a downward trend resulting in a cost savings for the owner.

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

Pre- Construction Quality Assurance – **Lead Team Members Carlton Hughes and Rob Humpel**

Quality is of paramount importance and the following procedure ensures that we deliver the highest quality project

TAB V | PROPOSED DESIGN APPROACH

Review plans early in the process to identify areas of conflict, difficult construction features and for opportunities to simplify the plan. This information can be relayed to the design team for potential changes. In situations where the design cannot be changed, this information is reviewed with subcontractors to ensure proper planning and procedures are undertaken to ensure a high level of quality.

Shop drawing/submittal review is critical in identifying mistakes before material reaches the field. This process ensures proper materials are provided and specifications are met, and greatly minimizes the possibility of field modifications.

Quality conferences, including the owner, architect, and contractor, are held prior to construction to identify expectations and key areas of quality concern. This is particularly helpful in ensuring the quality of complex or unique construction applications.

Contractual Enforcement provides the written basis for achieving expected quality levels. All FPC subcontracts contain provisions for following specified steps to ensure quality installations.



Construction Quality Assurance – **LEAD TEAM MEMBERS DOUG WHISLER AND GARY GUSSMAN**

During construction, our quality control method involves three phases of inspection

Mobilization Conferences are held just prior to a subcontractor moving on site. This process ensures that pre-construction information is communicated to field staffs, laying out specific inspection milestones and schedules, including expectations of quality.

Mock-ups are commonly used for assemblies where the quality level is difficult to adequately describe in written contract documents. Representative mock-ups can be reviewed, critiqued, and approved before installation begins.

Early Field-Testing is effective when done before critical installations such as exterior window systems and glazing. Early testing of completed assemblies can prove to be a valuable way to flush-out unexpected installation problems. If problems arise, corrections are made before costs and schedules are impacted.

Initial inspections are performed upon the completion of representative portions of work and include examinations of the quality of workmanship. This procedure works extremely well when the architect and/or owner's representatives participate, allowing a physical demonstration of the quality expected at the onset of work.

Follow-up inspections are conducted at established intervals depending on the individual scope of work. Once work is complete, a final inspection is conducted by the contractor and, if necessary, items are reworked before the architect's official final inspection.



D. EXPLAIN YOUR TO BONDING ON THIS PROJECT AS A CM@RISK & DEFINE YOUR BONDING REQUIREMENTS FOR ALL SUBCONTRACTORS

FPC is well-versed in public sector CM @ Risk projects, and the risk management practices associated with them. Our strong financial backbone allows us to bond multiple projects at a time and this project will be no exception. Our **recommendation for risk mitigation will be to require subcontractor bonds on all structural and envelope scopes of work and any other single trade packages exceeding \$250,000.**

We often get asked about subcontractor default insurance (SDI) and how it compares to surety bonding, sometimes referred to as “Subguard”, which is Zurich’s proprietary product that was first introduced to the market. Many insurance companies have entered this product field over the years. SDI is a growing product and can be a valuable way for owners and contractors to protect themselves. However, it may not be right or affordable for all projects. If the County is interested in pursuing a project-wide SDI policy, FPC has the knowledge and resources to develop a project specific program and evaluate the related costs/benefits to help determine if SDI makes sense on this project.



**TAB VI | RECENTLY
ACCOMPLISHED
SIMILAR PROJECTS**

**CHENEY BROTHERS- BELGIUM BUTTER NUT & CANDY
ST CLOUD, FL**



CHARLOTTE COUNTY RFP NO. 20260453
CMAR-PUBLIC WORKS LANDFILL
MAINTENANCE BUILDING

A. DESCRIBE PROJECTS THAT DEMONSTRATE:

The members of our construction team have built over 60 new projects for Charlotte County, including 10 Charlotte County Fire Stations and 4 Charlotte County Public Safety Projects.

FPC has completed hundreds of government projects with 75% of our annual volume completed in the public sector. We understand what it takes to deliver the quality product required to meet the expectations of Charlotte County.

Our competitors may show you impressive pictures of public infrastructure projects all over the state and resumes of staff who worked on them. The reality is the proposal is the last time you will see most of those people. FPC's team as indicated in Section 1 is THE TEAM assigned to the Landfill Maintenance Project. Additionally, this TEAM is based in our office on Airport Road, located just a few miles from the Landfill.

1. DELIVERING SIMILAR FACILITIES

GOVERNMENT CRITICAL INFRASTRUCTURE PROJECT - BABCOCK RANCH PUBLIC SAFETY COMPLEX: FIRE STATION #9 & CCSO DISTRICT 5 HQ

Year Completed: 2025

Construction Cost: \$13 Million – combined total of 2 contracts between Charlotte County & Babcock Ranch.

Delivery Method: CM@Risk

Description:

FPC was selected by Charlotte County and Babcock Ranch to construct a new 3-apparatus bay Fire/EMS station and CCSO District office in the growing community of Babcock Ranch. Both stations were designs of previous prototypes adapted to meet the specific needs of the town. The Master Development Order between Babcock Ranch and Charlotte County required construction of the shells to occur under a separate contract than the interiors.



FPC completed the shell construction, paused for 30 days to allow for property conveyance, then completed the interiors as a stand-alone project. This was challenging from an operational perspective in the field as well as administratively. FPC successfully coordinated all construction activities between **multiple owners, architects, and departments.**



Key Relevancies:

- Governmental/Public Safety
- Coordination between multiple designers, owner groups, and departments
- Built by the **SAME TEAM**
PROPOSED for the EOC Expansion

GOVERNMENT FACILITY RENOVATIONS IN OCCUPIED FACILITIES – CAPITAL MAINTENANCE REPAIRS AND HURRICANE RECOVERY

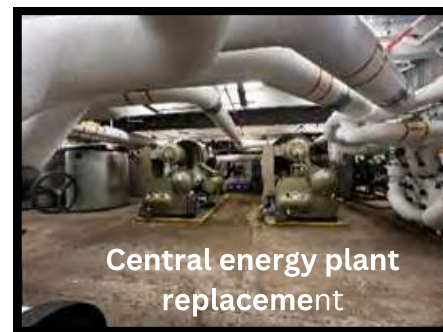
CHARLOTTE COUNTY JUSTICE CENTER

Year Completed: 2024-2025

Construction Cost: \$5M in Total Maintenance and Hurricane Recovery including replacement of the central energy plant, damaged interior finishes, and the roof.

Delivery Method: CM@Risk

Description: The Charlotte County Justice Center is a 197,131 square foot facility which houses multiple departments Circuit and County Courts, Court Administration, Clerk of Courts, State Attorney, Public Defender, Sheriff's Civil Office and Court Security, and other support functions such as Jury Assembly, Law Library, and public waiting and vending areas. The renovations were accomplished while keeping the Justice Center open and in operation. High levels of security were maintained throughout the construction, with minimal disruption to existing court functions and activities. Due to court operations, some construction work occurred at night and on weekends.



TAB VI | RECENTLY ACCOMPLISHED SIMILAR PROJECTS WITHIN 5 YEARS

FIRE STATIONS

Year Completed: 2003 - Present

Construction Cost: \$20+ Million

(Aggregate)

Delivery Method: CM@Risk / Design-Build

Description: Construction of multiple stations ranging in size from 4000 – 12,000 square feet.

Key Relevancies:

- Charlotte County Fire Stations 2, 5, 7, 8, 9, 11, 12, 13, 14, 15, 16
- Prototype Designs
- Hardened



HARDENED PROJECTS

Year Completed: Various

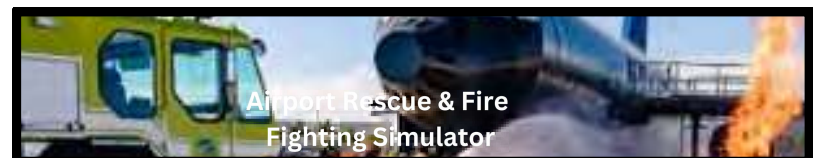
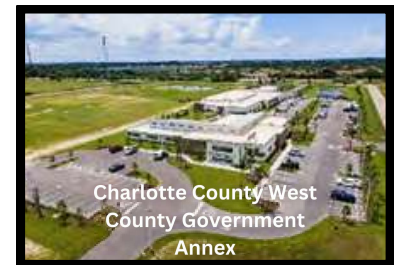
Construction Cost: \$75+ Million

Delivery Method: CM@Risk

Description: Construction of multiple Charlotte County public Safety projects

Key Relevancies:

- Security
- Prototype Designs (CCSO D1, D3, D5)
- Critical Facilities
- Hardened
- Back-up Generators



2. SCHEDULES AND COST CONTROL

Due largely to the number of human resources involved in construction, the project schedule and project costs are interconnected. **Put simply, the faster you can get a project completed, the less it will cost!** The following examples illustrate some of the successes our team members have had in reducing schedules and controlling the costs on several projects.

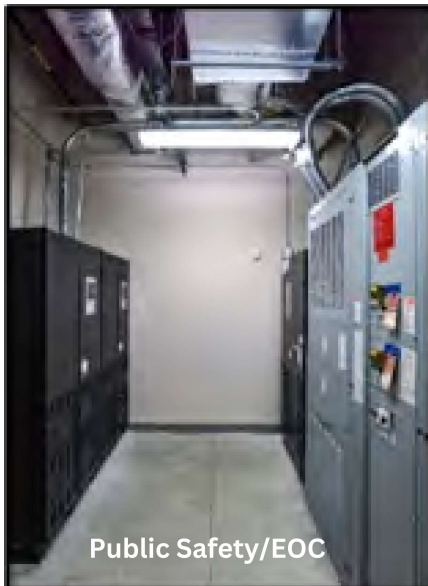
SCHEDULE CONTROL CASE STUDY

Charlotte County Capital Maintenance – Public Safety UPS System

Year Completed: 2021

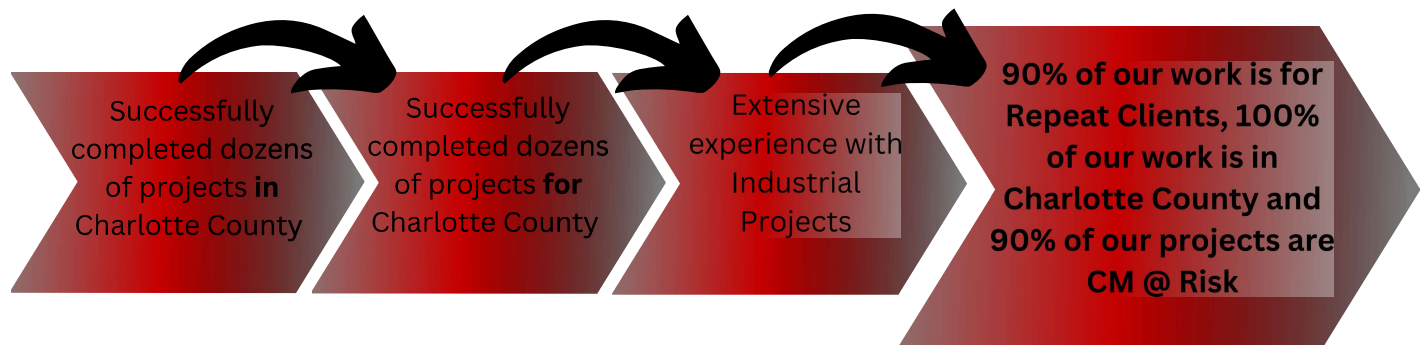
Construction Cost: \$205,000

Challenges: Occupied Campus, Sensitive Facility, Public Safety



There is no better example to illustrate the importance of schedule control than replacing the Backup Uninterruptible Power Supply (UPS) at Charlotte County's main Public Safety Building. One simple supply chain interruption could have caused a delay which would have left the County's Fire, EMS and Emergency Management systems vulnerable to a shutdown.

FPC tightly coordinated the procurement and installation of a temporary UPS to satisfy the County's Public Safety needs during the replacement of the main system. The project was a huge success and one we are proud to have completed.



CASE STUDY IN COST CONTROL

D1 HQ – Charlotte County Sheriff

Year Completed: 2018

Construction Cost: \$4.5 Million

Delivery Method: CM@Risk

The first estimate FPC completed for the initial design of the Charlotte County Sheriff's District 1 project was \$900,000, or 23% over budget. While this shortfall may have seemed insurmountable, **identifying the issue very early in the design process was key** to finding a solution.



The estimate included more than just construction costs. It quantified ALL costs associated with the project. This comprehensive project budget was compiled by FPC and shared with the team. By detailing the costs into three separate categories; “Construction”, “County”, “CCSO” **the team was better able to refine the costs and look for opportunities to reduce them.**

The architect, County staff and CCSO staff reviewed all the spaces within the building and were able to eliminate some redundancies. The architectural design was also simplified, while still retaining the building's character.

FPC was able to generate some additional savings by aggressively negotiating with the subcontractors and by pushing the construction schedule to finish 1 month early. These efforts **resulted in a project that was completed \$200,000 under budget.**

3. Successful Value Engineering Solutions

See Section VII B

4. CASE STUDY IN WORKING WITH LOCAL SUBCONTRACTORS



CASE STUDY IN WORKING WITH LOCAL SUBCONTRACTORS

Sunseeker Resorts – Multiple Phases

Year Completed: 2023

Construction Cost: \$425 Million

Delivery Method: CM Agency

Sunseeker Resort was a large multi-phased project that endured a year-long COVID-19 work shutdown and spanned more than 4 years. FPC was involved in the Sunseeker Resort project from the inception. Early on FPC was tasked with managing the preliminary work packages such as demolition of the existing structures, construction of over 2,000 linear feet of seawall, construction of a decorative concrete site wall, and offsite road & utility projects. FPC's role continued as part of a construction management team that managed the vertical construction. Additionally, FPC took the lead on managing the construction of several of the more complex restaurants within the resort. Following a year-long shutdown FPC stepped up to handle the estimating, bidding and award of phase 2 of the project.

Through FPC's varied roles in this massive project we sought ways to tailor bid packages to align with the capabilities of local subcontractors wherever possible and sought regional subcontractors where necessary.

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

While working on **many projects for Charlotte County**, our team has always worked closely with both the County and the designers, **to ensure that there are no design deficiencies. A big part of that is the team's relationship and a mutual respect for each others' part in the project.**

One of the benefits of having the CM work together with the design team is that you get another set of eyes on the design, which better ensures that items are not overlooked. In addition, the CM is focused on items like constructability, material availability, weather tightness and can provide input and guidance on these types of items to ensure that the final design does not have any deficiencies.



On a few County projects, there have been isolated cases where unforeseen problems were encountered.

These problems have always been solved by the cooperative efforts of the team and the projects were completed within budget.

6. CONSTRUCTION PROBLEMS AND MEANS TAKEN TO SOLVE THEM

Having been involved with over \$150,000,000 in Charlotte County Government Projects in the last 20 years, our team has had to deal with many “issues” that have come up that were unexpected. While we would hesitate to classify them as either “design deficiencies” or “construction problems” the methods used to solve them is similar.

Case Study - Charlotte Sports Park/Rays

Spring Training Expansion

The initial concept for the outfield “Boardwalk” was not a boardwalk at all. It was an elevated concrete walkway with retaining walls and a tunnel in center field to allow equipment access to the field. It was also prohibitively expensive. Our team developed the idea of a much less expensive, and many would say, much more visually appealing way to achieve the 360-degree experience by constructing an elevated boardwalk structure using maintenance friendly composite lumber.



Charlotte Sports Park

7. COMMUNICATION WITH DESIGN TEAM DURING BOTH PRE-CONSTRUCTION AND CONSTRUCTION PHASES

FPC’s experience includes 90% of projects where the CM was an integral part of the team that worked with the client and the Design Consultants during both the preconstruction and construction phases of the project. This continuous involvement of the CM helps ensure that the team meets the operational needs of the client, while also staying within the available budget.

A recent example of how a CM can work with the designers is the Charlotte County Sheriff’s District 1 Office. FPC’s first estimate of the construction costs for this project was \$900,000 over the available budget. By working with the County, Sheriff’s staff, and the design team we were able to get the project back to budget without reducing the building’s size, functionality or architectural character. This was primarily done by economizing the structural design and maximizing the efficiency of the floor plan. Ultimately **this project was completed almost \$200,000 under budget.**



Ch.Co. Sheriff’s District 1

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

Sustainability has evolved over the last decade. When sustainability first became a buzzword in commercial construction, many local municipalities blindly jumped in, based on the desire to be good stewards of the environment. While this was a noble goal, there were unintended consequences - namely cost and lack of any true benefit. The term used to describe this has been called “greenwashing”.

Over the last five years, we have seen sustainable design reach a point of functional stability. Essentially, clients who have built multiple sustainable projects have come to realize that there are some practices that make sense and some that do not. As a result, the focus has shifted away from the blind desire to be “sustainable”, and towards a concept that can best be described as “resiliency”. **Resiliency as a modernized green building approach looks at all available sustainable practices and makes a value-based decision on which of these to include in each project.** The cost of the practice is weighed against the benefit and an educated choice is made. Fortunately, Charlotte County’s Green Building Ordinance allows sufficient flexibility to give the County and the designers the ability to make these value-based choices.

FPC’s role is to help evaluate the “benefits” of the available sustainable options and determine the “cost” for each option. FPC’s **CEO Rob Humpel and President, Carlton Hughes** are both **LEED Accredited Professionals** who will be able to provide the information needed to allow the County to make the value-based choices on which sustainable practices to incorporate into the project. Specific areas we have found to be beneficial on recent Charlotte County projects are LED lighting, lower VOC components, high performance window systems, high efficiency HVAC and hot water equipment.



“FPC has been a trusted resource delivering CMAR and Design/Build projects with my department for over 10 years.”

Travis Perdue, Director of Facilities Management, Charlotte County Board of County Commissioners



“As the chief administrator of the project, I appreciate the professionalism of FPC’s team. They continue to partner with the City and our design team to navigate the complexities of the project and keep it moving forward.”

**Connie Barron, Assistant City Manager
City of Cape Coral, FL**

representing FPC for any other public projects.

**TAB VII | EXPERIENCE
& CAPABILITIES**

CHARLOTTE COUNTY FIRE/EMS

9

CHARLOTTE COUNTY FIRE STATION #9, BABCOCK RANCH, FL



CHARLOTTE COUNTY RFP NO. 20260453
CMAR-PUBLIC WORKS LANDFILL
MAINTENANCE BUILDING

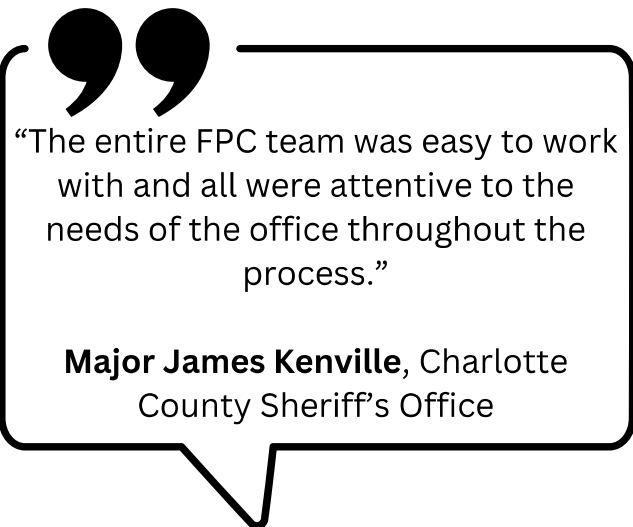
A. GOVERNMENT FACILITIES WITH MULTIPLE ORGANIZATIONS AND STAKEHOLDERS

Occupied and Operational Facility Specialization

In most cases, expansion and renovation projects do not allow us the opportunity to work in empty spaces. FPC's experience working in occupied government buildings, and continuous refinement of procedures makes us uniquely specialized in the practice. Between the Charlotte County Hurricane Repair Contract (2004-2008), Charlotte County Capital Maintenance Contracts (2017-2027) and other contract work in/on occupied sites, FPC's team has performed work on over **150 Charlotte County sites and over 200 Charlotte County Structures – the bulk of which were occupied by multiple departments.**

To be successful in the Charlotte County, the Construction Manager MUST:

- **PLAN** the work in a logical manner to reduce time in the building.
- **ENSURE** seamless operation in the event of a storm activation.
- **PROTECT** the building occupants from the areas of work.
- **COMMUNICATE** openly with stakeholders on progress and any issues that may arise.



The complete list of projects **FPC** has completed for **Charlotte County** on occupied sites is too large to list. Instead, we will highlight a few projects to illustrate our capability on a wide range of project types in a wide range of facility types.

TAB VIII| EXPERIENCE AND CAPABILITIES IN THE FOLLOWING AREAS

Some of the best examples of larger projects with occupied facilities are:

Cheney Brothers Distribution Center Expansion (2021)

This project involves an 85,000 sqft expansion to an existing 360,000 sqft distribution center. Having completed the original building in 2015, the owner selected FPC as the CM. The project includes protection of ongoing operational facilities, tilt-up concrete panel construction and a 16,800sqft floor cooler.

Hardened Facility



Charlotte County EOC Upgrades and Interiors (2018-2021)

Through a Charlotte County Maintenance & Repair Contract (CMP), FPC has undertaken a series of maintenance and upgrades to the EOC building. The previously mentioned UPS system upgrade, HVAC controls, fire dampers, and interior finishes refresh were all completed by our team in this facility.

Public Safety



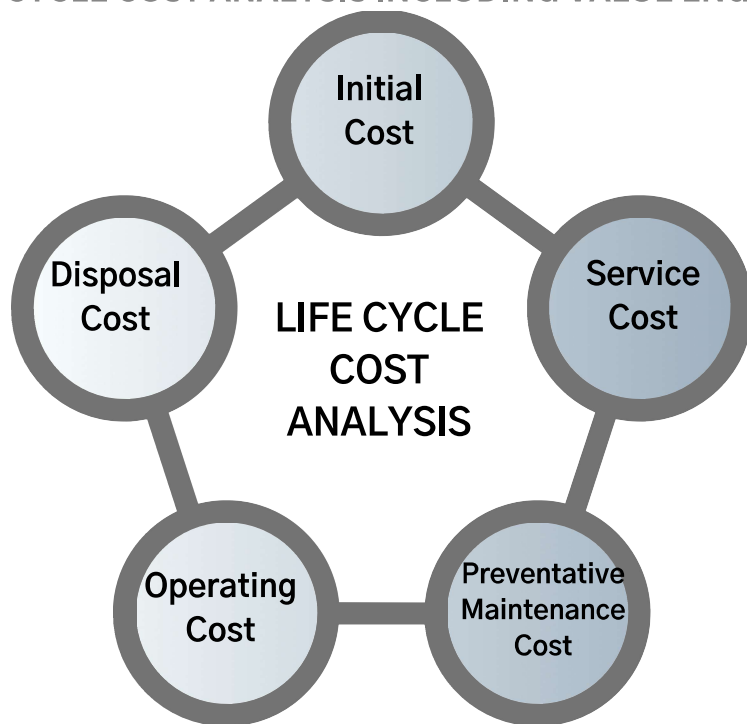
Charlotte County West County Annex Replacement Facility (2018)

The West County Annex project involved the phased construction of a new 20,000sf multi-departmental government services building on an active campus. Once the new building was completed and occupied the existing building was demolished and additional parking was constructed.

Occupied Site



B. LIFE CYCLE COST ANALYSIS INCLUDING VALUE ENGINEERING



Life-cycle cost analysis (LCCA) is a method for assessing the total cost of facility ownership. **It considers all costs of acquiring, owning, and disposing of a building or building system.** LCCA is especially useful when project alternatives that fulfill the same performance requirements but differ with respect to initial costs and operating costs, must be compared to select the one that maximizes net savings.

For example, LCCA will help determine whether the incorporation of a **high-performance HVAC or glazing system**, which may increase initial cost but result in dramatically reduced operating and maintenance costs, is cost-effective or not.

A primary **role of the Construction Manager** is to assist the design team and owner in evaluating buildings and building systems based on the following life cycle cost criteria:

1. **First Costs**—Purchase, Acquisition, Construction Costs
2. **Fuel Costs**
3. **Operation, Maintenance, and Repair Costs**
4. **Replacement Costs**
5. **Residual Values**—Resale or Salvage Values or Disposal Costs
6. **Non-Monetary Benefits or Costs**



A perfect example of LCCA in practice is the **HVAC system at Cheney Brothers Distribution Center**. Surprised at the first cost of a cooling tower and water-cooled chiller system, FPC was asked to provide a LCCA on that system versus an air-cooled chiller system.

FPC determined the following:

- \\Chilled water system cost 40% more initially.
- \\Chilled water costs 25% less in maintenance on average
- \\Chilled water systems last twice if the air-cooled systems.

In this case the initial cost savings on an air-cooled system **DID NOT** outweigh its maintenance costs and short life. Armed with this information, the owner elected to install a water-cooled system.

VALUE ENGINEERING

Minimizing cost while maximizing scope is often referred to as “**Value Engineering**” (VE) and is a vital part of every single project that our team is involved in. Human nature often pushes the desired features in a project past what the budget will allow. VE is a process that first identifies cost and then asks the question “can this be achieved in a different, more cost-effective way”? The goal of this process is to maintain the function of the desired item, but to do so in a cost-effective way that will fit within the allowable budget.



The example of the **Boardwalk at the Charlotte Sports Park** is a great example of how this process works.

Feature: 360-degree pedestrian/fan circulation around the baseball field.

Initial Design: Series of elevated concrete walls with retaining walls.

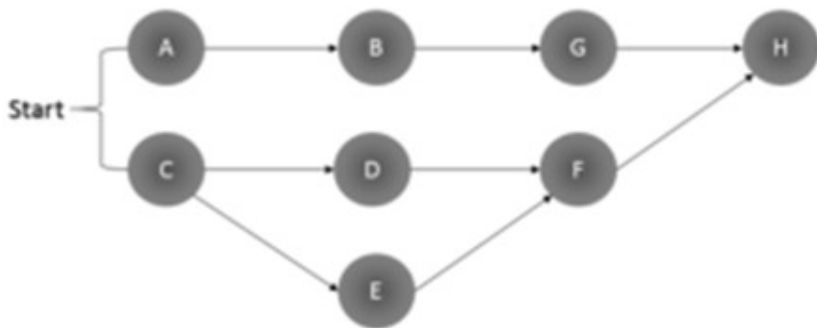
Problem: Construction costs far exceeded the available funds.

VE Solutions: Use of less expensive “Boardwalk” construction to achieve the same result.

Added Benefit: Enhanced fan experience based on the “feel” of the boardwalks versus the original proposed concrete walkway.

C. CRITICAL PATH METHOD

As highlighted in Section IV of our proposal FPC uses the same Critical Path Method scheduling software as Charlotte County. This greatly simplifies communication and updates regarding the schedule.



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

Minimizing cost while maximizing scope is often referred to as “**Value Engineering**” (VE) and is a vital part of every single project that our team is involved in. VE is a process that first **identifies cost** and then asks the question “can this be achieved in a different, more cost-effective way”? The goal of this process is to maintain the function of the desired item, but to do so in a cost-effective way that will fit within the allowable budget.

As touched on in other areas of our proposal, **cost analysis and control are the element of the Construction Manager at Risk delivery process that really adds benefit to a project.** Having the CM on board throughout the design gives the team the ability to **continually evaluate and monitor the cost of the project** during the design phase. This ensures that the project scope is never allowed to exceed the budget and avoids the costly redesigns that are all too common in other methods of project delivery. Our team has been through this process on numerous projects for Charlotte County and has never failed to bring a project to fruition within, or below the assigned budget. The following are some recent projects that illustrate the success of our process.

- **Charlotte County Fire Station #9 (completed 2025)** \$7M, under budget & ahead of schedule.
- **Charlotte County Sheriff Office District #5 (completed 2025)** \$7.2M, under budget & ahead of schedule.
- **Bayshore Park Stabilized Parking at Sunseeker Connection** (completed 2023) \$49,000.00 or **3.6% under budget**, including unforeseen recovery measures after Hurricane Idalia.
- **Charlotte County Justice Center Hurricane Ian Interior Recovery** (completed 2023) \$450,000.00 or **7.2% under budget and 2-months ahead of schedule.**
- **West Charlotte County Annex** (completed 2018) **\$900,000 under budget, 2 months ahead of schedule.**

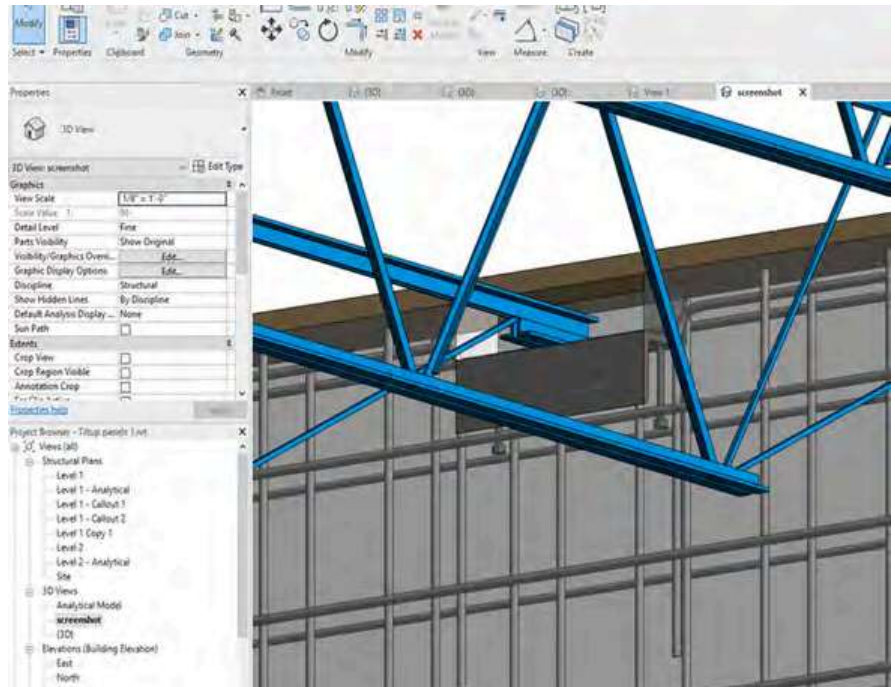


E. UTILIZATION OF BUILDING INFORMATION MODELING (BIM) TO A LEVEL 4

Building Information Modelling has become almost common place on recent construction projects. The true strength of BIM comes from the ability of the Architects and Engineers to **design buildings as a 3D model**, rather than as a series of 2D drawings. This helps in numerous ways:

1. It avoids conflicts between structural, mechanical, electrical, and other building components.
2. It gives the designers almost unlimited ability to generate very specific details needed.
3. BIM also speeds up the shop drawing and fabrication process.
4. Proof of the benefit of BIM as it relates to the shop drawing process can be seen by looking at how the system helps facilitate the Cheney Brothers project that FPC completed:

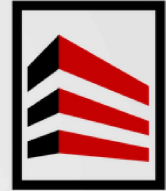
During this BIM Tilt wall Concrete and Steel Joist Project, **FPC used 3D modeling to produce panel fabrication drawings. The accuracy of the 250 unique tilt wall panels, containing over 6000 cubic yards of concrete was outstanding. Remedial work was virtually non-existent.** The benefits are equally evident with the structural steel subcontractor who detailed, fabricated, and installed over 8000 individual pieces of structural steel. As with the concrete, the accuracy of the steel was phenomenal. Everything fit together as intended and there was no need for any time-consuming field re-work or expensive shop re-fabrication.



F. PERMITTING IN SOUTHWEST FLORIDA AND CHARLOTTE COUNTY

Over the past 15+ years our team has permitted more commercial Charlotte County projects than any other team. The list below is only a partial listing of projects permitted in Charlotte County.

Projects Permitted by FPC's CM Team (Partial Listing)



Charlotte County Permits

Babcock Ranch Town & Country Utilities Fleet Maintenance Operation
 Charlotte County Sheriff's Office District 5
 Charlotte County Fire Station #9
 Charlotte County Sheriff's Office District 3
 Bloom Academy Daycare – Babcock Ranch
 Charlotte County Fire Station #5*
 Bayshore Park Improvements
 Charlotte County Capital Maintenance Repairs (**5-year contract with over 60 permits**)
 Woodlawn Industrial Park Building 1
 CCSO Obstacle Course
 Cheney Brothers Expansion
 Amigo Pallets Manufacturing Facility
 Sunseeker Resorts
 Charlotte County West County Annex
 Charlotte County Sheriff's District 1 Headquarters
 Veterans Memorial Park
 Peace River Botanical & Sculpture Gardens
 *Charlotte County Fire Station #7,8,11,13,14,15,16
 *Charlotte County Fire Station #75
 *Charlotte County Public Safety Complex/EOC
 *Charlotte County Fire/EMS Vehicle Maintenance Facility
 *Charlotte County Sheriff's Administration HQ Repairs & Renovations
 *Charlotte County Sports Park-Tampa Bay Rays Renovations
 *South County Regional Park (multiple permits)
 *Ann Dever Memorial Regional Park (multiple permits)
 *Bayshore Live Oak Park (multiple permits)
 *Tringali Roller Hockey Rink
 *Hurricane Repair Contract (4-year contract with over 100 permits)

City of Punta Gorda Permits

CONS/Palm Ave
 *Charlotte Harbor Event Center
 Punta Gorda Fire Station #2
 *Laishley Park & Marina
 *South County Library
 *Springhill Suites-Punta Gorda
 *Carmelo's Italian Restaurant

***Project permitted by FPC team members while at other firms**

**TAB VIII | VOLUME
OF WORK**

**SUNSEEKER RESORT PHASE I - SITE DEVELOPMENT, SEAWALL, &
UTILITIES EXTENSIONS
CHARLOTTE HARBOR, FL**



CHARLOTTE COUNTY RFP NO. 20260453
CMAR-PUBLIC WORKS LANDFILL
MAINTENANCE BUILDING

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

\$0 -\$49,000	5 Points
\$50,000 - \$99,000	4 Points
\$100,000 - \$199,000	3 Points
\$200,000 - \$399,000	2 Points
\$350,000 - \$499,000	1 Points
\$500,000 +	0 Points

*Based upon information provided on Proposal Submittal Signature Form, Magnitude of Charlotte County Projects.

TAB IX | LOCATION



28350



**Amigo Pallets
Punta Gorda, FL**



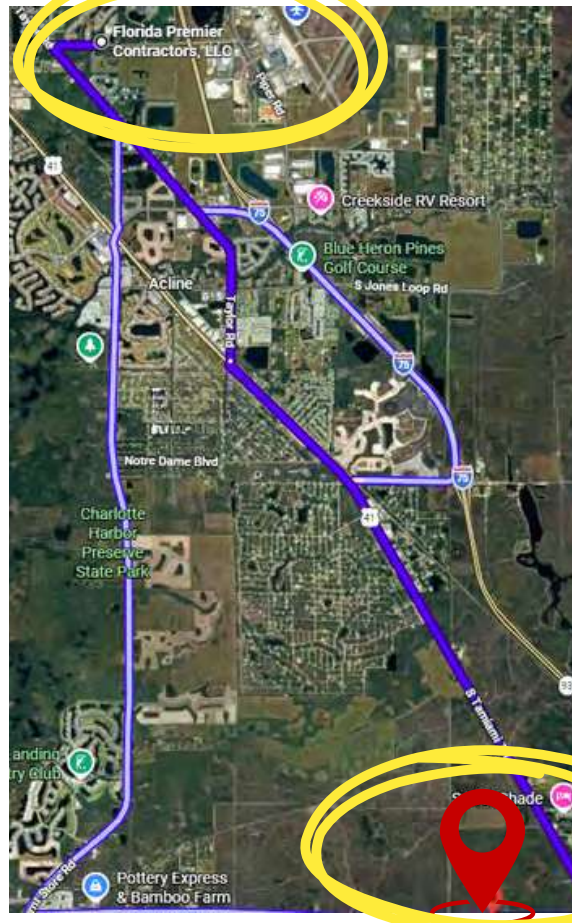
CHARLOTTE COUNTY RFP NO. 20260453
CMAR-PUBLIC WORKS LANDFILL
MAINTENANCE BUILDING

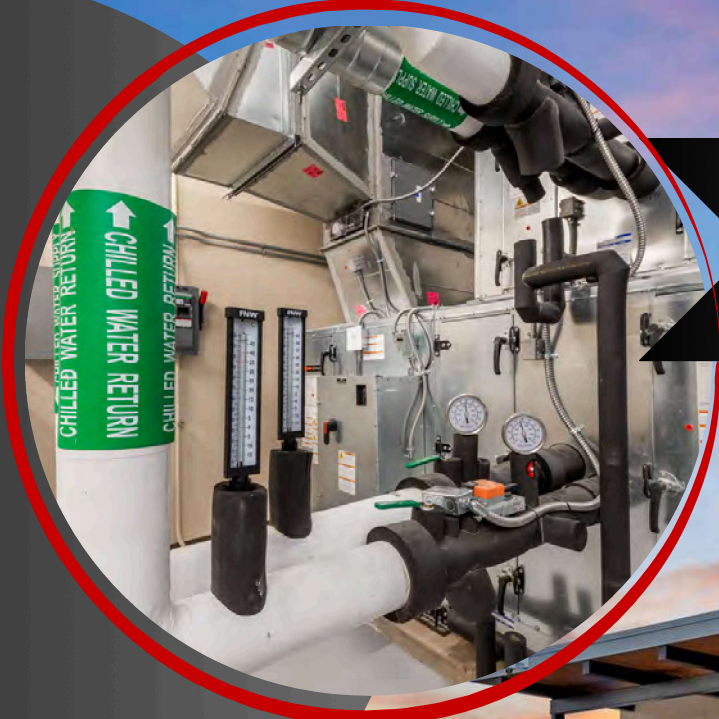
A. DESCRIBE THE PRIME AND SUB-CONSULTANTS RESPONSIVENESS AS IT RELATES TO THE FIRM'S LOCATION TO THE PROJECT

As the largest construction management firm based in **Charlotte County**, FPC focuses on commercial and institutional projects in the local Southwest Florida market. Over 75% of our volume is CM @ Risk delivery method for repeat clients. We've completed projects ranging from \$500k - \$50m in both public and private sectors. We also have a special projects division which specializes in small projects, fit-outs, and renovations.

Florida Premier Contractors office is **located in Charlotte County at 25450 Airport Road, STE A, Punta Gorda, FL 33950**. FPC has worked in and permitted projects within Charlotte County for more than 15 years.

OUR HEADQUARTERS IS LOCATED IN CHARLOTTE COUNTY. WE ARE LOCATED 9.5 MILE FROM THE PROJECT SITE.





TAB X | LIGATION



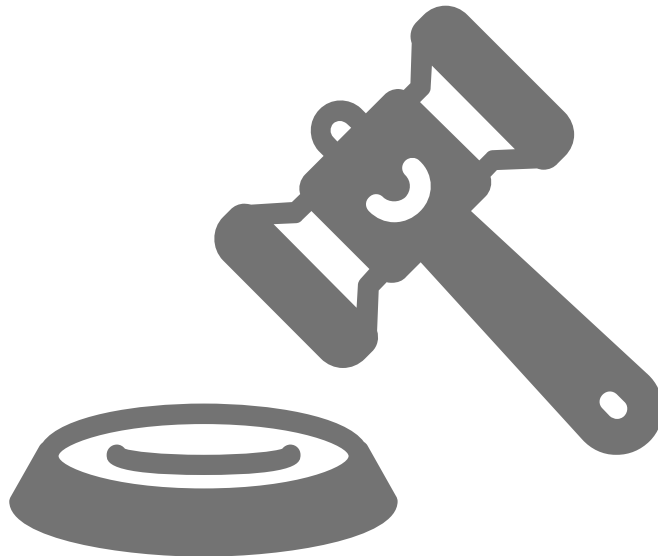
**CHARLOTTE COUNTY SHERIFF DISTRICT OFFICE 5
BABCOCK RANCH, FL**



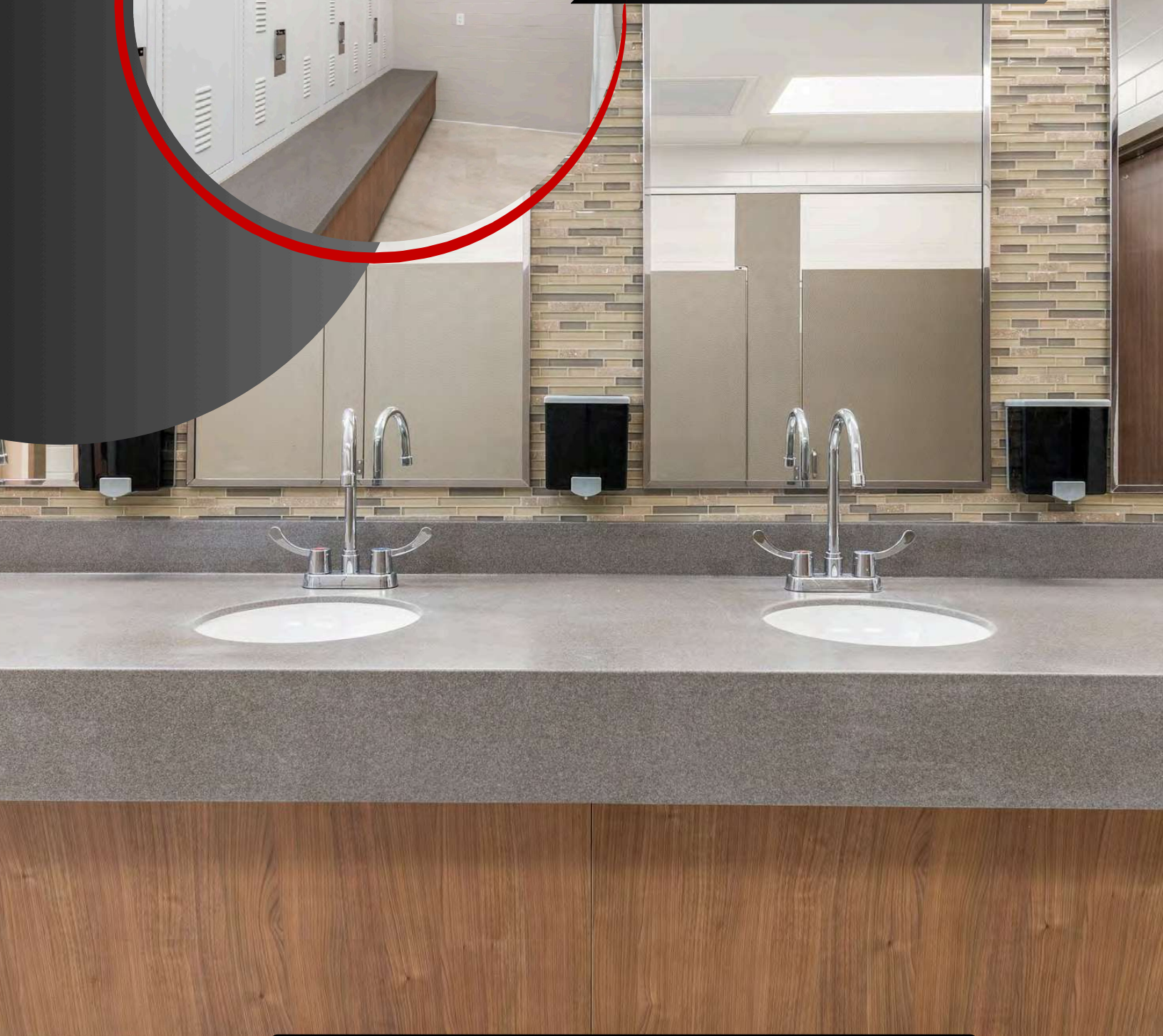
CHARLOTTE COUNTY RFP NO. 20260453
CMAR-PUBLIC WORKS LANDFILL
MAINTENANCE BUILDING

A. LITIGATION STATEMENT

Florida Premier Contractors has NOT been named as a defendant or co-defendant in a lawsuit in the last five years.



**TAB XI | MINORITY
BUSINESS**



**CHARLOTTE COUNTY SHERIFF DISTRICT OFFICE 5:
LOCKER ROOM/RESTROOMS
BABCOCK RANCH, FL**



CHARLOTTE COUNTY RFP NO. 20260453
CMAR-PUBLIC WORKS LANDFILL
MAINTENANCE BUILDING

A. CERTIFIED MBE, SUB-CONSULTANTS CERTIFIED MBE, AND/OR NON-CERTIFIED MBE

Florida Premier Contractors, LLC is not a Minority Business Enterprise but works with sub-consultants who are certified MBE.



**Charlotte County Sheriff D5
Locker Room, Restrooms & Showers**



REQUIRED FORMS

**CHENEY BROTHERS DISTRIBUTION FACILITY
PUNTA GORDA, FL**

CHARLOTTE COUNTY RFP NO. 20260453
CMAR-PUBLIC WORKS LANDFILL
MAINTENANCE BUILDING

REQUIRED FORMS

PART IV - SUBMITTAL FORMS PROPOSAL SUBMITTAL SIGNATURE FORM

1.	Project Team	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
	Name and Title				
	Rob Humpel, Principal in Charge	45			Punta Gorda
	Carlton Hughes, President	20			Punta Gorda
	Daniel Young, Operations Manager	30			Venice
	Doug Whisler, Director of Construction	40			Port Charlotte
	Gary Gussman, Superintendent	15			Punta Gorda
	David Soriano, Senior Project Manager	40			Englewood
2.	Magnitude of Company Operations				
	A) Total professional services fees received within last 24 months:			\$	59,435,719.00
	B) Number of similar projects started within last 24 months:				6
	C) Largest single project to date:			\$	29,000,000.00
3.	Magnitude of Charlotte County Projects				
	A) Number of current or scheduled County Projects				5
	B) Payments received from the County over the past 24 months (based upon executed contracts with the County).			\$	22,337,562.00
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				
	Phone #	Contact Name			
	Start Date	Ending Date			
	Project Name/Description				

NAME OF FIRM Florida Premier Contractors, LLC

(This form must be completed and returned)

REQUIRED FORMS

6. Minority Business:	Yes _____ No <u>X</u>
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:	

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. X Dated 6/03/2026 Addendum No. _____ Dated _____ Addendum No. _____ Dated _____
 Addendum No. X Dated 06/04/26 Addendum No. _____ Dated _____ Addendum No. _____ Dated _____

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

Florida Premier Contractors, LLC 941-205-1400
 Firm Name Telephone
 N/A 27-5215829
 Fictitious or d/b/a Name Federal Employer Identification Number (FEIN)
 25450 Airport Rd, Ste A
 Home Office Address
 Punta Gorda, FL 33950 15
 City, State, Zip Number of Years in Business
 Same
 Address: Office Servicing Charlotte County, other than above

Name/Title of your Charlotte County Rep. 941-205-1400
 Robert Humpel, Principal/CEO Telephone
 Name/Title of Individual Binding Firm (Please Print) 6/8/26
 Signature of Individual Binding Firm Date
 admin@fpcbuilds.com
 Email Address

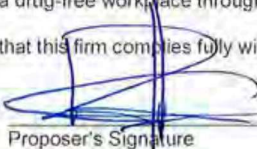
(This form must be completed & returned)

DRUG FREE WORKPLACE FORM

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

6/8/26
Date

(This form must be completed & returned)

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

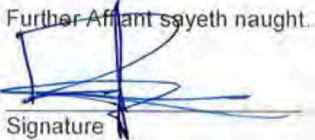
Charlotte County Contract #20260453

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

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

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

Further Affiant sayeth naught.


Signature

Robert Humpel
Printed Name

Principal/CEO
Title

Florida Premier Contractors, LLC
Nongovernmental Entity

6/8/26
Date

END OF PART IV

NAME OF FIRM Florida Premier Contractors, LLC

(This form must be completed and returned)

INSURANCE CERTIFICATE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
1/26/2026

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

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

PRODUCER Dynamic Insurance Agency 353 Mary St Punta Gorda FL 33950-4547		CONTACT NAME: Jessica Randall PHONE (A/C, No, Ext): 941-205-5900 E-MAIL: jessica@dynamicinsurance.com ADDRESS: INSURER(S) AFFORDING COVERAGE: NAIC #: INSURER A: Monroe Guaranty Insurance Company 32506 INSURER B: Brierfield Insurance Company 10993 INSURER C: FCCI Insurance Company 10178 INSURER D: INSURER E: INSURER F:	
INSURED Florida Premier Contractors, LLC 25450 Airport Rd Suite A Punta Gorda FL 33950		FLORPRE-02	

COVERAGES **CERTIFICATE NUMBER: 1388969910** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☐ GEN'L AGGREGATE LIMIT APPLIES PER ☒ POLICY ☐ PROJECT ☐ LOC ☐ OTHER		GL10009750901	1/1/2026	1/1/2027	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY ☐ UMBRELLA LIAB ☐ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$		CA100097508-01	1/1/2026	1/1/2027	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ EACH OCCURRENCE \$ AGGREGATE \$ \$
C	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N ☒ N/A	WC0100097506-01	1/1/2026	1/1/2027	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000

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

CERTIFICATE HOLDER Charlotte County Community Development 18400 Murdock Circle Port Charlotte FL 33948	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2016/03)

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FPC's Reference List

Hector Flores

Organization: Charlotte County Administrator

Physical Address: 18500 Murdock Circle, Port Charlotte, FL 33948

Phone: 941-743-1944

Email Address: bcc.administration@charlottecountyfl.gov

Deputy Chief John Molenda

Organization: Charlotte County Fire and EMS

Address: 26571 Airport Road, Punta Gorda, FL 33982

Phone: 941-833-5600; Cell: 941-740-7592

Email Address: john.molenda@CharlotteCountyFL.gov

Leonel Maresma

Organization: FourPoints by Sheraton

Physical Address: 6800 Bird Road #133, Miami, FL 33155

Phone: 305-669-3123

Email Address: leonel@interdevco.us

Captain Matthew Dowling

Organization: Charlotte County Sheriff's Office

Physical Address: 7474 Utilities Rd, Punta Gorda, FL 33950

Phone: 941-628-3362

Email Address: mdowling@ccsofl.net

Howard Kunik

Organization: City of Punta Gorda (Ret.)

Physical Address: 326 W. Marion Avenue, Punta Gorda, FL 33950

Phone: 941-575-3302

Email Address:

Warren Newall

Organization: Cheney Brothers, Inc.

Physical Address: One Cheney Way, Punta Gorda, FL 33950

Phone: (561) 827-4280

Email Address: warrenn@cheneybrothers.com

Project Management Reference List

Project name: Sheriff's Office District 5

Contact Name (Facilities): Trevor Cole, Project Manager

Cell: (941) 626-0321

Email Address: Trevor.Cole@CharlotteCountyFl.gov

Address: 18500 Murdock Circle, Building B, Rm. 203, Port Charlotte 33948

Contact Name (Babcock Properties Holdings Owners Rep): Bill Moore

Phone: 239-449-5920 Cell: 239-206-7899

Email Address: bmoore@kitsonpartners.com

Address: 42850 Crescent Loop, Babcock Ranch FL 33982

Project name: Charlotte County Hurricane Ian Recovery South

Contact Name (Facilities): Randy Cole, Project Manager

Cell: (941) 743-1392

Email Address: Randy.Cole@CharlotteCountyFl.gov

Address: 18500 Murdock Circle, Building B, Rm. 203, Port Charlotte 33948

Project name: Bayshore Park

Contact Name (Facilities): Pedro Agosto, Project Manager

Phone: (941) 743-1913 Cell: (941) 875-5662

Email Address: pedro.agosto@CharlotteCountyFl.gov

Address: 18500 Murdock Circle, Building B, Rm. 203, Port Charlotte, FL 33948

Contact Name (CCFD): Deputy Chief John Molenda

Phone: 941-833-5600 Cell: 941-740-7592

Email Address: john.molenda@CharlotteCountyFL.gov

Address: 26571 Airport Rd, Punta Gorda, FL 33982



Project Management Reference List

Project name: Charlotte County Fire Station #9

Contact Name (Facilities): Trevor Cole, Project Manager

Cell: (941) 626-0321

Email Address: Trevor.Cole@CharlotteCountyFL.gov

Address: 18500 Murdock Circle, Building B, Rm. 203, Port Charlotte 33948

Contact Name (CCFD): Deputy Chief John Molenda

Phone: 941-833-5600 Cell: 941-740-7592

Email Address: john.moleda@CharlotteCountyFL.gov

Address: 26571 Airport Rd, Punta Gorda, FL 33982

Contact Name (Babcock Properties Holdings Owners Rep): Bill Moore

Phone: 239-449-5920 Cell: 239-206-7899

Email Address: bmoore@kitsonpartners.com

Address: 42850 Crescent Loop, Babcock Ranch FL 33982

Project name: Charlotte County Sheriff's Office District

Contact Name (Facilities): Travis Purdue, Project Manager

Phone: (941)764-4130 Cell: (941)769-0915

Email Address: travis.purdue@CharlotteCountyFL.gov

Address: 18500 Murdock Circle, Murdock Circle, Building B, Rm. 203, Port Charlotte 33948

Contact Name (CCSD): Major Jim Kenville

Phone: 941-639-2101 Cell: 941-740-7592

Email Address: jkenville@ccsofl.net

Address: 7474 Utilities Road, Punta Gorda, FL 33982

