



MARCH 4 , 2025

CONSTRUCTION MANAGER AT RISK - EMERGENCY OPERATIONS CENTER EXPANSION | RFP NO. 20250233

📞 941.205.1400 ✉️ admin@fpcbuilds.com 🌐 www.fpcbuilds.com

**4 of FPC'S TEAM MEMBERS
BUILT THE ORIGINAL EOC
IN 2007**



Charlotte County Public Safety/EOC



Charlotte County Public Safety/EOC
Aerial Photo

LETTER OF INTENT

March 3, 2025

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 20250233 - CM@Risk – Emergency Operations Center Expansion

Dear Mr. Agosto, Mr. Fuller, and Mr. Stecher,

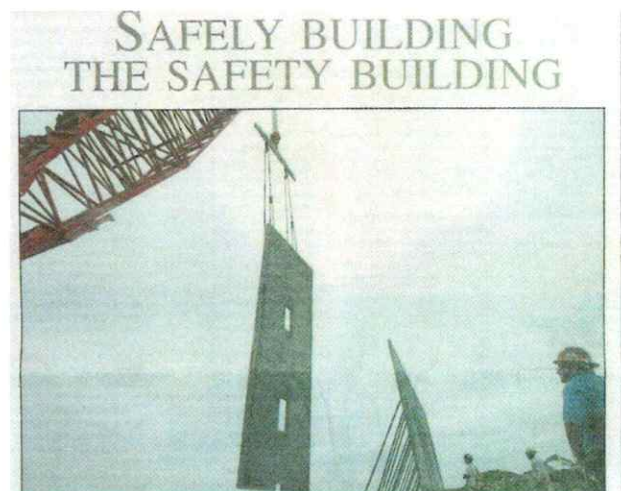
Florida Premier Contractors (“FPC”) is pleased to submit our team’s experience and qualifications in the hopes of being your partner in the successful execution of this EOC Expansion project. In this proposal, we make the case for selecting our team to help navigate the complications of expanding, renovating, and updating technology in this critical facility while fully operational.

There are a few key highlights that set FPC apart on this project: (1) Our Team has four individuals who worked on the original EOC construction in 2007. These people are based out of our main office *1-mile from the project site*. This same team worked with the selected Architect, Harvard Jolly/PBK on the EOC project in 2007 along with other Charlotte County projects since. (2) FPC has performed 2 renovation projects on this EOC recently: a UPS replacement (2021) and interior finishes renovation (2022). (3) We are uniquely specialized at working in occupied and operational facilities.

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

Respectfully submitted,

Carlton J. Hughes
Managing Partner | VP Operations
Email: chughes@fpcbuilds.com
Phone: 941-205-1400 | 941-205-1400



***FPC Director of Construction, Doug Whisler, supervising tilt panel erection in 2007.**



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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

21 +

PROJECTS FOR CHARLOTTE
COUNTY

33

PUBLIC SAFETY PROJECTS

3

EMERGENCY OPERATION
CENTERS (EOC)

18

CC GOVERNMENT PROJECTS

1

MILE TO PROJECT SITE





TAB I

TEAM PROPOSED FOR THIS PROJECT

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 EOC Expansion project.

We selected our team members based on two key prerequisites:

1. Relevant experience on Charlotte County Public Safety Facilities.

2. Team experience on Charlotte County Projects

A1. LEAD PROJECT MANAGER ★



Dan Young, Senior Project 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, General Superintendent – 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.



Greg Shuryan, Superintendent - Greg will lead and supervise all day-to-day field activities including onsite logistics, scheduling, and management of construction labor. Greg's experience with the same Public Safety facility and previous government projects in Charlotte County will play a vital role in keeping consistency across the board.

Jennifer Newman, Project Manager - Jennifer has diverse experience in construction and engineering, including nuclear submarines, oil & gas, chemical plants, and facility construction management. Jennifer will be directly responsible for ensuring the team completes all day-to-day project objectives as well as cost accounting management. She will prepare and route project schedules, look-ahead documents, submittals, and material procurement logs. Jennifer 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, Project Executive & 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.

Shannon Garcia, Assistant Project Manager - Shannon is currently assigned to the Babcock Ranch FS9 & D5 projects where she is learning commercial construction the FPC way. Shannon will continue to provide field support as needed to the EOC Expansion project. Shannon's attention to detail and adaptability has made her an integral part of the team.



Tasha Boyle, Director of Administration - 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	Preconstruction %	Construction %
Project Manager	25%	100%
General Superintendent	5%	20%
Project Executive	10%	10%
Superintendent	5%	100%
Assistant Superintendent #1	0%	100%
MEP Superintendent	2%	50%
Estimator	50%	10%
Assistant Project Manager	5%	50%
Cost Accounting	5%	20%
Contract Administrator	0%	20%

Statements:

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



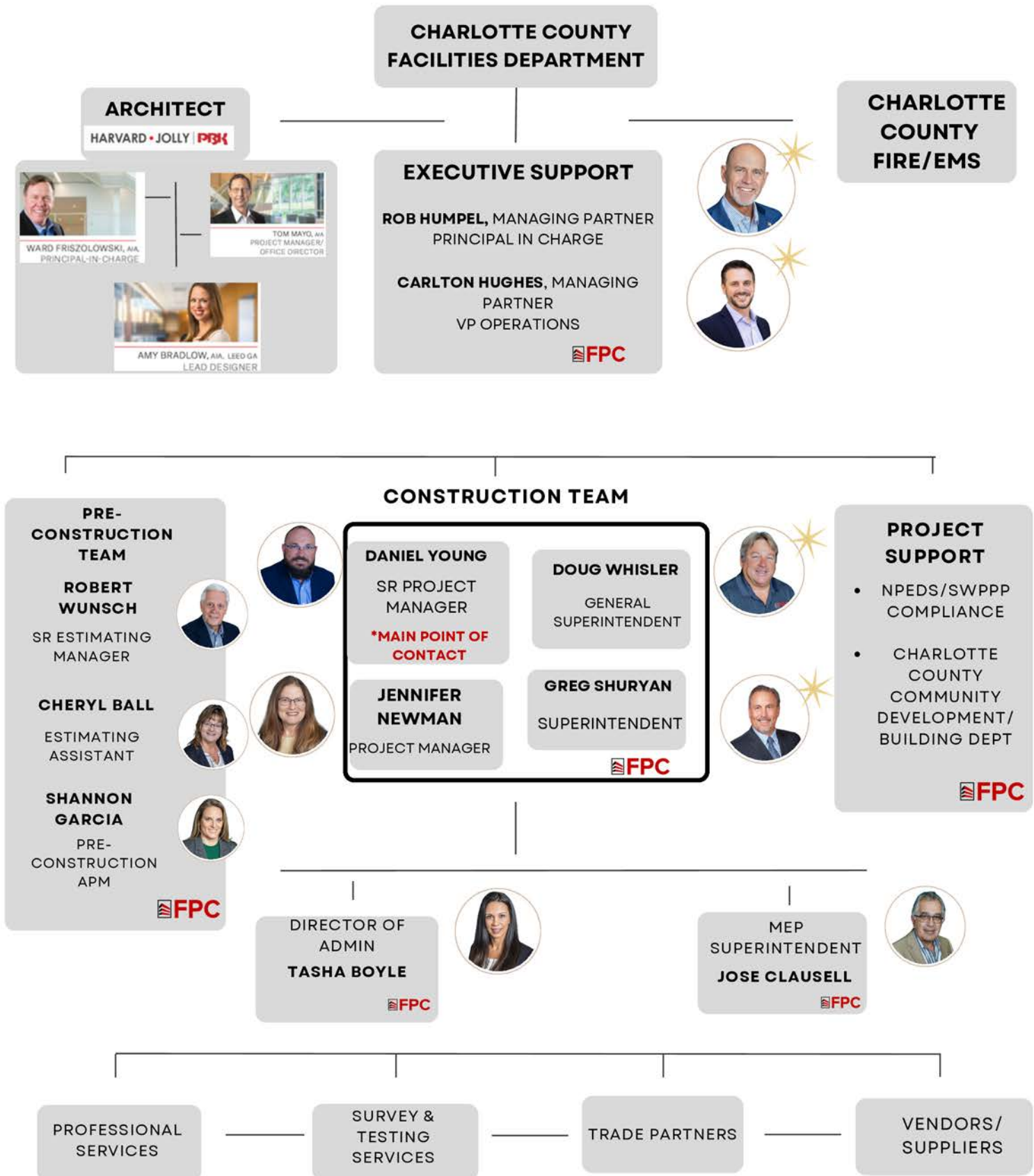
TAB II

PROPOSED MANAGEMENT PLAN



TAB II | PROPOSED MANAGEMENT TEAM

A. ORGANIZATION CHART





Contact

Phone

941-205-1400

Email

dyoung@fpcbuilds.com

Address

25450 Airport Road
Punta Gorda, FL 33950

Education

Bachelors Degree

Bachelor of Science in Building
Construction

Professional Development

OSHA 30 Hour Certification

First Aid/CPR Trained

✦ 20 Years Experience - Overall ✦

DANIEL YOUNG

SENIOR PROJECT MANAGER

Dan is a seasoned construction professional with a 20 year record of success in all phases of multimillion dollar construction projects. He is currently leading a team in Charlotte County that is under budget and ahead of schedule.

As the Project Manager, his leadership will show through every phase of the project from start to finish. Dan has a proven track record and he will develop schedules, perform constructability reviews, value engineering and budget cost analysis with attention to site logistics. Dan brings high quality project completion to the table.

RELEVANT PROJECT EXPERIENCE

Charlotte County Fire Station 9 & D5 | \$6.4M

2023 - Present

New construction 12,160 GSF consisting of a twelve-bunk living space, offices, secure EMS storage, full kitchen, fitness room, dedicated decontamination room and apparatus bay.

Charlotte County Hurricane Ian Recovery South | \$14M

2023

Storm damage evaluation and repairs to County facilities south of the river including public safety facilities such as:

- Fire Stations 6,7,9, & 16
- Sheriff Admin. D4
- Justice Center

The Villages Charter High School * | \$280M | Sumter County, FL

2021-2022

New high school campus. 450,000 GSF

Hudson Primary Academy * | \$15M | Hudson, FL

2020-2021

75,000 GSF elementary school. Participated in project award presentation as lead project manager.

NeoCity Office Building * | \$23M | Kissimmee, FL

2018-2019

Four story 100,000 GSF class A tilt-wall office building. Public client utilizing direct owner purchase program.

Harmony Middle School * | \$34M | St. Cloud, FL

2018-2019

New 170,000 GSF tilt-wall middle school on 33-acre site.

* Denotes previous experience



Charlotte County Justice Center



Charlotte County Fire/EMS



CHARLOTTE COUNTY RFP NO. 20250233
EOC EXPANSION - CM AT RISK



Contact

Phone

941-205-1400

Email

dwhisler@fpcbuilds.com

Address

25450 Airport Road
Punta Gorda, FL 33950

Education



45 Years Experience - Overall



Professional Development

- OSHA 30-Hour
- Fall Protection
- Trenching & Excavation
- HAZCOM
- CPR/First Aid
- Qualified Rigger
- MOT
- Forklift Operator
- Flagger
- Scaffolding

DOUG WHISLER

GENERAL SUPERINTENDENT

Doug has been a valued resident of **Charlotte County** for over 25 years and has built over 40 projects in the **Charlotte County** area. Doug was involved with the **original build of the Public Safety Emergency Operations Center (EOC)**. Photo below focuses on the original EOC building, with Doug present on-site. He has been involved in the repair and development of three generations of Charlotte County Fire Stations including the older metal building volunteer stations, "Gen 2" Fire Stations building in the early 2000's and the latest "Gen 3" Stations including #2 & #5, & #9.

Doug has **extensive experience** with the onsite supervision of field staff; scheduling and coordinating with owner, architect, or their representatives. His field expertise makes him the ideal person for planning and selecting required equipment for projects; monitoring cost controls; scheduling conflicts & initiating corrective actions. His extensive background makes him a trusted leader in the construction industry.

RELEVANT PROJECT EXPERIENCE

Charlotte County Fire Station 9 & D5 | \$6.4M

2023 - Present

New construction 12,160 GSF consisting of a twelve-bunk living space, offices, secure EMS storage, full kitchen, fitness room, dedicated decontamination room and apparatus bay.

Charlotte County Fire Station 2 *I \$5.5M

2021-2022

New construction 12,160 GSF consisting of a twelve-bunk living space and three apparatus bays.

Charlotte County Fire Station 5 *I \$4.5M

2021-2022

New construction 9,232 GSF, including bunks, offices, secure EMS storage, full kitchen, fitness room and dedicated decontamination room. This is a hardened building, complete with Level E missile rated impact glass and doors.

Pinellas County EOC *I \$81M

2010

29.9 acres, 6 bldgs, main bldg. 219,000 SF, vehicle maintenance bldg, 4 floor, 677 space parking garage, energy plant runs on it's own for 72 hrs, chiller plant, 911 call center E.O.C.

Ch CO Sheriff District 3 Office & Evidence Building *I \$11.3M

2018-2020

Project consisting of Sheriffs' Office Building 16,590 GSF and Evidence Building 24,600 GSF consisting of evidence vault, drug vault, dry tank, Faraday room, computer forensics and vehicle bay.

Charlotte County Jail Infirmary *I \$10M

2017-2018

New 3-story tilt wall 23,580 GSF building attached to existing jail, consisting of 127 beds, offering medical and dental care.

Charlotte County Public Safety Complex */EOC | \$10.2M

2007

The 2-story 30,000 GSF building houses Charlotte County's Non-Emergency information hotline (Human Services 211), administrative space for key Sheriff's Department personnel and back-up 911 operator consoles.

* Denotes previous experience



CHARLOTTE COUNTY RFP NO. 20250233
EOC EXPANSION - CM AT RISK



Contact

Phone

941-205-1400

Email

gshuryan@fpcbuilds.com

Address

25450 Airport Road
Punta Gorda, FL 33950

Education

✦ 35 Years Experience - Overall ✦

Professional Development

- OSHA 30-Hour
- Fall Protection
- Trenching & Excavation
- HAZCOM
- CPR/First Aid
- Qualified Rigger
- MOT
- Forklift Operator
- Flagger
- Scaffolding

GREG SHURYAN

S U P E R I N T E N D E N T

With **35 years of hands-on experience** in the construction industry, Greg has built a solid reputation for delivering quality projects across South Florida. **Greg was involved in the original Public Safety Emergency Operations Center (EOC) on Airport Rd.** His expertise spans a variety of projects, including public safety buildings, government facilities, schools, and multi-use facilities. Through his career, Greg has played a critical role in ensuring project progress, maintaining high standards of quality control, and overseeing subcontractors' work.

RELEVANT PROJECT EXPERIENCE

Cheney Brothers, CBI Belgium Nut & Butter Facility

2024 - Present

44,000 GSF Processing facility and cold storage units. South structural steel with insulated panels on 8 acres.

Charlotte County Fire Station 11 *I \$5.5M Deep Creek

2021-2022

New construction 12,160 GSF consisting of a twelve-bunk living space and three apparatus bays.

Charlotte County Fire Station 75 *I \$4.5M | Englewood

2021-2022

Laisley Park Boat Ramp * | \$5M

2007

City of PG Station 2 & Sheriff's Station *I \$1.7M

2008

1.78 acres developed for Fire Station #2 building. The 6,200 SF building consists of a Two (2) bay Fire Truck facility. It has accommodations for Four (4) Bunkrooms, Men's and Women's restroom and shower accommodations, Fitness Room, Dayroom, and a complete kitchen

South Florida State College * | Avon Park | \$10M

2012

Charlotte County Public Safety Complex/EOC *I \$10.2M

2007

The 2-story 30,000 GSF building houses Charlotte County's Non-Emergency information hotline (Human Services 211), administrative space for key Sheriff's Department personnel and back-up 911 operator consoles.

* Denotes previous experience



Cheney Brothers



Charlotte County Public Safety/EOC



CHARLOTTE COUNTY RFP NO. 20250233
EOC EXPANSION - CM AT RISK



Contact

Phone

941.662.1776 Cell

Email

jnewman@fpcbuilds.com

Address

25450 Airport Road
Punta Gorda, FL 33950

Education

B.S. Electrical Engineering
Florida Atlantic University

Professional Development

- OSHA 30 - Hour
- Forklift
- Fall Protection & Scaffold
- Trenching & Excavation
- HAZCOM
- Dale Carnegie Immersion Seminar - Strictly Business

Member: Punta Gorda Chamber of Commerce 2016-2025

28 Years Experience - Overall

JENNIFER NEWMAN

PROJECT MANAGER

Jennifer has **diverse experience in construction and engineering**, including nuclear submarines, oil & gas, chemical plants, and construction management.

Since relocating to Charlotte County in 2016, she has focused on municipal projects such as Longboat Key Fire Stations 91 (renovation) and 92 (new construction). She expertly handles **budget management**, contract negotiations, scheduling, logistics, and construction challenges. She is known for her diligence and timely responsiveness. During construction of Charlotte County Fire Stations #2, #5, & #9 she quickly responded to Facilities and Fire Department concerns and requests. Jennifer's meticulous attention to detail and smooth project delivery makes her a leader in the industry.

RELEVANT PROJECT EXPERIENCE

Charlotte County Fire Station 9 & D5 | \$6.4M

2023 - Present

New construction 12,160 GSF consisting of a twelve-bunk living space, offices, secure EMS storage, full kitchen, fitness room, dedicated decontamination room and apparatus bay.

Charlotte County Fire Station 2* | \$5.5M

2021-2022

New construction 12,160 GSF consisting of a twelve-bunk living space and three apparatus bays.

Charlotte County Fire Station 5* | \$4.5M

2021-2022

New construction 9,232 GSF, including bunks, offices, secure EMS storage, full kitchen, fitness room and dedicated decontamination room. This is a hardened building, complete with Level E missile rated impact glass and doors.

2020

Charlotte County Justice Center Reroof* | \$2.3M

Removal of existing roof and installation of new TPO roof system over 50,650 GSF on 2 and 4 story building.

Charlotte County Sheriff District 3 Office & Evidence Bldg.* | \$11.3M

2018-2020

Project consisting of Sheriffs' Office Building 16,590 GSF and Evidence Building 24,600 GSF consisting of evidence vault, drug vault, dry tank, Faraday room, computer forensics and vehicle bay with automobile lift.

Charlotte County Community Development Office Expansion* | \$2.7M

2018-2019

Constructing a new concrete block and stucco 4,879 GSF addition onto Community Development building and interior renovations to existing 17,931 GSF building.

Charlotte County Jail Infirmary* | \$10M

2017-2018

New 3-story tilt wall 23,580 GSF building attached to existing jail, consisting of 127 beds, offering medical and dental care.

* Denotes previous experience



Charlotte County Fire Station #9



Charlotte County Fire/EMS



CHARLOTTE COUNTY RFP NO. 20250233
EOC EXPANSION - CM AT RISK



Contact



Phone

941-205-1400

Email

rhumpel@fpcbuilds.com

Address

25450 Airport Road
Punta Gorda, FL 33950

Education

**Bachelor of Science, 1991,
Florida State University**

**USGBC LEED Accredited
Professional**

**FL Certified General Contractor
#CGC1506395**

Professional Development

Graduate Leadership Charlotte
Class of 2005

Member & community speaker
2014 & 2020 Local 1-cent sales
tax option PAC-

Past Board Member-CC Industrial
Development Authority

Past president, current board
member CC Economic
Development Partnership (EDP)

Appointed Member
2021 CC Charter Review
Committee

Past President
Charlotte Desoto Builders Industry
Association

ROB HUMPEL

LEED® AP

P R E S I D E N T & P R I N C I P A L I N
C H A R G E

Rob Humpel is a Principal Owner of Florida Premier Contractors **with over 25 years of experience** in the South Florida construction market. His construction resume includes some of the highest profile projects in the region. Rob is a highly effective manager and expects complete satisfaction on every project assigned to FPC.

As Principal in Charge, Rob oversees all FPC's project teams and will be responsible for providing and allocating company resources. He will work closely with all stakeholders including County Staff, user groups, and design team members to develop a detailed construction plan and ensure its execution. He will offer support services and quality control measures from pre-construction through completion. **Rob's experience with Charlotte County Public Safety Projects dates back to 2004 and includes some of the highest profile projects in the County.**

RELEVANT PROJECT EXPERIENCE

Charlotte County Fire Station 9 & D5 | \$6.4M

2023 - Present

New construction 12,160 GSF consisting of a twelve-bunk living space, offices, secure EMS storage, full kitchen, fitness room, dedicated decontamination room and apparatus bay.

Charlotte County Capital Maintenance Project | \$15-20M

2017- 2022

Which includes dozens of projects in CCSO occupied Facilities over the 5-year period.

- Fire Station #'s 1,2,4,5,8,9,11,13,12,15,16

Charlotte County Firing Range Construction Evaluation and Pricing (completed for the Facilities Department)

Charlotte County Sheriff Office District 1 Headquarters | \$4.5M

2018

D1 was developed as a new generation prototype office for the sheriff.

Mac V. Horton West County Annex is a multi-use government office building

Charlotte County Jail Expansion

2010

Charlotte County Public Safety Complex/EOC | \$10.2M

2007

The 2-story 30,000 GSF building houses Charlotte County's Non-Emergency information hotline (Human Services 211), administrative space for key Sheriff's Department personnel and back-up 911 operator consoles.

Charlotte County Fire/EMS Vehicle Maintenance Facility

2007

CCSO Training Annex Reconstruction On the same site as D4

2005

* Denotes previous experience



CHARLOTTE COUNTY RFP NO. 20250233
EOC EXPANSION - CM AT RISK



Contact



Phone

941-205-1400 ext. 9556

Email

chughes@fpcbuilds.com

Address

25450 Airport Road
Punta Gorda, FL 33950

Education

Bachelors Degree

Washington College

USGBC LEED Accredited
Professional

Professional Development

FL Certified General Contractor
CGC 1529709

Member: Board of Directors,
Punta Gorda Chamber of
Commerce 2022-2025

Graduate & Chair: Leadership
Charlotte Class of 2008 (graduate),
2013 & 2014 (CO-Chair & Chair).

Past Board Member
Charlotte County Chamber of
Commerce

Charlotte County American Red
Cross

Past Design Chair
Main Street Punta Gorda

7 Years Experience - FPC
20 Years Experience - Overall

CARLTON HUGHES

LEED® AP

VICE PRESIDENT & PROJECT
EXECUTIVE

Carlton is a Managing Partner at FPC and has the authority to make decisions and commitments necessary for the successful completion of projects. He resides in Charlotte County since 2006, and has participated in some of the highest profile projects in the area including **hundreds of projects for Charlotte County ranging from \$10k to \$20m.**

As the Project Executive, Carlton will be responsible for providing daily leadership to the project team and ensuring all corporate and appropriate resources are available to the project staff. His project specific oversight will begin during pre-construction by supporting our Project Managers and the preconstruction team headed by Daniel Young with estimating, value added analysis, bidding, GMP development, scheduling and purchasing controls. **His comprehensive role will set a leadership example and provide support** to the project staff throughout the pre-construction and construction phases. Carlton's experience with the latest generation of Charlotte County Fire Stations makes him **uniquely qualified to manage this project** for Charlotte County.

RELEVANT PROJECT EXPERIENCE

Charlotte County Fire Station 9 & D5 | \$6.4M

2023 - Present

New construction 12,160 GSF consisting of a twelve-bunk living space, offices, secure EMS storage, full kitchen, fitness room, dedicated decontamination room and apparatus bay.

2023

Charlotte County Hurricane Ian Recovery South | \$14M

Storm damage evaluation and repairs to County facilities south of the river including public safety facilities such as:

- Fire Stations 6,7,9, & 16
- Justice Center
- Sheriff Admin. D4

Charlotte County Capital Maintenance & Repairs | \$6-7M per year average

2017-2022 &
2023-2028

These project values range from **\$10k-\$1.5m** and typically involve a high-level of coordination in occupied facilities.

- Public Safety Complex - various repairs & maintenance
- Fire Station #'s 1,2,3,4,5,8,9,11,13,12,15,16

2018-2024

Sunseeker Resorts | Charlotte County

- Early Demolition and Site Preparation
- Main Street & Utility Reconfigurations
- CCU Master Lift Station
- 3 Restaurant Venues
- 4 Retail Venues

* Denotes previous experience



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EOC EXPANSION - CM AT RISK



Contact

Phone

941-205-1400

Email

rwunsch@fpcbuilds.com

Address

25450 Airport Road
Punta Gorda, FL 33950

Education

B.S. Degree in Construction Management
Pratt Institute

Professional Development

American Society of
Professional Estimators

✦ 40+ Years Experience - Overall ✦

ROBERT WUNSCH
SENIOR
ESTIMATOR

Bob has over forty years of experience in the construction industry and has held key roles from Estimating, Field Supervision, and Project Management. He also has a diverse range of experience in public work projects, health, education, hospitality, infrastructure and residential.

Bob’s focus for this project will include bid strategy planning, correspondence with architect and estimating department, spreadsheet design and working with cross departmental areas to ensure budget control and logistics plans for smooth project execution.

RELEVANT PROJECT EXPERIENCE

Charlotte County Hurricane Ian South Repairs	2023 - Present
Charlotte County Capital Maintenance Project	2023 - Present
Charlotte County Small Projects	2023-Present
City of Cape Coral Jaycee Park	2023-Present
W.R. Gaines Kayak Launch - Port Charlotte, FL	2024
Placida Park Boat Ramp Re-Development - Placida, FL	2024
Charlotte County Fire Station 9 - Babcock Ranch	2023-Present
Charlotte County Sheriff’s Office D5 - Babcock Ranch	2023-Present

Other Projects: *

- Polytechnic Institute- New York
 - Spring Valley Water Company Pumping Station
 - Multiple Pre-K Centers, New York
 - Material Research Laboratory
 - AMC Palisades 21 Movie Theater
- Stewart Airport Passenger Terminal- New York

* Denotes previous experience



CHARLOTTE COUNTY RFP NO. 20250233
EOC EXPANSION - CM AT RISK



Contact

Phone

941-205-1400

Email

sgarcia@fpcbuilds.com

Address

25450 Airport Road
Punta Gorda, FL 33950

Education



Florida Gulf Coast University, BS in
Progress
Construction Management
(May 2025 Graduation Date)

Professional Development



Procore Certifications: Admin,
Financial, Project Management

OSHA 30

LEED Green Associate

Proficient in Spanish

DBIA Member

SHANNON GARCIA

P R E - C O N S T R U C T I O N A P M

Shannon is a student in the Construction Management Program at FGCU and works as an APM at FPC. Shannon completed the Bloom Academy Daycare in 2024 and continues to successfully assist project team members on the two public safety jobs within Babcock Ranch.

She has been able provide project coordination, communication & problem-solving skills to the client, sub-contractors and FPC team members. Shannon's attention to detail and adaptability has made her an integral part of the team.

RELEVANT PROJECT EXPERIENCE

Charlotte County Fire Station 9 | \$6.4M

2023 - Present

New construction 12,160 GSF consisting of a twelve-bunk living space, offices, secure EMS storage, full kitchen, fitness room, dedicated decontamination room and apparatus bay.

Charlotte County Sheriff D5 Office | \$6.9M

2023 - Present

New construction 12,000 GSF, consisting of offices, evidence vault, lockers, gym, computer forensics and bullpen.

Bloom Academy Daycare - Babcock Ranch | \$6.5M

2024

New Construction child facility including full kitchen, large playground and 18 classrooms.

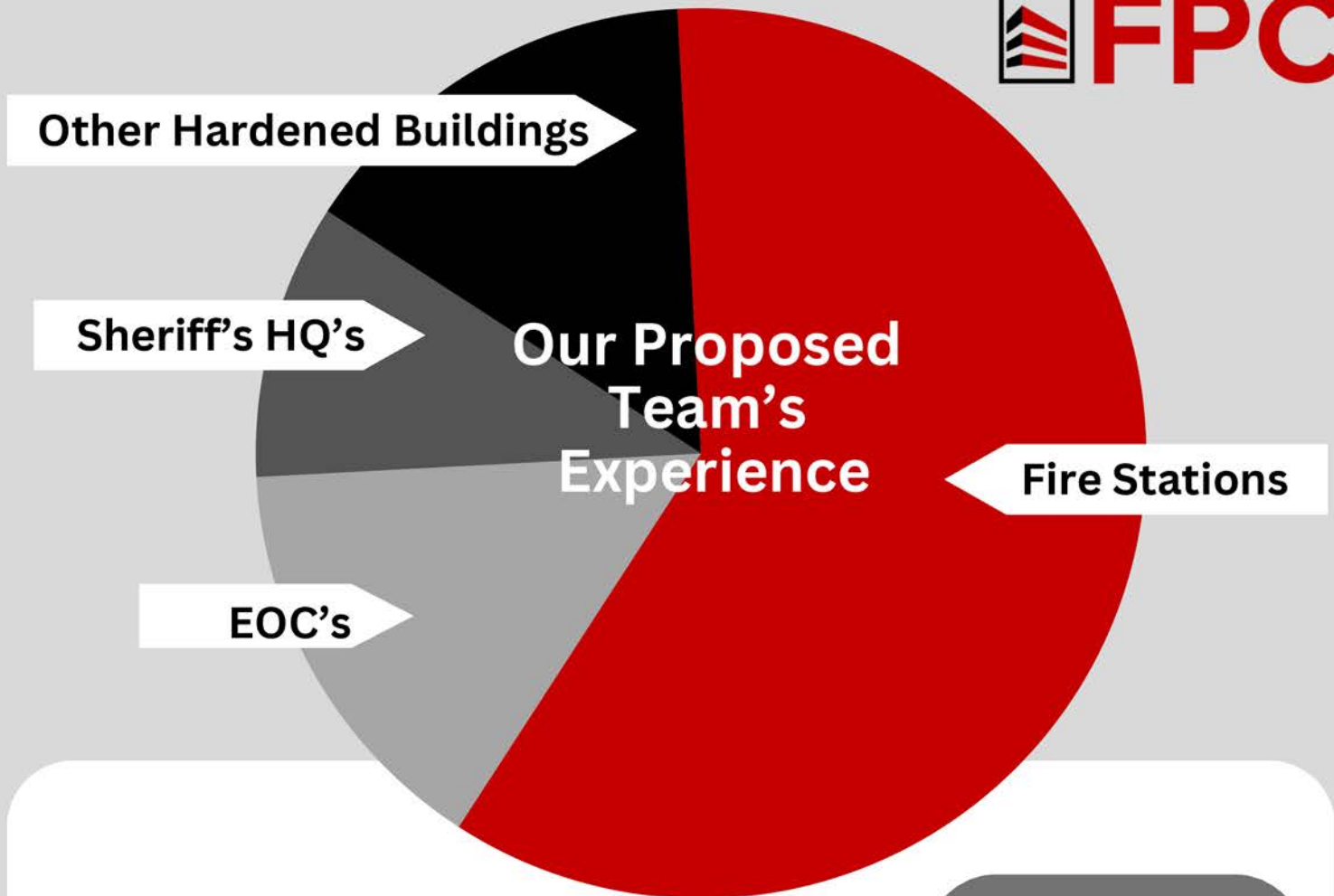


CHARLOTTE COUNTY RFP NO. 20250233
EOC EXPANSION - CM AT RISK

TAB III

PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR THIS PROJECT

TAB III - PREVIOUS EXPERIENCE OF TEAM PROPOSED



- EMERGENCY OPERATION CENTERS
 - Charlotte County EOC
 - Hendry County EOC
 - Pinellas County EOC
- OTHER HARDENED BUILDINGS
 - Charlotte County Jail Expansion
 - Charlotte County Jail Infirmary
 - Charlotte County Fire/EMS Vehicle Maintenance
- FIRE STATIONS
 - Charlotte County Fire Stations # 2,5,7,8,9,11,12,13,14,15,16
 - Punta Gorda Fire Stations #2
 - Englewood Fire Station # 75
- SHERIFF'S HEADQUARTERS
 - CCSO D1
 - CCSO D3
 - CCSO D5

- ★ 3 Emergency Operations Projects
- ★ 22 Public Safety Projects
- ★ 18 Ch. Co. Government Projects
- ★ 23 Hardened Projects

TAB III - PREVIOUS EXPERIENCE OF TEAM PROPOSED

A. DESCRIBE PREVIOUS PROJECTS THE TEAM WORKED ON TOGETHER

In describing previous projects that our team has worked on, one could narrowly view **FPC's team** for the EOC expansion as consisting of our project staff alone. However, a more accurate and holistic view would include projects where FPC's staff previously worked with the County's chosen design team of **Harvard Jolly/PBK**. With this in mind allow us to highlight a few unique qualifications of FPC's team.

The original design for the **Charlotte County EOC** was completed by **Harvard Jolly/PBK**.

The original construction of the **Charlotte County EOC** was managed by the following FPC staff members; Rob Humpel, Carlton Hughes, Doug Whisler, and Greg Shuryan



FPC's team for the 2025 Charlotte County EOC Expansion includes the same individuals who built the original building. No other team being considered has the depth of knowledge about the existing building and how it was built than FPC.

Additionally, FPC and our EOC staff have worked on other relevant projects where **Harvard Jolly/PBK** was the designer, many of which are Charlotte County government projects, as well as Public Safety projects.

FPC Team's Projects with Harvard Jolly



CHARLOTTE COUNTY EOC



PINELLAS COUNTY EOC

CHARLOTTE COUNTY PUNTA GORDA LIBRARY

CHARLOTTE COUNTY EVENT CENTER



HARVARD • JOLLY | **PBK**

CHARLOTTE COUNTY RFP NO. 20250233
EOC EXPANSION - CM AT RISK

A. DESCRIBE PREVIOUS PROJECTS THE TEAM WORKED ON TOGETHER

We have selected projects that demonstrate our **team members experience**, whether at FPC or other firms, based on the following criteria:

- **Description:** Fire Stations, Public Safety, and Sheriff's Projects
- **Projects built for Charlotte County**
- **Projects managed by our Proposed Team Members**

This proposed team will bring together years of experience and a commitment to excellence that is unmatched: consistently striving to exceed expectations!



Public Safety / EOC

Owner Representative
Charlotte County, FL

Project Location:
26571 Airport Rd, Punta Gorda, FL 33950
941.743.1320

Description: New 31,000 SF building to house FD administrative functions, training, and the emergency operations center. Built to enhanced wind/structural requirements required by the State.

Completion: 2007

Cost: \$10M

FPC Team Involved: Rob Humpel, Carlton Hughes, Doug Whisler, Greg Shuryan

Key Takeaways



SAME COLLABORATIVE
TEAM



PUBLIC SAFETY



CHARLOTTE COUNTY



Charlotte County Justice Center - Multiple Projects

Owner Representative
Charlotte County, FL

Project Location:
350 E Marion Ave, Punta Gorda, FL 33950
941.505.4716

Description: Our team has worked in this building on several major repair/renovation projects. Most recently we made substantial repairs to the building in the aftermath of Hurricane Ian, while the building was in full operation.

Completion Date: Various

Cost: Various

FPC Team Involved: Rob Humpel, Carlton Hughes, Doug Whisler, Jennifer Newman

Key Takeaways



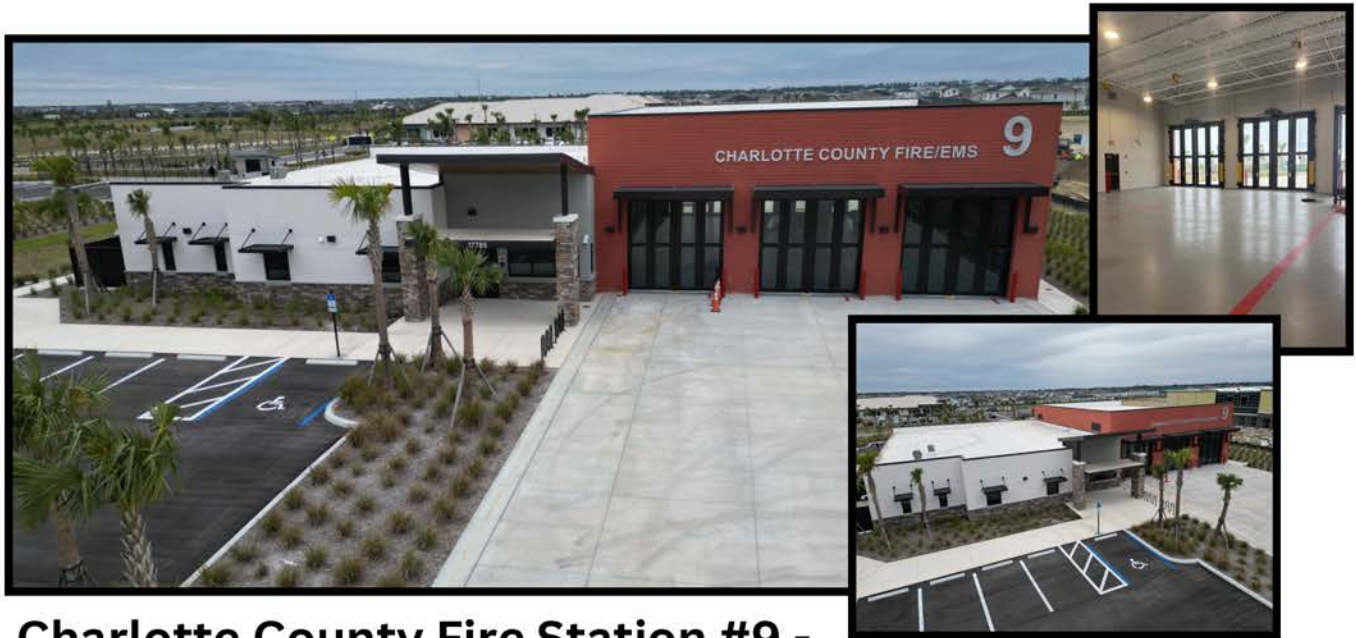
SAME
COLLABORATIVE
TEAM



OCCUPIED SECURED
FACILITY



CHARLOTTE COUNTY



Charlotte County Fire Station #9 - Babcock Ranch

Owner Representative
Charlotte County, FL

Project Location:
42850 Crescent Loop, Punta Gorda, FL 33982
941.833.5600

Description: Latest evolution of the 12,000 SF Charlotte County Prototype fire station being constructed by FPC under dual contracts with Babcock Ranch (shell) and Charlotte County (interior buildout). Changes to the prototype include high speed apparatus bay doors, elevated day room seating & Babcock Ranch aesthetics

Completion: In Progress

Cost: Various

FPC Team Involved: Rob Humpel, Carlton Hughes, Doug Whisler Dan Young, Jennifer Newman

Key Takeaways



SAME COLLABORATIVE
TEAM



PUBLIC SAFETY



CHARLOTTE COUNTY



Charlotte County Sheriff's Office District 5 - Babcock Ranch

Owner Representative
Charlotte County, FL

Project Location:
42850 Crescent Loop, Punta Gorda, FL 33982
941.833.5600

Description: 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.

Completion: In progress

Cost: In progress

FPC Team Involved: Rob Humpel, Doug Whisler, Dan Young, Jennifer Newman

Key Takeaways



SAME COLLABORATIVE
TEAM



PUBLIC SAFETY



CHARLOTTE COUNTY



Charlotte County Sheriff's Office District 1 Headquarters

Owner Representative
Charlotte County, FL

Project Location:
7474 Utilities Rd, Punta Gorda, FL 33982
941.833.5600

Description: 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.

Completion: 2017

Cost: \$3.65M

FPC Team Involved: Rob Humpel, Carlton Hughes

Key Takeaways



SAME COLLABORATIVE
TEAM



PUBLIC SAFETY



CHARLOTTE COUNTY



Charlotte County West Government Annex

Owner Representative
Charlotte County, FL

Project Location:
6868 San Casa Drive, Englewood, FL 34224
941.637.2329

Description: 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.

Completion: 2018

Cost: \$4.5M

FPC Team Involved: Rob Humpel, Carlton Hughes

Key Takeaways



SAME COLLABORATIVE
TEAM



OCCUPIED MULTI-USER
FACILITY



CHARLOTTE COUNTY

B. RELEVANT WORK HISTORY WITH GOVERNMENT FACILITIES IN FLORIDA

TEAM EXPERIENCE MATRIX ON CHARLOTTE COUNTY PROJECTS

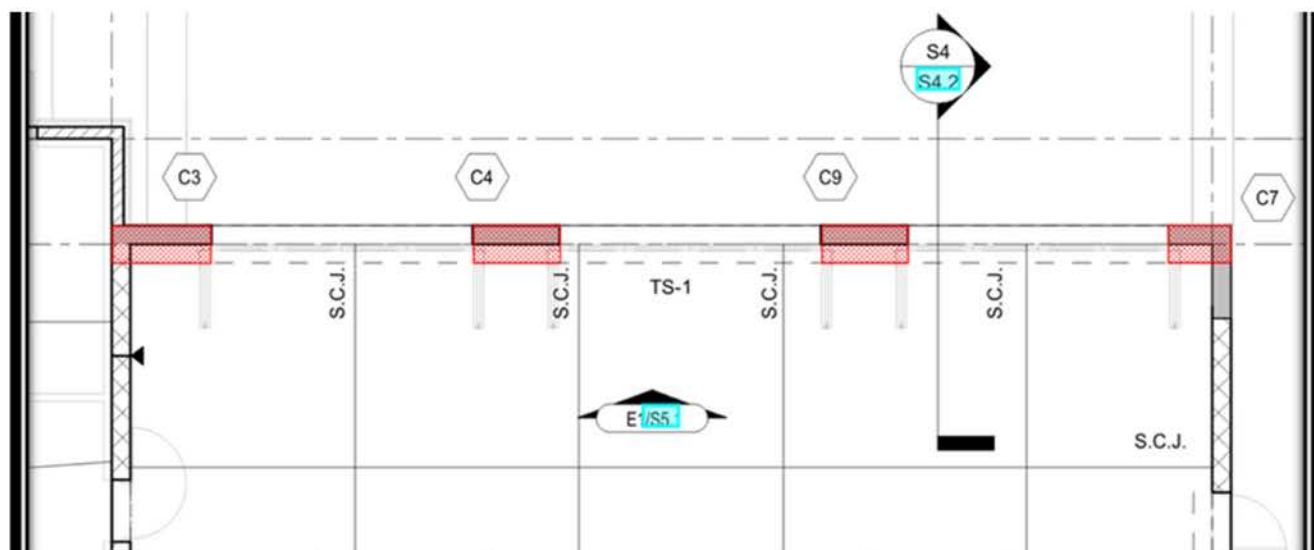
PROJECT NAME	ROB HUMPEL	CARLTON HUGHES	DAN YOUNG	DOUG WHISLER	GREG SHURYAN	JENNIFER NEWMAN
CCSO FS 9 & CCSO D5 INTERIORS	✓	✓	✓	✓	✓	✓
CCSO FS 9 & CCSO D5 SHELLS	✓	✓	✓	✓		✓
CHARLOTTE COUNTY HURRICANE IAN REPAIRS	✓	✓	✓	✓		
BABCOCK RANCH TOWN AND COUNTRY UTILITIES (TCU) M & O BUILDING	✓	✓				
BAYSHORE PARK STABILIZED PARKING - SUNSEEKER CONNECTION	✓	✓		✓		
CHARLOTTE COUNTY FIRE STATION #2 & #5				✓		✓
CCSO DISTRICT #3 HQ				✓		✓
CHARLOTTE COUNTY CAPITAL MAINTENANCE AND REPAIRS (ONGOING)	✓			✓		
CHARLOTTE COUNTY SMALL PROJECTS (DEPARTMENTAL NEEDS)	✓	✓				
PUNTA GORDA AIRPORT DESIGN BUILD PROJECTS	✓	✓		✓		
CHARLOTTE COUNTY PLACIDA BOAT RAMP: PRE- CONSTRUCTION	✓	✓				
CHARLOTTE COUNTY SHERIFF'S D1 HQ	✓	✓				
CHARLOTTE COUNTY WEST GOVERNMENT ANNEX	✓	✓				
CHARLOTTE COUNTY SOUTH COUNTY LIBRARY (JV PROJECT)	✓	✓				
CHARLOTTE COUNTY VETERANS MEMORIAL PARK	✓	✓				
CHARLOTTE COUNTY EVENT CENTER	✓			✓	✓	
* CHARLOTTE COUNTY EMERGENCY OPERATIONS CENTER (EOC)	✓	✓		✓	✓	
CHARLOTTE COUNTY FIRE/EMS VEHICLE MAINTENANCE SAFETY	✓	✓		✓	✓	

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).



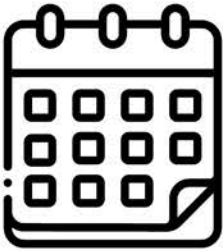
***Fire Station #9 Structural Drawing**



TAB IV

PROJECT CONTROL

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



Schedule :

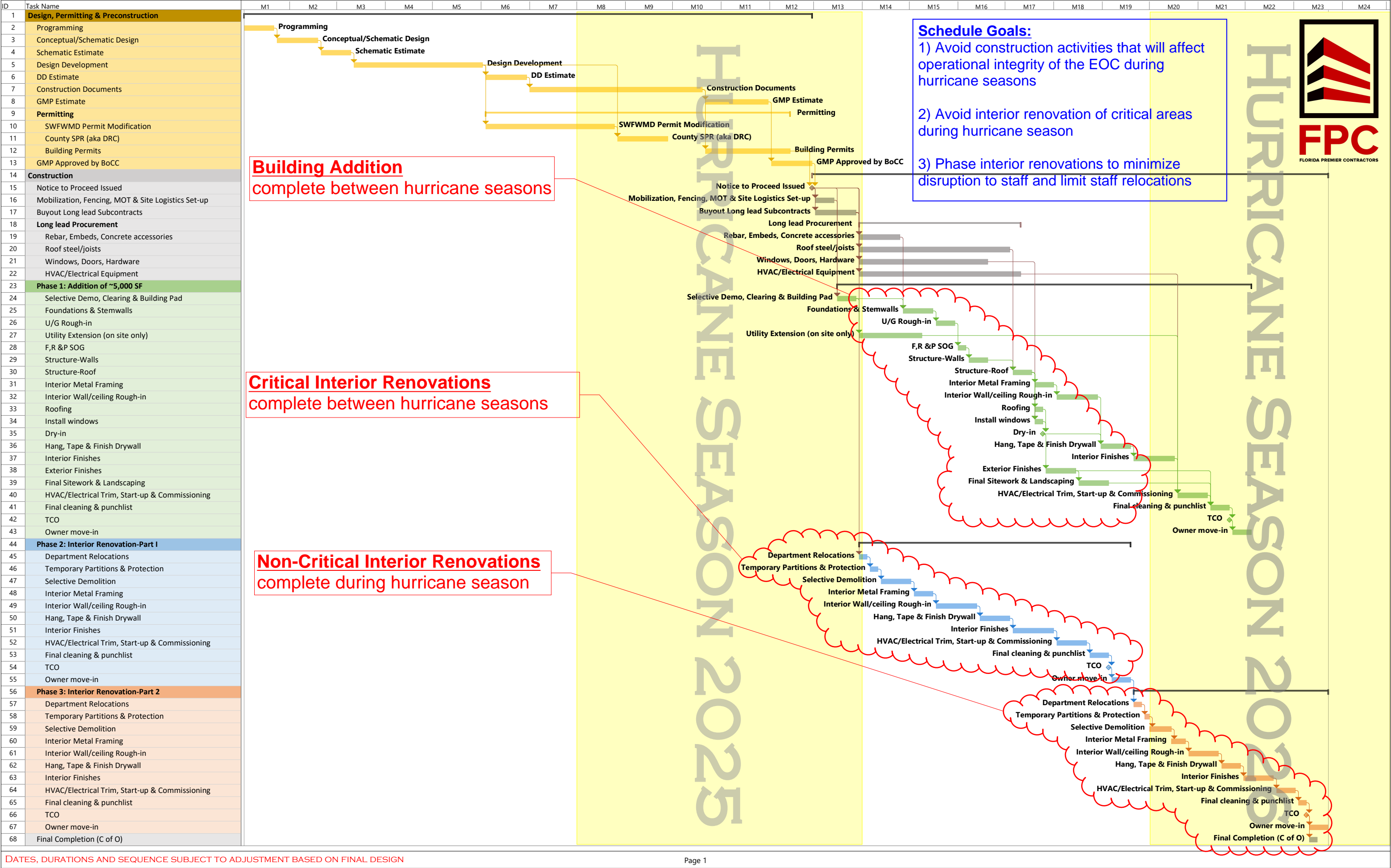
The scope of the project includes a relatively small addition of 5,000 SF along with substantial interior renovations within the existing building. Our presumption is that **the functionality of the EOC must be preserved during the expansion/renovation.** Additionally, any short-term disruption to EOC systems would need to occur outside of periods where EOC activation could be expected. Specifically, these short-term disruptions would need to occur outside of hurricane season.

With this in mind we have developed a schedule that will allow the addition to be completed to a point of structural integrity and dry-in between the end of the 2025 hurricane season and the start of the 2026 season. We've also separated the interior renovation **into 2 phases.** The **first renovation phase** will include any critical systems and will be completed, along with the addition, **between hurricane seasons.** The **second renovation** will include non-critical areas and systems and will be completed following the critical areas and may extend into the 2026 hurricane season.

An added benefit of completing the interior renovations in 2 phases will be to minimize the relocation of EOC staff and limit the disruption to the ongoing operation of the building.



CONCEPTUAL PROJECT SCHEDULE FOR CHARLOTTE COUNTY EOC EXPANSION



Expansion Options & Occupied Site Logistics

The scope of the project includes extensive renovations of the existing 30,000 SF building and the construction of a new 5,000 SF addition. FPC is assuming that the existing public safety/EOC must remain operational during the work and ideally the work occurring during hurricane season would be limited to ensure no compromises to the operational status of the EOC in the event of an activation. Towards that end we've developed a **site logistics plan** that evaluates possible areas where the expansion could occur without impacting building systems like vertical transportation (stairs & elevator), mechanical equipment, generator, restrooms or IT spaces.

Key elements of this plan that can be seen on the attached drawing are as follows:

- South (rear) parking lot is reserved for public safety/EOC staff during the expansion/renovation
- Traffic flow is maintained to the entire campus, including the EOC, vehicle maintenance and fire tower/ARFF
- Expansion areas are located to avoid key building features/systems
- Dedicated employee access is maintained
- Construction area is fenced and screened to provide separation from active operations and to minimize visual disruption.



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 on all 3 fire stations 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 Senior Project Manager, **Daniel Young** and General Superintendent, **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:

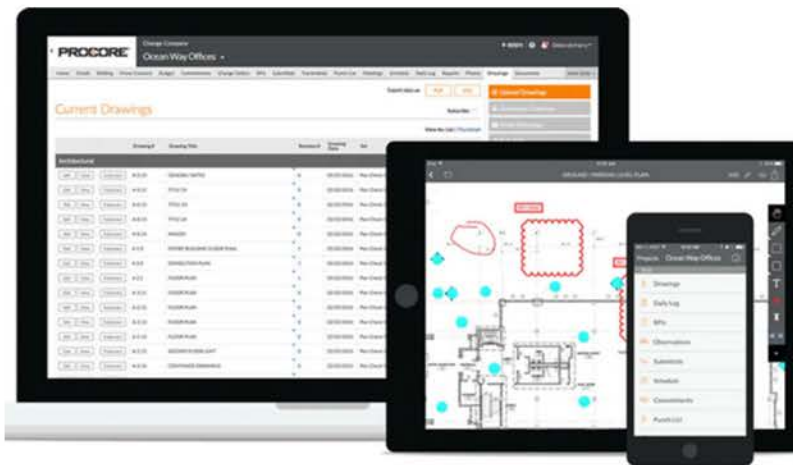
- ✓ Issues
- ✓ Journals
- ✓ RFI's
- ✓ Submittals
- ✓ Transmittals



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 with controlling costs through completion.

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.

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

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.



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.

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.

Our team has never failed to bring a Charlotte County project under budget. In fact, the West County Government Annex recently built by FPC was completed 2 months early and \$1,000,000 under budget.



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

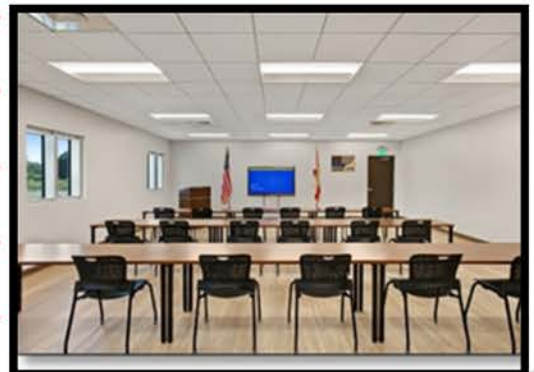
Charlotte County Fire/EMS Vehicle Maintenance Facility

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



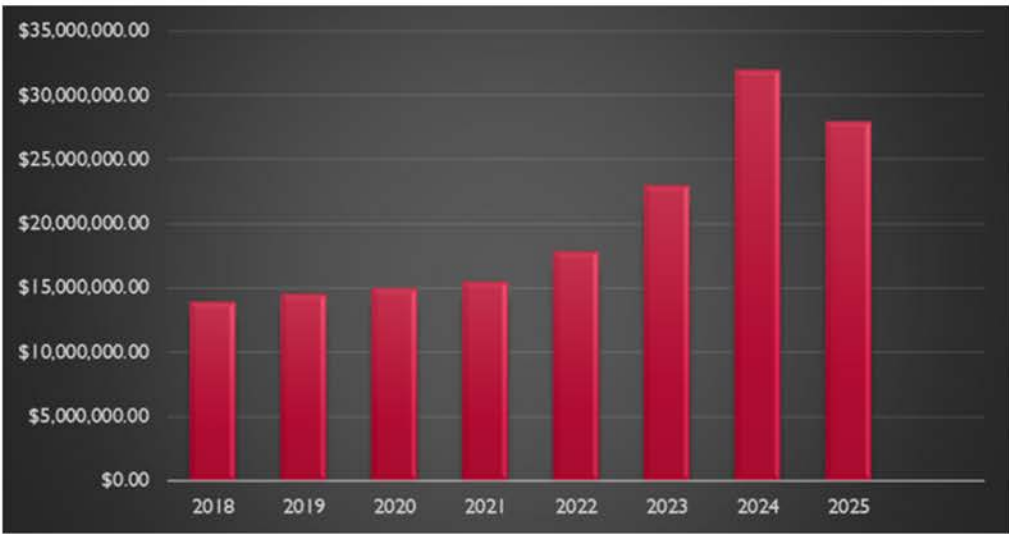
F. RECENT, CURRENT AND PROJECTED WORKLOAD’S



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:	\$28,000,000 (Projected)

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



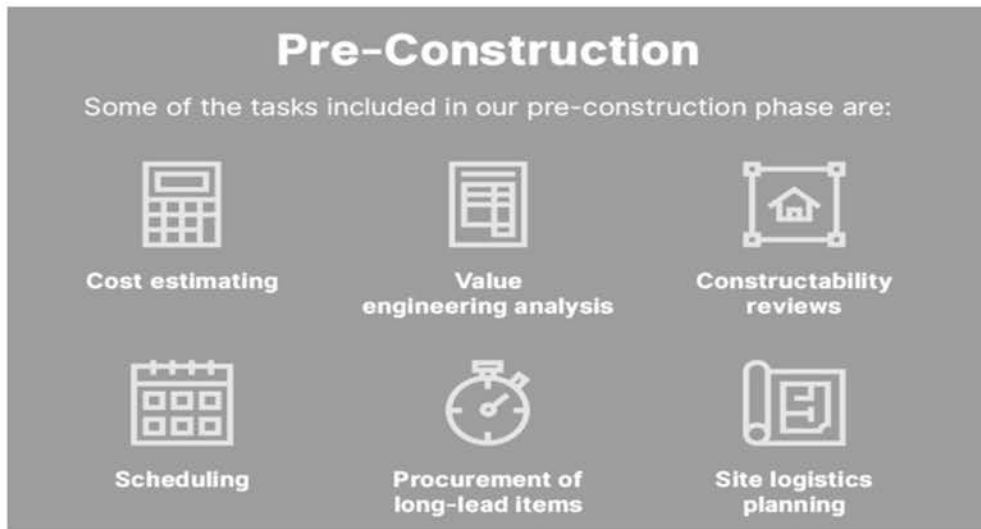
TAB V

PRESENT PROPOSED DESIGN APPROACH FOR THIS PROJECT

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.



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 3 prototype Fire Stations
- Ensure maximum subcontractor bid coverage
- Ensure that the subcontractors are qualified for the specific work involved
- Evaluate all bids received ensuring accuracy and completeness

Project Progress

Site due Diligence

- Logistics, site utilization & site security
- Access for construction equipment & deliveries
- Environmental issues/mitigation
- Power availability, location, 1 or 3 phase options
- Water & sewer availability

Estimating and Value Engineering

- Concept estimate/planning budget
- SD estimate
- DD estimate
- CD/GMP estimate
- Constructability Review

Subcontractor Bid Management

- Maximize Participation
- Issue complete bid packages
- Use on pre-qualified subs
- Thorough scope review to ensure complete project- No change orders

Master Project Schedule

- Design
- Permitting
- Approvals
- Construction

Project Management

- Subcontractor awards
- Shop drawings & submittal coordination
- Material Procurement, scheduling & expediting
- Long lead items

Schedule Management

- Manage subcontractor workflow
- Prepare trade specific schedules

Quality Assurance/Quality Control

- Pre-task planning meetings
- Mock-ups
- Submittal coordination
- Continuous punch list

Independent Tests and Inspections

- O & M Manuals
- Owner training
- Manufacturer's Reps
- Training videos
- Warranties & closeout literature
- 6 & 11 month walk-thru's

Pre-
Construction

Construction

Close-out

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.

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

Issue #1: Performing an expansion & renovation at an occupied and fully operational EOC



Challenge:

The RFP describes two distinct components for this project: a building expansion AND a renovation of the existing 30,000 square foot facility. Having built the original EOC and Vehicle Maintenance Facility, our team knows that these facilities will be required to **maintain full access and function throughout the duration of the project.** Additionally, we as the construction team will need to **be prepared for an activation event.**



Solution:

As part of the preconstruction process, FPC will work closely with Harvard Jolly to develop a work plan and site logistics plan that maintains access and operations to building and adjacent facilities. We will meet with EOC departments to understand how we can make relocations the shortest duration and the least painful. We must develop a plan which avoids major work occurring during hurricane season and allows for the full functionality of the EOC during an activation.

Issue #2: Striking a balance between expansion, reconfiguration of existing space, and updating technology systems.



Challenge:

The RFP outlines specific objectives for this project centered mostly around the programmatic need for additional space and technological improvements. The project team will be tasked with evaluating how to best achieve these objectives and maximize the increased space - the County must receive the highest benefit for the cost and disruption.



Solution:

When our team build the original EOC in 2007, technology was far different than what it is today. With today's video wall configurations, control room software, and high-tech communication equipment, there is no longer a need for large projection screens or booths. We believe that an early evaluation of the control room technology and structure is warranted to determine the possibility of creating additional 2nd floor space above it and within the existing envelope. This in addition to the expansion could be a cost-effective way to maximize added functional space.

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 GREG SHURYAN**

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

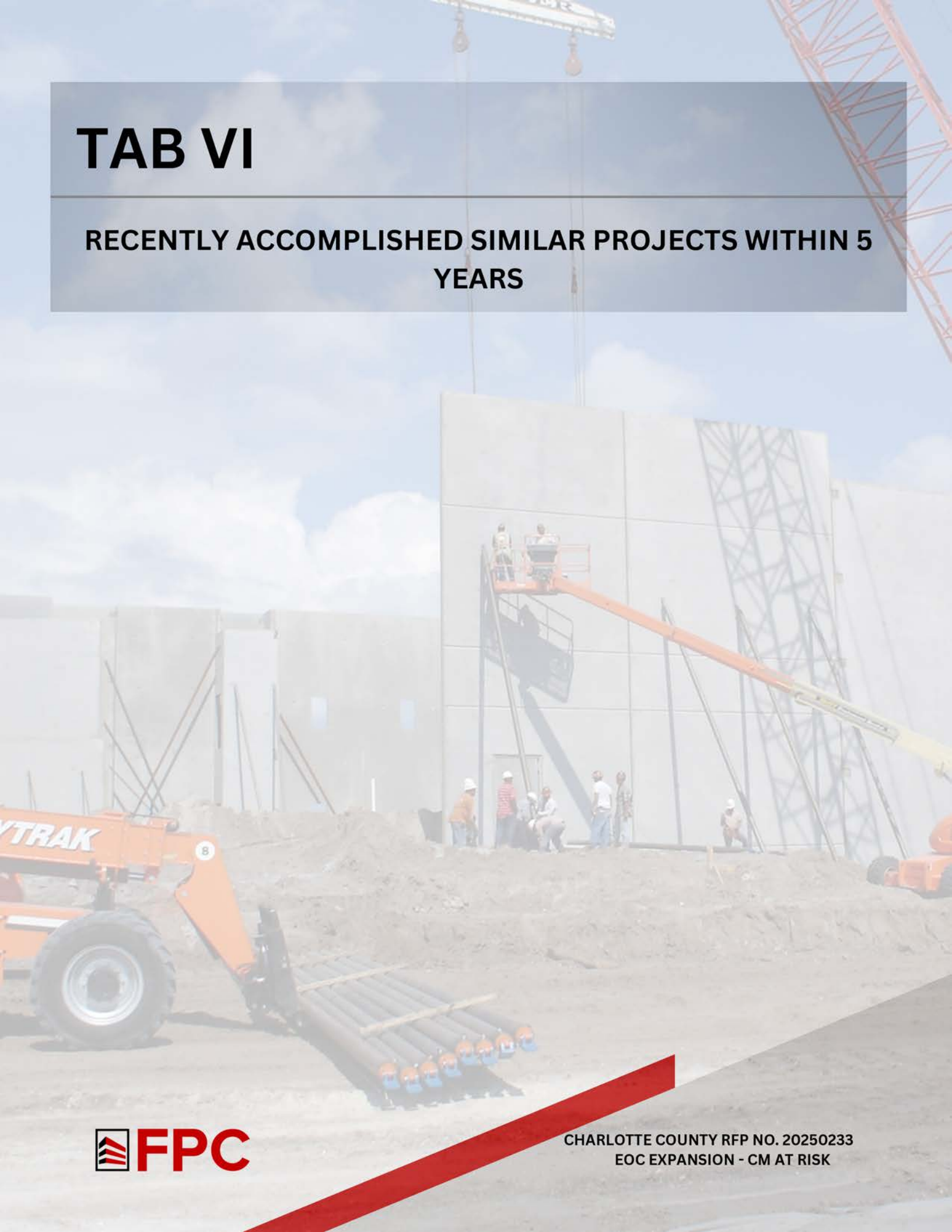
FPC is well-versed in public sector CM @ Risk projects, and the risk management practices associated with them. Our strong financial backbone allows us to bond multiple projects at a time and this project will be no exception. Our **recommendation for risk mitigation will be to require subcontractor 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 WITHIN 5 YEARS



TAB VI | RECENTLY ACCOMPLISHED SIMILAR PROJECTS WITHIN 5 YEARS

A. DESCRIBE PROJECTS THAT DEMONSTRATE:

The members of our construction team have built over 30 projects for Charlotte County, including 10, Charlotte County Fire Stations and 4 Charlotte County Public Safety Projects. The members of our construction team have built over 60 new construction projects for Charlotte County, including 10 Charlotte County Fire Stations and 4 Charlotte County Public Safety Projects. Additionally, members of our team **Doug Whisler, Rob Humpel, Carlton Hughes, and Greg Shuryan** have been managing new public safety projects as well as hurricane recovery and repairs in Charlotte County dating back to 2003!

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 safety 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 EOC Expansion Project. Additionally, this TEAM is based in our office on Airport Road 1.1 miles away from the EOC Facility.

1. DELIVERING SIMILAR FACILITIES

GOVERNMENT PUBLIC SAFETY FACILITY - 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.



TAB VI | RECENTLY ACCOMPLISHED SIMILAR PROJECTS WITHIN 5 YEARS

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 COMPLETED BY THIS TEAM

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
- **Built by FPC's proposed team members**

PUBLIC SAFETY PROJECTS COMPLETED BY THIS TEAM

Year Completed: Various

Construction Cost: \$75+ Million

Delivery Method: CM@Risk

Description: Construction of multiple Charlotte County public Safety projects



Sheriff Station 5



Charlotte County West
County Government
Annex



Pinnellas County



Public Safety/EOC



Airport Rescue & Fire
Fighting Simulator

Key Relevancies:

- Security
- Prototype Designs (CCSO D1, D3, D5)
- Critical Facilities
- Hardened
- Back-up Generators
- Built by FPC's proposed team members



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. Our team, having worked with this exact team at Harvard Jolly Architecture on the original EOC Building and the Punta Gorda Charlotte Library is a winning combination for this 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.

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.**



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 **President, Rob Humpel and VP of Operations, 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

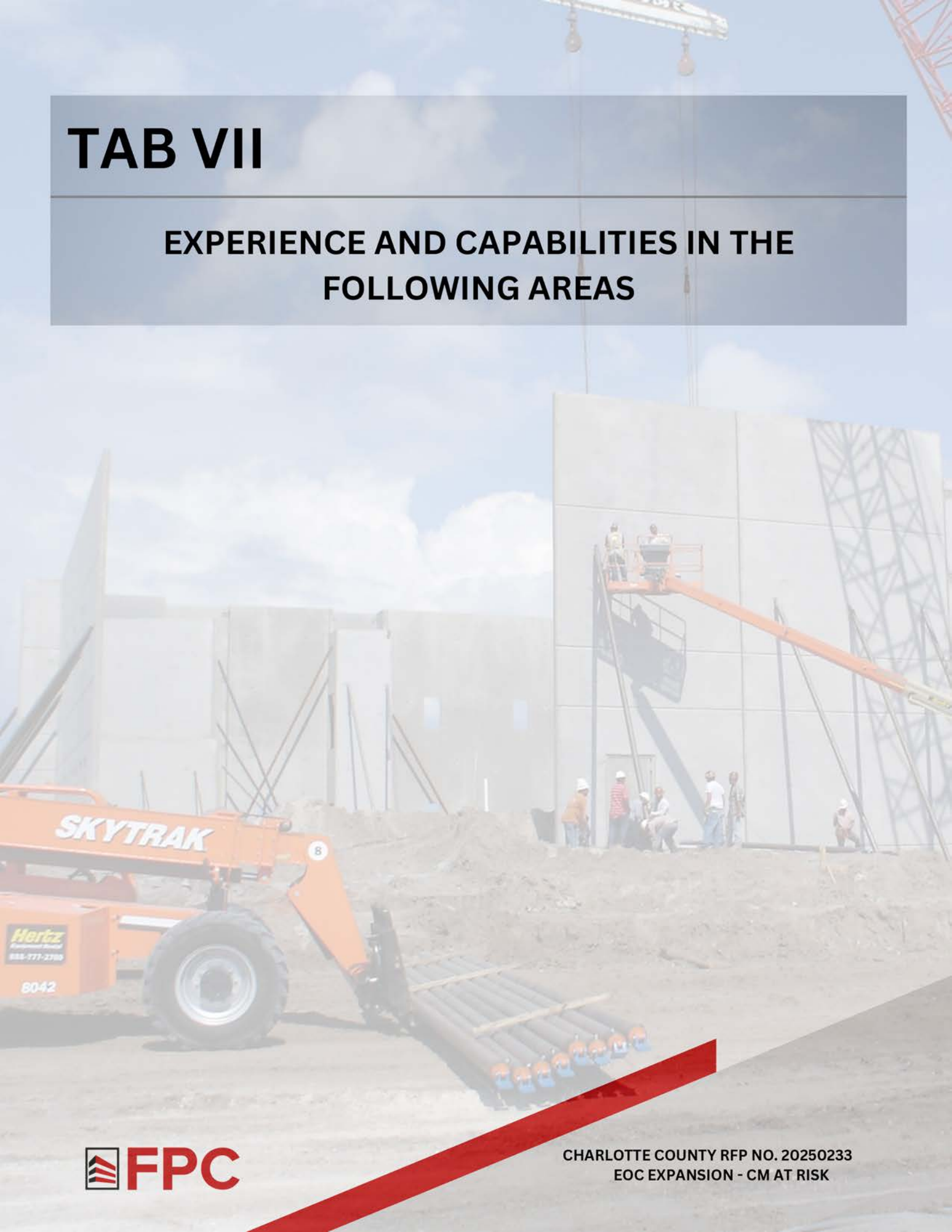
“

“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**

TAB VII

EXPERIENCE AND CAPABILITIES IN THE FOLLOWING AREAS



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 EOC Expansion, 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 VII| 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



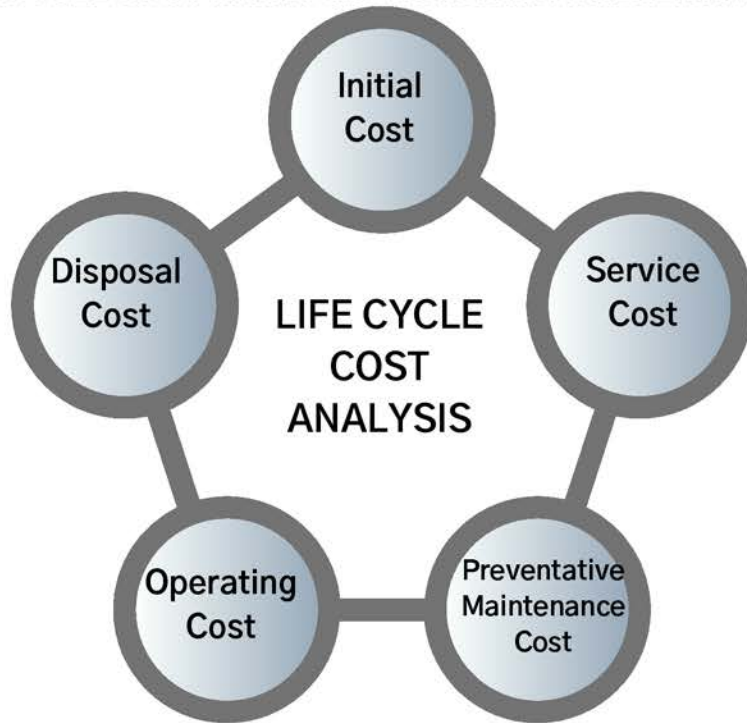
Charlotte County West County Annex Replacement Facility (2018)

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.

TAB VII| EXPERIENCE AND CAPABILITIES IN THE FOLLOWING AREAS

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.

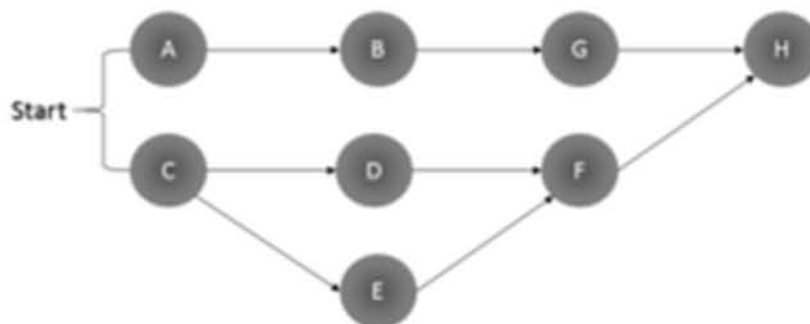
Problem: Construction costs far exceeded the available funds.

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.

- **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.**

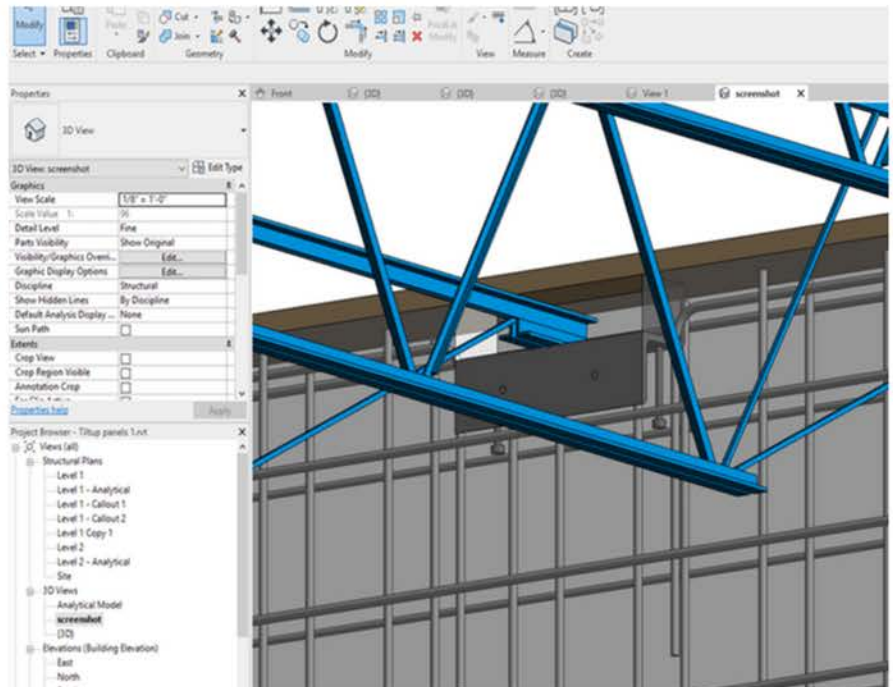


E. UTILIZATION OF BUILDING INFORMATION MODELING (BIM) TO A LEVEL 4

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 project permitted in Charlotte County.

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



Charlotte County Permits
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 WestCounty 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

TAB VIII| VOLUME OF WORK

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

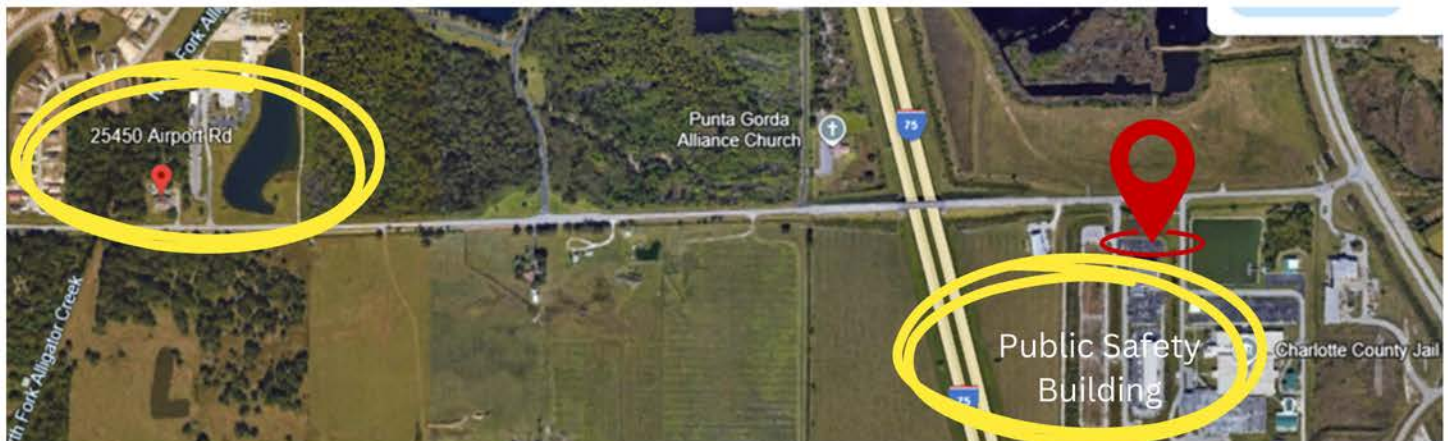


A. DESCRIBE THE PRIME AND SUB-CONSULTANTS RESPONSIVENESS AS IT RELATES TO THE FIRM'S LOCATION TO THE PROJECT

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 12 years.

OUR HEADQUARTERS IS LOCATED IN CHARLOTTE COUNTY. WE ARE LOCATED 1 MILE FROM THE PROJECT LOCATION.





TAB X

LITIGATION STATEMENT

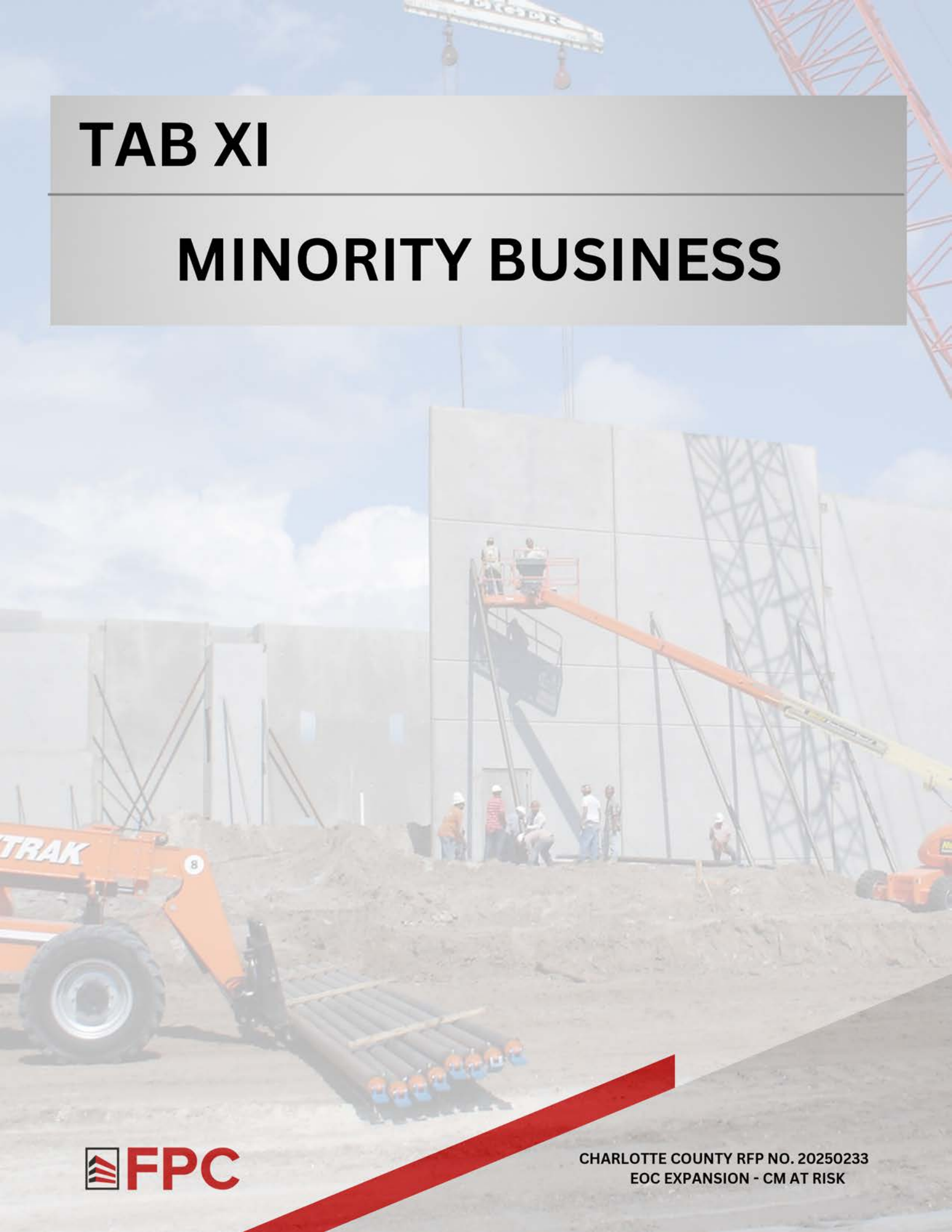
A. LITIGATION STATEMENT

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



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.



REQUIRED FORMS



CHARLOTTE COUNTY RFP NO. 20250233
EOC EXPANSION - CM AT RISK

REQUIRED FORMS

PART V - SUBMITTAL FORMS PROPOSAL SUBMITTAL SIGNATURE FORM

1.	Project Team Name and Title	Years experience	City of office individual will work out of for this project	City individual's office is normally located	City of individual's residence
	Rob Humpel, Principal in Charge	20			Punta Gorda
	Carlton Hughes, Project Executive	45			Punta Gorda
	Daniel Young, Senior Project Manager	30			Port Charlotte
	Doug Whisler, General Superintendent	28			Port Charlotte
	Greg Shuryan, Superintendent	25			Valrico
	Jennifer Newman, Project Manager	20			Port Charlotte
	Shannon Garcia	2			North Port
	Tasha Boyle, Director of Administration	20			Port Charlotte
	Jose Clausell, MEP Superintendent	25			Ft. Myers
2.	Magnitude of Company Operations				
	A) Total professional services fees received within last 24 months:			\$ 54,119,688.69	
	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).			\$ 26,404,223.10	
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: 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.	Yes _____ No _____ <small>Type text here</small>
Comments or Additional Information: <div style="border: 1px solid black; height: 40px; margin-top: 5px;"></div>	

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. <u>1</u> Dated <u>2/6/25</u>	Addendum No. <u>2</u> Dated <u>2/14/25</u>	Addendum No. _____ Dated _____
Addendum No. _____ Dated _____	Addendum No. _____ Dated _____	Addendum No. _____ Dated _____

Type of Organization (please check one):

INDIVIDUAL	<input type="checkbox"/>	PARTNERSHIP	<input type="checkbox"/>
CORPORATION	<input type="checkbox"/>	JOINT VENTURE	<input type="checkbox"/>

Florida Premier Contractors, LLC	941-205-1400
Firm Name	Telephone
	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	12
City, State, Zip	Number of Years in Business

SAME

Address: Office Servicing Charlotte County, other than above

	941-205-1400
Name/Title of your Charlotte County Rep.	Telephone
Robert Humpel	
Name/Title of Individual Binding Firm (Please Print)	
President	03/03/2025
Signature of Individual Binding Firm	Date
admin@fpcbuilds.com	
Email Address	

(This form must be completed & returned)

REQUIRED FORMS

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

03/03/2025

Date

(This form must be completed & returned)

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

Charlotte County Contract #20250233

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

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

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

Further Affiant sayeth naught.



Signature

Robert Humpel

Printed Name

Principal in Charge

Title

Nongovernmental Entity

03/03/2025

Date

(This form must be completed & returned)

BYRD ANTI-LOBBYING CERTIFICATION

Certification for Contracts, Grants, Loans, and Cooperative Agreements

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

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of an Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

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

03/03/2025

Date

Robert Humpel

Type or Print Name






Signature

Principal in Charge

Title

END OF PART V

(This form must be completed & returned)

	Ron DeSantis, Governor	Melanie S. Griffin, Secretary	
<p align="center">STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION</p>			
<p align="center">CONSTRUCTION INDUSTRY LICENSING BOARD</p>			
<p align="center">THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE PROVISIONS OF CHAPTER 489, FLORIDA STATUTES</p>			
<p align="center">HUMPEL, ROBERT JOSEPH FLORIDA PREMIER CONTRACTORS, LLC 25450 AIRPORT ROAD STE A PUNTA GORDA FL 33950</p>			
<p align="center">LICENSE NUMBER: CGC1506395</p>			
<p align="center">EXPIRATION DATE: AUGUST 31, 2026</p>			
<p align="center">Always verify licenses online at MyFloridaLicense.com</p>			
	<p align="center">ISSUED: 06/28/2024</p>		
	<p align="center">Do not alter this document in any form.</p>		
	<p align="center">This is your license. It is unlawful for anyone other than the licensee to use this document.</p>		

INSURANCE CERTIFICATE



CERTIFICATE OF LIABILITY INSURANCE

FLORPRE-02

JRANDALL

DATE (MM/DD/YYYY)
2/17/2025

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 353 Mary St Punta Gorda, FL 33950-4547	CONTACT NAME: PHONE (A/C, No, Ext): (941) 205-5900 FAX (A/C, No): (941) 225-8801 E-MAIL ADDRESS: jessica@dynamicinsurance.com														
INSURED Florida Premier Contractors, LLC 25450 Airport Rd., Suite A Punta Gorda, FL 33950	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Monroe Guaranty Insurance Company</td> <td>32506</td> </tr> <tr> <td>INSURER B : Brierfield Insurance Company</td> <td>10993</td> </tr> <tr> <td>INSURER C : FCCI Insurance Company</td> <td>10178</td> </tr> <tr> <td>INSURER D : Underwriters at Lloyd's, London</td> <td>15792</td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	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 : Underwriters at Lloyd's, London	15792	INSURER E :		INSURER F :	
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INSURER E :															
INSURER F :															

COVERAGES **CERTIFICATE NUMBER:** **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	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER		GL10009750900	1/1/2025	1/1/2026	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 <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY		CA10009750800	1/1/2025	1/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ HNOA \$ 1,000,000
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		UMB10009750700	1/1/2025	1/1/2026	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
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	WC010009750600	1/1/2025	1/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> 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
D	Professional Liabili		B0621PFLO002524	4/17/2024	4/17/2025	EA Claim 1,000,000
D	Professional Liabili		B0621PFLO002524	4/17/2024	4/17/2025	General Aggregate 2,000,000

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
---	--

ACORD 25 (2016/03)

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CHARLOTTE COUNTY RFP NO. 20250233
EOC EXPANSION - CM AT RISK

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.moleda@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

Thank You!

