



Request for Qualifications No. 20260233

CONSTRUCTION MANAGEMENT AT RISK SERVICES FOR

CHARLOTTE COUNTY PUBLIC WORKS LANDFILL MAINTENANCE BUILDING

PROPOSAL



PREPARED FOR:

Rhiannon Mills,
Senior Contract Specialist -
Purchasing
Charlotte County
Administration Complex
18500 Murdock Circle,
Suite 344

A PARTNER YOU CAN TRUST.



PREPARED BY: Owen-Ames-Kimball Company
11941 Fairway Lakes Drive, Fort Myers, FL 33913
(239) 561-4141 | (239) 561-1996

Cover Image created with AI to visualize your project

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LETTER OF INTEREST

18 June 2026

Rhiannon Mills, Senior Contract Specialist - Purchasing
Charlotte County Administration Complex
18500 Murdock Circle, Suite 344
Port Charlotte, Florida 33948-1094



Re: Letter of Interest | RFP No. 20260453 |
CMAR Public Works Landfill Maintenance Building

Dear Members of the Selection Committee:

From the moment this opportunity was released, our team began evaluating the unique challenges and opportunities associated with this project. Rather than waiting until award, we have already engaged our preconstruction, operations, and solid waste specialists to begin identifying potential risks, cost-saving opportunities, and project-specific considerations that will contribute to a successful outcome.

Our approach is centered around five key commitments:

Delivering the Highest Quality Facility at the Best Value

O-A-K is leveraging both our national purchasing power and longstanding local subcontractor relationships to identify cost efficiencies without compromising quality, durability, or performance.

Dedicated Leadership and Specialized Experience

Our proposed Project Manager has direct experience with landfills and solid waste facilities and will be fully committed to the success of this project from preconstruction through closeout, ensuring accountability, responsiveness, and continuity throughout the process.

Seamless Collaboration with ADG Architects

O-A-K and ADG have successfully partnered on numerous public-sector projects throughout Florida over several decades.

Stakeholder Engagement and Operational Continuity

Our team is committed to working closely with County staff, Public Works leadership, facility users, and project stakeholders to ensure the project supports daily operations while minimizing disruptions throughout construction.

Planning, Risk Management, and Preconstruction Excellence

At O-A-K, we believe the most successful projects are won long before construction begins. Our team has already begun evaluating critical project considerations including:

- ✓ Existing landfill operations and logistics
- ✓ Scale house traffic patterns and vehicle circulation
- ✓ Public and operational traffic flow management
- ✓ Underground landfill gas-to-energy infrastructure and utility conflicts
- ✓ Site access and construction sequencing
- ✓ Well and septic system considerations
- ✓ Long-term facility resiliency and maintenance requirements
- ✓ Potential schedule and procurement risks

Charlotte County deserves a CMAR partner who will bring transparency, collaboration, innovation, and accountability from day one. O-A-K's combination of solid waste experience, public-sector expertise, strong local presence, and proven preconstruction process uniquely positions us to deliver a successful project for the County and its residents.

We appreciate your consideration and look forward to the opportunity to serve Charlotte County on this important project.

Sincerely,

Jim Hopper
President, O-A-K Florida, Inc dba Owen-Ames-Kimball Co.

CLICK OR
SCAN TO
HEAR MORE
FROM JIM





Owen
Ames
Kimball

SECTION I

TEAM PROPOSED

I. TEAM PROPOSED FOR THIS PROJECT

A. BACKGROUND OF PERSONNEL

For the **Charlotte County CMAR Public Works Landfill Maintenance Building** project, Owen-Ames-Kimball Company (O-A-K) has assembled a team of experienced construction professionals with extensive backgrounds in public sector facilities, infrastructure, operational buildings, and complex site coordination. Our team understands the unique demands associated with active Public Works environments and landfill operations, including safety, operational continuity, durability, scheduling, and long-term facility performance.

A1. PROJECT MANAGER

Chase Harrison – Project Manager

MAIN POINT OF CONTACT

SOLID WASTE EXPERT

CLICK OR SCAN TO HEAR MORE FROM CHASE

Chase Harrison will serve as the Project Manager for the Charlotte County Public Works Landfill Maintenance Building project, overseeing all phases of construction from preconstruction through project closeout.

Solid Waste Experience: Chase brings extensive solid waste operations experience and has formerly served as a key project lead for Collier County's landfill and recycling facilities. His background includes managing work on active landfill campuses, coordinating with solid waste directors, and integrating construction activities into complex waste, recycling, and landfill gas-to-energy operations. This experience allows Chase to anticipate operational impacts, protect critical infrastructure, and maintain safe, efficient access for municipal and commercial haulers. As Project Manager, he will leverage his hands-on solid waste expertise to guide design, logistics, and phasing decisions specific to Charlotte County's landfill maintenance facility.

Chase understands the importance of delivering an essential, hardened and functional facility that supports Charlotte County's day-to-day operations while minimizing disruptions and maintaining a safe, organized job site environment.

A2. OTHER KEY PERSONNEL

Abel Natali, LEED® AP BD+C, CSI, CDT, CCM – Preconstruction Manager / Sr. Director of Preconstruction

BUDGET WATCHDOG

ESTIMATING TEAM LEADER

CLICK OR SCAN TO LEARN MORE ABOUT ABEL

Abel Natali will lead O-A-K's preconstruction efforts for this project. Working closely with Charlotte County and the design team, Abel will oversee budgeting, constructability reviews, scheduling, value engineering, and long-lead procurement planning throughout the design process.

Abel joined O-A-K in 2006 and has extensive experience delivering public sector projects throughout Southwest Florida, including multiple facilities within Charlotte County. His ability to provide accurate budgeting and proactive planning early in the process helps establish realistic expectations and eliminate surprises during construction.

I. TEAM PROPOSED FOR THIS PROJECT

A2. OTHER KEY PERSONNEL (CONTINUED)

Ryan Propp – General Superintendent / Director of Field Operations / Safety Officer

FIELD OVERSIGHT

SAFETY COORDINATION

SCHEDULE / LOGISTICS

Ryan Propp will oversee field operations and safety coordination for this project. Ryan brings more than 25 years of construction experience and is highly respected for his hands-on leadership style, proactive scheduling approach, and commitment to job site safety.

Ryan will work closely with the project management and field teams throughout both preconstruction and construction to coordinate site logistics, identify long-lead items, assist with subcontractor coordination, and maintain schedule performance. His experience managing complex operational projects throughout Southwest Florida makes him an important part of this team.

Tim Harkins – Project Superintendent

DAILY PROJECT OVERSIGHT

COMPLEX PHASED PROJECTS

ACTIVE CAMPUS EXPERT

Tim Harkins brings strong field leadership experience and a proactive approach to project coordination and scheduling. Tim is one of our top superintendents, with decades of experience delivering both occupied campus renovations and ground-up facilities. His portfolio includes work on civic buildings, public safety facilities, and complex phased projects where safety, continuity of operations, and quality are paramount.

With more than 20 years building in SW Florida, Tim has successfully managed a variety of commercial and public sector projects, focusing on quality control, subcontractor management, and maintaining schedule milestones. He lives just minutes away from the Landfill jobsite, so he's ready to respond.

Tim's combination of new build expertise and occupied campus experience makes him particularly well suited to oversee construction on an active landfill site while maintaining Charlotte County's ongoing operations.

Ryan Klingensmith – Assistant Superintendent

SITE COORDINATION

SUB COORDINATION

SCHEDULE SUPPORT

Ryan Klingensmith is an ambitious and detail-oriented construction professional with experience supporting infrastructure and public sector projects throughout Southwest Florida. Since starting with O-A-K after a career with the School District of Lee County, Ryan has continued to grow into a valuable field leader with strong experience in site coordination, concrete work, scheduling support, and subcontractor management.

Ryan has played a crucial role in projects such as the Rehabilitation of Chamberlin Road at RSW Airport (\$13.4M) and Franklin Park Elementary School (\$68.7M). His background in concrete work, combined with his leadership in site coordination, ensures that the Public Works Landfill Maintenance Building will be executed with precision and efficiency. Ryan's foundation in project management, coupled with his strong work ethic, makes him a key contributor to the success of this project.

I. TEAM PROPOSED FOR THIS PROJECT

A2. OTHER KEY PERSONNEL (CONTINUED)

Jacob Alvarado – Assistant Project Manager

COMMUNICATION

COST MANAGEMENT

ACTIVE CAMPUS EXPERT

Jacob has supported and led multiple K–12 and higher education projects, giving him strong experience on occupied campuses with tight schedules and complex stakeholder groups. His work with school districts includes new facilities, additions, and renovations that require careful phasing, safety planning, and coordination around daily operations. Jacob is highly proficient in schedule and cost management, subcontractor coordination, and communication with owner representatives. As Assistant Project Manager, he will apply his government project experience to planning, logistics, and stakeholder engagement for this critical essential facility.

Jo Durocher – Division Controller

ACCOUNTING OVERSIGHT

CONTRACT ADMINISTRATION

DMP COORDINATION

Jo Durocher serves as O-A-K's Division Controller and oversees accounting, contract administration, and human resources support for our Southwest Florida operations. Jo will support the project team with financial tracking, accounts payable and receivable, subcontract administration, and Direct Material Purchase (DMP) coordination.

O-A-K anticipates implementing the County's Direct Material Purchase program on this project to help maximize potential sales tax savings.

Jim Hopper – President / Principal-in-Charge

OVERSIGHT & SUPPORT

RELATIONSHIPS

ALL PHASES

Jim serves as President and Principal-in-Charge for the Charlotte County Public Works Landfill Maintenance Building project, providing executive oversight and support throughout all phases of the project. Jim brings decades of construction leadership experience and has overseen the successful delivery of numerous public sector, municipal, educational, and commercial projects throughout Southwest Florida.

As President of O-A-K Florida, Jim remains actively involved in major projects, helping guide overall project strategy, resource allocation, team support, and client communication. His leadership style is built around responsiveness, accountability, and building long-term relationships with clients and community partners.

Jim understands the importance of delivering a practical, durable facility that supports Charlotte County's operational needs while maintaining strong communication, schedule performance, and budget control throughout construction.

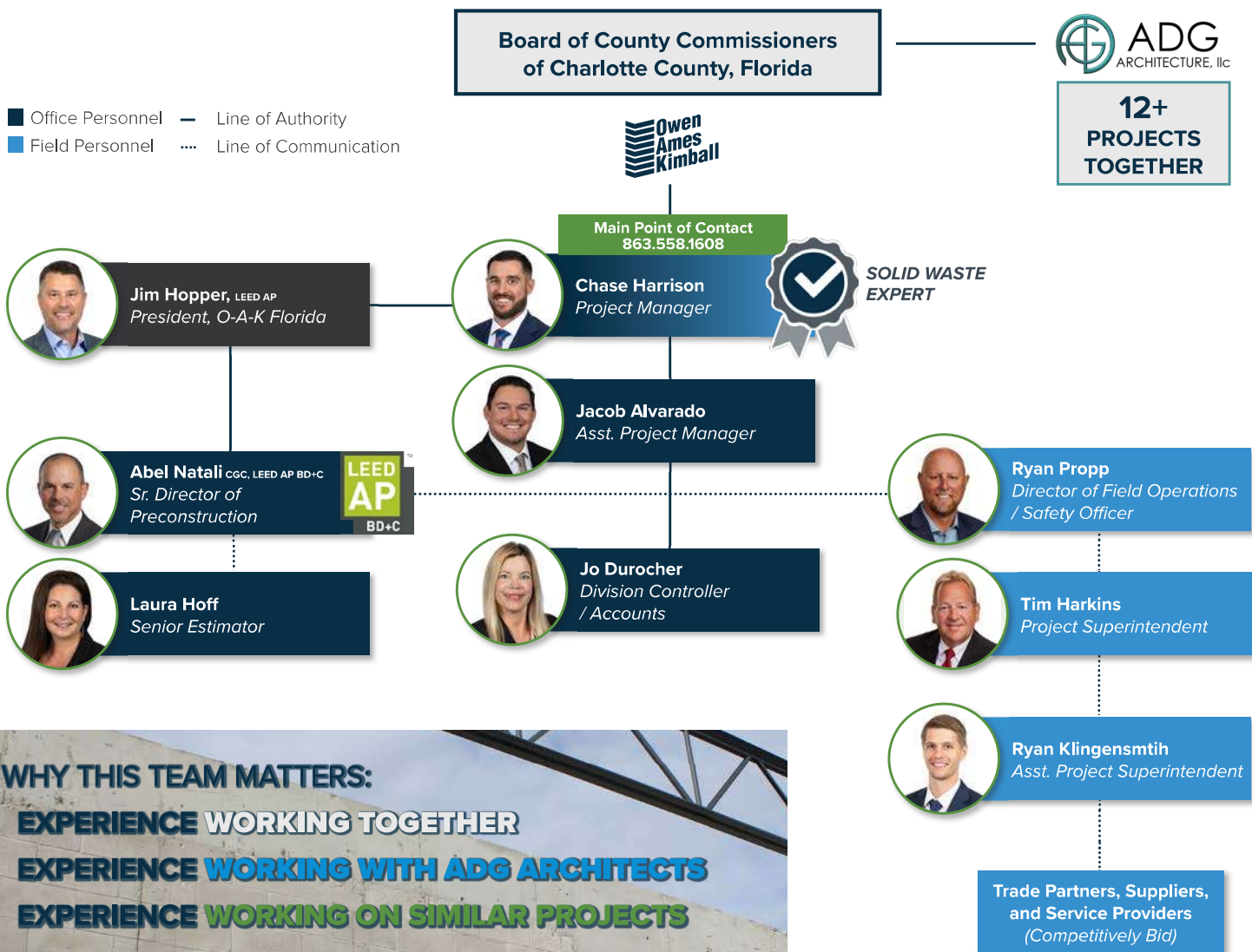
A3. CONSULTANTS

There are many great firms in our area that we consult with on a regular basis. We haven't contracted with anyone and wouldn't do so without first consulting with you, our client.

I. TEAM PROPOSED FOR THIS PROJECT

A4. STAFFING LEVELS AND POSITIONS PROPOSED

O-A-K's team features a depth of resources to supervise this important project. Key personnel shown are committed to this project for its duration and would not be substituted without the express permission of the Owner. Each of these team members reside full-time here in Southwest Florida.



WHY THIS TEAM MATTERS:

EXPERIENCE WORKING TOGETHER

EXPERIENCE WORKING WITH ADG ARCHITECTS

EXPERIENCE WORKING ON SIMILAR PROJECTS

Ownership Structure

O-A-K is 100% employee-owned. We all have a vested interest in the successful outcome of the important project.

Employee Tenure

O-A-K is known for providing consistency on projects. **The average employee has worked for O-A-K for more than 10 years.**

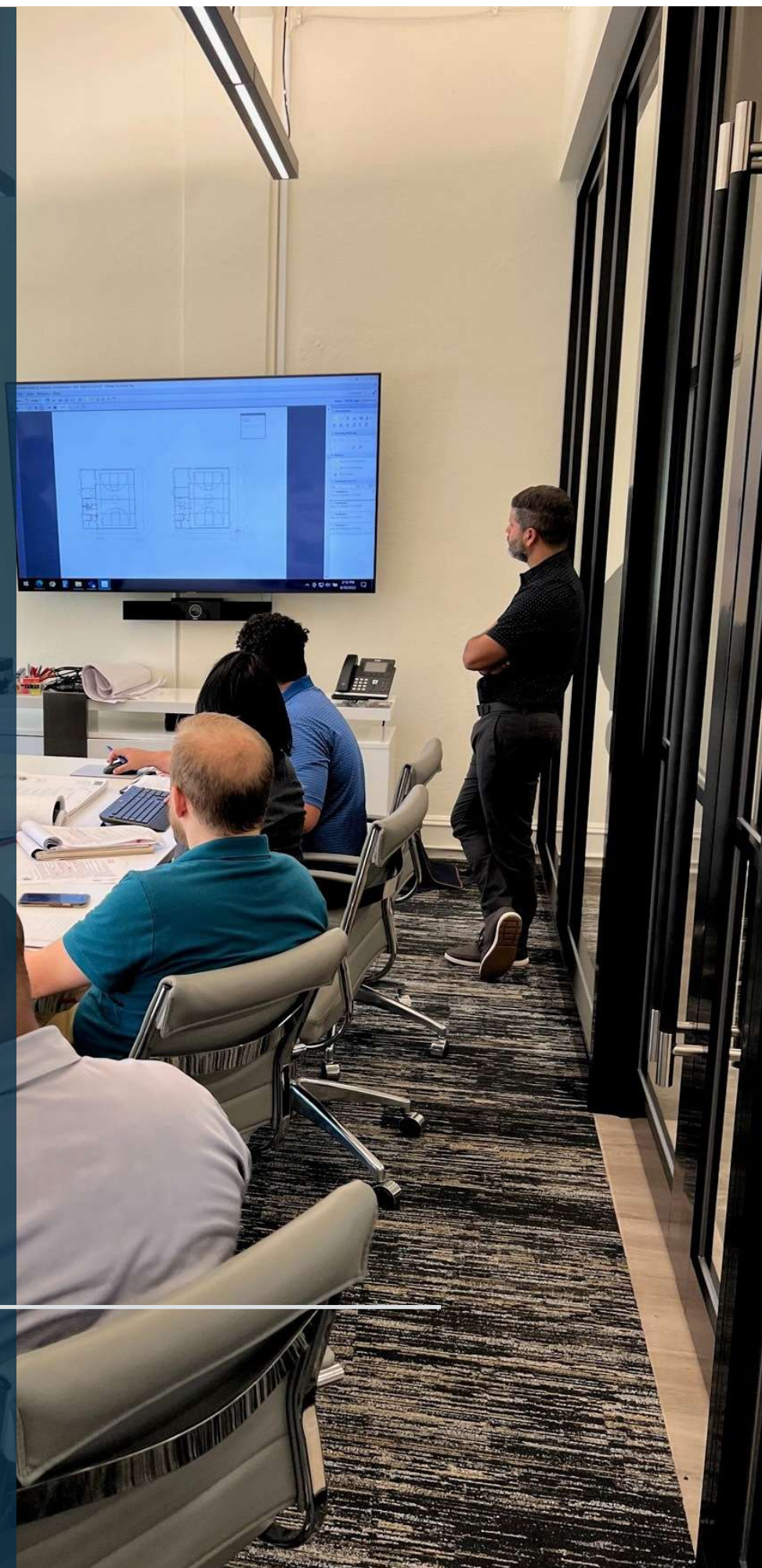
MAXIMIZE QUALITY / MINIMIZE COST

TITLE / ROLE	# OF PERSONNEL
Senior Project Managers	4
Project Managers	6
Assistant Project Managers	9
General Superintendents	2
Project Superintendents	15
Assistant Superintendents / Foremen	14
Estimators	6
Administrative Support	20
Human Resources Manager	1
Business Development / Special Projects	4
President	1
TOTAL PERSONNEL (SW FL)	82



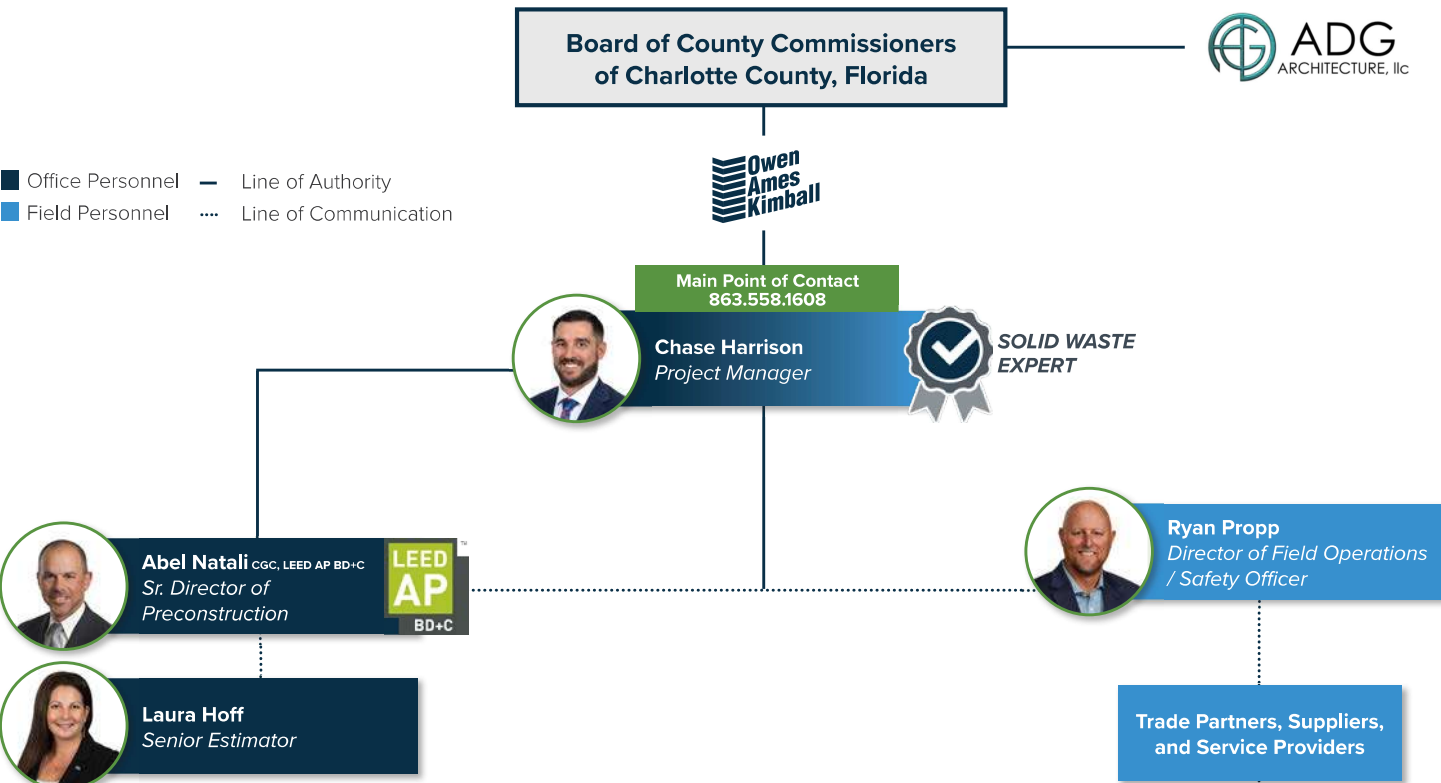
SECTION II

PROPOSED MANAGEMENT PLAN



II. PROPOSED MANAGEMENT PLAN

A1. TEAM ORGANIZATION | PRECONSTRUCTION PHASE



Key personnel are committed to this project for its duration and would not be substituted without the express permission of the County.

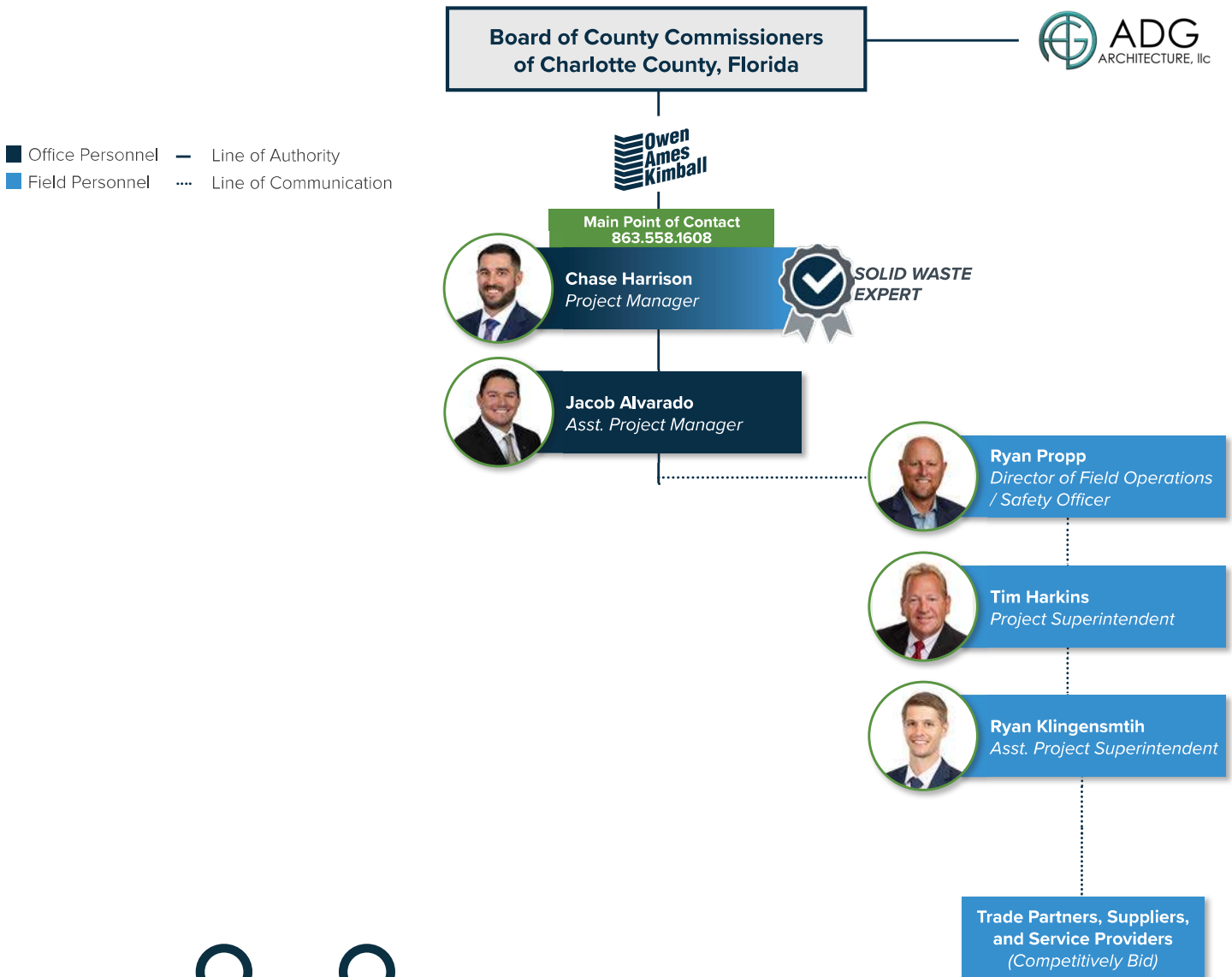
Each of these team members reside full-time here in Southwest Florida.



Above: Preconstruction Team Meeting on a recently completed government facility.

II. PROPOSED MANAGEMENT PLAN

A2. TEAM ORGANIZATION | CONSTRUCTION PHASE



Key personnel are committed to this project for its duration and would not be substituted without the express permission of the County.

Each of these team members reside full-time here in Southwest Florida.



Above: Ground Breaking Ceremony for the C.R.O.W. Turtle Rehab Facility



CHASE HARRISON

PROJECT MANAGER

10 years construction experience

B.A. Public Administration
Florida SouthWestern College



SOLID WASTE EXPERT

CHASE'S ROLE

Chase Harrison, a Project Manager at O-A-K, brings many years of experience coordinating project work, reviewing quality information, and conducting quality control inspections. Noteworthy projects include the \$300 million Southwest Florida International Airport terminal expansion, Collier County School Board Continuous Projects for Renovation, and the Paradise Coast Sports Complex. Harrison holds a Bachelor's degree in Public Administration from Florida Southwestern State College, providing valuable insights into organizational management and project execution.

RESPONSIBILITIES FOR YOUR PROJECT

As Project Manager, Chase leads day-to-day execution, coordination, and communication for the project and has experience delivering new builds and renovations on active campuses. He manages schedule, budget, and team performance to keep the project on track. During this project, Chase will support no more than two active projects.

FEATURED PROJECTS

CROW Sea Turtle Rehab Facility

Size: 2,677 SF | Cost: \$1.7 Million (Sanibel, FL)

WCIND Headquarters

Size: 6,956 SF | Cost: \$3.8 Million (Venice, FL)

WINK / Fort Myers Broadcasting Center Renovations

Size: 55,000 SF | Cost: \$16 Million (Fort Myers, FL)

Franklin Park Temp Campus - Kitchen Remodel

Size: 1,500 SF | Cost: \$50,000 (Fort Myers, FL)

Progressive ADA Renovation

Size: 240,000 SF | Cost: \$100,000 (Fort Myers, FL)

**RSW Terminal Expansion*

Size: 240,000+ SF | Cost: \$300 Million (Fort Myers, FL)

**Experience prior to joining O-A-K*



SOLID WASTE EXPERIENCE

Multi-Site Leadership: Managed five solid waste facilities with multiple teams on-site

Process Improvement Expert: Implemented equipment and procurement SOPs

Recycling Innovation: Launched Florida's first 'state-funded' Foam Recycling Program, costing taxpayers \$0

Award-Winning Results: Recycle Florida Today award recipient

Public Outreach Leader: Led recycling education and engagement to inform residents

II. PROPOSED MANAGEMENT PLAN

PROJECT MANAGER REFERENCE LIST

Mr. Jeff Devine

Asst. Director
West Coast Inland Navigation District
200 E. Miami Ave.
Venice, FL 34285
941-485-9402
Jeff@wcind.net



WEST COAST INLAND NAV. DISTRICT HQ

Ms. Alison Charney Hussey

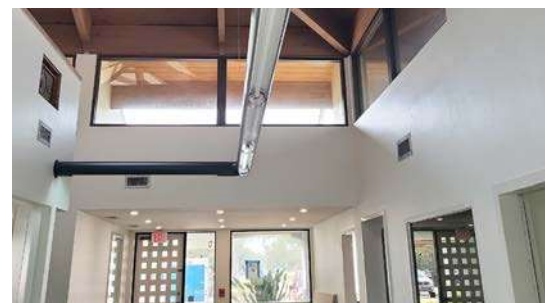
Executive Director
CROW (Clinic for the
Rehabilitation of Wildlife)
3883 Sanibel Captiva Rd
Sanibel, FL 33957
239-472-3644
ahussey@crowclinic.org



CROW HARKEY SEA TURTLE COMPLEX

Ms. Hannah Pelle

Chief Operating Officer
United Way of Lee, Hendry and Glades
7273 Concourse Drive
Fort Myers, FL 33908
239-433-7215
hannah@unitedwaylee.org



UNITED WAY CALL CENTER RENOVATION



JIM HOPPER

PRESIDENT
O-A-K FLORIDA

34 years construction experience

B.S. Construction Science &
Management, Kansas State University

LEED AP

JIM'S ROLE

Jim has worked in the construction industry for more than 30 years, with experience spanning Colorado, Florida and Wyoming. He has successfully overseen several construction projects, managing everything from initial budgeting to final project turnover. Jim's diverse portfolio includes recreational spaces, schools, cultural centers, administrative buildings, and much more. He's a Class A-1 Licensed General Contractor in Colorado, and a LEED Accredited Professional. Jim's strengths lie in strategic planning, client service prioritization and project efficiency optimization.

FEATURED PROJECTS

FGCU Cohen Center Renovations

Size: 2,000 SF | Cost: \$7.2 Million (Fort Myers FL)

Franklin Park Elementary Rebuild

Size: 122,513 SF | Cost: \$68.7 Million (Fort Myers FL)

Gateway Admin Building and Park Improvements

Size: 9,100 SF and Outdoor Park | Cost: \$8.2 Million (Fort Myers, FL)

Lee Health Outpatient Center Surfside Expansion

Size: 15,979 SF | Cost: \$7.41 Million (Cape Coral, FL)

ATF Field Office Buildout

Size: 11,941 SF | Cost: \$1.3 Million (Fort Myers, FL)

Collier County New Chiller Plant Building Main Campus Upgrades

Cost: \$17.6 Million (Naples, FL)

Page Field (FMY) South Quadrant Hangars and Ramp

Cost: \$27.2 Million (Fort Myers, FL)

Aubrey Rogers High School

Size: 297,124 SF | Cost: \$98 Million (North Naples, FL)

FGCU Daveler & Kauanui School of Entrepreneurship

Size: 27,000 SF | Cost: \$6.4 Million (Fort Myers, FL)



INTERESTS + ACTIVITIES

Class A-1 General Contractor, Colorado

LEED Accredited Professional

30 Hour OSHA Trained



ABEL NATALI

SR. DIRECTOR
OF PRECONSTRUCTION

19 years construction experience

B.S. Finance | Business Admin,
University of Florida

Budgeting Expert | LEED AP

ABEL'S ROLE

Abel joined Owen-Ames-Kimball (O-A-K) in 2006 as an assistant superintendent for the Marco Marriott Resort and Spa \$52 million renovation. Examples of Abel's projects include the three hurricane recovery replacement schools for Charlotte County Public Schools - Neil Armstrong, Peace River and East elementary schools. Abel is bilingual and a licensed Florida Realtor and General Contractor. He is also a LEED Accredited individual and is working towards his pilot's license.

FEATURED PROJECTS

FGCU Cohen Center Renovations

Size: 2,000 SF | Cost: \$7.2 Million (Fort Myers FL)

Aubrey Rogers High School

Size: 297,124 SF | Cost: \$98 Million (North Naples, FL)

Gateway Admin Building and Park Improvements

Size: 9,100 SF and Outdoor Park | Cost: \$8.2 Million (Fort Myers, FL)

Franklin Park Elementary Rebuild

Size: 122,513 SF | Cost: \$68.7 Million (Fort Myers FL)

Page Field (FMY) South Quadrant Hangars and Ramp

Cost: \$27.2 Million (Fort Myers, FL)

Amanecer Elementary School

Size: 127,745 SF | Cost: \$46.6 Million (Lehigh Acres, FL)

FGCU Daveler & Kauanui School of Entrepreneurship

Size: 27,000 SF | Cost: \$6.4 Million (Fort Myers, FL)

SWFL International Airport Airfield Lighting Vault

Size: 2,250 SF | Cost: \$3.1 Million (Fort Myers, FL)

New Lehigh Acres Middle School

Size: 167,103 SF | Cost: \$34.5 Million (Lehigh Acres, FL)



INTERESTS + ACTIVITIES

Board member | United Way Allocations Committee, IMAG History & Science Center, FGCU Construction Advisory Board, and the BVHS Facilities Committee

Volunteer | Habitat for Humanity, the University of Florida/ Alachua School District Champs Mentoring Program, and the Harry Chapin Food Bank

O-A-K Shareholder & Director

Father of Three, Little League Coach



LAURA HOFF

SENIOR ESTIMATOR

25 years construction experience



B.S., Construction Management,
University of Nebraska - Lincoln



Top 20 under 40, Up & Coming



LAURA'S ROLE

With over 20 years in the commercial construction industry, Laura Hoff brings a wealth of experience from having worked on over \$1 billion worth of construction projects. Her career has spanned a wide range of roles, from laborer to project management, to estimating and preconstruction. This diverse background equips Laura with a unique perspective on both the practical and strategic sides of construction, allowing her to see not only the external project goals but also the needs and strengths of her internal team. Passionate about fostering collaboration, Laura focuses on enhancing team dynamics and refining processes to achieve optimal outcomes.

FEATURED PROJECTS

New LaBelle High School

Size: 225,000 SF | Cost: \$90 Million (LaBelle, FL)

Heights CareerTech Institute

Size: 61,400 SF | Cost: \$42 Million (Fort Myers, FL)

Cypress Lake Middle School Rebuild

Size: 150,000 SF | Cost: \$101 Million (Fort Myers, FL)

Cape Coral Technical College Expansion

Size: 30,000 SF | Cost: \$21.3 Million (Cape Coral, FL)

Bayshore Elementary School to K-8 Expansion

Size: 74,000 SF | Cost: \$36 Million (North Fort Myers, FL)

**Morning Star Holly Park*

Cost: \$45 Million (Englewood, CO)

**Exempla Saint Joseph Heritage Project*

Cost: \$369 Million (Denver, CO)

**Metro State Hotel & Hospitality Learning Center*

Cost: \$35 Million (Denver, CO)

**Experience prior to joining O-A-K*



ACTIVITIES AND INTERESTS

ASA: 3 time nominated ASAC Women of Construction
Top Performer

Rocky Mountain ENR: 2016 Top 20 Under 40 Recipient
for Up & Coming Industry Leaders

DBIA: Sporting Clay Shoot Committee Chairman 2018-21

AGC: Actively involved in the Rocky Mountain AGC
Chapter, specifically in the subcontractor relations
committee.

Travel

Sporting Clays & Target Shooting

Gardening

Baking



RYAN PROPP

DIRECTOR OF FIELD OPERATIONS

29 years construction experience

Cypress Lake High School
Fort Myers

Chief Safety Officer, Florida

RYAN'S ROLE

Ryan leads the team as Director of Field Operations for O-A-K, having joined the company in 2005 as a superintendent. Drawing on a strong trades background, particularly in carpentry and finish work, he has successfully overseen complex custom projects, ranging from \$1-100 million for both residential and commercial clients. Ryan also serves as Chief Safety Officer for the Florida Division, ensuring rigorous safety standards are upheld on every jobsite, and is known for his ability to navigate challenging projects while maintaining positive, owner-focused relationships.

FEATURED PROJECTS

Aubrey Rogers High School, North Naples

Size: 297,124 SF | Cost: \$98 Million (North Naples, FL)

Franklin Park Elementary Rebuild

Size: 122,513 SF SF | Cost: \$68.7 Million (Fort Myers FL)

WINK / Fort Myers Broadcasting Center Renovations

Size: 55,000 SF | Cost: \$16 Million (Fort Myers FL)

Bayshore School K-8 Expansion

Size: 74,000 SF | Cost: \$36 Million (North Fort Myers, FL)

Gateway Admin Building and Park Improvements

Size: 9,100 SF and Outdoor Park | Cost: \$8.2 Million (Fort Myers, FL)

Amanecer Elementary School

Size: 127,745 SF | Cost: \$46.6 Million (Lehigh Acres, FL)

FGCU Daveler & Kauanui School of Entrepreneurship

Size: 27,000 SF | Cost: \$6.4 Million (Fort Myers, FL)

Lee Health Outpatient Center Surfside Expansion

Size: 15,979 SF | Cost: \$7.4 Million (Cape Coral, FL)

New Lehigh Acres Middle School

Size: 167,103 SF | Cost: \$34.5 Million (Lehigh Acres, FL)



INTERESTS + ACTIVITIES

EPA Lead-Safe Certified

OSHA 30 Hour Trained

First Aid Certified

NPDES Stormwater Management Inspector

O-A-K Shareholder



JACOB ALVARADO

ASST. PROJECT MANAGER

8 years construction experience

B.S. Civil Engineering -
Florida Gulf Coast University

First Aid Certified / OSHA Trained

JACOB'S ROLE

Jacob joined Owen-Ames-Kimball as a Project Manager overseeing diverse projects across Southwest Florida. He brings valuable experience from his role as an Assistant Project Manager and Superintendent at Connor and Gaskins Unlimited, LLC, where he successfully handled projects including travel service centers, high-end restaurants, and luxury resort renovations. Jacob's meticulous approach and attention to detail have consistently earned him recognition throughout his career. He also earned a Construction Management Certificate from Florida Gulf Coast University.

FEATURED PROJECTS

Pelican Bay – Pickleball Facility

Size: 6,303 SF | Cost: \$3.6 Million (Naples, FL)

Cypress Lake High School – ADA Group Bathroom Renovations

Size: 4,700 SF | Cost: \$3.1 Million (Fort Myers, FL)

Gulf Coast High School, Naples Park Elementary, & Estates Elementary School – Portable Removal & Relocation

Size: 29,000 SF | Cost: \$1.1 Million (Naples, FL)

Pelican Bay – RTU & Walk-In Cooler Replacement

Size: 10,000 SF | Cost: \$744,734 (Naples, FL)

Golden Gate High School – Courtyard Renovations

Size: 37,000 SF | Cost: \$534,260 (Naples, FL)

Gulf Coast High School & Lake Park Elementary – Portable Removal

Size: 29,000 SF | Cost: \$544,829 (Naples, FL)

Lorenzo Walker Media Center – Media Center Remodel

Size: 1,200 SF | Cost: \$300,324 (Naples, FL)

**Travel America Service Center – Interior Renovation & Restaurant Build-out*

Size: 14,000 SF | Cost: \$1.6 Million (Lamar, CO)



INTERESTS + ACCOLADES

ABC Young Professional

Boating and Fishing

First Aid Certified



TIM HARKINS

PROJECT SUPERINTENDENT

42 years construction experience

A.A. Degree, Electrical Technology
New Castle School of Trades

30 hour OSHA Health Safety

TIM'S ROLE

Tim began his construction career doing light commercial and residential work in Butler, PA. He then managed his own construction company, providing residential construction and remodeling. Tim has quickly risen to be one of the company's strongest superintendents, showing his capabilities supervising the construction of \$18 million-plus schools. He is a favorite of the owners and subcontractors on his projects. He is OSHA trained and First-Aid Certified.

FEATURED PROJECTS

Franklin Park Elementary Rebuild

Size: 122,513 SF | Cost: \$68.7 Million (Fort Myers FL)

Heights CareerTech Institute

Size: 61,400 SF | Cost: \$42 Million (Fort Myers, FL)

Amanecer Elementary School

Size: 127,745 SF | Cost: \$46.6 Million (Lehigh Acres, FL)

Waterman Broadcasting Studio Expansion & Renovation

Size: 8,000 SF | Cost: \$3.4 Million (Fort Myers, FL)

New Lehigh Acres Middle School

Size: 167,103 SF | Cost: \$34.5 Million (Lehigh Acres, FL)

Meadow Park Elementary School (LEED® Gold Certified)

Size: 112,070 SF | Cost: \$18.2 Million (Naples, FL)

East Elementary School (LEED® Silver Certified)

Size: 126,000 SF | Cost: \$21 Million (Punta Gorda, FL)

Family Health Centers Lehigh Acres

Size: 62,000 SF | Cost: \$16.1 Million (Lehigh Acres, FL)

Six Lakes Country Club

Size: 20,000 SF | Cost: \$6.2 Million (North Fort Myers, FL)



INTERESTS + ACTIVITIES

18 Years with O-A-K

Superintendent on several
LEED-certified Projects

O-A-K Company Shareholder

CPR & First-Aid certified



RYAN KLINGENSMITH

ASSISTANT PROJECT
SUPERINTENDENT

5 years construction experience

North Fort Myers High School

Microsoft Office Specialist

RYAN'S ROLE

Ryan serves as an Assistant Project Superintendent for O-A-K. Aspiring to become a superintendent with a specialization in government construction, Ryan is deeply involved in day-to-day field operations. Having recently contributed to the rebuild of the Franklin Park Elementary in Florida, Ryan excels in preconstruction, constructability analysis, project scheduling, and subcontractor management. Ryan is a team player who enjoys creative problem solving and multitasking. He has a background as a technology specialist for the School District of Lee County, where he worked with students and staff. He also has hands-on experience as a handyman. He takes ownership of his projects and delivers quality products. In his spare time, he loves hiking, camping, woodworking, and fishing with his family.

FEATURED PROJECTS

WINK / Fort Myers Broadcasting Center Renovations

Size: 55,000 SF | Cost: \$16 Million (Fort Myers FL)

Bayshore School K-8 Expansion

Size: 74,000 SF | Cost: \$36 Million (North Fort Myers, FL)

Franklin Park Elementary Rebuild

Size: 122,513 SF | Cost: \$60.5 Million (Fort Myers FL)

RSW Chamberlain Pkwy Rehabilitation, Fort Myers, FL

Cost: \$2.6 Million (Fort Myers, FL)

Cape Coral Technical College Nursing Lab Renovation Phase 1 & 2

Size: 1,200 SF | Cost: \$650,000 (Cape Coral, FL)

Butcher Private

Cost: \$1.8 Million (Naples, FL)

St Matthew's House Offices

Cost: \$850,000 (Naples, FL)

Chandonnet Residence Renovation

Cost: \$672,000 (Naples, FL)



INTERESTS + ACTIVITIES

Father and Husband

OSHA 30-Hour Trained

Trained in CPR/AED/First Aid

Procore Certified

II. PROPOSED MANAGEMENT PLAN

C. ROLES AND RESPONSIBILITIES OF PARTICIPANTS

Owen-Ames-Kimball Company (O-A-K) has chosen some of our most experienced and capable personnel to provide construction management services for this project.

Our team members each have recent, **relevant experience working together and independently** on projects with similar scope and challenges. The resumes of key staff members assigned to this project are included in this section. A few of those staff members and their capabilities are detailed below.

Our extensive experience working with Charlotte County Government and with construction management projects make our firm an ideal choice for this project.

We bring to you and this important project 82 highly qualified team members, nine (9) of which will be committed to this project. These individuals have, on average, 24 years of construction industry experience and have worked at O-A-K more than 10 years.

Name	Title	Time in Construction	Project Responsibilities
Jim Hopper	President	34 Years	Team Leadership, Resource Allocation, Overall Responsibility, Project Execution Plan
Abel Natali, LEED® AP Laura Hoff	Preconstruction Mgr. Sr. Estimator	19 Years 25 Years	Preconstruction Leadership, Lead Estimating Support, Bidding Support, Resource for Project Management
Chase Harrison (Your Dedicated Point of Contact)	Project Manager	10 Years	Value Engineering, Project Management, Bidding, Sub-contractor Contracts, Document Control, Project Controls, Cost Analysis, Cost Control, Quality Assurance, Budget Monitoring, Schedule Adherence, Project Close-out
Jacob Alvarado	Asst. Project Manager	8 Years	Value Engineering, Project Management, Bidding, Sub-contractor Contracts, Document Control, Project Controls, Cost Analysis, Cost Control, Quality Assurance, Budget Monitoring, Schedule Adherence, Project Close-out
Ryan Propp	General Superintendent / Chief Safety Officer	29 Years	Second Tier of Job Site Support, Subcontractor Control Support, Job Site Safety Support, Quality Control, Project Close-Out
Tim Harkins	Project Superintendent	42 Years	Overall On-Site Leadership, Daily Subcontractor Scheduling, Quality Assurance, Job Site Safety, RFI Generation/Coordination, Materials Expediting / Receiving, Shop Drawing Review, Project Close-Out
Ryan Klingensmith	Asst. Project Superintendent	5 Years	On-site Leadership, Daily Subcontractor Scheduling, Quality Assurance, Job Site Safety, RFI Generation/Coordination, Materials Expediting/Receiving, Shop Drawing Review, Project Close-out
Jo Durocher	Div. Controller Accounts Payable / Receivable	15 Years	Project management support with Account Payable & Receivable, Direct Material Purchase (DMP)

NANCE



Owen
Ames
Kimball

SECTION III

PREVIOUS EXPERIENCE OF
TEAM PROPOSED



III. PREVIOUS EXPERIENCE OF THE TEAM PROPOSED

A. PREVIOUS PROJECTS THE TEAM WORKED ON TOGETHER



Our team for the Charlotte County Landfill Maintenance Building knows how to build on active, public sites. Key team members like Chase Harrison, Tim Harkins, and Ryan Propp have worked together across Southwest Florida on complex projects requiring tight logistics and strict schedules.

We know how to keep your daily operations running safely and smoothly while we build right next door. Because our team has a proven track record together, we catch field issues early and resolve them before they cause disruptions.

Our track record includes **the Franklin Park Elementary School Rebuild, the Naples ARFF Building, FGCU Cohen Center Phase 2 Renovations, Lovers Key State Park Welcome and Discovery Center and the ATF Field Office Remodel**. On every job, we communicate clearly with stakeholders, handle the field coordination, and keep the client's operations running smoothly.

B. RELEVANT WORK HISTORY WITH GOVERNMENT FACILITIES IN FLORIDA

For more than 40 years, Owen-Ames-Kimball has served as a trusted construction partner for public sector clients throughout Florida. Our Southwest Florida operations have extensive experience delivering municipal, complex infrastructure, government, and utility-adjacent facilities throughout Charlotte, Lee, and Collier Counties, including:

- **Charlotte County Edgewater Drive Widening – Phase II:** A \$25.6 million CM-led roadway and infrastructure expansion that included 5.4 miles of new utility pipe, 113 valves, and a 12-inch reuse main for parks and medians. The project required extensive coordination with active utility systems, bridge replacements over three waterways, roundabout construction, and 13,600 tons of asphalt. This project demonstrates our ability to manage large-scale public infrastructure while maintaining traffic flow and operational continuity for the surrounding community.
- **Collier County Government Campus Chiller Plant & Energy Storage Upgrade:** A \$17.7 million CM-at-Risk project involved renovating an existing chiller plant, addition of a 1.6-million-gallon Thermal Energy Storage Tank, and installation of two 2,500kW emergency generators. Through successful phasing and planning, O-A-K kept the existing chilled water system and critical campus utilities fully operational for the entire county government campus while installing the new system.
- **Page Field (FMY) Aviation Fuel Farm Expansion:** This project for the Lee County Port Authority added a new 30,000-gallon above-ground storage tank (AST) with catwalk, venting, and safety systems. The project required strict adherence to environmental and regulatory standards, seamless integration with existing fuel infrastructure, and intensive coordination within an active aviation environment. We delivered utility-intensive, safety-critical work without disrupting ongoing operations throughout the entire duration of the project.
- **City of Fort Myers Ford Street Filter Marsh Wetland Treatment System:** O-A-K constructed a 6.64-acre wetland treatment system to remove pollutants from the Ford Street Canal, draining an 811.9-acre urbanized watershed. Work included a control structure, settling pond, two planted wetland treatment cells, 1,299 linear feet of new boardwalk, canoe/kayak launch replacement, and a passive recreational facility. O-A-K delivered the project under the original GMP while achieving nearly \$70,000 in total cost savings.

These projects demonstrate O-A-K's proven ability to successfully deliver utility-related infrastructure, live-facility upgrades, and mission-critical government work while maintaining safety, operational continuity, schedule performance, and budget accountability.

III. PREVIOUS EXPERIENCE OF THE TEAM PROPOSED

C. EXPERIENCE CONSTRUCTING OPERATIONAL, INFRASTRUCTURE, AND DURABLE PUBLIC FACILITIES

Our team specializes in building tough, long-lasting public facilities without shutting down the client's daily operations. We know how to manage logistics on active jobsites where safety, clear communication, and tight scheduling are non-negotiable. We have successfully delivered critical projects for schools, airports, hospitals, and local governments. In every case, keeping their doors open was just as important as the construction work itself. Key examples include:

- **Franklin Park Elementary School Rebuild:** We built a complete replacement campus using a phased schedule. The project required heavy utility coordination and a hardened, hurricane-resistant structure to protect students and staff.
- **FGCU Cohen Center Phase 2 Renovations:** Completed ahead of schedule within an active university environment, this project required detailed coordination, phased renovations, and continuous communication to minimize disruptions to students, faculty, and campus operations.
- **Naples Airport ARFF Fire Station #3:** O-A-K built this emergency response facility right on an active airfield. The job demanded strict security compliance, constant communication with air traffic stakeholders, and a highly durable structural frame.
- **Chamberlin Parkway and Perimeter Road Improvements:** This civil infrastructure job at Southwest Florida International Airport included road rebuilding, drainage, utility routing, and a new roundabout. We managed heavy traffic control to keep airport commerce moving.
- **Michigan State Police Headquarters:** Constructed a hardened government facility designed for public safety operations, complete with reinforced structural elements and emergency response infrastructure.

These projects showcase our ability to integrate security and operational efficiency into long-lasting government facilities for public owners.

D. WORKING WITH DESIGNERS TO KEEP PROJECTS WITHIN BUDGET

O-A-K's approach to budgeting is built on precision and transparency. We've worked with the architect, ADG, on many past projects. We have an excellent working relationship that streamlines communication and controls costs from day one. We have a strong track record of delivering projects within 1-3% of estimated costs. Our budgeting process includes:



1. Early Design Collaboration: We work closely with architects and engineers during preconstruction to ensure cost-effective designs that meet functional needs.



2. Value Engineering: We identify cost-saving opportunities without sacrificing quality, such as material substitutions and energy-efficient solutions.



3. Open-Book Bidding: Charlotte County will have full visibility into bid selections, ensuring fair and competitive pricing for all subcontracted work



4. Proactive Cost Management: Through real-time financial tracking and procurement strategies, we prevent cost overruns and maximize owner savings

We understand the importance of maximizing public dollars while delivering durable, functional facilities that meet the long-term operational needs of our clients. Our collaborative and transparent approach helps ensure projects remain aligned with owner expectations from preconstruction through closeout.

III. PREVIOUS EXPERIENCE OF THE TEAM PROPOSED



SUMMARY

<i>Location</i>	Naples, FL
<i>Size</i>	9,065 SF
<i>Final Cost</i>	\$6.45 Million <i>(Adjusted for Inflation)</i>
<i>Completion</i>	June 2020
<i>Delivery</i>	Agency Construction Management



<i>Owner</i>	Ms. Kerry Keith Naples Airport Authority 160 Aviation Dr. N Naples, FL 34104 (239)643-0773 kkeith@flynaples.com
<i>Architect</i>	Mr. Gary Krueger Schenkel Schultz, Inc. 12561 New Brittany Blvd. Fort Meyers, FL 33907 (239)940-2332 gkrueger@schenkelschultz.com

Naples Fire Station #3 is located at Naples Airport. The facility provides fire rescue services and safety to Naples Airport and the surrounding community. The existing 30-year-old Aircraft Rescue and Fire Fighting facility at the Naples Municipal Airport was replaced by a new state-of-the-art facility designed by Schenkel Schultz. The new building houses fire services staff 24 hours a day and includes offices, living quarters, a fitness facility, SCBA (Self-Contained Breathing Apparatus), medical decontamination, medical storage, gear wash/dry, kitchen, day room, locker room, showers, and multiple vehicle drive through apparatus bays.



III. PREVIOUS EXPERIENCE OF THE TEAM PROPOSED



SUMMARY

<i>Location</i>	Fort Myers, FL
<i>Size</i>	55,000 SF
<i>Estimate</i>	\$16.0 Million
<i>Final Cost</i>	\$16.0 Million
<i>Completion</i>	December 2025
<i>Delivery</i>	Construction Management at Risk



Owner Mr. Mark Gilson
Fort Myers Broadcasting Co
3825 McGregor Blvd
Fort Myers, FL 33901
(239) 338-4354
mark.gilson@fmbcmail.com

Architect Mr. Chris Mitchell, Principal
Gensler
545 NW 26th St.
Miami, FL 33127
(305) 372-8378

O-A-K completed extensive renovations to this 55,000 SF broadcasting hub for Fort Myers Broadcasting and Sun Broadcasting, which serves multiple radio, print, and TV stations across Southwest Florida.

The project required careful coordination to deliver acoustically rated production and performance studios, eight satellite pads with 6-meter dishes, and specialized HVAC systems for critical server spaces. Because this facility is a lifeline during severe weather, the entire structure is hurricane-hardened to ensure continuous public service broadcasting when the community needs it most.

Our team managed the work seamlessly while the broadcasting teams remained active, on-site and on the air, keeping vital news operations running without a single interruption.



III. PREVIOUS EXPERIENCE OF THE TEAM PROPOSED



clinic for the rehabilitation of wildlife

CROW HARKEY SEA TURTLE REHAB COMPLEX

WHY WE
SHOWCASE
THIS PROJECT

COMPLEX SYSTEMS

The Turtle Rehab Complex showcases our ability to coordinate specialized building systems and unique technical requirements for facilities with important missions.

SUMMARY

<i>Location</i>	Sanibel, FL
<i>Size</i>	2,620 SF
<i>Estimate</i>	\$1.7 Million
<i>Final Cost</i>	\$1.7 Million
<i>Completion</i>	December 2025
<i>Delivery</i>	Construction Management



Owner
Alison Hussey, Exec. Director
CROW (Clinic for the
Rehabilitation of Wildlife)
3883 Sanibel Captiva Road
Sanibel, FL 33957
239-395-0031
ahussey@crowclinic.org

Architect
Rory Connors
Architecture Joyce Owens
1520 Royal Palm Square Blvd., Ste 300
Fort Myers, Florida 33919
(239) 332-1187
rconnors@studioajo.com

The Harkey Sea Turtle Complex is a state-of-the-art, 2,620-square-foot rehabilitation facility constructed by Owen-Ames-Kimball (O-A-K) on Sanibel Island for the Clinic for the Rehabilitation of Wildlife (CROW). The new complex expands CROW's capacity for long-term care of sick, injured, and orphaned sea turtles by including:

- Four advanced oval rehabilitation tanks with specialized life support systems, each able to be divided to house multiple turtles.
- A dedicated "fly-away" tank for hatchling sea turtles.
- High-tech medical equipment and infrastructure designed for sea turtle care.

This facility ensures that CROW maintains its status as the region's only licensed sea turtle rehab center, treating over 100 sea turtles annually and providing essential support for marine conservation in Southwest Florida.

The new building replaces the original turtle care facility destroyed by Hurricane Ian in 2022, and is funded in part by a \$1.2 million grant from the National Fish and Wildlife Foundation and key private donors.

III. PREVIOUS EXPERIENCE OF THE TEAM PROPOSED



florida gulf coast university
**COHEN STUDENT UNION
PHASE 2 RENOVATIONS**

**WHY WE
SHOWCASE
THIS PROJECT**

**ACTIVE CAMPUS
CONSTRUCTION**

O-A-K is proud of our ability to complete construction in busy, occupied environments while minimizing disruptions for students, staff, and visitors, which this project demonstrates

SUMMARY

<i>Location</i>	Fort Myers, FL
<i>Size</i>	52,000 SF
<i>Estimate</i>	\$7.5 Million
<i>Final Cost</i>	\$7.2 Million
<i>Completion</i>	February 2026
<i>Delivery</i>	Construction Management



Owner
Mr. Miguel Rodriguez
Senior Project Manager
Facilities Planning
Florida Gulf Coast University
10501 FGCU Blvd. South
Fort Myers, FL 33965
(239) 590-1103
lrodriguezaquino@fgcu.edu

Architect
Javier Salazar
RG Architects
2070 McGregor Blvd
Fort Myers, FL 33907
(239) 332-2040

2-story renovations to accommodate growing student population and modernize 20+ year-old building.

First floor renovations included the relocation of the information booth to a more centralized location, along with a new seating area.

Newly constructed staircase leads to second floor, now featuring 3 conference-style rooms, along with a new seating area overlooking first floor.

Completed ahead of schedule.

Outside turf lawn prepared to be usable in all weather, with new furniture designed to create a welcoming environment, and space for food trucks.



III. PREVIOUS EXPERIENCE OF THE TEAM PROPOSED



collier county board of commissioners
**COLLIER COUNTY
MAIN CAMPUS UPGRADES
AND CEP**

**WHY WE
SHOWCASE
THIS PROJECT**

**CRITICAL
UTILITIES**

The Main Campus Upgrades project demonstrates our ability to improve essential infrastructure while keeping critical public facilities fully operational throughout.

SUMMARY

<i>Location</i>	Naples, FL
<i>Size</i>	1.14 ac. / 7880 SF bldg
<i>Estimate</i>	\$17.7 Million
<i>Final Cost</i>	\$17.7 Million
<i>Completion</i>	August 2025
<i>Delivery</i>	Construction Management At Risk



Owner Tim Rygiel, Supervisor -
Project Management
Collier County Government
3335 Tamiami Trail East
Naples, FL 34112
Tim.Rygiel@collier.gov

Engineer Todd Griffith
Matern Professional Engineering
12437 Brantley Commons Ct.
Fort Myers, FL 33907
(239) 332-1187
tgriffith@matern.net

This project includes renovation of the existing chiller plant building and addition of a parallel section. The existing and new chillers systems, as well as emergency power generation, supports the entire Collier County Government campus, therefore phasing and continuity of systems was critical.

- Project scope also entailed:
- Demolition of existing chillers and associated ice storage
 - New 1.6-million-gallon Thermal Energy Storage Tank (TES) & chiller equipment
 - 2 new 2500kW generators and related infrastructure
 - Pre-cast concrete hollow core planks, steel framing, roofing, finishes
 - Site improvements needed to support the new systems
 - Parking lot renovation and landscaping
 - Remodeling and addition required on Building K to support the new systems
 - Flood proofing to safeguard operations during storm events

- Responsibilities:*
- Permitting
 - Total Project Scheduling
 - Kept the existing chilled water system operational for the campus while the new system was installed



III. PREVIOUS EXPERIENCE OF THE TEAM PROPOSED



florida gulf coast university

FGCU CENTER FOR ENTREPRENEURSHIP AND INNOVATION

WHY WE
SHOWCASE
THIS PROJECT

PUBLIC INSTITUTION EXPERIENCE

This project reflects our commitment to delivering successful public projects through strong collaboration, careful budget management, and a focus on owner goals.

SUMMARY

Location	Fort Myers, FL
Size	26,638 SF
Final Cost	\$9 Million (<i>Adjusted for Inflation</i>)
Completion	August 2021
Delivery	Construction Management



Owner

Mr. Jim Hehl
Assist. VP, Physical Plant
Florida Gulf Coast University
10501 FGCU Blvd. South
Fort Myers, FL 33965
(239) 590-1313
jhehl@fgcu.edu

Architect

Mr. John Prokop
Parker/Mudgett/Smith Architects, Inc.
Rowe Architects, Inc - Joint Venture
2136 McGregor Boulevard
Fort Myers, FL 33901
(239) 332-3537

Description of the project:

Florida Gulf Coast University's newest structure is a 27,000-square-foot, three-story paradise for the entrepreneurial minded. In addition to office space and classrooms, the privately funded facility includes the Incubator, with shared workspaces, private conference rooms for mentors to meet with students, computers, a camera and audio recording equipment, and product and app development software. Aimed at helping students create products for their businesses, the Maker Space contains 3D printers, a laser cutter and virtual reality development kits. Lucas Hall will also feature a media lab incorporating total lighting and sound control, backdrops, props and cinema-quality audio-video equipment.

Factors that influenced changes to the final project cost:

O-A-K was instrumental in organizing smaller trade packages to afford smaller subcontractors the ability to competitively bid the project. This, in turn, resulted in substantial cost savings.

Factors that influenced delivery schedule:

The school opening for the Fall 2021 semester. O-A-K provided extensive equipment and manpower support during move-in which resulted in a seamless transition for the owner.

III. PREVIOUS EXPERIENCE OF THE TEAM PROPOSED

florida department of environmental protection LOVERS KEY WELCOME & DISCOVERY CENTER

WHY WE
SHOWCASE
THIS PROJECT

DURABLE PUBLIC FACILITY

This project is a proven example of our expertise building long-lasting public facilities designed to perform reliably in demanding coastal environments.

SUMMARY

Location	Fort Myers Beach, FL
Size	6,520 SF / 30-acres
Final Cost	\$7.7 Million <i>(Adjusted for Inflation)</i>
Completion	November 2020
Delivery	Construction Management



Owner Andy Carrier, Project Manager
Florida Department of Environmental Protection
1843 South Tamiami Trail
Osprey, FL 34229
(941) 882-7201
andy.j.carrier@floridadep.gov

Architect John Bryant
Sweet Sparkman Architects
2168 Main Street
Sarasota, FL 34237
(941) 952-0084

The building's main floor includes a 2,000 sq. ft. environmental exhibit center, a 1,000 sq. ft. Multi-purpose room, and a large, covered deck providing outdoor classroom space for environmental education programs. The interior "discovery" area incorporates hands-on exhibits that showcase the park's bounty of flora and fauna, as well as its history. Among its sustainable features are well-shaded glass walls made to withstand a Category 4 hurricane and a roof with natural cypress cladding on its underside to enhance the building's organic feel. The building is solar-ready to accommodate a future installation of a photovoltaic system. Items onsite to avoid material shortage or delivery delays.



III. PREVIOUS EXPERIENCE OF THE TEAM PROPOSED



east county water control district

MAINTENANCE & ADMINISTRATIVE BUILDINGS

WHY WE
SHOWCASE
THIS PROJECT

MAINTENANCE OPERATIONS

This project highlights our experience building and renovating facilities that support fleet maintenance, equipment operations, utility infrastructure, and the daily needs of public works teams.

SUMMARY

<i>Location</i>	Lehigh Acres FL
<i>Size</i>	1.14 ac. / 436 sf bldg
<i>Final Cost</i>	\$3.9 million (<i>Adjusted for Inflation</i>)
<i>Completion</i>	August 2012
<i>Delivery</i>	Construction Management At Risk



Owner
Mike Cook, Assistant District Manager
East County Water Control District
601 East County Lane
Lehigh Acres, FL 33936
(239) 368-0044

Architects
Burt Hill
Burt Hill / Pollock Krieg
8250 College Parkway, Suite 203
Fort Myers, FL 33919
(239) 482-0265

Jim Henley
Burt Hill / Pollock Krieg
8250 College Parkway, Suite 203
Fort Myers, FL 33919
(239) 482-0265

Maintenance Facility:

New utilities maintenance building construction, concrete apron with shell drive and complete sitework including landscaping. Along with the head mechanics office, the building has multiple bays for working on heavy duty equipment including one bay capable of lifting 20,000 pounds of equipment. A truck wash bay is located at the end of the building capable of washing large vehicles and a small gasoline tank is located opposite the building for fueling equipment.

Administrative Building Renovations:

Constructed new containment system for two (2) new furnished and installed 15,000 gal. sodium hypochlorite (bleach) tank replacements and associated piping. Replaced high service pumps servicing 20" piping, and furnished and installed two (2) new high service pumps with new variable frequency drives (VFD's), along with new controls, monitoring system and breakers. New lighting was also installed.



III. PREVIOUS EXPERIENCE OF THE TEAM PROPOSED



SUMMARY

<i>Location</i>	Fort Myers, FL
<i>Size</i>	122,518 SF
<i>Final Cost</i>	\$68.3 Million <i>(Adjusted for Inflation)</i>
<i>Completion</i>	July 2024
<i>Delivery</i>	Construction Management



Owner

Matthew Burbach, Project Manager
 Lee County School District
 3308 Canal Street
 Fort Myers, FL 33916
 (239) 479-4207
 matthewbu@leeschools.net

Architect

Javier Salazar, AIA, NCARB
 RG Architects Inc.
 2070 McGregor Blvd
 Fort Myers, FL 33901
 (239) 332-2040
 jes@rgarchitectspa.com

The Franklin Park Elementary School Rebuild, a collaboration between Tobler Construction and Owen-Ames-Kimball (O-A-K), represents a milestone in Lee County. Designed by RG Architects, the 122,518 square-foot facility features modern educational spaces, including a 100-student Pre-K Center and a 700-student K-5 building. Notably, this project is the first in the Lee County School District to have a community outreach center on campus for the surrounding neighborhood, with about 19,317 square feet of space dedicated to this initiative.

Breaking ground in March 2023 and completed by July 2024, the project carries a final cost estimate of \$68,287,649.12. Utilizing the District’s DMPO program, materials purchased by the owner contributed to tax savings of \$578,663.49. This rebuild maintains historical elements, preserving bricks from the original structure built in 1958, a school with deep roots in Dunbar’s history.

The Tobler/O-A-K joint venture, established in 2014, has completed over 20 projects together, with a strong focus on the Dunbar and Fort Myers community. This rebuild fulfills a promise made by the School District after the 2018 approval of the half-cent sales tax, reinforcing the commitment to community development and educational advancement.

III. PREVIOUS EXPERIENCE OF THE TEAM PROPOSED



WHY WE
SHOWCASE
THIS PROJECT

ACTIVE OPERATIONS

O-A-K delivered multiple major construction projects while maintaining safe and efficient operations within an active local airport environment.

lee county port authority

PAGE FIELD AIRPORT SOUTH QUAD MULTI-USE HANGAR & RAMPS

SUMMARY

<i>Location</i>	Fort Myers, FL
<i>Size</i>	1,000,000+ SF 25+ acre site 9 Hangars 118,118 SF Gen. Aviation Center (GAC) 3,069 SF Pavilion 750 SF
<i>Estimate</i>	\$25.2 Million
<i>Final Cost</i>	\$27.2 Million*
<i>Completion</i>	April 2025
<i>Delivery</i>	Construction Management at Risk *Owner increased scope of work



As Construction Manager for the South Quadrant Hangars and Ramp Phase 1 project at Page Field Airport, O-A-K led the complete redevelopment of the airport's south quadrant to support current and future general aviation needs. The project involved rehabilitation of existing aircraft ramps and taxi lanes, demolition of outdated infrastructure, and new construction of nine T-hangars and box hangars, a modern General Aviation Center (GAC), a restroom facility, and an outdoor pavilion.

The project encompasses more than 1,000,000 square feet of site work, including paving and infrastructure upgrades across a 25-acre site. Hangar construction has been completed and passed final inspections, enabling tenant occupancy and aviation operations to proceed on schedule. The work was executed within a fully active airfield, requiring extensive coordination with the Lee County Port Authority to ensure uninterrupted airport operations and compliance with aviation safety protocols.



Owner

Mr. Leandro Goicoechea
Director, Eng. & Construction
Lee County Port Authority
11000 Terminal Access Road
Fort Myers, FL 33913
(239) 590-4628
lagoicoechea@flylcpa.com

Engineer

AECOM
4415 Metro Parkway, Suite 404
Fort Myers, FL 33916
(239) 278-7996

III. PREVIOUS EXPERIENCE OF THE TEAM PROPOSED



SUMMARY

<i>Location</i>	Port Charlotte, FL
<i>Size</i>	120,000 SF
<i>Cost</i>	\$35.9 Million <i>(Adjusted for Inflation)</i>
<i>Completion</i>	July 2011
<i>Delivery</i>	Construction Management



Owner

Mr. Gene Spurr
 Dir. of Maint. and Operations
 Charlotte County Public Schools
 1016 Education Avenue
 Punta Gorda, FL 33950
 (941) 575.5400 ext 116
 Eugene_Spurr@ccps.k12.fl.us

Architect

Mr. Charlie Gutekunst, formerly with
 Reynolds, Smith & Hills, Inc.
 now a principal at RG Architects, Inc.
 2070 McGregor Blvd., Suite 3
 Fort Myers, FL 33901
 Voice: (239) 332-2040

New, Two-story elementary school
 Retained and remodeled a 4,000 sq.ft. outer building which is used for physical education offices, mechanical, electrical room and central chiller plant.
 Tilt wall construction on 12.9 acre site, 44 classrooms, media center, multipurpose/ dining area
 Interactive teaching boards, digital cameras, audio enhanced sound system
 Fully equipped kitchen • Separate physical education building
 Renovated East Elementary School buildings 12 & 13 and installed six (6) new modular classroom buildings for Meadow Park students to use during construction of their new school
 Covered play area, play fields and two fenced playgrounds
 Full hurricane forced wind resistant impact rated structure • Demolition of old school • Fully Jessica Lundsford Act Compliant

LEED® For Schools Gold Certification

Elements include native plant landscaping, low VOC carpet & paint, "Smart" boards, natural light maximized, low flow sinks & toilets throughout, use of recycled materials, materials harvested and manufactured within 500 miles of the project site.

Responsibilities:

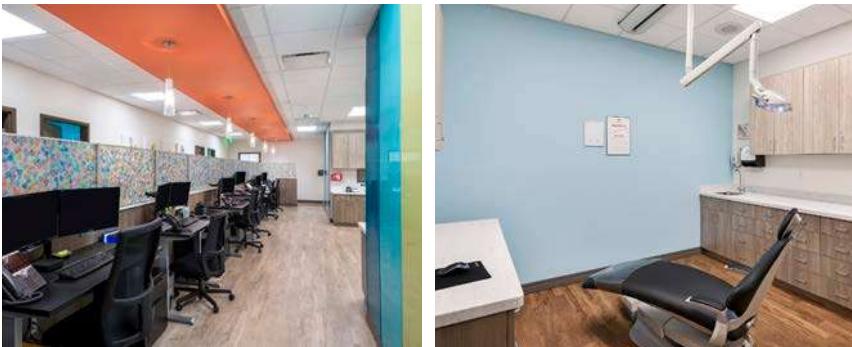
- Construction Management at Risk • Total Project Scheduling
- Preconstruction Services • LEED® Tracking Support
- Direct Material Purchase Program Savings

III. PREVIOUS EXPERIENCE OF THE TEAM PROPOSED



SUMMARY

<i>Location</i>	Fort Myers, FL
<i>Size</i>	35,960 SF
<i>Final Cost</i>	\$11.5 Million <i>(Adjusted for Inflation)</i>
<i>Completion</i>	May 2021
<i>Delivery</i>	Construction Management



<i>Owner</i>	Ms. Theresa Buchanan, CAO Family Health Centers of Southwest Florida 2256 Heitman Street Ft. Myers, FL 33902 (239) 278-3600 ext. 239
<i>Architect</i>	Mr. James Henley, AIA, LEED AP Burt Hill/Pollock Krieg Architects, Inc. 8250 College Parkway, Suite #203 Fort Myers, Florida 33919 (239) 482-4761

A brand new, state-of-the-art health clinic totaling 35,960 square feet. The clinic offers Medical, Dental, Pediatrics, Women’s Health, Optometry, Chiropractic Services and a Pharmacy. Exterior Construction consisted of grading, asphalt paving, drainage, underground utilities and landscaping including sod.

Family Health Centers provide primary medical and dental services throughout Southwest Florida. Many of the organizations’ patients are uninsured or are covered by Medicaid. Today they have 20 medical and 10 dental offices in Lee and Charlotte counties, as well as the western portion of Hendry County. Medical treatment is provided at each location by Family Practice, OB/GYN, Internal Medicine, Pediatric physicians and Dentists who are experienced in caring for every member of the family, regardless of the patient’s age or gender.





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SECTION IV

PROJECT CONTROL



IV. PROJECT CONTROL

PROJECT CONTROL

A. WHAT TECHNIQUES ARE PLANNED ASSURING SCHEDULE IS MET?

OUR COMMITMENT

O-A-K understands that the Charlotte County Public Works Landfill Maintenance Building must be delivered while maintaining ongoing landfill operations, minimizing disruptions to staff, equipment, and daily site activities. Our team utilizes proactive planning, early procurement, and continuous schedule management to ensure successful project delivery.

PROJECT SCHEDULE CONTROL PROCESS

PLAN → PROCURE → BUILD → COMMISSION → TURNOVER

Comprehensive Master Scheduling

- ✓ Develop and maintain a detailed CPM master schedule from design through occupancy.
- ✓ Include permitting, utility coordination, procurement, inspections, commissioning, training, and turnover milestones
- ✓ Identify and actively manage all critical path activities.

Operational Coordination with Landfill Staff

- ✓ Coordinate construction activities around daily landfill operations.
- ✓ Maintain safe access for Public Works personnel, service vehicles, maintenance crews, and heavy equipment.
- ✓ Phase construction activities to minimize operational disruptions.
- ✓ Conduct regular coordination meetings with County stakeholders.

Long-Lead Material Procurement

Early procurement planning will focus on:

- ✓ Electrical Switchgear
- ✓ Emergency Generator Systems
- ✓ Mechanical Equipment
- ✓ Overhead Doors
- ✓ Structural Steel Components
- ✓ Specialty Maintenance Facility Equipment

Our team monitors fabrication schedules and delivery milestones to prevent schedule impacts.



Utility & Infrastructure Coordination

- ✓ Coordinate utility relocations and tie-ins early in the project.
- ✓ Phase utility work to avoid service interruptions.
- ✓ Work closely with utility providers and County representatives.

Subcontractor Schedule Accountability

- ✓ Incorporate schedule requirements into bid packages and subcontract agreements.
- ✓ Require milestone commitments from trade partners.
- ✓ Conduct weekly subcontractor coordination meetings.
- ✓ Utilize short-interval planning to maintain production goals

Active Schedule Monitoring

- ✓ Utilize Primavera P6 scheduling software.
- ✓ Conduct weekly schedule reviews.
- ✓ Implement recovery plans immediately when schedule risks are identified.
- ✓ Continuously update progress and forecast completion dates.

Dedicated Project Leadership

Chase Harrison and Ryan Propp will provide direct oversight throughout the project and serve as the primary points of accountability for schedule performance.

IV. PROJECT CONTROL

B. WHAT CONTROL TECHNIQUES ARE PLANNED FOR CONSTRUCTION?

CONSTRUCTION CONTROL PHILOSOPHY

O-A-K employs a comprehensive management approach focused on four critical areas:

CONSTRUCTION CONTROL PHILOSOPHY	
SAFETY	QUALITY
Site-specific safety planning	Continuous quality inspections
Daily hazard analysis	Pre-installation meetings
Weekly safety meetings	Quality control checklists
COMMUNICATION	RISK MANAGEMENT
Weekly owner updates	Early issue identification
Real-time reporting	Proactive mitigation planning

1. Site Logistics & Operational Control

- Develop a detailed site logistics plan specifically designed for an active landfill environment.
- Separate construction activities from operational areas.
- Maintain safe traffic flow for County personnel and contractors.
- Coordinate deliveries to minimize impacts on landfill operations.

2. Safety Management

- Develop a project-specific safety plan.
- Address heavy equipment operations, active vehicle traffic, utility work, and landfill-specific hazards.
- Conduct daily safety inspections and weekly toolbox meetings.

3. Quality Control Program

- Implement a formal Quality Control Program.
- Perform inspections throughout construction.
- Verify compliance with plans, specifications, and manufacturer requirements.
- Resolve deficiencies before they impact schedule or cost.

4. BIM & Constructability Reviews

- Coordinate architectural, structural, mechanical, electrical, and plumbing systems.
- Resolve conflicts before construction.
- Reduce rework and improve installation efficiency.

5. Procurement & Material Tracking

- Monitor procurement status and fabrication schedules.
- Track all critical materials from purchase through delivery.
- Maintain direct communication with suppliers and manufacturers

6. Weekly Progress Reporting

Charlotte County will receive regular:

- ✓ Schedule Status
- ✓ Budget Status
- ✓ Procurement Status
- ✓ Safety Metrics
- ✓ Quality Control Activities
- ✓ Upcoming Milestones

7. Risk Identification & Resolution

Potential project risks will be identified early and actively managed through formal risk tracking and mitigation planning.



IV. PROJECT CONTROL

C. DEMONSTRATE ABILITY TO MEET PROJECT COST CONTROL

O-A-K actively pursues value-engineering opportunities throughout all project phases, ensuring that the your project meets performance requirements within the established budget.

Our approach includes:

1. Accurate Budgeting and Estimating

We provide detailed in-house estimates based on current Southwest Florida market pricing. We compare bid results against our budgets to confirm accurate and competitive pricing throughout the project.

2. Collaboration with the Design Team & Owner

Our team works closely with the owner, architects, and engineers early in the process to identify practical, cost-effective solutions that support the project's operational needs and long-term durability.

3. Optimized Trade Procurement

Clear bid packages and early coordination help attract qualified subcontractors and reduce pricing uncertainty. Our competitive bidding process promotes fair pricing and strong subcontractor participation.

4. Value Engineering & System Selection

We review building systems, materials, and construction methods during design to identify opportunities for savings and long-term value without sacrificing performance.

5. Efficient Construction Management

Hands-on project management and regular schedule tracking help control costs throughout construction. Our team works proactively to address issues early and minimize unnecessary expenses.

6. Robust Accounting & Cost Tracking

Our accounting systems provide real-time cost tracking and transparent financial reporting throughout the project. Monthly invoicing helps simplify project administration for Charlotte County.

7. Minimizing Unnecessary Expenses

Our proactive management approach and focus on communication help reduce delays, change orders, and avoidable costs, providing the best overall value for Charlotte County.



**St. John XXIII
Parish Life Center**

Estimated - \$6,239,603.00

Actual - \$6,025,479.14



**SWFCF
Collaboratory**

Estimated - \$5,455,106.00

Actual - \$5,477,256.00



**New Hope
Presbyterian Church**

Estimated - \$6,226,797.00

Actual - \$6,000,301.44

IV. PROJECT CONTROL

D. DEMONSTRATE ABILITIES IN VALUE ENGINEERING OPPORTUNITIES

VALUE ENGINEERING PHILOSOPHY

Value engineering is most effective when performed early in design. O-A-K focuses on improving performance, durability, constructability, and lifecycle value, not reducing first cost. On municipal and public works facilities, we identify opportunities that lower lifecycle costs, improve resilience, and support operational efficiency over long term.



OUR VALUE. YOUR BENEFIT

We identify value opportunities that reduce lifecycle costs, enhance resilience, and support operational performance without compromising the County's goals or long-term reliability.

KEY VALUE ENGINEERING EVALUATION AREAS

	Structural System	Evaluate building structures for durability and long-term performance.
	Building Envelope	Compare envelope systems for cost, durability, maintenance, and energy performance.
	Roofing System	Select roofing assemblies that balance performance, durability, and lifecycle cost.
	HVAC Systems	Analyze energy-efficient systems for lowest life-cycle cost and reliability.
	Electrical Systems	Evaluate systems for efficiency, maintainability, and long-term value.
	Site Improvements	Identify opportunities that improve drainage, resilience, and constructability.
	Facility Layout	Optimize layout for operational efficiency, traffic flow, and future flexibility.



VALUE ENGINEERING EXAMPLE: BUILDING ENVELOPE COMPARISON

During design development of a similar public works maintenance facility, we evaluated multiple wall envelope systems to balance first cost, energy performance, durability, and maintenance. This example illustrates how we identify solutions that reduce lifecycle cost while meeting performance goals.

ENVELOPE OPTION	METAL WALL SYSTEM (INSULATED METAL PANEL)	MASONRY VENEER + CMU BACKUP +RIGID INSULATION	PRECAST CONCRETE TILT-UP PANEL	ARCHITECTURAL METAL PANEL ON RIGID INSULATION
DESCRIPTION	Insulated metal panels with concealed fasteners and integral insulation.	Brick veneer with CMU backup wall and continuous rigid insulation.	Precast concrete panels with integral insulation and architectural finish.	Aluminum composite metal panels over continuous insulation
ESTIMATED INSTALLED COST / SF	\$28 - \$32	\$42 - \$48	\$50 - \$58	\$45 - \$52
ENERGY PERFORMANCE	★★★★★	★★★★★	★★★★★	★★★★★
DURABILITY / LIFE	High (30+ Years)	Very High (50+ Years)	Very High (50+ Years)	High (30+ Years)
MAINTENANCE	Low	Low	Very Low	Low
CONSTRUCTABILITY	Very Fast	Moderate	Fast	Moderate
LIFE CYCLE COST (30 YEAR)	\$	\$	\$\$\$	\$
BEST APPLICATION	Budget-conscious, fast-track, high-performance solution.	Traditional appearance with strong durability requirements.	Maximum durability and minimal maintenance.	Modern aesthetic with high-performance insulation.

RECOMMENDED VALUE SOLUTION

Based on lifecycle cost, energy performance, and constructability, O-A-K recommends the **Insulated Metal Panel System** as the best value solution for the Landfill Maintenance Building

Lower Life Cycle Cost
Best balance of first cost and long-term value

Faster Construction
Quicker enclosure for safer, earlier operations

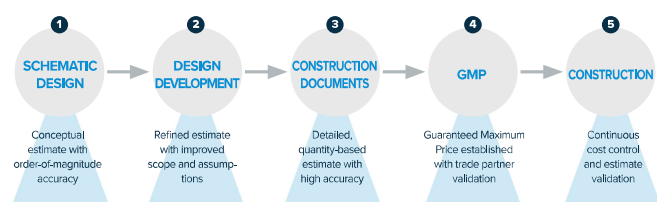
High Performance
Energy efficient, durable, and low maintenance

IV. PROJECT CONTROL

E. ACCURACY IN PREPARING ESTIMATES VS. ACTUAL

O-A-K is committed to delivering cost certainty through accurate, transparent, and continuous estimating throughout the project cycle. Our proven processes, local market knowledge, and municipal CMAR experience minimize risk and align budget with real-world construction costs.

ESTIMATING CONFIDENCE PROCESS



Each phase increases cost certainty and reduces owner risk.

ESTIMATING EXAMPLE: BUILDING ENVELOPE OPTIONS

Early evaluation of alternatives increases cost certainty and helps the County make informed decisions.

BUILDING ENVELOPE OPTION	DESCRIPTION	ESTIMATED COST PER SF	ACCURACY RANGE AT THIS STAGE
INSULATED METAL PANEL SYSTEM	Insulated metal panels with concealed fasteners	\$28 - \$32	-25% / +20%
MASONRY VENEER W/CMU BACKUP	Brick veneer over CMU backup with rigid insulation	\$42 - \$48	-20% / +15%
PRECAST CONCRETE TILT-UP PANEL	Precast concrete panels with integral insulation	\$50 - \$58	-15% / +10%
ARCHITECTURAL METAL PANEL ON RIGID INSULATION	Metal composite panels over continuous insulation	\$45 - \$52	-15% / +10%

Costs are budgetary and for comparison purposes only. Final GMP will be established based on selected scope, schedule, and market conditions.



OUR COMMITMENT

Provide accurate, reliable estimates and maintain alignment with the County's budget every step of the way.



Trade Partner Validation

- Obtain budget input directly from qualified subcontractors.
- Continuously validate assumptions throughout design.



Milestone Cost Updates

- Update estimates at key design milestones.
- Ensure design decisions remain aligned with budget goals.



Bid-to-Budget Analysis

- Compare bids against preconstruction estimates.
- Identify variances and validate estimate accuracy.



Sustainability & Resiliency

Potential opportunities include:

- Detailed Cost Reports
- Contingency Tracking
- Procurement Updates
- Forecast Reports
- Change Order Logs
- Budget Reconciliations



Proven Budget Performance

O-A-K's estimating, procurement, and project management teams work collaboratively to provide budget certainty, minimize surprises, and deliver projects that meet owner expectations from concept through completion.

PROVEN ESTIMATING PERFORMANCE

O-A-K consistently delivers accurate estimates and minimizes variances from GMP to final cost.

98%+

GMP Accuracy
(Within +/- 5%)

<\$15/sf

Average Cost Variance

100%

Projects Delivered Within GMP

Based on completed municipal CMAR projects over the past 5 years.



WHY O-A-K?



Building Since 1891

- ✓ Proven Florida CMAR Experience
- ✓ Public Works & Municipal Facility Expertise
- ✓ Active Landfill Operations Coordination
- ✓ Open-Book Cost Transparency
- ✓ Dedicated Florida-Based Project Team

- ✓ Strong Value Engineering Process
- ✓ Advanced Cost & Schedule Controls
- ✓ Focus on Long-Term Lifecycle Value
- ✓ Commitment to Delivering the Highest Quality Facility at the Best Value for Charlotte County Taxpayers





Charlotte County
Landfill Maintenance Building

ID	Task Name	Duration	Start	Finish
1	Landfill Maintenance Building	448 days	Wed 5/20/26	Mon 2/7/28
2	Pre Construction	240 days	Wed 5/20/26	Fri 1/15/27
3	Conceptual Design	30 days	Wed 5/20/26	Tue 6/30/26
4	Shortlist Construction Manager	0 days	Wed 7/8/26	Wed 7/8/26
5	Construction Manager Notice to Proceed	0 days	Fri 8/28/26	Fri 8/28/26
6	Conceptual Budgeting	6 days	Fri 8/28/26	Fri 9/4/26
7	30% Design Development	18 days	Fri 8/28/26	Tue 9/22/26
8	Budget Update/Constructability Review	5 days	Wed 9/23/26	Tue 9/29/26
9	60% Design Development	20 days	Wed 9/23/26	Tue 10/20/26
10	Budget Update/Constructability Review	5 days	Wed 10/21/26	Tue 10/27/26
11	90% Design Development	20 days	Wed 10/21/26	Tue 11/17/26
12	Budget Update/Constructability Review	5 days	Wed 11/18/26	Tue 11/24/26
13	100% Construction Documents	13 days	Wed 11/18/26	Fri 12/4/26
14	Site Permitting	109 days	Wed 8/12/26	Mon 1/11/27
15	Building Permitting	29 days	Mon 12/7/26	Thu 1/14/27
16	Subcontractor Bid Cycle	29 days	Mon 12/7/26	Thu 1/14/27
17	Sub-Bid Due Date	0 days	Fri 1/15/27	Fri 1/15/27
18	Assemble GMP	10 days	Fri 1/15/27	Thu 1/28/27
19	Present GMP	0 days	Fri 1/29/27	Fri 1/29/27
20	Board Approval	0 days	Fri 3/5/27	Fri 3/5/27
21	Construction	325 days	Fri 3/19/27	Mon 2/7/28
22	Notice to Proceed	0 days	Fri 3/19/27	Fri 3/19/27
23	Mobilization	5 days	Fri 3/19/27	Thu 3/25/27
24	Site Prep/Demo	12 days	Wed 3/24/27	Thu 4/8/27
25	Structural Construction	85 days	Wed 4/7/27	Tue 8/3/27
26	Roof Dry-In/Windows and Doors	20 days	Wed 7/28/27	Tue 8/24/27
27	MEP Systems	52 days	Wed 8/18/27	Thu 10/28/27
28	Interior and Exterior Finishes	55 days	Fri 10/15/27	Thu 12/30/27
29	Finalize Site Work	20 days	Fri 12/17/27	Thu 1/13/28
30	Substantial Completion	0 days	Fri 1/14/28	Fri 1/14/28
31	Close-Out	20 days	Mon 1/17/28	Sun 2/6/28
32	Final Completion	0 days	Mon 2/7/28	Mon 2/7/28

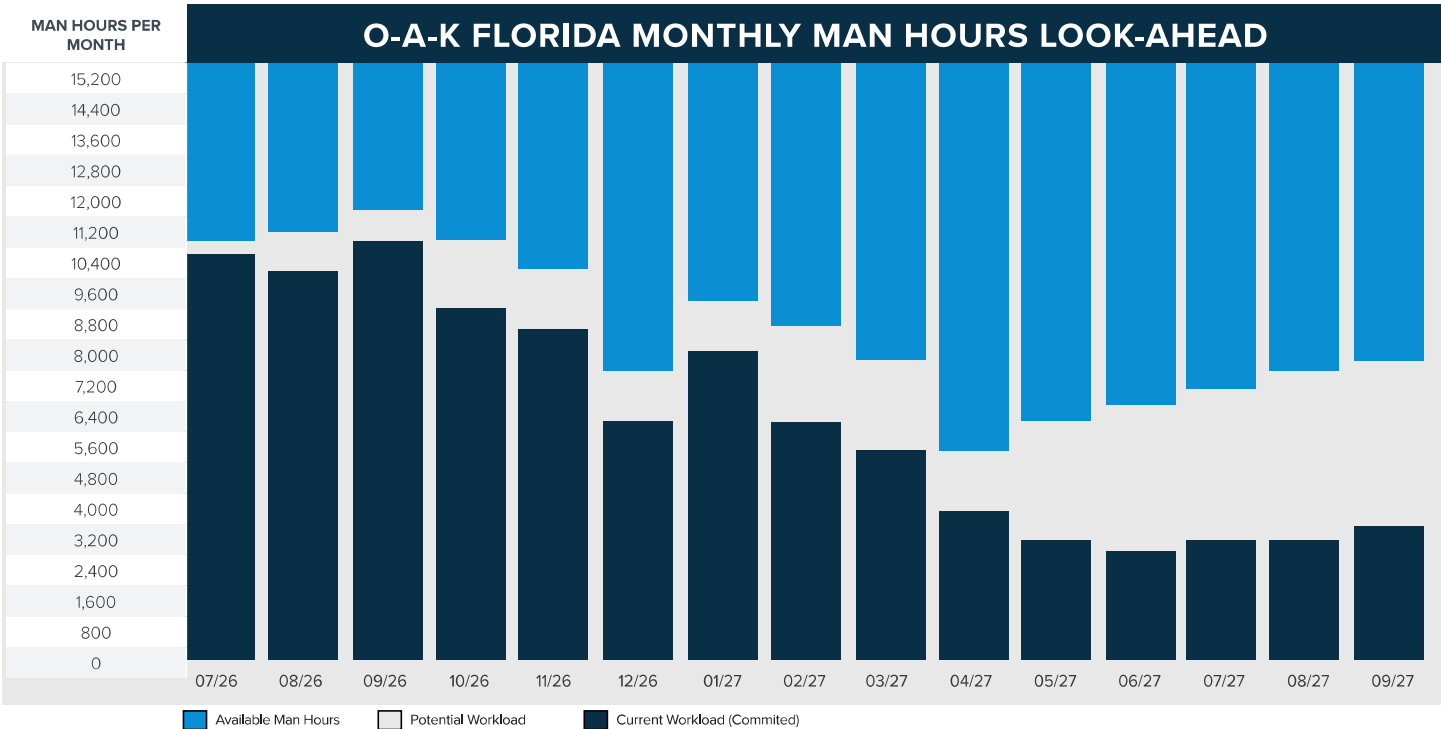
Mon 6/8/26

Owen - Ames - Kimball

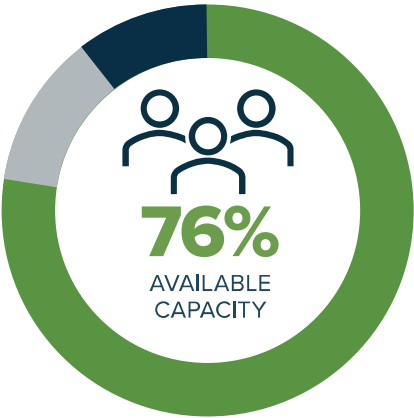
IV. PROJECT CONTROL

F. RECENT, CURRENT AND PROJECTED WORKLOAD

This CMAR Charlotte Co. Public Works Landfill Maintenance Building project comes at an ideal time and our team is available and excited to partner with you. We are currently finishing a number of projects, which allows us to start the estimating and planning for this project immediately. We have a lighter work load than we usually have so we can commit our resources to your projects immediately.



YOUR PROJECT TEAM WORKLOAD SNAPSHOT



- AVAILABLE CAPACITY (FOR YOUR PROJECT)**
~ 7,200+ HOURS / MONTH
- CURRENT COMMITTED WORKLOAD**
~ 5,800+ HOURS / MONTH
- POTENTIAL WORKLOAD FROM OTHER PROJECTS**
~ 2,200+ HOURS / MONTH

WHAT THIS MEANS FOR CHARLOTTE COUNTY

- ✓ Sufficient capacity to mobilize immediately
- ✓ Ability to respond quickly to changes
- ✓ Focused resources throughout design and construction
- ✓ No overextension. No delays. *No compromises.*



**CAPACITY TODAY
CAPABILITY EVERY DAY**
Commitment From
Concept To Completion

STRONG AVAILABILITY. ZERO COMPROMISE.
Our current workload leaves significant capability to dedicate the right team to the Charlotte County Landfill Maintenance Building project and maintain momentum through completion.

F. RECENT, CURRENT AND PROJECTED WORKLOAD (CONT.)

Currently, O-A-K Florida is actively managing a strong mix of projects across Southwest Florida. These assignments reflect our expertise in public-sector, educational, and civic work. Each project is supported by a dedicated project team, allowing us to keep focus and accountability clear.

This balanced portfolio demonstrates that we are trusted with some of the region's most significant education, civic, and institutional projects. It also shows that we can manage multiple large-scale assignments while keeping clear lines of responsibility.

CURRENT WORKLOAD & ABILITY TO MEET TIMELINE

CURRENT WORKLOAD			
PROJECT NAME / DESCRIPTION	OWNER NAME / INFO	PROJECT SIZE IN DOLLARS	PROJECTED END DATE
Bayshore K-8 Expansion North Fort Myers, FL	Lee County School District Attn: Tina Silcoz 3308 Canal Street Fort Myers, FL 33916 (239) 479-4207	\$36.4 million	Oct 2026
Cape Coral Technical College Expansion Cape Coral, FL	Lee County School District Attn: Matthew Burbach 3308 Canal Street Fort Myers, FL 33916 (239) 479-4207	\$21.1 million	Aug 2026
RSW Skyplex Site Development Fort Myers, FL	Lee County Port Authority Attn: Emily Underhill 11000 Terminal Access Rd Fort Myers, FL 33914 (239) 590-4601	\$15 Million	Oct 2027
Heights Career Tech Institute Fort Myers, FL	Heights Foundation Attn: Kathryn Kelly 15570 Hagie Drive Fort Myers, FL 33908 (239) 482-7706	\$37.5 million	July 2026
Cypress Lake Middle School Rebuild, Fort Myers, FL	Lee County School District Attn: Matthew Burbach 3308 Canal Street Fort Myers, FL 33916 (239) 479-4207	\$78 million	Jan 2027
Punta Gorda Airport Design-Build Services for New FBO Hangar Punta Gorda, FL	Charlotte County Airport Authority Attn: Gary Duncan 8079 Golf Course Blvd Punta Gorda, FL 33982 (941) 639-1101	\$2.2 million	Precon
Gateway Admin Building + Park Improvements Fort Myers, FL	Gateway Services Community Development District Attn: Chelsea O'Riley 11922 Fairway Lakes Dr. Suite 1 Fort Myers, FL 33913 (239) 561-1313	\$8.2 Million	July 2026
LaBelle High School LaBelle, FL	Hendry County School District Attn: Michael Swindle 300 W Cowboy Way LaBelle, FL 33935 863 674 4642	\$90 Million	2027
RSW Rental Car Service Bay Relocation Fort Myers, FL	Lee County Port Authority Attn: Emily Underhill 11000 Terminal Access Rd Fort Myers, FL 33914 (239) 590-4601	TBD	Jun 2028



SECTION V

PROPOSED APPROACH

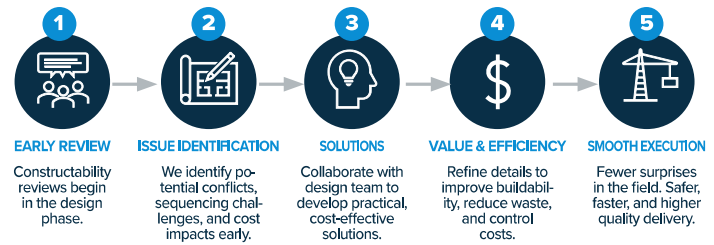


V. PROPOSED APPROACH

A. WHAT IS YOUR APPROACH TO CONSTRUCTABILITY AND BIDDING?

O-A-K integrates constructability, quality assurance, and a competitive bidding approach to deliver a high-quality facility on time and within budget.

CONSTRUCTABILITY - BUILT IN FROM DAY ONE



BIDDING - OPEN BOOK PROCESS

We use a transparent, competitive process to ensure Charlotte County received the best value.



QUALITY ASSURANCE - COMMITTED TO EXCELLENCE

DAILY FIELD OVERSIGHT:
Experienced superintendents manage the jobsite full-time.

TRADE COORDINATION:
We sync schedules daily with subcontractors and local inspectors to keep every trade aligned.

PROACTIVE PUNCHLISTS:
We catch and fix deficiencies early, not just at the end of the job.

MILESTONE TRACKING:
Our team monitors project progress continuously to hit your completion date.

CLEAR UPDATES:
We maintain open communication with Charlotte County through every phase of construction.

OWNER BENEFITS

- Consistent Quality Across All Trades
- Early Issue Resolution
- Stronger Schedule Performance
- Better Communication
- Higher Quality Finished Facility

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

POTENTIAL CHALLENGES	OUR PROPOSED SOLUTIONS	RESULT FOR CHARLOTTE COUNTY
Active Landfill Operations & Site Access	- Phased construction planning and logistics - Regular coordination with County operations team - Minimize disruption to daily activities	Safe site operations with minimal impact to County operations.
Florida Weather Impacts	- Weather-aware scheduling and sequencing - Temporary protections and drainage controls - Flexible recovery planning	Reduced weather delays and protection of the critical path.
Cost Escalation & Market Volatility	- Early procurement of long lead items - Fixed pricing through GMP - Ongoing market monitoring and value engineering	Budget protection and strong cost certainty.
Subcontractor Performance	- Rigorous prequalification and bonding requirements - Continuous performance monitoring - Strong communication and accountability	Reliable trade partner performance and quality workmanship.
Schedule Delays	- Detailed CPM schedule with critical path tracking - Weekly progress updates and look-ahead planning - Prompt issue escalation and resolution	On-time delivery and fewer schedule impacts.

A TRUE EXTENSION OF YOUR TEAM

We are not just the General Contractor - we are your partner

We bring experience, transparency, accountability, and a solutions-first mindset to overcome obstacles, protect the budget, and ensure a successful project outcome.

PROACTIVE. TRANSPARENT. SOLUTIONS-DRIVEN.
That's the O-A-K standard for delivering a successful project for Charlotte County

V. PROPOSED APPROACH

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

Quality. We implement a comprehensive 3-step quality-control process — Initial Inspection, Inspection of Work in Progress, and Final Post-Inspection — verifying that every element meets project requirements before it is accepted, with a constant focus on the County’s end-result expectations.

Budget. We control cost from the first preconstruction meeting through closeout using open-book tools: milestone budget development with reconciliations at each design phase, an active value-engineering log that captures savings without sacrificing durability, real-time subcontractor market pricing, and disciplined contingency and allowance management. The County sees exactly where costs stand at every milestone (no surprises) and pricing is locked through the GMP.

Schedule. We build and maintain a milestone CPM schedule from preconstruction onward, integrating design, permitting, long-lead procurement, and construction. Weekly subcontractor milestone tracking and continuous progress monitoring keep the project on its committed completion date.

Protecting County Operations. We recognize that the County’s day-to-day Public Works and solid-waste services must continue during construction, and we coordinate all activities (phasing, site access, and deliveries) to minimize disruption while delivering on quality, cost, and schedule.

SOLID WASTE FACILITY - SPECIFIC EXPERIENCE

We understand the unique challenges of landfill and public works facilities.

ACTIVE LANDFILL OPERATIONS

Phased construction planning and operational coordination

HEAVY EQUIPMENT MAINTENANCE

Durable building systems and maintenance-friendly layouts

FLORIDA WEATHER EXPOSURE

Enhanced envelope and resiliency solutions for long-term performance.

LONG-TERM OWNERSHIP COSTS

Lifecycle cost analysis and value engineering to reduce total cost.

OPERATIONAL CONTINUITY

Detailed logistics and site access planning to minimize disruptions.

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



As the Construction Manager at Risk, O-A-K provides performance and payment bonds for the full contract amount, ensuring that Charlotte County is protected from financial risk. Our surety bonding program is backed by a leading A-rated surety firm, EPIC Brokers, demonstrating our financial strength and reliability.

Subcontractor Bonding Requirements: To further protect project integrity, O-A-K requires that all subcontractors providing work valued at \$500,000 or more furnish performance and payment bonds.

For subcontractors below this threshold, we conduct financial assessments and may implement Subcontractor Default Insurance (Subguard) for additional risk mitigation. Our procurement team works closely with subcontractors to facilitate bonding, ensuring compliance with Charlotte County’s financial safeguards.

Risk Management Strategy: O-A-K uses a layered risk management approach that includes:

SURETY BONDING	Protecting project funds and ensuring contract fulfillment.
PRE-QUALIFIED TRADE PARTNERS	Reducing risk exposure by selecting only financially stable & highly experienced subcontractors.
COST ESCALATION MITIGATION	Locking in pricing through early procurement and long-term supplier agreements.
SCHEDULE BUFFERING	Building contingency allowances into the project timeline to accommodate unforeseen delays.

By combining these strategies, O-A-K ensures that your project is delivered on time, within budget, and to the highest quality standards.

V. PROPOSED APPROACH

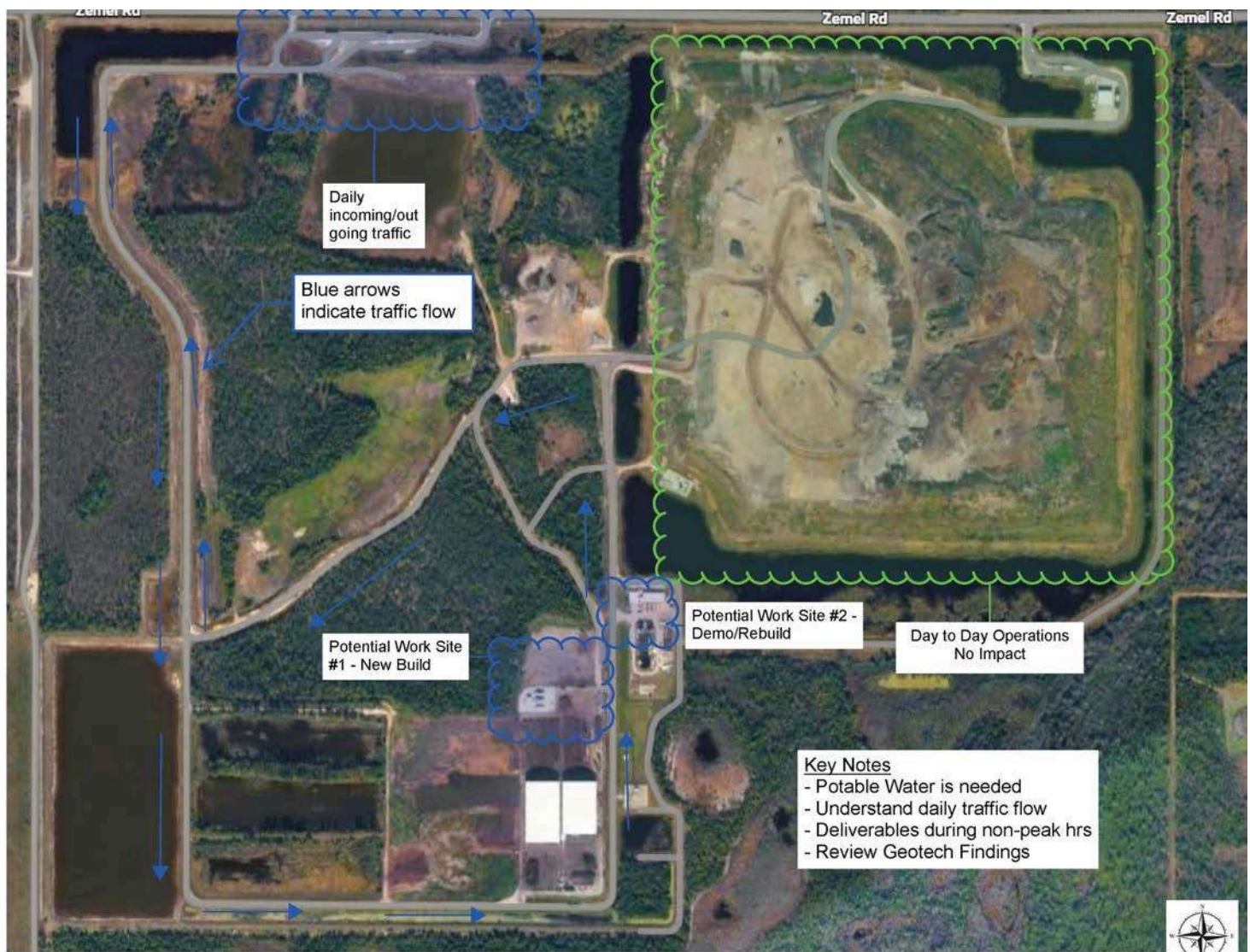
SITE LOGISTICS

A Logistics Plan Built Around an Active Landfill. Because this building will be constructed on a live, operating site, our first priority is keeping the County's daily operations running without interruption — and the plan above shows how.

Protecting Day-to-Day Operations. The entire eastern half of the site is designated a “Day-to-Day Operations — No Impact” zone, keeping construction, staging, and trade traffic clear so the County's scale-house, equipment, and solid-waste functions continue uninterrupted.

Controlled Traffic Routing. All construction and delivery traffic enters from Zemel Rd through a single managed point, then runs south along the western perimeter, east along the southern boundary, and north into the work area — a one-way loop that separates construction vehicles from active landfill traffic.

Two Potential Work Sites. The plan locates two candidate zones on the western/central side — Potential Work Site #1 (New Build) and the adjacent #2 (Demo/Rebuild) — keeping the construction footprint well away from the no-impact operations zone.





SECTION VI

EXAMPLES OF SIMILAR PROJECTS



VI. EXAMPLES OF SIMILAR PROJECTS

NAPLES ARFF (AIRCRAFT RESCUE & FIRE FIGHTING) BUILDING (NAPLES AIRPORT FIRE STATION #3)



1. Projects Delivering Similar Government Facilities

We built this \$4.6 million, 9,065-square-foot airport fire station to replace an old, outdated structure. It operates 24/7, so it requires living quarters, office spaces, a fitness room, and drive-through bays for emergency vehicles. Because it sits on an active airfield and handles emergency responses, we hardened the entire structure to withstand hurricane-force winds and keep critical systems online during severe storms. We delivered this project under an Agency Construction Management model.

2. Schedule and Cost Control

We kept this project on schedule by managing long-lead items early. Our team tracked the submittals for the structural steel and wind-rated overhead bay doors daily. We maintained a direct line of communication between our field office and the specialty trades to prevent delays. This constant oversight kept the project moving and allowed us to deliver the facility for \$4.6 million, coming in under the owner's original \$4.8 million budget.

3. Successful Value Engineering Solutions

The original design called for separate exterior enclosures to house the emergency generator and electrical switchgear. We proposed moving these components into a single, structurally hardened internal vault right next to the apparatus bays. This change eliminated extensive underground trenching and heavy conduit runs. It saved the owner money and gave the critical electrical infrastructure better protection from storm debris.

4. Successful Experiences with Local Subcontractors

We paired with local masonry and concrete crews to build the hardened shell. The job required continuous concrete pours into heavily reinforced masonry cells. Our superintendents worked directly on the deck with the subcontractors to verify rebar placement and grout consistency. This tight coordination ensured the walls met the strict wind-load specs without slowing down the structural schedule.

VI. EXAMPLES OF SIMILAR PROJECTS

5. Additional Construction Costs caused by Design Deficiencies, Not Program Changes

During pre-construction, we found a conflict between the overhead exhaust extraction tracks and the structural framing for the large garage doors. The blueprints didn't leave enough clearance for both systems to operate. We caught this early and adjusted the steel fabrication in the shop rather than the field. This required a minor cost adjustment but prevented the emergency doors from jamming during a storm.

6. Construction Problems and Means Taken to Solve Them

Operating on an active airfield meant we could not disrupt aviation traffic or emergency response routes. We built a dedicated, fenced haul route to segregate our crews from the runways. We coordinated every crane lift and concrete pump setup daily with airport operations.

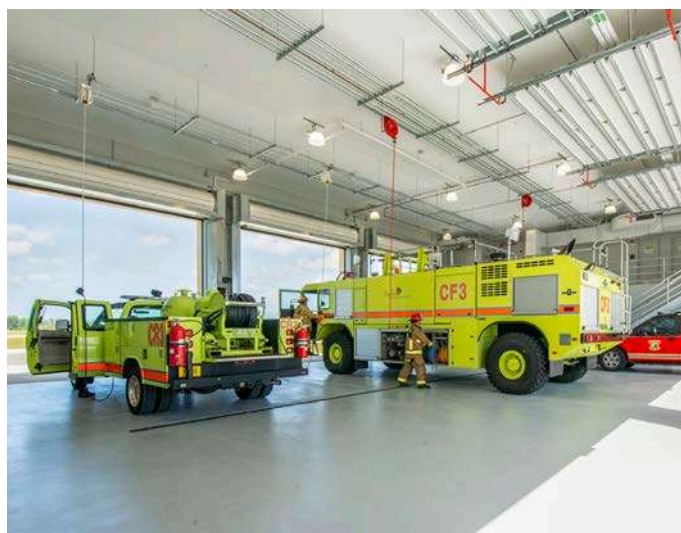
When the specialized apparatus doors showed slight track deflection during wind-load testing, we stopped work. We brought the manufacturer and engineer to the site, added heavy backing plates, and anchored the tracks properly to ensure they open reliably during high winds.

7. Communication with Design Team during Pre-con and Construction Phases

We used Procore to handle all RFIs, submittals, and shop drawings with Schenkel Shultz. When questions arose about structural embeds or window ratings, we logged them immediately from the field. We held weekly face-to-face meetings with the architects and the airport authority to review open items, which kept everyone aligned and prevented layout errors on the floor.

8. Methods to Incorporate Sustainability and Green Building Practices in the Construction Management (CM) Process

We focused on practical sustainability by sourcing regional concrete and masonry, which cut down on delivery miles and provided a high-mass thermal envelope. Our team used drone flights to monitor the site footprint weekly. This data helped us manage material staging efficiently, cut down on equipment idling time, and ensured all stormwater runoff stayed clear of the active taxiways.



VI. EXAMPLES OF SIMILAR PROJECTS

PAGE FIELD AIRPORT SOUTH QUAD MULTI-USE HANGARS & RAMPS WITH GENERAL AVIATION (GA) BUILDING & PAVILION

1. Projects Delivering Similar Government Facilities

This project involved a major 25-acre redevelopment of the south quadrant at Page Field. The anchor of this phase was the 3,069-square-foot General Aviation Center. We built this facility under a Construction Management at Risk (CMAR) contract to serve as the main security and operations hub for the terminal. The final cost reached \$27.2 million because the owner added significant ramp paving and hangar work to the scope. We built the structure to meet strict hurricane standards and maintain continuous airport security.



2. Schedule and Cost Control

To manage the large \$27.2 million scope, we separated the building schedule from the heavy civil airfield work using CPM scheduling. We logged and tracked the hurricane-impact glass and specialized security gates months before we needed them on site. Our project managers held subcontractors to strict weekly milestones, which kept the job on track despite the added civil work.

3. Successful Value Engineering Solutions

The initial plans for the GAC roof specified a complex, multi-layered structural steel frame to hold the metal roofing panels. We engineered an alternative using thick-gauge, pre-engineered metal trusses with a direct-fastener deck. This design met the strict wind-uplift requirements for the airfield, reduced the raw steel tonnage, and shaved two weeks off the dry-in schedule.

4. Successful Experiences with Local Subcontractors

Every worker on this project needed strict security badges and background checks to access the airfield. We worked with local electrical and glazing subcontractors who already knew the port authority's protocols. The glazing team installed the heavy impact glass perfectly, while the electricians tied the building's security systems into the airport's main command grid without disrupting active operations.



5. Additional Construction Costs caused by Design Deficiencies, Not Program Changes

The design drawings missed the structural backing plates required behind the exterior wall cladding at the roof-line tie-in. Without this backing, the flashing would fail under high wind loads, violating the Florida Building Code. We issued a change order to add continuous steel gauge framing studs. Catching this design gap prevented water intrusion and ensured the roof would hold during a tropical storm.

6. Construction Problems and Means Taken to Solve Them

Our main challenge was working inside the airport's active security perimeter. We established single-point access gates and monitored them daily.

During foundation digging, we hit buried communication lines that were not on the utility maps. We halted digging immediately and used ground-penetrating radar to locate and map the lines. We worked with the port authority to safely reroute the lines without losing power or communications at the active hangars.

7. Communication with Design Team during Pre-con and Construction Phases

We communicated with AECOM and the port authority daily through Procore to resolve field issues quickly. When we ran into grade transitions between the new building slab and the existing aircraft aprons, we didn't guess. We took field measurements, sent them to the engineers, and got approved adjustments back within 24 hours, keeping the concrete crews moving.

8. Methods to Incorporate Sustainability and Green Building Practices in the Construction Management (CM) Process

We installed a high-albedo, solar-reflective metal roof to lower cooling demands across the asphalt campus. On the site management side, we used drone mapping to track earthwork volumes across the 25 acres. This allowed us to balance the dirt on-site, eliminating the need to haul fill material in or out, which significantly reduced truck traffic and diesel emissions.



VI. EXAMPLES OF SIMILAR PROJECTS

FRANKLIN PARK ELEMENTARY SCHOOL REBUILD

1. Projects Delivering Similar Government Facilities

The Franklin Park Elementary School Rebuild is a transformative project for the Lee County School District, designed to provide a state-of-the-art learning environment while preserving the school’s historical significance. A collaboration between Tobler Construction and Owen-Ames-Kimball (O-A-K), this 122,518-square-foot facility serves as both a modern educational hub and a community resource. Designed by RG Architects, the campus includes a 100-student Pre-K Center, a 700-student K-5 building, and a 19,317-square-foot community outreach center, making it the first school in Lee County to incorporate such a feature. Breaking ground in March 2023 and completed by July 2024, this project carries a final estimated cost of more than \$60 Million. A key financial strategy involved utilizing the District’s DMPO program, allowing owner-purchased materials to yield tax savings of \$578,663. In a nod to the school’s deep roots in the Dunbar community, historic bricks from the original 1958 building were preserved and incorporated into the new design.



2. Schedule and Cost Control

To keep the project on track, we implemented a detailed procurement tracking log, allowing us to monitor material deliveries and ensure that all necessary components were available on time. This proactive approach not only minimized delays but also provided real-time insights into potential scheduling risks. By maintaining clear coordination between subcontractors and suppliers, we ensured that workflow disruptions were kept to a minimum, ultimately delivering the project on schedule and within budget.

3. Successful Value Engineering Solutions

A key value engineering solution was refining the damp-proofing approach. Initially, the plan called for applying a damp-proof coating across all tilt-wall panels. After thorough evaluation, we adjusted the strategy to only coat the lower 4 to 6 feet above the finished floor—an area most susceptible to moisture exposure. This modification resulted in significant cost savings while maintaining the integrity and performance of the structure.

4. Successful Experiences with Local Subcontractors

Collaboration with our subcontractor partner Strickler Brothers was a standout aspect of this project. Their proactive approach, strong work ethic, and seamless coordination with both field and office teams helped maintain efficiency throughout construction. Their reliability and open communication played a critical role in ensuring smooth operations and timely project completion.

VI. EXAMPLES OF SIMILAR PROJECTS

5. Additional Construction Costs caused by Design Deficiencies, Not Program Changes

One unforeseen design oversight involved the kitchen walls, which were initially specified for standard paint. However, to meet health department regulations, it became necessary to install FRP (fiberglass reinforced panels) instead. While this adjustment resulted in additional costs, it was essential to ensuring compliance and maintaining the facility's long-term functionality.

6. Construction Problems and Means Taken to Solve Them

One of the more challenging issues we faced was excessive moisture in the slab-on-grade concrete, which posed a risk to the installation of LVT flooring. Since the manufacturer could not guarantee the flooring under these conditions, we had to take additional steps to mitigate the moisture. This required a multi-step preparation process, including moisture mitigation treatments, ensuring that the new flooring would be installed under optimal conditions without compromising durability.

Another challenge arose when the subcontractor applied the incorrect stucco finish. Rather than resorting to an expensive and time-consuming sandblasting solution, we worked closely with Sto Products to develop a targeted remedy, preserving both project aesthetics and budget.

7. Communication with Design Team during Pre-con and Construction Phases

Maintaining open and effective communication with RG Architects was essential to the success of this project. We ensured that the entire team, including owners and subcontractors, had access to up-to-date information through Procore, our centralized project management platform. This approach streamlined decision-making, minimized misunderstandings, and kept all parties aligned throughout both the pre-construction and construction phases.

8. Methods to Incorporate Sustainability and Green Building Practices in the Construction Management (CM) Process

Sustainability played a meaningful role in the Franklin Park Elementary School rebuild. To honor the school's history, bricks from the original 1958 structure were carefully salvaged and repurposed into decorative concrete and masonry benches, blending past and present in a thoughtful way. Additionally, we leveraged technology to enhance sustainability and efficiency. Using DroneDeploy's 360-degree camera system, we documented project progress weekly, providing real-time visual updates accessible from anywhere. This digital approach reduced the need for frequent site visits, minimizing transportation-related emissions while keeping stakeholders informed at every stage.

By integrating smart project management, value engineering, and sustainability efforts, the Franklin Park Elementary School rebuild stands as a testament to O-A-K's commitment to quality, efficiency, and community-focused construction.



VI. EXAMPLES OF SIMILAR PROJECTS

LEE HEALTH SURFSIDE OUTPATIENT CENTER EXPANSION

1. Projects Delivering Similar Government Facilities

The second phase of the Outpatient Center at Surfside in Cape Coral was designed to enhance access to specialized medical care for local residents. Located at the intersection of Veterans Parkway and Surfside Boulevard, this expansion introduced essential services such as orthopedics, rheumatology, and rehabilitation. Additionally, it incorporated a breast health center, imaging, lab services, and primary care physician offices, allowing patients to receive comprehensive care in one convenient location.

This 15,000-square-foot expansion brought Lee Physician Group specialists in orthopedics and rheumatology closer to Cape Coral residents, reducing the need to travel to Fort Myers for treatment. As part of the project, the existing two-story complex (initially opened in 2015) was seamlessly integrated with the new addition. Given the critical nature of healthcare facilities, our team took special care to ensure uninterrupted operations, maintaining a clean and quiet environment for patients and staff throughout construction.



2. Schedule and Cost Control

We managed the project schedule from start to finish, ensuring that milestones were met without disruption to ongoing medical operations. The project was delivered on time and within budget, with cost savings applied to benefit the owner. This level of precision in planning and execution reflects our commitment to delivering quality healthcare facilities while maintaining fiscal responsibility.

3. Successful Value Engineering Solutions

While no formal value engineering solutions were implemented, our proactive project management approach ensured that costs were controlled, and resources were allocated efficiently. Our focus remained on delivering high-quality results without the need for major design modifications.

4. Successful Experiences with Local Subcontractors

Executing this project in an active healthcare facility required careful coordination and professionalism from all subcontractors. With only one entrance and exit for staff, patients, and construction teams, maintaining a safe and quiet environment was paramount. Our subcontractors upheld strict cleanliness and safety standards, ensuring that construction activities did not interfere with daily medical operations. When a key connecting wall was opened for several months to link the new and existing structures, all teams worked diligently to minimize disruptions, keeping noise levels low and workspaces impeccably clean.

VI. EXAMPLES OF SIMILAR PROJECTS

5. Additional Construction Costs caused by Design Deficiencies, Not Program Changes

There were no additional construction costs caused by design deficiencies. The project was successfully delivered within budget, reflecting our thorough planning and strong collaboration with the design team.

6. Construction Problems and Means Taken to Solve Them

Like any large-scale construction project, we faced a few challenges but resolved them through teamwork and proactive problem-solving:

HVAC Equipment Delays: The air conditioning units were backlogged due to supply chain disruptions. By



leveraging our strong industry connections and working closely with the owner and subcontractors, we secured delivery in time to minimize impact. A slight delay occurred, but our team efficiently adjusted the schedule to recover lost time.

Stucco Finish Issue: The subcontractor applied the wrong stucco finish to the exterior. Instead of resorting to an extensive and costly sandblasting process, we brought in a team from Sto Products to assess and resolve the issue effectively, maintaining the integrity of the building's aesthetics.

7. Communication with Design Team during Pre-con and Construction Phases

Clear and continuous communication was key to the success of this project. During both the pre-construction and construction phases, we maintained open lines of dialogue with the design team, ensuring that any issues were identified early and addressed efficiently. This collaborative approach allowed us to stay aligned with the project's vision while keeping construction on schedule.

8. Methods to Incorporate Sustainability and Green Building Practices in the Construction Management (CM) Process

Although this project did not have specific sustainability requirements, our team remains committed to responsible building practices. We consistently seek opportunities to incorporate energy-efficient materials, waste reduction strategies, and environmentally friendly construction methods whenever possible.

Through careful planning, problem-solving, and a commitment to excellence, the Lee Health Surfside Expansion was successfully delivered, enhancing healthcare access for Cape Coral residents while maintaining a seamless patient experience throughout construction.



SECTION VII

EXPERIENCE AND CAPABILITIES



VII. EXPERIENCE AND CAPABILITIES

VII. DESCRIBE YOUR EXPERIENCE AND CAPABILITIES IN THE FOLLOWING AREAS.

A. GOVERNMENT FACILITIES WITH MULTIPLE ORGANIZATIONS AND STAKEHOLDERS

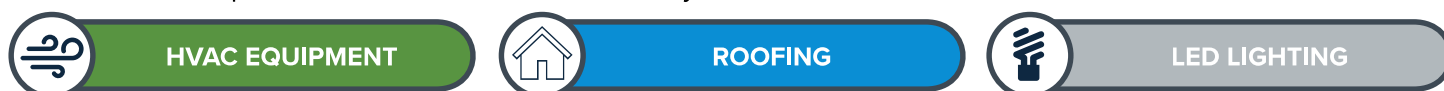
Managing government projects means working within a complex web of agencies, officials, and regulations. At O-A-K, we balance these moving parts through clear, direct communication. For the new Charlotte County Public Works Landfill Maintenance Building, we will coordinate closely with public works leadership, environmental department staff, and solid waste management teams.



We focus on collaboration from day one. Because a landfill is a busy, continuous operation, our team will stay active on site to ensure daily county functions face no interruptions. We've done this before with other public and municipal projects, and we'll bring that same strategic approach to Charlotte County.

B. LIFE CYCLE COST ANALYSIS AND CONTROL INCLUDING VALUE ENGINEERING

We know a successful maintenance facility must remain cost-effective and functional for decades. That is why our life-cycle cost analysis looks beyond the initial construction budget to evaluate operational and maintenance expenses over the next 20, 30, or 50 years.



FOR YOUR PROJECT

We will focus on heavy-duty, impact-resistant materials that withstand harsh daily use and extreme Florida weather. We will evaluate high-efficiency HVAC systems, long-lasting LED lighting, and durable roofing options that **minimize long-term upkeep**. Our goal is to ensure the county gets the highest possible value without compromising on safety or performance.

C. CRITICAL PATH METHOD (CPM)

Time matters, especially when constructing a building next to an active landfill with strict daily hauling schedules. Our scheduling strategy relies on the Critical Path Method (CPM) to pinpoint time-sensitive tasks and keep the project moving forward.

- **Development of a Comprehensive CPM Schedule:** We utilize industry-leading scheduling software to identify critical project milestones from day one.
- **Phased Construction Planning:** Our team sequences work directly around your operational needs to minimize disruption to active landfill functions.
- **Integration with Stakeholder Timelines:** We coordinate construction activities closely with scalehouse operators, public works staff, and safety teams to ensure the continuity of essential county services.
- **Regular Schedule Monitoring:** Conducting weekly progress meetings with all stakeholders to adjust the schedule proactively and mitigate potential delays.

Through disciplined CPM scheduling, we will ensure this project is delivered on time while maintaining full operational capabilities.

VII. EXPERIENCE AND CAPABILITIES

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

A successful project starts long before construction equipment arrives at the job site. Our preconstruction process focuses on refining plans, verifying constructability, and eliminating budget surprises early.



REFINING PLANS



VERIFYING CONSTRUCTABILITY



ELIMINATE BUDGET SURPRISES

We analyze design documents to find structural or mechanical inefficiencies, engage local subcontractors early to secure competitive pricing, and suggest alternative materials that provide equal durability for less money. Our project leaders hold a degree in construction management, bringing deep technical expertise to the table. Our real-time budget tracking gives Charlotte County full financial transparency from start to finish.

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



BIM 4D

Above: BIM Model for recently completed public high school.

The more we resolve before construction begins, the smoother the workflow will be. We utilize Level four BIM to build the entire maintenance facility in a digital space before breaking ground.

This advanced modeling allows us to detect and resolve conflicts between heavy structural elements, mechanical systems, and utility lines before they become expensive field issues. We also use four-dimensional modeling to plan job site logistics and optimize trade coordination around active landfill traffic. When the project ends, our BIM models provide Charlotte County with a clear, digital record for long-term facility maintenance.

F. PERMITTING IN SOUTHWEST FLORIDA & CHARLOTTE COUNTY

Navigating the permitting process requires local experience and early engagement. Since 1995, we have successfully permitted public, commercial, and industrial facilities throughout the region.

For this project, we will **coordinate early with local building officials** to clarify specific requirements for a landfill-adjacent structure. We will focus on securing timely approvals from the South Florida Water Management District while ensuring compliance with FEMA regulations and the Florida Building Code. We know what's needed to get this project permitted efficiently and will ensure approvals don't become a roadblock.

TECHNOLOGY FOR YOUR ADVANTAGE

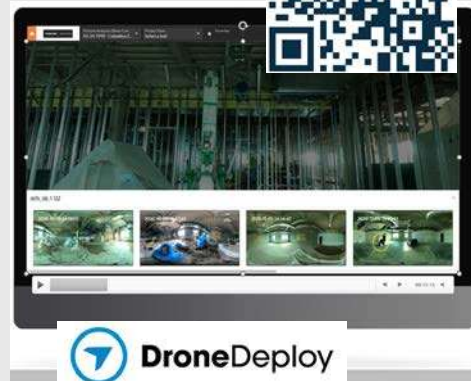


DRONE IMAGES / VIDEO

DroneDeploy creates a 'digital time machine' for your facility, capturing a complete visual record of construction with 360-degree photos that owners can access long after project completion.

By virtually stepping back in time to key project updates, facility teams can see what's behind walls, above ceilings, and beneath floors, making future maintenance, renovations, and troubleshooting faster, safer, and more informed.

CLICK / SCAN CODE TO WATCH VIDEO



DroneDeploy

360° PHOTO DOCUMENTATION



Owen
Ames
Kimball

SECTION VIII

VOLUME OF WORK

VIII. VOLUME OF WORK

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

The total payments received from Charlotte County within the last 24 months is \$0.00.

“

Charlotte County has been a valued partner for more than 20 years, and we’re excited for the opportunity to work together again and deliver a facility that serves the community for years to come.”

— Jim Hopper, President
Owen-Ames-Kimball Co.





SECTION IX

LOCATION

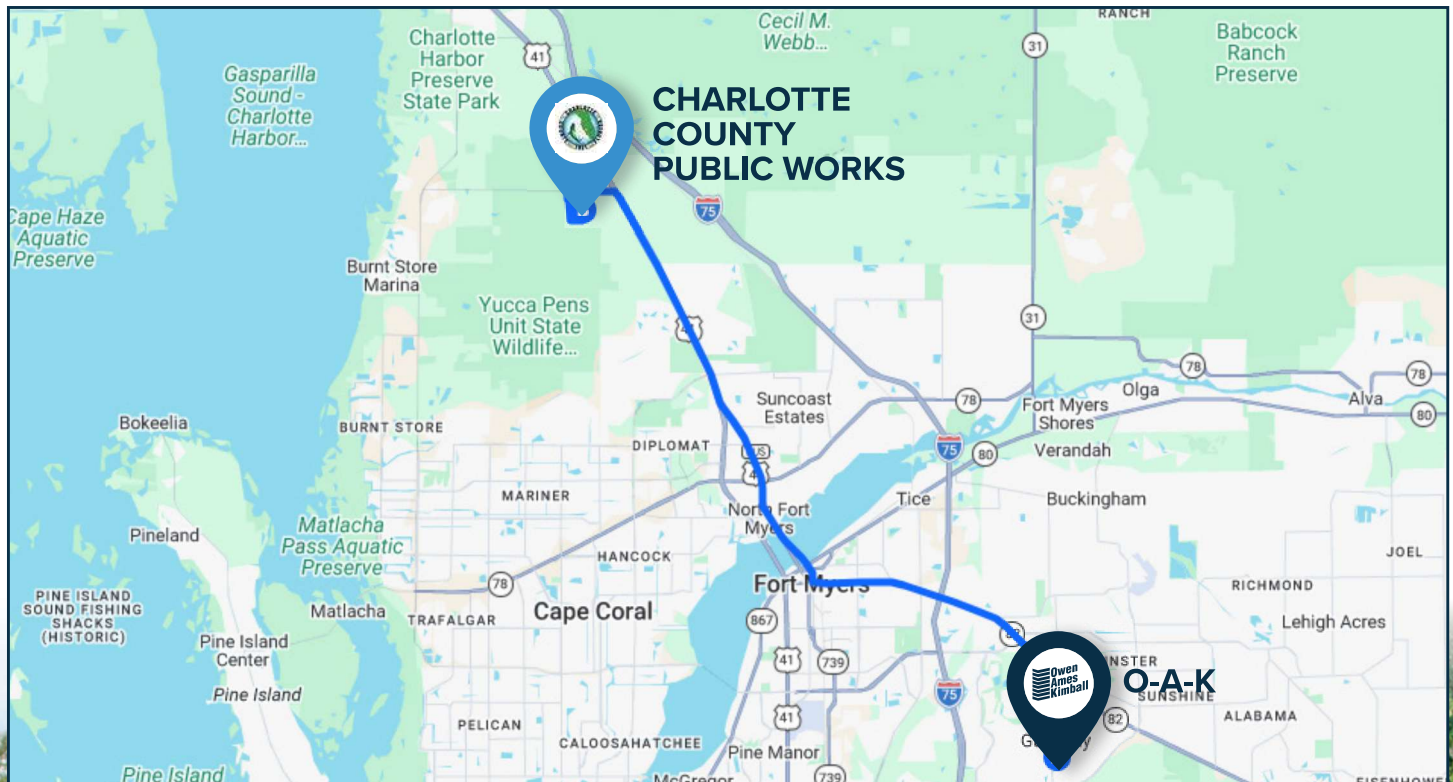


IX. LOCATION

O-A-K's home office is located at 11941 Fairway Lakes Drive, Fort Myers, Florida 33913, 25 miles from the site of the Public Works Operations and Maintenance Facility. **Our superintendent team lives just minutes away from the project site..**

O-A-K provides on-site job site supervision for all Charlotte County Government work. With our on-site job trailers and our close proximity to your County offices, as well as our other O-A-K project sites throughout Charlotte and Lee Counties, our staff and equipment will be readily available for this important project. **Our team members live throughout Southwest Florida and are only minutes from the project site, and can be on-site within minutes and are available 24/7.**

O-A-K's Fort Myers office will provide support for this project. The Fort Myers office is located in the Gateway development in East Lee County at 11941 Fairway Lakes Drive, Fort Myers, FL 33913. This address has been our Florida headquarters location for the past 34 years. O-A-K has had an office in Southwest Florida and has been working and supporting this community for the past 44 years.



Owen-Ames-Kimball Company Florida Corporate Office



SECTION X

LITIGATION



X. LITIGATION

LITIGATION

OUR TEAM IS NON-LITIGIOUS. WE DON'T HAVE ANY CURRENT LITIGATION PENDING.

Owen-Ames-Kimball Company retains the following attorney:

George H. Knott

Knott Ebelini Hart, Attorneys at Law

Mailing Address: Post Office Box 2449; Fort Myers, Florida 33902

Voice: (239) 334-2722

In the last nine years we have been mentioned in the following cases:

Lee County, Florida Civil Court Case No. 17-CA-2251 - Derek Egan v. O-A-K/Florida, Inc.

The plaintiff brought suit for a slip and fall accident he had while at his place of employment. He claims that immediately following our subcontractors installation of new tile floor that he slipped and fell. It turns out the plaintiff is a repeat slip and fall victim.

Status: Owen-Ames-Kimball Company settled this case in December 2018.

iii. Describe in detail any projects within the last three (3) years where liquidated damages, penalties, liens, defaults, cancellations of contract or termination of contract were imposed, sought to be imposed, threatened or filed against your organization.

We have zero (0) incidents. O-A-K has completed all of our projects within the allotted schedule.

OWEN-AMES-KIMBALL COMPANY HAS NEVER FAILED TO COMPLETE ANY AWARDED WORK.





Owen
Ames
Kimball

SECTION XI

MINORITY BUSINESS



XI. MINORITY BUSINESS

CERTIFIED MINORITY BUSINESS ENTERPRISE

O-A-K/Florida, Inc. is not certified as a minority business enterprise (MBE). We do have an exceptionally strong and proven DBE and W/MBE program and look forward to utilizing our experience on this project.

O-A-K is fully committed to advancing diversity and inclusion in the construction industry and proudly supports the County's goals for Minority Business Enterprise (MBE) participation as outlined here. We have consistently exceeded minority, women, and disadvantaged business participation goals across our portfolio and approach each project with intentional, measurable strategies that create opportunity and long-term relationships with MBE partners.

Our commitment goes beyond compliance; it's embedded in how we build. We believe that diverse teams build stronger communities and higher-performing projects.



McCollum Hall Restoration Kick-Off Ceremony

To that end, we bring a comprehensive and proactive strategy to every CMAR engagement:

To make bidding more accessible, we break down scopes, waive bonding on smaller packages, and offer accelerated payments to help with cash flow. We also run legal ads, reach out directly to firms, and provide updated DBE and W/MBE directories to all bidders.

Our approach is hands-on, intentional, and driven by a long-standing commitment to build a more inclusive construction community, one project at a time.

✓ **Early Outreach:** We connect with certified MBE firms during preconstruction and design development. This includes outreach to firms listed with the Florida Office of Supplier Diversity and those registered with local agencies.

✓ **Package Structuring:** We unbundle bid packages into manageable scopes tailored to the capabilities of small and minority-owned businesses, increasing their ability to participate competitively.

✓ **Reduced Barriers:** For qualifying MBE partners, we waive bonding requirements on smaller packages, provide access to accelerated payment schedules to assist with cash flow, and offer estimating assistance and mentorship throughout the bidding process.

✓ **Hands-On Engagement:** Our team hosts pre-bid meetings, virtual and in-person networking events, and one-on-one meetings with interested MBE firms. These steps create access and build familiarity with O-A-K's expectations and systems.

Proven DBE Results Across Florida

Our MBE outreach efforts consistently produce results well above project goals. For example:

DBE GOAL VS ACTUAL		
PROJECT NAME	GOAL%	ACTUAL %
New Lehigh Acres Middle School	0%	33%
Amanecer Elementary School	0%	21%
Aubrey Rogers High School	0%	15%
FGCU Center for Entrepreneurship & Innovation	0%	7%
Naples Airport - Aircraft Rescue Fire Station	8.9%	23.8%
RSW - TSA Checkpoint Modifications	10%	19.6%
RSW - CCTV Upgrade	8%	20%
FMY - Airside Perimeter Road	13%	51%

Our Promise to You

O-A-K will bring the same level of commitment, structure, and passion to meeting and exceeding the County's MBE goals.

Our diversity approach is not a checklist; it's a long-term investment in building stronger, more equitable communities. We look forward to partnering with the County and the MBE community to make this project a model for inclusion and local economic impact.



Owen-Ames-Kimball Company Reference List

Mr. Leandro Goicoechea, PE, MEM
Director, Engineering & Construction
Lee County Port Authority
11000 Terminal Access Road
Fort Myers, FL 33913
(239) 590-4628
lagoicoechea@flylcpa.com



PAGE FIELD SOUTH QUAD HANGARS & RAMPS

Mrs. Kathryn Kelly
Executive Director & Founder
Harlem Heights Foundation
15570 Hagie Drive
Fort Myers, FL 33908
Tel: (239) 340-6300
kathryn@heightsfoundation.org



HEIGHTS EARLY LEARNING & EDUCATION CENTER

Ms. Katie Moses
Park Manager, Lovers Key State Park
Florida Dept. of Environmental Protection
8700 Estero Blvd
Fort Myers Beach, FL 33931
Tel: (239) 463-4588
Catherine.Moses@FloridaDEP.gov



LOVERS KEY WELCOME AND DISCOVERY CENTER

Mr. Matthew Burbach
Project Manager,
School District of Lee County
3308 Canal Street
Fort Myers, FL 33916
(239) 479-4207
matthewbu@leeschools.net



FRANKLIN PARK ELEMENTARY SCHOOL REBUILD

REQUIRED FORMS

PART IV - SUBMITTAL FORMS PROPOSAL SUBMITTAL SIGNATURE FORM

1.	Project Team Name and Title	Years experience	City of office individual will work out of for this project	City individual's office is normally located	City of individual's residence
	Chase Harrison - Project Manager	8	Fort Myers, FL	Fort Myers, FL	Bonita Springs, FL
	Jacob Alvarado - Assistant Project Manager	7	Fort Myers, FL	Fort Myers, FL	Fort Myers, FL
	Tim Harkins - Project Superintendent	40	Fort Myers, FL	Fort Myers, FL	Punta Gorda, FL
	Ryan Klingensmith - Assistant Superintendent	4	Fort Myers, FL	Fort Myers, FL	Cape Coral, FL
	Ryan Propp - Director of Field Operations	29	Fort Myers, FL	Fort Myers, FL	Lehigh Acres, FL
	Abel Natali - Sr. Director of Preconstruction	18	Fort Myers, FL	Fort Myers, FL	Fort Myers, FL
	Jo Durecher - Division Controller	13	Fort Myers, FL	Fort Myers, FL	Esler, FL
	Jim Hopper - President	30	Fort Myers, FL	Fort Myers, FL	Esler, FL
2.	Magnitude of Company Operations				
	A) Total professional services fees received within last 24 months:			\$ 1,100,000	
	B) Number of similar projects started within last 24 months:			36	
	C) Largest single project to date:			\$ \$98,000,000	
3.	Magnitude of Charlotte County Projects				
	A) Number of current or scheduled County Projects			2	
	B) Payments received from the County over the past 24 months (based upon executed contracts with the County).			\$ 0.00	
4.	Sub-Consultant(s) (if applicable)	Location	% of Work to be Provided	Services to be Provided	
	N/A				
5.	Disclosure of interest or involvement: List below all private sector clients with whom you have an active pending contract and who have an interest within the areas affected by this project. Also, include any properties or interests held by your firm, or officers of your firm, within the areas affected by this project.				
	Firm	Address			
	Phone #	Contact Name			
	Start Date	Ending Date			
	Project Name/Description				

NAME OF FIRM O-A-K/Florida, Inc DBA Owen-Ames-Kimball Co.

(This form must be completed and returned)

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 ☒
Comments or Additional Information: 	

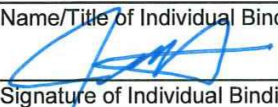
The undersigned attests to his/her authority to submit this proposal and to bind the firm herein named to perform as per contract, if the firm is awarded the Contract by the County. The undersigned further certifies that he/she has read the Request for Proposal, Terms and Conditions, Insurance Requirements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

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

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

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

Addendum No. <u>1</u> Dated <u>6/3/26</u>	Addendum No. _____ Dated _____	Addendum No. _____ Dated _____
Addendum No. <u>2</u> Dated <u>6/4/26</u>	Addendum No. _____ Dated _____	Addendum No. _____ Dated _____

Type of Organization (please check one):	☐ INDIVIDUAL CORPORATION ☒ PARTNERSHIP JOINT VENTURE ☐	☐
O-A-K/Florida, Inc DBA Owen-Ames-Kimball Co.	239.561.4141	
Firm Name	Telephone	
O-A-K/Florida, Inc DBA Owen-Ames-Kimball Co.	59-2190605	
Fictitious or d/b/a Name	Federal Employer Identification Number (FEIN)	
11941 Fairway Lakes Dr		
Home Office Address		
Fort Myers, FL 33913	44	
City, State, Zip	Number of Years in Business	
Same as above		
Address: Office Servicing Charlotte County, other than above		
Abel Natali / Sr. Director of Preconstruction	239.561.4141	
Name/Title of your Charlotte County Rep.	Telephone	
Jim Hopper / President		
Name/Title of Individual Binding Firm (Please Print)	18 June 2026	
	Date	
Signature of Individual Binding Firm		
jhopper@oakfl.com		
Email Address		

(This form must be completed & returned)

DRUG FREE WORKPLACE FORM

The undersigned vendor in accordance with Florida Statute 287.087 hereby certifies that O-A-K/Florida, Inc DBA Owen-Ames-Kimball Co.
_____ 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

18 June 2026

Date

(This form must be completed & returned)

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

Charlotte County Contract #20260453

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

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

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

Further Affiant sayeth naught.



 Signature
 Jim Hopper

 Printed Name
 President

 Title
 Owen-Ames-Kimball Co.

 Nongovernmental Entity
 18 June 2026

 Date

END OF PART IV

NAME OF FIRM O-A-K/Florida, Inc DBA Owen-Ames-Kimball Co.
 (This form must be completed and returned)



PURCHASING DIVISION

Charlotte County Administration Center
18500 Murdock Circle, Suite 344
Port Charlotte, Florida 33948-1094

Phone 941.743.1378
Fax 941.743.1384

TO: PROSPECTIVE PROPOSERS

DATE: JUNE 3, 2026

RE: ADDENDUM #1, RFP NO. 20260453, CM @ Risk – Public Works Landfill Maintenance Building

PROPOSAL DUE DATE: 3:00 p.m. (EST), JUNE 18, 2026

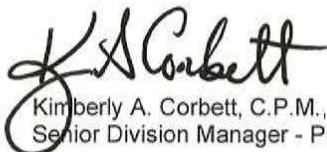
Firms are hereby notified that this addendum shall be made as part of the above-named proposal and contract documents. The following are issued to revise/clarify the proposal and contract documents, and these items shall have the same force and effect as the original proposal and contract documents. Proposals to be submitted on the above-specified date at Purchasing shall conform to the revisions and clarifications as listed herein.

ITEM # 1 QUESTIONS/ANSWERS

Q1: Is there a specific certification or set of guidelines that we should strive for to comply with the new building's desired hurricane rating, such as a specific ICC standard or similar option?

A1: The intent of the design is to construct the facility at a "code plus" level. We are not looking to achieve any specific ratings beyond that.

This addendum is binding and is to be considered as if contained within the original proposal documents of RFP No. 20260453. Firms are required to acknowledge receipt of this addendum on their proposal forms.



Kimberly A. Corbett, C.P.M., CPPB
Senior Division Manager - Purchasing

KAC/rm

cc: Professional Services Committee
Clerk
File



PURCHASING DIVISION

Charlotte County Administration Center
18500 Murdock Circle, Suite 344
Port Charlotte, Florida 33948-1094

Phone 941.743.1378
Fax 941.743.1384

TO: PROSPECTIVE PROPOSERS

DATE: June 4, 2026

PROPOSAL DUE DATE: 3:00 p.m. (EST), JUNE 18, 2026

RE: ADDENDUM #2, RFP NO. 20260453, CM @ Risk – PUBLIC WORKS LANDFILL MAINTENANCE BUILDING

Firms are hereby notified that this addendum shall be made a part of the above-named proposal and contract documents. The following are issued to revise/clarify the proposal and contract documents, and these items shall have the same force and effect as the original proposal and contract documents. Proposals to be submitted on the above-specified date at Purchasing shall conform to the revisions and clarifications as listed herein.

ITEM # 1- QUESTIONS/ANSWERS

Q1: If the County is providing the design team through engineering, would the Professional Insurance (E&O Insurance) be required for this CMAR project?

A1: No. Professional Liability (Errors and Omissions Liability) is not required for this project.

Q2: We are interested in scheduling a site visit for this project. Would that be possible/acceptable if a site visit could be coordinated through you?

A2: We can make a one-time only site visit available to all Firms. This opportunity will take place on **June 11, 2026, from 9:00-10:00 AM.**

Please meet the Project Manager at the main gate, and Firms will be chaperoned to the site. No questions will be answered during this visit.

This addendum is binding and is to be considered as if contained within the original proposal documents of RFP No. 20260423. Firms are required to acknowledge receipt of this addendum on their proposal forms.

Alisa True for

Kimberly A. Corbett, C.P.M., CPPB
Senior Division Manager - Purchasing

KAC/rm

cc: Professional Services Committee
Clerk
File

Owen-Ames-Kimball Company's strong financial position, impressive staff or professionals, proven track record on large and complex projects and strong support of repeat customers, this firm is able to obtain bonding support for **single projects in excess of \$250,000,000** and **aggregate work programs in excess of \$500,000,000**



678 Front Ave., NW, Ste. 330
Grand Rapids, MI 49504

May 29, 2026

RE: Bonding Capacity of O-A-K/Florida, Inc.
11941 Fairway Lakes Dr.
Fort Myers, FL 33913

To Whom it May Concern,

This letter is to confirm Owen-Ames-Kimball Company's bonding capacity. Owen-Ames-Kimball Company has enjoyed a 20+ year bonding relationship with their surety, Travelers Casualty and Surety Company of America (current A.M. Best Rating A++XV). As a result of Owen-Ames-Kimball Company's strong financial position, impressive staff of professionals, proven track record on large and complex projects and strong support of repeat customers, this firm is able to obtain bonding support for single projects in excess of \$250,000,000 and aggregate work programs in excess of \$500,000,000.

Based on this history, Owen-Ames-Kimball Company should be pre-qualified for any job(s) up to \$250,000,000.

EPIC is honored to be part of Owen-Ames-Kimball Company's risk management and bonding team. Should you have any questions, please contact me.

Sincerely,



David Hop
Managing Principal

Epic Insurance Brokers
David Hop
Managing Principal
E: david.hop@epicbrokers.com

250 Monroe Ave NW
Grand Rapids, MI 49503
P: (616) 822-5941

REQUIRED FORMS



O-A-K's current insurance certificate is provided below. Our \$20 million umbrella policy "sits" on top of our general, automobile and employers (part of workers compensation insurance) liability limits. The additional information requested about our insurance company(s) is detailed in the right side bar.

Client#: 164731		OWENAME1		DATE (MM/DD/YYYY) 5/29/2026	
ACORD CERTIFICATE OF LIABILITY INSURANCE					
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 any rights to the certificate holder in lieu of such endorsement(s).					
PRODUCER EPIC Insurance Midwest 678 Front Ave NW, Suite 330 Grand Rapids, MI 49504		CONTACT NAME: Patti Zuk PHONE (A/C, No, Ext): 616-600-9677 E-MAIL ADDRESS: patti.zuk@epicbrokers.com		FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: National Union Fire Ins Co of Pittsburg 19445 INSURER B: Allied World National Assurance Company 10690 INSURER C: New Hampshire Insurance Company 23841 INSURER D: Travelers Property Casualty Co of Amer 25674 INSURER E: Arch Specialty Insurance Company 21199 INSURER F:	
INSURED O-A-K/Florida, Inc. dba Owen-Ames-Kimball Co. 11941 Fairway Lakes Dr. Fort Myers, FL 33913		NAIC #			
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	ADOL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC OTHER:	X X	GL3118752	09/01/2025	09/01/2026
					EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 \$
A	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☐ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS NON-OWNED AUTOS ONLY	X X	CA2446812	09/01/2025	09/01/2026
					COMBINED SINGLE LIMIT (Ea accident) \$2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	☒ UMBRELLA LIAB ☐ EXCESS LIAB DED ☒ RETENTION \$10,000	X X	03119130	09/01/2025	09/01/2026
					EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
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	WC48407354	09/01/2025	09/01/2026
					☒ PER STATUTE E.L. EACH ACCIDENT \$2,000,000 E.L. DISEASE - EA EMPLOYEE \$2,000,000 E.L. DISEASE - POLICY LIMIT \$2,000,000
D	Leased/Rented Eqp		QT6307Y24748ATIL25	09/01/2025	09/01/2026
E	Professional & Pollution Liab.		CPP00344101016	09/01/2025	09/01/2026
					\$450,000/\$1,000 Ded. \$3,000,000 Occ/\$6M Agg \$50,000 Retention
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)					
RE: RFP NO. 20260453 CONSTRUCTION MANAGER AT RISK PUBLIC WORKS LANDFILL MAINTENANCE BUILDING, Charlotte County a political subdivision of the state of Florida and it officers, employees, agents and volunteers are named as additional insureds on a primary and non-contributory basis as required by written contract. A waiver of subrogation applies in favor of additional insureds as required by written contract.					
CERTIFICATE HOLDER			CANCELLATION		
Charlotte County Board of County Commissioners 18500 Murdock Circle, Ste. 344 Port Charlotte, FL 33948-0000			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 Daniel J. Hays		
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Insurance Company Carrier(s):

Epic Brokers
 Attn: Patti Zuk, Director
 560 5th Street NW, Ste. 202
 Grand Rapids, MI 49504
 Direct: (616) 822-5941
 patti.zuk@epicbrokers.com

Insurance Companies Raties:

A.M. Best Ratings
 National Union Fire Ins. Co.: A (XV)
 New Hampshire Ins. Co.: A (XV)
 Allied World Nat. Assurance Co.: A (XV)
 Arch Specialty Ins. Co.: A+ (XV)



**THANK YOU
FOR YOUR
CONSIDERATION**



PREPARED BY: Owen-Ames-Kimball Company
11941 Fairway Lakes Drive, Fort Myers, FL 33913
(239) 561-4141 | (239) 561-1996

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