



CONSTRUCTION MANAGER AT RISK - FIRE STATIONS 3, 6, & 17

RFP NO. 2024000116

DECEMBER 13, 2023



Prepared For
CHARLOTTE COUNTY

Prepared By
FLORIDA PREMIER CONTRACTORS



941-205-1400



admin@fpcbuilds.com



www.fpcbuilds.com

December 13, 2023

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

RE: Charlotte County RFP No. 2024000116 - CM@RISK – FIRE STATIONS 3, 6, AND 17

Dear Mr. Dunn, Mr. McStravic, and Deputy Chief Molenda,

We welcome the opportunity to be the Construction Manager on the next three fire stations. These stations will continue to bring our public safety facilities into 21st century for the mutual benefit of the first responders and the community. As highly experienced construction managers that specialize in public safety and municipal buildings throughout Charlotte County, FPC is pleased to submit our team's experience and qualifications in the hopes of being your partner on another successful project.

All the CM firms that are submitting on this FRP have built fire stations before. Some of the firms have even built stations in Charlotte County. What makes FPC different?

COMPANY VS PEOPLE

There is a difference between "Company" experience and the experience of the "People" who will actually manage the construction of FS #3, 6 & 17.

- Our people have built more Charlotte County fire stations than the other teams combined.
- **Why is this important?** While corporate experience is important, it's really the team members who handle the preconstruction, and the day-to-day construction management activities that bring the lessons learned to the next round of fire stations.

THE ARCHITECT COULD CHANGE

- It remains to be seen which design team the County chooses to design the next three fire stations. Over the last 20 years only 3 firms have been involved in Charlotte County fire station design.....Wilder Architecture, Fawley Bryant Architecture and Sweet Sparkman Architecture. Our proposed team has worked with all three firms on Charlotte County projects and is currently working with both Wilder and Fawley Bryant on Charlotte County FS #9 at Babcock Ranch.
- **Why is this important?** Knowing the strengths and weaknesses of the architect's design team is paramount to catching any design or coordination before construction begins. Having worked through these issues most recently on Fire Station #9 with **BOTH** Wilder Architecture and Fawley Bryant has given us unique insight into the current evolution of this prototype. No other CM team has this depth and breadth of knowledge, which will help ensure the successful completion of this project no matter which architect is chosen by the County.

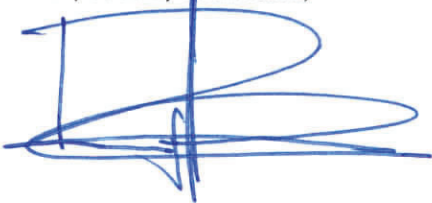
VALUE ENGINEERING MATTERS

- Our team members have been involved in the construction of three subtle variations of the current prototype design. There is an old adage in the construction industry....**By the time you've built something for the 3rd time, you've found all the ways it could have been designed better....** During the construction of Fire Stations #2, 5 & 9 our team has been able to identify a series of slight modifications that we feel can be implemented on the next three stations that will result in a slightly better and more cost-effective design.
- **Why is this important?** With construction costs increasing exponentially, it's extremely important to maximize the efficiency of the design AND the construction. The subtle changes we've identified mainly involve the structural and the mechanical systems. The structural changes can be easily implemented on Fire Stations #'s 3, 6 & 17 with no loss of durability, functionality or aesthetics and will result in faster build times, which will result in direct savings. The mechanical changes involve minimizing the number of mini-split AC systems which will save upfront costs and minimize on-going maintenance. Every dollar counts and you double the benefit when you can eliminate initial costs AND save on life cycle costs.

IN CLOSING

This project fits FPC like a glove and we are excited to be given the opportunity to continue to serve Charlotte County. Our experience gained on the latest generation of fire stations will be a direct quality and cost benefit to the County on the next three prototype stations. Please feel free to contact us below with any questions you may have regarding our submission. Thank you for your consideration of the FPC team for this exciting project.

Respectfully submitted,



Robert J. Humpel
President | Managing Partner
Email: rhumpel@fpcbuilds.com
Phone: 941-205-1400 | 941-205-1401

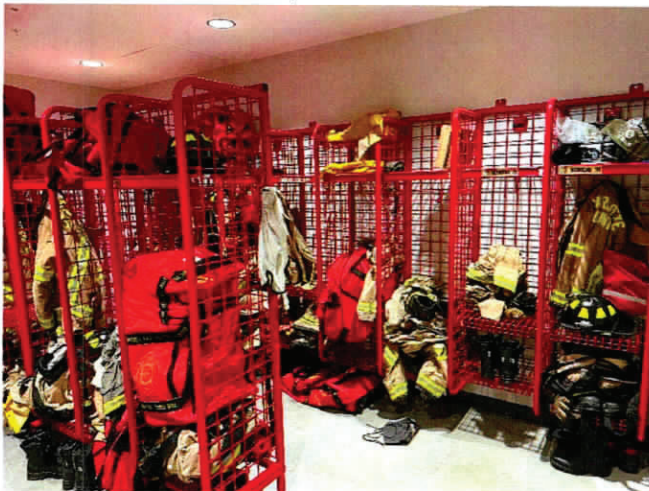


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- X. Litigation
- XI. Minority Business
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The proposal is made without collusion with any other person or entity submitting the proposal pursuant to this RFP

Mission Statement

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

About Us

FPC was formed in 2011 for the expressed purpose of continuing to provide top-level construction management services to the local SW Florida market from a headquarters located in Charlotte County.

Over the past 12 years FPC has grown steadily and has delivered close to \$110M in construction management projects from our Punta Gorda office.

Financial Statement

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



I. TEAM PROPOSED FOR THIS PROJECT

A. *Background of the Personnel*

1. Project Manager
2. Other Key Personnel
3. Consultants
4. Staffing Levels and Positions Proposed



I. TEAM PROPOSED FOR THIS PROJECT

A. BACKGROUND OF THE PERSONNEL

FPC has selected several of our most qualified staff to form the Construction Management Team for the CM@Risk Fire Stations 3, 6, & 17 project.

We selected our team members based on two key prerequisites:

1. Relevant experience on Charlotte County Fire Stations
2. Team experience on Charlotte County Projects

A1. Lead Project Manager



Jennifer Newman, Senior Project Manager - Jennifer has diverse experience in construction and engineering, including nuclear submarines, oil & gas, chemical plants, and facility construction management. Jennifer will be directly responsible for ensuring the team completes all day-to-day project objectives as well as cost accounting management. She will prepare and route project schedules, look-ahead documents, submittals, and material procurement logs. Jennifer will communicate and coordinate directly with the field Superintendent(s) and trades partners. ***She will be the single point of contact for all project related business.***

A2. Other Key Personnel



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








Carlton Hughes, LEED AP, Project Executive & Managing Partner - Carlton will be responsible for setting expectations and making sure the entire project team is working in concert to achieve project goals. Carlton has been instrumental in the success of over 20 projects working directly for the Charlotte County Facilities and Construction Department. ***He will be heavily involved in oversight of preconstruction and construction operations.***



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



Scott Robbins, Director of Preconstruction and Chief Estimator - Scott plays a key role in developing scope packages and all pricing activities in the pre-construction phase. His department will provide progress estimates and ultimately a GMP for the project along with value engineering or constructability options.

	<p>Tasha Boyle, Director of Administration - Tasha coordinates the timely processing of payment applications, lien releases, and other day-to-day administrative requirements. <i>Her knowledge of Charlotte County's Project accounting procedures and personnel will make monthly accounting workflows seamless.</i></p>
	<p>Jose Clausell is our MEP Superintendent / Coordinator – Jose plays a critical role in the review and implementation of increasingly complex mechanical, electrical, and plumbing systems on multiple projects. Jose will provide periodic QC site reviews of systems installation and integration.</p>
	<p>Art Webb, Superintendent – Art will lead and supervise all day-to-day field activities including onsite logistics, scheduling, and management of construction labor. Art's experience on Fire Station #9 will play a vital role in keeping consistency across the next three stations. <i>He will be the main onsite contact daily.</i></p>
	<p>Jerry Cooper, Assistant Superintendent – Jerry gained 2-years' post college experience in production home developments before joining FPC. He is currently assigned to the Babcock Ranch FS9 & D5 projects where he is learning commercial construction the FPC way. Jerry will continue to provide field support as needed to the Fire Station projects.</p>
	<p>Austyn Hall, Assistant Superintendent – Austyn grew up working in a family-owned concrete and masonry business in Arcadia. He has been an asset to FPC on recent projects such as the Hurricane Ian Recovery efforts. Austyn will provide field assistance and structural QC to the Fire Station projects.</p>

A3. Consultants

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

A4. Staffing Levels & Positions Proposed

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

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

Statements:

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

***Designer will not be substituted without the express permission of the County**

Staff Positions	Preconstruction %	Construction %
Project Manager	25%	10%
Director of Construction Ops	5%	10%
VP / Project Executive	5%	100%
President / Principal in Charge	5%	25%
Superintendent	2%	100%
Assistant Superintendent #1	0%	30%
Assistant Superintendent #2	0%	50%
MEP Superintendent	2%	50%
Director of Preconstruction	10%	15%
Assistant Project Manager	5%	20%
Director of Administration	5%	20%
Project Assistant	0%	20%

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





II. PROPOSED MANAGEMENT PLAN

A. *Team Organization*

1. Pre-Construction Phase
2. Construction Phase

B. *Personnel Resumes*

C. *Roles and Responsibilities of Participants*

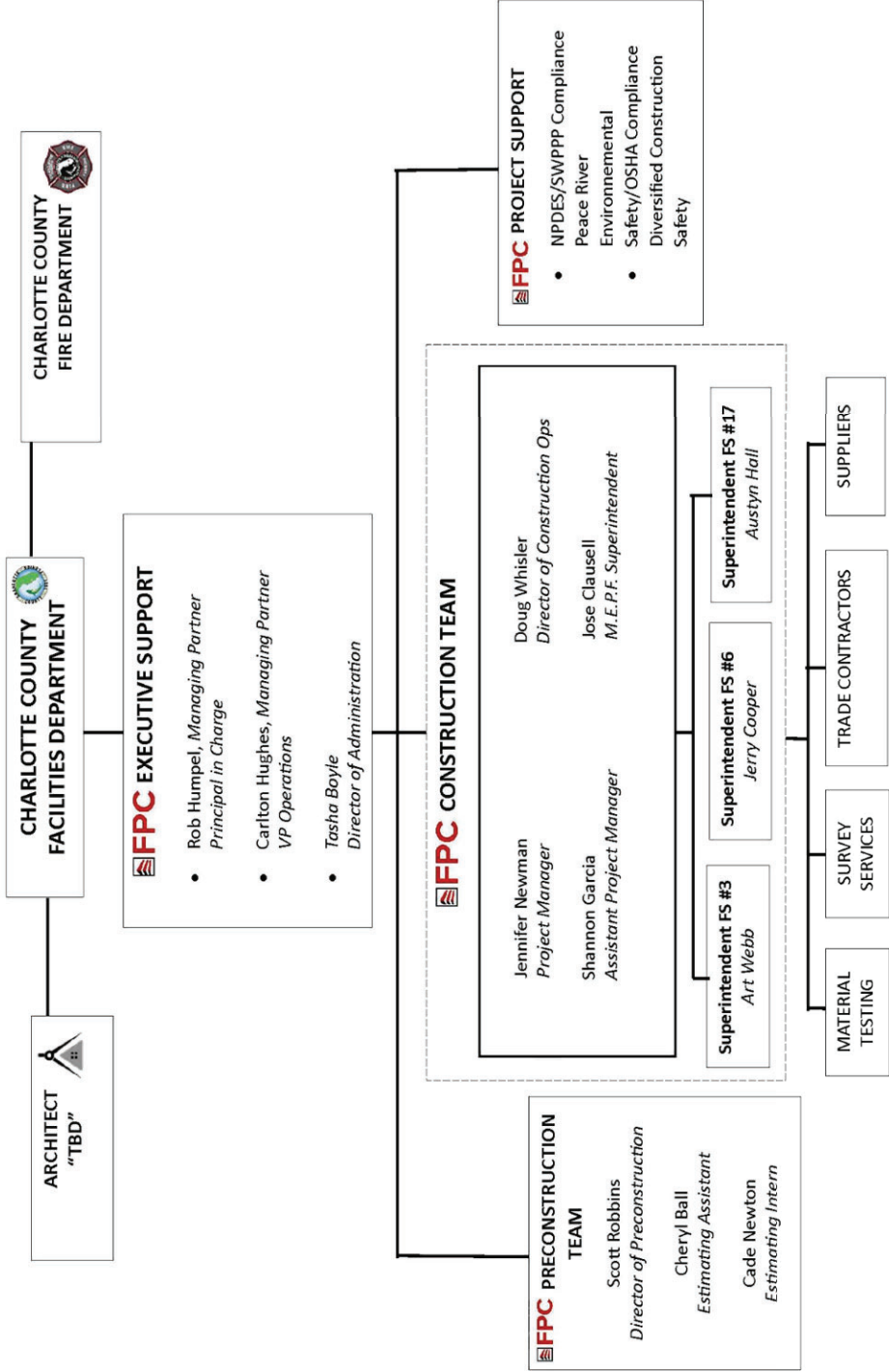


II. PROPOSED MANAGEMENT PLAN

A. TEAM ORGANIZATION

Our management plan centers around the direct involvement of our team members in all aspects of the project. We are a mid-sized firm with a centralized office. *The County will communicate with these same people from start to completion to ensure complete continuity.*

ORG CHART



B. PERSONNEL RESUMES

*Please see attached resumes



Rob Humpel, LEED® AP

President and Principal in Charge

✉ rhumpel@fpcbuilds.com 📞 941-205-1400 ext.9215

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

EDUCATION

Bachelor of Science, 1991,
Florida State University

USGBC LEED Accredited
Professional

FL Certified General
Contractor #CGC1506395

PROFESSIONAL DEVELOPMENT

Graduate Leadership
Charlotte Class of 2005

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

Past Board Member-CC
Industrial Development
Authority

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

Appointed Member
2021 CC Charter Review
Committee

Past President
Charlotte Desoto Builders
Industry Association

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

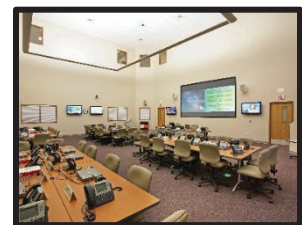
RELEVANT PROJECT EXPERIENCE

- **Charlotte County Fire Station #9 and CCSO D5 Campus (2023) – Under Construction**
- **CC Capital Maintenance Project – (2017-2022) \$15-20M –**
Which includes dozens of projects in CCSO occupied Facilities over the 5-year period.
 - **Fire Station #'s 1,2,4,5,8,9,11,13,12,15,16**
- **CCSO Firing Range Construction Defect Evaluation and Pricing** (completed for the Facilities Department)
- **CCSO District 1 headquarters (2018)** D1 was developed as a new generation prototype office for the sheriff.
- **Mac V. Horton West County Annex** is a multi-use government office building.
- **Charlotte County Jail Expansion (2010)**
- **Charlotte County Public Safety Complex/EOC (2007)**
- **Charlotte County Fire/EMS Vehicle Maintenance Facility (2007)**
- **CCSO Training Annex Reconstruction (2005)** On the same site as D4
- **CCSO Administrative Headquarters/District 3 (2004)**

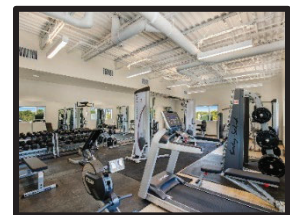
**Individual Experience - performed by FPC staff member while at another firm*



CC Fire Station #9 – Babcock Ranch



Charlotte County Public Safety Complex



Charlotte County Sheriff's Office District 1 HQ



CARLTON HUGHES, LEED® AP

Vice President and Project Executive

✉ chughes@fpcbuid.com 📞 941-205-1400 ext.9556

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

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

EDUCATION

B.A., Washington College,
 Maryland 2001
 USGBC LEED Accredited
 Professional

PROFESSIONAL DEVELOPMENT

**F FL Certified General
 Contractor CGC 1529709**

Member

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

Graduate & Chair

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

Past Board Member

Charlotte County Chamber
 of Commerce

Charlotte County American
 Red Cross

Past Design Chair

Main Street Punta Gorda

RELEVANT PROJECT EXPERIENCE

- **Charlotte County Fire Station 9 & D5 (2023-Present)** \$6.4 M – *New construction 12,160 GSF consisting of a twelve-bunk living space, offices, secure EMS storage, full kitchen, fitness room, dedicated decontamination room and apparatus bay.*
- **Charlotte County Hurricane Ian Recovery South (2023)** \$14M. *Storm damage evaluation and repairs to County facilities south of the river including public safety facilities such as:*
 - Fire Stations 6,7,9, & 16
 - Sheriff Admin. D4
 - Justice Center
- **Charlotte County Capital Maintenance & Repairs (2017-2022 & 2023-2028)** \$6-7 M per year on average. *These project values range from \$10k-\$1.5m and typically involve a high-level of coordination in occupied facilities.*
 - Public Safety Complex – various repairs & maint.
 - Fire Station #'s 1,2,4,5,8,9,11,13,12,15,16 – Various repairs and maintenance.
- **Sunseeker Resorts (2018-present)**
 - Early Demolition and Site Preparation.
 - Main Street & Utility Reconfigurations
 - CCU Master Lift Station
 - 3 Restaurant Venues
 - 4 Retail Venues

**Individual Experience - performed by FPC staff member while at another firm*



CC Fire Station #9 – Babcock Ranch



Hurricane Ian Recovery



Charlotte County Public Safety



Jennifer Newman

Project Manager

✉ jnewman@fpcbuilds.com 📞 941-662-1776

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

Since relocating to Charlotte County in 2016, she has focused on municipal projects such as Longboat Key Fire Stations 91 (renovation) and 92 (new construction). She expertly handles budget management, contract negotiations, scheduling, logistics, and construction challenges. She is known for her diligence and timely responsiveness. During construction of Charlotte County Fire Stations #2, #5, & #9 she quickly responds to Facilities and Fire Department concerns and requests.

EDUCATION

B.S., Electrical Engineering
 28 years Construction
 Experience

PROFESSIONAL DEVELOPMENT

Forklift
 Fall Protection & Scaffold
 Trenching & Excavation
 HAZCOM
 Dale Carnegie Immersion
 Seminar – Strictly Business

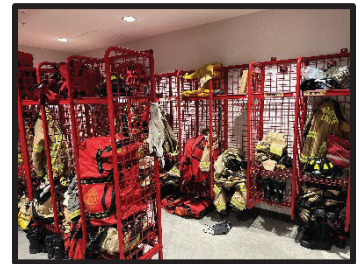
RELEVANT PROJECT EXPERIENCE

- **Charlotte County Fire Station #9 and CCSO D5 Campus (2023) – Under Construction**
- **Charlotte County Fire Station 2 (2021-2022)* \$5.5M** – New construction 12,160 GSF consisting of a twelve-bunk living space and three apparatus bays.
- **Charlotte County Fire Station 5 (2021-2022)* \$4.5M** – New construction 9,232 GSF, including bunks, offices, secure EMS storage, full kitchen, fitness room and dedicated decontamination room. This is a hardened building, complete with Level E missile rated impact glass and doors.
- **Charlotte County Justice Center Reroof (2020)* \$2.3M** – Removal of existing roof and installation of new TPO roof system over 50,650 GSF on 2 and 4 story building.
- **Charlotte County Sheriff District 3 Office & Evidence Bldg. (2018 – 2020)* \$11.3M** – Project consisting of Sheriffs' Office Building 16,590 GSF and Evidence Building 24,600 GSF consisting of evidence vault, drug vault, dry tank, Faraday room, computer forensics and vehicle bay with automobile lift.
- **Charlotte County Community Development Office Expansion (2018-2019)* \$2.7M** – Constructing a new concrete block and stucco 4,879 GSF addition onto Community Development building and interior renovations to existing 17,931 GSF building.
- **Charlotte County Jail Infirmary (2017-2018)* \$10M** – New 3-story tilt wall 23,580 GSF building attached to existing jail, consisting of 127 beds, offering medical and dental care.

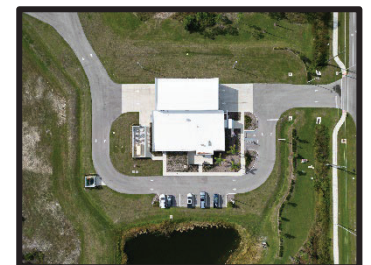
**Individual Experience - performed by FPC staff member while at another firm*



**Charlotte County Fire Station #9
– under construction**



Charlotte County Fire Station #2*



Charlotte County Fire Station #5*



Doug Whisler

Director of Construction

✉ dwhisler@fpcbuilds.com 📞 941-205-1400

Doug has been a valued resident of Charlotte County for over 25 years and has built over 40 projects in the Charlotte County area. Doug has been involved in the repair and development of three generations of Charlotte County Fire Stations including the older metal building volunteer stations, “Gen 2” Fire Stations building in the early 2000’s and the latest “Gen 3” Stations including #2 & #5, & #9.

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

EDUCATION

45 years Construction Experience

PROFESSIONAL DEVELOPMENT

OSHA 30-Hour
Fall Protection
Trenching & Excavation
HAZCOM

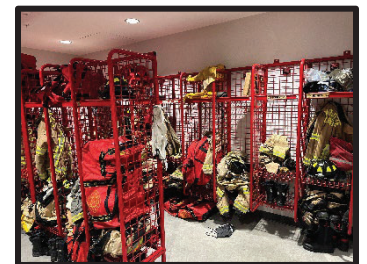
RELEVANT PROJECT EXPERIENCE

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- **Charlotte County Fire Station 5 (2021-2022)* \$4.5M** – New construction 9,232 GSF, including bunks, offices, secure EMS storage, full kitchen, fitness room and dedicated decontamination room. This is a hardened building, complete with Level E missile rated impact glass and doors.
- **Charlotte County Justice Center Reroof (2020)* \$2.3M** – Removal of existing roof and installation of new TPO roof system over 50,650 GSF on 2 and 4 story building.
- **Charlotte County Sheriff District 3 Office & Evidence Bldg. (2018 – 2020)* \$11.3M** – Project consisting of Sheriffs’ Office Building 16,590 GSF and Evidence Building 24,600 GSF consisting of evidence vault, drug vault, dry tank, Faraday room, computer forensics and vehicle bay.
- **Charlotte County Community Development Office Expansion (2018-2019)* \$2.7M** – Constructing a new concrete block and stucco 4,879 GSF addition onto Community Development building.
- **Charlotte County Jail Infirmary (2017-2018)* \$10M** – New 3-story tilt wall 23,580 GSF building attached to existing jail, consisting of 127 beds, offering medical and dental care.
- **Charlotte County Public Safety Complex/EOC (2007)***
- **Charlotte County Fire/EMS Vehicle Maintenance Facility (2007)***

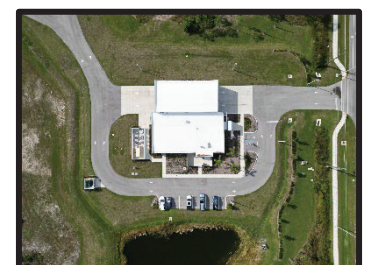
**Individual Experience - performed by FPC staff member while at another firm*



Charlotte County Fire Station #9 – under construction



Charlotte County Fire Station #2*



Charlotte County Fire Station



Scott Robbins

Director of Preconstruction and Chief Estimator

✉ srobbins@fpcbuilds.com 📞 941-205-1400

Scott Robbins is the Director of Preconstruction and Chief Estimator for Florida Premier Contractors with over 25 years of experience construction market. His construction resume includes high profile projects in the Boston Market and a growing list of regional ones.

Scott manages our preconstruction process providing significant budget and schedule control by “filling in the blanks” using historical data and specific knowledge of building systems and the MEP systems involved. He also participates as a document reviewer and advisor for constructability and value analysis. Scott also manages the bidding process and the development of our guaranteed maximum price (GMP). **Scott’s public safety background from Lee County and in-depth knowledge of regional trades will be of particular benefit to the Charlotte County Fire Stations 3, 6, & 17 Projects.**

EDUCATION

B.S. in Construction Management, Wentworth Institute of Technology

PROFESSIONAL DEVELOPMENT

25+ Years’ Experience Construction Management

10 HR OSHA Certification
FL 2003-CG1506395

Lean Construction Implementation Practices

RELEVANT PROJECT EXPERIENCE

- Charlotte County Fire Station #9 and CCSO D5 Campus (2023) – *Under Construction*
- Bloom Academy Babcock Ranch (2023)
- Charlotte County Bayshore Park Sunseeker Connection (2023)
- Sunseeker Resort - Heavily themed restaurants totaling \$12million GMP.
- Charlotte County Placida Boat Ramp Park (in pre-construction) is a Charlotte County Park project with various recreational use elements.
- CC Capital Maintenance Project 2017-2022 \$15-20M
- Cape Coral Yacht Club \$15M *
- San Carlos Fire Station \$6M *
- Cape Coral Fire Station #11 \$6M *
- Jet Blue Park \$1.3M*
- Immokalee Fire Station \$7M*
- Shark Ninja Corporate Headquarters \$19M *
- Boston Public Market \$14M. *
- Envoy Hotel Boston \$42M*

**Individual experience*



CC Fire Station #9 – Babcock



San Carlos Park Fire Station #54



Cape Coral Fire Station #11



Tasha Boyle

Director of Administration

✉ tgarcia@fpcbuilds.com 📞 941-205-1400

Having been born and raised in Charlotte County, Tasha has seen and been a part of the tremendous growth in the area. Tasha brings to FPC over 18+ years of experience with Contract administration, cost accounting, human resource, and office management.

Tasha's main responsibility is document control and contract administration. She is also responsible for monthly owner billing, sub-contractor pay application processing, producing Lien Releases, maintaining Notice to Owners, and verifying accurate insurance requirements from sub-consultants.

EDUCATION

Edison State College,
AA-2014

University of South
Florida, BA-2015

Florida State University,
MA-2018

PROFESSIONAL DEVELOPMENT

Procore Certified, 2019

Florida Notary

10 Hour OSHA
Certification

RELEVANT PROJECT EXPERIENCE

- **Charlotte County Fire Station #9 and CCSO D5 Campus (2023) – Under Construction**
- **Charlotte County Hurricane Ian Recovery South (2023) \$14M.** Storm damage evaluation and repairs to County facilities south of the river including public safety facilities such as:
 - Fire Stations 6,7,9, & 16
 - Sheriff Admin. D4
 - Justice Center
- **Charlotte County Sheriff's Office District 1 HQ**
- **CCSO Obstacle Course**
- **Cheney Brothers Expansion (2021) \$8M**
- **CC Capital Maintenance Project 2017-2022 \$15-20M**
- **Mac V. Horton West County Annex**
- **Charlotte County Placida Boat Ramp Park (in pre-construction)**
- **Charlotte County Punta Gorda Library \$8M**
- **SpringHill Suites by Marriott Punta Gorda \$10M**



CC Fire Station #9 – Babcock Ranch



Charlotte County Capital
Maintenance Project



Charlotte County Sheriff's Office
District 1 HQ



Jose Clausell

MEP Superintendent

✉ jclausell@fpcbuilds.com 📞 941-205-1400

Jose's 25 years of construction experience is deeply rooted in industrial electrical and mechanical projects. His success in identifying and resolving conflicts on paper and in the field has led to the development of a position specific to the MEP trades at FPC. We have found, the trade specific supervision to be a key component of our quality control program.

As MEP Superintendent/Coordinator, Jose plays a critical role in the review and implementation of increasingly complex mechanical, electrical, and plumbing systems on select projects. He will provide preconstruction design reviews, conduct coordination exercises with trade partners, and perform routine site visits during construction. Additionally, Jose will provide periodic quality control site reviews of systems installation and integration.

EDUCATION

Enlisted Soldier, United States Army 1976-1981

Associate of the Arts,
Miami Dade CC, 1982

PROFESSIONAL DEVELOPMENT

High Voltage Transformers
Training to 4160v

Fire Alarm Certification
Siemens/Simplex & Notifier
Systems

40 Hour OSHA Scaffold &
Excavation Training

Fiber optic design,
installation, & maintenance
certification

Certification in Class-C
wastewater and drinking
water treatment

RELEVANT PROJECT EXPERIENCE

- **CC Capital Maintenance Project 2017-2022 \$15-20M**
 - Fire Station #'s 1,2,4,5,8,9,11,13,12,15,16
 - Jail HVAC Controls
 - Murdock Chiller and Cooling Towers
 - Jail Underground Pipe Replacement
 - Public Safety Interiors
 - Firing Range
 - Justice Center Tenant Improvements
 - Public Works Tenant Improvements
- **Cheney Brothers Distribution Expansion**
- **Charlotte County Sheriff's Office District 1 HQ** is a 12,000 sf facility that replaced the existing District 1 office. This building was designed to serve as a prototype.
- **Sunseeker Resort Master Lift Station and Interiors** Jose serves as a MEP Superintendent coordinating complex systems on various ongoing elements of this large project.
- **Charlotte County Punta Gorda Library \$8M** – Jose performed field quality control of mechanical and fire alarm systems.
- **SpringHill Suites by Marriott Punta Gorda \$10M**
- **Carmelos Italian Restaurant**
- **Brickell Citi Centre, Miami FL \$15 M***
- **Freeman Justice Center, Key West FL ***
- **Surfside Surf Club, Naples, FL***
- **Key West High School, Key West, FL ***



Multiple Fire Station improvements



CC Fire Station #9 – Babcock



Sunseeker Resorts

**Performed by FPC staff member while at another firm
CM@RISK – FIRE STATIONS 3, 6, AND 17*



Art Web

Project Superintendent

✉ awebb@fpcbuilds.com 📞 941-628-9921

Art has been involved in construction field operations since 2004. He has a strong carpentry and interiors background and prides himself on turning over a quality product.

Beyond his role as an experienced Construction Superintendent, Art brings a unique perspective with over 10 years' experience as a Paramedic and Firefighter with the City of Punta Gorda. Art speaks the Fire/EMS language and enjoys the ability to continue to serve the profession from a different role.

EDUCATION

Charlotte High School, Class of 1988

Charlotte County Fire School, 1990

Edison College Paramedic Technology Program, 1996

PROFESSIONAL DEVELOPMENT

State of Florida Certified Paramedic

Paramedic & Fire Fighter (1991-2004) City of Punta Gorda

RELEVANT PROJECT EXPERIENCE

- **Charlotte County Fire Station 9** (2023-Present) \$6.4 M – New construction 12,160 GSF consisting of a twelve-bunk living space, offices, secure EMS storage, full kitchen, fitness room, dedicated decontamination room and apparatus bay.
- **Charlotte County Sheriff District 5 Office** (2023-Present) \$6.9 M – New construction 12,000 GSF, consisting of offices, evidence vault, lockers, gym, computer forensics and bullpen.
- **Wetherington Restoration & Remodel**, (2016-2020) *Superintendent*
- **Self-Employed, Disaster Restoration (2008-2016)** Maintained a traveling crew of 25 performing restoration and repairs to storm damaged communities.
- **St. Mary's Academy & 68-unit Apartment Complex, New Orleans** (2005-2007)



Multiple Fire Station Improvements



CC Fire Station #9 – Babcock Ranch Ranch



Sheriff's Office D5 – Babcock Ranch

C. ROLES AND RESPONSIBILITIES OF PARTICIPANTS

Project Role	Project Staff	Project Responsibility's
President and PIC	Rob Humpel, LEED AP	Oversight and daily leadership
VP/Project Executive	Carlton Hughes, LEED AP	Oversight and daily leadership
Senior Project Manager	Jennifer Newman	Directly responsible for ensuring the team completes all day-to-day project objectives. Prepares and rout project schedules, look-ahead documents, submittals, and material procurement logs. Communicate and coordinate directly with Bennet and trades partners
Assistant Project Manager	Shannon Garcia	Assist Jennifer onsite and ensure that the final product meets clients' expectations and is within budgetary constraints.
Superintendent	Art Webb	Lead field activities, onsite administration, scheduling, construction management, and supervision of labor activities.
MEP Superintendent	Jose Clausell	Implementation of mechanical, electrical, and plumbing systems and provide periodic quality control site reviews of systems installation and integration.
Director of Preconstruction	Scott Robbins	Developing scope packages, all pricing activities, progress estimates, value engineering and GMP.



III. PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR THIS PROJECT

- A. *Describe previous projects the team worked on together.*
- B. *Relevant work history with government facilities in Florida.*
- C. *Construction of multi-use facilities and/or government health and Fire Station facilities with proposed team.*
- D. *Working with designers keeping project within a fixed budget*



III. PREVIOUS EXPERIENCE OF TEAM PROPOSED FOR THIS PROJECT

A. DESCRIBE PREVIOUS PROJECTS THE TEAM WORKED ON TOGETHER

There are many ways to select which projects that best highlight our experience for consideration on Fire Stations 3, 6 & 17. We have selected projects that demonstrate our team members experience, whether at FPC or other firms, based on the following criteria:

- ✓ *Fire Station, Public Safety, and Sheriff's Projects*
- ✓ *Projects built for Charlotte County*
- ✓ *Projects managed by our Proposed Team Members who will manage Fire Stations 3, 6 & 17*

Charlotte County Sheriff's District 1 Headquarters

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

Completion: 2017

Cost: ~\$3,650,000

FPC team members involved: R. Humpel, C. Hughes

*County Project
Public Safety
Repeat Client*



Charlotte County West County Government Annex

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

Completion: 2018

Cost: ~\$4,500,000

FPC team members involved: R. Humpel, C. Hughes

*County Project
Public Safety
Repeat Client*



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

Description: FS #8, 13 and 14 evolved into larger stations that would become a county-wide prototype. FS #7 and 11 were built to replace the original stations that were destroyed by hurricane Charley. FS #15 and #16 were both a site adapted re-use of the FS #8, 13, and 14 prototype. FS #15 was a new station located in western Port Charlotte and #16 had no utilities requiring a fire pump and water storage tank.

Completion: various

Cost: ~\$600,000 - \$2.0M

FPC team members involved: R. Humpel, D. Whisler, C. Hughes

*County Project
Public Safety
Repeat Client*



Charlotte County Fire Station #5

Description: 9232 GSF, including twelve bunk rooms, offices, conference room, secure EMS storage, fully equipped kitchen, fitness room, dayroom, and dedicated decontamination areas.

This is a hardened building, complete with Level E missile rated impact glass and doors and a full standby generator.

Completion: 2022

Cost: \$4,500,000

FPC team members involved: D. Whisler, J. Newman

County Project
Public Safety



Charlotte County Fire Station #2

Description: 12,160 SF including twelve bunk rooms, offices, conference room, secure EMS storage, fully equipped kitchen, fitness room, dayroom, and dedicated decontamination areas.

This is a hardened building, complete with Level E missile rated impact glass and doors and a full standby generator.

Completion: 2022

Cost: \$5,500,000

FPC team members involved: D. Whisler, J. Newman

County Project
Public Safety



Charlotte County Fire Station #9 (Babcock)

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

Completion: In Progress

Cost: Various

FPC team members involved: D. Whisler, J. Newman, R. Humpel, A. Webb, J. Cooper

County Project
Public Safety
Repeat Client



Charlotte County Sheriff's Office – District 3

Description: 41,190 sf two-building facility The HQ building is 16,590 SF consisting of administrative offices, conference room, fitness room, armory, and kitchen. The Evidence Building is 24,600 SF consisting of evidence vault with walk-in commercial refrigerator / freezer, fingerprint processing, drug vault, drug drying room, dry tank, evidence processing, faraday room, computer forensics.

Completion: 2020

Cost: \$11,300,000

FPC team members involved: D. Whisler, J. Newman

County Project
Public Safety



Aircraft Rescue and Fire Fighting (ARFF)

Description: Full size aircraft fire fighting prop to allow for training of first responders on likely aircraft related incidents.

Completion: 2022

Cost: \$9,392,610

County Project
Public Safety

FPC team members involved: D. Whisler, J. Newman



Charlotte County South County Library

Description: New 20,000 SF regional library in Punta Gorda. Built as a partnership between FPC and Willis A. Smith Construction.

Completion: 2019

Cost: \$6,500,000

County Project
Repeat Client

FPC team members involved: R. Humpel, C. Hughes



Englewood Fire Station District #75

Description: FS #75 was modified from the FS #8 prototype to meet the needs of the EFD. The station was built by Charlotte County for the EFD

Completion: 2007

Cost: ~\$1,900,000

County Project
Public Safety
Repeat Client

FPC team members involved: D. Whisler, R. Humpel



Charlotte County Fire Station #12

Description: FS #12 was gutted in hurricane Charley and required a complete roof replacement, interior buildout and 1,000 SF addition.

Completion: 2006

Cost: ~\$1,700,000

County Project
Public Safety
Repeat Client

FPC team members involved: D. Whisler, R. Humpel



Punta Gorda Fire Station #2

Description: FS #2 was a 6,200 SF new station that replaced an antiquated station housed in an old maintenance building for the city.

Completion: 2008

Cost: ~\$1,500,000

FPC team members involved: D. Whisler, R. Humpel

*Fire Station
Repeat Client*



Charlotte County Fire/EMS Vehicle Maintenance Facility

Description: The vehicle maintenance facility houses all service and repair functions performed by the department in its large fleet.

Completion: 2007

Cost: \$4,200,000

FPC team members involved: D. Whisler, R. Humpel

*County Project
Public Safety
Repeat Client*



Charlotte Harbor Event Center

Description: New 45,000 SF multi-purpose event venue to replace the memorial auditorium.

Completion: 2009

Cost: ~\$19,600,000

FPC team members involved: D. Whisler, R. Humpel

*County Project
Repeat Client*



Charlotte County Public Safety Building/EOC

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

Completion: 2007

Cost: ~\$10,000,000

FPC team members involved: D. Whisler, R. Humpel

*County Project
Public Safety
Repeat Client*



Charlotte County Justice Center-Multiple Projects

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

Completion: various

Cost: various


*County Project
Repeat Client*

FPC team members involved: D. Whisler, Jennifer Newman, C. Hughes, R. Humpel



B. RELEVANT WORK HISTORY WITH GOVERNMENT FACILITIES IN FLORIDA

Below are several of the relevant, local projects that members of our team were personally involved in. ***Based on the description in the RFP, FPC is uniquely qualified to build these 3 prototype fire stations.*** Many of these projects were completed by FPC's team members for Charlotte County. Full project details can be found in following sections.

	Project Type & Name	Date Completed	Cost	FPC Team Member(s) involved							While At	
				R. Humpel	C. Hughes	J. Newman	Doug Whisler	Scott Robbins	Jose Clausell	Tasha Boyle	FPC	Other Firm
Municipal Projects												
Charlotte County Fire Station #9 and CCSO D5 Interiors (1 contract)		In progress	\$ 6,900,000	X	X	X	X	X	X	X	X	
Babcock Ranch Fire Station #9 and CCSO D5 Shells (1 contract)		In progress	\$ 6,200,500	X	X	X	X	X		X	X	
Charlotte County Hurricane Ian Repairs - South County		In progress	\$ 14,235,000	X	X		X		X	X	X	
Babcock Ranch Town and Country Utilities ("TCU") M&O Building		In progress	\$ 2,761,000	X	X			X	X	X	X	
Bayshore Park Stabilized Parking - Sunseeker Connection		2023	\$ 1,347,000	X	X		X	X		X	X	
Charlotte County Fire Stations #2 & #5		2022	\$ 9,800,000			X	X					X
CCSO District #3 HQ		2021	\$ 11,300,000			X	X					X
Charlotte County Capital Maintenance and Repairs (ongoing)		2017-2028	\$4-6M/year	X	X		X		X	X	X	
Charlotte County Small Projects (Departmental Needs)		2021-2026	1.7M/year	X	X				X	X	X	
Punta Gorda Airport Design Build Projects		2022-2027	\$1M/year	X	X		X	X			X	
Charlotte County Placida Boat Ramp - Preconstruction		2025 est.	\$ 10,000,000	X	X			X			X	
Charlotte County Sheriff's District 1 HQ		2018	\$ 3,650,000	X	X						X	
Charlotte County West Government Annex		2018	\$ 4,500,000	X	X						X	
Charlotte County South County Library (JV Project)		2019	\$ 6,500,000	X	X				X	X	X	
Charlotte County Veterans Memorial Park		2017	\$ 600,000	X							X	
Charlotte County Event Center		2008	\$ 19,600,000	X	X		X					X
Charlotte County EOC		2007	\$ 10,000,000	X			X					X
Charlotte County Fire/EMS Vehicle Maintenance Facility		2007	\$ 4,200,000	X	X		X					X
City of Punta Gorda Laishley Park & Marina		2007	\$ 5,000,000	X	X		X					X
Private Sector Projects												
Bloom Academy - Babcock Ranch		2024-in prog.	\$ 4,888,000	X	X	X	X	X			X	
Sunseeker Resorts - Retail Venues (4)		2024-in prog.	\$ 1,500,000	X	X						X	
Sunseeker Resorts - Restaurant Venues (3)		2023	\$ 12,000,000	X	X		X	X	X		X	
Belgian Nut & Butter St. Cloud (Cheney Bros. Subsidiary)		2025	\$ 13,000,000	X	X			X			X	
Sunseeker Resorts - Early Site & Utility Work		2020	\$ 9,500,000	X	X				X		X	
Cheney Brothers Distribution Center Expansion		2020	\$ 8,000,000	X	X				X	X	X	
Woodlawn Industrial Park Phase I		2021	\$ 4,200,000	X	X					X	X	
Peace River Botanical & Sculpture Gardens		2016	\$ 700,000	X							X	
Cheney Brothers Distribution Center		2015	\$ 29,000,000	X							X	
Springhill Suites-Punta Gorda		2018	\$ 9,000,000	X	X				X		X	
Amigo Pallets		2019	\$ 1,800,000	X	X				X	X	X	
Bloom Academy Punta Gorda		2018	\$ 2,100,000	X	X					X	X	
Carmelo's Italian Restaurant		2018	\$ 1,800,000	X	X						X	

* Listing represents a selection of relevant projects completed by our team

C. CONSTRUCTION OF MULTI-USE FACILITIES AND/OR GOVERNMENT HEALTH & FIRE STATION FACILITIES WITH PROPOSED TEAM

Combined FPC's Team has completed:



Fire Stations in Charlotte Co.



Projects for Charlotte Co.



Public Safety Projects

Our Team has Completed Projects with the architecture firms that have designed all Charlotte County fire stations built in the last 20 years.

WILDERARCHITECTURE, INC.

**FAWLEY
BRYANT**
ARCHITECTURE

SWEETSPARKMAN
ARCHITECTURE & INTERIORS

FPC has worked with the three architectural firms that have designed every Charlotte County fire station built in the last 20 years. Combined these architects have designed the 13 stations built since 2003 (CC#2, CC#5, CC#7, CC#8, CC#9, CC#10, CC#11, CC#13, CC#14, CC#15, CC#16, EFD#75, PG#2)

FPC has active County projects with both Wilder and Fawley Bryant, including FS #9 and CCSO District #5 HQ being built at Babcock Ranch.

As mentioned elsewhere in the proposal, the architectural selection for FS #3, 6, & 17 is underway. No matter which of these three architects is chosen (or if a completely different firm is selected) **FPC's team experience will ensure that the lessons we have learned during our involvement on 12 of the 13 stations listed above will be carried over to the next three Fire Stations to be built.**

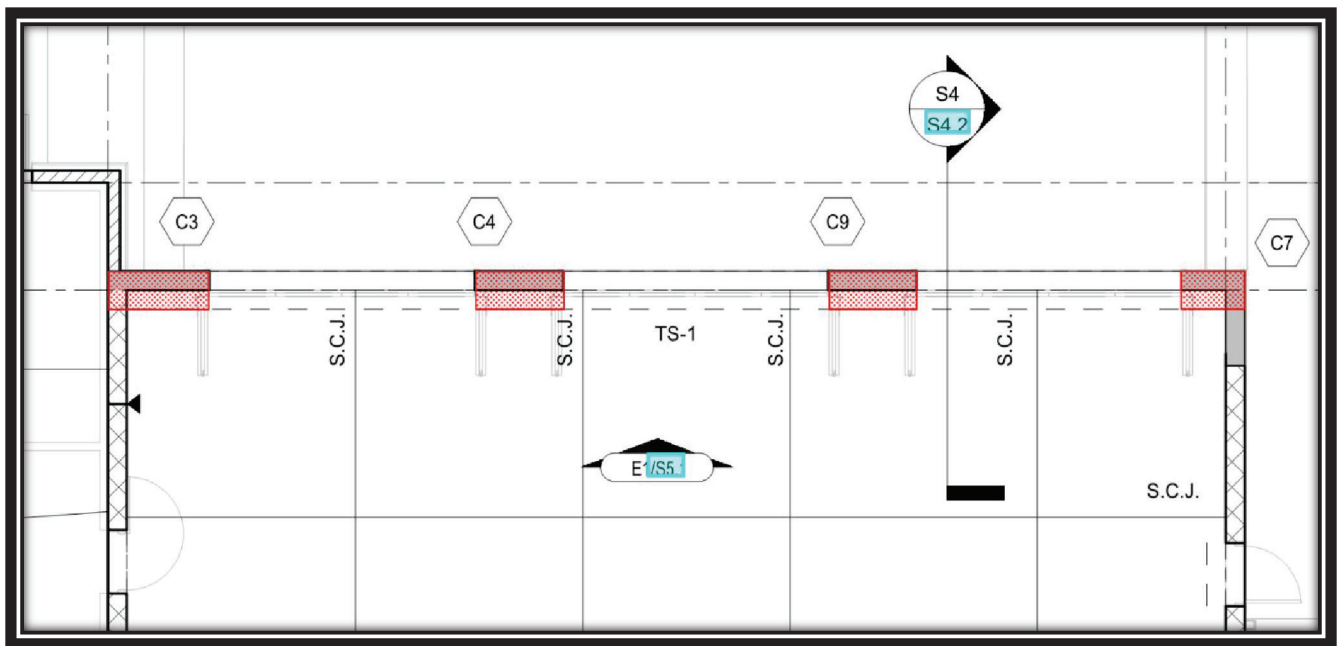
WORKING WITH DESIGNERS KEEPING PROJECT WITHIN A FIXED BUDGET

One of the best reasons to use a Construction Manager whose people have prior experience building multiple fire stations **for Charlotte County** is because they've figured out all the things that could be done differently or better on the next round of prototypes. Items that will lower costs, increase the speed at which we can build and minimize equipment and on-going maintenance costs.

Below you will find a brief list of the items that we've discovered on stations #2, 5 & 9 that should be discussed as we move into the design of stations #3, 6, & 17.

- **Concrete Columns at Apparatus Bays**

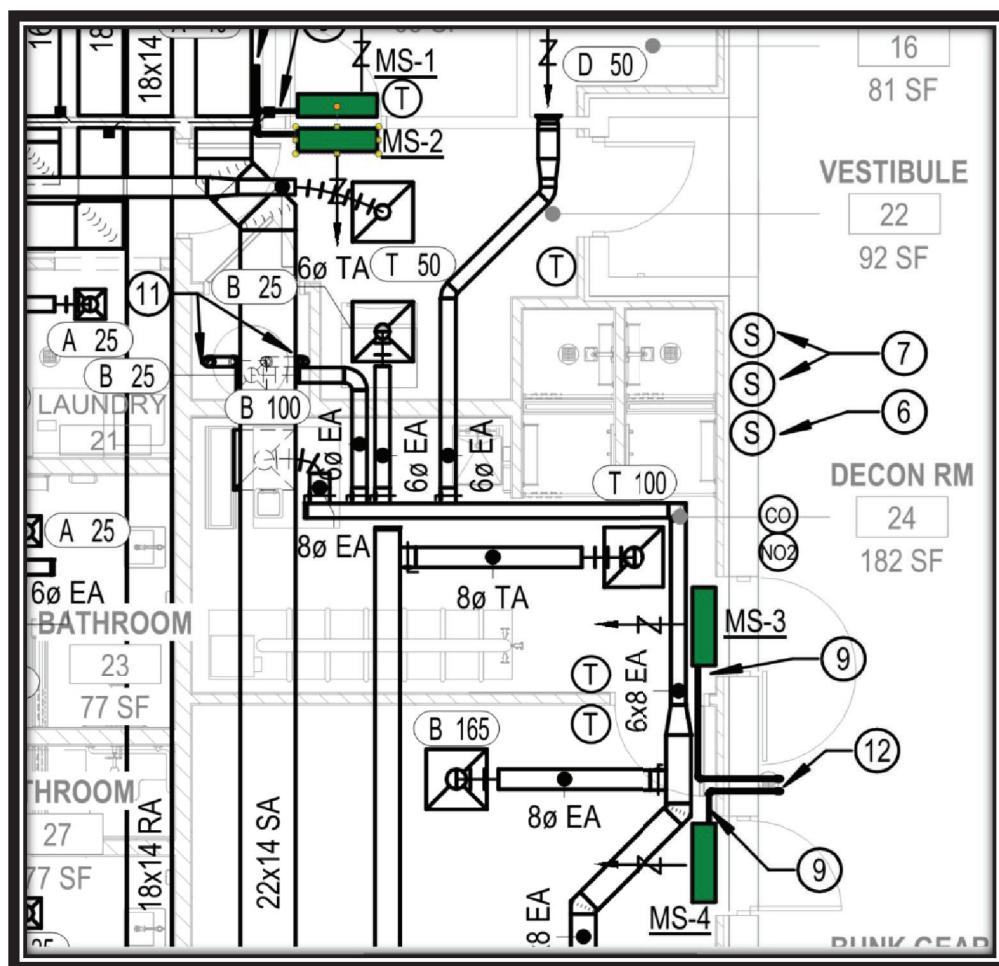
The exterior wall construction on the prototype station is mostly 8" and 12" load bearing concrete block (i.e. masonry). The exception are the 8 cast-in-place concrete columns at the apparatus bays. We feel these columns could easily be replaced by 12" concrete block pilasters with both vertical reinforcing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



***Fire Station #9 Structural Drawing**

- **Mini-Split AC systems**

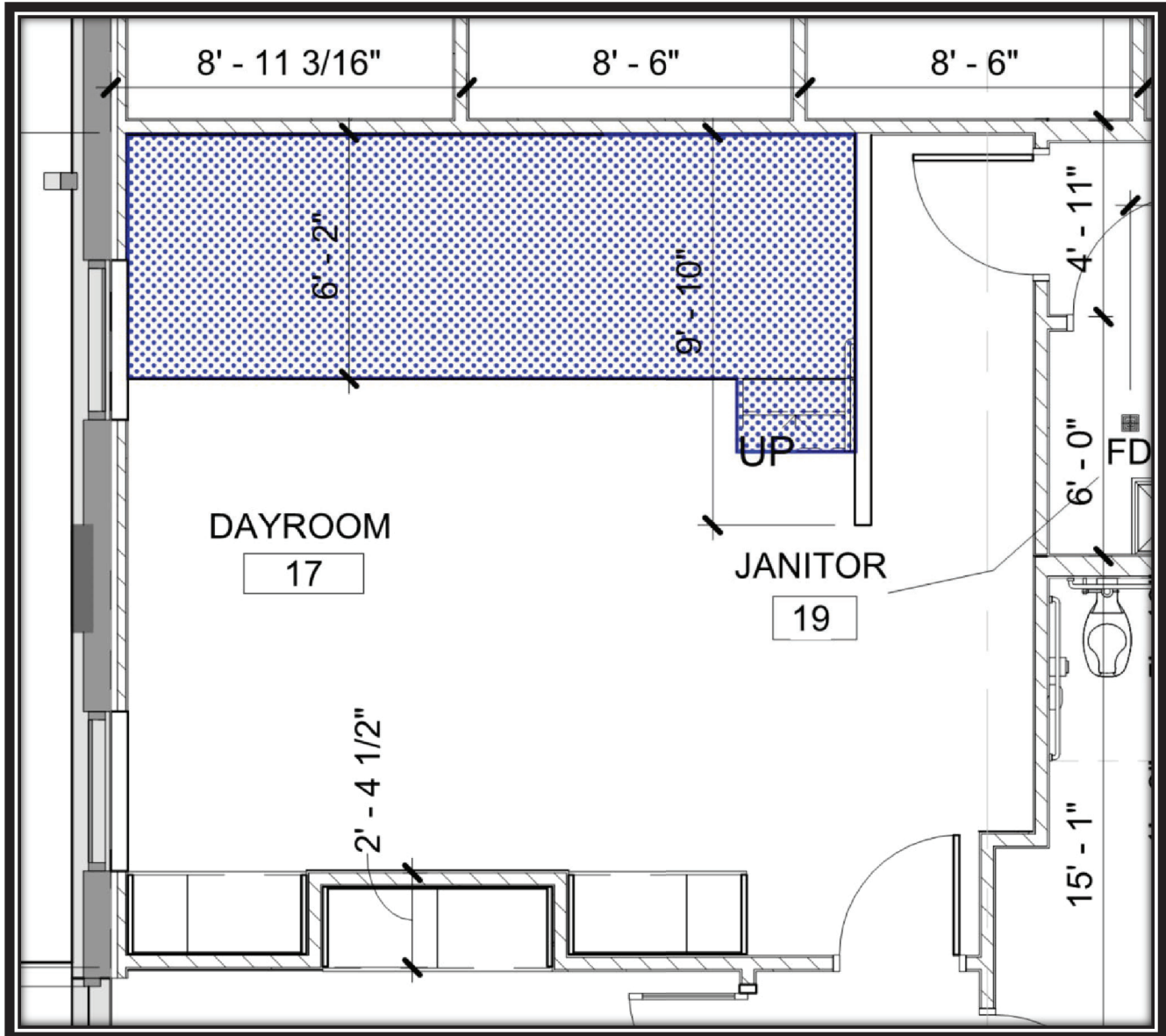
The current station prototype includes 4 mini-split AC systems. We feel the one included in the IT room is the best way to assure the IT equipment is kept cool, independent of the rest of the building. The other 3 mini-splits serve the ice maker vestibule, the decon room and the bunker gear room. We feel these 3 mini-split systems can be eliminated and these rooms can be served with branch ductwork from the main AC systems. There are no return grills in the decon or the gear rooms so cross contamination is not an issue. The initial savings will be from elimination of the 3 systems, plus elimination of the associated electric circuits and condensate lines, but lifecycle savings will continue to accrue as the periodic maintenance/replacement of these 3 mini-splits is eliminated with no added maintenance to the main AC systems.



***Fire Station #9 Mechanical Drawing**

- **Dayroom TV Viewing Platform**

The FS #9 version of the prototype was the first to add the elevated dayroom seating platform. The architectural details need further refinement, but they appear to indicate a concrete deck over structural steel. In high use restaurant settings, we've built similar elevated platforms out of cold-rolled steel framing with tongue & groove plywood sub-floor material. Using a similar approach on the fire stations would save money, speed construction, and sacrifice nothing in terms of serviceability or function.



***Fire Station #9 Dayroom Seating Platform**

- **Bid the next three prototype stations as a single set of drawings**

Fire Stations #3, 6, & 17 are the third iteration of the current prototype and it's highly likely that any needed refinements have already been incorporated into the design. Assuming that the configuration of the selected sites will allow for the same building to be used on each, every effort should be made during the design process to develop three identical floorplans. By keeping the buildings identical, FPC will be able to bid the project to the trade contractors in a single bidding exercise, using one set of drawings. Under this approach, the successful subcontractors will get all three projects, but they will only have to prepare and submit one bid. Using this 3-for-1 approach will achieve the following project benefits;

1. Reduce preconstruction (i.e. estimating) costs
2. Maximize subcontractor interest, which is of utmost importance in this strained construction market
3. Allow the project to realize significant economies of scale based on a package of three buildings
4. Leverage buying power on large equipment or material purchases (i.e. generators, electrical gear, and HVAC equipment)
5. Reduce the overall construction duration for the three stations by 33%-50% yielding significant general conditions savings

“

“I never have to worry about the projects that you are involved in.....”

TESTIMONIAL BY

David Milligan-Charlotte County Facilities Director (ret)



IV. PROJECT CONTROL

- A. *What techniques are planned to assure that schedule will be met?*
- B. *What control techniques are planned for construction?*
- C. *Demonstrate ability to meet project cost control.*
- D. *Demonstrate abilities in value-engineering opportunities.*
- E. *Demonstrate ability preparing accurate estimates vs. actual.*
- F. *Recent, current and projected workload.*



IV. PROJECT CONTROL

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

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

Creating the Master Project Schedule

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

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



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



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

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

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

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

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

Schedule Updates

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

Subcontractors and the Schedule

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

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



Benefits of Short-Term

Schedule Updates

- *Allows for coordination of the trades on all 3 fire stations to avoid straining the subcontractor resources*
- *Communicates progress of the work in a clear and concise manner*
- *Allows for the evaluation of crew size and subcontractor "buy-in".*
- *Allows the CM to monitor work progress and determine if overtime or additional resources are needed.*



B. WHAT CONTROL TECHNIQUES ARE PLANNED FOR CONSTRUCTION



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

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

Document Management

- ✓ Request for Information (RFI's)
- ✓ Product and material submittals
- ✓ Drawings & drawing revisions
- ✓ Pay Requests, invoices & change orders
- ✓ Transmittals

Quality Control

- ✓ Field coordination
- ✓ Mock-ups
- ✓ Product samples
- ✓ Punch lists

Safety

- ✓ Safety meetings
- ✓ Compliance notices

CLIENT BENEFITS



Use Fewer Tools



Reduce Manual Data Entry



Internal & External Team Collaboration



Centralize Everything

Correspondence & Documentation

Easily find all Project Communication

Never lose an important piece of communication.

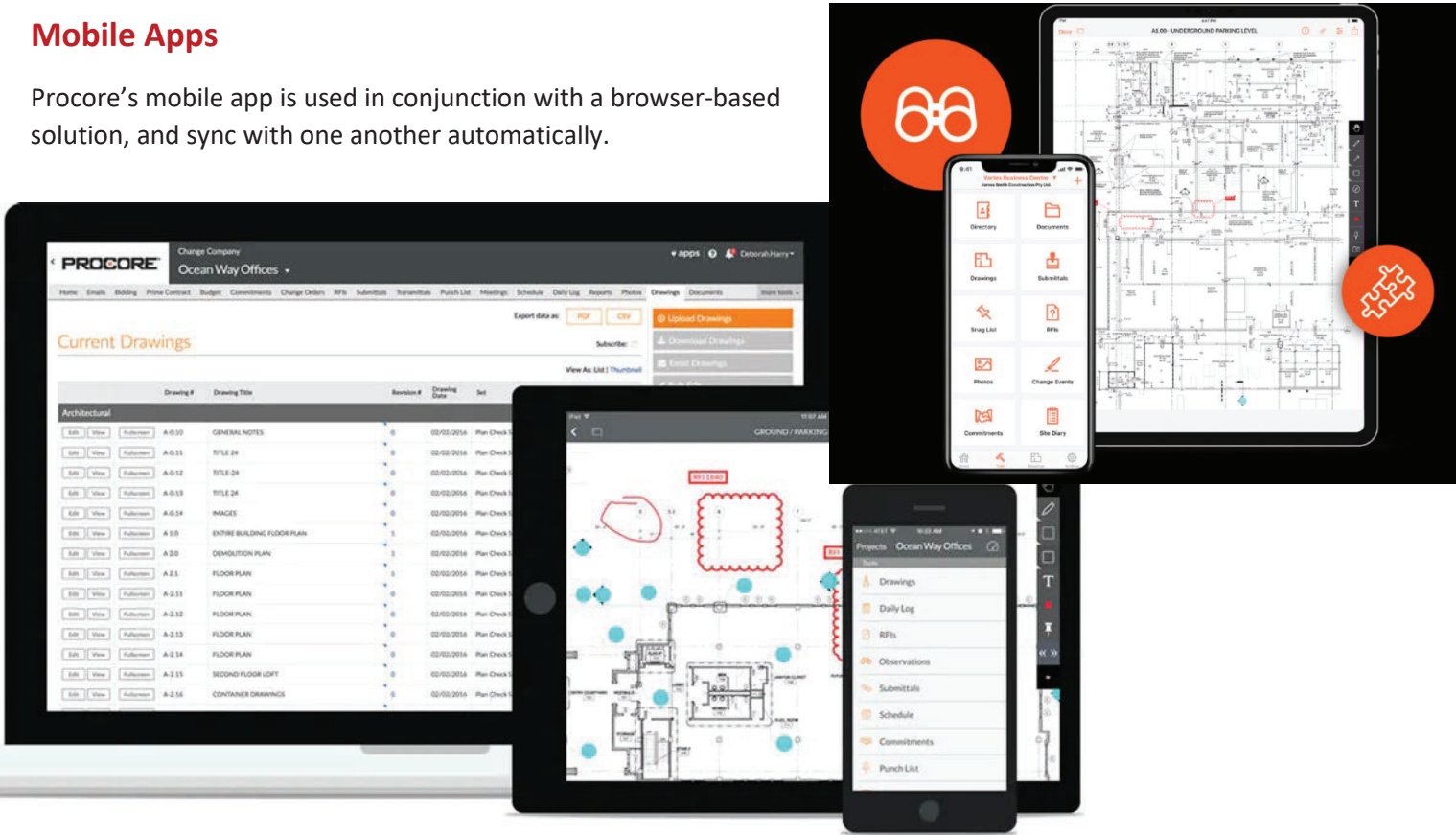
All project correspondence is stored in one place, including:

- ✓ Issues
- ✓ Journals
- ✓ RFIs
- ✓ Submittals
- ✓ Transmittals

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

Mobile Apps

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



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



C. DEMONSTRATE ABILITY TO MEET PROJECT COST CONTROL

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

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

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

- *Charlotte County Fire Stations # 7, 8, 11, 13, 14, 15, 16, EFD #75 (completed, on budget)*
- *Charlotte County Sheriff's District 1 (completed, \$200,000 under budget)*
- *South County Regional Park (completed, on budget)*
- *Charlotte County Jail Expansion (completed, on budget)*
- *Laishley Park (completed, on budget)*
- *Charlotte County Event Center (completed, on budget)*
- *Peace River Botanical Gardens (completed, on budget)*
- *Cheney Brothers Distribution Center (completed, on budget)*
- *Charlotte County Veterans Memorial Park (completed, on budget)*
- *Charlotte County West Count Annex (completed, almost \$900,000.00 under budget)*
- *Sunseeker Resorts Phase 1 -Early Work Packages (completed, on budget)*
- *Cheney Brother Distribution Expansion (completed, on budget)*
- *Charlotte County Annual CMP Contract (years 2017-2022 - under budget each year)*

D. DEMONSTRATE ABILITIES IN VALUE-ENGINEERING OPPORTUNITIES

Value Engineering



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

E. DEMONSTRATE ABILITY PREPARING ACCURATE ESTIMATES VS. ACTUAL

Early, Accurate Estimates

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

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

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

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



Benefits of Early Estimates

Gives an accurate picture of the budget at the beginning of the design process.

Knowing the costs upfront allows the County to make informed decisions and rank the priority of features or amenities desired in a project.

Knowing the costs early on also ensures that the designers never allow the design to exceed the budget.

This avoids expensive and time-consuming re-designs later in the process.

Proof of the Effectiveness of Our Estimates & Value Engineering

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

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

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

**Charlotte County Government
projects completed by our team
under budget** (Partial Listing)

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

South County Library

Charlotte County West County Annex

Charlotte County Sheriff's District 1 Headquarters

Veterans Memorial Park

Bayshore Park Improvements (2023)

Charlotte County Event Center

Charlotte County Public Safety Complex/EOC

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

Charlotte County Fire Station #07

Punta Gorda Fire Station #02

Englewood Fire District Station #75

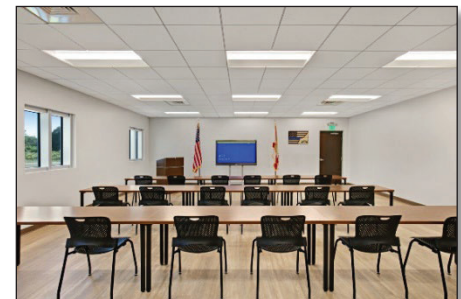
Charlotte County Fire/EMS Vehicle Maintenance Facility

Charlotte County Justice Center-Multiple Major Repair/Renovations

Charlotte County Sport Park-Tampa Bay Rays Renovations

South County Regional Park

Ann Dever Memorial Regional Park

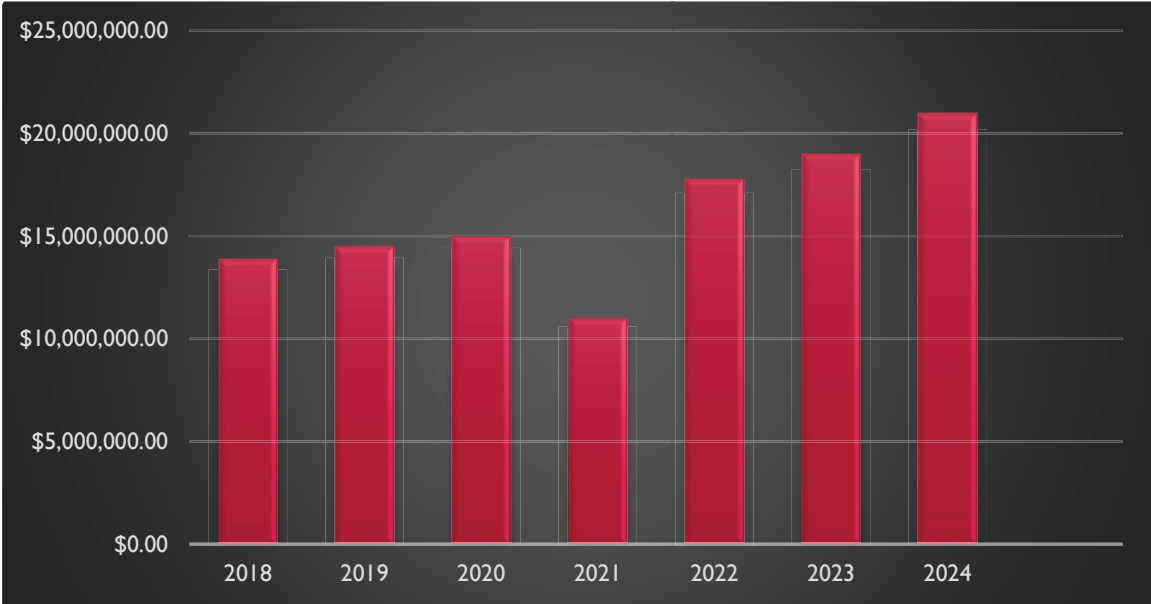


F. RECENT, CURRENT AND PROJECTED WORKLOAD S

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

- 2018: \$13,900,000
- 2019: \$14,500,000
- 2020: \$15,000,000
- 2021: \$15,500,000
- 2022: \$17,800,000
- 2023: \$19,000,000
- 2024: \$15,000,000 (projected)

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





V. PRESENT PROPOSED DESIGN APPROACH FOR THIS PROJECT

- A. *What is your approach to constructability and bidding?*
- B. *What challenges do you anticipate and how do you propose to solve them?*
- C. *What methods will you employ to ensure Charlotte County receives a quality project within budget and schedule?*
- D. *Explain your approach to bonding (i.e. sub guard, surety) on this project as a Construction Manager at Risk and define your bonding requirements for all subcontractors.*



V. PROPOSED APPROACH

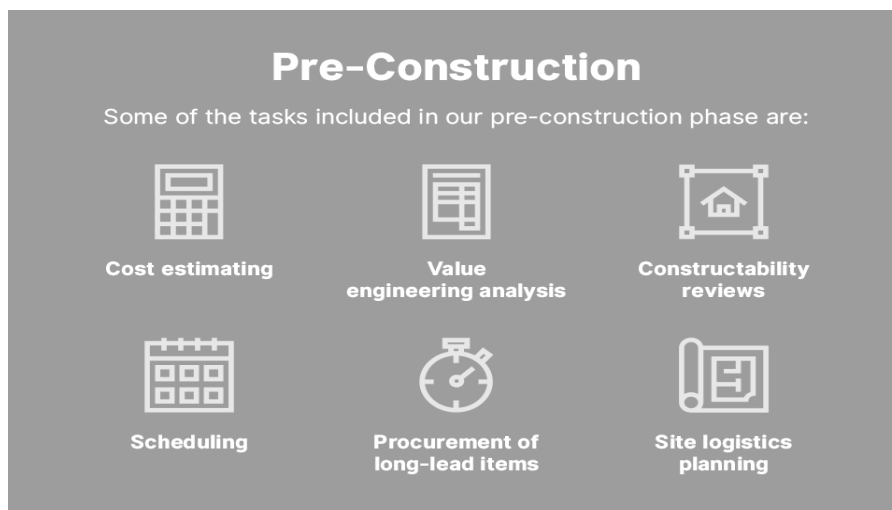
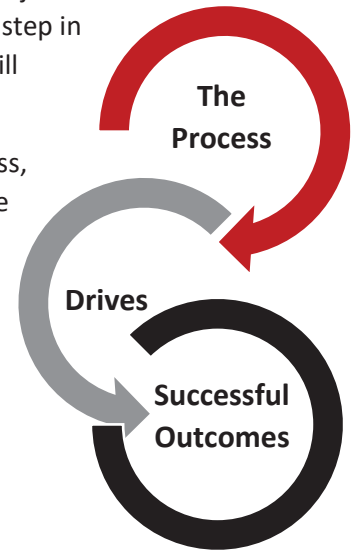
A. WHAT IS YOUR APPROACH TO CONSTRUCTABILITY AND BIDDING?

The Approach to any Construction Management project is a Multi-step Process, where each step in the process builds on the successes achieved in the previous steps. Each step in the process contains numerous individual tasks or sub-activities that all must be completed for the project to flow smoothly. It is vitally important that the Construction Manager focuses on each step in the process while never losing sight of the overall goal of helping the owner fulfill their obligations and deliver a successful project.

The diagram on the following page outlines the three MAJOR steps in the process, **1) Preconstruction, 2) Construction, 3) Close-out**, and list the tasks that must be completed within each step. While the three steps apply to all Construction Management projects, the tasks within each step may be modified based on the specific needs of each project.

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

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



Project Progression

- **Site due diligence**
 - o Logistics, site utilization & site security
 - o Access for construction equipment & deliveries
 - o Environmental issues/mitigation
 - o Power availability, location, 1 or 3 phase options
 - o Water & sewer availability
 - o Offsite improvements
- **Estimating & Value Engineering**
 - o Concept Estimate/planning budget
 - o SD estimate
 - o DD estimate
 - o CD/GMP estimate
- **Constructability Reviews**
- **Subcontractor Bid Management**
 - o Maximize participation
 - o Issue complete bid packages
 - o Use on prequalified subs
 - o Thorough scope review to ensure complete project-No change orders
- **Master Project Schedule**
 - o Design
 - o Permitting
 - o Approvals
 - o Construction

- **Project Management**
 - o Subcontract Awards
 - o Shop Drawings & Submittal Coordination
 - o Material Procurement, Scheduling & Expediting
 - o Long lead items
- **Schedule Management**
 - o Manage subcontractor workflow
 - o Prepare trade specific schedules
- **Quality Assurance/Quality Control**
 - o Pre-task planning meetings
 - o Mock-ups
 - o Submittal coordination
 - o Continuous punch list
- **Independent tests and inspections**

- O&M Manuals
- Owner training
 - o Manufacturer's Reps
 - o Training Videos
- Warranties & closeout literature
- 6 & 11-month walk-throughs

Preconstruction

Construction

Close-out

What is Constructability?

Constructability can mean a building that is cost efficient and simple to build. It can mean a building whose design has been thoroughly coordinated during the design process to avoid conflicts in the field. It can mean a set of plans where all the construction details have been developed, to ensure that the trade contractors have the information they need to execute the design in the field. It means windows that don't leak. It means a building that is easy to service and maintain.

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

Roofing Details

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

Window & Door Details

Ensure door hardware works with planned access control

Specialized conditions or elements

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

Materials or Finishes

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

Conflicting information on the drawings

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

Bidding

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

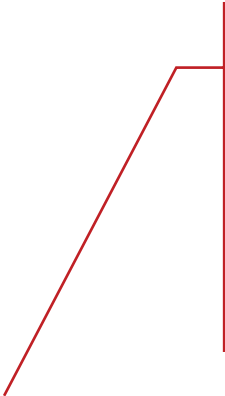
-
- Develop a bid strategy that captures the economies of scale associated with 3 prototype Fire Stations
 - Ensure maximum subcontractor bid coverage
 - Ensure that the subcontractors are qualified for the specific work involved
 - Evaluate all bids received ensuring accuracy and completeness
-

The process by which a project is bid involves sharing hundreds of documents with hundreds of subcontractors and suppliers. The management of the information flow both to and from subcontractors/suppliers can be overwhelming if not tracked properly. FPC manages this bid process by using technology to apply our collective construction knowledge in a consistent and uniform way on all our projects to get detailed, accurate and competitive bids.

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

Technology

- ✓ The technology we have chosen to help implement and manage the bid process is **Procore**



“Procore allows a mid-size CM firm to manage the bid process efficiently through the wise application of technology, rather than man-power.

This results in better service to our clients at an overall lower cost.”

....Rob Humpel, FPC President

Benefits of the Procore System:

Send Invitations to Bid	<i>Use the Procore system to:</i> <ul style="list-style-type: none"> Organize bid project details Send invitations to bid and addenda
Share Project Documents	<i>Use the Procore online plan room and never struggle to:</i> <ul style="list-style-type: none"> Access centralized file storage & distribution Upload all project documents, no matter the file format
Prequalify Subcontractors	<i>Use Procore to prequalify subcontractors with:</i> <ul style="list-style-type: none"> The ConstructConnect Sub Network & SmartInsight Contractor Network integrations to find the most qualified subcontractors Integrated ConsensusDocs 721 standard forms A custom form builder for detailed questionnaires
Manage Subcontractor Data	<i>Use your Procore private subcontractor database to:</i> <ul style="list-style-type: none"> Manage your subcontractor info in a centralized contact database Create custom codes & groups of subcontractors Know that your data is guaranteed private and secure
Compare Subcontractor Bids	<i>The Procore “BidTabs” feature gives estimators and project team members additional tools to:</i> <ul style="list-style-type: none"> Calculate and compare subcontractor bid proposals Consolidate all relevant bid data Replace spreadsheets and standardize your bid tabulation collaboration Get side by side subcontractor comparisons

The result is a complete and comprehensive bid process that ensures the best bid participation, the highest level of bid accuracy from subcontractors qualified to do the work. **This helps ensure the highest quality at the lowest cost.**

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

Issue #1: The construction market is extremely busy and subcontractor/supplier resources are limited

Narrative:

Spurred by Post-COVID migration into the state of Florida and exacerbated by Post-Hurricane Ian rebuilding, the construction market in SW Florida is experiencing an unprecedented level of activity with little sign of slowing. Labor shortages, material price increases and ongoing supply-chain issues are real factors on most projects. The steps needed to minimize these impacts on Fire Stations 3, 6, & 17 involved developing a strategy that leverages the fact that this project involves the construction of three prototypical buildings with significant schedule overlap in order to maximize the economies of scale and foster maximum subcontractor bidding participation.

Solution: As part of the bidding process outlined elsewhere in this proposal, FPC plans to institute an aggressive subcontractor/supplier recruitment program designed to maximize subcontractor bidding participation. Subcontractors have limited resources and can only bid a limited number of projects. By explaining that this project is truly three fire stations based on a single prototype design, we can get subcontractors to aggressively price the “prototype” design and if they are the selected bidder they get all three projects, not just one.

Additionally, based on the RFP scope of work there will be significant overlap during the construction of the three stations. With proper planning during the design and preconstruction process we can stagger the schedules in such a way that the trades move smoothly and uninterrupted from one station to the next. This maximizes subcontractor labor efficiencies in both the field and office and minimizes costs.



Issue #2: There is an active RFP to select the Architect for the design of FS 3, 6, & 17**Narrative:**

Even though the design of these stations is to be based on the previously built prototypes there is no guarantee that the firm who designed the previous stations will be selected to design the next three. If a different firm is selected much of the historical design knowledge could be lost.

Solution:

- FPC's core construction team consists of Doug Whisler and Jennifer Newman who have both personally been involved in the construction of the three latest versions of the prototype, specifically FS #2, 5, & 9. They know the design better than anyone and will ensure that there is no loss of continuity between the previous versions and the next iteration, regardless of which design firm is selected.
- Doug and Jennifer's involvement will begin in the early stages of the design and will continue through completion of all three stations. Their combined institutional knowledge and the lessons learned over the last few years will ensure that the construction is done right, but it will also ensure that the design of the next three stations is faithful to the established prototype.

Issue #3: The current supply chain and its effects on construction material availability and pricing**Narrative:**

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

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

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

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

Pre- Construction Quality Assurance

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

Review plans early in the process

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

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

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

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

Construction Quality Assurance

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

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

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

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

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

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

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

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

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



VI. PRESENT EXAMPLES OF RECENTLY ACCOMPLISHED SIMILAR PROJECTS

A. *Describe the projects to demonstrate.*

1. Projects delivering similar projects.
2. Schedule and cost control.
3. Successful experiences with local subcontractors.
4. Additional construction costs caused by design deficiencies, not program changes.
5. Construction problems and means taken to solve them.
6. Communication with design team during both pre-construction and construction phases.
7. Methods to incorporate sustainability and green building practices in the Construction Management process.

VI. EXAMPLES OF RECENTLY ACCOMPLISHED SIMILAR PROJECTS

A. DESCRIBE THE PROJECTS TO DEMONSTRATE:

The members of our construction team have built over 30 projects **for Charlotte County**, including 10, Charlotte County Fire Stations and 4 Charlotte County Public Safety Projects.

1. PROJECTS DELIVERING SIMILAR PROJECTS

LOCAL FIRE STATION PROJECTS

Year Completed: 2003 - Present

Construction Cost: \$20+ Million (Aggregate)

Delivery Method: CM@Risk / Design-Build

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

Key Relevancies:

- Charlotte County Fire Stations
- Prototype Designs
- Hardened
- Built by FPC's proposed team members



PUBLIC SAFETY PROJECTS

Year Completed: Various

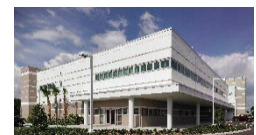
Construction Cost: \$75+ Million

Delivery Method: CM@Risk

Description: Construction of multiple Charlotte County public Safety projects

Key Relevancies to:

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



CHARLOTTE COUNTY GOVERNMENT PROJECTS

Year Completed: 2008-Present

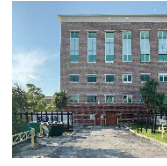
Construction Cost: \$50+ Million

Delivery Method: CM@Risk

Description: Construction of various local government projects for Charlotte County

Key Relevancies to:

- Governmental/Departments
- Coordination between multiple designers & users
- Built by FPC's proposed team members
- Local government projects



Successfully
completed
dozens of
projects in
Charlotte
County

Successfully
completed
dozens of
projects for
Charlotte
County

Extensive
experience
with Fire
Stations &
Public Safety
Projects

90% of our
work is for
Repeat Clients,
100% of our
work is in
Charlotte
County and
90% of our
projects are
CM @ Risk

2. SCHEDULE AND COST CONTROL

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

CASE STUDY IN COST CONTROL

D1 HQ – Charlotte County Sheriff

Year Completed: 2018

Construction Cost: \$4.5 Million

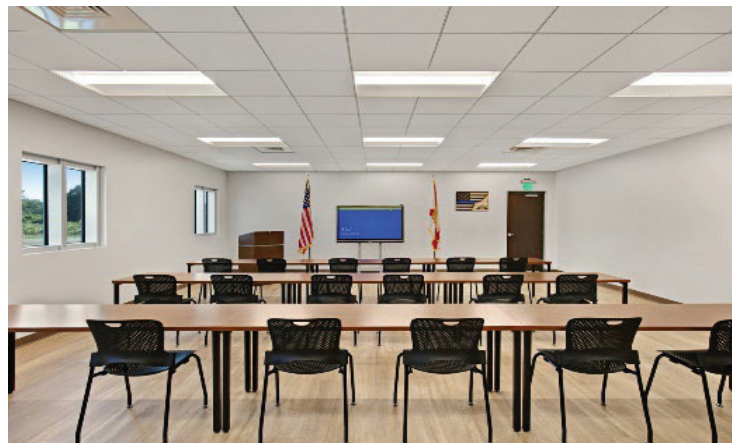
Delivery Method: CM@Risk

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

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

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

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



CASE STUDY IN SCHEDULE CONTROL

Charlotte County West County Government Annex

Year Completed: 2019

Construction Cost: \$5.4 Million

Delivery Method: CM@Risk

A great example of FPC's ability to help control schedules can be seen by looking at the West County Annex project. This project is similar to the District 4/ Training project in that both buildings house multiple functions, and both are built on occupied sites.

FPC's involvement in the Annex project began early and we began by exploring **phasing options** for the project. We developed a plan that minimized the overlap of the old and new facilities and eliminated costly out of sequence work or phased work. We also came up with a way to keep the existing parking lot operational while the new parking lot was being built. This eliminated the need to spend money on a temporary parking solution. Additional areas we looked at included the focused elimination of duplicate support spaces, development of cost-effective ways to add architectural features to the building. Through teamwork and hard work, the team brought the project in well under budget and returned \$900,000 to the county.



3. SUCCESSFUL EXPERIENCE WITH LOCAL SUBCONTRACTORS

CASE STUDY IN WORKING WITH LOCAL SUBCONTRACTORS

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



estimating, bidding and award of phase 2 of the project.

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

Using this strategy FPC was able to involve many local subcontractors in the project who otherwise would not have had the resources to meet the requirements of the larger trade packages.

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

While working on many projects for Charlotte County, our team has always worked closely with both the County and the designers, to ensure that there are no design deficiencies. One of the benefits of having the CM work together with the design team is that you get another set of eyes on the design, which better ensures that items are not overlooked. In addition, the CM is focused on items like constructability, material availability, weather tightness and can provide input and guidance on these types of items to ensure that the final design does not have any deficiencies.

On a few County projects, there have been isolated cases where unforeseen problems were encountered. These problems have always been solved by the cooperative efforts of the team and the projects were completed within budget. A few examples of this type of item can be seen in the Bayshore Park restroom building example discussed below:



Case Study – Bayshore Park

The Bayshore Park restroom building was designed to be in keeping with the historic structures associated with the area. Unfortunately, the proposed design was both prohibitively expensive and had several constructability issues (i.e., it was impractical to build). Our team worked with the designers to develop a less expensive, buildable design that kept the historic look of the building.



5. CONSTRUCTION PROBLEMS AND MEANS TAKEN TO SOLVE THEM

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

Case Study - Charlotte Sports Park/Rays Spring Training Expansion

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



6. COMMUNICATION WITH DESIGN TEAM DURING BOTH PRE-CONSTRUCTION & CONSTRUCTION PHASES

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

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

7. METHODS TO INCORPORATE SUSTAINABILITY & GREEN BUILDING PRACTICES IN THE CM PROCESS

Sustainability has evolved over the last decade. When sustainability first became a buzzword in commercial construction, many local municipalities blindly jumped in, based on the desire to be good stewards of the environment. While this was a noble goal, there were unintended consequences - namely cost and lack of any true benefit. The term used to describe this has been called “**greenwashing**”. Over the last five years, we have seen sustainable design reach a point of functional stability. Essentially, clients who have built multiple sustainable projects have come to realize that there are some practices that make sense and some that do not. As a result, the focus has shifted away from the blind desire to be “sustainable”, and towards a concept that can best be described as “resiliency”. **Resiliency as a modernized green building approach looks at all available sustainable practices and makes a value-based decision on which of these to include in each project.** The cost of the practice is weighed against the benefit and an educated choice is made. Fortunately, Charlotte County’s Green Building Ordinance allows sufficient flexibility to give the County and the designers the ability to make these value-based choices. FPC’s role is to help evaluate the “benefits” of the available sustainable options and determine the “cost” for each option. FPC’s president, Rob Humpel and VP of Operations, Carlton Hughes are both LEED Accredited Professionals who will be able to provide the information needed to allow the County to make the value-based choices on which sustainable practices to incorporate into the project. Specific areas we have found to be beneficial on recent Charlotte County projects are LED lighting, lower VOC components, high performance window systems, high efficiency HVAC and hot water equipment.



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

- A.** Government facilities for multiple organizations and stakeholders.
- B.** Life cycle cost analysis including value engineering.
- C.** Critical Path Method.
- D.** Pre-Construction services with a focus on minimizing cost while maximizing scope.
- E.** Utilization of Building Information Modeling to a level 4.
- F.** Permitting in Southwest Florida and Charlotte County.

VII. DESCRIBE YOUR EXPERIENCE & CAPABILITIES IN THE FOLLOWING AREAS

A. GOVERNMENT FACILITIES WITH MULTIPLE ORGANIZATIONS AND STAKEHOLDERS

FPC's experience, coupled with that of our individual team members, working on government facilities with multiple stakeholders, makes us uniquely qualified for the Fire Station #3, 6, & 17 project. Our team members have a track record on Charlotte County government projects that span almost continuously from 2003 to the present day. Our relationship with Charlotte County pre-dates the creation of FPC in 2011. The successful County projects completed by Rob Humpel, Carlton Hughes, Doug Whisler and Jennifer Newman over the last two decades span multiple companies and are a testament to abilities of **THE ACTUAL PEOPLE WHO WILL MANAGE THE CONSTRUCTION OF FIRE STATIONS # 3, 6, & 17.**

The complete list of projects FPC and our team members have completed for Charlotte County is too large to include here. Instead, we will highlight a few projects to illustrate our capability on a wide range of government project types.

Charlotte County – West County Annex

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



CCSO District 1 Headquarters

12,000sf facility to house all operations and administrative functions of the Sheriff's Office in West Charlotte County. This building was designed to serve as a prototype that could be adapted for use at the remaining three Sheriff's Districts as required.



CCSO District 3 Headquarters

District 3 is a 41,190 sf two-building facility that was a refinement of the CCSO District HQ prototype design first used on District 1. The HQ building is 16,590 SF consisting of administrative offices, conference room, fitness room, armory, and kitchen. The Evidence Building is 24,600 SF consisting of evidence vault with walk-in commercial refrigerator / freezer, fingerprint processing, drug vault, drug drying room, dry tank, evidence processing, faraday room, computer forensics, and vehicle bay with automobile lift.

*Doug Whisler & Jennifer Newman Individual Experience



Charlotte County Event Center

This 46,000 SF multi-purpose, tilt-wall concrete building includes Building amenities include a 19,857 SF multipurpose hall, with a seating capacity of 2,100 complete with theatrical stage rigging and lighting, meeting and dressing rooms, and office areas for onsite staff. A full kitchen capable of serving 400 guests is also included.

*Doug Whisler, Rob Humpel & Carlton Hughes Individual Experience



Charlotte County Fire Station #2

Fire Station #2 consists of 12,160 SF including twelve bunk rooms, offices, conference room, secure EMS storage, fully equipped kitchen, fitness room, dayroom, and dedicated decontamination areas.

This is a hardened building, complete with Level E missile rated impact glass and doors and a full standby generator.

This project included off-site utility improvements including potable water main extension, and the installation of a new reclaimed water main and force main.

*Doug Whisler & Jennifer Newman Individual Experience



Charlotte County Fire Station #5

Fire Station #5 consists of 9232 GSF, including twelve bunk rooms, offices, conference room, secure EMS storage, fully equipped kitchen, fitness room, dayroom, and dedicated decontamination areas.

This is a hardened building, complete with Level E missile rated impact glass and doors and a full standby generator.

*Doug Whisler & Jennifer Newman Individual Experience



Charlotte County Community Development Office Expansion

This two-phase project consists of constructing a new 4,879 SF concrete block and structural steel addition onto Community Development building. The second phase consists of interior renovations to existing 17,931 SF building.

*Doug Whisler & Jennifer Newman Individual Experience



Charlotte County Aircraft Rescue & Fire Fighting Training

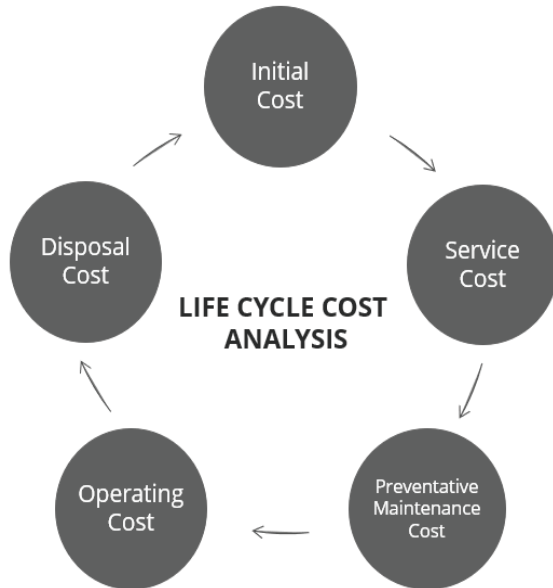
The Charlotte County Public Safety Training Center offers an array of training to emergency responders. Our ARFF training programs

The simulator is a state-of-the-art full-sized aircraft prop that mimics the average size of aircraft occupying most airports. The aircraft simulator offers both Interior and exterior fire scenarios to help train responders for hazard mitigation, evacuation, and rescue of passengers and aircraft crews involved in emergency incidents.

*Doug Whisler & Jennifer Newman Individual Experience



B. LIFE CYCLE COST ANALYSIS INCLUDING VALUE ENGINEERING



Life-cycle cost analysis (LCCA) is a method for assessing the total cost of facility ownership. **It considers all costs of acquiring, owning, and disposing of a building or building system.** LCCA is especially useful when project alternatives that fulfill the same performance requirements but differ with respect to initial costs and operating costs, must be compared to select the one that maximizes net savings. For example, LCCA will help determine whether the incorporation of a high-performance HVAC or glazing system, which may increase initial cost but result in dramatically reduced operating and maintenance costs, is cost-effective or not.

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

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



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

FPC determined the following:

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

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

VALUE ENGINEERING

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



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

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

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

Problem: Construction costs far exceeded the available funds.

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

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

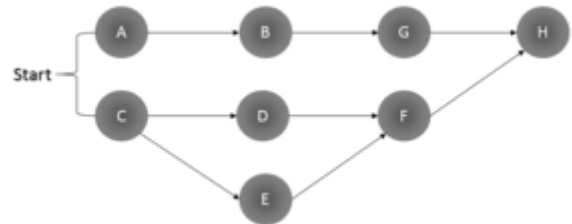
C. CRITICAL PATH METHOD

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

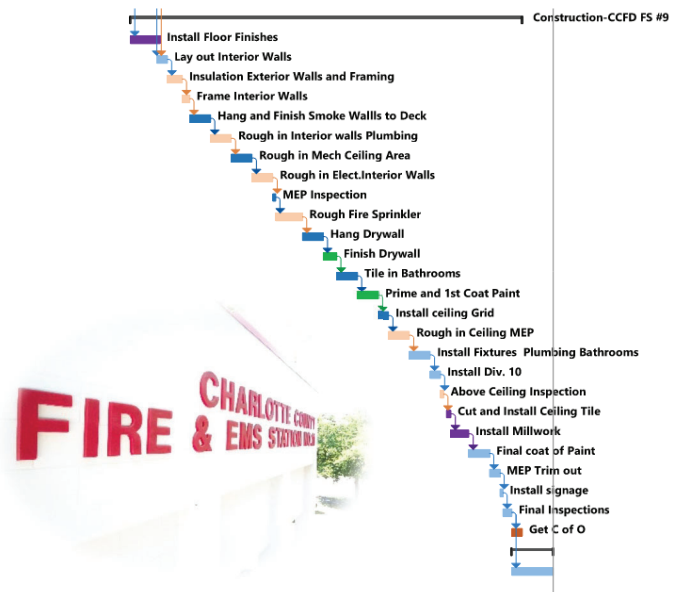
Managing the CPM schedule is an active process that FPC aggressively pursues by updating the schedule on a regular basis, during both the design and the construction phases, as well as contractually obligating our subcontractors to the schedule during the bidding and subcontract award process.

The result of this is clear communication, complete understanding of the requirements of the schedule and ultimately a project that is completed on schedule.

Based on recent County projects, our familiarity with the local site/civil permitting process we will prepare a Master project schedule that outlines all design, permitting and construction activities for the project. This schedule will follow the same format that we have used successfully on recent County projects like the Babcock Ranch Fire Station #9, which is included below to illustrate the format which will be used on the Fire Station #3, 6 & 17 project.



36	Construction-CCFD FS #9	188 days	Fri 3/22/24	Tue 12/10/24
37	Install Floor Finishes	14 days	Fri 3/22/24	Wed 4/10/24
38	Lay out Interior Walls	5 days	Tue 4/9/24	Mon 4/15/24
39	Insulation Exterior Walls and Framing	8 days	Tue 4/16/24	Thu 4/25/24
40	Frame Interior Walls	3 days	Fri 4/26/24	Tue 5/30/24
41	Hang and Finish Smoke Walls to Deck	10 days	Wed 5/1/24	Tue 5/14/24
42	Rough in Interior walls Plumbing	10 days	Wed 5/15/24	Tue 5/28/24
43	Rough in Mech Ceiling Area	10 days	Wed 5/29/24	Tue 6/11/24
44	Rough in Elect. Interior Walls	10 days	Wed 6/12/24	Tue 6/25/24
45	MEP Inspection	2 days	Wed 6/26/24	Thu 6/27/24
46	Rough Fire Sprinkler	12 days	Fri 6/28/24	Mon 7/15/24
47	Hang Drywall	10 days	Tue 7/16/24	Mon 7/29/24
48	Finish Drywall	7 days	Tue 7/30/24	Wed 8/7/24
49	Tile in Bathrooms	10 days	Thu 8/8/24	Wed 8/21/24
50	Prime and 1st Coat Paint	10 days	Thu 8/22/24	Wed 9/4/24
51	Install ceiling Grid	5 days	Thu 9/5/24	Wed 9/11/24
52	Rough in Ceiling MEP	10 days	Thu 9/12/24	Wed 9/25/24
53	Install Fixtures Plumbing Bathrooms	10 days	Thu 9/26/24	Wed 10/9/24
54	Install Div. 10	5 days	Thu 10/10/24	Wed 10/16/24
55	Above Ceiling Inspection	2 days	Thu 10/17/24	Fri 10/18/24
56	Cut and Install Ceiling Tile	3 days	Mon 10/21/24	Wed 10/23/24
57	Install Millwork	8 days	Thu 10/24/24	Mon 11/4/24
58	Final coat of Paint	10 days	Tue 11/5/24	Mon 11/18/24
59	MEP Trim out	5 days	Tue 11/19/24	Mon 11/25/24
60	Install signage	2 days	Tue 11/26/24	Wed 11/27/24
61	Final Inspections	4 days	Thu 11/28/24	Tue 12/3/24
62	Get C of O	5 days	Wed 12/4/24	Tue 12/10/24
63	Emergency Generators	20 days	Wed 12/4/24	Tue 12/31/24
64	Return for Emergency Generator Hookup and Commissioning	20 days	Wed 12/4/24	Tue 12/31/24



1 Babcock Ranch GMP Schedule rev.12/6/2023

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

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

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



- **Bayshore Park Stabilized Parking at Sunseeker Connection** (completed 2023) **\$49,000.00 or 3.6% under budget**, including unforeseen recovery measures after Hurricane Idalia.



- **Charlotte County Justice Center Hurricane Ian Interior Recovery** (completed 2023) **\$450,000.00 or 7.2% under budget** and 2-months ahead of schedule.



- **West Charlotte County Annex** (completed 2018) **\$900,000 under budget**, 2 months ahead of schedule.

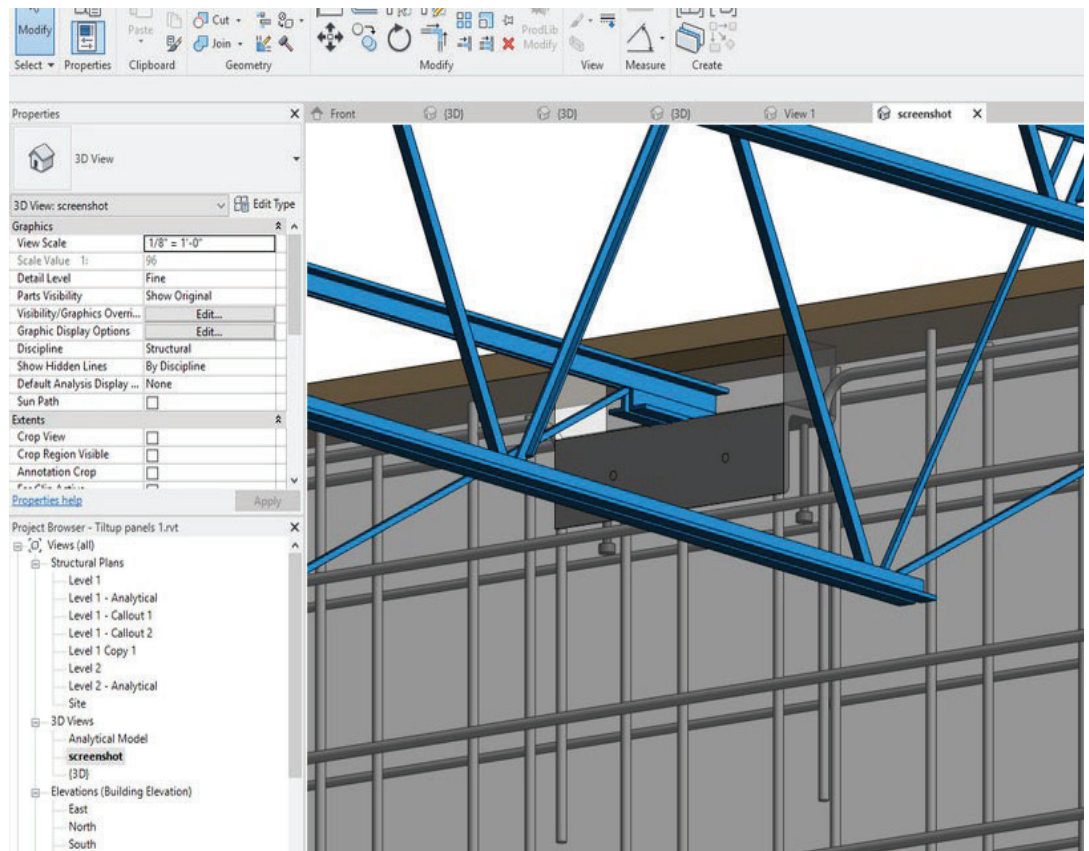


E. UTILIZATION OF BUILDING INFORMATION MODELING (BIM) TO A LEVEL 4

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

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

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



F. PERMITTING IN SOUTHWEST FLORIDA AND CHARLOTTE COUNTY

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

Projects Permitted by FPC's CM Team (Partial Listing)	
Charlotte County Permits	
Charlotte County Sheriff's Office District 5	
Charlotte County Fire Station #9	
Charlotte County Sheriff's Office District 3	
Bloom Academy Daycare – Babcock Ranch	
Charlotte County Fire Station #5*	
Bayshore Park Improvements	
Charlotte County Capital Maintenance Repairs (5-year contract with over 60 permits)	
Woodlawn Industrial Park Building 1	
CCSO Obstacle Course	
Cheney Brothers Expansion	
Amigo Pallets Manufacturing Facility	
Sunseeker Resorts	
Charlotte County West County Annex	
Charlotte County Sheriff's District 1 Headquarters	
Veterans Memorial Park	
Peace River Botanical & Sculpture Gardens	
*Charlotte County Fire Station #7,8,11,13,14,15,16	
*Charlotte County Fire Station #75	
*Charlotte County Public Safety Complex/EOC	
*Charlotte County Fire/EMS Vehicle Maintenance Facility	
*Charlotte County Sheriff's Administration HQ Repairs & Renovations	
*Charlotte County Sports Park-Tampa Bay Rays Renovations	
*South County Regional Park (multiple permits)	
*Ann Dever Memorial Regional Park (multiple permits)	
*Bayshore Live Oak Park (multiple permits)	
*Tringali Roller Hockey Rink	
*Hurricane Repair Contract (4-year contract with over 100 permits)	
City of Punta Gorda Permits	
CONS/Palm Ave	
*Charlotte Harbor Event Center	
Punta Gorda Fire Station #2	
*Laishley Park & Marina	
South County Library	
Springhill Suites-Punta Gorda	
Carmelo's Italian Restaurant	

*Project permitted by FPC team members while at other firms



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

\$0 - \$49,999	5 points
\$50,000 - \$99,999	4 points
\$100,000 - \$199,999	3 points
\$200,000 - \$349,999	2 points
\$350,000 - \$499,999	1 points
\$500,000 +	0 points

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



VIII. VOLUME OF WORK

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

\$0 - \$49,999	5 points
\$50,000 - \$99,999	4 points
\$100,000 - \$199,999	3 points
\$200,000 - \$349,999	2 points
\$350,000 - \$499,999	1 points
\$500,000 +	0 points

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



IX. LOCATION

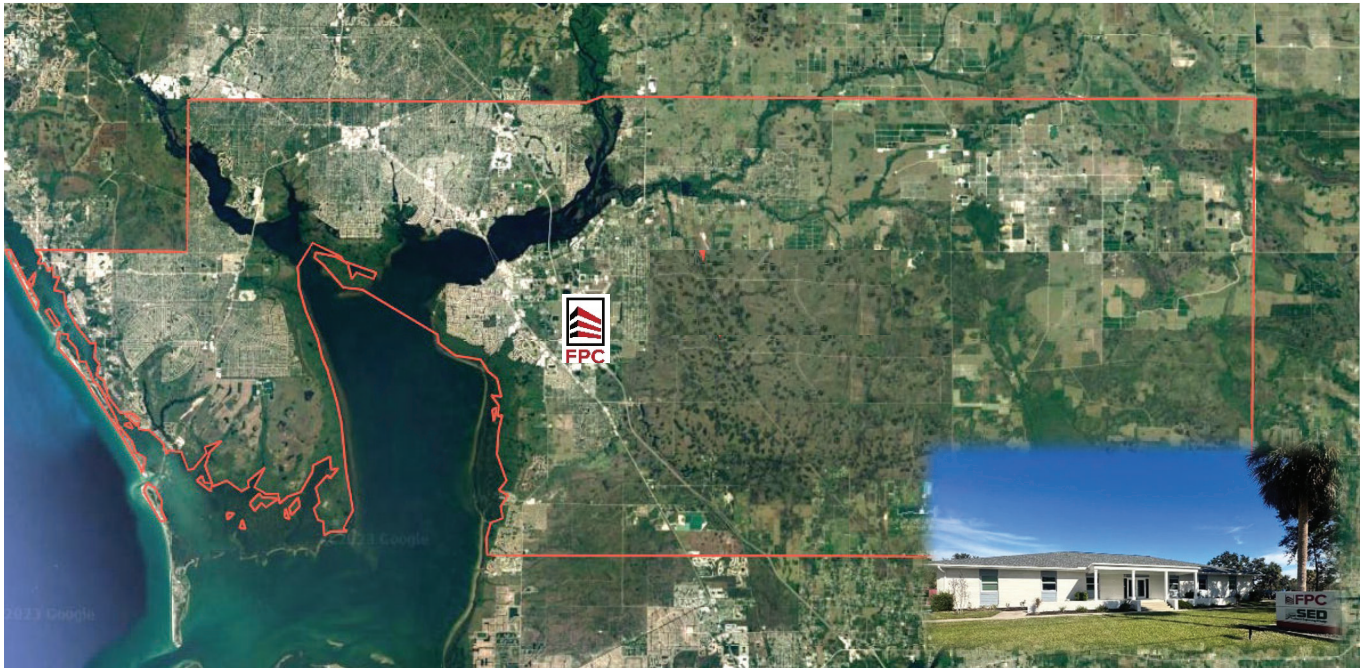
Describe the Prime and Sub-Consultants responsiveness as it relates to the firm's location to the project.

IX. LOCATION

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

Florida Premier Contractors office is located in Charlotte County at 25450 Airport Road, STE A, Punta Gorda, FL 33950. FPC has worked in and permitted projects within Charlotte County for more than 12 years.

OUR HEADQUARTERS IS LOCATED IN CHARLOTTE COUNTY





X. LITIGATION - HAVE YOU BEEN NAMED AS A DEFENDANT OR CO-DEFENDANT IN A LAWSUIT IN THE LAST FIVE YEARS?

If so, describe circumstances and outcome, including Case Number, Case Name and Court.



X. LITIGATION

A. LITIGATION STATEMENT

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



XI. MINORITY BUSINESS

Certified MBE, Sub-Consultants Certified MBE, and/or Non-Certified MBE.



XI. MINORITY BUSINESS

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

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

Florida premier Contractors has worked with and continues to work with sub-consultants who are Minority Business Certified. According to Florida Department of Economic Opportunity - Department of Management services system FPC regularly works with the following Sub-consultants who are listed as a Certified Minority Business Enterprises.

MINORITY BUSINESS ENTERPRISES	COUNTY
Apex Office Products, Inc/ Renditions	Orange County, Florida
Art Castellanos AIA Architect Inc.	Lee County, Florida
Becerra construction	Charlotte County, Florida
Michael J. Looney, Inc	Sarasota County, Florida
Southwest Builders Inc.	Lee County, Florida



XII. 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						
	Rob Humpel, Principal in Charge		Punta Gorda		Punta Gorda						
	Carlton Hughes, Project Executive		Punta Gorda		Punta Gorda						
	Jennifer Newman, Project Manager		Punta Gorda		Port Charlotte						
	Doug Whisler, Project Superintendent		Punta Gorda		Port Charlotte						
	Scott Robbins, Director of Pre-Construction		Punta Gorda		Cape Coral						
	Tasha Boyle, Director of Administration		Punta Gorda		Port Charlotte						
	Jose Clausell, MEP Superintendent		Punta Gorda		Ft. Myers						
	Art Webb, Superintendent		Punta Gorda		Punta Gorda						
	Austyn Hall, Assistant Superintendent		Punta Gorda		Punta Gorda						
2.	Magnitude of Company Operations										
	A) Total professional services fees received within last 24 months:			\$ 19,857,705.85							
	B) Number of similar projects started within last 24 months:			3							
	C) Largest single project to date:			\$ 29,000,000							
3.	Magnitude of Charlotte County Projects										
	A) Number of current or scheduled County Projects			5							
	B) Payments received from the County over the past 24 months (based upon executed contracts with the County).			\$ 10,790,094.02							
4.	Sub-Consultant(s) (if applicable)	Location	% of Work to be Provided	Services to be Provided							
	N/A										
5.	Disclosure of interest or involvement: List below all private sector clients with whom you have an active pending contract and who have an interest within the areas affected by this project. Also, include any properties or interests held by your firm, or officers of your firm, within the areas affected by this project.										
	Firm N/A	Address									
	Phone #	Contact Name									
	Start Date	Ending Date									
	Project Name/Description										

NAME OF FIRM Florida Premier Contractors, LLC

(This form must be completed and returned)

6. Minority Business:

 Yes _____ No X

The County will consider the firm's status as an MBE or a certified MBE, and also the status of any sub-contractors or sub-consultants proposed to be utilized by the firm, within the evaluation process.

Comments or Additional Information:

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

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

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

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

 Addendum No. 1 Dated 12/4/23 Addendum No. _____ Dated _____ Addendum No. _____ Dated _____

 Addendum No. 2 Dated 12/08/23 Addendum No. _____ Dated _____ Addendum No. _____ Dated _____

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

 Florida Premier Contractors, LLC 941-205-1400
 Firm Name Telephone

 Fictitious or d/b/a Name 27-5215829
 Federal Employer Identification Number (FEIN)


 Home Office Address 25450 Airport Road, STE A

 City, State, Zip Punta Gorda, FL 33950 12
 Number of Years in Business

 Address: SAME
 Office Servicing Charlotte County, other than above

Name/Title of your Charlotte County Rep. Telephone

 Robert Humpel
 Name/Title of Individual Binding Firm (Please Print)


 Signature of Individual Binding Firm Date 12/13/2023

 admin@fpcbuilds.com
 Email Address

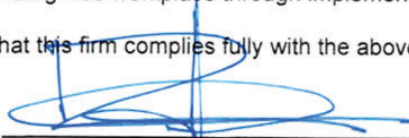
(This form must be completed & returned)

DRUG FREE WORKPLACE FORM

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

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

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



Proposer's Signature

12/13/2023

Date

END OF PART IV

(This form must be completed & returned)



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

HUMPEL, ROBERT JOSEPH

FLORIDA PREMIER CONTRACTORS, LLC
25450 AIRPORT ROAD
STE A
PUNTA GORDA FL 33950

LICENSE NUMBER: CGC1506395

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

State of Florida


Department of State

I certify from the records of this office that FLORIDA PREMIER CONTRACTORS, LLC is a limited liability company organized under the laws of the State of Florida, filed on February 28, 2011, effective February 28, 2011.

The document number of this limited liability company is L11000024938.

I further certify that said limited liability company has paid all fees due this office through December 31, 2022, that its most recent annual report was filed on January 21, 2022, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Seventeenth day of August,
2022*



Secretary of State

Tracking Number: 1921920646CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/2/2023

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

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

PRODUCER Dynamic Insurance Agency LLC 353 Mary Street Punta Gorda FL 33950	CONTACT NAME: PHONE (A/C, No, Ext): 941-205-5900 FAX (A/C, No): 941-205-5868 E-MAIL ADDRESS: info@dynamicinsurance.com
INSURER(S) AFFORDING COVERAGE	
INSURED Florida Premier Contractors, LLC 25450 Airport Rd, Suite A Punta Gorda FL 33950	INSURER A: FCCI Insurance Group NAIC # 10178 INSURER B: Lloyds of London 26609 INSURER C: INSURER D: INSURER E: INSURER F:

COVERAGES **CERTIFICATE NUMBER:** 1192923483 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	Y	GL100039711-05	2/21/2023	2/21/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	CA100021733-06	2/21/2023	2/21/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000		UMB100025503-05	2/21/2023	2/21/2024	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	WC0100068906-03	5/13/2023	5/13/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Professional Liability		B0621PFLO002523	4/17/2023	4/17/2024	Each Occurrence 1,000,000 General Aggregate 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 .. Contract No. 2023000270 - CM at Risk Hurricane Recovery South County Charlotte County, a political subdivision of the state of Florida and its officers, employees, agents and volunteers shall be named as an additional insured with respect to liability arising out of the activities performed by, or on behalf of the Contractor, including automobiles owned, leased, hired or borrowed by the Contractor. For any claims related to this contract, the Contractor's insurance coverage shall be primary insurance as respects the County, its officers, employees, agents and volunteers. The contractor hereby waives all rights of subrogation against the County.

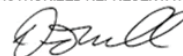
CERTIFICATE HOLDER

Charlotte County
 18500 Murdock Cir
 Port Charlotte FL 33948-1094

CANCELLATION

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

AUTHORIZED REPRESENTATIVE



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ACORD 25 (2016/03)

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Charlotte County RFP No. 2024000116

CM@RISK – FIRE STATIONS 3, 6, AND 17



Proposal Requirements – Experience & References

FLORIDA PREMIER CONTRACTOR'S REFERENCE LIST

Hector Flores

Organization: Charlotte County Administrator
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Project name: Fire Station #9

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Project name: D3

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