



## ► 12.1 - Qualifications of the Firm

**Provide a description of the composition and management structure of your firm. Identify the firm's roles and responsibilities and relevant experience with projects of similar scope and complexity and similar fast track project delivery methods. Describe how the firm's experience will relate to the success of this project.**

Manhattan Construction Company is part of Manhattan Construction Group, a fifth-generation family-owned construction company with operations in the building, civil, pipeline and specialty construction segments.

Manhattan Construction Group employs approximately 1,600 people. Manhattan Construction Company's affiliates under the group are:



### MANHATTAN CONSTRUCTION SERVICES

- Preconstruction
- General Building
- Construction Management
- Design-Build
- Program Management



### MANHATTAN ROAD & BRIDGE SERVICES

- Roads
- Bridges
- Pile Driving
- Sheet Piling
- Pipe Piling
- Concrete Piling



### CANTERA CONCRETE SERVICES

- Foundations
- Flatwork
- Structural
- Tilt-up
- Architectural
- Site Work
- Place & Finish



### MANHATTAN INTERNATIONAL SERVICES

- Construction Management
- Preconstruction
- Program Management



### MANHATTAN PIPELINE SERVICES

- New Facility Construction
- Pipeline Repairs & Rehabilitation
- Pipeline Anomaly Repairs, Integrity, & Maintenance
- Hydrotesting
- Coating Rehabilitation
- Existing Station Piping Modification & Valve Replacement
- In-line Inspection Modifications & Support
- Mainline Replacements & Line Lowering
- Drilling Pads and Retention Structures
- Right of Way Restoration
- Customer Interconnects & Metering Stations
- Emergency Repairs



### SPECTRUM CONTRACTING SERVICES

- Waterproofing
- Joint Sealants
- Specialty Coatings
- Painting
- Fireproofing
- Reconstruction Management
- Concrete Restoration
- Structural Strengthening
- Hurricane Repairs



### SAFEZONE SERVICES

- Railings & Gates
- Commercial Glass, Windows & Doors
- Balcony Screen Enclosures





## ► 12.1 - Qualifications of the Firm

Founded in 1896, Manhattan Construction Company is a fifth-generation family-owned company that provides preconstruction, construction management, program management, general building, and design-build services throughout the United States, Mexico, Central America, and the Caribbean. Manhattan's Florida roots date back to 1968. Manhattan's portfolio of work includes government, education, laboratory, aviation, transportation, sports, convention, casino, hospitality, warehouse, corrections, healthcare, mission-critical, and distribution facilities. Manhattan is a **20-time Associated Builders and Contractors (ABC) Accredited Quality Contractor (AQC)**, an ABC 2019, 2020, 2021, 2022 and 2023 Top Performing Contractor, a ten-time STEP Diamond Safety Award Winner, and 2017, 2021, 2022 and 2023 National Safety Pinnacle Award winner.

Effective Construction Management includes partnering with all stakeholders to understand the project's goals, defining project objectives, developing strategies to reach these objectives, and then executing a plan to safely put the strategies into practice. Manhattan knows that properly managing the **six key principles (time, money, quality, communications, people, and risk)** is the best way to keep projects moving forward efficiently and productively creating a successful project, within the agreed-to plan.



## MANHATTAN BY THE NUMBERS

### 5<sup>th</sup> generation

of family-owned operation.

**125**

years in construction.



**200+**

award-winning projects.



More than  
**\$30 billion**  
of construction put in place in our portfolio



and more than  
**\$5 billion**  
in green-building projects.



## ► 12.1 - Qualifications of the Firm

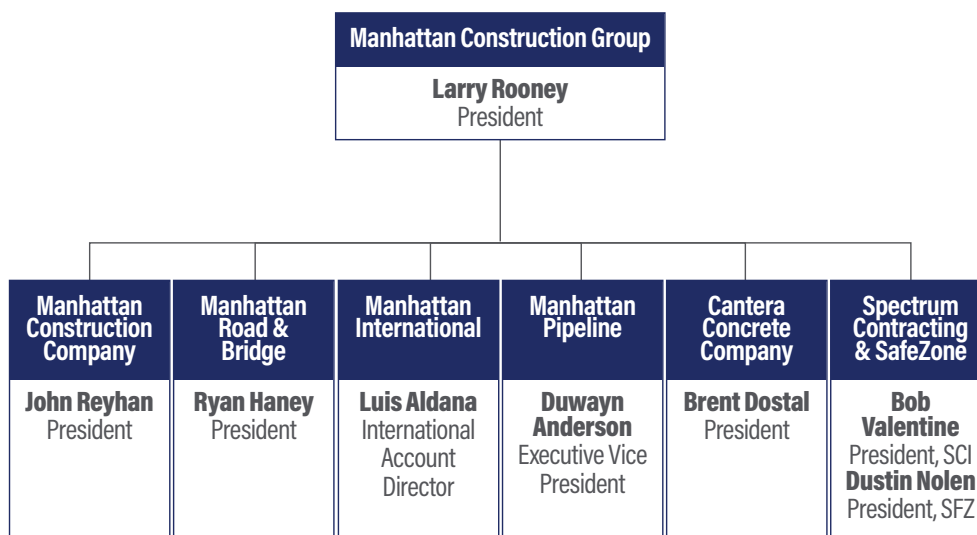
RELATED EXPERIENCE			
	Project	Cost / Completion Date	Firm's Role
	<b>Marco Island Fire Station 50 &amp; EOC</b> Marco Island, FL	\$11,878,121 03/2023	Construction Manager <i>Fast-Track</i>
	<b>City of Naples Fire Station 1 &amp; EOC</b> Naples, FL	\$7,562,716 04/2019	General Contractor
	<b>City of Dunedin - New City Hall</b> Dunedin, FL	\$20,009,885 11/2022	General Contractor
	<b>City of Plant City CARES Act</b> Plant City, FL	\$2,929,738 03/2022	Construction Manager <i>Fast-Track</i>
	<b>Lee County Emergency Operations Center Expansion</b> Fort Myers, FL	\$28,699,000 09/2021	General Contractor
	<b>Hillsborough County Southshore Tax Collector Office</b> Ruskin, FL	\$3,040,204 06/2018	Design/Builder <i>Fast-Track</i>
	<b>East County (Plant City) Courthouse</b> Plant City, FL	\$10,191,000 09/2011	General Contractor
	<b>St. Petersburg Justice Center Courts Consolidation DB</b> St. Petersburg, FL	11/2022 \$11,770,756	Design/Builder
	<b>Collier County Government Center Annex</b> Naples, FL	\$44,000,000 07/2007	Construction Manager <i>Fast-Track</i>
	<b>Pasco County Data Center</b> Dade City, FL	\$10,728,043 09/2014	General Contractor
	<b>Sarasota Police Department Headquarters</b> Sarasota, FL	\$34,727,402 07/2010	Construction Manager <i>Fast-Track</i>



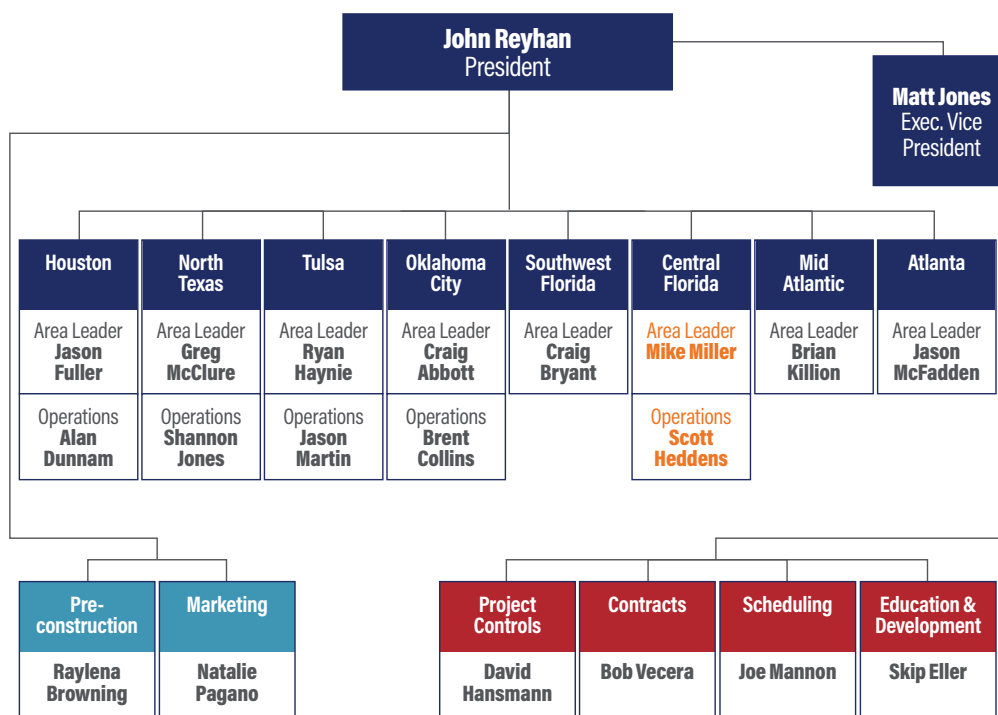
## ► 12.1 - Qualifications of the Firm

Provide a description and separate graphic organizational chart complete with working titles identifying the lines of authority, responsibility and coordination.

### Manhattan Construction Group Organization Chart



### Manhattan Construction Company Organization Chart

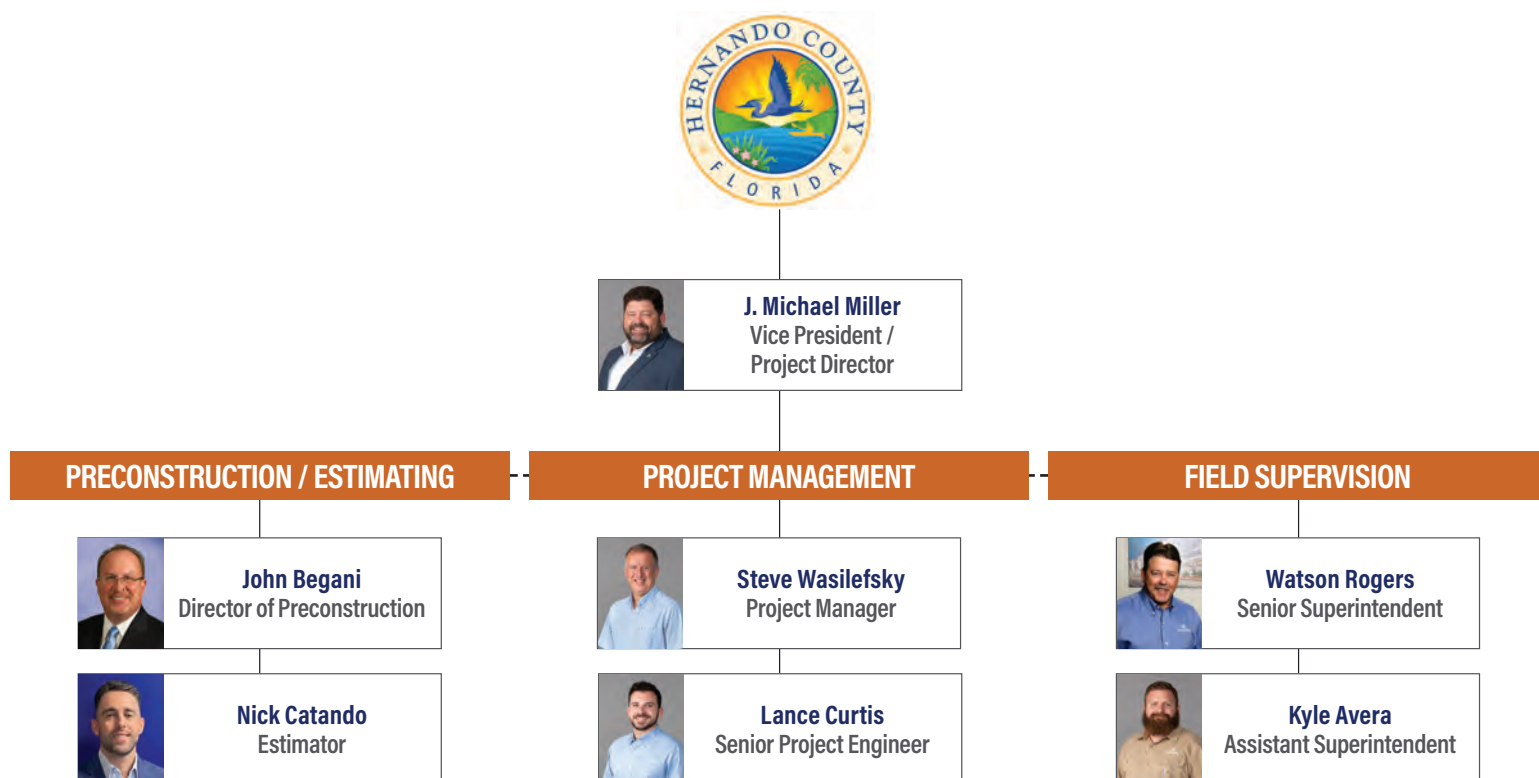


A project specific organizational chart is included on the following page.



## ► 12.1 - Qualifications of the Firm

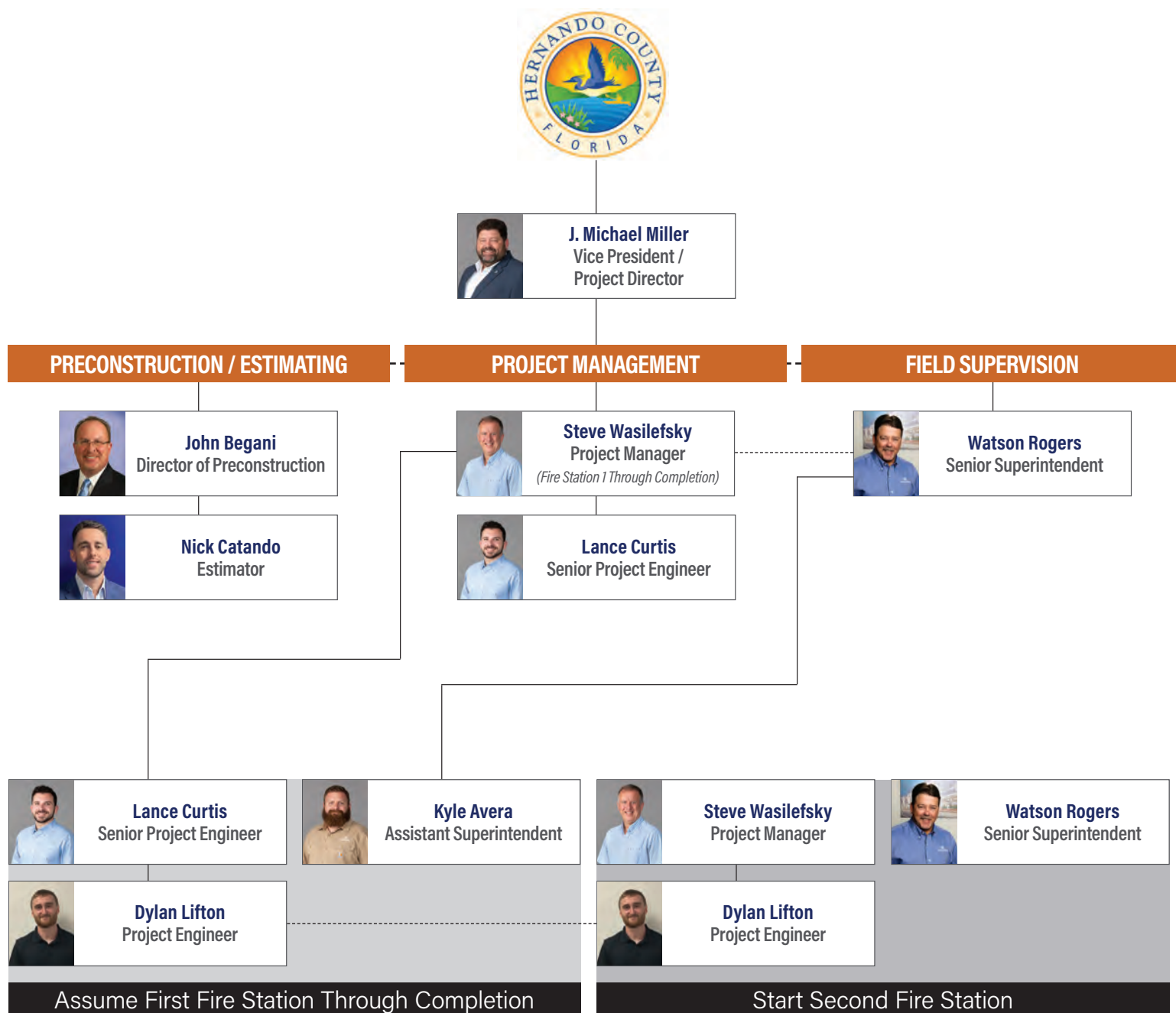
### Project Specific Organizational Chart - One Fire Station





## ► 12.1 - Qualifications of the Firm

### Project Specific Organizational Chart - Multiple Fire Stations





## ► 12.1 - Qualifications of the Firm

**Provide a detailed description of the process of how your firm selects qualified sub-contractors and manages them effectively on complex multi-phased projects.**

Following the bidding process, our team will set up interviews with the critical subs including but not limited to concrete, mechanical, electrical, plumbing, site subcontractors etc. and determine the most competitive and best-qualified subcontractors for the work assigned. In making this determination, their safety and security record are reviewed along with other criteria. We then arrange interviews with the key subs to review the expectations of the project and our project approach, we require the subcontractors identify their plan to meet the project expectations and the commitments Manhattan has made to our client, and any stakeholders.



We will also stipulate that we meet with the subcontractors' proposed project team members. Whether it is their foreman, project manager, etc., we want to ensure that these key individuals are best suited to work on-site on a government campus, and are best suited to achieve the project's goals. From our prior experience with Hernando County and other clients, these interactions and personal interviews help us select the best subcontractors, and convey an understanding of the importance of this project they are going to undertake, and obtain buy in from them regarding the project goals.

- **Welcome Package** – Upon award of a scope of work to a subcontractor, Manhattan will distribute a project specific welcome package. This package will provide key and detailed information to the project detailing the project team, overview of the project, project location, instruction for deliveries, work hours, safety requirements, billing requirements, etc. Once we have awarded a scope of work to a subcontractor, our team will continue to communicate with them and get their input and buy in on schedule, quality goals, etc. as we work through the submittal phase and prepare to mobilize them on the project to begin their scope of work. The following are the processes that Manhattan will use to interface with all subcontractors to ensure



# WELCOME PACKAGE

PROJECT INSTRUCTIONS AND PROCEDURES



Manhattan Construction (FL) Page 1 of 47 Updated 04/11/2017

## TABLE OF CONTENTS

**Project Narrative**

**I. General Information**

- A. Owner and Project Team
- B. Project Information
- C. Project Location Map
- D. Delivery Locations and Instructions

**II. Project Set Up and Requirements**

- A. Introduction
- B. Mobilization Requirements
- C. Employee Parking Areas
- D. Working Hours
- E. Breaks / Lunch
- F. Construction Limits
- G. Safety
- H. Responsibility of Project Workforce
- I. Protection of Existing Trees and Plants
- J. Housekeeping
- K. Sanitary Facilities
- L. Subcontractor Daily Report
- M. Project Progress Meeting
- N. Preconstruction and Pre-Installation Meetings

**III. Administrative Procedures and Requirements**

- A. Submittals - Basic Requirements
- B. Submittal Procedures
- C. Requests for Information
- D. Correspondence
- E. Changes
- F. Schedule
- G. Delays and Extensions of Time
- H. Project Record Documents
- I. Operating and Maintenance Data & Instructions
- J. Warranties and Bonds
- K. Asbestos Products

**IV. Payment Applications**

- A. Schedule of Values
- B. Monthly Progress Pay Applications
- C. Lien Releases and Claim Waivers
- D. Insurance Requirements
- E. Partial Payment for Stored Materials

**V. Quality Control Program**

**VI. Site Specific Safety Plan**

**VII. Reference Documents and Forms**

- A. Subcontractors Daily Report
- B. Subcontractor's Monthly Safety Report
- C. MCC Pay Application Cover Sheet
- D. Subcontractor's Release and Waiver of Lien

Manhattan Construction (FL) Page 2 of 47 Updated 04/11/2017

Sample project  
Welcome Package.

## ► 12.1 - Qualifications of the Firm

success of the project:

- **Preconstruction Meetings** – We schedule these approximately two to three weeks ahead of each subcontractor mobilizing to the project to perform their Features of Work. During this meeting, we review the expectations and commitments that we had discussed during their selection interview. We want to ensure that expectations are understood and discuss any foreseeable issues that might arise prior to mobilizing, so that we can work issues out early, foster an atmosphere of safety, quality, cooperation and efficiency. We also take this time to review the rules of the project, logistics for deliveries and parking, and safety standards to ensure we maintain Manhattan's safety culture of operation zero, etc.
- **Weekly Subcontractor Coordination Meetings** – Each week our Superintendent will hold a weekly subcontractor coordination meeting. This meeting is held to discuss quality, logistics, two-week look ahead schedule, issues, etc. Manhattan feels strongly that communication is the key to a successful project. These weekly meetings provide the subcontractors and Manhattan an open forum to discuss and resolve project issues as a group.





## ► 12.1 - Qualifications of the Firm

**Provide a detailed description of how your firm will maximize the construction work force on this project.**

Manhattan Construction will utilize as many local businesses as possible for the Fire Station Prototypes Contract. Our corporate goal has always been to actively pursue local subcontractors for all of our projects. By engaging subcontractors that have a tie to the community, we have found that the level of quality and service is increased as well as the pride of the team members.

Our philosophy is that subcontract management begins with proper subcontractor evaluation and selection. We consistently obtain the best pricing from the Tampa Bay Area subcontracting community because they know:

- Our projects are professionally managed and well organized.
- We manage and maintain efficient project schedules.
- We provide and require a safe environment for their workers.

As an active member/participant in the Gulf Coast Chapter of Associated Builders and Contractors (ABC), in addition to the American Subcontractors Association of Southwest Florida (ASA), we are able to meet and network with new local subcontractors. Opportunities provided by this and similar organizations provide an invaluable tool for establishing contact with local businesses while increasing Manhattan's exposure in the marketplace. Our outreach efforts are aimed to proactively identify and prequalify local subcontractors for each trade involved in the project, prior to the bid.

These efforts include:

- Establishing contact with local and regional industry associations who aid the growth and development of businesses in an effort to identify local subcontractors and suppliers to participate on projects;
- Accessing registries and source lists from federal, state, and local governments as well as commercial entities;
- Attending conferences, trade fairs, seminars, training programs, and networking events, which promote opportunities for local businesses;
- Posting solicitation notices and advertisements specifically targeted for local, as well as socio-economically disadvantaged businesses in local newspapers and publications.



In 2023, 2022, 2021 and 2017, Manhattan earned the National Safety Pinnacle Award from Associated Builders and Contractors (ABC), **their highest safety honor**. Contractors were judged on self-evaluation scores, lost workday case rates, total recordable incident rates, leading indicator use, process and program innovations, and video interviews conducted by members of ABC's National Safety and Health Committee.

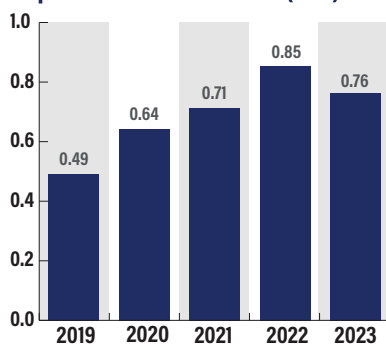


## ► 12.1 - Qualifications of the Firm

**Provide your firms' safety record over the last ten years and describe your firms' efforts to retain and support employees.**

Year	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
EMR	0.69	0.63	0.64	0.50	0.48	0.49	0.64	0.71	0.85	0.76

**Experience Modification Rate (EMR)**



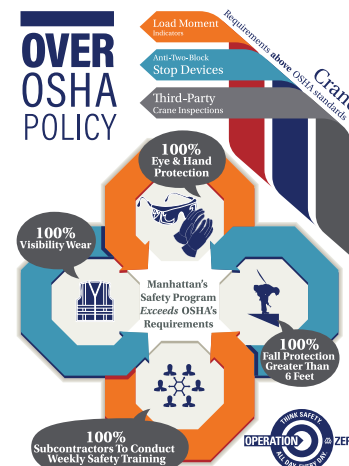
Our low EMR shows we are consistently safe every year.



**20** consecutive years as an Accredited Quality Contractor. **AQC** Associated Builders and Contractors, Inc.



STEP Diamond Achievers are **680%** safer than the industry average. \*ABC 2019 Safety Performance Report



Manhattan Construction Company is a subsidiary of the Manhattan Construction Group family of companies with operations across the United States. Our company has a strong heritage that reflects generations of hard work and accomplishments in our businesses by exceptional people. As a fifth generation family owned business, we have established a reputation of integrity and fairness, reliable performance, and quality results.

As stewards of the Company, we have a duty to build upon our strong heritage of integrity and fairness by consistently adhering to our Company values. Together, we can continue to demonstrate that Manhattan Construction Company stands for the highest standards of integrity and fairness by "Doing the Right Thing."



### SAFETY

We strive to create the safest work environments in the industry and believe that every injury is preventable.



### EXCELLENCE

Our organization, team members, and project execution shall above all be characterized by excellence.



### INTEGRITY

Integrity and honesty must be present in our everyday actions with each other, our clients, trade partners, and all others we encounter.



### RESPECT

Respect for the individual and the importance of teamwork are critical to the successful performance of our responsibilities.



### CLIENT-DRIVEN CULTURE

Our organization believes creating a client-driven culture is paramount to sustained long-term success.



## ► 12.1 - Qualifications of the Firm

### Career Center

The Manhattan Career Center offers a step by step career path process for Operations, Preconstruction / Estimating, and Project Management roles. All Manhattan employees have access to the resources in the Career Center.

The Builder-In-Training Program is a two-year program designed to give entry-level team members hands-on experience in three domains of expertise. Participating team members gain experience through rotating Project Management, Operations, and Estimating / Preconstruction assignments.

Builder-In-Training Program Domains of Expertise			Additional Domains of Expertise
<b>Project Management</b>  Project Engineer Senior Project Engineer Assistant Project Manager  Project Manager  Senior Project Manager Project Director	<b>Operations</b>  Field Engineer Senior Field Engineer Assistant Superintendent  Superintendent  Senior Superintendent Operations Manager	<b>Estimating / Preconstruction</b>  Estimator Senior Estimator Preconstruction Manager Senior Preconstruction Manager Director of Preconstruction	Safety Management BIM / Technology Quality Management Business Development
<div> <div>←</div> <div>Executive Leadership Team</div> <div>→</div> </div>			

Additionally, all employees have twice yearly course requirements that are offered through the “Education and Development” section of the **MBA (Manhattan Builders Academy)** Portal where they can access required training videos and presentations and other offerings at their discretion on topics such as Prolog Financials Training, Crisis Management for Construction, Structural Concrete Basics, Leadership, Overcoming Conflict, Leading Multiple Generations and much more. The Manhattan Leadership Academy (MLA) and Manhattan Executive Leadership Development Program (MELD) participants receive presentations on the inherent and actual costs of employee turnover and the long-term impact on our knowledge management efforts and talent pools. Currently, Manhattan Construction employees 622, with an average tenure of 9.1 years – **our longest tenured employee celebrated 48 years in late 2023!**





## ► 12.2 - Qualifications of the Management Team Members

### Superintendent Qualifications



### Watson Rogers

#### Senior Superintendent

Manhattan's Senior Superintendent provides overall on-site administrative and technical activities for multiple or individual large complex projects. Our Senior Superintendent plans, coordinates, and supervises craft employees and trade contractors to ensure the project is constructed in a safe and organized manner that is in harmony with design, budget, schedule, and quality. He has developed an expertise in government facility projects, with a no nonsense approach to safety for guests, staff and workers on projects under his watch.

#### Time Commitment for this Project:

100% (construction)

#### Years Experience:

40 years

#### Licenses, Credentials, Certifications:

OSHA 30-Hour Certified

#### Selected Project Experience:

##### **Hernando County Judicial Center Renovations** \$21,457,116

19,183-square-foot renovation to an occupied county government building.

*Brooksville, Florida*

##### **Lowell Correctional Institution Expansion (Phase 1 & Phase 2)** \$25,000,000

Prison expansion including secured housing units, open bay dorms, infirmary, kitchen, sally ports, site packages, perimeter security systems, all while the facility was occupied and in operation with no disruptions.

*Ocala, Florida*

##### **Marion County Jail Expansion** \$29,000,000

Expansion of eight new buildings including new kitchen, dorms, booking and processing, laundry, training rooms, vehicle wash station, medical facilities, etc.

*Ocala, Florida*

##### **CCA Lake City** \$20,000,000

Expansion in active facility adding two twin open bay dorms to existing facility, segregation unit, cafeteria, remodel and new training rooms.

*Lake City, Florida*

##### **West Palm Beach Criminal Justice Complex** \$23,000,000

New 13-story tower criminal justice building.

*West Palm Beach, Florida*

##### **Florida Department of Law Enforcement Headquarters**

Regional operations center for FDLE.

*Miami, Florida*



Lowell Correction Institute -  
Phase I & II  
Ocala, FL



Marion County Jail Expansion  
Ocala, FL



CCA Lake City  
Lake City, FL



Hernando County Judicial Center  
Renovations  
Brooksville, FL



## ► 12.2 - Qualifications of the Management Team Members

### *Superintendent Qualifications*



### Kyle Avera

#### Assistant Superintendent

Kyle assists in on-site administrative and technical management of construction activities. He role works with the on-site management team assisting the Superintendent in planning, coordinating, and supervising craft employees and trade contractors to ensure the project is constructed in a safe and organized manner that is in accordance with design, schedule, and quality.

#### **Time Commitment for this Project:**

100% (construction)

---

#### **Years Experience:**

21 years

---

#### **Licenses, Credentials, Certifications:**

Withlacoochee Technical College, Inverness, Florida, 2004

Crane Operator Certification, 2019

Law Enforcement Academy, 2010

OSHA 30-hour

---

#### **Selected Project Experience:**

<b>TPA Monorail Decommissioning and Moving Walkway Installation</b>	\$29,022,584
---	--------------

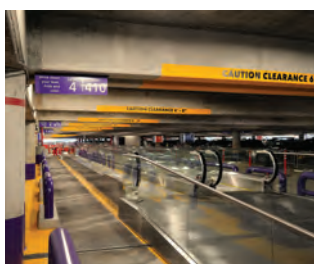
Decommissioning of the existing monorail and installation of moving walkways in the parking garage at TPA.

*Tampa, Florida*

<b>The Azure at Palm Coast</b>	\$21,391,349
--------------------------------	--------------

97,625-square-foot senior living facility on a 5-acre parcel.

*Palm Coast, Florida*



TPA Monorail Decommissioning and Moving Walkway Installation  
Tampa, FL



The Azure at Palm Coast  
Palm Coast, FL



## ► 12.2 - Qualifications of the Management Team Members

*Qualifications of other key in-house staff*



### J. Michael Miller

#### Vice President - Project Director

With 26 years of construction experience Mike has worked on a wide range of project types and delivery methods including public safety projects. He is a good listener, knows the value of stakeholder input and is familiar with the processes necessary to get the work done in a timely and cost effective manner. Additionally, Mike has earned a reputation of service and dedication that is unsurpassed by his peers and most appreciated by Manhattan Construction's clients. Mike's ability to understand their projects needs and his dedication to delivering high quality construction is invaluable to our clients.

#### **Time Commitment for this Project:**

15% (preconstruction & construction)

---

#### **Years Experience:**

26 years

---

#### **Licenses, Credentials, Certifications:**

B.S., Civil Engineering, Missouri University of Science and Technology, Rolla, Missouri, 1998

State of Florida Certified General Contractor CGC 1527515

---

#### **Selected Project Experience:**

<b>Hernando County Judicial Center Renovations</b> 19,183-square-foot renovation to an occupied county government building. <i>Brooksville, Florida</i>	\$21,457,116
---	--------------

<b>Lowell Correctional Institution Expansion (Phase 1 &amp; Phase 2)</b> Prison expansion including secured housing units, open bay dorms, infirmary, kitchen, sally ports, site packages, perimeter security systems, all while the facility was occupied and in operation with no disruptions. <i>Ocala, Florida</i>	\$25,000,000
--	--------------

<b>Osceola County Jail Expansion</b> Addition of new housing units, and renovation to the existing visitation, medical and office areas within the existing jail facility. <i>Kissimmee, Florida</i>	\$15,000,000
--	--------------

<b>Polk County Jail</b> 1,008-bed new jail facility and on and off-site water and waste water utility package. <i>Frostproof, Florida</i>	\$30,000,000
---	--------------

<b>City of Dunedin - New City Hall</b> New two-story, 38,463-square-foot city hall with onestory commission chamber. <i>Dunedin, Florida</i>	\$20,009,885
--	--------------



**Hernando County Judicial Center Renovations**  
Brooksville, FL



**Lowell Correction Institute - Phase I & II**  
Ocala, FL



**Osceola County Jail Expansion**  
Kissimmee, FL



**City of Dunedin New City Hall**  
Dunedin, FL



## ► 12.2 - Qualifications of the Management Team Members

*Qualifications of other key in-house staff*



### Steve Wasilefsky

#### Project Manager

Steve oversees multiple or individual large complex projects providing direction for the on-site project management teams. Construction activities are monitored and controlled by our Senior Project Manager through administrative direction of on-site personnel, contract management, budget control, and cost adherence while overseeing implementation of the company's Safety and Quality Control Programs. He is the liaison for client, architect, and engineering contacts to facilitate construction activities.

#### Time Commitment for this Project:

50% (preconstruction) | 100% (construction)

---

#### Years Experience:

42 years

---

#### Licenses, Credentials, Certifications:

A.S. Electrical Engineering Technology, Hartford State Technical College

B.S., Industrial Technology - Electrical Systems, Central Connecticut State University

State of Virginia Master Electrician, License No. 2710039905, 2003

---

#### Selected Project Experience:

<b>Hernando County Judicial Center Renovations</b> 19,183-square-foot renovation to an occupied county government building. <i>Brooksville, Florida</i>	\$21,457,116
<b>Redstone Arsenal Commissary Renovation</b> A 9,200-square-foot renovation to a commissary. <i>Redstone Arsenal, Alabama</i>	\$2,000,0000
<b>Langley Air Force Base Commissary Renovation</b> A 9,200-square-foot renovation to a commissary. <i>Langley Air Force Base, Virginia</i>	\$2,000,0000
<b>Fort Lee Commissary Renovation</b> A 9,200-square-foot renovation to a commissary. <i>Fort Lee, Virginia</i>	\$2,000,0000
<b>TPA Airside A Passenger Boarding Bridge Replacement</b> Replacement of 15 passenger boarding bridges at Airside A at Tampa International Airport <i>Tampa, Florida</i>	\$20,052,119



Hernando County Judicial Center Renovations  
Brooksville, FL



TPA Airside A Passenger Boarding Bridge Replacement  
Tampa, FL



Langley Air Force Base Commissary Renovation  
Langley Air Force Base, VA



Fort Lee Commissary Renovation  
Fort Lee, VA



## ► 12.2 - Qualifications of the Management Team Members

*Qualifications of other key in-house staff*



**John Begani**

**Director of Preconstruction**

John has more than 40 years of preconstruction experience, comprising almost \$3 billion in completed work, particularly in large government projects. Hernando County will benefit from John's depth of experience, which enables him to deliver tested estimating solutions, inspire dialogue and innovation to provide new ways to deliver the best value to enhance the new Fire Station Prototypes construction experience. He will ensure quality is built in to the documents.

**Time Commitment for this Project:**

50% (preconstruction)

---

**Years Experience:**

43 years

---

**Licenses, Credentials, Certifications:**

Canton ATC SUNY, Civil Engineering / Construction Technical Engineering

Member of the American Society of Professional Estimators (ASPE)

---

**Selected Project Experience:**

<b>Marco Island Fire Station 50 &amp; EOC</b> 24,000-square-foot, two-story fire station and emergency operations center with fuel depot and training tower. <i>Marco Island, Florida</i>	\$12,610,513
<b>City of Naples Fire Station 1 &amp; EOC</b> New 22,598-square-foot, two-story fire station and emergency operations center. <i>Naples, Florida</i>	\$3,040,204
<b>Pinellas County Jail Infrastructure</b> An addition to the existing jail campus that includes a 3-story precast concrete Infrastructure building to house the new campus kitchen, new laundry as well CEP with all new campus wide chilled water upgrades. Also includes a tilt-wall concrete Facility Maintenance Building. <i>Largo, Florida</i>	\$85,000,000
<b>St. Petersburg Justice Center Courts Consolidation</b> Renovation of 40,000 square feet of space on floors 2, 3 and 4 while keeping the active facility operational. <i>St. Petersburg, Florida</i>	\$11,770,756
<b>City of Dunedin - New City Hall</b> New two-story, 38,463-square-foot city hall with one story commission chamber. <i>Dunedin, Florida</i>	\$20,009,885
<b>Hernando County Judicial Center Renovations</b> 19,183-square-foot renovation to an occupied county government building. <i>Brooksville, Florida</i>	\$21,457,116



**St. Petersburg Justice Center Courts Consolidation**  
St. Petersburg, FL



**Marco Island Fire Station 50 & EOC**  
Marco Island, FL



**Pinellas County Jail Infrastructure**  
Largo, FL



**City of Naples Fire Station 1 & EOC**  
Naples, FL



## ► 12.2 - Qualifications of the Management Team Members

### Qualifications of other key in-house staff



#### Lance Curtis

##### Senior Project Engineer

Lance reviews drawings for constructibility and organizes, administers and coordinates all elements involved in construction labor, materials, equipment, supplies, utilities, technology, methods, and scheduling.

##### **Time Commitment for this Project:**

100% (construction)

---

##### **Years Experience:**

7 years

---

##### **Licenses, Credentials, Certifications:**

B.S., Construction Management, University of Florida, Gainesville, Florida 2021

OSHA 30-hour

---

##### **Selected Project Experience:**

<b>Hernando County Judicial Center Renovations</b> 19,183-square-foot renovation to an occupied county government building. <i>Brooksville, Florida</i>	\$21,457,116
---	--------------

<b>St. Petersburg Justice Center Courts Consolidation</b> Renovation of 40,000 square feet of space on floors 2, 3 and 4 while keeping the active facility operational. <i>St. Petersburg, Florida</i>	\$11,770,756
--	--------------



#### Nick Catando

##### Estimator

Nick assists in specific bid efforts to provide and coordinate specifically assigned areas of estimating services. He assists in the over-all bid strategy that blends all affected trades and ensures no gaps or overlap in project scope, prepares quantity take-offs and bid schedules, analyzes bids, and assists in preconstruction, value engineering, and procurement services.

##### **Time Commitment for this Project:**

50% (preconstruction)

---

##### **Years Experience:**

7 years

---

##### **Licenses, Credentials, Certifications:**

B.S., Civil Engineering, Temple University, Philadelphia, Pennsylvania, 2017

---

##### **Selected Project Experience:**

<b>City of Plant City Utility Maintenance and Solid Waste Department Facility</b> New single-story, 16,399-square-foot facility including including offices, conference rooms, locker rooms, workshops, laundry, and break rooms. <i>Plant City, Florida</i>	\$7,958,670
--	-------------

<b>Bradenton Area Convention Center Renovations</b> Renovation of 108,510 square feet including exhibit halls, restrooms, kitchen, ballrooms and sitework. <i>Bradenton, Florida</i>	\$44,500,000
--	--------------

<b>Doak Campbell Stadium Renovations</b> Seating venue improvements in the football stadium's West and South seating bowl areas. <i>Tallahassee, Florida</i>	\$165,000,000
--	---------------



## ► 12.2 - Qualifications of the Management Team Members

*Qualifications of other key in-house staff*



**Dylan Lifton**

**Project Engineer**

Dylan reviews drawings for constructibility and organizes, administers and coordinates all elements involved in construction labor, materials, equipment, supplies, utilities, technology, methods, and scheduling.

**Time Commitment for this Project:**

100% (construction)

---

**Years Experience:**

2 years

---

**Licenses, Credentials, Certifications:**

B.S., Civil Engineering, University of South Florida, Tampa, Florida, 2023

---

**Selected Project Experience:**

<b>Hernando County Judicial Center Renovations</b>	\$21,457,116
19,183-square-foot renovation to an occupied county government building. <i>Brooksville, Florida</i>	
<b>Vinoy Exterior Improvements Project</b>	\$7,000,000
Exterior improvements to a historic hotel. <i>St. Petersburg, Florida</i>	

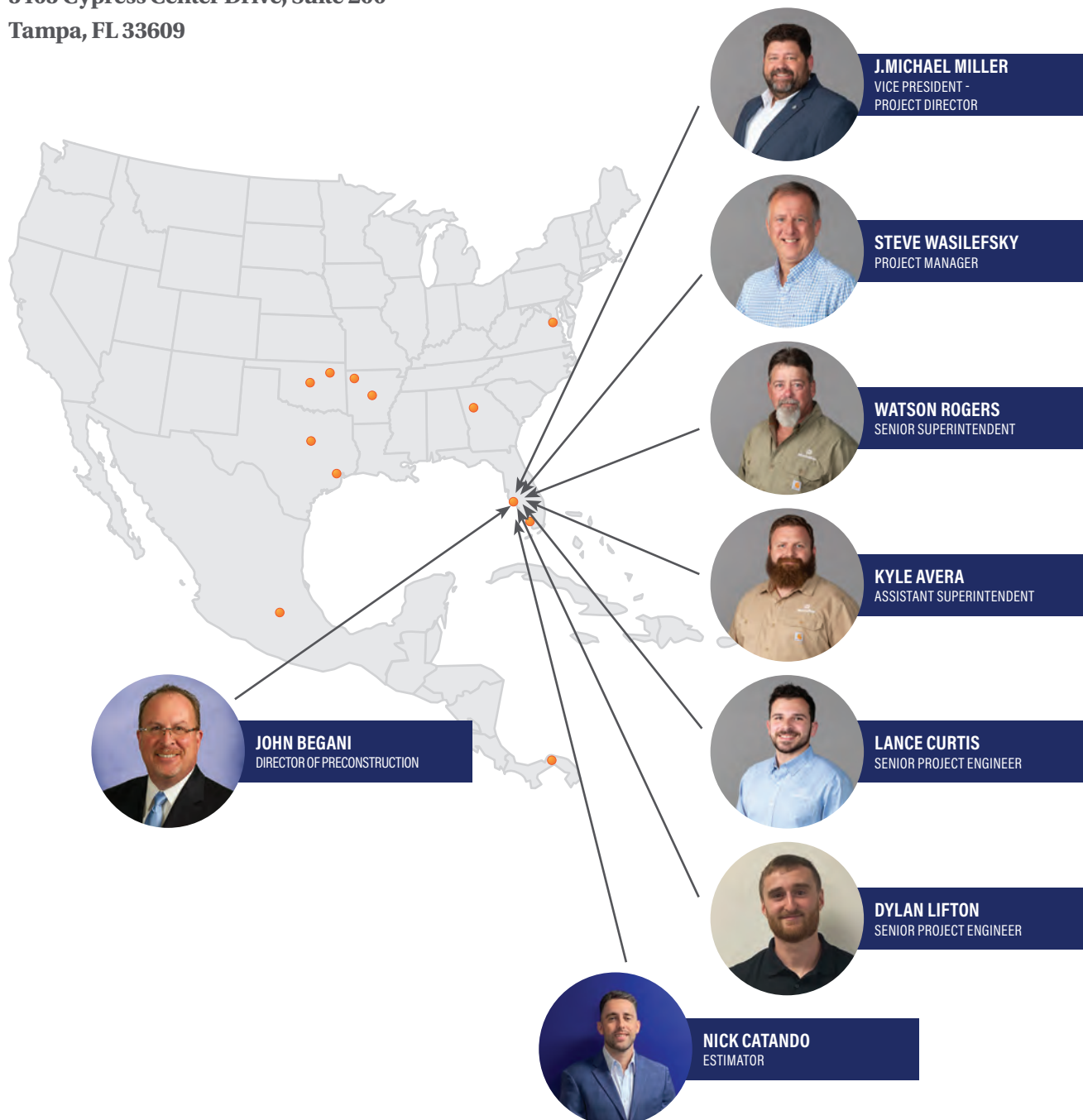
## ► 12.2 - Qualifications of the Management Team Members

**Identify all current office locations of the assigned staff and any other resident expertise intended to be provided under this RFP.**

Manhattan Construction Company has 12 offices through out the United States and Central America with the ability to pull additional resources from these offices for specific project expertise.

All staff proposed for this project work out of our Tampa, Florida office

**5405 Cypress Center Drive, Suite 200  
Tampa, FL 33609**





## ► 12.3 - Project Management Approach

**Provide a strategic project approach summary: Include discussion of your firm's approach in providing successful Construction Management/General Contracting services based on prior experience in cost, schedule and quality effectiveness. Include specific examples (1-2 page excerpts) of actual products (estimates, progress reports, schedules, constructability reviews, value engineering studies, forms, general conditions budgets, organizational structures, etc.).**

### Construction Management / General Contracting Approach

Manhattan views our general contracting work just like our construction management work. Our team looks to deliver on communication, quality and schedule all while working to validate the trust that the County has given us. Our principles include:

1. **Care and Custody:** We must uphold a high standard of professionalism in carrying out the work; execute our policies and procedures with diligence. Deliver the best quality and value.
2. **Integrity:** Our culture is a result of more than 125 years of our belief and practice in our core values which include: safety, excellence, integrity, respect, and client-driven culture. It is the responsibility of all employees and team members to embed these values in their daily behavior and to ensure these values drive our decision and actions every day.
3. **Honesty and Open Disclosure:** We have an obligation to keep all information open and "on the table" allowing the team to make accurate and timely decisions.
4. **Loyalty:** We have an obligation to refrain from acquiring any interest or taking any action, within reason, without open disclosure of material facts and obtaining the County's informed consent. We must function as a team never losing site of the County's goals and objectives.
5. **Duty of Good Faith:** We will carry out our responsibilities in good faith, truthfulness, and integrity with the County's best interest in mind. The members of the Manhattan team are well known for providing the most valuable and thorough pre-construction and construction services in the marketplace. Utilizing our proprietary process / procedures on your projects **will ensure Hernando County receives the highest value at the lowest cost for all of your projects.**

## MARCO ISLAND FIRE STATION 50 & EOC

2023 CBIA SAND DOLLAR AWARD WINNER - BEST PUBLIC FACILITY OVER \$5,000,000





## ► 12.3 - Project Management Approach

### Cost

Manhattan's cost control processes, which start at the very outset of the preconstruction process, will continue to be vital to the project's success as it moves into the construction phase. To maintain positive control of job costs, Manhattan uses the following procedures, among others:

As construction progresses, Manhattan thoroughly reviews subcontractor payment applications to ensure that all billings reflect the actual progress of the work – this protects the Owner as well as all other team members, by making sure that actual cash flow is in line with the funds budgeted at all times.

Manhattan will develop a written Procurement Plan/Strategy for the project. This document will identify long-lead items and outline strategies for ensuring that all materials and equipment arrive at the jobsite when needed, to avoid both delays and cost overruns through proactive planning.

Your project(s) will be substantially "bought out" within 90 days of Notice to Proceed (NTP). This means that the project team will be required to purchase all major subcontracts and material orders and get them under contract within that 90-day window. This helps the project avoid the negative impact of material price escalations or other adverse market conditions by locking in pricing at the outset of the project.

**Value Management** – Our project team and subcontractors can offer suggestions for value management alternates that can meet design intent at a reduced cost. We utilize our Value Management Tracker which summarizes the intent of the Value Management item and appropriate cost information. The item is then reviewed with the design team and Hernando County to determine if it is an item that makes sense to move forward with. We utilize our tracking spreadsheet to keep status current of Accepted, Pending and Declined items so that Hernando County will always know where we are with regards to Value Management and Overall Budget. It is important to note that the process of value management does not end upon starting construction. As the project progresses, our trades are encouraged to suggest opportunities in methodology and/or material alternates that would benefit the cost/schedule and value objectives of the project.

Manhattan has a

## PROVEN TRACK RECORD

of assisting the team in keeping the project within the initial budgets established up front without compromising quality and operational functionality



Every decision that is made in the development of a project is fueled by the monetary resources available. Manhattan has success in managing Owner, Client, Design and Engineering resources through collaboration and our Builder-Driven Preconstruction processes.



## ► 12.3 - Project Management Approach

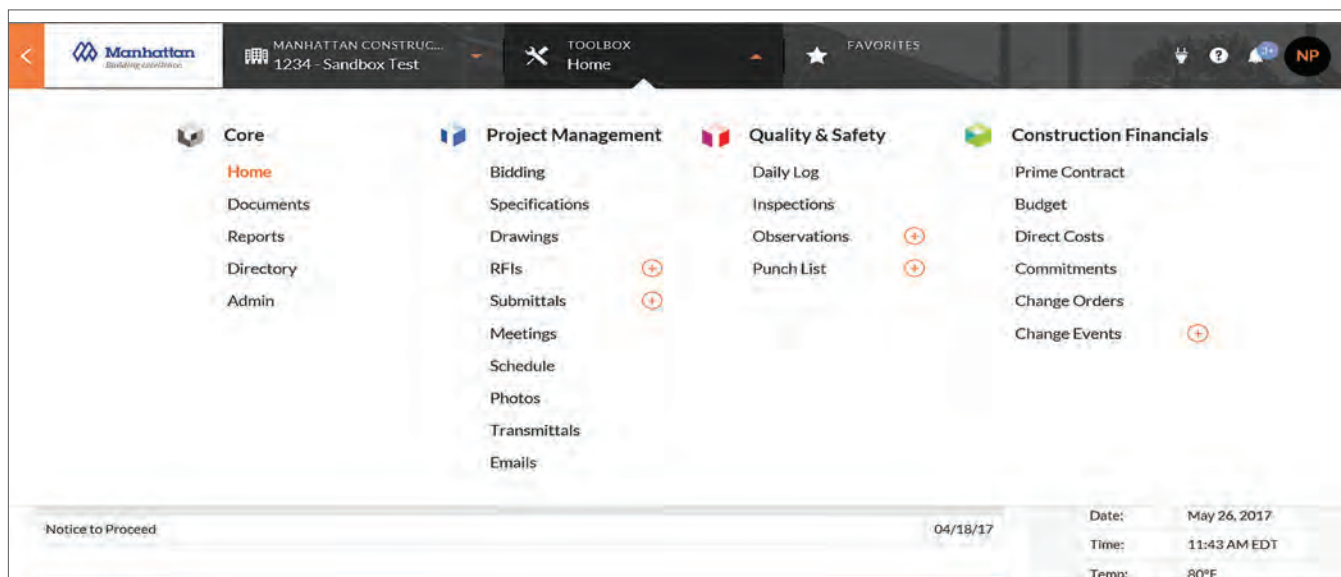
**Efficient scheduling** – In addition to shortening the overall duration of your project and lowering the cost of the project, Manhattan schedules and coordinates the work of our subcontractors in an efficient manner, thereby allowing them to execute their work profitably, with a minimum of disruption or out-of-sequence work. For example, we have detailed coordination meetings with the MEPF (Mechanical, Electrical, Plumbing, and Fire Protection) trades at the beginning of each phase of work (overhead, in-ceiling work, for example), to ensure that the work flows smoothly and there is minimal re-work or out-of-sequence work.

Our policy requires a detailed, line-by-line budget review once a month, at a minimum. For each pay item, cost-to-date and projected final cost is compared to budgeted cost. Should any particular line item show any indication of being over-spent, the reason for the overrun will be identified and steps implemented to remedy the situation at the earliest possible opportunity.

**Reporting** - Comprehensive reporting is also vital to ensure that the project stays within the bounds of the initial budget. Each month during construction, Manhattan compiles and submits a comprehensive project update. Along with information regarding schedule and quality control, this “Executive Report” also includes a Project Cost Report that outlines where the project stands in terms of cost and budget.

Manhattan utilizes Procore project management software to track and monitor the budget in real time allowing up-to-date cost reporting and forecasting at any time during the project.

**Close Out** - Timely and accurate close-out of a project begins at the start of construction. In the final stages of the project, Manhattan will work with County staff to finalize accounts, and will make recommendations regarding final payment for all subcontractors. Our ultimate goal is a successful project for all team members, which means that Manhattan will be responsible for helping to facilitate a quick and efficient final accounting and close-out procedure.



Procore's dropdown menu is intuitive and easy to use.



## ► 12.3 - Project Management Approach

### Cost Control Examples

#### FGCU Holmes Hall - Engineering Building - Fort Myers, FL



The Engineering Building at FGCU had quite a lengthy preconstruction period due to budget constraints imposed upon the project. Value Engineering during the Design Development Phase extended to working with FGCU and the project Architect to develop budgets for two distinctly different buildings from the final product you see today such as 1) a four-story version with the 4th floor shelled out at \$16,037,650 and 2) a three-story version at \$14,283,890.

Value Engineering during the GMP Development Phase for the Engineering Building further included the items listed below:

- Utilize two coat kynar finish on exterior windows - **savings \$11,000**
- Use PVC pipe for underground sanitary - **savings \$10,650**
- Use CPVC piping for domestic water in lieu of copper - **savings \$83,900 (not used)**
- Use fixed marker boards in lieu of movable in lecture hall - savings \$25,500 (not used)

One example of the Value Engineering during Construction was the suggestion to eliminate the prime painting of all enclosed structural steel components. This was agreed to by the Engineer and **saved the project \$16,280**.

Another example was a change in the supplier and design of the mansard roof trusses which generated a **savings of \$45,500** to the project.

#### Robert L. Taylor Community Complex - Sarasota, FL



The project had several budget challenges due to existing unknown site conditions. Removal of the unsuitable soils on-site accounted for about \$1,310,000. Additionally, owners added the pool and playground/park scope to our project after the project started - worth \$770,000. We successfully value engineered the roofing, locker room finishes, locker style, landscaping and pool size/shape to reduce project cost to meet budget without sacrificing design intent or quality.



## ► 12.3 - Project Management Approach

### Scheduling

Manhattan takes schedules seriously and we are proud of our track record of completing projects on or ahead of schedule, as you will see on some of the projects outlined in this proposal. We are accustomed to working off-hours, multiple shifts, and weekend work in order to meet owners' deadlines.

Manhattan will use the Phoenix and P6 scheduling software to develop a schedule in sufficient detail to be a useful tool for daily management of the project. The schedule will allocate work responsibilities and set deadlines for the project. For portions of the work, we develop detailed daily/weekly schedules to clearly delineate the sequence of work.

It will be our responsibility to develop the project schedule and will also maintain the schedule to ensure on-time delivery of each phase and to bring the overall project in on time. The Project Manager will be responsible for the development and maintenance of the project schedule.

We will develop the schedule with enough detail to allow for the Fire Station project to occur in a safe, organized manner. The tight work schedule and possible phases will require constant monitoring and communication between all parties involved and the ability to move materials and labor in and out of the area in an efficient manner. We have worked tight schedules in the past with our local vendors and subcontractors who are very familiar with our scheduling procedures and management. We understand that this project may not be at a normal pace; by using local businesses we can mobilize quickly to perform the production activities necessitated by scheduled events. We can draw on our large local workforce to handle any extra duties as they might arise. Our experienced construction team knows what activities are critical to the successful completion this project and will focus the schedule on those items such as foundations, structure, MEP installation, and finishes. Each one of these activities will be defined with appropriate detail in order to manage the trade subcontractors effectively.

---

## CLIENT TESTIMONIAL



"The renovation of our Event Level Club was a \$2M construction job. We tasked Manhattan to **complete this 11,000 s.f. renovation with only 80 days of work time**. This was an extremely short construction schedule due to Amalie Arena being one of the top five busiest arenas in North America, and that the space was our only entry/exit/ ADA access to floor events. **Manhattan successfully navigated the entire process keeping a clean, usable space for us throughout the renovation.**"

Michael O'Donnell  
Senior Facilities Manager  
Tampa Bay Lightning





## ► 12.3 - Project Management Approach

Manhattan's customer service philosophy is to provide **Building Excellence** and custom project solutions for every project that we work on.

### Schedule Control Examples

#### **Pasco County Technology Center - Dade City, FL**



Change orders were incorporated as line items into the master schedule as they were approved. This helped keep the 96 official design document changes (\$1.2 million worth) visible to all concerned parties as related to schedule. Schedule related impacts can become very contentious with construction teams.

#### **Amalie Arena Event Level Club Renovation - Tampa, FL**



Amalie Arena hosts more than 150 events every year and annually ranks among the top venues in North America. These events didn't stop during construction of the extremely fast-paced Lexus Lounge renovation.

The tight schedule on this project was mitigated by working closely and by developing trust with Gould Evans, our architect partner who gave Manhattan some leeway in the field on some design details. That is, we discussed their design intent and their look enough to where they trusted us to make some changes in the field where we needed too for constructability and expediting installation times without loss of quality. Specifically, this was done with the installation of the unique ceiling feature to work with existing conditions.

Materials were also prefabricated off site. In particular, Curry Cabinetry pre-fabricated some of the complex mitered projection walls instead of in-place fabrication and then installed the prefabricated portions.



## ► 12.3 - Project Management Approach

### Quality Control

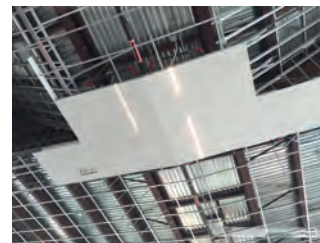
Our Quality Control Plan is designed to ensure quality in the finished product by promoting a constant awareness of the high-quality standards expected by Hernando County. Our plan encompasses the entire process from preconstruction through construction, project closeout, and post-construction services.

Specific goals are to:

- Emphasize the importance of quality work.
- Stress the concept that quality is best achieved during initial fabrication and/or installation of the work. **“Do it Right the First Time.”**
- Enhance the exchange of technical and other information about quality throughout the entire project organization.
- Eliminate non-compliant work requiring rework or replacement.
- Seek the involvement and cooperation from all levels of the project team.

Our Quality Control Plan fully complies with all contractual requirements. It includes organization, inspections, testing, meetings, reporting and submittals (including certifications and other documentation) necessary to provide materials, equipment, workmanship, fabrication, construction, and operations that comply with the quality standards of all projects.

The plan applies to aspects of the work both onsite and off site. Its primary focus is on the early identification and resolution of potential problems before they affect the project. It includes specific preventive measures and formal inspections before the start of each work activity. Preventive measures begin at the onset of the project and continue through all phases. They include design reviews, identification of standards, mockups, RFI's, submittals, document control, preconstruction meetings, and other trade specific measures.

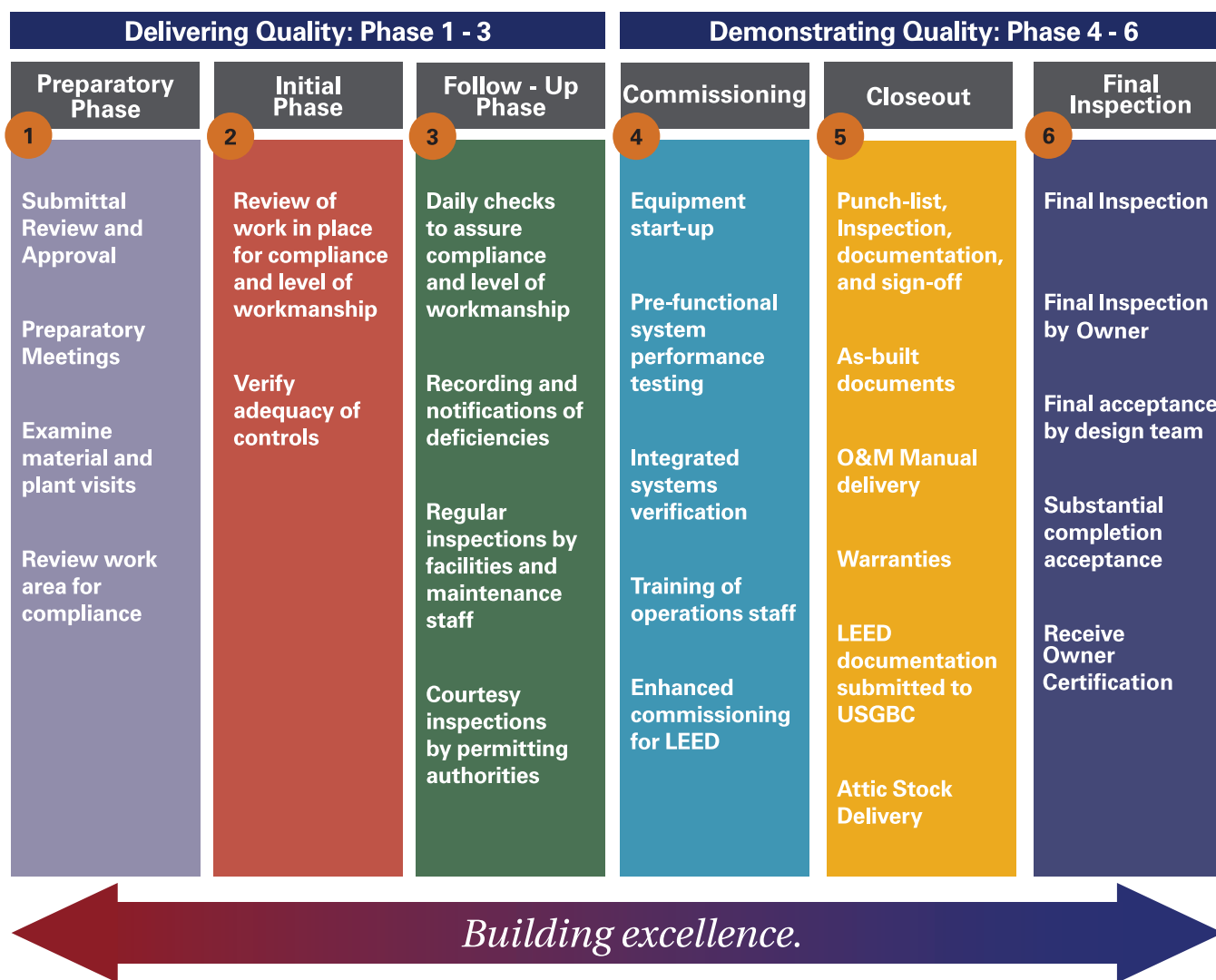


The Manhattan team believes that mock-ups are one of the best quality control tools available for construction work. Mock-ups, used in conjunction with the three-phase quality control system, allow tradesmen to be exposed to the actual field conditions and environment that will occur throughout that feature of work. Only after the correct levels of quality have been achieved on a mock-up will production work be allowed to begin for that trade.



## ► 12.3 - Project Management Approach

**Quality Inspection Process** - Manhattan will use a three-phased Quality Control (QC) inspection process. This process incorporates the Preparatory, Initial, and Follow-Up Inspection phases. These three phases are scheduled, conducted, and documented by the quality control manager(s)/superintendent(s), MEP and low voltage quality control superintendent, project engineer, and trade subcontractors. Each distinct trade activity/task that requires separate control procedures will be assigned as a defined feature of work. The Quality Process Log (QPL) for tracking the defined features of work will be included in the formal QC plan.



## ► 12.3 - Project Management Approach

### Quality Control Examples

#### **Pasco County Technology Center - Dade City, FL**



This project also used material and constructability mock ups including window sealing and tilt wall finish. The mock up of the window sealing enabled Manhattan to test the design and constructability of the drawing details to ensure the functionality was appropriate for the application. Building envelope and water intrusion issues are of high importance for all of Manhattan's construction projects and the Pasco County Technology Center was no exception. We had to ensure the design and installation was effective, which a mock up allows us to do without having to re-do already installed work, which costs the project time and money. It also enabled the trades to practice the installation prior to repeating this installation multiple times.

The mock up of the tilt wall finish was imperative to the project's success as it allowed a consistent expectation to be established. The finished mock up was able to be reviewed, tweaked, and approved by all interested parties before the entire building's exterior finishes commenced. Identifying clear expectations of design components that are often interpreted differently depending on the human eye, is a quality control, schedule and cost saver.

#### **Robert L. Taylor Community Complex - Sarasota, FL**



As a first of its kind partnership between the local community, the city, local workforce agency and technical institute to provide jobsite training. Although we were training a lot of local community workers to participate on this project, we did not compromise quality on the project. We understood the need to inspect the work more vigorously and spend more time training and coaching workers as they performed their tasks. We held on-site training for craftsmen and managers to ensure that they understood how the complete wall systems

and how they were designed to work. Similar actions were taken to ensure that the windows, roofing and the building foundation/structure were of the highest quality.

We had preconstruction meetings, pre-installation meetings and performed first work reviews to ensure that the desired quality was built in by every craftsmen. We worked very closely with the designers via our web-based project management software to study potential coordination issues and work toward the best solutions. This saved countless hours of driving as well as hours of reviewing, transmitting details, and working to a final resolution to the coordination issue using traditional means and methods.



## ► 12.3 - Project Management Approach

*Sample Progress Report*



- FGCU AB9 – The Water School  
10501 FGCU Blvd. South  
Ft. Myers, Florida 33965

### June 2021 - Monthly Progress Report No.: 13

*Monthly Progress Report –FGCU AB9 – The Water School*

*June 2021*



#### Cover Letter

#### 1 Executive Summary

#### 2 Preconstruction Status

Document deliverable status  
Buyout status

#### 3 Financial Analysis

Monthly billing  
Cash flow forecast  
Contingency Tracking  
Direct Owner Purchases-DPO

#### 4 Construction Schedule

Schedule narrative  
Schedule update

#### 5 Change Order Log

PCCO Log

#### 6 Requests for Information (RFIs)

RFI log  
RFI Question and Answer Log May 2021

#### 7 Submittal Log

Submittal package summary log

#### 8 LEED

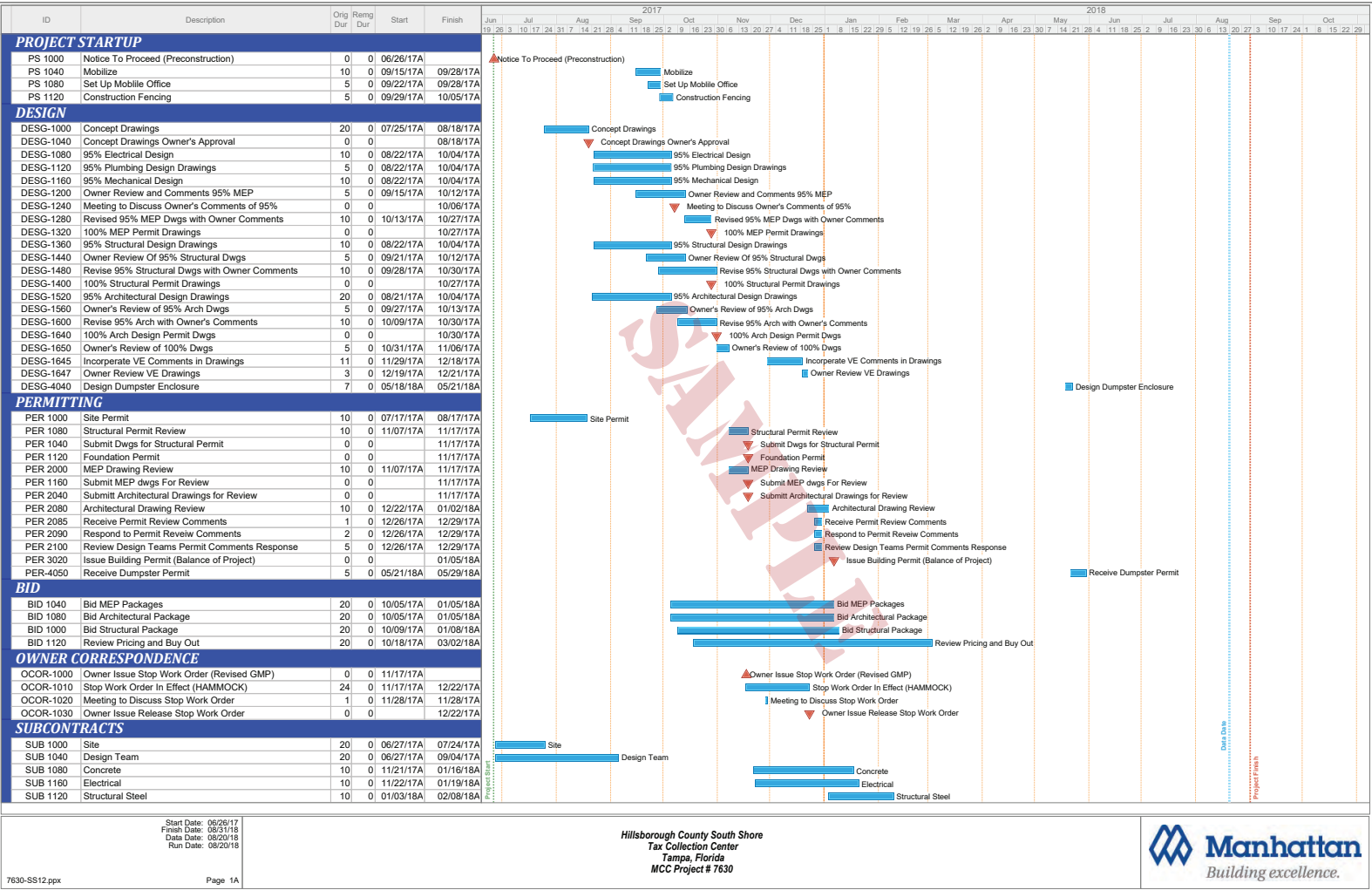
#### 9 Construction Photos

Progress photos



## 12.3 - Project Management Approach

Sample Schedule Excerpt



Manhattan  
Building excellence.




**Manhattan**



## ► 12.3 - Project Management Approach

Sample Estimate



Project:

Estimate No:

Date:

South Shore Service Center HCTC

TAM\_17\_18

January 19, 2018


SECTION 1

Line	Spec Section	Item	Revised GMP	TAX COLLECTOR REQUESTED ITEMS	NOTES
1	01530	TEMPORARY CONSTRUCTION	\$27,071		
2		HOISTING	\$0		
3	01650	CPM SCHEDULE	\$0		
4	01451	MATERIAL TESTING ALLOWANCE	\$6,000		
5		CLEARING OF SITE	\$0		
6	02200	SITE GRADING	\$938,608	\$ 15,686.00	Pending change order which includes 1. Add of \$27,126 for additional Sitework beyond budgeted amount prior to 8/8/17 permit drawings and 2. credit of \$12,659 from Cypress for Placing add'l Fill. (Does not include the 18K refund to Tax collector from outside source for Sanitary work)
7	01550	TEMPORARY ROAD	\$0		
8	01560	TEMPORARY FENCING	\$10,290		
9	01701	SURVEYING & LAYOUT	\$2,500		
10		TERMITE TREATMENT	\$0		
11		EROSION CONTROL	\$0		
12		SITE UTILITIES	\$0		
13		Site Drainage	\$0		
14		Sanitary Sewers	\$0		
15		Domestic water	\$0		
16		Fire Lines	\$0		
17		ASPHALT PAVING	\$0		
18		CURB & GUTTERS	\$0		
19		SIDEWALKS	\$0		
20		FENCES	\$0		
21	02900	LANDSCAPING ALLOWANCE	\$100,000		
22	03470	TILT-UP CONSTRUCTION	\$302,486	\$ 4,120.00	Concrete Patio outside of Break Room
23		CONCRETE FOUNDATIONS	\$0		
24		CONCRETE SLABS	\$0		
25		MISC CONCRETE	\$0		
26		EMBEDDED ITEMS	\$0		
27	05100	STRUCTURAL METALS	\$136,343		
28		COLD-FORMED METAL FRAMING	\$0		
29		METAL FABRICATIONS	\$0		
30		ROUGH CARPENTRY	\$0		
31	06410	MILLWORK	\$44,875		All Countertops are provided as P-LAM per VE Item #5. The only exception shall be the Front Counter Top, which shall be solid surface material. The rear counter top will be P-LAM.
32		INSULATION	\$0		
33	07500	ROOFING & ROOF INSULATION	\$113,244		
34		FLASHING & SHEET METAL	\$0		
35		ROOF ACCESSORIES	\$0		
36	07900	CAULKING & SEALANTS	\$5,000		
37	08100	METAL DOORS AND FRAMES (W/42)	\$0		
38	08200	WOOD & PLASTIC DOORS (W/42)	\$0		
39	08460	AUTOMATIC DOORS (W/41)	\$0		
40		ACCESS DOORS	\$0		
41	08500	METAL WINDOWS	\$66,807		
42	08710	FINISH HARDWARE	\$42,245	\$ 5,286.00	Doors, Frames, HW, and Drywall header needed - CLOSE IN TESTING AREA
43	08800	GLASS & GLAZING (W/41)	\$0		
44	09200	LATH & PLASTERING	\$6,000		



## ► 12.3 - Project Management Approach

Sample Estimate



Project:

Estimate No:

Date:

South Shore Service Center HCTC

TAM\_17\_18

January 19, 2018

SECTION 1

Line	Spec Section	Item	Revised GMP	TAX COLLECTOR REQUESTED ITEMS	NOTES
45	09250	GYPSUM DRYWALL	\$126,690		
46		CERAMIC TILE	\$0		
47	09510	ACOUSTICAL CEILINGS	\$33,400		
48	09650	RESILIENT FLOORING	\$49,990	\$ 13,158.00	PROVIDE PORCELAIN FLOOR TILE and TILE BASE IN RESTROOMS 101, 102, 126, & 130
49	09680	CARPET	\$0		
50	09910	PAINTING & WALL COVERING	\$39,107		
51	10160	TOILET PARTITIONS/ACCESSORIES	\$17,280		
52		COMPARTMENTS AND CUBICLES	\$0		BY OWNER
53		LOUVERS AND GRILLES	\$0		
54	10350	FLAGPOLES	\$0		
55		IDENTIFYING DEVICES/SIGNS	\$0		BY OWNER
56		LOCKERS AND BENCHES	\$0		BY OWNER
57	10520	FIRE EXTINGUISHERS & CABINETS (W/51)	\$0		
58	10810	TOILET AND BATH ACCESSORIES (W/51)	\$0		
59		VENDING EQUIPMENT	\$0		BY OWNER
60		AUDIO-VISUAL EQUIPMENT	\$0		BY OWNER
61	11435	SIGNAGE	\$2,390		BY OWNER
62		APPLIANCES	\$0		BY OWNER
63		WINDOW TREATMENT	\$0		BY OWNER
64		SYSTEMS FURNITURE	\$0		BY OWNER
65		MULTIPLE SEATING	\$0		BY OWNER
66		FIRE PROTECTION SYSTEMS	\$0		
67	15400	MECHANICAL SYSTEMS	\$0		
68	15700	PLUMBING	\$67,850		CPVC is included for domestic water mains in lieu of copper.
69	16000	HVAC	\$158,873		
70	16000	ELECTRICAL SYSTEMS & EQUIPMENT	\$210,968		
71		COMMUNICATIONS ALLOWANCE	\$39,500		1. Low Voltage Wiring is included in Division 26 for Fire Alarm and Lighting Control only 2. An allowance for \$39,500 is included for all other low voltage wiring (Data, Phone, Security, Access Control, and CCTV). 3. The cost for a wireless access point system is not included.
72	01310	GENERAL CONDITIONS	\$222,631		
73	18000	ARCHITECTURAL DESIGN FEE	\$84,444		
74	18000	CIVIL DESIGN FEE & REIMBURSABLES	\$60,000		
75	18000	STRUCTURAL DESIGN FEE	\$9,000		
76	18000	MEP DESIGN FEE	\$25,000		
77	Rates	SUBTOTALS	\$2,948,592		
78	1.100%	General Liability	\$27,570		
79		Builder's Risk	\$3,778		
80		Owner's Protective	NIC		
81	1.50%	Subcontractor Default Insurance (SDI)	NA		
82		Building Permit Allowance	\$7,800		
83					
84		SUBTOTAL	\$2,987,740		
85		CM Contingency	N/A		



## ► 12.3 - Project Management Approach

Sample Estimate

		SECTION 1			
		<div style="display: flex; justify-content: space-between;"> <div> Project: <span style="color: red; font-weight: bold;">South Shore Service Center HCTC</span>  Estimate No: <span style="color: red; font-weight: bold;">TAM_17_18</span>  Date: <span style="color: red; font-weight: bold;">January 19, 2018</span> </div> </div>			
Line	Spec Section	Item	Revised GMP	TAX COLLECTOR REQUESTED ITEMS	NOTES
86		Escalation	N/A		
87		<b>SUBTOTAL</b>	\$2,987,740		
88		GC Bond	\$28,432		
89		<b>TOTAL COST OF WORK</b>	\$3,016,172		
90	6.00%	CM Fee	\$116,525		CM FEE REDUCED
<b>TOTAL GMP</b>			<b>\$3,132,697</b>		

**Clarifications**

- 1 Millwork work stations are not included; it is understood that the HCTC will provide systems furniture for the work stations.
- 2 The cost for a generator, conduit and wiring associated with the generator, automatic transfer switch or manual transfer switch for a portable generator is not included.
- 3 The cost to inspect, repair and recommission the existing generator is not included.
- 4 Allowances are inclusive of material, labor, equipment and taxes.

X \_\_\_\_\_  
Manhattan Construction

X \_\_\_\_\_  
PRINT NAME / DATE

X \_\_\_\_\_  
Hillsborough County Tax Collector

X \_\_\_\_\_  
PRINT NAME / DATE



## 12.3 - Project Management Approach

Sample Value Engineering / Management Log

### SECTION 2




Value Engineering List						
Item #	TRADE	SUB	Item	Value	Not Accepted	Alternate
1	Sitework	Cypress	Eliminate all Wheel Stops		\$ 11,858.00	
4	Concrete	Acclaim	Remove Concrete Patio (23' X 10') outside Break Room	NO VE (Add Alternate)		
5	Millwork	Marcos	Replace Quartz Counters with P-Lam	\$ 4,625.00		
6	Roof	Allied	Provide 2-Ply Modified Bit Roof ILO 3-ply, (2 Ply Mod Bit provided at E.Hills, single Ply TPO provided at	\$ 13,390.00		
7	Roof	Allied	Delete Parapet Copings and TPO wall Flashings. (Terminate base flashings +/- 8"above surface of roof and install a surface mounted counterflashing	\$ 10,020.00		
8	Roof	Allied	Furnish Bilco S-20 (2'6" X 3'0")Roof Hatch ILO NB-20. (S-20 similar to E. Hills.)	\$ 470.00		
9	Roof	Allied	Utilize 24 gauge Prefinished Steel (Standard Kynar Color) ILO .040 Prefinished Aluminum for eave drips, gutters and downspouts	\$ 610.00		
10	Roof	Allied	Provide for R-20 ILO R-24 insulation (R-20 similar to E. Hills)	\$ 2,710.00		
11	Glass/Storefront	Countryside	Use YKK-AP YH550FI in lieu of YKK-AP YH550TU Storefront System	\$ 4,750.00		
12	Glass/Storefront	Countryside	Use PPG Solarban 70XL Low-e glazing in lieu of PPG Solarban 67	\$ 2,674.00		
13	Glass/Storefront	Countryside	Use 1/4" tempered glass in lieu of 1/2" tempered on all interior glass where specified	\$ 1,365.00		
14	Doors/Hardware	HMS	Utilize HW Locksets to be provided as Schlage Saturn in lieu of Addendum #2	\$ 19,685.00		
15	Framing/Drywall	Mr. Price	Change Framing for C1 and C2 exterior walls from 18Ga to 20Ga.	\$ 8,000.00		
16	Ceilings	Lotspiech/Hanlon	Change Ceiling MFR from Rockfon to USG. Change all 2X6 to 2X2 Ceilings	\$ 16,550.00		
17	Soft Flooring	Tamerlane	Utilize Alternate Flooring Package from Tamerlane in lieu of Permit Documents Dated 10/27/17	\$ 41,290.00		
18	Signage	Creative	Delete Lettering from front of Portico (incorporate in Concrete Panel)	\$ 2,100.00		
19	HVAC	Bayside Mechanical	Remove Ducted Return. Provide Plenum Return.		\$ 8,065.00	
20	Electrical	Florida Electrical	Delete Inverter for entry Lighting	\$ 1,837.00		
21	Electrical	Florida Electrical	Aluminum Bus in lieu of Copper	\$ 1,207.00		
22	Electrical	Florida Electrical	Site Conduit by to closest Property Line (approx 100LF) - Owner to provide balance of distance for Frontier.		\$ 9,495.00	
22ALT	Electrical	Florida Electrical	Site Conduit and boxes for Frontier by MCF in lieu of Florida Electrical	\$ 4,500.00		
23	Electrical	Florida Electrical	Change F3/F4 fixtures to F1/F2 fixtures in Lobby and conference room	\$ 6,711.00		
24	Electrical	Florida Electrical	Remove (2) Kiosk Floor boxes and associated 2" PVC conduit		\$ 2,593.00	
25	Electrical	Florida Electrical	Utilize alternate method to meet Dimming/Daylighting Code by using Occupancy Sensors in lieu of Dimming Control*	\$ 4,000.00		
TOTAL				\$ 146,494.00	\$ 32,011.00	

5



## 12.3 - Project Management Approach


Sample Change Order Log



# Owner Change Log

Change Order Log Detail

**Project # 3959**  
**Azure of Palm Coast Assisted Living & Memory Care**

 - Shading identifies CE budget allocation

\* indicates multiple alloc codes

CE	Initated Date	Description	Out of Scope	Reason	Approx Amount	Proposed Amount	AR No.	AR Status	AR Sent	AR Expires	Approved Amount	PCCO No	Executed Date
001	01/28/20	Natural Gas Generator Cost	■		11,659	11,660					0		
002	01/28/20	Generator Wall Option 1 - Added Masonry Wall with Cap	■		34,680	34,681					0		
003	01/28/20	Generator Wall Option 2 - Added Masonry Wall with Cap With Wall Adjustments	□		37,329	37,329					0		
004	01/28/20	Generator Wall Option 3 - Revised Masonry Wall and Cap With Roadway Adjustments	■		15,603	15,603	001	Pending	02/14/20	02/21/20	0		
008	04/07/20	ASI-002	■		43,400	43,400	007	Pending	04/10/20	04/17/20	0		
009	04/07/20	Bulletin 001	■	Architect Directive	4,081	4,081	008	Pending	04/10/20	04/17/20	0		
012	04/07/20	ASI - 005	■	Architect Directive	12,155	12,155	009	Pending	04/10/20	04/17/20	0		
014	04/08/20	Acceleration Premium For Plumber and Mason	■	Field Condition	9,993	9,993	002	In Progress	04/10/20	04/17/20	0		
015	04/10/20	Elevator Waterproofing	■	Field Condition	1,389	1,389	010	In Progress	04/10/20	04/17/20	0		
016	04/22/20	Keyless Resident Locksets	■	Owner Directive	33,748	33,748					0		
VM-E001	01/01/20	Altenate Light Fixture Package equal to the Specified Fixtures	■	Value Management	500,945	0					0		
VM-E002	01/01/20	Change Lightning Protection to Aluminum	■	Value Management	10,773	0					0		
VM-E003	01/01/20	Change Natural Gas Generator to Diesel (96-hour run time)	■	Value Management	21,546	21,546					0		
VM-E004	01/01/20	Eliminate Lighting Control System	■	Value Management	43,092	0					0		
VM-EXT001	01/01/20	Delete 50% Decorative Painted Wood Brakets **	■	Value Management	8,063	0					0		

Prolog Manager

Printed on: 4/22/2020 4:11:50PM

MCC

Page 1 of 4



## ► 12.3 - Project Management Approach

**Provide a description of construction work Project Management Team has capability to competitively bid and self-perform, including qualifications to do such. It is the perception of the Hernando County Board of County Commissioners subcontracting CM/GC construction work is in the Hernando County Board of County Commissioners best interest in terms of price competition. The Hernando County Board of County Commissioners may, at its discretion, limit the types and amount of work Project Management Team bids and self-performs.**

With the exception of division 1, Manhattan Construction typically subcontracts out all work.

We have at our disposal the expertise of our sister companies, Spectrum Contracting and SafeZone LLC, who, along with Manhattan Construction Company, fall under the Manhattan Construction Group umbrella.

**SPECTRUM** Founded in Florida in 1993 as a painting and waterproofing contractor, Spectrum Contracting, Inc. has grown to become one of Florida's leading specialty contractors.  
CONTRACTING, INC.

Devoted to protecting commercial, institutional and multi-family properties along Florida's coastline, Spectrum has diversified its services to include:

- Waterproofing / Joint Sealants
- Reconstruction Management / Hurricane Repairs
- Concrete Restoration / Structural Strengthening
- Specialty Coatings /Painting
- Fireproofing

The people who make up the Spectrum team are the company's most valued resource. The Spectrum team consists of over four hundred local employees who understand, and are committed to Spectrum's mission.



### **Glass and Aluminum**

At Safezone LLC, their goals are simple — quality workmanship, timely installation, attention to detail, and satisfied customers. Their areas of specialty include all phases of commercial glass and aluminum work (new construction and restoration), which includes, but is not limited to: Windows and Doors, Commercial

Glass Assemblies, Decorative Railings and Gates, and Screen Enclosures. How a building looks affords the all-important first impression. How it performs and protects is the real test of quality. Safezone is dedicated to providing the highest quality glass and aluminum products while meeting Florida's strict building codes. Superior quality, established relationships in the industry, expertise and know-how, financial stability, competitive pricing, and commitment continue to make them a leader in the industry. From framing and installation of windows and doors to screen enclosures and decorative and safety railings and gates — Safezone is your glass and aluminum expert.



## ► 12.4 - Prior Project Experience / Success



### Marco Island Fire Station 50 & EOC

Marco Island, Florida

Marco Island Fire Station 50 (FS50) is the City's newest dual-purpose, cutting-edge fire station that serves the staff and residents of Marco Island, FL. The facility is designed and constructed to act as the primary fire station for the island as well serve as the island's Emergency Operation Center during natural and man-made disasters. Fire Station 50 is a 24,000-square-foot, two-story facility with a three-story training tower. The facility consists of living quarters, a fitness room, backup generator, chiller, emergency operations center, patio, and the site includes 208 parking spaces. The building has a modern look with plenty of large glass window openings that are aesthetically pleasing and allow for natural light penetration.

#### Owner Contact:

City of Marco Island  
Miguel Carballo  
50 Bald Eagle Dr.  
Marco Island, FL 34145  
(239) 389-5058  
MCarballo@cityofmarcoisland.com

#### Project Team:

Project Manager: Bill Bonner  
Superintendent: Gary Dick  
Asst. Superintendent: Erick Corzo  
Director of Precon. - John Begani

#### Project Cost:

\$11,265,090

#### Project Dates:

Start: 07/30/2021  
Substantial: 04/24/2023  
Final: 04/24/2023

#### Project Size:

24,000 sf

## ► 12.4 - Prior Project Experience / Success



### Marco Island Fire Station 50 & EOC (*cont'd*)

**Timeliness:** Our Manhattan team consistently prioritized effective communication to promote and uphold the highest standards of schedule control and assurance throughout the project. Regular meetings and transparent communication channels served as the cornerstone of our approach, fostering collaboration and alignment on schedule objectives among owners, subcontractors, and the entire project team. Regular meetings provided opportunities for stakeholders to voice concerns, share insights, and collaborate on solutions. Transparent communication channels facilitated the exchange of information and feedback, enabling timely adjustments and enhancements to maintain the agreed upon schedule.



**Budget Considerations:** TBD.

**Quality:** One initiative that left a profound impact on the quality of our project was the implementation of comprehensive training programs tailored for all project stakeholders. Through targeted training sessions and workshops focused on quality management and best practices, we equipped team members with the necessary skills and insights to proactively address potential issues. Notably, we hosted several training sessions specifically related to the Chilled Water Mechanical system, recognizing the City of Marco's unfamiliarity with such systems. These sessions not only enhanced our team's expertise but also bolstered the City of Marco Island's ability to maintain these systems.

Furthermore, our close collaboration with owners, third parties, and manufacturers played a pivotal role in

## ► 12.4 - Prior Project Experience / Success



### Marco Island Fire Station 50 & EOC (*cont'd*)

ensuring excellence in quality. Engaging in informed discussions and leveraging the expertise of external partners facilitated swift decision-making and resolution of quality-related challenges. For instance, when confronted with the task of relocating a critical fiber optic line servicing 911 services, strategic planning with our trade partners ensured a seamless transition, preserving uninterrupted access for citizens while minimizing disruptions to construction activities.

Another notable example of subcontractor excellence was evident in their careful attention to detail during the installation of apparatus bay doors. With stringent requirements for vertical tolerance (just an 1/8 of an inch), subcontractors utilized laser verification multiple times to ensure precise alignment, meeting the required tolerances without compromise. This level of precision emphasized their commitment to delivering excellence and ensuring operational efficiency.

**Services Disruptions:** The project site was located on the four-acre main government campus for the City of Marco Island. The job site was less than 150 feet from City Hall and less than 50 feet from the Marco Island Police Department Headquarters and the temporary firestation. The government campus is also situated at one of the busiest intersections on the island. Careful planning and close coordination with city staff and all first responders resulted in zero interruptions to the ongoing functions of the government campus.

**Project Acceptability:** The two-story structure included precast hollow core plank slabs for the second floor and precast concrete stairs. Due to the congested nature of the site with limited staging and laydown area, these materials were stored at an offsite location. Deliveries were coordinated with the city to avoid any disruption to traffic. Materials were picked directly from the truck and set in place one truck at a time. The result was the safe placement of all slabs and stairs while avoiding any disruption to traffic and the government campus operations.



## ► 12.4 - Prior Project Experience / Success



### Marco Island Fire Station 50 & EOC (*cont'd*)

**Compliance:** Before construction could begin, the existing fire station had to be demolished. Due to the age and condition of the building, special assessment of hazardous chemicals, materials and mold was required. Special coordination with the city and first responders resulted in zero disruption to the government campus activities.



## ► 12.4 - Prior Project Experience / Success



### Hernando County Judicial Center Renovation

Brooksville, Florida

The Hernando County Judicial Center Renovation encompasses demolishing the current exterior plaza, monumental stairways, and bridge, along with a new 1,356 square-foot, ADA-accessible entry lobby featuring an exterior entry canopy. Additionally, Manhattan is renovating the first-floor judicial wing, converting a substantial 6,220 square feet of office space into a state-of-the-art courtroom and judicial chambers. The second-floor judicial wing is also being renovated, transforming a generous 11,607 square feet of office area into five courtrooms, in-custody holding units, and associated judge's chambers. As part of a comprehensive approach, Manhattan is installing a new in-custody elevator in the holding area on all floors, while the existing elevator in this area will be converted into a secure judge's use-only elevator. Repurposing administrative space into courtrooms and integrating a new inmate elevator within the building

#### Owner Contact:

Hernando County  
Erik van de Boogaard  
1525 E. Jefferson Street  
Brooksville, FL 34601  
(352) 651-8265  
EVanDeBoogaard@co.hernando.fl.us

#### Project Team:

Project Director: J. Michael Miller  
Project Manager: Steve Wasilefsky  
Project Engineer: Lance Curtis  
Project Engineer: Dylan Lifton  
Senior Superintendent: Watson Rogers

#### Project Cost:

\$21,457,116

#### Project Dates:

Start: 10/02/2022  
Substantial: 05/17/2024  
Final: 06/30/2024

#### Project Size:

19,183 sf

## ► 12.4 - Prior Project Experience / Success



### Hernando County Judicial Center Renovation (*cont'd*)

structure poses significant challenges. These involve reshoring the existing structure, removing the floor deck, and reworking the floor structure. Moreover, the project entails constructing a new handicap-accessible secure entrance adorned with ballistic-rated glazing. Despite these obstacles, the benefits of Manhattan's efforts will substantially enhance accessibility, facilitate an increased judicial capacity, bolster security measures, and bring about functional upgrades, ultimately resulting in a more inclusive, efficient, secure, and equipped courthouse to meet the justice system's demands.

**Timeliness:** The Team continuously monitored our trade partner's progress. Always looking ahead to remove roadblocks that would prevent work from moving forward. We conducted weekly trade partner meetings with the project managers, general superintendents and field superintendents reporting to them how they were tracking to the schedule. If barriers were preventing work, they were identified and quickly tasked to the appropriate stakeholder to bring to resolution. Communication was transparent between the Owner and design team. This open line of communication helped bring problems or issues to a speedy resolution.

**Budget Considerations:** Though this project was hard bid, the Manhattan Team understood the purpose of the Owner's contingency and respectfully kept a log of the use for Owner requested change.

**Quality:** This is a topic that is close and relatable to the Manhattan Hernando Team. The team constantly made field reviews of the installation process and requested corrections of trade partners that were not in compliance with the project requirements. We are a self-policing group, back checking our trade partner quality. An example of this quality check was during the installation of the final lift of asphalt, it did not meet Manhattan's workmanship and we definitely knew the Owner and design team would not accept. We demanded the deficient work be removed and replaced. This was completed before the design team observed the deficient work.

**Services Disruptions:** This project was executed within an active courthouse. This required close coordination with the sheriff's office and the judges to minimize the disruptions to their operations. It agreed with Manhattan's trade partners to commence the construction workday at 6:00 am. This allowed several hours in the morning to perform noisy and disruptive work. The team was in constant contact with the facility throughout

## ► 12.4 - Prior Project Experience / Success



### Hernando County Judicial Center Renovation (*cont'd*)

the day, adjusting work activities to different areas of the floor to keep the construction activities progressing. The building utilities were coordinated with Hernando facilities management team and planned in advance to minimize service disruptions..

**Project Acceptability:** This project included multiple phases. The existing main entrance was removed in its entirety and a temporary entrance was provided to allow the public continuous access to the facility. Upon completion of the new lobby entrance and handicap parking lot was turned over to the Owner for beneficial use. This allowed the construction team to close the temporary entrance and perform the renovation work associated with the phase of work. The most complex phase of the project was the installation of a new in-custody elevator within the existing building. Upon commencing excavation for the new elevator shaft it was discovered was soil beneath was contaminated. Manhattan team promptly notified the Owner and developed a response plan the same day to properly handle the excavation spoils. Though there was a delay we minimized it by the rapid response to the issue presented. The installation of the new in-custody elevator allowed the construction team to commence the conversion of the old in-custody elevator into a dedicated elevator for the judicial staff.

**Compliance:** During the removal and disposal of the contaminated soil associated with the new elevator shaft, Manhattan was keenly aware that it required proper paperwork and a chain of custody noted how the material was handled, treated and disposed. This helped keep the project on task and minimize the lost time associated with unforeseen condition.



## ► 12.4 - Prior Project Experience / Success



### TPA Airside A Passenger Boarding Bridge Replacement

Tampa, Florida

This project is a design-build project to replace the 15 Passenger Boarding Bridges at Airside A at the Tampa International Airport. The work requires close coordination with Airport operations and the affected airlines. To expedite the project, we replaced two of the 15 gates at a time, sequencing the work to provide the best combination of usable gates. Our team took every precaution to minimize the impact of services to the traveling public. All work was in a TSA-controlled security environment with all workers having security badges. The project was funded by FAA requiring 100% Buy America steel and electronic components and Davis Bacon wage scale. The majority of the work was done during normal working hours coordinating the removal and replacement of PBBs with airline passenger and baggage operations.

#### Owner Contact:

Hillsborough County Aviation  
Authority  
John Mallory, Director of Con-  
struction  
PO Box 22287  
Tampa, FL 33622  
(813) 870-8700  
jmallory@tampairport.com

#### Project Team:

Project Manager: Steve Wasilef-  
sky  
Superintendent: Chris Smith

#### Project Cost:

\$20,052,119

#### Project Dates:

Start: 08/02/2021  
Substantial: 05/27/2022  
Final: 05/27/2022

#### Project Size:

10,000 sf

## ► 12.4 - Prior Project Experience / Success



### TPA Airside A Passenger Boarding Bridge Replacement (*cont'd*)

**Timeliness:** This project included many construction activities that required close coordination with airport operations, Airside A operations and airline operations. Scope included replacing fifteen passenger boarding bridges within a ten-month construction period and installing a new inground fuel tap for aircraft fueling operations. There were mandatory blackout periods during Thanksgiving, Christmas and Spring Break. No work was allowed during these periods. Therefore, all construction related items were required to be broken down and demobilized to allow the airport full utilization of the new boarding bridges completed as well as the existing still in operation. The most complex effort was the installation of a new fuel port embedded into the concrete parking area for the aircraft. The team had 4-1/2 hours to complete this task or risk liquidated damages for every hour the fuel system was out of service. The team had 3 layers of contingency plans with included staged fuel trucks if the plan was not coming together. Fortunately to detailed planning and contingency plans the new fuel tap was installed successfully and within the time frame allocated.

**Budget Considerations:** The project included multiple contingencies for Owner and contractor related items. A major consideration was Owner Direct Purchases, this allowed the airport authority to save on the tax implications relating to the purchases of the new boarding bridges. The authority also included Owner Direct Purchases for spare parts and other support equipment related to the installation.

**Quality:** This project required beneficial use of two new boarding bridges before we were allowed to demolish the next set of boarding bridges. This meant the punch list for the new boarding bridges were performed two days before beneficial use and the punch list corrections the following day. Day 3 the new boarding bridge was put into operation for the airlines to use. Training was provided to the airline operations teams providing them with the opportunity to maneuver the new bridge and understand the technology upgrades.

**Services Disruptions:** The project included a detailed phasing plan noting what boarding bridges were being taken out of service and when they would be returned for use. Airlines were temporarily relocated to flex gates when their leased passenger boarding bridge was being replaced. The advance notice of the phasing plan helped alleviate the “I did not know it was happening now” syndrome. All parties were online and aligned with the

## ► 12.4 - Prior Project Experience / Success



### TPA Airside A Passenger Boarding Bridge Replacement (*cont'd*)

sequence and plan. The most critical item was the fuel tap to the underground fuel distribution system. The plan was reviewed, critiqued, and reviewed again, looking to minimize the risk of service disruption. This plan included multiple contingency plans for the just incase scenario or the unforeseen condition that would be beyond the construction team control.

**Project Acceptability:** The project was executed at a fully operation airside with three airlines paying leases to use Airside A. This meant the airlines expected to have a boarding bridge in order to conduct their business. The boarding bridges were replaced in pairs. One located on the northside of the airside and one located on the southside in a counterclockwise rotation. The authority had four flex gates which allowed the temporary relocation of an airline while their gate was replaced. Each new gate went through a full shakedown, commissioning and punch list prior to turning over to the authority/airline for beneficial use. The team was readily available if issues arose post turning over and issue brought to prompt resolution.

**Compliance:** Working on an airport AOA (Area of Operations) has strict rules that must be adhered and followed daily and throughout the workday. When operating a contractor vehicle on the AOA one must yield to the aircraft and obey ground personnel instructions. The team must be constantly mindful of construction debris blowing around or left out at the end of the construction day. Debris, also known as FOD (Foreign Object Debris) must be put in sealed container to prevent it from being digested by an aircraft engine. Included is loose hardware on the AOA which could get lodged in an aircraft tire. Lastly, each construction personnel were required to have a thorough background check, those that did not pass were rejected. The approved individuals were required to wear their badges in a highly visible location in their person. We were instructed to challenge those that did not have their badges visible and call airport police if an individual did not have the proper identification.



## ► References



### Marco Island Fire Station 50 & EOC

Marco Island, Florida

Marco Island Fire Station 50 (FS50) is the City's newest dual-purpose, cutting-edge fire station that serves the staff and residents of Marco Island, FL. The facility is designed and constructed to act as the primary fire station for the island as well serve as the island's Emergency Operation Center during natural and man-made disasters. Fire Station 50 is a 24,000-square-foot, two-story facility with a three-story training tower. The facility consists of living quarters, a fitness room, backup generator, chiller, emergency operations center, patio, and the site includes 208 parking spaces. The building has a modern look with plenty of large glass window openings that are aesthetically pleasing and allow for natural light penetration.

#### Owner Contact:

City of Marco Island  
Miguel Carballo  
50 Bald Eagle Dr.  
Marco Island, FL 34145  
(239) 389-5058  
MCarballo@cityofmarcoisland.com

#### Project Team:

Project Manager: Bill Bonner  
Superintendent: Gary Dick  
Asst. Superintendent: Erick Corzo  
Director of Precon. - John Begani

#### Project Cost:

\$11,265,090

#### Project Dates:

Start: 07/30/2021  
Substantial: 04/24/2023  
Final: 04/24/2023

#### Project Size:

24,000 sf