



STATEMENT OF QUALIFICATIONS FOR CONSTRUCTION MANAGER AT RISK FOR

RFQ No. 2024-031

Pompey Park Recreation Center

CONSTRUCTION MANAGER AT RISK

CORE

RANDOLPH
CONSTRUCTION GROUP
HATCHER
CONSTRUCTION & DEVELOPMENT

710 W. Atlantic Avenue
Delray Beach, FL 33444
T: 754-600-4723

DUE: 06-20-2024 @ 2:00 PM

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Introduction

INTRODUCTION

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June 20, 2024

Ms. Peggy Cadeaux, CPPB, NIGP-CPP | Purchasing Manager
City of Delray Beach
100 NW 1st Avenue
Delray Beach, FL 33444

RE: RFQ NO. 2024-001 | Pompey Park Recreation Center CONSTRUCTION MANAGER AT RISK

Dear Ms. Cadeaux and Selection Committee Members:

CORE Construction (CORE) appreciates this opportunity to submit our qualifications for Construction Management at Risk (CMAR) Services for the Pompey Park Recreation Center project in the city of Delray Beach (the City). For this project, CORE has chosen to align with two (2) local Delray Beach construction firms, Randolph Construction Group (RCG) and Hatcher Construction & Development (HCD) to provide construction management services for your project. RCG and HCD are minority-owned, small business enterprises domiciled in Delray Beach for over 25 years with an extensive history of successfully working with the City.

We proudly present a proven team of construction management professionals who are highly qualified with over 20 years of significant, related municipal and recreation experience to deliver your project safely and successfully. **CORE + RCG | HCD is an established team**, and have worked together for over five years on Palm Beach County projects. *Here's what's dynamic about our team (CORE + RCG | HCD):*

LOCAL COMPANIES | NATIONAL RESOURCES | INDUSTRY COMPETENCIES

When you build with the CORE + RCG | HCD team, you're not only building excellent facilities and structures; you're building a prominent PARTNERSHIP with dedicated firms whose promise is to set the highest performance standards for your project. CORE is one of the top performing construction firms and renown industry leaders that has successfully completed 1,200+ municipal projects nationwide and in specific, locally for Palm Beach County. We have robust resources and the strength of a national firm, as well as a reputation of being a trusted local Palm Beach County Builder. Adding to the strength of our team, we have one of the greatest benefits of building with RCG & HCD and the collaboration of local teams / workforces who have personal commitments to improving their community.

TEAM EXPERIENCE WITH THE CITY OF DELRAY BEACH

CORE + RCG | HCD strategically selected a project team based not only on their experience and expertise on similar projects, but also on their familiarity and involvement with the City. Our team's experience is comprised of the successful completion of ten projects within the City of Delray Beach, including the Pompey Park Administration Building Renovation and Addition along with New Construction and Renovation of Pompey Park Concession Stand. We are looking forward to furthering our building commitment to this project that has special meaning to our entire team, and providing continued service to the City of Delray Beach residents, communities and stakeholders.

INTRODUCTION

SAFETY CULTURE

What also sets our team apart is we go the extra mile when it comes to safety! Our philosophy, a safe project equals a successful project! We've integrated an additional safety training for public buildings, understanding the way we build also affects how we live! Our team has undergone additional safety training to mitigate hazards, disruptions and disasters on any project. This certified training is known as Clean Public Safety Buildings or Clean PSB, which is now being adopted throughout the industry. Our team will also be bringing this additional knowledge/training to your project.

COMMUNITY PARTNERS

With its rich diversity of families and community, the City of Delray Beach is very special to our team, as several of our team members live within the City and specifically, within the surrounding communities of the project location. We understand and are motivated by the fact that the City of Delray Beach has one shot at constructing the Pompey Park Recreation Center project. To do this effectively and successfully, it is critical that we get the community's buy-in. Each one of our projects have been very special and unique because every community we build in, we take pride in. We believe in giving back to the community, and are proposing to award 5 deserving organizations/businesses selected by the City Commissioners and/or Community as outlined in our Public Engagement Plan and Program.

CLIENT CENTRIC SERVICE

We will bring all of our solutions from lessons learned surrounding how we effectively listen and respond to stakeholders/community, and will provide best value solutions through a true collaboration. Matter of fact, we've already begun brainstorming on ideas and are eager to present them to your team.

OUR COMMITMENT GUARANTEE

CORE + RCG | HCD team promises our 100% commitment to deliver an optimally structured facility through a highly specialized and skilled team embolden with the expertise essential to perform required services for the rebuilding of Pompey Park Recreation Center within your current budget and time frame.

We are excited and eager for the opportunity to serve the City of Delray Beach. Our team looks forward to this opportunity, and I am dedicated as your primary point-of-contact. Please call me at 941-650-0533 or email me at tedcava@coreconstruction.com should you require any additional information and/or clarification.

Respectfully Submitted,



Ted Cava
CORE Construction



Dwayne Randolph
Randolph Construction Group



William Hatcher
Hatcher Construction & Development

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Minimum Qualifications

MINIMUM QUALIFICATIONS

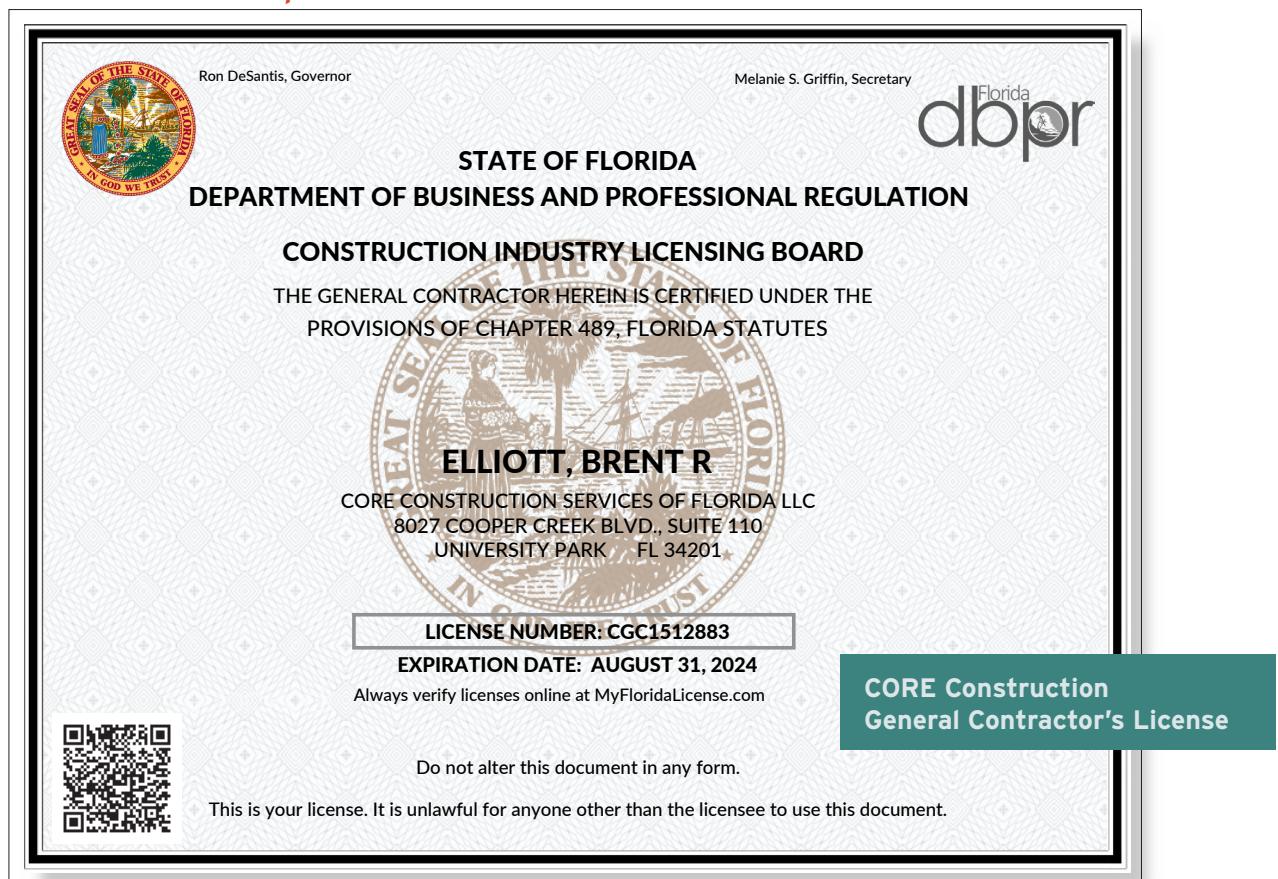
3

A. Proposer **must** provide an affirmative statement and submission of evidence must be included with the firm's response indicating that firm and all assigned key professional staff possess all licenses and certifications required to undertake and complete the project.

CORE + RCG | HCD and all key professional staff possess the proper licenses and certifications required to undertake the Pompey Park Recreation Center project.

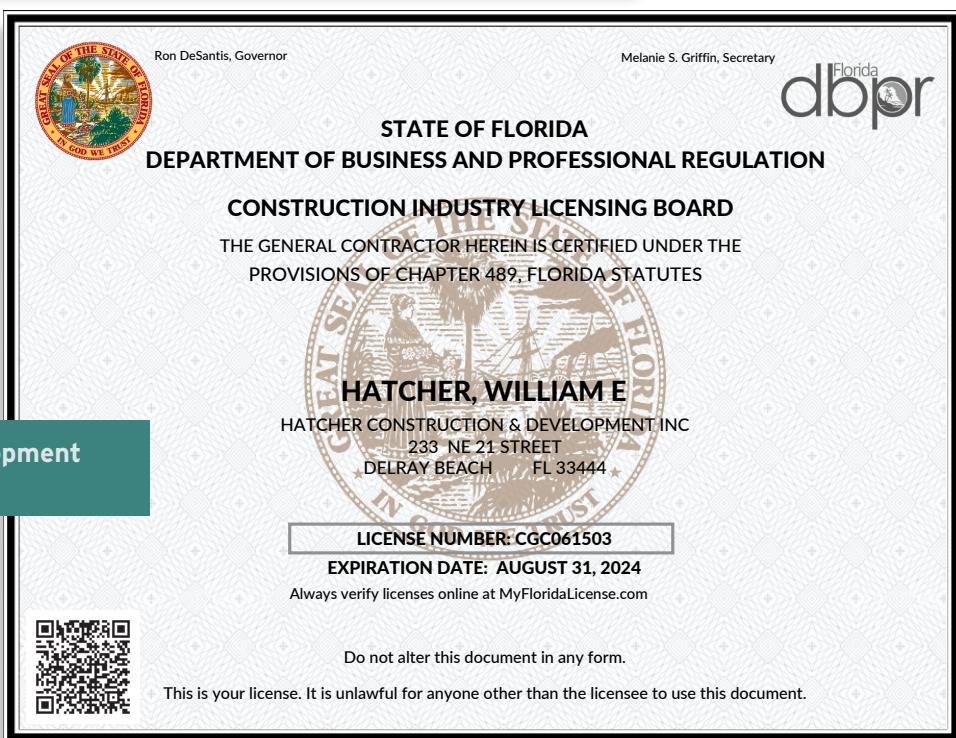
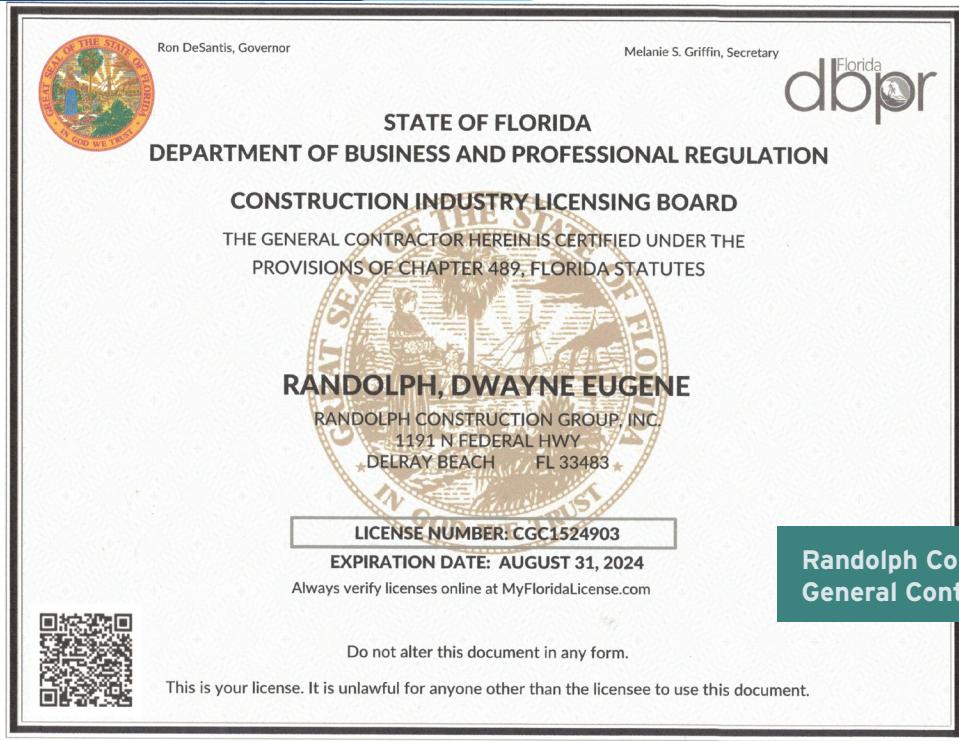
NAME OF COMPANY	NAME OF LICENSE HOLDER	LICENSE NUMBER	TYPE OF LICENSE
CORE Construction	Brent Elliott	CGC1512883	Certified General Contractor
Randolph Construction Group	Dwayne Randolph	CGC1524903	Certified General Contractor
Hatcher Construction & Development	William Hatcher	CGC061503	Certified General Contractor

B. Proposer **must** have a Florida State General Contractor's license **Provide proof, in the form of a copy of license(s), that the Bidder meets this qualification.**



3

MINIMUM QUALIFICATIONS



3

MINIMUM QUALIFICATIONS

C. Proposer **must** have been in business, under the current vendor name, for a minimum of five (5) years prior to the Due Date and Time. **Provide supporting documentation (e.g. state, county, city business license; occupational license) that confirms Proposer has been in business for a minimum of five (5) years prior to the Due Date and Time.**

State of Florida Department of State

I certify from the records of this office that CORE CONSTRUCTION SERVICES OF FLORIDA, LLC is a limited liability company organized under the laws of the State of Florida, filed on June 18, 2008.

The document number of this limited liability company is L08000059802.

I further certify that said limited liability company has paid all fees due this office through December 31, 2024, that its most recent annual report was filed on January 29, 2024, 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 Sixth day of May, 2024*



Signature of Secretary of State
Secretary of State

Tracking Number: 2092667650CU

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

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

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MINIMUM QUALIFICATIONS

**CORE Construction
Business Tax Receipt**



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.com Tel: (561) 355-2264

****LOCATED AT****
4500 PGA BLVD STE 301A
PALM BEACH GARDENS, FL 33418

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
GENERAL CONTRACTOR	ELLIOT BRENT R	CGC1512883	B23.650901 07/06/2023	\$99.00	B40174868

This document is valid only when received by the Tax Collector's Office.

7-246



**STATE OF FLORIDA
PALM BEACH COUNTY**
2023 / 2024 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 2021138141
EXPIRES: 09/30/2024

This receipt grants the privilege of engaging in or managing any business profession or occupation within its jurisdiction and **MUST** be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

**Randolph Construction Group
Business Tax Receipt**



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.com Tel: (561) 355-2264

****LOCATED AT****
1191 N FEDERAL HWY STE 1
DELRAY BEACH, FL 33483

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
ADMINISTRATIVE OFFICE	RANDOLPH DWYANE EUGENE		B23.686981 08/08/2023	\$33.00	B40151309

This document is valid only when received by the Tax Collector's Office.

7-2800



**STATE OF FLORIDA
PALM BEACH COUNTY**
2023 / 2024 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 2017097495
EXPIRES: 09/30/2024

This receipt grants the privilege of engaging in or managing any business profession or occupation within its jurisdiction and **MUST** be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

**Hatcher Construction & Development
Business Tax Receipt**



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
www.pbctax.com Tel: (561) 355-2264

****LOCATED AT****
710 W ATLANTIC AVE
DELRAY BEACH, FL 33444

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
GENERAL CONTRACTOR	HATCHER WILLIAM	CGC061503	B23.659593 07/12/2023	\$27.50	B40124613

This document is valid only when received by the Tax Collector's Office.

7-2866



**STATE OF FLORIDA
PALM BEACH COUNTY**
2023 / 2024 LOCAL BUSINESS TAX RECEIPT
LBTR Number: 200916726
EXPIRES: 09/30/2024

This receipt grants the privilege of engaging in or managing any business profession or occupation within its jurisdiction and **MUST** be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

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MINIMUM QUALIFICATIONS

D. Proposer must have adequate bonding capacity for a single-project, with each payment and performance bonding capability of at least \$45,000,000 with a surety company having a current financial rating (A.M. Best) of A- VII or better. **Provide documentation of your firm's total and single-project bonding capacity and the name and current A.M. Best rating of the surety company utilized by your firm.**



Insurance and Surety Brokers
T: 469-430-1450

June 20, 2024

Ms. Peggy Cadeaux, CPPB, NIGP-CPP | Purchasing Manager
City of Delray Beach
100 NW 1st Avenue
Delray Beach, FL 33444

RE: RFQ NO. 2024-001 | Pompey Park Recreation Center CONSTRUCTION MANAGER AT RISK

Dear Ms. Cadeaux,

CORE Construction (CORE) bonds are written through a co-surety arrangement with Travelers Casualty and Surety Company of America (Travelers) and Liberty Mutual Insurance Company (Liberty).

CORE has advised Travelers and Liberty of their desire to perform construction services for your captioned project. Travelers has enjoyed a relationship with CORE for over 40 years. During our relationship we have provided any bid, performance and payment bonds that they have required. We have bonded significant individual projects for CORE and they are certainly qualified to perform contracts such as yours, as they have bonding capacity of \$300 million per single project and \$2 billion in the aggregate. This is not to be construed to be a maximum, but rather working parameters. CORE has always met their contractual obligations and we believe there is not a higher quality firm you could choose to work with.

Should CORE be awarded a contract on this or any of your projects and be required to provide performance and payment bonds for same, and should contractor so request, we would be in position to provide such bonds, subject to a favorable review of the final bond forms, contract documents and specifications and usual underwriting requirements at the time.

In addition, both Travelers and Liberty are licensed to do business in all states and Travelers has an A.M. Best Co. rating of A++ XV while the Liberty A.M. Best rating is A XV.

Sincerely,

Travelers Casualty and Surety Company of America
Liberty Mutual Insurance Company

By: David Buckman
David Buckman, Attorney-in-Fact

Agent Contact Information:
David Buckman, President, Glenn Allen Insurance and Surety Brokers
5205 McClellan Dr., Frisco, TX 75036 | T: (469) 430-1450

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MINIMUM QUALIFICATIONS

E. Proposer has no reported conflict of interests in relation to this RFQ.

Disclose the name of any officer, director or agent who is also an employee of the City. Disclose the name of any City employee who owns, directly or indirectly, any interest in the Proposer's firm or any of its branches. If no conflicts of interests are present, Proposer must submit a statement to that affect.

CORE + RCG | HCD does not have any conflict of interests in relation to this RFQ.

F. Proposer must submit AIA Document A305-2020 and all Exhibits.

Complete and submit AIA Document A305-2020 and all Exhibits. Proposers may use the electronic form.

See pages 76-91 for our completed AIA Document A305-2020 and all Exhibits.

G. Proposer **must** be registered with the State of Florida Division of Corporations to do business in Florida.

No documentation is required. The City will verify registration.

CORE + RCG | HCD are all registered with the State of Florida Division of Corporations to do business in Florida.

H. Proposer is **NOT** listed on the Florida State Board of Administration, Scrutinized List of Prohibited Companies found at:

https://www.dms.myflorida.com/business_operations/state_purchasing/state_agencyresources/vendor_registration_and_vendor_lists/scrutinized_list_of_prohibited_companies

CORE + RCG | HCD are not on the Florida State Board of Administration, Scrutinized List of Prohibited Companies.

CORE + RCG | HCD BY THE NUMBERS

Top 100
ENR Contractor

\$10B+
CMAR Projects Completed

300+
Pool Projects Built

0
Safety Incidents

10
City of Delray Beach Projects Completed

43
Years in Florida

4

Proposer's Information

4

PROPOSER'S INFORMATION

A. Legal contracting name including any dba and state of organization or incorporation.

CORE Construction Services of Florida, LLC
Randolph Construction Group, Inc.
Hatcher Construction & Development, Inc.

B. Ownership structure of Proposer's company (e.g., Sole Proprietorship, Partnership, Limited Liability Corporation, Corporation)

CORE Construction: Limited Liability Corporation
Randolph Construction: S Corporation
Hatcher Construction: C Corporation

C. Provide, in this section, a completed and executed copy of Proposer's W-9 that includes the company federal identification number.

See pages 11-13 for completed and executed W-9 forms.

D. Contact information for Proposer's Corporate headquarters and any other office locations include the following:

- i. Address
- ii. City, State, Zip
- iii. Phone

CORE Construction's Corporate headquarters is located in Frisco, TX. We have 20+ offices throughout 9 states. CORE + RCG | HCD team has three offices in Palm Beach County. CORE + RCG | HCD will serve

the City from **HCD's office located 0.6 miles from Pompey Park.**

Address: 26 NW 6th Avenue, Suite #7,
Delray Beach, FL 33444
Phone: 561-752-4100

E. Contact information for Proposer's primary and secondary representative during this solicitation process including the following:

- i. Name
- ii. Phone
- iii. Email
- iv. Mailing Address
- v. City, State, Zip

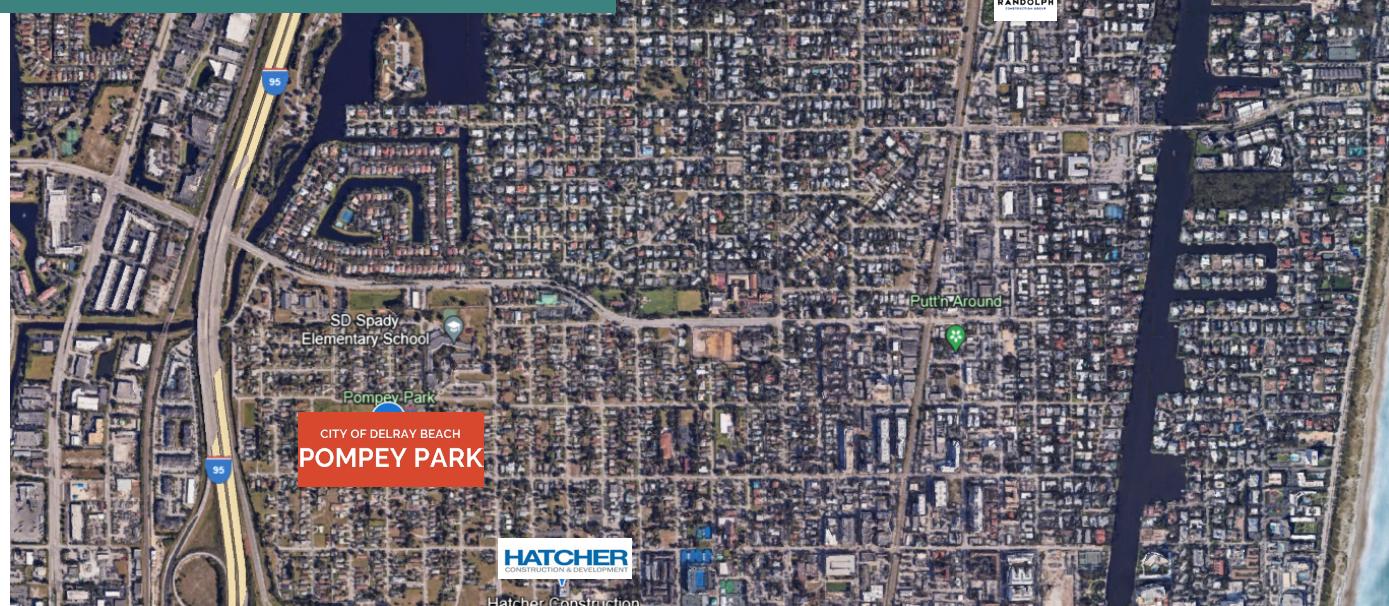
Primary Representative

Name: CORE Construction
Phone: 941-650-0533
Email: tedcava@coreconstruction.com
Mailing Address: 1641 Worthington Road, Suite 405
City, State, Zip: West Palm Beach, FL 33409

Secondary Representative

Name: Randolph Construction Group
Phone: 561-276-2889
Email: dwayne@randolph-cg.com
Mailing Address: 1191 N. Federal Highway, Suite 1
City, State, Zip: Delray Beach, FL 33483

(MAIN OFFICE) Hatcher Construction 0.6 Miles



PROPOSER'S INFORMATION

W-9
 Form (Rev. March 2024)
 Department of the Treasury
 Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)		2 Business name/disregarded entity name, if different from above.		3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only one of the following seven boxes.		4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):	
CORE Construction Services of Florida, LLC				<input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) <input type="checkbox"/> S <small>Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.</small> <input type="checkbox"/> Other (see instructions)		<small>Exempt payee code (if any)</small> _____ <small>Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)</small> _____	
3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions.						<small>(Applies to accounts maintained outside the United States.)</small>	
5 Address (number, street, and apt. or suite no). See instructions. 8027 Cooper Creek Blvd. Suite 110		6 City, state, and ZIP code University Park, FL 34201		7 List account number(s) here (optional)		Requester's name and address (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number		

Employer identification number									
2	6	-	2	8	2	1	7	1	1

Part II Certification

Under penalties of perjury, I certify that:

1. the number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

Date *April 15, 2024*

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

PROPOSER'S INFORMATION

W-9
 Form (Rev. October 2018)
 Department of the Treasury
 Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. RANDOLPH CONSTRUCTION GROUP, INC.	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.	
<input type="checkbox"/> Individual/sole proprietor or <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ►	
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
5 Address (number, street, and apt. or suite no.) See instructions. 1191 N. FEDERAL HIGHWAY, SUITE 1	
6 City, state, and ZIP code DELRAY BEACH, FL 33483	
7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number		
	-	
	-	

Employer identification number									
8	1	-	4	4	7	2	6	4	1

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here **Signature of U.S. person** ► 

Date ► **4/15/24**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

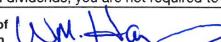
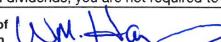
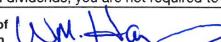
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)
If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

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PROPOSER'S INFORMATION

W-9 Form (Rev. March 2024) Department of the Treasury Internal Revenue Service		Request for Taxpayer Identification Number and Certification Go to www.irs.gov/FormW9 for instructions and the latest information.	Give form to the requester. Do not send to the IRS.																																																																				
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F. Provide details of any ownership changes to Proposer's organization in the past three years or Changes anticipated within six months of the Due Date and Time (e.g., mergers, acquisitions, changes in executive leadership).

CORE + RCG | HCD have not had any ownership changes to our organizations in the past three years and do not anticipate any changes within the next six months.

G. Provide the names of the persons who are officers or principals of the company.

CORE Construction

Scott Olthoff, President
Brent Elliott, Vice President

Randolph Construction

Dwayne Randolph, Principal

Hatcher Construction & Development

William Hatcher, President

H. Any additional organizational information that Proposer wishes to supply to augment its Proposal.

COMMUNITY ENGAGEMENT

We understand the importance of community engagement especially when it comes to projects as important as the Pompey Park Recreation Center. On pages 16-22, CORE + RCG | HCD has outlined a Community Engagement Plan and Program.

SUBJECT MATTER EXPERT

This project, which involves the demolition of existing facilities and the construction of the proposed recreation center, is not without its complexities. The intricacies lie in the horizontal athletic surfaces, pool complexes, and the utility and horizontal work associated with the project. However, the CORE + RCG | HCD team, fully aware of these challenges, has taken proactive steps. We have identified subject matter experts within our team who are committed to planning, coordinating, and executing these project intricacies, ensuring the project's success.

Roger Baum, a seasoned professional who has worked with both CORE and RCG on similar projects and facilities, brings a wealth of expertise to this project. His in-depth knowledge of competition

pools and athletic playing surfaces is a valuable asset. With his support, our team will navigate the preconstruction phase seamlessly, conducting a thorough constructability review of the design and pool consultant documentation. Roger's ability to effectively communicate this information to the subcontractor market ensures that we align with the right partners to deliver the work, instilling confidence in the project's execution.

Ronnie Triglia's work experience and expertise is unmatched. He has supported successful projects for municipalities with programs just like the Pompey Park Recreation Center. His expertise in field supervision has led him to become an expert in ensuring that proper installation methods are followed according to plans and specifications. Conflicts in the field can derail a project schedule and turn costly. Ronnie's understanding of construction documents and the proper sequencing of trade work for highly technical facilities like competition pools will be valuable in this project.

TRUE LOCAL PARTNER

Project proximity will be advantageous for the CORE + RCG | HCD team. The City will be comfortable knowing that within minutes, we can react to serve any client's needs or issues that may arise. The people and leadership supporting this project have client familiarity and live within this community. We will seek to promote the project and its progress effectively and be available for town hall-style meetings to communicate the project's planning and eventual progress adequately. We never miss an opportunity to celebrate key project milestones like a groundbreaking, topping out ceremony, or eventual ribbon cutting. We also envision providing safe and strategic access for the community to stay connected. However, our local ties go well beyond our office locations that will support the project.

For the last decade, CORE has served as an Industry Leader through its Mentorship Program which is designed to advance and enhance minority-owned, small business enterprises (M/SBE). We are the only known construction firm which gives the highest percentages to M/SBE firms on any given project; and in most cases, the only firm partnering with 2-5 minority-owned, small business enterprises on

PROPOSER'S INFORMATION

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any given project. We take pride in our partnerships and value helping firms advance by becoming larger, notable firms. As a result, this strengthens and sustains our viable industry, hence creating more jobs for aspiring construction professionals. This is truly one of our greatest rewards, helping other firms grow!

Inclusion of an Outreach Liaison who will ensure the success of our proposed, comprehensive Community Engagement Plan and Program. Ms. Rey has a proven track record of engaging communities and stakeholders through various projects for Palm Beach County and School District of Palm Beach County. She will work closely with the REACH GROUP, a local Delray Beach team who have established relationships and roots within the community. The REACH GROUP will be solely focused on ensuring the Community Engagement Plan and Program are implemented and effectuated successfully as outlined on pages 16-22.

WE GIVE BACK! Because the CORE + RCG | HCD team is passionate about the city of Delray Beach (Our City) and this project, we would like to award 5 deserving small businesses selected by the Commissioners and/or Community. Please see further details on page 22 of our Community Engagement Plan and Program.

I. Provide a letter on your firm's letterhead indicating if your firm has paid liquidated damages and/or if your firm has been terminated for default or is pending legal action. Provide details of these occurrences and the associated projects. If your firm has not paid liquidated damages or been terminated for default include this in a letter on your firm's letterhead.

See letter provided.

J. Provide prior or pending litigation, either civil or criminal, involving a governmental agency or which may affect the performance of the services to be rendered herein, in which the Proposer, and of its employees, is or has been involved within the last three (3) years.

CORE + RCG | HCD have not had any pending litigation, either civil or criminal, involving a governmental agency or which may affect the performance of the services to be rendered herein, in which the Proposer, and of its employees, is or has been involved within the last three (3) years.

K. Its most recent certified business financial statements as of a date not earlier than the end of the Proposer's preceding official tax accounting period, together with a statement in writing, signed by a duly authorized representative, stating that the present financial condition is materially the same as that shown on the balance sheet and income statement submitted, or with an explanation for any material change in the financial condition. A copy of the most recent business income tax return will be accepted if certified financial statements are unavailable.

CORE has provided our latest audited financial statements under separate cover.



1641 Worthington Rd., #405
West Palm Beach, FL 33409
T 754.600.4723

June 20, 2024

Ms. Peggy Cadeaux, CPPB, NIGP-CPP | Purchasing Manager
City of Delray Beach
100 NW 1st Avenue
Delray Beach, FL 33444

RE: RFQ NO. 2024-001 | Pompey Park Recreation Center CONSTRUCTION MANAGER AT RISK

Dear Ms. Cadeaux and Selection Committee Members:

In response to Section 4 Proposer's Information, question I, CORE + RCG | HCD has not been paid liquidated damages or been terminated for default.

www.coreconstruction.com
CORECONSTRUCTION.COM



REACH GROUP Community Engagement Plan and Program

Our Objective: To ensure the City of Delray Beach residents, business owners, elected officials and community at large are continuously informed and engaged throughout the lifecycle of the project; hence promoting transparency, enhancing positivity, mitigating disruptions and ultimately galvanizing the community (making them feel like they're part of the team).

Our Approach: With the City of Delray Beach being populated with over 60,000 residents, and over 10,000 living directly in the surrounding communities, we are proposing a **MULTI-PRONGED APPROACH** (consisting of several elements/efforts from several points of view - multidirectional, multifaceted and multifront). Community engagement for the monumental rebuilding of Pompey Park Recreation Center which benefits children and families of all ages and races, has to strategically and successfully **REACH families and communities**.



COMMUNITY COMMITMENT

Communication + Connection + Collaboration +Care

PROPOSER'S INFORMATION

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How we reach people is equally important as who we reach!

Every community group requires a different yet impactful tool. In addition to reaching these specific groups, we are committed to maintaining a continual and inclusive connection with elected City Officials/Designee, ensuring that all voices are heard and considered in our engagement strategy.

Each person group makes up larger groups such as agencies and institutions, including churches/church families or communities, service organizations (fraternity/sororities), community activists and volunteers, philanthropists, recreational individuals/groups, and sports enthusiasts. Because there are a myriad of interests and connections within our communities, we will mildly tailor our messaging to engage and inform each of these groups.

Our desire is to build and foster **relationships** with the community, which will lead to **collaboration**, through one specific component - **COMMUNICATION!** Here's how we will reach people expeditiously and efficiently.

DAILY RESIDENT ENGAGEMENT

Resident Liaison Team: A dedicated team responsible for daily interactions with residents (comprised of various ages, to target ALL age groups, who will not only provide/share information but will also receive feedback or queries that would prove invaluable to the Construction Team, The City of Delray CRA, City Commissioners, City Manager, City Manager's Office, and Community.

- » **Training:** Provide training for the engagement team on effective communication strategies and tools.
- » **Implementation and Evaluation:** Regularly assess the effectiveness of the engagement plan through surveys and feedback, adjusting strategies as necessary to meet community needs.
- » **Desired Results:** A well-informed and engaged community that feels involved and valued in the Pompey Park project will lead to a smoother project execution and enhanced public trust.

Social Media Specialist: Responsible for sharing and connecting with Millennials, the Youth, and various age

groups through innovative and captivating postings through multiple social platforms such as IG, Facebook, Snap Chat, and TikTok while tracking messages/questions/Analytics.

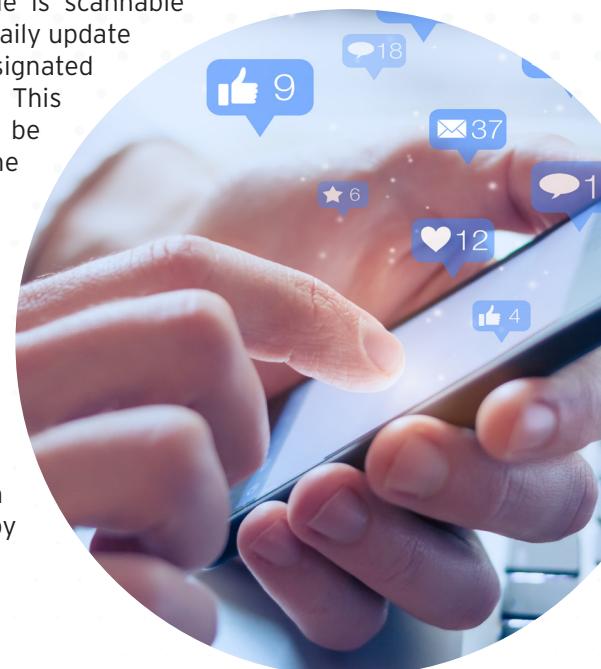
- » **Content Creation:** Develop succinct, sound, and successful content (strategic branding) for flyers, brochures, letters, and door hangers. Before public release. (Incorporation of drone photography and other approved visual aids to further enhance any materials determined for dissemination).
- » **Distribution Plan:** Establish a posting/distribution schedule, building an expectations and consistency for material dissemination.
- » **Cost Management:** Include postage and production costs in the project budget.
- » **Approval Process:** Provide a Matrix to the City Designee of the intended postings, mailers, informational, and promotional products to ensure timely approvals and seamless tracking.

Community Boards posted on all four sides facing the North/ South/ East/ West, with a QR

CODE, that code is scannable and provides a Daily update through a designated website. This information will be sharable by the click of a button.

Text/Phone/Email Blasts

are great ways to receive information expeditiously and in various preferred methods which can be used by **ALL** ages.



PROPOSER'S INFORMATION

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COMMUNITY UPDATES

Comprehensive Plans: Outline upcoming activities, potential impacts, lessons learned, and expected outcomes.

Communication Channels: Utilize electronic newsletters, social media updates, press releases, splash pages for websites and socials, door hangers, memorandums, mailers, and promotional products (products for car placement, homes and/or businesses/work stations).

Create Mobile App: Create a Project-specific mobile app for real-time notifications.

Visual Documentation: Use (TIME LAPSE VIDEO) s drone photography in REAL TIME documenting project progress, while providing visual updates of the project progress to the public/community.

Community Group Meetings: Attend various community/small group meetings to disseminate/share pertinent information.

Create Milestones Calendar: Create a calendar detailing milestones for the lifecycle of project which would be derived from the proposed/approved construction schedule such as Groundbreaking, Top-off, Ribbon Cutting and the like.

Designated Website: Showcase Project Details including an Overview, Community Impact, Project Progress (Groundbreaking, Percentage to completion, Ribbon Cutting Ceremony, and the like...) This project-specific website will ultimately provide comprehensive information, updates, and serve as a resource.

Feedback Mechanism: Implement a contact form or dedicated email for public inquiries and feedback, ensuring prompt responses.

Track Delray Community Calendars: Team will be looking for and tracking Activity calendars to determine participation and/or collaboration.

Business Buddies: Establish "Communication Partners" with local businesses and organizations to piggy-back or partner with them to share project progress information during their team meetings/events and/or to utilize their establishments as a Communication Centers, ex... Ted Center, KOP, EJS and the like, as allowed/approved by the City's Designee.



Your Building Team:



[Meet Our Team](#)

Welcome to the Pompey Park Recreation Center project website! Since we are going to be neighbors for the next couple months, we wanted to introduce ourselves to ensure you are getting updated on the project happening in your backyards.

Come back to this website for updated progress photos and any other project updates

PROPOSER'S INFORMATION



PRODUCTION AND DISTRIBUTION OF PUBLICATIONS

With the approval and oversight of City's Designee, we will creatively design/produce and distribute/disseminate information/products to engage and inform the residents/community. This process will be strategic and assessed on an ongoing basis. Modifications to the below schedule will be made as necessary to fit the objectives of the elected Officials and Community.

DAILY	WEEKLY	BI-WEEKLY	MONTHLY	PERIODICALLY
Resident Liaison Team Contact	Social Media Blogs	Postcards	Newsletters	Press Release
Social Media Posts	Memorandums	Flyers	Local Interviews	Drone Time Lapse Footage
Q & A / Feedback	One-On-One Meetings	Website Updates	Group Meetings	Brochures
		Phone/Text Blasts	Meeting Minutes	Promotional Materials -Door Hangers, Bumper Stickers, Etc.
		Email Blasts	Commission Meetings	Deck Packages /Magazine Features
			Special/Small Group Meetings	Local Subcontractor / Vendor Workshops
			Project Fact Sheets	Open Houses
				Project Signage
				Lessons Learned Report (LLR)

INFORMATION PREPARATION AND DISSEMINATION

Public Information Officer (PIO): Designation/Institution of a Public Information Officer to craft/deliver concise and comprehensive verbal/written communication for dissemination to elected officials, media, and law enforcement, if necessary, with the oversight and approval of the city's designee.

- » **Public Information Meetings And Community Digital Engagement:** Will be hosted in-person or on-line through zoom, teams, webinars or other desired/approved platforms.
- » **Local Information Repositories** - Establish Communication Boards/Stations at local municipal offices such CITY HALL, Police Station, Fire Station, Delray Public Library and the like where project details can be shared.

PROPOSER'S INFORMATION

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MEETING COORDINATION

Meeting Coordination through schedules, agenda, physical/electronic surveys:

- » **Determine types of Meetings:** Organize/participate in public information meetings (service, faith-based, community awareness, and the like), open houses, community/school gatherings/events/activities as directed by the City Designee.
- » **Meeting Order:** The team will develop an advance schedule of meetings. The meetings will be conducted cordially while strictly observing the start and stop times. The team is expected to ensure that meetings take place in an atmosphere of mutual respect and commitment to reviewing/discussing desired topics.
- » **Accessibility:** Ensure meetings are held at convenient times and locations for maximum participation.
- » **Frequency:** Schedule regular monthly/periodic meetings to provide updates and address concerns. Create schedule/agenda to be approved by City's Designee.

TRAFFIC PREPARATION & TRAFFIC SOLUTIONS

Traffic Flow Notifications, in conjunction with the team's Senior Project Manager, will be provided as well as specific details from the Movement of Traffic (MOT) Plan.

- » **Advance Notice:** Disseminate information to the public, elected officials, and media
- » **Channels:** Use local newspapers, radio stations, and city websites for broader outreach.

Coordination: Work closely with the city's designee to prepare and approve information regarding traffic changes.

- » Communicate any possible hindrances or negative impact, and provide possible solutions.



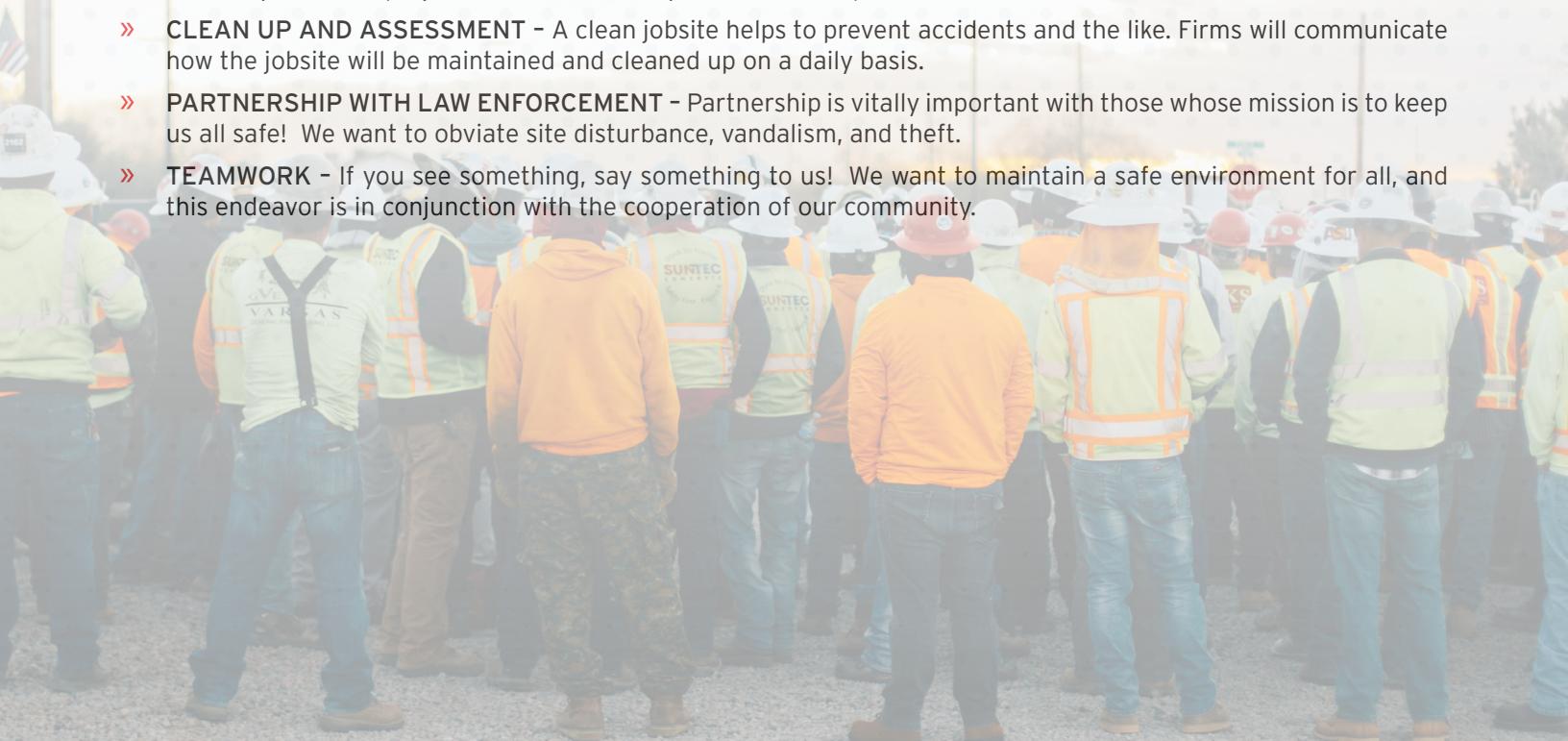
PROPOSER'S INFORMATION

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PUBLIC SAFETY

Whenever there's something BIG happening, everyone wants to see it! Because we may have some curious community residents, it's vitally important that we communicate the importance of achieving/maintaining a safe environment. SAFETY will be one of our top priorities. A safe project equals a successful project! We will explicitly express the importance of SAFETY on the jobsite, not only for the construction team and workers, but also for the community. We will provide the following:

- » **PUBLIC SAFETY MEETING** - Our Firms will host a safety meeting for the public detailing the Project Overview, company history of contracted Architect and Firm(s) awarded, along with a tentative project schedule, and most importantly, our SAFETY PLAN, which will include how to proceed in an occupied-construction site and protection against accidents and hazards.
- » **IMPACT FACTORS** - Construction firms will share possible hindrances such as Noise (Demolition/Nat Sound, Dust, and other factors that may negatively impact the surrounding residents and users of the Recreation Center.
- » **SAFETY /TRAFFIC FLOW SIGNAGE** - Importance of reading and adhering to SAFETY SIGNS as well as MOT Plan (TRAFFIC FLOW).
- » **GENERAL SAFETY TIPS** - Providing general safety tips to families and surrounding communities on how to safely navigate around the construction site.
- » **SAFETY UPDATES** - The Resident Liaison Team and the Public Information Officer will continue efforts throughout the lifecycle of the project to reiterate safety measures and precautions.
- » **CLEAN UP AND ASSESSMENT** - A clean jobsite helps to prevent accidents and the like. Firms will communicate how the jobsite will be maintained and cleaned up on a daily basis.
- » **PARTNERSHIP WITH LAW ENFORCEMENT** - Partnership is vitally important with those whose mission is to keep us all safe! We want to obviate site disturbance, vandalism, and theft.
- » **TEAMWORK** - If you see something, say something to us! We want to maintain a safe environment for all, and this endeavor is in conjunction with the cooperation of our community.



4

PROPOSER'S INFORMATION



CRISIS COMMUNICATION AND RESPONSE

Crisis Communication: The team will develop a rapid response plan for unexpected issues or emergencies, ensuring timely and accurate information dissemination.

Weather Impact: Dealing with weather conditions on any project can pose potential delays, dangers or other. It is our goal to communicate delays and the like to the elected officials and community-at-large, along with any possible solutions.

ADDITIONAL ENGAGEMENT TOOL

Community Care: It's our way of saying, *we care about* this community which is *our community*. This is where we dwell, do business and do life together! We will share testimonial videos from various POMPEY PARK Recreation Center users on what POMPEY PARK means to them and what they are most excited about seeing or experiencing once the project is complete. These snippets can be seen on the designated websites as well as social media. (**CATCH THE POMPEY SPARK!**) GOOD NEWS TRAVELS FAST!

STRENGTHENING OUR COMMUNITIES THROUGH SERVICE

We're not just here to build in the city, but to help build up the city! Because we have local, Delray Beach builders/contractors on our team who have a heart and passion for this city, *we would like to give back to the community by providing 5 organizations/businesses (selected by the elected officials and/or community) a check for \$1,000 each. That's \$5,000 going directly into the city of Delray Beach and its communities!* Our firms would be honored to have the City Commissioners/City CRA render checks to recipients at the end of project during the Ribbon Cutting ceremony.

5

Experience, Ability and References



EXPERIENCE, ABILITY AND REFERENCES



Deltona Middle School

A. Provide details of Proposer's years of experience in the field construction and acting as a CMAR firm. Include number of projects, construction dollar value, and years of relevant experience.

Our core competency is municipal construction management via the CMAR delivery method. We have been in the field of construction for over **87 years** acting as a CMAR firm. We have completed more than 1,200 municipal projects over the last years, as well as over 1,500 successful CMAR projects. CORE + RCG | HCD consistently provides best value through our professional, collaborative pre-construction services and our proactive, Client-driven construction management. We have achieved the budget, schedule, and project objectives for every awarded CMAR project, including many projects of similar scope.

B. Provide a detailed narrative documenting the Proposer's specific experience including, but not limited to the following:

i. At least three (3) projects of similar scope, budget, size, and complexity. Preferably, these projects will have been completed in the last five (5) years.

Provide the following information for the three (3) qualifying projects:

- A. Name of Project Owner
- B. Contact Name
- C. Contact Email
- D. Location / Address of Project
- E. Dates of Project (start/end)
- F. Brief Description of Project
- G. Project's GMP and final construction cost. Attach an explanation for each project where total project cost exceeded GMP OR estimated project cost by greater than 10 percent (10%).
- H. List of the components of the project as stated above

On the following pages, we have provided projects similar in scope, budget, size and complexity.

1,500

CMAR Projects Completed



Lander County Recreation Center

Brief Description of Project

The Lander County Recreation Center project included the new construction of a **25,510-square-foot** municipal indoor sports complex located in Battle Mountain, NV. The facility houses two buildings consisting of a recreational sports gymnasium and natatorium. **The facility features a gymnasium with basketball and racquetball courts, locker rooms, an indoor swimming pool, and administrative offices.** Other project features consisted of the installation of a **mechanical mezzanine and splash pad** adjacent to the natatorium. The municipal indoor sports complex was constructed on a spread footings foundation with two pre-engineered metal buildings connected by a conventional steel frame and an exterior of insulated metal panel siding. A membrane roof with metal panels completed the construction. The Lander County Recreation Center now provides state-of-the-art gymnasium and pool facilities for the enjoyment of citizens living in Lander County.

Name of Project Owner
Lander County

Contact Name
Judge Max W. Bunch, (Former) Juvenile Court Master

Contact Email
judgebunch@gmail.com

Location / Address of Project
560 Altenburg Avenue, Battle Mountain, NV 89820

Dates of Project (start/end)
2022 - 2024

Project's GMP and final construction cost. Attach an explanation for each project where total project cost exceeded GMP OR estimated project cost by greater than 10 percent (10%).
\$25,232,093



List of the components of the project as stated above

- ✓ Multipurpose Room
- ✓ Basketball Courts
- ✓ Pool
- ✓ Gymnasium



Winnemucca Boys and Girls Club

Brief Description of Project

The Winnemucca Boys and Girls Club project included the new construction of a **two-story, 36,224-square-foot** rural community center. **The facility supports the community and provides food services to local children. The project features an industrial kitchen, a gymnasium, classrooms, and administrative offices for staff.** The community center was constructed of a cast-in-place concrete foundation, pre-engineered metal building and masonry structural frame, an exterior comprised of metal panels, masonry block and glazing, and a metal roof. Due to CORE's professional management services and responsible spending, over \$1.5 million was returned to the Boys & Girls Club of Winnemucca at the project's completion.

Name of Project Owner

Boys & Girls Club of Winnemucca

Contact Name

Chad Peters, Executive Director

Contact Email

cpeters@bgcwin.org

Location / Address of Project

1973 Whitworth Way, Winnemucca, NV 89445

Dates of Project (start/end)

2015-2017

Project's GMP and final construction cost. Attach an explanation for each project where total project cost exceeded GMP OR estimated project cost by greater than 10 percent (10%).

\$4,800,656



List of the components of the project as stated above

- ✓ Multipurpose Room
- ✓ Basketball Courts
- ✓ Gymnasium
- ✓ Kitchen



Centennial Hills Community Center

Brief Description of Project

The Centennial Hills Community Center project, built for the City of Las Vegas, included the new construction of a **two-story, 98,385-square-foot** municipal community center located in Las Vegas, NV. The facility functions as a senior and **aquatics complex and features two indoor swimming pools, two outdoor swimming pools with water slides, locker rooms, a fitness aerobics studio, two gyms, a kitchen, a weight room, a computer room, and a lounge**. The municipal community center was constructed of a block structural frame.

Name of Project Owner

City of Reno

Contact Name

Tressa Fernandez, Quality Assurance Administrator

Contact Email

tfernandez@lasvegasnevada.gov

Location / Address of Project

6601 North Buffalo Drive,
Las Vegas, NV 89131

Dates of Project (start/end)

2022 - 2024

Project's GMP and final construction cost. Attach an explanation for each project where total project cost exceeded GMP OR estimated project cost by greater than 10 percent (10%).

\$46,716,650



List of the components of the project as stated above

✓ Multipurpose Room	✓ Fitness Room
✓ Two Pools	✓ Gymnasium
✓ Aerobics Room	✓ Kitchen



Ottawa YMCA

Brief Description of Project

The Ottawa YMCA is a **64,200-square-foot facility that includes a competition pool, warm water therapy pool, kids' adventure center, wellness center, gymnasium, elevated track, child watch area, community space, exercise studios, multigenerational space, demonstration kitchen, chapel, and clinical space for OSF HealthCare.**

Name of Project Owner

Young Mens' Christian Association of Ottawa, Illinois

Contact Name

Joe Capece, Executive Director/CEO

Contact Email

joecapec@ottawaymca.org

Location / Address of Project

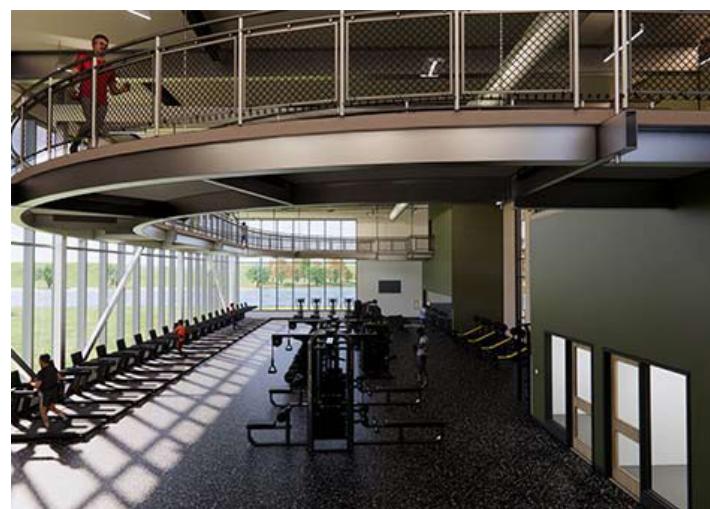
411 Canal Street, Ottawa, IL 61350

Dates of Project (start/end)

2022 - 2024

Project's GMP and final construction cost. Attach an explanation for each project where total project cost exceeded GMP OR estimated project cost by greater than 10 percent (10%).

\$25,232,093



List of the components of the project as stated above

✓ Multipurpose Room	✓ Fitness Room
✓ Pool	✓ Gymnasium
✓ Running Track	✓ Kitchen



Dean and Barbara White Community Center

Brief Description of Project

The Dean and Barbara White Community Center, built for the Town of Merrillville, included the new construction of a **two-story, 88,000-square-foot** municipal facility located in Merrillville, IN. The project features a **large gymnasium** with **three basketball and six volleyball courts**, a **mezzanine-level running track**, a **fitness center**, a rock climbing wall, and a **large multipurpose event center**. The recreation center also **supports administrative offices and collaborative spaces** for the Town of Merrillville's Park Department, a landscaped patio area, and a large multipurpose sports field. The facility was constructed of a concrete foundation, structural steel frame, metal panel exterior and TPO roof.

Name of Project Owner

The Town of Merrillville

Contact Name

Shawn Pettit, City Councilman

Contact Email

spettit1227@gmail.com

Location / Address of Project

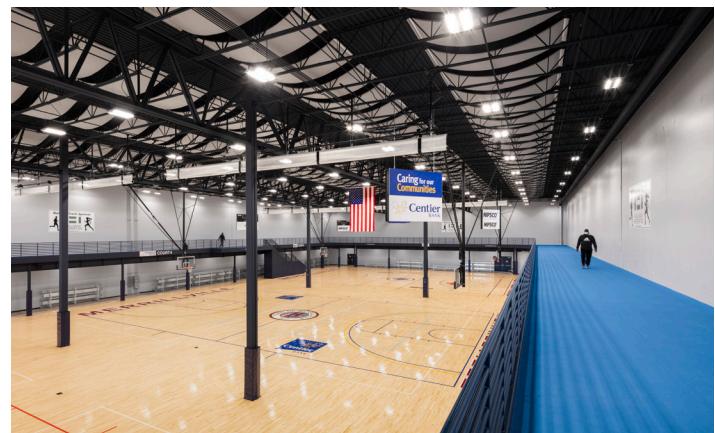
6600 Broadway, Merrillville, IN 46410

Dates of Project (start/end)

2019-2021

Project's GMP and final construction cost. Attach an explanation for each project where total project cost exceeded GMP OR estimated project cost by greater than 10 percent (10%).

\$24,000,000



List of the components of the project as stated above

✓ Multipurpose Room	✓ Basketball Courts
✓ Gymnasium	✓ Kitchen



Avondale Aquatic Center

Brief Description of Project

The Avondale Aquatic Center project involved the construction of an exciting new recreational facility for the City of Avondale, AZ. Sitting atop nine acres, the new facility features a variety of eye-catching water amenities including a **competition pool, recreation pool with water slides, and a lazy river**. A pump house and equipment room, fully equipped with circulation pumps, filters, and chemical treatments, works alongside a full site utility package. Additionally, a **9,102-square-foot administrative building provides locker rooms, conference rooms, and meeting rooms** for the convenience and enjoyment of the Avondale community.

Name of Project Owner

City of Avondale

Contact Name

James Milanese, Project Administrator

Contact Email

jmilanese@avondaleaz.gov

Location / Address of Project

11275 W. Civic Center Drive, Avondale, AZ 85323

Dates of Project (start/end)

2022-2024

Project's GMP and final construction cost. Attach an explanation for each project where total project cost exceeded GMP OR estimated project cost by greater than 10 percent (10%).

\$24,324,258.00



List of the components of the project as stated above

✓ Multipurpose Room	✓ Pools
✓ Conference Room	✓ Meeting Room



Moana Springs Community Aquatics and Fitness Center

Brief Description of Project

The City of Reno Moana Springs Community Aquatics and Fitness Center project, currently under construction, will include two phases of work for the City that will result in a state-of-the-art fitness facility. Phase I will consist of site work, new parking lots, and onsite and offsite utilities in anticipation of building construction. Phase II will include the new construction of a **50,000-square-foot** building composed of structural steel and precast panels. The facility will house a variety of amenities designed to cater to fitness enthusiasts, including **two indoor pools, a competition pool, a multiuse pool, a fitness center, and an outdoor soaking pool**. The project will be constructed on a concrete footing foundation with a precast concrete and structural steel frame, an exterior comprised of curtain wall and precast concrete, and a single-ply roof. **For more information visit <https://moanasprings.com/>**

Name of Project Owner

City of Reno

Contact Name

Justin George, Project Manager

Contact Email

georgej@reno.gov

Location / Address of Project

240 W Moana Ln, Reno, NV 89509

Dates of Project (start/end)

2022 - 2024

Project's GMP and final construction cost. Attach an explanation for each project where total project cost exceeded GMP OR estimated project cost by greater than 10 percent (10%).

\$46,716,650



List of the components of the project as stated above

✓ Multipurpose Room	✓ Fitness Room
✓ Family Pool	✓ Competition Pool



Pompey Park Administration Building Renovation, Addition and Concession Stand

Brief Description of Project

The Pompey Park Administration Renovation and Addition project consisted of a renovation of the entire owner-occupied facility, including offices, restrooms and construction of a new storage facility addition. The delivery method was hard bid and was completed in 2008. The concession stand project consisted of selective demo of portions of existing one-story building, with new construction of second floor inclusive of offices and elevator tower. The concession stand was completed in 2012.

Name of Project Owner

City of Delray Beach

Contact Name

Bob Diaz

Contact Email

DiazJ@mydelraybeach.com

Location / Address of Project

100 N.W. 1st Avenue, Delray Beach, Florida 33444

Dates of Project (start/end)

2012

Project's GMP and final construction cost. Attach an explanation for each project where total project cost exceeded GMP OR estimated project cost by greater than 10 percent (10%).

\$1,500,000



List of the components of the project as stated above

- ✓ Familiarity with your project campus

5

EXPERIENCE, ABILITY AND REFERENCES



ii. *Experience with CMAR projects that include construction of a recreational center, including gymnasium and running track, meeting, fitness and dance/aerobic rooms, multipurpose room, and kitchen area. The project also includes a family pool and a competition pool with bleachers, baseball fields, basketball courts, playgrounds, and surface parking.*

As the **#1 K-12 Builder in the Nation**, CORE + RCG | HCD has completed over 2,500 facilities with components similar to your project. See chart on the following page for a partial list of our experience.

iii. *Experience with municipal or government agency construction projects.*

CORE + RCG | HCD specializes in delivering world-class municipal projects. Our team has completed **1,200+ municipal/government projects totaling \$3 billion dollars**. As your CMAR, we will utilize our experience and expertise to provide a highly secure, reliable, and durable facility which serves the community and the needs of the City of Delray Beach.

iv. *Experience with projects in Florida, particularly in South Florida and in Palm Beach County.*

For **over 43 years**, CORE + RCG | HCD has been providing exceptional construction services to our clients in Florida including South Florida. We opened our Palm Beach County office in 2023 and are committed to this community and have a passion for providing services that most local construction firms simply cannot provide.

v. *Other types of related experience or information.*

Below is a partial list of local Projects.

- » Morikami Park Elementary School Renovations & Repairs
- » Arts Warehouse Renovation
- » City of Delray Beach Fire Apparatus Fleet Maintenance Facility
- » City of Delray Beach Fire Rescue Station #1 Hurricane Hardening
- » Delray Beach Public Library
- » SW 9th Avenue Pocket Park
- » Pompey Park Administration Building Renovations and Concession Stand

EXPERIENCE, ABILITY AND REFERENCES

Project	Florida	CMAR	Recreation Center	Gymnasium	Running Track	Meeting Room	Fitness Room	Dance/Aerobic Room	Multipurpose Room	Kitchen Area	Family Pool	Comp. Pool w/ Bleacher	Baseball Field	Basketball Court	Playground
Jule F. Sumner High School	■	■		■	■	■	■		■	■			■	■	
Dorothy C. York Innovation Academy	■	■		■	■	■	■		■	■					■
Innovation High School	■	■		■	■	■	■		■	■			■	■	
Westwood High School Replacement	■	■		■	■	■	■	■	■	■			■	■	
DDD High School	■	■		■	■	■	■	■	■	■			■	■	
Copper Sky Multigenerational Center		■	■	■	■	■	■	■	■	■	■	■			■
James S. Rickards Middle School	■	■		■	■	■	■		■	■			■	■	
Gramercy Park Neighborhood Center	■		■			■			■	■			■	■	
Fox Tail Park	■														■
Sara Sims Park	■														■
SW 9th Avenue Pocket Park	■														■
Melaleuca Elementary	■	■				■			■	■			■	■	
City of Fernley Community Response and Resource Center		■	■	■					■	■			■	■	
Morikami Park ES Renovation & Repairs	■	■							■	■			■	■	
Timber Trace ES Expansion	■	■							■	■			■	■	
Citrus Cove ES Expansion	■	■							■	■			■	■	
Jupiter Community HS Renovation	■	■											■		
Wellington Landings MS Renovation	■	■							■	■					
Arts Warehouse Renovation	■	■				■			■						
SDPBC 4 Cafe Renovations	■	■								■					

-Projects in **BOLD** are located in South Florida

5

EXPERIENCE, ABILITY AND REFERENCES

C. Submit three (3) client references for whom Proposer has provided CMAR services (similar to those specified in this RFQ) in the past five (5) years and who are agreeable to respond to a request from the City regarding proposer's experience.

Each client reference should include the following:

- i. Organization name
- ii. Contact name(s)
- iii. Contact email address
- iv. Address
- v. Telephone and fax numbers
- vi. Dates of service (start/end)
- vii. Scope of work (brief description)

1

Organization name: Broward County
Contact name(s): Rich Luce, Construction Project Management Supervisor
Contact email address: riluce@broward.org
Address: 115 S Andrews Ave, Room A550, Fort Lauderdale, Florida 33301
Telephone and fax numbers: 954-357-7035
Dates of service (start/end): 2022-2024
Scope of work (brief description): Construction of the 160,000 square-feet new Supervisor of Elections Facility.

2

Organization name: School District of Palm Beach County
Contact name(s): Louise Feldkamp, Senior Projects Administrator
Contact email address:
Address: 3300 Forest Hill Boulevard, West Palm Beach, Florida 33406
Telephone and fax numbers: 561-357-7573 / 561-357-7569
Dates of service (start/end): Ongoing
Scope of work (brief description): Several projects

3

Organization name: School District of Palm Beach County
Contact name(s): Joseph Sanches, Chief Operating Officer
Contact email address:
Address: 3300 Forest Hill Boulevard, West Palm Beach, Florida 33406
Telephone and fax numbers: 561-357-7573 / 561-357-7569
Dates of service (start/end): Ongoing
Scope of work (brief description): The Hatcher Team has advanced from very minor works projects to CM at Risk projects with budgets in excess of \$5 million dollars.

“Randolph Construction Group consistently delivers projects on time and within budget.”

Louise Feldkamp, School District of Palm Beach

5

EXPERIENCE, ABILITY AND REFERENCES

D. Identify the primary contact person, supervisory personnel, and other key personnel who are designated to work on the City's project. Include copies of relevant licenses and certifications relevant to the project.

Below is the designated team for the Pompey Park Recreation Center. Relevant licenses and certifications can be found on pages 4-5 as well as on the staff resumes which are located on pages 38-53.

Primary Contact Person

Cody Kiess, Project Director

Supervisory Personnel

Ted Cava, Project Executive

Dwayne Randolph, Project Executive

William Hatcher, Project Executive

Key Personnel

Travis Coombs, Pre-construction Director

Grant Curtan, Pre-construction Manager

Roger Baum, Estimator

Akini Akini, Senior Project Manager

Winston Wilson, Assistant Project Manager

Matthew Tabaczynski, Project Engineer

Steven Hines, Superintendent

Albert Diaz, Assistant Superintendent

Ronnie Triglia, National Subject Matter Expert

Dusty McSwane, Safety Director

Jeffery Gunn, QA/QC Manager

Lethe-Ann Kazeh-Anfo, Virtual Construction Manager

E. Explain Proposer's ability and commitment to maintain accessibility and availability for meetings, communications, and supervision.

CORE + RCG | HCD is committed to providing effective communication and a team-oriented approach with the City of Delray Beach, Justin Architects, and KEITH and Associates during all stages of design and construction. Our team has an open-book philosophy. The City of Delray Beach and all stakeholders will be able to track the progress of the Pompey Park Recreation Center project from a cost, schedule, and quality standpoint throughout all phases. The day following our date of hire, CORE + RCG | HCD will initiate a project kick-off meeting with the City of Delray Beach, Justin Architects, and KEITH and Associates. The agenda for this kick-off meeting will include, at a minimum, the following:

- Future meeting dates, times, and locations.
- Process of determining a Trade Partner list
- Project documents for review and execution
- CORE + RCG | HCD's Preliminary Construction Schedule



5

EXPERIENCE, ABILITY AND REFERENCES

F. *Describe any significant or unique awards received or accomplishments in previous, similar projects received by the prime consultant and/or any subcontractors (Team), or by individuals within the Team.*

- 2023 School District of Palm Beach, Operational Excellence Award
- 2023 - 2024 Palm Beach County, Emerging Business of the Year
- 2023 School District of Palm Beach, Black History Month / Industry Leader Honor
- 2022 Industry Innovator
- 2022 Palm Beach County, Small Business of the Year (Hatcher Construction)
- 2024 Palm Beach County OEBO Hard Hats and Suits Partnership Award (CORE)
- 2023 AGC Nevada Chapter, 2022 Pinnacle Award - Building Contractors Excellence, Building Contractor, IVGID Burnt Cedar Swimming Pool
- 2021 SEBC Aurora Awards Best Service Enriched Senior Community, Silver Award, Alura Senior Living
- 2020 ABC Central Florida, Eagle Award for Excellence in Construction, Orange County Convention Center
- 2020 ABC, STEP Diamond Award
- 2018 Business Observer Magazine, Top 50 Contractor in State of Florida
- 2018 ABC Central Florida Chapter, Eagle Award for Excellence in Construction, Orange County Convention Center Reroof



**Operational Excellence Award CMAR Continuing Contract
School District of Palm Beach County**



**Emerging Business of the Year
School District of Palm Beach County and Other Entities**

6

Organizational Structure and Capacity

6

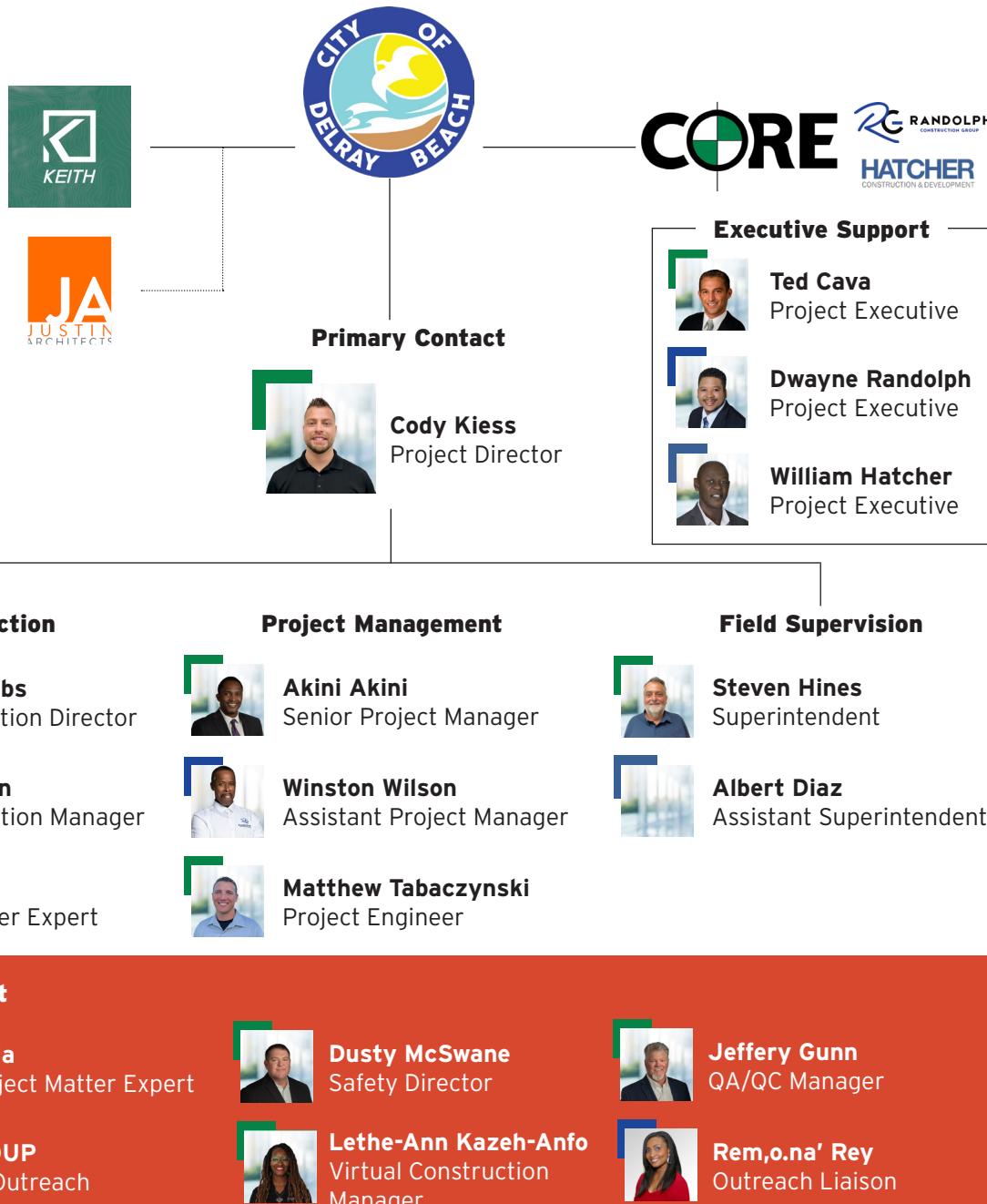
ORGANIZATIONAL STRUCTURE AND CAPACITY

A. *Submit the Team proposed to work on this City project.*

Resumes for our proposed team members are provided on pages 38-53

B. *Submit an organizational chart of the proposed Team.*

- █ CORE Construction
- █ Randolph Construction Group
- █ Hatcher Construction & Development



Organizational Structure And Capacity

PROJECT EXECUTIVE

Ted Cava

As Project Executive, Ted oversees all business operations for the South Florida region. He provides leadership for all personnel, PreConstruction Managers, Project Managers, Superintendents, and Coordinators. His leadership of all construction and business operations in the South Florida region ensures our project teams are living up to the CORE standard of Operational Excellence regarding Safety, Quality, Schedule, Cost, Trade Partner performance, and Client satisfaction. Ted's many decades of experience rising through the South Florida construction ranks have equipped him to lead our professional services and ultimately exceed our client's expectations for what they expect from their construction manager.



24

YEARS OF
INDUSTRY EXPERIENCE

RELEVANT EXPERIENCE

BROWARD COUNTY

Supervisor of Elections New Facility

Location: Fort Lauderdale, FL

Size: 160,000 SF

Value: \$67,588,483

PBC FACILITIES DEVELOPMENT AND OPERATIONS CAPITAL IMPROVEMENT

Fire Station 49

Location: Boynton Beach, FL

Size: 18,066 SF

Value: \$15,030,082

THE SCHOOL BOARD OF BROWARD COUNTY, FL

James S. Rickards Middle School

Location: Fort Lauderdale, FL

Size: 133,791 SF

Value: \$60,093,704

SCHOOL BOARD OF ST. LUCIE COUNTY

DDD High School

Location: Port St. Lucie, FL

Size: 245,962 SF

Value: \$80,008,887

EDUCATION

M.E. Rinker School Of Building
And Construction
University of Florida

CERTIFICATIONS/ REGISTRATIONS

OSHA 30-Hour
CPR/First Aid Certified
Florida Certified General Contractor
LEAN Practitioner Certified
FMI Executive Management
Florida Building Envelope
Management
IS 100 Certified
IS 700 Certified



Organizational Structure And Capacity

PROJECT EXECUTIVE

Dwayne Randolph

Dwayne Randolph has over 26 years of experience in building for local municipalities, including the City of Delray Beach. He recently completed the addition and remodel of the Pompey Park Administration Building and the New Concession Stand. Dwayne has effectively coordinated and managed numerous commercial municipal bond projects throughout South Florida.



26

YEARS OF
INDUSTRY EXPERIENCE

RELEVANT EXPERIENCE

THE CITY OF DELRAY BEACH

Pompey Park Administrative Building Renovations & Addition

Location: Delray Beach, FL

Size: 19,000 +/- SF

Value: \$1,000,000

THE CITY OF DELRAY BEACH

Pompey Park Concession Stand

Location: Delray Beach, FL

Size: 371,053 SF

Value: \$457,000

THE CITY OF DELRAY BEACH

Fire Apparatus Fleet Maintenance Facility

Location: Delray Beach, FL

Size: 4,800 SF

Value: \$622,000

THE CITY OF DELRAY BEACH

Fire Rescue Station #1 Hurricane Hardening

Location: Delray Beach, FL

Size: N/A

Value: \$1,200,000

THE CITY OF RIVIERA BEACH

Riviera Beach Library & Youth Empowerment Center

Location: Riviera Beach, FL

Size: 10,500 SF

Value: \$1,200,000

EDUCATION

B.S., Bethune Cookman College
M.S.S., Florida A&M University

CERTIFICATIONS/ REGISTRATIONS

Florida General Contractor, CGC
1524903

Institute of Inspection Cleaning
and Restoration- Certification
240310

U.S. ARMY Corps of Engineers
Construction Quality
Management for Contractors

OSHA 30 Training

Clean PSB (Public Safety
Building)



Organizational Structure And Capacity

6

PROJECT EXECUTIVE

William Hatcher

William Hatcher has extensive experience working successfully for Palm Beach County, the School District of Palm Beach County and within the City of Delray Beach. This City is also very special to William as his home and office are both located in Delray Beach. William is elated to be a part of this team and eager to build the new Pompey Park Recreation Center for his community. It would be monumental, because of what Pompey Park Recreation Center has meant to him and his family.



25

YEARS OF
INDUSTRY EXPERIENCE

RELEVANT EXPERIENCE

PALM BEACH COUNTY

Gramercy Park Neighborhood Center

Location: West Palm Beach, FL

Size: 11,000 SF

VILLAGE OF PALM SPRINGS

Foxtail Palm Park Improvements

Location: Palm Springs, FL

BOYNTON BEACH CRA

Sara Sims Park Renovation and Modification

Location: Boynton Beach, FL

DELRAY BEACH COMMUNITY REDEVELOPMENT AGENCY

Arts Warehouse Renovations

Location: Delray Beach, FL

Size: 18,000 SF

Value: \$2,199,000

EDUCATION

Construction Management,
Florida Atlantic University

CERTIFICATIONS/ REGISTRATIONS

General Contractor License
Florida CGC #061503

US Army Corps of Engineers
Construction Quality
Management for Contractor

HATCHER
CONSTRUCTION & DEVELOPMENT

6

Organizational Structure And Capacity



PROJECT DIRECTOR

Cody Kiess

As Project Director, **Cody Kiess** will be responsible for being City of Delray Beach's single point-of-contact throughout the life of the project, from pre-construction to warranty. He will maintain open, clear communication, and deliver project updates to City of Delray Beach in order to ensure that the project is meeting budget and being delivered on schedule. Cody will also communicate any challenges addressed during pre-construction to the construction team, which will result in a seamless transition from pre-construction to construction. Clear, concise communication is a key strength of Cody's, and one he will bring to all Owner/Architect/Contractor (OAC) meetings and use when managing action items throughout the Pompey Park Recreation Center project.

RELEVANT EXPERIENCE

THE SCHOOL BOARD OF BROWARD COUNTY, FL

James S. Rickards Middle School

Location: Fort Lauderdale, FL

Size: 133,791 SF

Value: \$60,093,704

UNIVERSITY OF MIAMI

Alex Rodriguez Park Stadium Improvements*

Location: Miami, FL

NOVA SOUTHEASTERN UNIVERSITY

AD Griffen Softball Field Improvements*

Location: Fort Lauderdale, FL

UNIVERSITY OF MIAMI

Watco Center Building Improvements*

Location: Miami, FL

Size: 200,000 SF

*Projects completed with previous firm

14
YEARS OF
INDUSTRY EXPERIENCE

EDUCATION

Course work for Emergency Management & Homeland Security,
Florida State University

CERTIFICATIONS/ REGISTRATIONS

Emergency Administration and Management Certificate
Homeland Security Certificate
CMAA Member
OSHA 30 Certification



Organizational Structure And Capacity

6

PRE-CONSTRUCTION DIRECTOR

Travis Coombs, DBIA, LEED AP BD+C



As Pre-construction Director, Travis Coombs brings 23 years of experience in the ever-changing conditions and methodologies of pre-construction processes. He will lead the team through design development, value engineering, construction document review, and the establishment of the GMP while working closely to ensure that the finished plans match the expectations, budget, and schedule for your project. Travis will provide bidding strategies and risk analysis information to allow for quick decision making, and he will remain engaged throughout the project, ensuring a seamless transition from pre-construction to construction.

RELEVANT EXPERIENCE

DOUGLAS COUNTY

Douglas County Community and Senior Center

Location: Gardnerville, NV

Size: 83,225 SF

Value: \$12,302,133

BOYS & GIRLS CLUB OF WINNEMUCCA

Winnemucca Boys and Girls Club

Location: Winnemucca, NV

Size: 36,224 SF

Value: \$4,800,656

LANDER COUNTY

Lander County Recreation Center

Location: Battle Mountain, NV

Size: 25,510 SF

Value: \$10,464,518

WASHOE COUNTY SCHOOL DISTRICT

Five School Revitalization

Location: Reno, NV

Size: Multiple Campuses

Value: \$7,334,455

23
YEARS OF
INDUSTRY EXPERIENCE

EDUCATION

M.B.A. Construction

Management

University of Nevada-Reno

B.S. Construction Management
California State University at Chico

CERTIFICATIONS/ REGISTRATIONS

United States Green Building Council (USGBC), LEED AP BD+C

Design-Build Institute of America (DBIA)

FEMA IS-100.C and IS-700.B Certified

OSHA 30-Hour

First Aid/CPR Certified



6

Organizational Structure And Capacity

PRE-CONSTRUCTION MANAGER

Grant Curtan, LEED AP

As Pre-construction Manager for the Pompey Park Recreation Center project, Grant Curtan will lead the entire team collaboratively through every step of the pre-construction process, from plans and risk analysis to a seamless transition into the field. He facilitates the estimation processes and lends the necessary experience and knowledge to manage the cost, schedule, and quality processes. Grant will work closely with the City of Delray Beach, Justin Architects, and KEITH and Associates to ensure that the finished plans match expectations. Grant embodies our CORE Culture of Team and Trust, and will clearly communicate project goals and objectives to all parties. He is committed to delivering Best Value to the City of Delray Beach.



19

YEARS OF
INDUSTRY EXPERIENCE

RELEVANT EXPERIENCE

UNIVERSITY SOUTH FLORIDA

USFSM Mixed Use Student Housing and Student Center

Location: Sarasota, FL

Size: 100,000 SF

Value: \$32,384,758

THE SCHOOL BOARD OF BROWARD COUNTY, FL

James S. Rickards Middle School

Location: Fort Lauderdale, FL

Size: 133,791 SF

Value: \$60,093,704

BROWARD COUNTY

Supervisor of Elections New Facility

Location: Fort Lauderdale, FL

Size: 160,000 SF

Value: \$67,588,483

SCHOOL BOARD OF ST. LUCIE COUNTY

DDD High School

Location: Port St. Lucie, FL

Size: 245,962 SF

Value: \$80,008,887

EDUCATION

B.S., Building Construction
University of North Florida

CERTIFICATIONS/ REGISTRATIONS

LEED Accredited Professional
Certified General Contractor
Florida # CGC1517992



Organizational Structure And Capacity

AQUATIC SUBJECT MATTER EXPERT

Roger Baum, LEED AP



As Estimator, Roger Baum brings 20 years of industry experience and is responsible for carefully reviewing all plans, materials, and documentation for your project. His understanding of construction and code allows our team to create and complete accurate estimates. Roger will collaborate with Justin Architects and the City of Delray Beach to conduct thorough reviews of bid documents. Value engineering and risk mitigation will be addressed during this process, and Roger will use his unique abilities to help the team work effectively and efficiently to achieve Best Value.

20

YEARS OF
INDUSTRY EXPERIENCE

RELEVANT EXPERIENCE

SCHOOL DISTRICT OF PALM BEACH COUNTY

K.E. Cunningham Elementary Pavilion

Location: Canal Point, FL

Size: 3,339 SF

Value: \$2,100,000

CITY OF APACHE JUNCTION

Apache Junction Multi-Generation Center*

Location: Apache Junction, AZ

Size: 37,252 SF

Value: \$14,200,000

SCHOOL BOARD OF ORANGE COUNTY FLORIDA

Innovation High School*

Location: Orlando, FL

Size: 371,053 SF

Value: \$158,668,468

BUCKEYE UNION HIGH SCHOOL DISTRICT

Youngker High School Gymnasium*

Location: Buckeye, AZ

Size: 50,863 SF

Value: \$8,496,559

* Project completed with previous firm

EDUCATION

B.A. Business Administration,
Concordia University Wisconsin

CERTIFICATIONS/ REGISTRATIONS

LEED® Accredited Professional

OSHA-30 Hour

USACE/NAVFAQ CQM
Certification

Arizona State University
ACE Certification in Project
Management

10+
Pool Projects



Organizational Structure And Capacity

6

SENIOR PROJECT MANAGER

Akini Akini

As Senior Project Manager, Akini Akini has over 16 years of experience in construction management and a diverse resume which brings a unique and seasoned perspective to the team. He is devoted to serving the City of Delray Beach's vision and is confident in delivering a successful CMAR project. Akini is well-versed on all operational objectives and works efficiently to guarantee adherence to all construction procedures and field duties. He will foster seamless communication with the City of Delray Beach, Justin Architects, and KEITH and Associates .



16

YEARS OF
INDUSTRY EXPERIENCE

RELEVANT EXPERIENCE

WFMHC ECOPLEX OFFICE OWNER, LLC

WPB Ecoplex Suite 440

Location: West Palm Beach, FL

Size: 3,295 SF

Value: \$1,000,000

PBC FACILITIES DEVELOPMENT AND OPERATIONS CAPITAL IMPROVEMENT

Fire Station 49

Location: Boynton Beach, FL

Size: 18,066 SF

Value: \$15,030,082

HINES COMPANY

2 Maxwell Drive

Location: Sleepy Hollow, NY

Value: \$70,000,000

ALLIANCE RESIDENTIAL COMPANY

Broadstone River's Bend

Location: Brunswick, NJ

Value: \$80,000,000

EDUCATION

M.S., Engineering Management,
*New Jersey Institute of
Technology*

B.S., Construction Engineering
Technology,
Florida A&M University

CERTIFICATIONS/ REGISTRATIONS

OSHA 30-Hour

IS 100 Certified

IS 700 Certified



Organizational Structure And Capacity

6

ASSISTANT PROJECT MANAGER

Winston Wilson

As Assistant Project Manager, Winston Wilson will be responsible for supporting the management of all Trade Partner scopes as well as scheduling, logistics, safety, and cost management. He will be involved at the earliest phase of the Pompey Park Recreation Park project, collaborating with the City of Delray Beach, Justin Architects, and KEITH and Associates to analyze and estimate various components of the project. Winston will also assist Senior Project Manager Akini Akini with the supervision of scope/contract management, scheduling, purchasing, and quality control.



36

YEARS OF
INDUSTRY EXPERIENCE

RELEVANT EXPERIENCE

THE CITY OF DELRAY BEACH

Pompey Park Administrative Building Renovations & Addition

Location: Delray Beach, FL

Size: 19,000 SF

Value: \$1,000,000

THE CITY OF DELRAY BEACH

Pompey Park Concession Stand

Location: Delray Beach, FL

Size: 2,496 SF

Value: \$457,000

SCHOOL DISTRICT OF PALM BEACH COUNTY

Melaleuca Elementary Modernization

Location: West Palm Beach, FL

Size: 60,000 SF

Value: \$20,000,000

THE CITY OF RIVIERA BEACH

Riviera Beach Library & Youth Empowerment Center

Location: Broward County, FL

Size: 10,500 SF

Value: \$1,200,000

EDUCATION

MBA, Facilities Management

MSc, Project Management

BSc (Honors), Civil Engineering

CERTIFICATIONS/ REGISTRATIONS

Airport Engineering

Senior Public Officers Training

Horizontal Directional Drilling;
Pipe Busting; Trench-less
Technology

Design, Finance and Economic
Planning

OSHA 30

Quality Control Management



Organizational Structure And Capacity

PROJECT ENGINEER

Matthew Tabaczynski

As Project Engineer, Matthew Tabaczynski will manage document control via Procore. His duties include managing the submittal process, material procurement logs, and plans and specifications, posting RFIs, ASIs, and other drawing changes to the working set of documents in Procore. He will also be responsible for preparing meeting minutes. During close out, Matthew will oversee document punch lists, compile as-built drawings, document Owner trainings, and coordinate the turnover of attic stock/overage materials, overage materials not used. His oversight will ensure construction quality and operational efficiency of the Pompey Park Recreation Center project.



6

YEARS OF
INDUSTRY EXPERIENCE

RELEVANT EXPERIENCE

UNIVERSITY SOUTH FLORIDA

USFSM Mixed Use Student Housing and Student Center

Location: Sarasota, FL

Size: 100,000 SF

Value: \$32,384,758

THE ENERGY CONSULTANTS FENNELL

New National Headquarters Building

Location: West Palm Beach, FL

Size: 21,081 SF

Value: \$13,200,000

WFMHC ECOPLEX OFFICE OWNER, LLC

WPB Ecoplex Suite 440

Location: West Palm Beach, FL

Size: 3,295 SF

Value: \$1,000,000

THE TOWN OF MERRILLVILLE

Dean and Barbara White Community Center

Location: Merrillville, IN

Size: 88,000 SF

Value: \$24,000,000

EDUCATION

B.S., Construction Engineering
and Management,
Purdue University

CERTIFICATIONS/ REGISTRATIONS

OSHA 30-Hour

CPR/First Aid Certified

Telehandler Operation Certified
Signal Person & Rigger

Certified Small Unmanned

Aircraft Systems Pilot



Organizational Structure And Capacity

6

SUPERINTENDENT

Steven Hines

As Superintendent, Steven Hines will bring 25 years of industry experience to your project and will be responsible for all daily site supervision, coordination, and scheduling of all Trade Partners throughout construction and close out. He excels in problem solving and is proactive in the management of jobsite activities. Steven is commended within our company for his hands-on skills and leadership in the field, serving as the liaison to our Trade Partners and ensuring the project is completed to the highest quality standards and in a safe, efficient manner.



25

YEARS OF
INDUSTRY EXPERIENCE

RELEVANT EXPERIENCE

HILTON CURIO BRAND HOTEL

The Ray Hotel*

Location: Delray Beach, FL

Size: 98,577 SF

Value: \$57,000,000

BROWARD COUNTY PUBLIC SCHOOLS

Multi-Phase Renovation Project*

Location: Broward County, FL

Size: Multiple Campuses

Value: \$48,000,000

BROWARD COUNTY PUBLIC SCHOOLS

Hollywood Hills Elementary Renovation*

Location: Broward County, FL

Size: 371,053 SF

Value: \$48,000,000

BROWARD COUNTY PUBLIC SCHOOLS

Multi-Phase Renovation Project*

Location: Broward County, FL

Size: Multiple Campuses

Value: \$16,500,000

EDUCATION

Engineering Coursework,
Nova University

Business Administration
Coursework
Broward Community College

CERTIFICATIONS/ REGISTRATIONS

Certified General Contractor #
CGC062882

Certified Home Inspector #
HI5901

Certified Tilt Up Supervisor
IS 100 Certified
IS 700 Certified

* Project completed with previous firm

Organizational Structure And Capacity

6

ASSISTANT SUPERINTENDENT

Albert Diaz

As Assistant Superintendent for the Pompey Park Recreation Center, Albert Diaz will support Steven Hines in all daily site supervision, coordination, and delegation of all Building Partner trades. He will help monitor standard construction procedures and field operations, utilizing his experience on municipal projects. Albert will assist once construction begins and remain involved through close out and warranty.



20

YEARS OF
INDUSTRY EXPERIENCE

RELEVANT EXPERIENCE

PALM BEACH COUNTY SCHOOL DISTRICT

Morikami Park Elementary School Renovations

Location: Delray Beach, FL

CERTIFICATIONS/ REGISTRATIONS

EPA Refrigerant Recovery
Certification Type II

PALM BEACH COUNTY SCHOOL DISTRICT

Timber Trace Elementary School Expansion

Location: Palm Beach Gardens, FL

PALM BEACH COUNTY SCHOOL DISTRICT

Dwight D. Eisenhower Elementary School

Location: Palm Beach Gardens, FL

HATCHER
CONSTRUCTION & DEVELOPMENT

Organizational Structure And Capacity

6

NATIONAL SUBJECT MATTER EXPERT

Ronnie Triglia

Ronnie Triglia's work experience and expertise are unparalleled. He has been instrumental in the success of numerous projects for municipalities, including those with programs similar to Pompey Park. His field supervision skills have honed his ability to ensure that proper installation methods are strictly followed as per plans and specifications. The potential conflicts that can disrupt a project schedule and inflate costs are effectively averted by Ronnie. His deep understanding of construction documents and the precise sequencing of trade work for intricate facilities like competition pools will be a significant asset on this project.



17

YEARS OF
INDUSTRY EXPERIENCE

RELEVANT EXPERIENCE

CITY OF RENO

Moana Spring Community Aquatics and Fitness Center

Location: Moana, NV

Size: 50,000 SF

Value: \$46,716,650

LANDER COUNTY

Lander County Recreation Center

Location: Battle Mountain, NV

Size: 25,510 SF

Value: \$10,464,518

DOUGLAS COUNTY

Douglas County Community and Senior Center

Location: Gardnerville, NV

Size: 83,225 SF

Value: \$12,302,133

LYON COUNTY SCHOOL DISTRICT

Fernley High School Gym, Dining Commons, and Kitchen

Location: Fernley, NV

Size: 48,550 SF

Value: \$26,937,631

CERTIFICATIONS/ REGISTRATIONS

OSHA 30-Hour

First Aid/CPR

16-Hour Asbestos

EXPERTISE

- ✓ CMAR
- ✓ Recreation Centers
- ✓ Basketball Courts
- ✓ Gymnasiums
- ✓ Kitchens
- ✓ Multipurpose Rooms
- ✓ Running Tracks
- ✓ Meeting Rooms
- ✓ Fitness Rooms
- ✓ Pools
- ✓ Sports Fields
- ✓ Playgrounds



Organizational Structure And Capacity

6

SAFETY DIRECTOR

Dusty McSwane

As CORE's Safety Director, Dusty is committed to the safety of each person on-site. He oversees all processes and procedures in place, from project planning through warranty and close out, to ensure that safety is at the forefront of every phase of every project. Dusty will be CORE's Safety Director for contracting operations, tradesmen safety, and Trade Partner compliance. He provides on-site management to enforce OSHA and CORE safety requirements and best practices.



13

YEARS OF
INDUSTRY EXPERIENCE

RELEVANT EXPERIENCE

SARASOTA COUNTY SCHOOLS

Booker High School Visual and Performing Arts Theatre Renovations

Location: Sarasota, FL

Size: 54,418 SF

Value: \$16,036,855

SCHOOL BOARD OF ORANGE COUNTY FLORIDA

Innovation High School

Location: Orlando, FL

Size: 371,053 SF

Value: \$158,668,468

BROWARD COUNTY

Supervisor of Elections New Facility

Location: Fort Lauderdale, FL

Size: 160,000 SF

Value: \$67,588,483

SCHOOL BOARD OF ST. LUCIE COUNTY

DDD High School

Location: Port St. Lucie, FL

Size: 245,962 SF

Value: \$80,008,887

EDUCATION

A.S., Business Administration,
*Montgomery County Community
College*

CERTIFICATIONS/ REGISTRATIONS

OSHA 30-Hour

USACE/NavFAQ Certified
Safety and Health Official
in Construction Master
Certification in Safety and
Health



Organizational Structure And Capacity

QA/QC MANAGER

Jeffery Gunn

As Quality Assurance/Quality Control (QA/QC) Manager, Jeffery will be responsible for overseeing the compliance of CORE's Quality Control Plan. During pre-construction, he will focus on document quality and coordination, and will assist greatly with biddability, constructability, and specification relevance. Once the project is in construction, Jeffery will visit the project site and take notes of both design and structural quality and document adherence. As needed, he will assist in submittal reviews to ensure design intent with the contract documents, perform inspections of installed materials, and inspect general workmanship, installation, and site safety. Jeffery will work in collaboration with CORE's Safety Director, Dusty, to manage all necessary on-site training, safety policy implementation, daily safety inspections, and collection of Trade Partner safety data.



19

YEARS OF
INDUSTRY EXPERIENCE

RELEVANT EXPERIENCE

SARASOTA COUNTY SCHOOLS

Booker High School Visual and Performing Arts Theatre Renovations

Location: Sarasota, FL
Size: 54,418 SF
Value: \$16,036,855

SCHOOL BOARD OF ORANGE COUNTY FLORIDA

Innovation High School

Location: Orlando, FL
Size: 371,053 SF
Value: \$158,668,468

BROWARD COUNTY

Supervisor of Elections New Facility

Location: Fort Lauderdale, FL
Size: 160,000 SF
Value: \$67,588,483

SCHOOL BOARD OF ST. LUCIE COUNTY

DDD High School

Location: Port St. Lucie, FL
Size: 245,962 SF
Value: \$80,008,887

EDUCATION

B.S., Business Administration,
Texas Tech University

Naval School Explosive
Ordnance Disposal (USN
Mater EOD Technician)

CERTIFICATIONS/ REGISTRATIONS

OSHA 30-Hour
USACE/NavFAQ Construction
Quality Management
OSHA 40-Hour
Advanced Hazardous Material
Safety Courses



Organizational Structure And Capacity

6

VIRTUAL CONSTRUCTION MANAGER

Lethe-Ann Kazeh-Anfo

As Virtual Construction Manager, Lethe-Ann will facilitate the application of Virtual Construction (VC) and Building Information Modeling (BIM) software for the High School & Remodel and Renovation of Continuum Campus Facilities project. These tools can be used to create models and conduct studies which reduce construction risk, increase productivity, and provide an accurate and manageable facility management tool at project completion. Lethe-Ann will utilize Revit, Navisworks, Sketchup, Assemble, Lumion Pro, Synchro Pro, Infraworks 360, and Drone Deploy to create 3D models and animations, provide construction sequencing, plan documentation, trade coordination, and conceptual studies. She will support team collaboration and pre-construction quantification with the implementation of various 3D models and logistics.



3

YEARS OF
INDUSTRY EXPERIENCE

EDUCATION

B.S., Virtual Design and
Construction
Brigham Young University-Idaho

CERTIFICATIONS/ REGISTRATIONS

FAA Remote Pilot Certification

RELEVANT EXPERIENCE

UNIVERSITY SOUTH FLORIDA

USFMS Mixed Use Student Housing and Student Center

Location: Sarasota, FL

Size: 100,000 SF

Value: \$32,384,758

THE SCHOOL BOARD OF BROWARD COUNTY, FL

James S. Rickards Middle School

Location: Fort Lauderdale, FL

Size: 133,791 SF

Value: \$60,093,704

BROWARD COUNTY

Supervisor of Elections New Facility

Location: Fort Lauderdale, FL

Size: 160,000 SF

Value: \$67,588,483

SCHOOL BOARD OF ST. LUCIE COUNTY

DDD High School

Location: Port St. Lucie, FL

Size: 245,962 SF

Value: \$80,008,887



Organizational Structure And Capacity

C. Submit Team's staffing resources and the location(s) at which services will be provided.

CORE + RCG | HCD have over 150+ employees in Florida. Our team will serve the City from **26 NW 6th Avenue, Suite 7, Delray Beach, FL 33444**. This office is **less than one mile** from the Pompey Park Recreation Center project.

D. Provide a narrative detailing the Team's recent, current, and projected workloads at the time of submission and provide a statement of the Team's commitment of personnel and other resources for the City project.

Below are lists of our current and projected workloads. CORE + RCG | HCD has the manpower and resources available right now for the Pompey Park Recreation Center project. Our team will be attentive, communicative, and fully invested in your project from day one.

CURRENT WORKLOAD

PROJECT NAME	CLIENT	ANTICIPATED COMPLETION	PROJECT VALUE
Broward Supervisor of Elections	Broward County	September 2024	\$72,540,568
Westwood High School Replacement	School Board of St. Lucie County	February 2026	\$102,640,625
DDD High School	School Board of St. Lucie County	August 2025	\$80,008,887.03
James S. Rickards Middle School	The School Board of Broward County, Florida	April 2026	\$60,093,704.47
Fire Station 49	PBC Facilities Development and Operations Capital Improvement	September 2025	\$15,030,081.60
New Police Complex	City of Riviera Beach		\$45,000,000

7

Methodology and Work Plan



METHODOLOGY AND WORK PLAN

A. Provide a detailed narrative description of the proposed approach and methodology for engaging with City representatives while performing the CMAR duties in accordance with the Agreements.

At CORE + RCG | HCD, we share a common commitment to our CORE + RCG | HCD Culture. It is because of this shared commitment that each team member is able to have unwavering, comprehensive trust in one another and the team itself. All-encompassing trust ensures that our teams function at a high level of efficiency. Our team members talk straight, information is shared openly, and there is real communication and collaboration as our team members work together to see each project through to conclusion. Adherence to this aspect of our Culture, **Team and Trust**, enables each individual team member to demonstrate their best talents and function cohesively as a unit to achieve common goals.

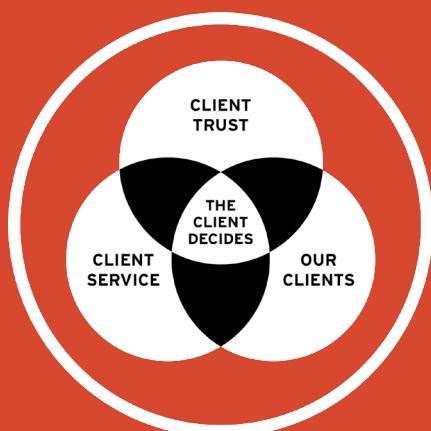
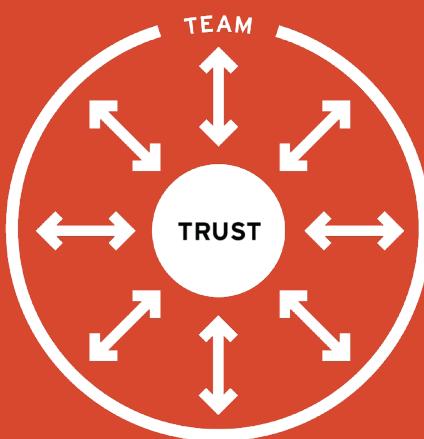
By choosing CORE + RCG | HCD, you will have the resources and strength of a national builder, as

well as the benefits of collaborating with a local team and workforce that is committed to improving their community. We will begin our communication and establish expectations through early meetings with the City of Delray Beach, which will include all stakeholders and consultants. We know your time is valuable and will strive to ensure these meetings are productive and scheduled so that efficiency is maximized.

The day following our date of hire, CORE + RCG | HCD will initiate a project Kick-off Meeting with all parties. The agenda for this Kick-off Meeting will be, at minimum, the following:

- Establish dates and times for future meetings
- Discuss and begin compiling a Trade Partner list
- Review project documents and discuss additional work to the documents that the team should perform
- Review and discuss CORE + RCG | HCD's Preliminary Construction Schedule

OUR CORE VALUES



Methodology And Work Plan

7



The project team we have assembled are all experts in their respective construction disciplines. They are fully-experienced in developing team-oriented project agendas for programming, designing, permitting, and construction of the Pompey Park Recreation Center.

B. Describe in detail Proposer's approach to the CMAR for recreational center, pool, baseball fields, basketball courts, playgrounds, and surface parking projects.

CORE + RCG | HCD is privileged to serve the communities in which we live and work. Our municipal Clients trust us because we understand how to construct public sector projects that serve local governance and leave a legacy of enduring value for future generations. With over 1,200 municipal projects completed, our experience and knowledge in this sector enables us to provide our Clients with not only a finished product that meets their needs, but with also the best quality, value, and client service. By choosing CORE + RCG | HCD, you will be benefiting, like many others, from the most unique collaboration of a local workforce with national support. We build greater together for our clients and communities!

Pools

The most challenging technical and managerial aspect of the Pompey Park Recreation Center project will be managing the phasing, logistics, and schedule for the project. Competition pools with sophisticated mechanical systems are very challenging to sequence considering a multitude of factors including the line of repose between the pool shell structure and the mechanical room structure with deep excavations, utility infrastructure tie-ins and ancillary building foundation penetrations, etc. These challenges are compounded when working within tight site constraints on an active school campus. CORE + RCG | HCD will work closely with Counsilman-Hunsaker to streamline the building construction and pool construction in an effort to optimize the project schedule.

Sports Field System Options

Drainage: The proper drainage system is vital to ensuring the long-term success of a sports field. We consider the drainage system to be a comprehensive system which includes the field profile and the storm system itself. We will ensure the Pompey Park Recreation Center not only meet jurisdictional

Methodology And Work Plan

stormwater requirements but also handle irrigation needs including periodic flushing of the rootzone profile.

Irrigation: Irrigation is one of the most critical elements of managing and maintaining a successful site and sports field, and is directly intertwined with turf growth, health, and vigor. Adequate irrigation design, in tandem with the field drainage system and post-operations and maintenance, is critical for the overall survival and quality of the field. CORE + RCG | HCD will ensure that the very best irrigation system is put in place for the longevity and vitality of the Pompey Park Recreation Center.

Lighting: Sports lighting has evolved significantly over the last decade, providing adequate and better controlled lighting that suites the needs of players, spectators, and adjacencies. Lighting solutions and trends have focused on metal halides and LED technologies, providing energy-efficient and affordable solutions. Advancements have also included better controlled spill light and glare, as well as complete light control technology and user interface for flexible programming needs. CORE will assist in evaluating various lighting solutions in order to provide cost efficient options.

C. Narrative that demonstrates working knowledge and understanding of the CMAR requirements in the Scope of Services.

We have read through the Scope of Services located in Section 3 of the RFQ and posses the knowledge and understanding of the CMAR requirements.

PRE-CONSTRUCTION SERVICES

CORE + RCG | HCD strives to provide the most innovative, world-class professional pre-construction services in the industry. Our motto, **The Client Decides**, is the foundation of our approach to pre-construction services, where we continually look for ways to leverage our expertise and help provide our Clients and Building Partners with services above

PROFESSIONAL SERVICES



ACCURATE ESTIMATES



MARKET ACUITY



BIDABILITY/CONSTRUCTABILITY



OPTIONS STUDIES



COLLABORATIVE DOCUMENT REVIEW



QA/QC



INVESTIGATIONS



RISK MANAGEMENT



LEED



SAFETY



LESSONS LEARNED



SCHEDULE



LOCAL AGENCIES



TRADE PARTNER INVOLVEMENT



VIRTUAL CONSTRUCTION



COMMUNITY OUTREACH

and beyond those of our competitors. Our pre-construction services extend well beyond traditional estimating and plan review, by incorporating a broad array of unique services, utilizing the industry's most current technology and market information.

Construction Document Review

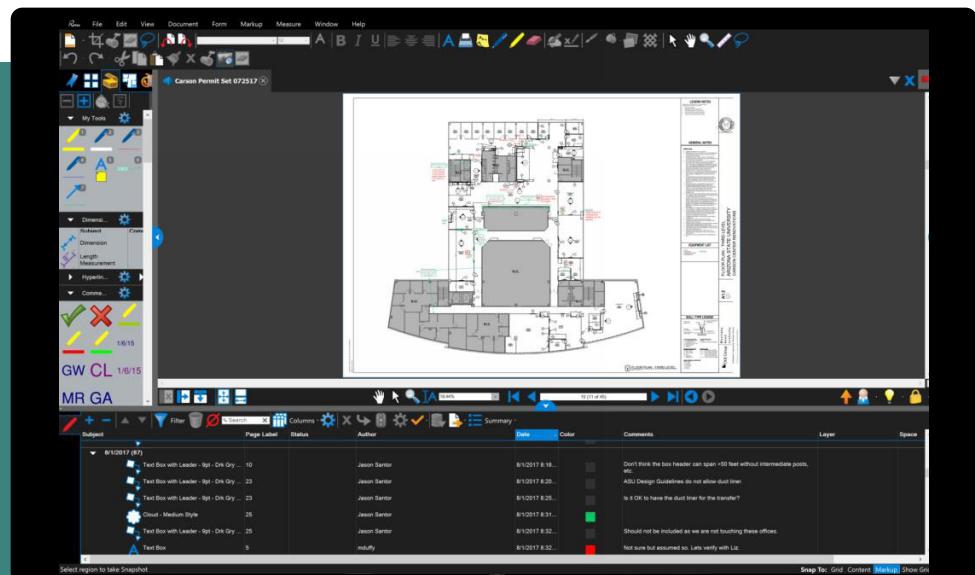
1. **Collaborative Review Process** - Our team will review the design with Justin Architects to confirm the construction documents conform to the approved project schedule and budget. We believe in the importance of constant collaboration and alignment throughout the life-cycle of the project, and maintaining an open channel of communication is pivotal as the project transitions into construction.

2. **Construction Document Review** - Dedicated quality control personnel will review your construction documents. Having someone objectively review your documents for errors or omissions is crucial to the success of the Pompey Park Recreation Center project. Close coordination with Building Partners at milestones greatly reduces the need for clarifications. We will listen and work closely with all stakeholders to ensure that critical details are incorporated into your project. The documents will be submitted only when they have been thoroughly reviewed and signed. CORE + RCG | HCD will submit them for permit and pick up any comments that may be made. When possible, we will work with the necessary entities to expedite review times so the Pompey Park Recreation Center project can begin in a timely manner.

Construction Document Review

BLUEBEAM SESSIONS

We host Bluebeam sessions for a simultaneous collaborative document review during each phase. This not only allows for complete collaboration, but it will individually record and hyperlink all comments from each member, and any member can reply directly to another member's comment. This method will create total alignment and benefit the project by promoting shared accountability and eliminating the ambiguity of the remarks as comments are quickly understood and answered.



3. **Construction Administration** - Upon approved construction documents, CORE + RCG | HCD will work to ensure that your building is constructed as the documents have shown. We will attend regular site visits, and we require building mock-ups for critical items. CORE + RCG | HCD serves as an agent of the City of Delray Beach to handle necessary paperwork and field decisions.

Value Engineering

Our role during pre-construction is to act as an advocate for the City of Delray Beach and a partner to the Design Team to make sure that best value is achieved. As a project's details emerge, there is often a tendency for scope to naturally evolve and creep, leading to budget overruns that need to be addressed prior to further development of the documents. CORE + RCG | HCD's proactive approach to value engineering (VE) ensures that our projects are delivered on budget. From the early stages of design, CORE + RCG | HCD will manage a detailed log of VE ideas and potential alternatives. **If opportunities arise to buy back program elements, the team can easily prioritize needs and wants, further reducing risk to budget overruns.** The cost of these VE ideas

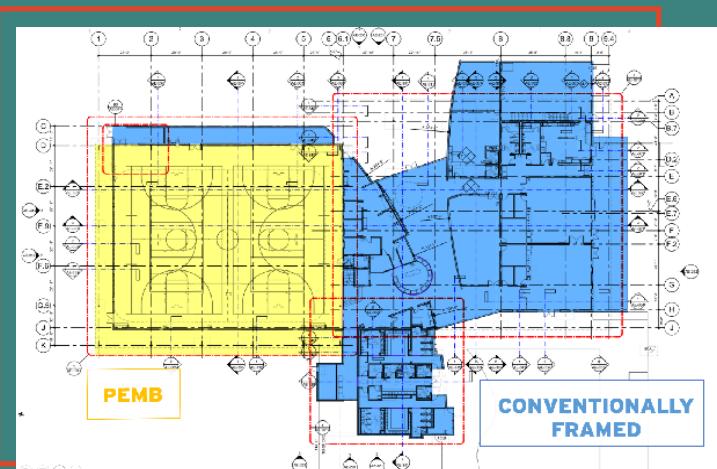
are noted along with a decision due date, ensuring changes can be incorporated into the design without impacting the project schedule. Our experienced staff perform constructability reviews of each design deliverable so best value initiatives can be vetted early in the process.

Our detailed approach to value engineering includes the following four steps:

1. **Information Gathering** - Information is gathered and a functional analysis is performed to determine what performance characteristics and requirements are important for the project.
2. **Creating Alternatives** - Alternative ways of meeting the functional requirements of the project are generated and, when appropriate, grouped into a logical order.
3. **Evaluation of Alternatives** - All of the options are assessed by evaluating how well they meet the required functions and how great the cost savings will be.
4. **Presentation** - The Best Value alternatives are chosen and presented to the Client for final decision making.

CASE STUDY: VALUE ENGINEERING

For the Maricopa Copper Sky project, CORE applied our value engineering process to provide the best value for the County during this project. Our team proposed more than \$700K in potential savings, through scope options that maintained quality and constructability while maximizing value. Presented options included a metal roof over the gym portion, a revised masonry package, and a change in the construction of the fitness floor. CORE will assess and provide similar cost savings options for this new project.



Methodology And Work Plan

7

Schedule Development

The RFP for Delray Pompey Park Recreation Center project's construction schedule has been requested to be an 18-month construction duration plus an addition 2 Months for the Owner move-in for Phase 1A & B and then 9 months of construction for Phase 2. CORE, Randolph, and Hatcher Team has meticulously planned to optimize efficiency and deliver high-quality outcomes by studying the existing conditions and providing creative solutions to the City. Here are key advantages and efficiencies inherent in the proposed schedule:

1. Phased Approach for Minimized Disruption:

» Phase 1(A/B) and the Owner Move - completes in 18 months (2 months faster than the RFP schedule request). focuses on constructing the core facilities, including the new recreational center and essential site work, ensuring that major construction is completed efficiently before moving on to additional enhancements. We have developed a workflow from building A to B and then C. This approach maximizes construction while allowing the community to have parks and recreational access with no disruption. Not considered in the schedule, but another value add, our team also can support on the move and reduce the move process by 3 weeks.

» Phase 2, in lieu of being 9 months as requested, our team has developed a schedule that is one month faster than request in the RFP. We understand that the construction of this phase begins only after substantial completion of Phase 1, ensuring a seamless transition and allowing for the demolition of old structures and construction of new sports and recreational facilities without interfering with Phase 1 operations.

2. Mobilization and Site Preparation to Allow Community Access to the Existing Facility :

» The schedule prioritizes early mobilization and site preparation, ensuring that all groundwork is laid effectively. This includes detailed site surveys, erosion control measures, and the establishment of temporary facilities. This preparatory work is crucial for setting a strong foundation for subsequent construction activities.

3. Strategic Procurement and Early Partner Engagement:

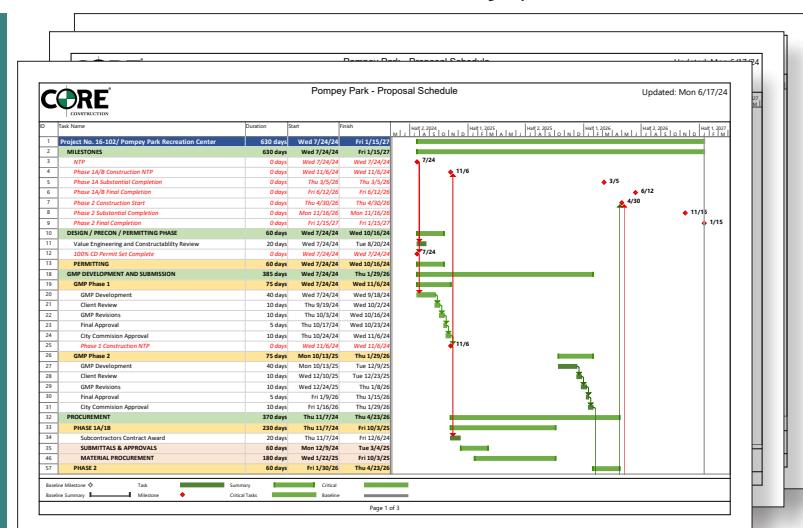
» Engaging structural steel and exterior envelope trade partners early during the design phase fosters a collaborative approach to finalizing the construction plans. This strategy not only mitigates potential design conflicts but also shortens the overall construction timeline by leveraging faster installation methods, such as exterior metal framing systems.

MILESTONES

07/24/24	Notice to Proceed
11/06/24	Phase 1A/B Construction NTP
03/05/26	Phase 1A Substantial Completion
06/12/26	Phase 1A/B Final Completion
04/30/26	Phase 2 Construction Start
11/16/26	Phase 2 Substantial Completion
01/15/27	Phase 2 Final Completion



SCAN HERE FOR YOUR
FULL SCHEDULE



Methodology And Work Plan

Constructability Reviews

CORE + RCG | HCD's approach to design and constructability reviews include a number of strategies specifically tailored to municipal construction. Our tools include the following:

1. **Detailed Review Through Bluebeam** - Utilizing Bluebeam Studio, CORE + RCG | HCD will comment and make suggestions in real-time with the City of Delray Beach and Justin Architects. This collaborative review tool will allow the team to focus on building details, coordination between disciplines, and constructable errors and omissions. Performing continuous review through Bluebeam as the design develops will ensure our bidding documents are clean, buildable and free from any scope gaps.

2. **3D Drone Scanning and Assessment** - To understand the overall surroundings for logistics, staging, circulation and phasing, CORE + RCG | HCD's Virtual Construction Department will drone scan the site prior to commencement.
3. **Clash Detection and Avoidance** - Our Virtual Construction Department will analyze Justin Architects' Revit model with all systems and layers at minimum BIM level 300. This analysis will ensure that any conflicts that are detected are mitigated prior to construction.
4. **Virtual 3D Mockups and Animations** - Our Virtual Construction Department can create 3D mockups and animations to ensure all stakeholders visually understand the design intent. These visualizations are also extremely helpful to ensure constructability sequencing, compatibility and material objectives are met.



Scan to see
our 3D Video!



7

10-Group Study Example

Methodology And Work Plan

Trade Partner Input On Building Components/Systems

We engage our Trade Partners early on in pre-construction to provide industry expertise in selecting best value building materials and systems. Typically, MEP trades are consulted to analyze the systems being considered by the engineers before the areas are designed. This allows our Clients to make informed decisions on what is generally one of the most costly components of a project. Structural trades are consulted to review current raw material prices and to assist in assembling accurate steel, concrete and masonry units, which often see dramatic price fluctuations. **We engage a waterproofing consultant on every project to ensure our buildings are weather tight.** This industry expert reviews design details, mockups, etc. and provides feedback on additional or alternate methods of waterproofing. In collaboration with our Trade Partners, CORE + RCG | HCD will make sure all details are designed and installed to the greatest quality possible.

Cost Development Methodology

The key to providing the most value during pre-

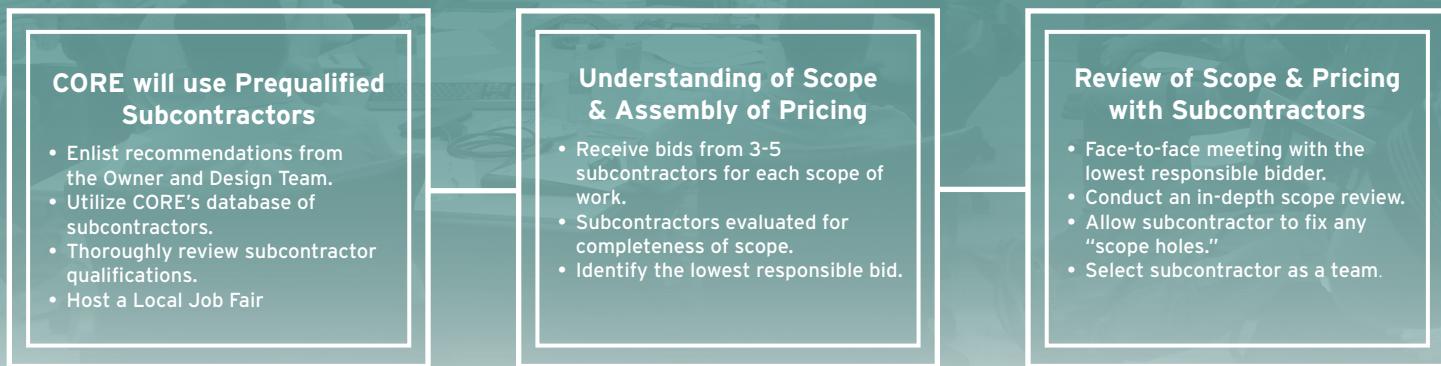
construction is to uncover, quantify, and communicate the unknowns. Our Pre-Construction Manager, Grant Curtan, will put together a **10-Group Study** of similar projects as well as a detailed estimate, providing current market costs and projected quantities for each concept/scope item. This process allows our team to balance scope and budget accurately and early in the design and pre-construction process.

CORE + RCG | HCD's cost estimating systems and Trade Partner relationships allow us to generate accurate estimates at key milestones throughout the Design Phase. We will work with the City of Delray Beach to evaluate the program, ensuring that it is in constant alignment with the budget and that building costs are continuously verified. We think about the budget not only as it pertains to the design and construction of the project itself, but also the performance of the facility with regard to utility consumption, long-term maintenance and impact on training costs. We are passionate about helping you realize and execute the construction of this integral piece of architecture for the betterment of our community.

Project Name:					
Site Plan:					
Total Cost:	\$6,311,680	\$4,523,703	\$2,878,109	\$2,820,712	\$5,526,517
Total % Escalation:	20.1%	13%	19%	19%	18.12%
Total GMP:	\$2,533,404	\$3,337,833	\$2,542,949	\$2,492,236	\$4,019,311
Building SF:	15,550 SF	10,445 SF	9,250 SF	9,420 SF	13,409 SF
Site in Acres:	3.2 Acres	2.2 Acres	1.7 Acres	2 Acres	2.9 Acres
Project Start:	Oct-15	Apr-17	May-17	Jul-18	May-16
Project Duration:	10 Months	8 Months	6 Months	6 Months	10 Months
Total Cost / SF:	\$396 /SF	\$433 /SF	\$311 /SF	\$299 /SF	\$412 /SF
Demo/ Off Site	\$0 /Acre	\$257,626 /Acre	\$117,103 /Acre	\$29,959 /Acre	\$48,215 /Acre
Site Work Rough	\$295,048	\$92,203 /Acre	\$338,916	\$154,053 /Acre	\$90,902
Site Work Finish	\$573,315	\$179,161 /Acre	\$421,434	\$191,561 /Acre	\$276,023
Structure	\$819,808	\$51,40 /SF	\$563,125	\$53,91 /SF	\$154,321
Enclosure	\$581,655	\$36.47 /SF	\$339,268	\$32.48 /SF	\$272,093
Interior Finishes	\$853,952	\$53.54 /SF	\$416,495	\$39.88 /SF	\$376,988
Specialties	\$117,503	\$7.37 /SF	\$43,192	\$4.14 /SF	\$10,864
Equipment	\$216,432	\$13.57 /SF	\$45,870	\$4.39 /SF	\$12,144
MEP Systems	\$1,457,915	\$91.41 /SF	\$956,308	\$91.56 /SF	\$503,867
Special Systems	\$84,362	\$5.29 /SF	\$44,359	\$4.25 /SF	\$1,132
GC's & Fees	\$1,129,040	\$70.79 /SF	\$882,836	\$84.52 /SF	\$579,374

TRADE PARTNER SELECTION PROCESS

Please refer to the graphic displayed below for CORE's Subcontractor Selection Process. CORE has created a process where subcontractor selection is based on both qualifications and cost. This process enables us to get an "Apples to Apples" comparison on scope cost from pre-qualified professionals. The ultimate result is the City benefiting from a Best Value subcontractor that is highly qualified, understands the project, and delivers financial value.



Trade Partner Selection Approach

The bidding process for this project will start with a Trade Partner list that is generated and circulated among the team for input and recommendations. The firms identified will be invited to prequalify with CORE + RCG | HCD if they have not already done so. CORE + RCG | HCD will host also a Trade Partner fair to inform the local community about the Pompey Park Recreation Center project and how to participate. CORE + RCG | HCD will strive to incorporate as many local and M/W/V/DBE Trade Partners in the process as possible. Everything about the bidding phase is open-book and transparent. You will be able to see into our process at any time and at every level.

After receipt of pricing, every Trade Partner proposal shall first be evaluated for completeness of scope. From there, our team will work in collaboration with the City of Delray Beach to narrow the prequalified

Trade Partner list to a minimum of three responsible bidders for each scope of work identified in the project documents.

The next step is a face-to-face meeting with the Trade Partner that provides the lowest, most responsible price/bid. This interview includes an in-depth scope review session to ensure the Trade Partner has complete scope understanding. If the Trade Partner has "scope holes," we will allow the Trade Partner to make their bid complete. The ultimate result is the City of Delray Beach benefiting from a Trade Partner that is highly qualified, understands the project, and delivers financial value. Together, CORE + RCG | HCD and the City of Delray Beach will be able to consider all variables in the decision, and will have the most complete knowledge in order to select the most effective Trade Partners to join our team.

Methodology And Work Plan

Coordination With Local Agencies And Community

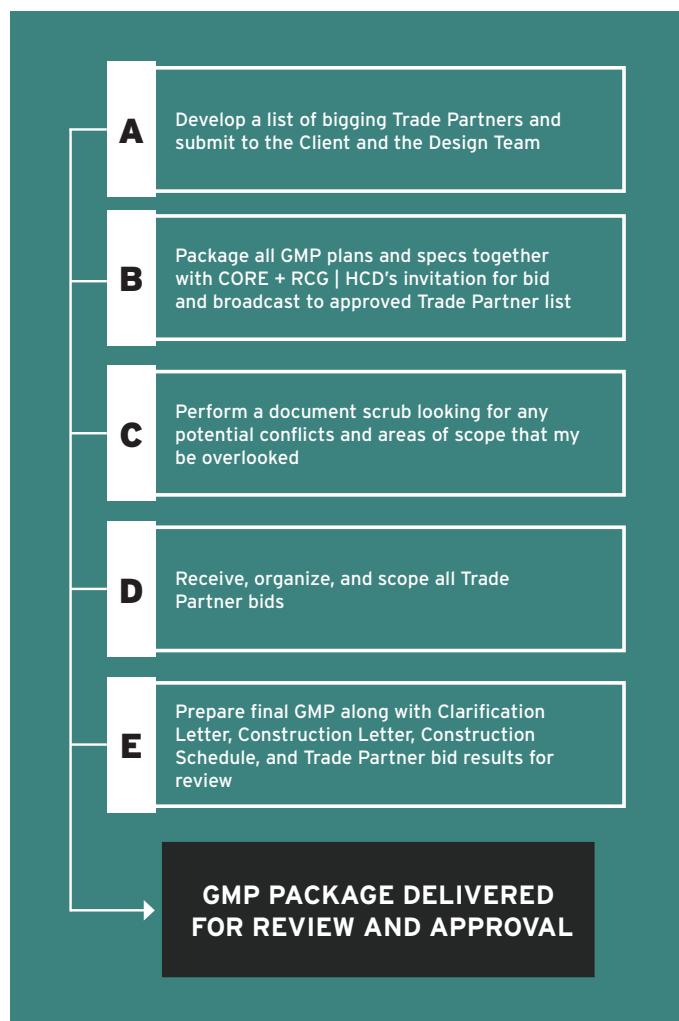
INFORM. INVOLVE. INCITE. INNOVATE. INSPIRE.

Our team understands the significance of rendering timely and thorough information to Homeowners and Governmental agencies, including the Utility Companies. With this key understanding, we've added an Outreach Liaison to our team who will serve as an overseer, and will work in partnership with the REACH GROUP to enforce and execute any and all communication and/or engagement. Ms. Rey will be heavily involved in this process ensuring all parties are informed adequately, accurately and in advance. Our coordination will be strategically positioned, so that it aligns with the Homeowner's and Governmental Agency's priorities. We will embrace and view this opportunity as a project partnership, meaning in order for our project to have a successful outcome, we must successfully partner (engage/communicate) with Homeowners, Governmental Agencies and Utility Companies servicing the area. Our methods will include, but are not limited to: In person (one-on-one) Dialogue, Hosting of comprehensive Small Group Meetings and Webinars, Disseminating Memorandums/Electronic Communication, Providing Website Updates, Sharing Informative Printed Materials, and Releasing Concise Critical Communication. We've learned there is no single "formula" or "one size fit all" to such a process, and sometimes communication methods have to be modified constantly or periodically in order to achieve effectiveness. However, you will have our team's 100% commitment and dedication to being intentional about developing effective communications, plans, and trust with Homeowners, Stakeholders and Governmental Agencies.

Delivering The GMP

The GMP will have accurate quantities and pricing to check the Trade Partner bids against. The final list of

alternates will also be established that will give the City of Delray Beach flexibility on the exact scope that will fit within the budget. We will review all bids and scopes of the Trade Partners with the City of Delray Beach, Justin Architects, and KEITH and Associates in a meeting approximately one week after receiving the bids and recommend Trade Partners for award. The City of Delray Beach, Justin Architects, and KEITH and Associates will then receive a copy of all of the Trade Partner bids, and the spreadsheets we used to analyze the bids, known as 'scope sheets'.



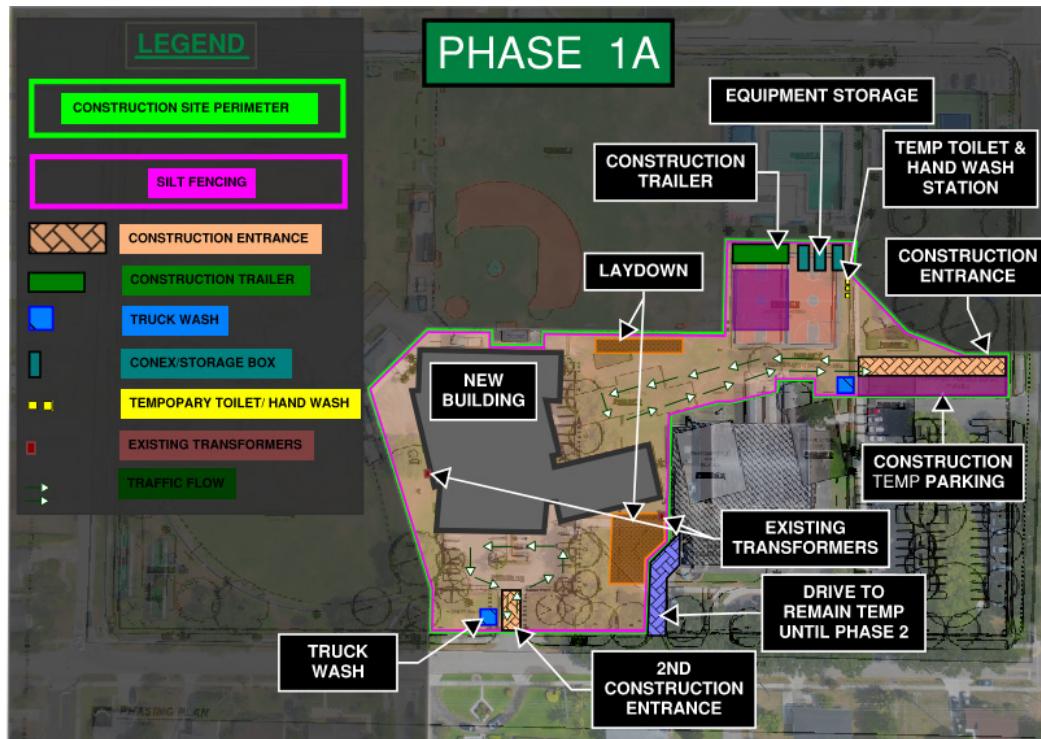
Methodology And Work Plan

Site Logistics Plan Approach

On the Pompey Park Recreation Center project, careful planning and communication will be required during pre-construction to coordinate a detailed and accurate Site Logistics Plan. This plan will ensure that all construction operations are carried out with minimal impact to the facility and surrounding area. A Preliminary Site Logistics Plan is included on pages 65-66, illustrating some of the early options that our Construction Department has prepared. Ultimately, this document will require input from the City of Delray Beach to ensure that the team can come to a consensus on the best plan to implement.

Phase 1A: Initial Setup and Access Control During Phase 1A, we will establish the initial construction site perimeter with temporary fencing and silt fencing to secure the area and manage erosion. Key elements of this phase include:

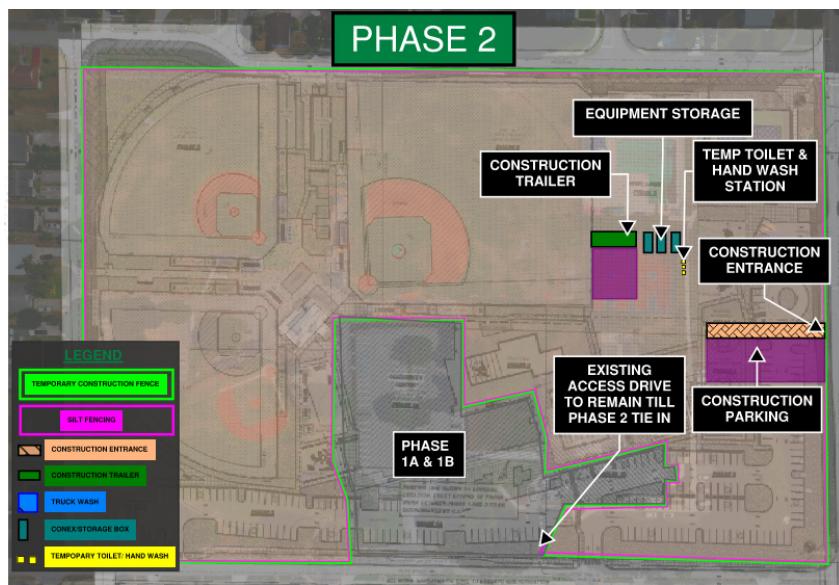
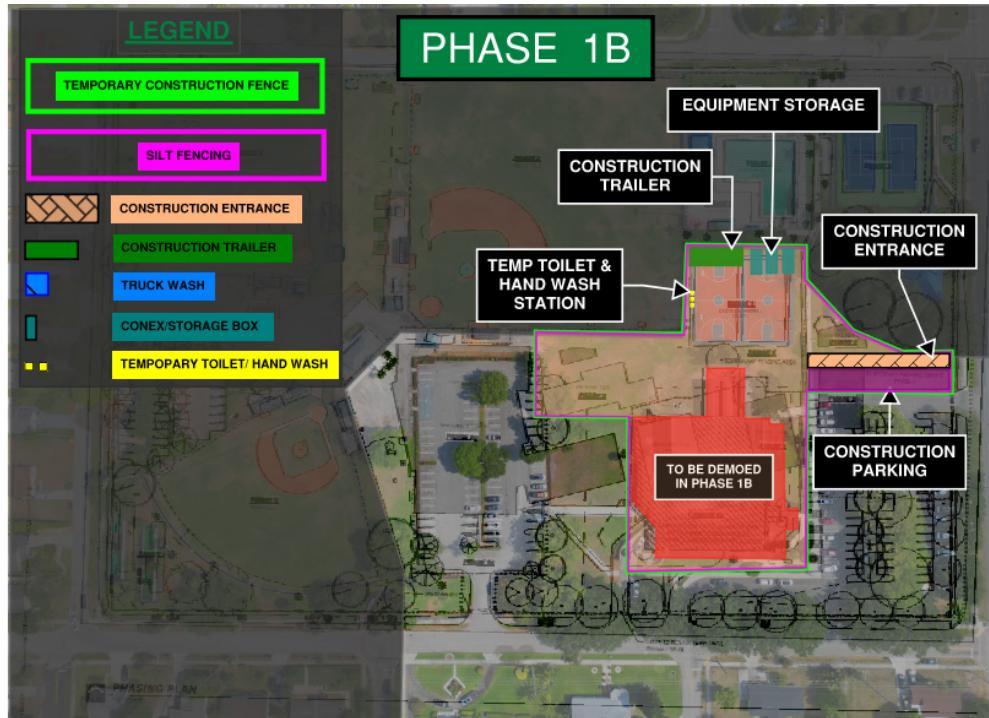
- » **Construction Entrances:** Two construction entrances will be established to facilitate smooth ingress and egress of vehicles to facilitate access to all sides of the new structure while protecting existing infrastructure. These entrances will be equipped with truck wash stations to maintain cleanliness and prevent debris from leaving the site.
- » **Temporary Facilities:** Construction trailers for site management, temporary toilets, hand wash stations, and equipment storage will be strategically placed for easy access.
- » **Traffic Flow:** A designated drive will remain in use temporarily until Phase 2 to maintain the existing service entrance into the existing recreational center, ensuring continuous access and minimal disruption to existing operations.
- » **Site Visits and Infrastructure Protection:** The CORE-Randolf Hatcher Team has personally visited the site to understand the existing operations. We have noted crucial infrastructure, such as the existing transformers that feed the buildings, which will be protected to ensure uninterrupted services during the early phases of construction.
- » **Optimized Layout:** The layout will be optimized for efficient movement of materials and equipment, with clearly marked pathways and storage areas.



Methodology And Work Plan

Phase 1B: Expansion and Resource Allocation In Phase 1B, the logistics plan expands to accommodate increased construction activities. Key features include:

- » **Demolition Areas:** Specific areas marked for demolition will be clearly delineated and managed to ensure safety and efficiency.
- » **Construction Parking:** Designated construction parking areas from phase 1A will be maintained to keep worker vehicles organized and away from active construction zones.



Phase 2: Full-Scale Construction and Final Integration Phase 2 focuses on the full-scale construction and integration of all remaining elements:

- » **Comprehensive Site Security:** The entire construction site will be fully secured with temporary fencing, and access will be tightly controlled ensuring safe access to the new recreational center while the field and aquatics improvements are under construction.
- » **Environmental Controls:** Continued use of silt fencing and other environmental controls to mitigate any potential impact on the surrounding areas.
- » **Communication and Coordination:** Regular updates and coordination with stakeholders will be maintained to keep everyone informed and address any concerns promptly.

CONSTRUCTION SERVICES

Managing Construction

A project becomes successful through consistent, active communication among the Client, Design Team, Trade Partners, and the members of our team. CORE + RCG | HCD engages all stakeholders in a positive and proactive dialogue throughout every phase of all projects.

We believe that efficient and transparent communication during all phases of our projects must include all team members. The characteristics of being a flexible builder stems from a commitment to creative, positive, and proactive thinking. It is the cornerstone of successful projects.

Our Clients will attest that we serve them in a spirit of excellence and advocacy for the greater good of the project team.

At CORE + RCG | HCD, Operational Excellence is the standard to which every project is held on a daily basis, and it is the key to our success in managing every project. Operational Excellence is leadership and teamwork focused on the goals of the project and the processes required to achieve those goals. We believe the tracking of these processes can be assessed and managed under six main factors and their respective goals. By meeting each goal, CORE + RCG | HCD achieves ***Operational Excellence***, enabling us to provide Best Value for our Clients.

OPERATIONAL **excellence**

THE CORE STANDARD



1. Safety

Zero Incidents, Zero Accidents.



4. Cost

Project completed within budget. NO change orders.



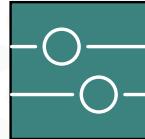
2. Quality

Built to plans and specs to a quality that exceeds client's expectations. NO re-work.



5. Trade Partners

Built by qualified Trade Partners who care about Operational Excellence as much as we do.



3. Schedule

Built on or ahead of schedule.



6. Client

The Client would hire us back again.

PROCORE EXAMPLE

Start-Up

CORE + RCG | HCD will host a kick-off meeting to bring the City of Delray Beach, Justin Architects, and KEITH and Associates and our Trade Partners together to define needs, set goals, and eliminate any unknowns. CORE + RCG | HCD uses our ***Operational Excellence*** program to ensure that we meet and manage expectations. CORE + RCG | HCD's entire management team, including our CEO, will meet on a bi-weekly basis to review the Pompey Park Recreation Center project for ***Operational Excellence***. The CORE + RCG | HCD team will collaborate with the City of Delray Beach, Justin Architects, and KEITH and Associates and our Trade Partners during all phases of the Pompey Park Recreation Center project to ensure expectations are being met. Key workshops will be held to engage the team in discussion, and to resolve any anticipated challenges.

Project Reporting

Upon approved construction documents, our team will work together to ensure that the Pompey Park Recreation Center project is constructed with care, respect and as the documents have shown. At all

times, we will serve as an agent of the City of Delray Beach to handle necessary paperwork and field decisions.

We will utilize a Construction Issue (CI) process to link construction documentation changes and associated cost controls. Documents such as Requests for Information (RFI), Proposal Requests (PR), Construction Change Directives (CCD), and Architect's Supplemental Instructions (ASI) will be assigned a CI number and managed accordingly. The CI Log is diligently monitored to track any and all monetary and/or time implications of the above stated items from origin to completion, and, at a glance, will allow team members to view all open issues that have the potential to delay or financially impact the project. Copies of the CI Log are attached as a part of each Weekly Meeting Minutes Report.

Records/Administrative Management

All project records, from beginning to end, will be maintained electronically using Procore software. In conjunction with a project-specific website, we use Procore for document control, information,

Methodology And Work Plan

and tracking. With Procore, CORE + RCG | HCD will provide specific project information in an accurate and traceable format via electronic files. Copies of these files include Submittal Logs, Daily Construction Reports, ASI Logs, RFI Logs, Drawing Logs, Extra Material Tracking, Project Meeting Minutes, Allowance Use Authorization, etc. These files will be condensed into a digital format and submitted to the City of Delray Beach at the close out. CORE + RCG | HCD also uses Construction Document Imaging to store all project records. This paperless storage allows for security and easy retrieval of any document, drawing, email, photograph, etc. Through an extensive indexing system, any document can be retrieved and printed instantaneously. This entire database of information is stored on CORE + RCG | HCD's server and backed up nightly so the records are kept current and secure.

Change Order Management

CORE + RCG | HCD's constructability reviews ensure that every scope of work is covered. **Once a GMP has been agreed upon, NO Change Order will be requested from CORE + RCG | HCD.** The only exception is if the City of Delray Beach requests significant changes to the original scope of work and chooses not to use the Owner Contingency to fund the work.

Close Out

Our goal is to complete close out within 30 days of final completion. CORE + RCG | HCD will conduct a kick-off meeting with the City of Delray Beach to discuss our approach to complete close out. This meeting will give the City of Delray Beach an opportunity to implement any specific owner requirements and discuss expectations. All project schedules carry a milestone activity to trigger the start of close out 90 days from completion.

Close out documents will be produced and tracked in real-time with our project management program, Procore, and will be readily accessible to the City of Delray Beach to monitor the progress. Our Senior Project Manager, Akini Akini, will be accountable for managing this process. Hard copies of project records will be maintained at the project jobsite office. As-built drawings will be regularly updated by Akini Akini as construction progresses. Copies of product data and material sample submittals will be kept at the jobsite for daily review. Hard copy record files will be submitted in accordance with specifications as a part of the close out manual. A final meeting with the City of Delray Beach will be scheduled to verify that all close out documents have been collected and are accurate. Upon approval, the City of Delray Beach will sign off and the Pompey Park Recreation Center project will officially close out.



Quality Control Plan

We build to plans and specifications and to a quality that exceeds our Clients' expectations. Our dedication to quality results in complete project satisfaction. For us, there is no greater reward than seeing the efforts, labor, and dedication of a unified team come together in a high-quality building that meets the needs of its owner and occupants. In order to ensure this, CORE will:

- Create and maintain a comprehensive submittal log and manage all submittals
- Manage our proactive Quality Control/Quality Assurance Plan
- Conduct pre-installation meetings with Trade Partners
- Construct physical mock-ups of critical systems, details and finishes
- Conduct inspections of each installation

Our Quality Control Plan

1 PREPARATORY PHASE

- Occurs during Pre-construction Phase
- Prior to Trade Partner Agreements
- Unique Features of Work (UFWOW) identified
- Establishes quality expectations

2 INITIAL PHASE

- Occurs at onset of construction
- Generates buy-in from field personnel
- Mock-up construction begins
- Re-enforces quality expectations in field

3 FOLLOW-UP PHASE

- Occurs during subcontractor's scope of work
- In place work compared to mock-up
- 3rd party inspections as necessary
- Superintendent daily reports include quality

CORE + RCG | HCD's three-phase construction Quality Control/Quality Assurance Plan is modeled after the U.S. Army Corps of Engineers' program, and is as follows:

During the Preparatory Phase, our team facilitates a discussion with potential Trade Partners to identify the unique features of work (UFWOW) and establish a clear expectation for quality on the project prior to the official award of a subcontract.

The Initial Phase ensues at the onset of construction work. During the Initial Phase, the expectations for quality are reinforced and buy-in is established with the Trade Partners' field teams. Construction begins on field mock-ups and virtual mock-ups are collaboratively reviewed by the team.

The Follow-up Phase occurs during the installation of each Trade Partner's scope of work. Throughout Follow-up, the work put in place is inspected by our experienced construction management team and compared to the approved mock-ups. Third-party inspections are completed as necessary. Each day, CORE + RCG | HCD's Project Superintendent is responsible for tracking the observed quality of the project on a Daily Report.

We will also develop a Project Specific Quality Plan (PSQP) for the Pompey Park Recreation Center project to be used as our primary tool throughout the construction process. The PSQP will clearly establish CORE + RCG | HCD and the City of Delray Beach's quality expectations. This custom document monitors accountable deliverables on-site to drive a higher level of quality and ultimately, higher Client satisfaction.

Warranty

CORE + RCG | HCD has the resources of a full-time Warranty Department and provides the highest level of warranty services. Trade Partners are notified in writing and/or emailed of any deficiencies and are required to provide our Warranty Manager with a written notice once the correction has been recognized and completed.

Our online warranty system was developed by our CORE + RCG | HCD team to meet the needs of our Clients. The City of Delray Beach will be provided with a login and password to CORE + RCG | HCD's warranty website at close out, and may submit tickets as needed and track the progress of each claim online. As soon as a warranty ticket is submitted, an email is sent to both our Warranty Manager and Customer Service Technician. Even when warranty periods come to a close, CORE + RCG | HCD never turns our backs to our Clients.

D. Provide details of how Proposer intends to meet the detailed time schedule.

Steven Hines, our Superintendent, will constantly update the schedule and create Six- and Three-week Look-ahead Schedules for the Foremen on

the ground. We are confident, creative, and flexible in our approach. CORE + RCG | HCD is dedicated to delivering the Pompey Park Recreation Center project on time, and will look for opportunities to complete the project even earlier. We will ensure that the established deadlines and project objectives are met by:

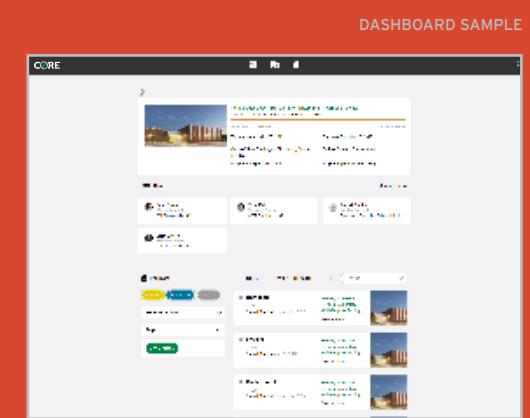
- Conducting weekly project meetings with the City of Delray Beach, Justin Architects, and KEITH and Associates and our Trade Partners
- Completing daily reports of all Trade Partners and site activities
- Communicating with all utility companies and local authorities
- Tracking construction issues and managing document control during construction

Throughout the Construction Phase, weekly meetings will be held to review the current schedule and evaluate activities that are on-going or starting in the next three weeks with all parties. For critical path aspects of this project, specific meetings with designated CORE + RCG | HCD representatives will be scheduled. Throughout the process, the schedule status will be transparently communicated with all

WARRANTY YOUR CUSTOM WEBSITE

CORE + RCG | HCD will build a custom warranty website through which the Maintenance Department can easily submit any warranty issues. Our warranty team averages a 30 minute response time upon receiving a request.

WE ARE ALSO ONLY A PHONE CALL AWAY!





parties at all times.

E. *Specify the location(s), including the complete physical address, where the work for this project will be performed, including work performed by sub-Consultants, if applicable.*

Our team will serve the City from 26 NW 6th Avenue, Suite 7, Delray Beach, FL 33444. This office is less than one mile from the Pompey Park Recreation Center project.

F. *Proposer shall thoroughly explain:*

i. *Its accessibility in the areas of availability for meetings, general communications, coordination, and supervision.*

CORE + RCG | HCD approaches all projects in a comprehensive, collaborative manner starting at award. We establish clear objectives and work together in a coordinated effort with open communication and transparency. the City of Delray Beach can expect professional orchestration of processes including administration, permitting, scheduling, Trade Partner management, FF&E coordination, commissioning, project turnover as well as a responsive warranty process.

ii. *How the Proposer physically plans on attending pre-scheduled meetings.*

CORE + RCG | HCD all have offices close to the Pompey Park Recreation Center project; two of which are within less than 3 miles away. Our team is ready and available to attend each pre-scheduled meeting.

iii. *How the Proposer plans on ensuring accessibility and availability during the term of the Agreement.*

CORE + RCG | HCD and Justin Architects, and KEITH and Associates will host weekly Owner/Architect/Contractor Progress Meetings and weekly on-site Trade Partner Meetings. Before each Trade Partner is contracted, we will host a Pre-preparatory Meeting to review the Trade Partner's proposal, scope of work, and projected schedule to ensure that all questions are addressed prior to executing their subcontract. Our team will also have periodic on-site construction Milestone Review Meetings that will take place once we are about to perform a critical component of work. All members of the project team are invited to attend these meetings, either in-person or remotely.

Methodology And Work Plan

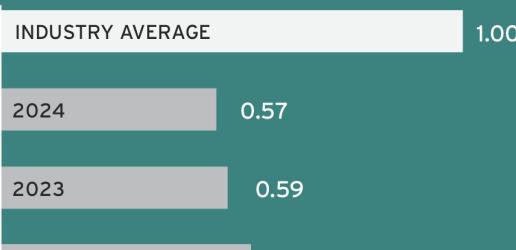
In addition, weekly Executive Reporting Meetings are held in which the status of each ongoing project, regarding safety, is reported directly to CORE + RCG | HCD's CEO. This level of accountability strictly enforces CORE + RCG | HCD's Safety Culture.

All of these various meetings are centered around the idea of transparent and efficient communication which involves all stakeholders, ensuring a collaborative process for the City of Delray Beach.

Our Care For Community

Safety is at the forefront of every service CORE + RCG | HCD provides, and it is the top priority of our trademarked pre-construction and operations platform, Operational Excellence. Starting in pre-construction, projects are evaluated for how they can be completed as safely as possible, and this is carried throughout the entire construction process with both overhead methodology and day-to-day procedures. Some of our safety programs and practices include:

Experience Modification Rate



THREE-YEAR AVERAGE = 0.60

Safety As A Team

At CORE + RCG | HCD, we ensure that all site supervisors are OSHA 30-Hour certified and encourage all of our field staff to be a part of our safety team. From Superintendents, Assistant Superintendents, Project Managers, Assistant Project Managers, and Laborers, everyone is held responsible for emulating and upholding CORE + RCG | HCD's safety standards and culture. By empowering the entire project team to include safety in their role, the entire team takes ownership for ensuring it is carried out.

Master Safety Plan

Through our regular review of design progress documents and construction documents, CORE + RCG | HCD develops a comprehensive Master Safety Plan specific to each project. Preventative measures required to rectify potential safety hazards are identified in the project's Master Safety Plan, and all Trade Partners providing goods and services on the project are required to participate in a mandatory Pre-construction Project Safety Meeting. A detailed presentation of the Master Safety Plan outlining the requirements for each individual Trade Partner is presented during this meeting, and again on a monthly basis throughout a project's duration. All Trade Partners are contractually required to indicate their written understanding of, and agreement with, the Master Safety Plan prior to starting any activities.

Predictive Solutions

To effectively track safety during construction, we perform daily safety inspections on every project using an app called Predictive Solutions (P.S.). CORE requires each individual member of our field staff to complete between one inspection a day to one inspection a week depending on the project

Methodology And Work Plan

team's size. We encourage that our teams capture all violations, deficiencies, or accolades on their reports. We operate under the mentality that if you cannot find something that OSHA would consider a violation on a construction site—you are not looking! Once a P.S. report has been completed it is emailed out to the Trade Partner's Safety Manager, Foreman, Superintendent, or Owner. Depending on the severity of the violation, we can require a Trade Partner to respond in writing as to how they will remedy the situation. This nearly constant review of our jobs keeps safety at the forefront, sends a clear message to all the workers that we are dedicated to keeping them safe, and allows us to give positive feedback for good safe practices.

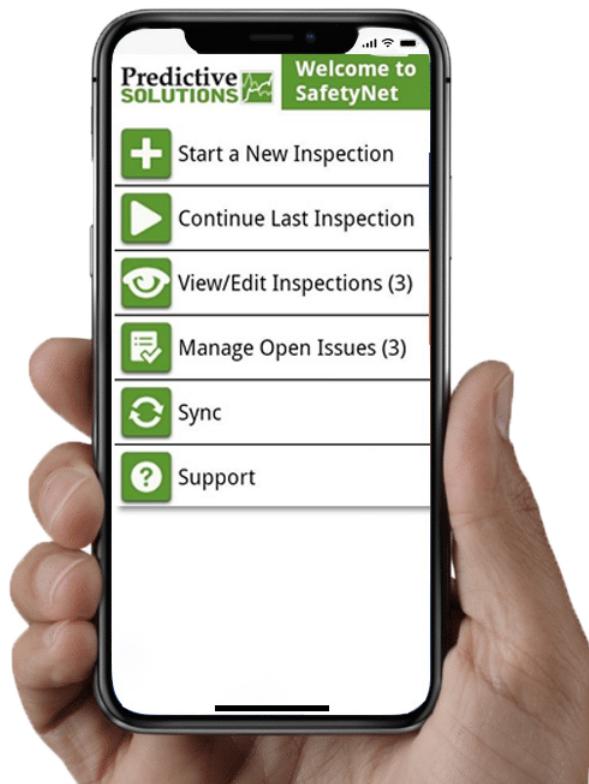
Inspections

CORE + RCG | HCD uses a third-party inspection services called Region 9 to perform monthly inspections on our projects. These safety professionals are often able to detect some of the minor infractions that our on-site teams may have missed, and these periodic inspections add an extra layer of safety accountability on our projects.

CORE + RCG | HCD's Safety Director, Dusty McSwane, visits our projects on a regular basis. Dusty is an inspiring safety leader who not only inspects our projects to ensure that we are complying with national safety standards, but also speaks to our field personnel—motivating every project team to be dedicated to bringing everyone home safely. He is continuously striving to improve our safety programs and practices, and his enthusiasm creates a true and passionate Safety Culture at the micro and macro levels.

All-Hands Safety Meetings:

CORE + RCG | HCD mandates weekly ALL-Hands safety meetings led by our Project Management staff as well as Trade Partner Supervisors. All agendas are supported by our Safety Director, Dusty McSwane, as well as the numerous publications and products offered by [insert local organization as applicable]. At the jobsite meetings, we always provide a new safety training session for all on-site workers regarding a relevant topic applicable to the current on-going or yet to be started work on the site, such as scaffold awareness before masonry starts going vertical.



8

Attachments

8

ATTACHMENTS



All Attachment/Forms and Affidavits required by this solicitation shall be fully executed by the Proposer and submitted as shown in Section 8 of this solicitation.

The following pages includes:

A305-2020 and all Exhibits

Acknowledgment of Addenda

Proposal Submittal Signature Page

Conflict of Interest Disclosure Form

Notification of Public Entity Crimes Law

Notification of Public Records Law

Drug-Free Workplace

Non-Collusion Affidavit

Truth-In-Negotiation Certificate

Scrutinized Company

Condition of Purchase

"CORE is much more than a CMAR. Their team believes in building a true partnership by proactively communicating and pushing for innovative cost-saving solutions early on in the construction process so that value engineering can take place in its intended form."

John Pombier, City of Mesa Assistant City Manager

AIA® Document A305® – 2020

Contractor's Qualification Statement

THE PARTIES SHOULD EXECUTE A SEPARATE CONFIDENTIALITY AGREEMENT IF THEY INTEND FOR ANY OF THE INFORMATION IN THIS A305-2020 TO BE HELD CONFIDENTIAL.

SUBMITTED BY: *(Organization name and address.)* SUBMITTED TO: *(Organization name and address.)*

The CORE Group
6320 Research Rd
Frisco, TX 75033
City of Delray Beach
100 NW 1st Avenue
Delray Beach, FL 33444

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

TYPE OF WORK TYPICALLY PERFORMED

(Indicate the type of work your organization typically performs, such as general contracting, construction manager as constructor services, HVAC contracting, electrical contracting, plumbing contracting, or other.)

General Contracting, Program Management, and Construction Management

THIS CONTRACTOR'S QUALIFICATION STATEMENT INCLUDES THE FOLLOWING:
(Check all that apply.)

- Exhibit A – General Information
- Exhibit B – Financial and Performance Information
- Exhibit C – Project-Specific Information
- Exhibit D – Past Project Experience
- Exhibit E – Past Project Experience (Continued)

CONTRACTOR CERTIFICATION

The undersigned certifies under oath that the information provided in this Contractor's Qualification Statement is true and sufficiently complete so as not to be misleading.


Organization's Authorized Representative
Signature

June 20, 2024

Brent Elliott
Printed Name and Title

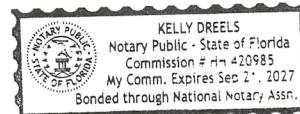
NOTARY

State of: *FLORIDA*
County of: *MANATEE*

Signed and sworn to before me this 20 day of June , 2024.


Notary Signature

My commission expires: *9-21-2027*



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AIA® Document A305® – 2020 Exhibit A

General Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by The CORE Group.

§ A.1 ORGANIZATION

§ A.1.1 Name and Location

§ A.1.1.1 Identify the full legal name of your organization.

The CORE Group of companies is comprised seven general contractors combined into a national organization owned by a closely held group of shareholders thru a single parent entity. While separate legal entities the companies operate as one under the direction of the parent entity. The following companies comprise the group:

- CORE Construction, Inc.
- CORE Construction Management, Inc.
- CORE Construction Services of Florida, LLC
- CORE Construction Services of Illinois, Inc.
- CORE Construction Indiana, LLC
- CORE Construction Services of Texas, Inc.
- CORE West, Inc.

§ A.1.1.2 List all other names under which your organization currently does business and, for each name, identify jurisdictions in which it is registered to do business under that trade name.

See A.1.1.1.

The CORE Group is licensed to do business in the following jurisdictions:

Arizona, California, Colorado, Florida, Georgia, Idaho, Illinois, Indiana, Kansas, Kentucky, Louisiana, Maine, Maryland, Minnesota, Mississippi, Missouri, Nevada, New Hampshire, New Jersey, New Mexico, Ohio, Oklahoma, Oregon, Pennsylvania, Rhode Island, South Carolina, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin. Additional jurisdictions can be attained as needed.

§ A.1.1.3 List all prior names under which your organization has operated and, for each name, indicate the date range and jurisdiction in which it was used.

Additional information available upon request.

§ A.1.1.4 Identify the address of your organization's principal place of business and list all office locations out of which your organization conducts business. If your organization has multiple offices, you may attach an exhibit or refer to a website.

Our headquarters is located at 6320 Research Rd, Frisco, TX 75033. The CORE Group includes over 20 offices across the U.S. Please visit www.coreconstruction.com to view all locations.

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§ A.1.2 Legal Status

§ A.1.2.1 Identify the legal status under which your organization does business, such as sole proprietorship, partnership, corporation, limited liability corporation, joint venture, or other.

| Corporation

- .1 If your organization is a corporation, identify the state in which it is incorporated, the date of incorporation, and its four highest-ranking corporate officers and their titles, as applicable.

The parent entity was formed in 2013 and the ownership of each single was transferred into the parent shortly thereafter. The company is managed by the following officers:

Arizona, April 13, 1982
President: Jim Jacobs
Secretary: Mark Steffen
Secretary: Dennis Barber
Treasurer: Mark Steffen

- .2 If your organization is a partnership, identify its partners and its date of organization.
- .3 If your organization is individually owned, identify its owner and date of organization.
- .4 If the form of your organization is other than those listed above, describe it and identify its individual leaders:

§ A.1.2.2 Does your organization own, in whole or in part, any other construction-related businesses? If so, identify and describe those businesses and specify percentage of ownership.

| N/A

§ A.1.3 Other Information

§ A.1.3.1 How many years has your organization been in business?

| Our company was established in 1937.

§ A.1.3.2 How many full-time employees work for your organization?

| 1,000 +

§ A.1.3.3 List your North American Industry Classification System (NAICS) codes and titles. Specify which is your primary NAICS code.

| 23

§ A.1.3.4 Indicate whether your organization is certified as a governmentally recognized special business class, such as a minority business enterprise, woman business enterprise, service disabled veteran owned small business, woman owned small business, small business in a HUBZone, or a small disadvantaged business in the 8(a) Business Development Program. For each, identify the certifying authority and indicate jurisdictions to which such certification applies.

| N/A

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§ A.2 EXPERIENCE

§ A.2.1 Complete Exhibit D to describe up to four projects, either completed or in progress, that are representative of your organization's experience and capabilities.

§ A.2.2 State your organization's total dollar value of work currently under contract.

| \$5,120,000,000

§ A.2.3 Of the amount stated in Section A.2.2, state the dollar value of work that remains to be completed:

| \$2,050,000,000

§ A.2.4 State your organization's average annual dollar value of construction work performed during the last five years.

| \$1,600,000,000

§ A.3 CAPABILITIES

§ A.3.1 List the categories of work that your organization typically self-performs.

| Varies by region. Additional information upon request.

§ A.3.2 Identify qualities, accreditations, services, skills, or personnel that you believe differentiate your organization from others.

| Varies by region. Additional information available upon request.

§ A.3.3 Does your organization provide design collaboration or pre-construction services? If so, describe those services.

| Yes. Additional information available upon request.

§ A.3.4 Does your organization use building information modeling (BIM)? If so, describe how your organization uses BIM and identify BIM software that your organization regularly uses.

| Yes. Additional information available upon request.

§ A.3.5 Does your organization use a project management information system? If so, identify that system.

| Yes. Additional information available upon request.

§ A.4 REFERENCES

§ A.4.1 Identify three client references:

(Insert name, organization, and contact information)

| See Attachment A.

§ A.4.2 Identify three architect references:

(Insert name, organization, and contact information)

| See Attachment A.

§ A.4.3 Identify one bank reference:

(Insert name, organization, and contact information)

| See Attachment A.

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§ A.4.4 Identify three subcontractor or other trade references:
(Insert name, organization, and contact information)

| See Attachment A.



AIA Document A305® – 2020 Exhibit B

Financial and Performance Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by The CORE Group.

§ B.1 FINANCIAL

§ B.1.1 Federal tax identification number:

46-4475173

§ B.1.2 Attach financial statements for the last three years prepared in accordance with Generally Accepted Accounting Principles, including your organization's latest balance sheet and income statement. Also, indicate the name and contact information of the firm that prepared each financial statement.

Financial statements available upon request.

§ B.1.3 Has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, been the subject of any bankruptcy proceeding within the last ten years?

No

§ B.1.4 Identify your organization's preferred credit rating agency and identification information.

(Identify rating agency, such as Dun and Bradstreet or Equifax, and insert your organization's identification number or other method of searching your organization's credit rating with such agency.)

Dun and Bradstreet 11-709-0350

§ B.2 DISPUTES AND DISCIPLINARY ACTIONS

§ B.2.1 Are there any pending or outstanding judgments, arbitration proceedings, bond claims, or lawsuits against your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A, Section 1.2, in which the amount in dispute is more than \$75,000?
(If the answer is yes, provide an explanation.)

CORE has current claims and suits pending against the organization as a result of contractual obligation disagreements with vendors and clients and has also filed suit and requested arbitration pursuant to construction contracts within the last five years. These limited situations are insignificant, and CORE believes these matters will be favorably and amicably resolved. CORE strongly believes in being fair and honoring the intent of the agreements it enters into with vendors and clients. CORE takes contractual commitments seriously and makes every effort to reconcile disagreements prior to either party filing suit or requesting arbitration. Any dispute that CORE has had in the past five years was amicably settled prior to a trial proceeding. Any additional details, if applicable, will be included in Attachment B.

§ B.2.2 In the last five years has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management:

(If the answer to any of the questions below is yes, provide an explanation.)

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(842352761)

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.1 failed to complete work awarded to it?
| No

.2 been terminated for any reason except for an owners' convenience?
| No

.3 had any judgments, settlements, or awards pertaining to a construction project in which your organization was responsible for more than \$75,000?
| Included in Attachment B if applicable.

.4 filed any lawsuits or requested arbitration regarding a construction project?
| Included in Attachment B if applicable.

§ B.2.3 In the last five years, has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management; or any of the individuals listed in Exhibit A Section 1.2:
(If the answer to any of the questions below is yes, provide an explanation.)

.1 been convicted of, or indicted for, a business-related crime?
| No

.2 had any business or professional license subjected to disciplinary action?
| No

.3 been penalized or fined by a state or federal environmental agency?
| No



AIA® Document A305® – 2020 Exhibit C

Project Specific Information

This Exhibit is part of the Contractor's Qualification Statement, submitted by The CORE Group.

PROJECT:

(Name and location or address.)

| See Attachment C.

CONTRACTOR'S PROJECT OFFICE:

(Identify the office out of which the contractor proposes to perform the work for the Project.)

| See Attachment C.

TYPE OF WORK SOUGHT

(Indicate the type of work you are seeking for this Project, such as general contracting, construction manager as constructor, design-build, HVAC subcontracting, electrical subcontracting, plumbing subcontracting, etc.)

| Construction Management, General Contracting, and Program Management

CONFLICT OF INTEREST

Describe any conflict of interest your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A Section 1.2, may have regarding this Project.

| N/A

§ C.1 PERFORMANCE OF THE WORK

§ C.1.1 When was the Contractor's Project Office established?

| Varies by regional office. Additional information available upon request.

§ C.1.2 How many full-time field and office staff are respectively employed at the Contractor's Project Office?

| See Attachment C.

§ C.1.3 List the business license and contractor license or registration numbers for the Contractor's Project Office that pertain to the Project.

| See Exhibit A.

§ C.1.4 Identify key personnel from your organization who will be meaningfully involved with work on this Project and indicate (1) their position on the Project team, (2) their office location, (3) their expertise and experience, and (4) projects similar to the Project on which they have worked.

| Resumes of key staff will be attached, if applicable, in Attachment C.

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§ C.1.5 Identify portions of work that you intend to self-perform on this Project.

| N/A.

§ C.1.6 To the extent known, list the subcontractors you intend to use for major portions of work on the Project.

| TBD

§ C.2 EXPERIENCE RELATED TO THE PROJECT

§ C.2.1 Complete Exhibit D to describe up to four projects performed by the Contractor's Project Office, either completed or in progress, that are relevant to this Project, such as projects in a similar geographic area or of similar project type. If you have already completed Exhibit D, but want to provide further examples of projects that are relevant to this Project, you may complete Exhibit E.

§ C.2.2 State the total dollar value of work currently under contract at the Contractor's Project Office:

| See Attachment C.

§ C.2.3 Of the amount stated in Section C.2.2, state the dollar value of work that remains to be completed:

| See Attachment C.

§ C.2.4 State the average annual dollar value of construction work performed by the Contractor's Project Office during the last five years.

| Nationally, our five-year average is \$1.3B per year,

§ C.2.5 List the total number of projects the Contractor's Project Office has completed in the last five years and state the dollar value of the largest contract the Contractor's Project Office has completed during that time.

| Nationally, we have completed over 5,000 projects in the last five years ranging from \$121 to \$1,700,000,000.

§ C.3 SAFETY PROGRAM AND RECORD

§ C.3.1 Does the Contractor's Project Office have a written safety program?

| Yes

§ C.3.2 List all safety-related citations and penalties the Contractor's Project Office has received in the last three years.

| If any, this will be included in Attachment C.

§ C.3.3 Attach the Contractor's Project Office's OSHA 300a Summary of Work-Related Injuries and Illnesses form for the last three years.

| See Attachment C.

§ C.3.4 Attach a copy of your insurance agent's verification letter for your organization's current workers' compensation experience modification rate and rates for the last three years.

| See Attachment C.

§ C.4 INSURANCE

§ C.4.1 Attach current certificates of insurance for your commercial general liability policy, umbrella insurance policy, and professional liability insurance policy, if any. Identify deductibles or self-insured retentions for your commercial general liability policy.

| See Attachment C. Additional information available upon request.

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§ C.4.2 If requested, will your organization be able to provide property insurance for the Project written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis?

| Yes

§ C.4.3 Does your commercial general liability policy contain any exclusions or restrictions of coverage that are prohibited in AIA Document A101-2017, Exhibit A, Insurance A.3.2.2.2? If so, identify.

| No

§ C.5 SURETY

§ C.5.1 If requested, will your organization be able to provide a performance and payment bond for this Project?

| Yes

§ C.5.2 Surety company name:

| Travelers and Liberty Mutual

§ C.5.3 Surety agent name and contact information:

| Travelers and Liberty Mutual
c/o Glenn Allen Insurance and Surety Brokers
5205 McClellan Rd, Frisco, TX 75036
T: 469-430-1452

§ C.5.4 Total bonding capacity:

| \$300,000,000 for single project and \$2,000,000,000 with aggregate.

§ C.5.5 Available bonding capacity as of the date of this qualification statement:

| \$400,000,000. Additional capacity is available upon request to our provider.



ATTACHMENT A REFERENCES

A.4.1 CLIENT REFERENCES

Company Name:	Broward County
Contact:	Rich Luce
Title:	Construction Project Management Supervisor
Telephone:	954-357-7035
Email:	riluce@broward.org
Company Name:	Palm Beach County
Contact:	Sunil Jagoo (Bobby)
Title:	Project Manager
Telephone:	561-233-0271
Email:	sjagoo@pbcgov.org
Company Name:	St. Lucie County Schools
Contact:	Terrance O'Leary
Title:	Chief Operations Officer
Telephone:	772-201-7777
Email:	oleary@stlucieschools.org

A.4.2 ARCHITECT REFERENCES

Company Name:	PGAL
Contact:	Sam Ferreri
Title:	Principal
Telephone:	561-988-4002
Email:	SFerreri@pgal.com
Company Name:	Zyscovich
Contact:	Edmund Napier
Title:	Director of Construction Services for Central Florida
Telephone:	407-674-1959 x.1411
Email:	enapier@zyscovich.com
Company Name:	SchenkelShultz
Contact:	David Torbert
Title:	Partner
Telephone:	407-872-3322
Email:	jdtorbert@schenkelshultz.com

ATTACHMENT A REFERENCES

4.2 BANK REFERENCE

Bank Name: Bank of America Credit Inquiry Services-East
Contact: Stephanie Davis
Address: 100 North Tryon Street, Charlotte, NC 28255
Telephone: 480-624-0409
Email:

A.4.4 TRADE REFERENCES

Company Name: Meisner Electric, Inc.
Contact: Todd Gurne
Title: Vice President & COO
Telephone: 561-278-8362 x323
Email: todgur@mei.cc

Company Name: Crawford Tracey Corporation
Contact: Raymond E. Crawford
Title: President
Telephone: 954-698-6888 x217
Email: ray@crawfordtracey.com

Company Name: Suncor, Inc
Contact: Scott Kuiper
Title: Project Manager
Telephone: 866-649-9360
Email: scott@suncor.net



ATTACHMENT B
FINANCIAL AND PERFORMANCE INFORMATION

B.2.1 Are there any pending or outstanding judgments, arbitration proceedings, bond claims, or lawsuits against your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A, Section 1.2, in which the amount in dispute is more than \$75,000? (If the answer is yes, provide an explanation.)

N/A

B.2.2 In the last five years has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management:

- .3 had any judgments, settlements, or awards pertaining to a construction project in which your organization was responsible for more than \$75,000?**

N/A

- filed any lawsuits or requested arbitration regarding a construction project?**

N/A



ATTACHMENT C PROJECT SPECIFIC INFORMATION

PROJECT NAME AND ADDRESS: Pompey Park Recreation Center, 1101 NW 2nd St, Delray Beach, FL 33444

CONTRACTOR'S PROJECT OFFICE: West Palm Beach, FL

C.1.2 How many full-time field and office staff are respectively employed at the Contractor's Project Office?

Our CORE Construction employs 28 full-time field and office staff.

C.1.4 Identify key personnel from your organization who will be meaningfully involved with work on this Project and indicate (1) their position on the Project team, (2) their office location, (3) their expertise and experience, and (4) projects similar to the Project on which they have worked.

If not applicable delete this question.

Resumes are included on pages 39-54.

C.2.2 State the total dollar value of work currently under contract at the Contractor's Project Office:
\$317,365,202.44

C.2.3 Of the amount stated in Section C.2.2, state the dollar value of work that remains to be completed:
\$209,876,205.41

C.3.2 List all safety-related citations and penalties the Contractor's Project Office has received in the last three years.

CORE Construction has had zero safety-related citations and penalties within the last three years.



AIA® Document A305® – 2020 Exhibit D

Contractor's Past Project Experience

	1	2	3	4
PROJECT NAME	Allora at The Exchange	Booker High School VPA Theatre Renovation	Jule Sumner High School	Orange County Convention Center Renovation
PROJECT LOCATION	Buford, GA	Sarasota, FL	Riverview, FL	Orlando, FL
PROJECT TYPE	Senior Living	K-12	K-12	Municipal
OWNER	Capitol Seniors Housing	Sarasota County Schools	Hillsborough County Public Schools	Orange County
ARCHITECT	Element Architects	SchenkelShultz	Harvard Jolly Architecture	Matern Engineering
CONTRACTOR'S PROJECT EXECUTIVE	Scott Othoff	Scott Othoff	Scott Othoff	Scott Othoff
KEY PERSONNEL (include titles)				
PROJECT DETAILS	Contract Amount \$28,300,000 Completion Date December 2023 % Self-Performed Work 0	Contract Amount \$16,036,855 Completion Date May 2024 % Self-Performed Work 0	Contract Amount \$76,000,000 Completion Date July 2020 % Self-Performed Work 0	Contract Amount \$30,600,000 Completion Date September 2021 % Self-Performed Work 0
PROJECT DELIVERY METHOD	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:
SUSTAINABILITY CERTIFICATIONS	None	None	None	None

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User Notes:

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AIA® Document A305® – 2020 Exhibit E

Contractor's Past Project Experience, Continued

	1	2	3	4
PROJECT NAME	Experience Living	Water Spring Middle School Relief	Dorothy C. York Innovation K-8	Deltona Middle School
PROJECT LOCATION	Northport, FL	Winter Garden, FL	Appolo Beach, FL	Deltona, FL
PROJECT TYPE	Senior Living	K-12	K-12	K-12
OWNER	NexCore / ESL	School Board of Orange County Florida	Hillsborough County Public Schools	Volusia County Public Schools
ARCHITECT	OZ Architecture	Harvard Jolly Architecture	Wilder Architects	CT Hsu Architects
CONTRACTOR'S PROJECT EXECUTIVE	Scott Othoff	Scott Othoff	Scott Othoff	Scott Othoff
KEY PERSONNEL (include titles)				
PROJECT DETAILS	Contract Amount \$37,300,000 Completion Date June 2021 % Self-Performed Work 0	Contract Amount \$27,250,925 Completion Date August 2023 % Self-Performed Work 0	Contract Amount \$51,400,000 Completion Date July 2021 % Self-Performed Work 0	Contract Amount \$51,100,000 Completion Date June 2022 % Self-Performed Work 0
PROJECT DELIVERY METHOD	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input checked="" type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other:
SUSTAINABILITY CERTIFICATIONS	N/A	N/A	N/A	N/A

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User Notes:

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City of Delray Beach
RFQ No. 2024-031

Project No. 16-102 / Pompey Park Recreation Center
CONSTRUCTION MANAGER AT RISK

ACKNOWLEDGEMENT OF ADDENDA

Please complete Part I or Part II, as applicable

PART I:

List below the dates of issue for each addendum received in connection with this solicitation:

Addendum #1, Dated May 09, 2024

Addendum #2, Dated May 16, 2024

Addendum #3, Dated _____

Addendum #4, Dated _____

Addendum #5, Dated _____

Addendum #6, Dated _____

Addendum #7, Dated _____

Addendum #8, Dated _____

Addendum #9, Dated _____

Addendum #10, Dated _____

PART II:

NO ADDENDUM WAS RECEIVED IN CONNECTION WITH THIS SOLICITATION

CORE Construction Services of FL, LLC

Firm Name



Signature

Brent Elliott

Name and Title (Print or Type)

June 20, 2024

Date



City of Delray Beach
RFQ No. 2024-031

Project No. 16-102 / Pompey Park Recreation Center
CONSTRUCTION MANAGER AT RISK

PROPOSAL SUBMITTAL SIGNATURE PAGE

By signing this Proposal, the Proposer certifies that it satisfies all legal requirements as an entity to do business with the City, including all Conflict of Interest and Code of Ethics provisions.

Firm Name: CORE Construction Services of Florida, LLC

Street Address: 1641 Worthington Road, #405
West Palm Beach, FL 33409

Mailing Address (if different from Street Address): Same as above

Telephone Number(s): 754-600-4723

Fax Number(s):

Email Address: tedcava@coreconstruction.com

Federal Employer Identification Number: 26-2821711

Prompt Payment Terms: ____% ____ days' net ____ days

Signature: Brent Elliott
(Signature of authorized agent)

Print Name: Brent Elliott

Title: Vice President

Date: June 20, 2024

By signing this document, the Proposer agrees to all terms and conditions of this solicitation and the resulting contract/agreement.

THE EXECUTION OF THIS FORM CONSTITUTES THE UNEQUIVOCAL OFFER OF PROPOSER TO BE BOUND BY THE TERMS OF ITS PROPOSAL, FOR NOT LESS THAN ONE HUNDRED AND TWENTY (120) DAYS, AND THE PROPOSER'S UNEQUIVOCAL OFFER TO BE BOUND BY THE TERMS AND CONDITIONS SET FORTH IN THIS SOLICITATION. FAILURE TO SIGN THIS SOLICITATION WHERE INDICATED ABOVE, BY AN AUTHORIZED REPRESENTATIVE, SHALL RENDER THE PROPOSAL NON-RESPONSIVE. THE CITY MAY, HOWEVER, IN ITS SOLE DISCRETION, ACCEPT ANY PROPOSAL THAT INCLUDES AN EXECUTED DOCUMENT WHICH UNEQUIVOCALLY BINDS THE PROPOSER TO THE TERMS OF ITS PROPOSAL.



City of Delray Beach
RFQ No. 2024-031

Project No. 16-102 / Pompey Park Recreation Center
CONSTRUCTION MANAGER AT RISK

CONFLICT OF INTEREST DISCLOSURE FORM

The award of this contract is subject to the provisions of Chapter 112, *Florida Statutes*. All Proposers **must** disclose within their Proposal: the name of any officer, director, or agent who is also an employee of the City of Delray Beach.

Furthermore, all Proposers **must** disclose the name of any City employee who owns, directly or indirectly, an interest of more than five percent (5%) in the Proposer's firm or any of its branches.

The purpose of this disclosure form is to give the City the information needed to identify potential conflicts of interest for evaluation team members and other key personnel involved in the award of this contract.

The term "conflict of interest" refers to situations in which financial or other personal considerations may adversely affect, or have the appearance of adversely affecting, an employee's professional judgment in exercising any City duty or responsibility in administration, management, instruction, research, or other professional activities.

Please check one of the following statements and attach additional documentation if necessary:

To the best of our knowledge, the undersigned firm has no potential conflict of interest due to any other Cities, Counties, contracts, or property interest for this Proposal.

The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other Cities, Counties, contracts, or property interest for this Proposal.

Acknowledged by:

CORE Construction Services of Florida, LLC

Firm Name

Signature

Brent Elliott, Vice President

Name and Title (Print or Type)

June 20, 2024

Date



City of Delray Beach
RFQ No. 2024-031

Project No. 16-102 / Pompey Park Recreation Center
CONSTRUCTION MANAGER AT RISK

NOTIFICATION OF PUBLIC ENTITY CRIMES LAW

Pursuant to Section 287.133, *Florida Statutes*, you are hereby notified that a person or affiliate who has been placed on the convicted contractors list following a conviction for a public entity crime may not submit a Proposal on a contract to provide any goods or services to a public entity; may not submit a Proposal on a contract with a public entity for the construction or repair of a public building or public work; may not submit Proposals on leases or real property to a public entity; may not be awarded or perform work as a contractor, supplier, sub-Proposer, or consultant under a contract with any public entity; and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 [F.S.] for Category Two [\$35,000.00] for a period of thirty-six (36) months from the date of being placed on the convicted contractors list.

Acknowledged by:

CORE Construction Services of Florida, LLC

Firm Name

Signature

Brent Elliott, Vice President

Name and Title (Print or Type)

June 20, 2024

Date

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City of Delray Beach
RFQ No. 2024-031

Project No. 16-102 / Pompey Park Recreation Center
CONSTRUCTION MANAGER AT RISK

**NOTIFICATION OF PUBLIC RECORDS LAW PERTAINING TO PUBLIC CONTRACTS AND REQUESTS FOR
CONTRACTOR RECORDS PURSUANT TO CHAPTER 119, FLORIDA STATUTES**

Pursuant to Chapter 119, *Florida Statutes*, Contractor shall comply with the public records law by keeping and maintaining public records required by the City of Delray Beach in order to perform the service. Upon request from the City of Delray Beach' custodian of public records, contract shall provide the City of Delray Beach with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract. If the Contractor does not transfer the records to the City of Delray Beach. Contractor upon completion of the contract, shall transfer, at no cost, to the City of Delray Beach all public records in possession of the Contractor or keep and maintain public records required by the City of Delray Beach in order to perform the service. If the Contractor transfers all public records to the City of Delray Beach upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City of Delray Beach, upon request from the City of Delray Beach' custodian of public records, in a format that is compatible with the information technology systems of the City of Delray Beach.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT OFFICE OF THE CITY CLERK LOCATED AT 100 NW 1ST AVENUE, DELRAY BEACH, FLORIDA 33444, PHONE NUMBER (561) 243-7000, EMAIL ADDRESS: JOHNSONK@MYDELRAYBEACH.COM.

Acknowledged:

CORE Construction Services of Florida, LLC

Firm Name



Signature

Brent Elliott, Vice President

Name and Title (Print or Type)

June 20, 2024

Date

Attachments

8

City of Delray Beach
RFQ No. 2024-031

Project No. 16-102 / Pompey Park Recreation Center
CONSTRUCTION MANAGER AT RISK

DRUG-FREE WORKPLACE

CORE Construction Services of Florida, LLC is a drug-free workplace and has
(Company Name)
a substance abuse policy in accordance with and pursuant to Section 440.102, *Florida Statutes*.

Acknowledged by:

CORE Construction

Firm Name



Signature

Brent Elliott, Vice President

Name and Title (Print or Type)

June 20, 2024

Date

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Attachments

8

City of Delray Beach

RFQ No. 2024-031

Project No. 16-102 / Pompey Park Recreation Center
CONSTRUCTION MANAGER AT RISK

NON-COLLUSION AFFIDAVIT

STATE OF Florida
COUNTY OF Manatee

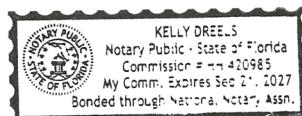
Before me, the undersigned authority, personally appeared Brent Elliott, who, after being by me first duly sworn, deposes and says of his/her personal knowledge that:

- a. He/She is Vice President of CORE Construction Services of Florida, LLC, the Proposer that has submitted a Proposal to perform work for the following:
Pompey Park Recreation Center
RFQ No.: 2024-031 Title: CONSTRUCTION MANAGER AT RISK
- b. He/She is fully informed respecting the preparation and contents of the attached Request for Qualifications, and of all pertinent circumstances respecting such solicitation.
Such Proposal is genuine and is not a collusive or sham Proposal.
- c. Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Proposer, firm, or person to submit a collusive or sham Proposal in connection with the solicitation and contract for which the attached Proposal has been submitted or to refrain from proposing in connection with such solicitation and contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm, or person to fix the price or prices in the attached Proposal or any other Proposer, or to fix any overhead, profit, or cost element of the Proposal price or the Proposal price of any other Proposer, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City or any person interested in the proposed contract.
- d. The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Brent Elliott
Signature

Subscribed and sworn to (or affirmed) before me this 20th day of June 2024 by
BRENT R. ELLIOTT, who is personally known to me or who has produced
as identification.

SEAL



Notary Signature *Kelly Dreeks*

Notary Name: *Kelly Dreeks*

Notary Public (State): FLORIDA

My Commission No: HH 420985

Expires on: 9-21-2027



City of Delray Beach
RFQ No. 2024-031

Project No. 16-102 / Pompey Park Recreation Center
CONSTRUCTION MANAGER AT RISK

TRUTH – IN – NEGOTIATION CERTIFICATE

The undersigned warrants (i) that it has not employed or retained any company or person, other than bona fide employees working solely for the undersigned, to solicit or secure the Agreement and (ii) that it has not paid or agreed to pay any person, company, corporation, individual, or firm other than its bona fide employees working solely for the undersigned or agreed to pay any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from the award or making of the Agreement.

The undersigned certifies that the wage rates and other factual unit costs used to determine the compensation provided for in the Agreement are accurate, complete, and current as of the date of the Agreement.

Name: Brent Elliott

Title: Vice President

Date: June 20, 2024

Signature: 

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City of Delray Beach
RFQ No. 2024-031

Project No. 16-102 / Pompey Park Recreation Center
CONSTRUCTION MANAGER AT RISK

SCRUTINIZED COMPANY CERTIFICATION

This certification is required pursuant to Florida State Statute Section 287.135.

As of July 1, 2011, a company that, at the time of bidding or submitting a proposal for a new contract or renewal of an existing contract, is on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List is ineligible for, and may not bid on, submit a proposal for, or enter into or renew a contract with an agency or local governmental entity for goods or services of \$1 million or more.

Companies must complete and return this form with its response.

Company: CORE Construction Services of Florida, LLC FID or EIN No.: 26-2821711

Address: 1641 Worthington Road, #405

City: West Palm Beach State: FL Zip: 33409

I, Brent Elliott, as a representative of CORE Construction Services of Florida, LLC certify and affirm that this company is not on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.


Signature Vice President
Title

Brent Elliott June 20, 2024
Date
Printed Name

City of Delray Beach
RFQ No. 2024-031

Project No. 16-102 / Pompey Park Recreation Center
CONSTRUCTION MANAGER AT RISK

CONDITIONS OF PURCHASE

- ACCEPTANCE:** This order is for the purchase of goods and/or services (herein referred to as "the Articles" described on the front side herein). The Buyer's offer to the Seller and the Seller's acknowledgment to the Buyer shall constitute Seller's acceptance of such order including all of the terms and conditions herein set out. In the absence of such acknowledgement, commencement of delivery of the Articles and/or services and acceptance of such deliveries by Buyer shall constitute a firm contract on the terms and conditions hereof. This order is subject to the following terms and conditions and no others unless there is a signed agreement between the parties providing otherwise. In the event of a conflict, Buyer's terms and conditions prevail.
- WARRANTY-PRODUCT:** The Seller expressly warrants that the Articles shall be merchantable within the meaning of Articles 2-314 (2) of the Uniform Commercial Code as provided by Florida Law and in effect on the date of this order. In addition to all warranties which may be prescribed by law the Articles shall conform to specifications, drawing, and description and shall be free from defects in materials and workmanship. Seller also warrants that the extent the Articles are not manufactured pursuant to detailed designs furnished by Buyer, that they will be free from defects in design. Such warranties, including warranties prescribed by law shall run to Buyer, its successor, assigns, and customers, and to users of the Articles for a period of one (1) year after delivery unless otherwise stated.
- INDEMNITY AND INSURANCE:** (a) Seller shall defend, indemnify and hold Buyer, its employees, its customers and users of the purchased Articles, harmless from any property damage, personal injuries, or death arising out of Seller's (or its subcontractor's) work or performance hereunder and shall procure and maintain liability insurance, including contractual liability coverage, with minimum limits of \$300,000 combined single limits to be effective during period of warranty with such higher limits as Buyer shall reasonably request of Seller. Seller shall on or before delivery of the Articles purchased hereunder, furnish to Buyer a Certificate of Insurance evidencing the foregoing coverage and limits. (b) Seller shall defend, indemnify and hold Buyer harmless from the assessments by any third party of any liquidated damages or proven actual damages arising out of the failure of Seller to timely deliver the Articles purchased hereunder. (c) Seller shall defend, indemnify and hold harmless Buyer, its officers, directors, agents and employees from and against any and all damages, charges, losses, (including the cost of any Articles lost by libel, condemnation, or voluntary recall) actions, and proceedings brought by the United States of America, or any State government or any agency or instrumentality thereof against Buyer, its officers, directors, agents and/or employees or assigns on such Articles by reason of any claim or findings by and said public authority that any such Articles are not as herein guaranteed.
- TERMINATION:** (a) Buyer may terminate this order, in whole or in part without liability to Buyer, if deliveries are not made at the time and in the quantities specified or in the event of a breach or failure of any of the other terms or conditions hereof. (b) Buyer may terminate this order in whole or in part, at any time for its convenience, by noticing to Seller in writing. On receipt by Seller of such notice, Seller shall, and to the extent specified therein, stop work hereunder and stop the placement of subcontractors, terminate work under subcontracts outstanding hereunder, and take any necessary action to protect property in Seller's possession in which Buyer has or may acquire an interest. Any termination claim **must** be submitted to Buyer within sixty (60) days after the effective date of the termination. (c) Any termination by Buyer, whether for default or otherwise, shall be without prejudice to any claims for damages or other rights of Buyer against Seller. (d) Buyer shall have the right to audit all elements of any termination claim and Seller shall make available to Buyer on request all books, records, and papers relating thereto.
- COMPLIANCE WITH LAWS:** Seller guarantees to Buyer that the Articles comply with all federal, state, and local laws, regulations, declarations, interpretations, and orders issued thereunder.



City of Delray Beach
RFQ No. 2024-031

Project No. 16-102 / Pompey Park Recreation Center
CONSTRUCTION MANAGER AT RISK

6. **CONTROLLING LAW:** This order and the performance of the parties hereunder shall be controlled and governed by the law of the State of Florida, and the venue shall be in Palm Beach County, Florida.
7. **GENERAL:** All warranties shall be construed as conditions as well as warranties. No waiver of a breach or any provision of this order shall constitute a waiver of any other breach or provision. No modification or change in, or departure from, or waiver of the provisions of this order shall be valid or binding unless approved by Buyer in writing. This order shall constitute the entire agreement between the parties. The Seller expressly agreed that any terms or conditions contained on any form or agreement other than this agreement, unless specifically agreed to otherwise by Seller and Buyer, which are not in full accord with the above stated agreement and its terms, shall be null and void.
8. **ALLOCATION OF RISK:** This risk for any damage to or destruction of the goods shall be borne by the Seller at all times until delivery to the control of the Buyer, which shall be the point at which the Buyer actually receives the goods for use and has accepted such.
9. **COURSE OF PERFORMANCE:** The fact that a party may accept or acquiesce in a course of performance under this agreement does not affect the meaning of this agreement even though the accepting/acquiescing party knows of the nature of the performance and has an opportunity to object to it. (With respect to this course of performance provision, any time an individual attempts to perform under the contract in a manner which is not in accord with the terms of the contract, the City **must** promptly object to the manner of performance.)
10. **PAST PRACTICES:** The previous customs and practices of the parties hereto shall not be deemed a waiver or modification of the terms hereof.
11. **REPAIRS - NON ACCEPTANCE:** If any of the goods are delivered in a defective or non-working condition, efforts of the Buyer to correct such defect shall not constitute an acceptance where commercially reasonable in extent and cost, so that the Buyer may still reject the goods where the attempt to repair has proved unsuccessful.
12. **PLACE OF DELIVERY:** The goods shall be delivered to the City of Delray Beach, Florida, at address as stated on front.
13. **INSPECTION GOODS:** The Buyer shall have the right to inspect all goods before accepting delivery or making payment therefore. If rejected, the goods will be returned at Seller's risk, and all handling and transportation expenses, both ways, will be borne by and assumed by Seller. When material has been rejected by Buyer and returned for replacement it is essential that Seller receive new shipping instructions from Buyer before making the replacement. Inspection and approval for acceptance shall be made by the appropriate user department. The expense of inspection shall be borne by the Buyer except as to goods which are properly rejected as non-conforming. Inspection shall be made within fourteen (14) calendar days of the delivery of goods.
14. **NOTICE OF DEFECTS:** It is expressly agreed that all claims for alleged damages or defective goods, shortage, or other cause shall be deemed waived unless made in writing and sent by Buyer within twenty (20) calendar days after Buyer learns of the alleged defect, damage, shortage, or other cause giving rise to the claim, provided, however, that any defects incapable of discovery shall not be deemed waived by the provisions herein, and, provided further, that this provision shall not be deemed a waiver of any warranties set forth herein or in any modification to this agreement.
15. **FITNESS FOR PARTICULAR PURPOSE:** Buyer makes no warranties except as set forth herein, provided, however, that notwithstanding any other provisions to the contrary herein, Buyer may have sought the expertise of Seller with respect to the fitness for a particular purpose of the subject goods and in purchasing said goods, may have relied upon the representations of Seller as an expert with respect to the use of such goods. In that event, Seller hereby agrees that any document exhibiting a request by Buyer for goods for a particular purpose, a reliance by Buyer upon the expertise of Seller with respect to the use of the goods, or any other similar such request or reliance shall constitute a modification to the terms of this agreement which shall effect a warranty of fitness for a particular purpose.



City of Delray Beach
RFQ No. 2024-031

Project No. 16-102 / Pompey Park Recreation Center
CONSTRUCTION MANAGER AT RISK

16. **CONSEQUENTIAL DAMAGE:** Seller acknowledges that Buyer has informed him that the goods are to be used by Buyer and that failure of Seller to fulfill the terms of this contract may result in consequential damages to Buyer because of the intended use to be made of the goods to the Buyer.
17. **TAX EXEMPTION:** The City of Delray Beach is exempt from Federal Excise Taxes. Where tax applies invoice **must** show gross, price, amount of tax, net price. Exemption certificate will be signed upon request.

Name: Brent Elliott

Title: Vice President

Date: June 20, 2024

Signature: 

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C. SPENCER
POMPEY PARK