City of North Port

P3 for Police Department Headquarters, Wastewater Facility Expansion & Renovation, and Solid Waste Transfer Station

FLORIDA DEVELOPMENT SOLUTIONS

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To: Ms. Bellia

From: Florida Development Solutions (FDS)

RE: Unsolicited Proposal to Deliver the City of North Port Police Department Headquarters; Wastewater Facility Expansion & Renovation; Solid Waste Transfer Station

Dear Ms. Bellia,

On behalf of Florida Development Solutions, LLC (FDS), thank you for the opportunity to submit this conceptual unsolicited proposal to the City of North Port in accordance with Florida's Public-Private Partnership (P3) statute, F.S. 255.065, and consistent with the City's Charter provisions governing P3 delivery. We are pleased to present a tailored and flexible approach to the design, construction, and financing of the three critical infrastructure projects recently approved by City referendum:

- **New Police Department Headquarters**
- **Solid Waste Transfer Station**
- **Water/Wastewater Improvements and Replacements**

This proposal outlines an alternative delivery method that allows the City to advance any or all of these projects efficiently and cost-effectively, with the added flexibility of selecting from two proven financing structures—a 501(c)(3) lease-back or a Certificate of Participation (COP). A side-by-side comparison of these options is included in the pages that follow for your consideration.

You will also find a summary of our strategic team assembly for each of the three projects, each tailored based on our understanding of the current stage of development:

For the Police Department Headquarters, where design and contractor selection has already occurred through a competitive process, we are proposing a full Design-Build approach, integrating the previously selected architect and construction manager as part of our formal team under this P3 structure. This ensures continuity, avoids duplication, and allows for an immediate and efficient transition into the delivery phase.

For the Solid Waste Transfer Station and Water/Wastewater Improvement projects, we understand that design work is already well underway and nearing completion. In these cases, we have intentionally left the designers on the Owner's side to preserve project momentum. Our role would be focused on design-assist and coordination, ensuring seamless integration with construction and financing activities under the P3 delivery.

Of course, all team lineups and delivery roles can be further refined and finalized once the City makes a formal determination to move forward with a specific project or financing structure.

Throughout this process, FDS remains committed to transparency, value, and public accountability. With over 99 years of combined experience in delivering public-sector projects across Florida, our team brings the technical capability, financial strength, and local insight needed to execute each project with excellence. Our goal is to serve as a trusted partner to the City—delivering community-enhancing facilities that are functional, durable, and fiscally responsible.

We appreciate your thoughtful consideration of this proposal and look forward to the opportunity to further discuss how this model can help bring these important voter-approved initiatives to life.

Sincerely,

Tom Iarossi

Executive Director

Florida Development Solutions, LLC

FLORIDA DEVELOPMENT SOLUTIONS

GENERAL QUALIFICATIONS & BENEFITS OF P3 APPROACH

GENERAL QUALIFICATIONS & BENEFITS OF P3 APPROACH

FLORIDA DEVELOPMENT SOLUTIONS

APPROACH TO PROJECT DELIVERY

Florida Development Solutions, LLC (FDS) brings a development-driven, City-aligned approach to delivering the three public infrastructure projects envisioned by the City of North Port. As a potential Public-Private Partnership (P3) development partner, we have made it our priority to fully understand not only the scope of each proposed project but also the context and team dynamics that the City has already established.

RESPECTING YOUR PROCESS AND PARTNERS

FDS recognizes that the City of North Port has already undertaken a thoughtful and diligent process to select design and construction professionals for each of the three identified projects. We have conducted outreach and met directly with these chosen teams. As a result, we fully support the City's judgment and can confidently confirm that our development approach is built around utilizing and collaborating with the same design and construction partners that the City has previously identified as most qualified for each specific initiative.

Rather than disrupt or duplicate efforts, our role is to enhance and streamline--bringing value through expert coordination, supervision, and flexible project financing. We see our role not as a replacement but as a complement to the design and construction teams the City has already entrusted with these projects.

SEAMLESS PROJECT MANAGEMENT

Our development approach emphasizes a headache-free experience for the City. We start by aligning with the City's procurements procedures, governance frameworks, and preferred workflows. We then assume responsibility for integrating development-specific procedures such as financing strategy, delivery schedule oversight, and supervision of design-build performance. This allows City staff and stakeholders to focus on project vision and outcomes--while we manage the complexity.

From initial planning to final delivery, our development leadership ensures that each project:

- Proceeds with minimal disruption to municipal operations.
- Respects and leverages existing relationships and decisions made by the City.
- Maintains transparency in both cost and scope control.
- Adheres to an efficient and achievable schedule.
- Provides tailored financial strategies that are flexible to the City's short- and long-term needs.

GENERAL QUALIFICATIONS & BENEFITS OF P3 APPROACH

COLLABORATIVE DISCOVERY AND PLANNING

Upon engagement, we will begin each project with a discovery phase involving key City stakeholders and the established A/E and construction teams. This collaboration will:

- Identify updated program requirements and technical needs.
- Evaluate site constraints and opportunities.
- Confirm future growth projections and operational workflows.
- Create reliable cost models and identify value engineering opportunities.

DEVELOPMENT OVERSIGHT AND RISK MANAGEMENT

Our role throughout the design and construction process includes:

- Establishing project-wide communication protocols and decision-making hierarchies;
- Monitoring design to ensure compliance with programmatic needs and fiscal targets;
- Facilitating design charrettes and end-user interviews to ensure stakeholder buy-in;
- Supervising procurements, permitting, and third-party coordination to avoid schedule delays;
- Providing full lifecycle cost analysis and sustainability alignment; and
- Maintaining rigorous documentation, reporting, and quality control.

We track every activity with proven tools—meeting logs, design task lists, risk registers, milestone schedules, and coordinated BIM execution plans—all in collaboration with the City's project manager.

FINANCING SOLUTIONS TAILORED TO NORTH PORT

FDS brings seasoned municipal finance partners to the table who understand Florida statutes and P3 mechanisms. Upon establishing cost parameters, we will work hand-in-hand with the City's financial team to explore flexible financing structures that may include:

- Developer-funded models with leaseback, Certificate of Participation Financing or availability payments
- Tax-exempt lease-purchase structures
- Hybrid financing that leverages grants or other subsidies
- Debt structures and preserve municipal credit and cash flow.

Each financial package is presented transparently, with side-by-side comparisons so City leadership can make informed decisions that align with fiscal goals and infrastructure projects.

COMMITTED THROUGH CLOSEOUT AND BEYOND

Our commitment extends beyond ribbon-cutting. FDS leads a comprehensive project closeout process that includes punch list resolution, building system training, commissioning oversight, and full transition support. We ensure every operational detail is addressed—whether it's public safety facility systems, redundant utilities, or specialized equipment—so the City of North Port can take full ownership with confidence.

At every step, our approach remains consistent: we honor the City's prior decisions. We respect the teams you've already trusted. And we bring added value by managing complexity, coordinating delivery, and offering creative, responsible financing.

The City of North Port is growing rapidly. These projects are vital to that growth. FDS is ready to support the City with a development partnership that is respectful, strategic, and built to deliver.

GENERAL QUALIFICATIONS & BENEFITS OF P3 APPROACH

EXECUTIVE SUMMARY

There are many benefits to partnering with Florida Development Solutions (FDS) on this project. FDS has the expertise in using the P3 delivery process. FDS has specific technical expertise in the areas needed to have a successful outcome with the various public entity projects named throughout the package submission for the City of North Port. We have put together a team that is trusted and known to the City of North Port. Our record of on-time and on-budget project delivery helps us to rise above our competition.

PROJECT DISCOVERY

FDS has reviewed the needs associated with the City's various public safety and utility project initiatives. Once selected, we will meet with staff to gain the final updates and specific details of the projects. During this phase, we will consider all project site benefits and challenges.

Each of our expertly selected design and construction teams will be involved in these early meetings with the city staff to explore the expertise of both public and private partners. This collaborative team will bring their training and experience to these discovery phase meetings to vet all challenges and determine a plan of action at this early stage.

To provide the city an accurate estimate, we must do the upfront work (at our risk) to determine the makeup of the site, land on the correct design with no change orders, and determine the correct materials, specialty equipment, and finishes. Once this is completed, we will have a better understanding as to which flexible finance package the city may want to consider.

There are many components that go into the design, construction and finish of this type of structure. It is vital to allocate room for future growth and consider current and future technology and how it will integrate with space needs and employee efficiencies. This is detailed further in this proposal. Throughout the proposed facilities our focus will be on the current needs and future expansion. The City of North Port is one of the fastest growing cities in Florida, and with that comes a greater need for future infrastructure planning.

At completion of the Project Discovery, the FDS team will work with the city to review the project details and incorporate any changes that may be needed. It is important at this stage to take the time and get the plan right on the front end and avoid any costly delays. We will then finalize project costs and give the city a Not to Exceed/Stipulated Sum.

FINANCING

Once a final estimate has been established FDS will work with the City Finance team to determine which finance option may work best for the delivery of each project proposal. We work with government finance experts who deliver tailored finance options based on the City's financial scope of needs.

CONSTRUCTION

Once the contract documents and financing are finalized, we move into the construction phase of the project. This is another area where the FDS team excels. Our unique qualifications and local knowledge help remain further ahead of our competitors. The FDS team will perform the site improvements and construct the various facilities presented.

The FDS team's excellent past performance on many other projects helps to assure each and every project will be completed on time and on budget.

POST-CONSTRUCTION CLOSE-OUT

The post construction close-out is often one of the most overlooked areas in the project. FDS does not consider the project completed until all punch lists are completed and more importantly, we have educated our client on every operational aspect of the given project facility.

GENERAL QUALIFICATIONS & BENEFITS OF P3 APPROACH

Our design team will begin each of our projects with a Synergetic Design Process that incorporates input for all project stake holders to make sure your vision is met.

Prior to the start of the project, “we do our homework before showing up on site”. This includes the review of existing documentation of which we are aware and the request of additional information which may be crucial to the project. Questionnaires are developed and distributed in a hierarchy (each questionnaire will target the level of information desired). An overview of long-term issues, objectives from upper-level staff and other agency needs, as well as the detailed input of specialists for various components of the project, are considered. With this approach, our design team assists in defining the overall goals for the project and establishing a context for input from mid-level management and end-users, as well as other members of the City and consultant project team.

Tours of similar facilities have proven to be beneficial. Much can be learned regarding the needs and desires of a staff while touring recently completed facilities and dialogging with peers. While we realize there are a number of issues in common for public works & utilities facilities, we also recognize that each municipality and its facility needs are unique and that the most appropriate solution for one municipality expertise for your new project.

PROJECT KICK OFF

An initial project meeting will be held and we believe its important for all stakeholders. It will also be important for a core group of users to be established as the decision makers. This ensures that our team works as a partner and establishes a process allowing decisions to be made during critical meetings keeping the project on schedule. This initial meeting covers topics such as project management, lines of communication (and other resources access), project milestones schedule, key staff availability for interviews/meetings, review of the work plan, and identification of key issues and goals of the project team representatives. Deliverables are defined in the project work plan and formalized with client input. This work plan and associated project schedule are used to guide the process and gauge progress. It will also establish appropriate milestones and important presentations to other stakeholders and decision makers.

The work plan is important to both the client and the consultant team as a communication and accountability tool to aid in keeping the project on track. With numerous project participants and stakeholders, it is paramount to keep all parties informed and assure understanding along the way. Meetings will be established on the basis of the entire team’s availability but usually occur weekly or bi-weekly throughout the design validation process.

In addition, we have included some strategic partners to guarantee that your project’s visions are met in a cost effective manner and within an expedited timeline. Our proposed team including our civil engineers, environmental engineers, geotechnical engineers, structural engineers, MEP & Fire engineers have been working together for years.

Establishing a clear communication plan will help organize the flow of information between the FDS team and the project stakeholders. Our team will track all project activity using thorough organizational tactics and tools such as: sign in sheets,

GENERAL QUALIFICATIONS & BENEFITS OF P3 APPROACH

meeting minutes, action items list, BIM execution plan, design items task list, schedules, field reports & punch lists. A general map of the design steps for your projects includes:

1. Programming. Following the kickoff meeting seminars are held to provide a context for the requirements of the new facility and subsequent staff interviews gaining in-depth knowledge of the project. The given Architecture or Engineering team will use a series of presentations and charrettes to communicate that the user groups support and direction are incorporated into the project.

The previously developed questionnaires will be used to assist in gathering important project planning details about the function of every aspect of the facility.

The success of any facility design begins with an understanding of the day-to-day operations and a well-defined needs assessment.

Our team utilizes three techniques to gather the data and information necessary to understand the facility operations and to develop a comprehensive needs assessment. The first step is to develop and distribute a questionnaire to selected facility staff. The questionnaire contains requests for empirical data required to understand operations.

Examples of information requested include:

- Hours of operation
- Staff count
- Types of shops required
- Types and quantities of materials stored
- Types and quantities of rolling stock

We feel it will be important to go through our process listed below to help better understand your operations and needs before finalizing a design for your new projects.

Our initial space needs analysis will provide square footage protections at multiple milestones such as 5, 10, and 20 years allowing the City to determine the appropriate sized facilities while determining an appropriate budget. This information will be assimilated into a draft space program document to be presented to staff.

Our synergetic design process focuses on the understanding of your day-to-day operations as this will inform and help to set up the basis for a design that enhances your operational efficiency and work-flow.

Our team will review and validate the program to confirm there are no desired client revisions through a series of interviews. Following the first round of interviews, we will present its preliminary findings. This provides the team with the opportunity to share with the City of North Port, the new ideas and concepts that have been generated thus far and will ultimately reveal

the direction of the project. The validation process also aids in the understanding of vital project information, leading to confident decision-making.

Additionally, the validation interviews allow the consultant team to make certain it has accurately heard the client and for both consultant and client to test the information developed. Once this process has been completed, the basis for initial and future space needs, demands on infrastructure, along with the operational requirements, and spatial adjacencies allow for reasonable project costing.

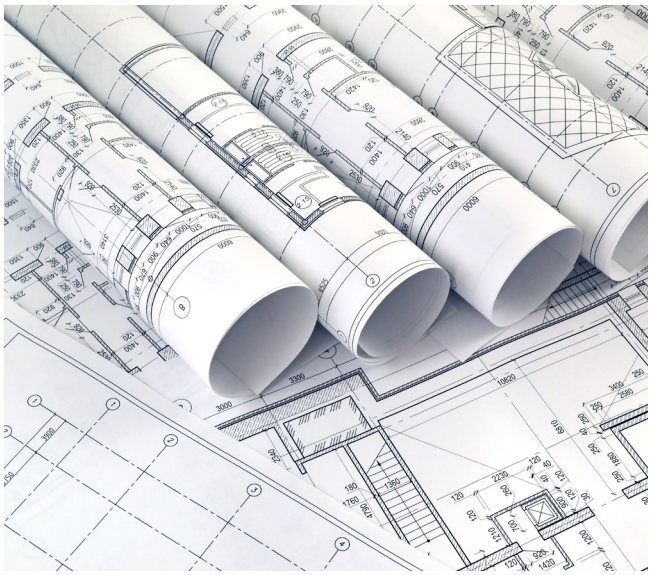
2. Design Development. When the design concept is finalized we will begin to develop a more detailed set of drawings and specifications. All building systems such as electrical, mechanical, fire and structural will be integrated into the drawings at this point. At this point we will also take the opportunity to meet with the aHj to collaborate on a courtesy review of the documents. This initial review will allow the AHJ to issue any major concerns early in the project so it can be addressed without affecting the budget or schedule later on. A given facility can operate 24-7 and will require materials that accommodate this. All materials selected must be cost effective, maintenance friendly and must last a long time. Our interior designer, will work with the City to utilize their extensive public safety, public works, municipal, administration and warehouse building experience to create an accurate environment for your new campus.

Our civil engineer will work closely with the design team to study all aspects of your site including environmental, utilities and permitting requirements. Early permitting applications and conversations will begin now to help expedite the site development process. Using this site information will assist in developing a master plan with secure and unsecured zones for public and private use. During this phase we now have enough technical information to begin visualizing your goals through 3-D imagery, sketches and models. This is a hands on collaborative process done through workshops and charrettes.

At the end of this phase we will have developed a master plan, floor plans and building imagery for approval by all necessary parties.

3. Construction Documents. Once we reach the construction document phase, the project design should be finalized and the design team is focused on the development of construction details and coordination with the specifications. Many times

GENERAL QUALIFICATIONS & BENEFITS OF P3 APPROACH



a 90% construction document set is submitted to allow the City a final opportunity to make any necessary changes. In the nature of a true P3 design build, our given GC for each project will at the same time perform an estimate verification to make sure the project is still on budget while maintaining your vision and overall goals.

FDS and team will remain involved with every aspect of the project throughout construction. While we have the capability for off-site electronic meetings, we feel meetings in person are more effective. We will attend construction meetings as necessary to appropriately complete the project. Our tasks during construction administration typically involve: shop drawing reviews, submittal reviews, RFI reviews, construction quality evaluation, site safety evaluation, payment application reviews, change order reviews and all required close out documents.

All communication on the given project will be directed through the City's Project Manager. We find that this single line of communication helps to keep the project organized and leaves little room for miscommunication.

COMPLIANCE WITH LOCAL CODES

As a locally based firm, we are very familiar with the applicable Florida Building Codes that serve as the cornerstone of our P3 design builds. Our local team brings to the table experience with local design preferences and City specific requirements including the City Fire Marshall, AHJ, Life Safety requirements and utilities. The extent of your project's permitting will depend on the specifics of the site (i.e. presence of protected species or vegetation, etc.) We will also utilize our experience from our hundreds of public entity, projects to develop a set of guidelines for developing a facility plan. As a utility facility planner, our sole focus is developing these facility types and we are intimately aware of the myriad of code and safety standards that ultimately influence a given facility's design and construction.

QUALITY CONTROL

We look at quality control through a lens of "assurance" to the City that the documents and product we deliver will be reliable and exceed your expectations. To do this we have developed a very detailed check list document for every project design phase. This checklist helps us to:

- Keep the project in budget
- Cost effective detailing
- Clear and precise specifications
- Consistent internal design team coordination meetings
- Early courtesy code reviews with AHJs
- Appropriate testing requirements within documents
- Utilize our long-standing knowledge of City standards
- Establish clear & early permitting schedule

PROJECT TEAM APPROACH

Florida Development Solutions (FDS) has undertaken a thorough review of the City's original Request for Proposals (RFP) for the new Police Department Headquarters, Water / Wastewater, and Solid Waste Transfer Station projects alike. This effort was focused on developing a strong understanding of the project's scope, strategic goals, and the ideal qualifications and experience the City is seeking in its project delivery team. With this insight, we are happy to report that FDS made a deliberate decision to partner with the very design and construction professionals previously selected through a competitive public process—in teaming with Schenkel Shultz as the design lead and Ajax Building Company as the contractor for the Police Department HQ, Ajax as the contractor for the Water/ Wastewater project as well with the option to include Stantec as the design professional upon approval, and Kokolakis as the contractor for the Solid Waste Transfer Station with the option to include GeoSyntec as the design professional upon approval for this project as well. This ensures continuity, preserves the integrity of the prior procurement effort, and maximizes the community benefit through a team that has already proven its alignment with the City's goals. For the purpose of the following approach section, FDS will be utilizing the full design build methodology currently being applied to new Police Department Headquarters project as an example of our overall system of approach as a means of qualifying our group for what will ultimately be applied to all three projects if selected.

The trio of —FDS, Schenkel Shultz, and Ajax—brings to the table over $2 billion in public safety facility experience within the State of Florida alone, including specialized expertise in high-tech environments, emergency response centers, and complex municipal operations. With our design-build-integrated approach, we are committed to working closely with all stakeholders to translate the City's vision into a cutting-edge, resilient facility that not only supports present-day police operations but is adaptable for future needs, including advanced training and technology integration.

DELIVERY STRATEGY

Our proposal transitions the City's current effort into a fully integrated Design-Build model that alleviates administrative burden and accelerates progress toward construction. FDS will oversee and unify all aspects of the project—Development, Financing, Design, Preconstruction, Construction, and Closeout—under a single, transparent delivery structure. This approach enables real-time collaboration, streamlines communication, and ensures that every element, from permitting to final punch list, is thoughtfully coordinated with the City's objectives in mind.

Our goal is to serve not just as a design-builder, but as a trusted advisor and partner to the City of North Port. Our fiduciary responsibility to taxpayers is front and center in everything we do—from early-phase estimating and value engineering to long-term operational cost planning. We pride ourselves on being a team that works for you, and with you, at every stage of the process.

LEADERSHIP & OPERATIONS MANAGEMENT

Each of our major projects is led by a dedicated Operations Manager. For this engagement, Jordan Wise of Ajax will serve as the primary point of contact in managing day-to-day execution and coordination of the finalized design from groundbreaking through warranty. Jordan will work closely with Tom Iarossi of FDS, who will lead Preconstruction and Risk/Safety oversight to ensure cross-discipline consistency and alignment with City goals.

EARLY-STAGE COMMUNICATION & STAKEHOLDER INTEGRATION

To kick off the engagement, our team will host a formal Partnering & Integration Workshop, bringing together City leadership, key staff, our design team and consultants, and any additional stakeholders.

This initial meeting is essential to foster shared understanding, set expectations, and align the group under a collaborative delivery culture. It's also the foundation for proactive communication protocols that will persist throughout the project's lifecycle. While we recognize that the design is already underway, it will still be important to reinforce these aspects under the new arrangement and make sure all stakeholders are on the same page moving forward with revised milestones, schedules, and deliverables expected.

PROJECT TEAM APPROACH

COST CONTROL & ESTIMATING

As your turnkey Design-Build partner, cost control is integral to our process from Day One. Our methodology includes a rigorous budget validation and estimating process at every design milestone. These include:

- Conceptual Estimate: Created early to validate the feasibility of the project within the defined budget using a Target Value Design (TVD) approach.
- Systems Cost Analysis: Comparative evaluation of building systems (e.g., HVAC types, structural systems) for both first cost and long-term implications.
- Life Cycle Cost Analysis: Long-term performance modeling to help the City make informed choices balancing up-front investment and operational efficiency.
- Detailed Estimate: A comprehensive line-item analysis using current market pricing, local supplier input, and accurate quantity take-offs.
- Final Estimate: The product of our estimating, value engineering, and competitive bidding efforts, aligning design intent with financial reality.

Our team has a strong track record of delivering projects on or below budget, driven by early planning, transparent reporting, and strong value engineering discipline. Nothing in this regard changes now under the P3 arrangement. The City will establish the budget for the project based on the final financial terms, and it will then be the our team's assignment to deliver a project that meets the full program intent within that budget and as approved by the City prior to commencement.

SCHEDULING & MILESTONE MANAGEMENT

The key to maintaining a design schedule and owner's vision is the open line of communication and the creation of realistic milestones that identify all critical path activities and decisions required.

Our team is familiar with City of North Port's facilities review process, the permitting process, bidding and VE processes. The key to making sure your new facility is designed and permitted within an expedited schedule will be utilizing both of our Civil Engineers on the team, establishing early communication with all permitting agencies, early site & permitting construction document packages and a consistent schedule with established bi-monthly design meetings.

Another successful strategy that will help to expedite your project is relying on the unparalleled knowledge our team offers of utility related facilities.

During the early phases of the project building systems, materials and the building's exterior account for 70% of the total construction cost of a project. In most instances, this can be even more true for these types of facilities since they are heavy laden with complex systems & operations. Understanding the details and intricacies of these systems becomes incredibly important in developing cost effective designs.

During our project kick-off meeting, we will sit down with the entire team and City to create a "master schedule" for the project. This schedule will start from NTP and run through construction completion. All milestones, critical dates, reviews, permitting, vacations, holidays and anything having an effect on the project will be documented. Most scheduling challenges are centered around collaboration of multiple agencies that are the end users for the new facility. This can be addressed with smaller, more focused meetings with each agency and a lot of communication.

Timely delivery is critical. We use collaborative schedule development, where input is gathered from all project partners—City representatives, the design team, subcontractors, and suppliers. Our scheduling system is managed through Primavera P6, which allows for:

- Full cost loading and resource forecasting
- Critical path management and milestone tracking
- Dynamic schedule updating and reporting

This software allows real-time decision-making, schedule impact analysis, and communication with stakeholders—key to staying on track.

PROJECT TEAM APPROACH

CRITICAL CONSIDERATIONS/ESSENTIAL FACILITIES

With extensive experience with similar facilities, our team understands the importance and critical use nature of public safety facilities, due to their fundamental mission to support the community during events or deteriorated service conditions.

The Team's approach is based on a comprehensive evaluation of anticipated needs including: enhanced structural capacity, emergency or redundant power supply, redundant communication and data distribution, back up HVaC, as well as potable water and sanitary conveyance to support the facility occupants for extended periods.

Our team has also been successful in securing grants (FE-MA/AARA) including state and federal sources to subsidize enhanced protection or Communication Center functions. In addition, our team's experience includes protection of facilities' from potential terrorist activities including application of FEMA 426 – Reference Manual to Mitigate Potential Terrorist Attacks.

This standard addresses critical design features including:

1. Vulnerability Checklist assessment
2. Security systems
3. Standoff distances for blast protection including adherence to UFC-4-010-02 DoD Minimum anti-Terrorism Standoff Distances
4. CPTED – Crime Prev. Through Environmental Design
5. HVAC design considerations, including integration of Centers for Disease Control (CDC) and Prevention, NIOSH
    a. Elevation of fresh air intakes
    b. Isolate HVAC zones
    c. HVAC system quick shutoff features
    d. Ducted air returns
6. Electrical design considerations including:
    a. Separate and isolated emergency and normal electrical panels and conduits
    b. Secure emergency generators and fuel storage
    c. Accommodations for back-up generator connection and manual transfer switch
    d. Coordination of site lighting for CCTV
    e. Illumination of building access points
7. Fire Protection features include:
    a. Protection from single point of failure
    b. Separate dual pump arrangement (electric and diesel)
8. Communication systems to include:
    a. Redundant communication systems
    b. Separate conduit for communication and alarm systems
    c. Mass notification system
    d. Telecommunications equipment – Space must be allocated for communications and information processing equipment.

VALUE ENGINEERING

Our structured value engineering process typically yields 2–7% in savings, with some projects achieving up to 15%. We will:

- Generate a robust list of cost-reduction opportunities (often 50+ ideas).
- Evaluate each for feasibility, cost/benefit impact, durability, and constructability.
- Vet recommendations collaboratively with the City team to finalize selections that preserve program quality while maximizing value.

PROJECT TEAM APPROACH

CONSTRUCTION COST CONTROLS

During construction, we maintain strict financial discipline via:

- Subcontractor bid controls
- Monthly cost reports and forecast updates
- Transparent change order reviews
- Tight contingency management

SUBCONTRACTOR & VENDOR STRATEGY

Our subcontractor management plan includes:

- Prequalification of at least three firms per trade based on experience, safety, financial health, and past performance.
- Specific outreach to WMBE and local firms to ensure broad and inclusive participation.
- Bid package coordination and Pre-Bid Conferences to clarify scope, site conditions, safety expectations, and schedule alignment.
- A Pre-Award Meeting to verify accuracy and completeness before final contract execution.

Key specialty vendors with proven public safety experience include:

- Patterson Pope – Evidence & weapons lockers
- Arrowhead – Forensic processing and lab systems
- Genetec & Stanley – Access controls and surveillance
- AVI-SPL – Audiovisual systems
- Motorola Solutions – Radio systems
- Nichols Life Safety – Bi-Directional Amplifier (BDA) systems
- All-Digital – Cellular boosting solutions
- Kohler, Cummins, Caterpillar – Emergency power generation

TECHNOLOGY INTEGRATION

We employ leading-edge project and cost management platforms:

- CMiC – Enterprise-level financial and project controls
- Procore – Cloud-based collaboration hub for RFIs, submittals, drawings, inspections, meeting logs, and daily reports

These platforms ensure every team member, from the City to the subcontractors, works from the same live information—boosting transparency, accountability, and efficiency.

BUILDING INFORMATION MODELING (BIM)

Our entire team utilizes BIM software in the development of our design, construction documents and specifications. We will establish a BIM execution plan with the City, at the start of the project to ensure the City and our construction team are all on the same page on the level of detailed construction documents that will be prepared. The type of drawings prepared utilizing BIM are superior in that they are more coordinated, thorough, efficient, contain more information and generally help to save schedule time since drawings can be completed and coordinated faster. This model can be issued to the contractor at every project milestone helping to increase project productivity and accuracy. During construction, the model can be used for “clash detection” eliminating in the field unforeseen errors which decreases change orders and save tax payer dollars. Other technology that helps us produce efficient, accurate & detailed documents is: I-phones, I-pads, portable laptops, Revit (BIM), AutoCad, Sketchup, project meetings, on occasion it may be necessary to utilize other web-based communication platforms such as Microsoft Teams. For project reviews and coordination, we will issue a team wide invite to a Bluebeam review session allowing efficient, accurate & real time reviews of the construction documents.

Our knowledge and technical abilities will allow the project to be developed at an increased pace while still maintaining accuracy, quality and the City’s vision.

PROJECT TEAM APPROACH

We employ BIM/VDC across all phases of design and construction. Benefits include:

- Clash detection and coordination
- Construction sequencing and logistics planning
- Design visualization and constructability reviews
- Quantity take-offs and prefabrication planning
- As-built documentation and future renovation support

Primary tools include: Revit, Navisworks, BIM 360, Civil 3D, and Lumion.

SAFETY PLANNING & TRAINING

Before any operation begins, our team conducts Pre-Task Planning to review hazards, required equipment, and safety protocols. All new workers undergo Safety Orientation and receive specialized training as required. Site-specific safety plans will also consider adjacent occupied spaces and community interface.

ELECTRONIC AS-BUILTS

As part of closeout, FDS provides Photo Electronic As-Builts—linked to floorplans and ceiling plans—to allow easy future reference to concealed systems. Delivered via USB and PDF, these records are invaluable for long-term facility management.

LOCAL COMMITMENT & TEAM PRESENCE

The project will be managed locally from Ajax's Sarasota County office (425 Commercial Ct, Suite J,

Venice, FL 34292). Tom Iarossi – FDS will oversee the project in its entirety while Jordan Wise - Ajax will be the design-build day-to-day point of contact for detailed operational efforts covering design coordination, on-site operations from preconstruction through warranty, with additional support available remotely or in-person as needed.

City of Clearwater District 3 Ops Building

RELEVANT PROJECT EXPERIENCE

Another benefit of our team is not only the relevant experience with building recent Police Department

Headquarters within the state of Florida, but also their internal experience with one another in doing so.

Our proposed operations staff has deep, relevant experience on complex public safety projects, including:

- City of St. Petersburg Police Department Headquarters
- City of Clearwater District 3 Operations & Training Center
- City of Tallahassee Police Headquarters

This familiarity with similar operational, security, and training needs ensures a head start in planning, execution and ultimately allows us to hit the ground running on day one with no learning curve.

At every step, FDS, Schenkel Shultz, and Ajax remain aligned around one mission: delivering a Police Headquarters that embodies excellence in design, execution, and long-term value. Through a proven, unified P3 / Design-Build-Finance model and the leadership of professionals who've done this work before, we are prepared to deliver a facility that serves the City of North Port for decades to come.


City of St. Petersburg Police Department Headquarters

GENERAL QUALIFICATIONS - COMPANY BIOS

Florida Development Solutions, LLC

Florida Development Solutions, LLC is a premier development firm specializing in public-private partnership (PPP) development, consulting, and construction opportunities. Our mission is to provide innovative and alternative delivery solutions tailored to meet the diverse needs of our clients across the state of Florida. In doing so, we deliver exceptional value by implementing our knowledge and expertise to bridge the gap between the public and private sectors, ensuring successful project outcomes for our clientele.

Schenkel Shultz Architecture

Recognized for their work and contributions in planning and design for public safety, aviation, and education, Schenkel Shultz has extensive experience designing public safety facilities such as the North Port Police Department Headquarters and the North Port Emergency Operations Center. Additionally, Schenkel Shultz has completed numerous public safety projects on the west coast including the Charlotte County Sheriff's District 4 Headquarters, Training Facility and K9 Unit projects. ***Schenkel Shultz is the selected architect on the Police Department Headquarters.***

Ajax

With over $1.4 billion in Public Safety experiences, Ajax is the leader in CMAR services for police stations, forensic labs, evidence storage, and training spaces within hurricane-hardened buildings. Ajax has been the CMAR on police headquarters for the cities of St. Petersburg, Daytona Beach, Dade City, Clermont, and Venice. Ajax is also currently completing the City of Tallahassee Police Headquarters. Ajax is also a member of the FPCA (Florida Police Chief Association) and the TBPCA (Tampa Bay Police Chief Association). ***Ajax is the selected contractor for the following projects: Police Department Headquarters and the Wastewater Facility Expansion & Renovation.***

Kokolakis Contracting

Kokolakis Contracting is a leader among commercial contractors nationwide. From local municipalities to large Federal clients, Kokolakis has built some of the most visible architectural landmarks in the country, creating a strong foundation with solid relationships. The firm provides services in preconstruction, cost estimating, value engineering, construction management, design-build, general contracting, and building maintenance for an array of market segments. ***Kokolakis is the selected contractor for the Solid Waste Transfer Station.***

GENERAL QUALIFICATIONS - RESUMES

TOM IAROSSI
PRESIDENT / EXECUTIVE DIRECTOR

FLORIDA DEVELOPMENT SOLUTIONS

Tom brings decades of construction experience, form managing residential crews to leading commercial divisions for national firms. With a Master's in Building Construction, he now applies a collaborative, operations-informed approach to development. Focused on transparency and accountability, Tom bridges public- and private-sector strengths to deliver streamlined, goal-driven project solutions.

EDUCATION
BS, Business Marketing
MS, Building Construction

REGISTRATIONS/LICENSES
Certified Building Contractor - Florida
First Aid & CPR Certified
OSHA 30Hour

EXPERIENCE
30+ years in the construction industry

RELEVANT P3 EXPERIENCE

Sumter County Schools, P3 Educational Support Center (Sumterville, FL)
This $25 million, 47,494 SF project consists of a new Educational Support Center to include a Vehicle Maintenance Area, Facility Storage, Metal & Wood Fabrication Shops, and Administrative Offices. The scope also includes adding a fueling station, bus wash, covered parking areas, and all site improvements aspects over a 15-acre greenfield site including stormwater conveyance systems, force main, lift station, and 233 new surface parking spaces.

Polk County Schools P3 New Poinciana High School (Poinciana, FL)
This $187 million, 200,000 SF, three-story tilt-up project includes innovative technology and lab spaces with integrated security features to create a truly 21st century high school facility. This school design includes classrooms, labs, maker spaces, collaborative learning spaces, a gymnasium, a cafeteria, new baseball stadium, new administration spaces, music and art suites, bus loop, parent traffic loop, and a central energy plant.

Lee County Schools P3 Cafferata K8 (Cape Coral, FL)
This $100M, 141,500 GSF prototype school was designed for 1,500 students with a high-performance envelope targeting an EUI of 25 or less and .20 CFM per envelope SF. Flexible, reconfigurable learning spaces support individualized education. Ultimately our design and team was utilized to establish the preconstruction and P3 engagement activities for this first of its kind project for the state and serves as another example of a successful ongoing public sector P3 engagement.

City of Cape Coral, P3 Jaycee Park Renovation (Cape Coral, FL)
This $20 million project for planned renovations includes waterfront enhancements; playground revitalization; new picnic and gathering areas; more family-friendly amenities including a 5,000 SF splash pad, beach volleyball courts, corn hole lanes and ping pong tables; pathway improvements; landscaping and green space; and parking and accessibility upgrades. The parking area has been redesigned to improve traffic flow, safety and convenience for visitors. ADA-compliant features have also been incorporated to ensure greater accessibility for individuals with disabilities.

ADDITIONAL RELATED PROJECT EXPERIENCE	VALUE
Charlotte County Sheriff's Administration / Hardened 911 Facility (Port Charlotte, FL)	$30 M
Charlotte County District 3 Office and Evidence Building (Port Charlotte, FL)	$11.2 M
Charlotte County Fire Stations 2 & 5 (Punta Gorda, FL)	$10 M
Town of Longboat Key, Longboat Key Fire Stations 91 & 92 (Longboat Key, FL)	$10 M
City of North Port Fire Training Tower (North Port, FL)	$1.5 M
Hillsborough County NW Regional Water Reclamation Facility (Tampa, FL)	$193 M
City of Tampa Howard F. Curren Advanced Wastewater Treatment Plant (Tampa, FL)	$240 M
City of Punta Gorda, Shell Creek WTP Reverse Osmosis Addition (Punta Gorda, FL)	$24 M

These projects represent the individual experience of Tom Iarossi.

GENERAL QUALIFICATIONS - P3 PROJECT EXPERIENCE

P3 HECTOR A. CAFFERATA K-8 SCHOOL

Cape Coral, FL

Year Completed: Est. 8/2026

Project Owner: Lee County Schools

Cost: $100M+

Size: 141,500 SF

Description:
The prototype is highly efficient accommodating 1500 students within 141,500 GSF of new construction. The school is designed with a high-performance envelope to achieve a goal of 25 or less Energy Utilization Index (EUI) and .20 cfm (cubic foot per minute) per envelope square footage. Flexible internal spaces are adaptable, expandable, and easy to reconfigure to create classroom environments that facilitate learning at the speed of each individual student The project will include a standalone gymnasium building and site amenities include separate parent and bus loops with aluminum-covered canopies along with parking spaces and a parent queue which will be able to double stack around 285 cars on to mitigate traffic burdens to surrounding community traffic. *This design and team was utilized to help establish the initial preconstruction and P3 engagement activities for this first-of-its-kind project and is an example of an ongoing P3 engagement.*

This is the individual experience of Tom Iarossi.

GENERAL QUALIFICATIONS - P3 PROJECT EXPERIENCE

P3 NEW POINCIANA HIGH SCHOOL

Poinciana, FL

Year Completed: Est. 5/2028

Project Owner: Polk County Public Schools

Cost: $187M

Size: 200,000 GSF

Description:
This exciting three-story tilt-up project includes innovative technology and lab spaces with integrated security features to create a truly 21st century high school facility. This school design includes classrooms, labs, maker spaces, collaborative learning spaces, a gymnasium, a cafeteria, new baseball stadium, new administration spaces, music and art suites, bus loop, parent traffic loop, and a central energy plant.

**This is the individual experience of Tom Iarossi.*

GENERAL QUALIFICATIONS - P3 PROJECT EXPERIENCE

P3 SUMTER COUNTY SCHOOLS EDUCATIONAL SUPPORT CENTER

Sumterville, FL

Year Completed: Est. 12/2025

Project Owner: Sumter County Schools, FL

Cost: $20 M

Description:

This project consists of a new Educational Support Center to include a Vehicle Maintenance Area, Facility Storage, Metal & Wood Fabrication Shops, and Administrative Offices. The scope also includes adding a fueling station, bus wash, covered parking areas, and all site improvements aspects over a 15-acre greenfield site including stormwater conveyance systems, force main, lift station, and 233 new surface parking spaces.

**This is the individual experience of Tom Iarossi*

GENERAL QUALIFICATIONS - P3 PROJECT EXPERIENCE

P3 CITY OF CAPE CORAL JAYCEE PARK

Cape Coral, FL

Year Completed: Est. 7/2026

Project Owner: City of Cape Coral, FL

Cost: $20M

Size: 12 acres

Description:
The planned renovations include waterfront enhancements; playground revitalization; new picnic and gathering areas; more family-friendly amenities including a 5,000 SF splash pad, beach volleyball courts, corn hole lanes and ping pong tables; pathway improvements; landscaping and green space; and parking and accessibility upgrades. The parking area has been redesigned to improve traffic flow, safety and convenience for visitors. ADA-compliant features have also been incorporated to ensure greater accessibility for individuals with disabilities.

The two playgrounds will be fully upgraded with modern, safe equipment. The main playground will feature 5,000 SF of interactive play areas, with 40 inclusive elements for accessibility. Shade sails will provide full coverage, ensuring a safe, comfortable environment for all children.

These renovations will transform Jaycee Park into a more modern, functional, and enjoyable destination, offering improved spaces for recreation, relaxation, and community gatherings. The park's updated amenities will make it an even more attractive sport for both locals and visitors alike.

**This is the individual experience of Tom Iarossi*

TAB 1:
POLICE DEPARTMENT HEADQUARTERS

ORGANIZATIONAL CHART FOR POLICE DEPARTMENT HEADQUARTERS PROJECT

FLORIDA DEVELOPMENT SOLUTIONS

Tom Iarossi
President / Executive Director

DESIGN / PRECONSTRUCTION

SCHENKEL SHULTZ

Ken Dean, AIA, LEED AP
Partner-in-Charge

Aaron Jacobson, AIA
Design Project Manager / Project Architect

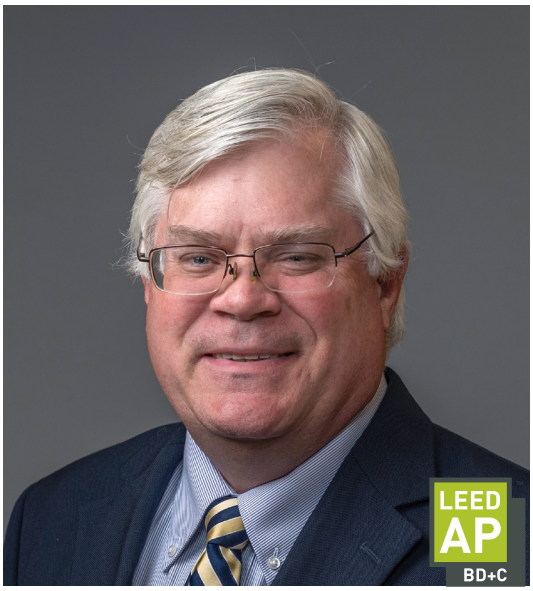
CONSTRUCTION

Ajax

Tim Sewell
Project Executive

Jordan Wise
Operations Manager

Rick Guerra
General Superintendent



TIM SEWELL

PROJECT EXECUTIVE / REGIONAL DIRECTOR

PROFILE

Tim is the Regional Director for Ajax and will serve as the Project Executive overseeing the construction activities from pre-construction to close-out. He brings the experience of working with projects with occupants, phased projects managing the logistics on tight sites and exterior remodeling. Most importantly, Tim's relationship with subcontractors and knowledge of materials will ensure a successful project.

EDUCATION
B.S CIVIL ENGINEERING TECHNOLOGY
SOUTHERN COLLEGE OF TECHNOLOGY

YEARS OF EXPERIENCE
JOINED AJAX - 2018
STARTED IN CONSTRUCTION - 1988

CERTIFICATIONS
CERTIFIED GENERAL CONTRACTOR (FL)
LEED AP BD+C

EXPERIENCE

Orlando Sanford International Airport Major Terminal Expansion & Renovation	$60,000,000	50,000 SF
Pasco County Schools Angeline Academy of Innovation	$52,967,894	187,000 SF
Hillsborough County Public Schools Robinson High School (REF Year 3)	$48,778,259	245,160 SF
Greater Orlando Aviation Authority- BP-432 Checked Baggage Inspection System	$46,000,000	200,000 SF
Pasco County Schools Crews Lake Middle School	$36,700,000	205,000 SF
Pasco County Schools Land O' Lakes High School Renovation	$22,000,000	156,000 SF
Pasco County Schools Paul R. Smith MS (MS DD)	$22,000,000	180,000 SF
Hillsborough County Tampa Bay History Center	$20,000,000	60,000 SF
Charlotte County Justice Center Renovation	$15,778,536	64,735 SF
Argonaut Development Group, Inc. Salt Ponds Condominiums	$14,120,000	220,000 SF
Menorah Manor Nursing Home Addition	$5,200,000	55,000 SF

JORDAN WISE

PROJECT EXECUTIVE

PROFILE

As Operations Manager, Jordan oversees Ajax's construction projects in Central and South Florida and is responsible for ensuring all of Ajax's resources are available to assist each of our project teams in the region. His expertise in construction methods and insight of labor and material trends will help the team properly manage the subcontractor and procurement processes. In addition to Jordan's managerial role, he will be second set of eyes overseeing the quality of construction, while ensuring the project is progressing within budget and on time.

EDUCATION

B.S IN CONSTRUCTION MANAGEMENT
UNIVERSITY OF FLORIDA

YEARS OF EXPERIENCE

JOINED AJAX - 2010
STARTED CONSTRUCTION - 2010

EXPERIENCE

Sarasota County Administration Center	$84,805,420	122,000 SF
Pasco County Schools K-8 "LL"	$68,670,132	180,000 SF
Pasco County Schools Angeline Academy of Innovation	$52,967,894	187,000 SF
Pasco County Schools Cypress Creek Middle School	$39,104,384	191,936 SF
Leon County / City of Tallahassee Public Safety Complex	$29,994,543	94,600 SF
Sumter County Public Safety Buildings Bushnell & Villages	$29,739,515	65,898 SF
University of Florida College of Business, Graduate Studies	$17,875,856	70,000 SF
University of Florida College of Business, Undergraduate Studies	$17,368,250	55,000 SF
Florida A&M University Tucker Hall & Charles Winterwood Theatre	$17,100,000	77,536 SF
College of Coastal Georgia Campus Center	$10,691,738	47,698 SF

RICK GUERRA
GENERAL SUPERINTENDENT

PROFILE

Rick oversees the day-to-day operations of the on-site construction activities for projects throughout the Region. Understanding the construction methods, systems and approaches that are being utilized throughout the region ensure each of Rick's project are operating in the most cost effective and efficient manner. Rick brings specific project experience to the entire team with many of his projects police headquarters, EOC's and Training facilities.

PROJECT TITLE
GENERAL SUPERINTENDENT

YEARS OF EXPERIENCE
JOINED AJAX - 2002
STARTED IN CONSTRUCTION -1982

CERTIFICATIONS
FLORIDA CERTIFIED CARPENTER
OSHA CERTIFIED
CPR & FIRST AID TRAINED

City of St. Petersburg Police Department Headquarters	$62,162,731	294,112 SF
Monroe County Emergency Operations Center	$32,286,866	25,799 SF
Florida Department of Corrections Lake Correctional Mental Health Unit	$158,163,339	350,000 SF
Brevard County Emergency Operations Center (EOC)	$28,538,763	48,412 SF
City of Tallahassee Police Headquarters	TBD	170,000 SF
City of Clearwater Police Department District 3 Operations & Training Center	$11,245,816	22,128 SF
City of Venice Public Safety Facility	$11,961,171	31,421 SF
Sarasota County Emergency Operations Center	$15,314,000	40,502 SF
Manatee County Sheriff's Office Fleet Services Facility	$12,000,000	27,435 SF
City of North Port Fleet Building Reroof PD Evidence Storage Emergency Repair HQ Emergency Roof Replacement	 $ 523,325 $85,839 $1,000,000	 38,709 SF

POLICE DEPARTMENT HEADQUARTERS - SCHENKELSHULTZ RESUMES

AARON JACOBSON, AIA

Design Project Manager /
Project Architect

SCHENKEL SHULTZ

Aaron has 25 years in the architecture industry and a strong understanding of project design development on a variety of complex projects. As a Principal at Schenkel Shultz, Aaron has focused on delivering successful projects for clients, including the City of North Port since joining the firm, providing him with knowledge of their design standards. He will hold the consistent role of being your day-to-day point of contact and will remain actively engaged from design through construction.

EDUCATION

ROP Certificate in Architectural Drafting,
Clovis High School

REGISTRATIONS/LICENSES

Registered Architect, ME #ARC5498

EXPERIENCE

25 years total
3 years with Schenkel Shultz

RELEVANT EXPERIENCE

Police Department Headquarters – City of North Port / 183,200 SF / $120 M / experience with the City of North Port / 3-story facility / public lobby, multi-purpose community meeting and training room, locker and fitness rooms, 911 communications center and police administrative spaces

Fire Station No. 81 Redesign – City of North Port / 21,500 SF / $15 M / experience with the City of North Port / new fire house and administrative spaces / includes dorms, 4 apparatus bays, kitchen training facilities, offices and conference rooms / integrated aircraft medical support for surrounding areas

EOC Facility – City of North Port / 16,539 SF / $9.2 M / experience with the City of North Port / includes a central Emergency Operations room, a 311 call center, a joint information center, over 30 private bunk rooms, traditional offices, a training room, conference rooms and a lobby/reception area for the public

Fire Administration Facility – Sarasota County Government / 17,680 SF / $8.2 M / public safety design experience / 2-story facility / administration and support spaces, offices for fire, EMS, code enforcement and communications, conference and meeting rooms, storage, break room and public lobby

Sheriff's Administrative Headquarters Building – Charlotte County / 62,411 SF / $37.3 M / public safety design experience / 3-story building / essential facility / admin support spaces, public reception space, community meeting room and dining room / 911 Emergency Operations and Communications Center

D4 Sheriff's Office, Training Facility, K9 – Charlotte County / 12,000 SF / $9.3 M / public safety design experience / headquarters office space, training room with ability to subdivide - large enough for 80 people, fitness center, locker rooms, breakroom, secure main lobby, K9 kennel area for short-term care

Fire Station No. 23 – Sarasota County Government / 9,969 SF / $8 M / public safety design experience / essential hardened facility / includes 3 apparatus bays, triage and storage spaces for EMS, administrative offices, storage, fitness area, kitchen and dining space, day-room and sleeping quarters

POLICE DEPARTMENT HEADQUARTERS - SCHENKELSHULTZ RESUMES

KEN DEAN, AIA, LEED® AP
Partner-in-Charge

SCHENKEL SHULTZ

As a Partner in the firm, Ken is responsible for the overall accountability of our team and ensures the appropriate firm resources are committed to meeting the needs of every client. With over 53 years of experience, Ken has completed more than 55 municipal and public safety projects. This experience includes several projects for the City of North Port, giving him firsthand knowledge of their expectations and design standards. Ken's local presence and relationships, supplemented by his extensive knowledge, make him an invaluable asset to this project.

EDUCATION
Bachelor of Science in Architecture, University of Florida

REGISTRATIONS/LICENSES
Registered Architect, FL #5955
LEED® Accredited Professional

EXPERIENCE
53 years total
22 years with Schenkel Shultz

RELEVANT EXPERIENCE
Police Department Headquarters – City of North Port / 183,200 SF / $120 M / experience with the City of North Port / 3-story facility / public lobby, multi-purpose community meeting and training room, locker and fitness rooms, 911 communications center and police administrative spaces

Fire Station No. 81 Redesign – City of North Port / 21,500 SF / $15 M / experience with the City of North Port / new fire house and administrative spaces / includes dorms, 4 apparatus bays, kitchen training facilities, offices and conference rooms / integrated aircraft medical support for surrounding areas

EOC Facility – City of North Port / 16,539 SF / $9.2 M / experience with the City of North Port / includes a central Emergency Operations room, a 311 call center, a joint information center, over 30 private bunk rooms, traditional offices, a training room, conference rooms and a lobby/reception area for the public

Fire Administration Facility – Sarasota County Government / 17,680 SF / $8.2 M / public safety design experience / 2-story facility / administration and support spaces, offices for fire, EMS, code enforcement and communications, conference and meeting rooms, storage, break room and public lobby

D4 Sheriff's Office, Training Facility, K9 – Charlotte County / 12,000 SF / $9.3 M / public safety design experience / headquarters office space, training room with ability to subdivide - large enough for 80 people, fitness center, locker rooms, breakroom, secure main lobby, K9 kennel area for short-term care

Fire Station No. 2 – Parish Fire District / 10,000 SF / $6.2 M / public safety design experience / fire station and 4-story training tower / includes 3 apparatus bays, training rooms, fitness center, community room, administration offices, decontamination areas, commercial kitchen, dayroom, dining room and exterior patio

Fire Station No. 9 & Fueling Facility – Sarasota County Government / 9,969 SF / $7 M / public safety design experience / essential hardened facility / includes 3 apparatus bays, EMS, fitness area, kitchen and dining, dayroom, dorms and a county wide fueling station / includes safety measures to protect crew from carcinogens

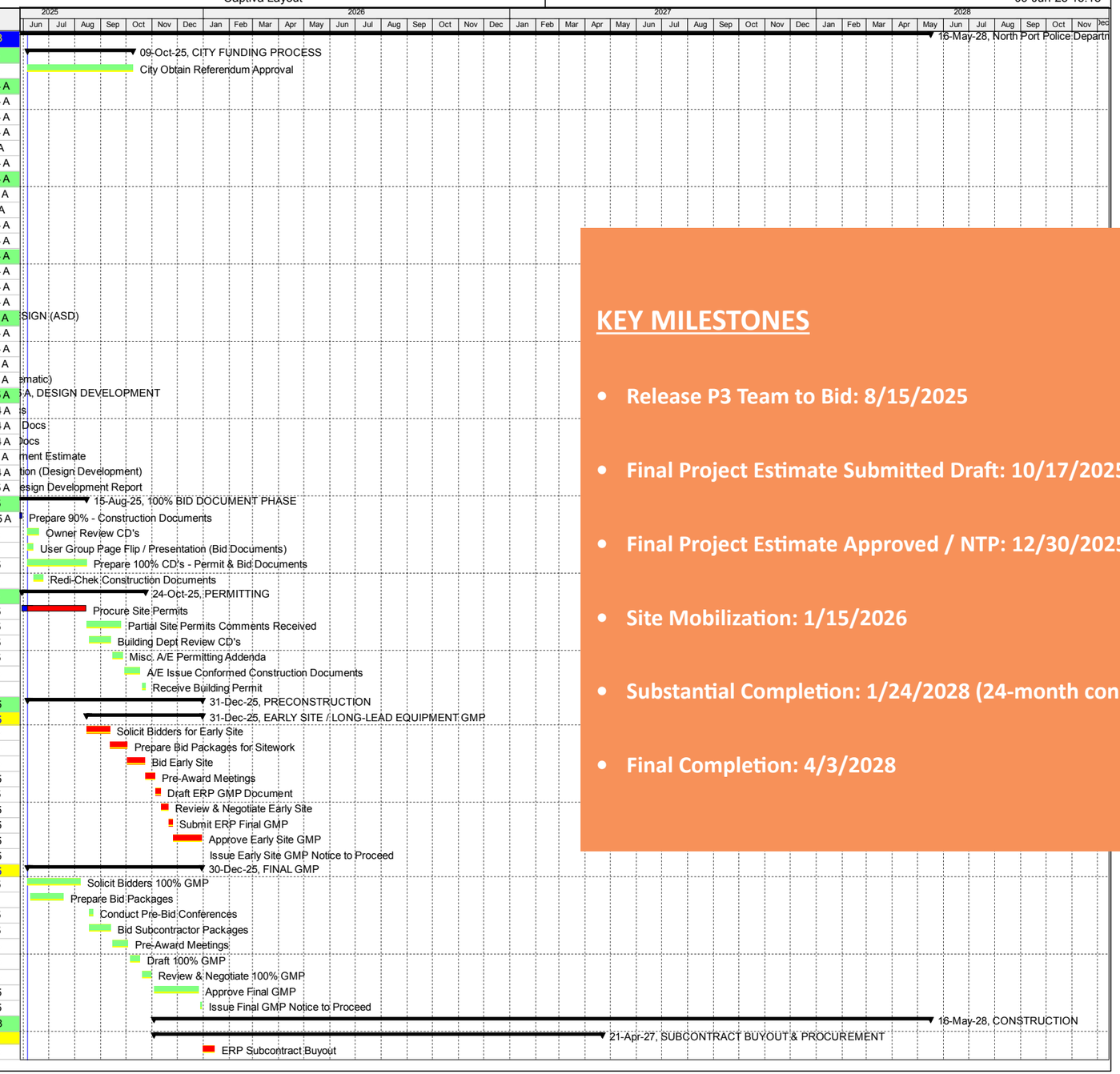
POLICE DEPARTMENT HEADQUARTERS - SCHENKEL SHULTZ RENDERINGS

POLICE DEPARTMENT HEADQUARTERS - SITE PLAN

POLICE DEPARTMENT HEADQUARTERS - PROJECT SCHEDULE

North Port Police Department | Captiva Layout | 09-Jun-25 15:18

Activity ID	Activity Name	Original Duration	Start	Finish
North Port Police Department		984	26-Feb-24	16-May-28
CITY FUNDING PROCESS		90	06-Jun-25	09-Oct-25
A1960	City Obtain Referendum Approval	90	06-Jun-25	09-Oct-25
DESIGN PHASE		15	26-Feb-24	05-Aug-24 A
A1010	Shortlist CM & Interview	5	26-Feb-24	01-Mar-24 A
A1040	Ranking Approval by Commission	5	01-Mar-24	08-Mar-24 A
A1020	Notice of Recommended Award	1	05-Mar-24	06-Mar-24 A
A1030	Contract Negotiations	15	14-Apr-24	11-Jul-24 A
A1120	Approve Construction Manager	1	11-Jul-24 A	05-Aug-24 A
PROJECT KICK OFF		20	21-Jun-24	13-Sep-24 A
A1050	Project Kickoff Meeting	1	21-Jun-24	21-Jun-24 A
A1060	Work Sessions / Visioning	10	16-Jul-24 A	30-Jul-24 A
A1070	Data Gathering / Observation	20	16-Jul-24 A	10-Sep-24 A
A1080	Scheduling Workshop	5	09-Sep-24	13-Sep-24 A
PROGRAMMING DESIGN		21	08-Aug-24	05-Sep-24 A
A1130	Complete Programming Design	21	08-Aug-24	05-Sep-24 A
A1210	User Group Page Flip / Presentation (Conceptual)	1	08-Aug-24	08-Aug-24 A
A1230	Provide Conceptual Estimate	10	08-Aug-24	21-Aug-24 A
ADVANCE SCHEMATIC DESIGN (ASD)		37	10-Jun-24	02-Oct-24 A
A1200	Develop Schematic Documents	15	10-Jun-24	05-Aug-24 A
A1340	Provide Schematic Estimate	15	09-Aug-24	13-Sep-24 A
A1350	Provide Schematic Estimate Report	10	16-Sep-24	02-Oct-24 A
A1330	User Group Page Flip / Presentation (Schematic)	1	02-Oct-24	02-Oct-24 A
DESIGN DEVELOPMENT		91	06-Aug-24	26-Mar-25 A
A1360	Prepare Design Development Docs	10	06-Aug-24	14-Nov-24 A
A1380	Building Dept Review Design Dev Docs	10	04-Nov-24	15-Nov-24 A
A1390	Owner Review Design Dev Docs	10	14-Nov-24	13-Dec-24 A
A1450	Provide Design Development Estimate	25	15-Nov-24	06-Jan-25 A
A1410	User Group Page Flip / Presentation (Design Development)	1	18-Nov-24	22-Nov-24 A
A1480	Provide Design Development Report	10	20-Jan-25	26-Mar-25 A
100% BID DOCUMENT PHASE		160	15-Nov-24	15-Aug-25
A1750	Prepare 90% - Construction Documents	90	15-Nov-24	30-May-25 A
A1770	Owner Review CD's	10	06-Jun-25	19-Jun-25
A1830	User Group Page Flip / Presentation (Bid Documents)	5	06-Jun-25	12-Jun-25
A1970	Prepare 100% CD's - Permit & Bid Documents	51	06-Jun-25	15-Aug-25
A1780	Redi-Chek Construction Documents	8	13-Jun-25	24-Jun-25
PERMITTING		210	30-May-25	24-Oct-25
A1400	Procure Site Permits	60	30-May-25	14-Aug-25
A1460	Partial Site Permits Comments Received	30	15-Aug-25	25-Sep-25
A1760	Building Dept Review CD's	20	18-Aug-25	12-Sep-25
A1790	Misc. A/E Permitting Addenda	10	15-Sep-25	26-Sep-25
A1810	A/E Issue Conformed Construction Documents	15	29-Sep-25	17-Oct-25
A1800	Receive Building Permit	5	20-Oct-25	24-Oct-25
PRECONSTRUCTION		149	06-Jun-25	31-Dec-25
EARLY SITE / LONG-LEAD EQUIPMENT GMP		99	15-Aug-25	31-Dec-25
A1440	Solicit Bidders for Early Site	20	15-Aug-25	11-Sep-25
A1470	Prepare Bid Packages for Sitework	15	12-Sep-25	02-Oct-25
A1510	Bid Early Site	15	03-Oct-25	23-Oct-25
A1840	Pre-Award Meetings	8	24-Oct-25	04-Nov-25
A1850	Draft ERP GMP Document	5	05-Nov-25	11-Nov-25
A1520	Review & Negotiate Early Site	7	12-Nov-25	20-Nov-25
A1860	Submit ERP Final GMP	3	21-Nov-25	25-Nov-25
A1530	Approve Early Site GMP	25	26-Nov-25	30-Dec-25
A1590	Issue Early Site GMP Notice to Proceed	1	31-Dec-25	31-Dec-25
FINAL GMP		148	06-Jun-25	30-Dec-25
A1430	Solicit Bidders 100% GMP	45	06-Jun-25	07-Aug-25
A1540	Prepare Bid Packages	30	09-Jun-25	18-Jul-25
A1640	Conduct Pre-Bid Conferences	5	18-Aug-25	22-Aug-25
A1680	Bid Subcontractor Packages	20	18-Aug-25	12-Sep-25
A1820	Pre-Award Meetings	15	15-Sep-25	03-Oct-25
A1880	Draft 100% GMP	10	06-Oct-25	17-Oct-25
A1890	Review & Negotiate 100% GMP	10	20-Oct-25	31-Oct-25
A1720	Approve Final GMP	40	03-Nov-25	26-Dec-25
A1730	Issue Final GMP Notice to Proceed	2	29-Dec-25	30-Dec-25
CONSTRUCTION		662	03-Nov-25	16-May-28
SUBCONTRACT BUYOUT & PROCUREMENT		383	03-Nov-25	21-Apr-27
A1690	ERP Subcontract Buyout	10	01-Jan-26	14-Jan-26



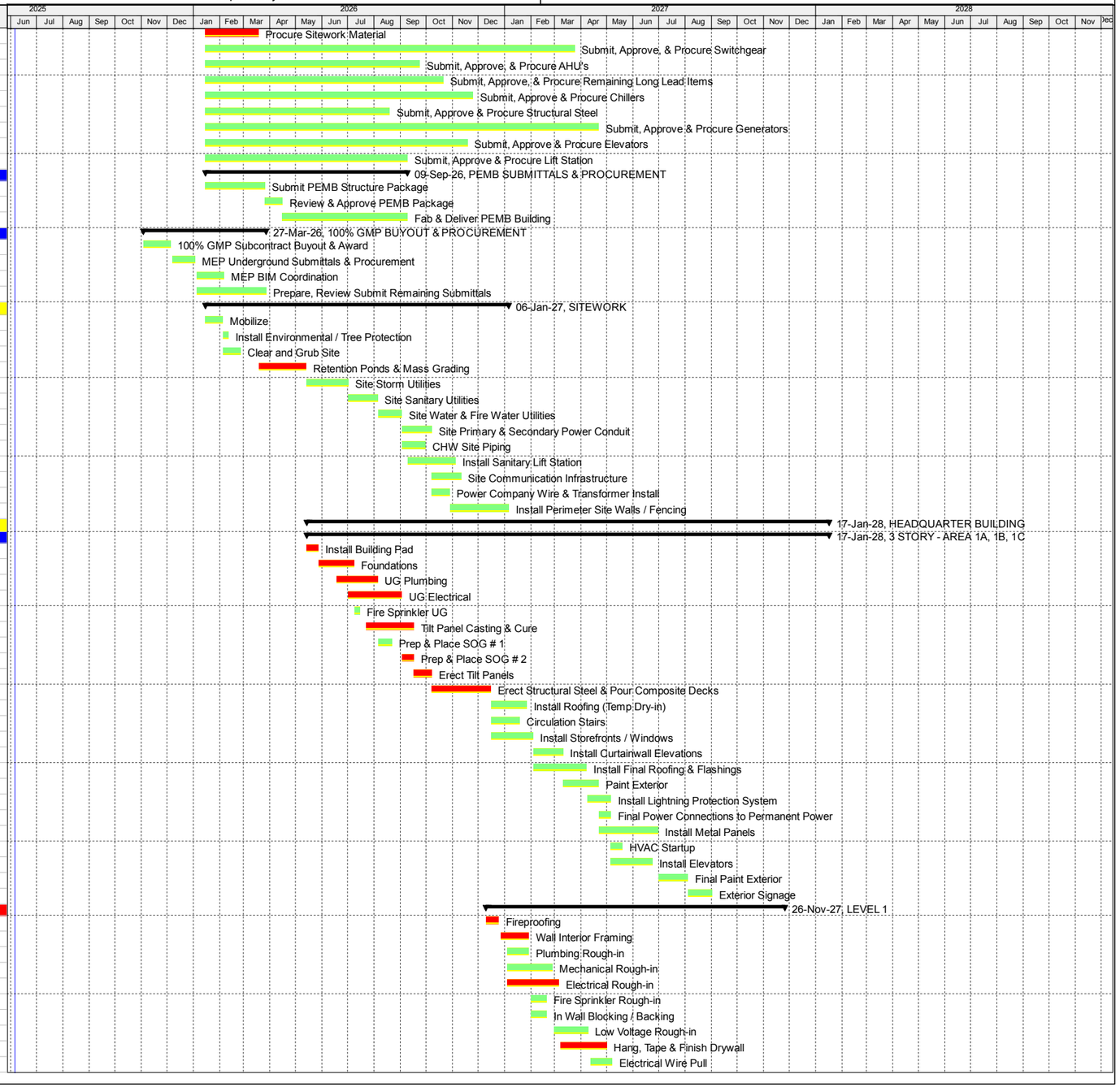
KEY MILESTONES

- **Release P3 Team to Bid: 8/15/2025**
- **Final Project Estimate Submitted Draft: 10/17/2025**
- **Final Project Estimate Approved / NTP: 12/30/2025**
- **Site Mobilization: 1/15/2026**
- **Substantial Completion: 1/24/2028 (24-month construction duration)**
- **Final Completion: 4/3/2028**

POLICE DEPARTMENT HEADQUARTERS - PROJECT SCHEDULE

North Port Police Department | Captiva Layout | 09-Jun-25 15:18

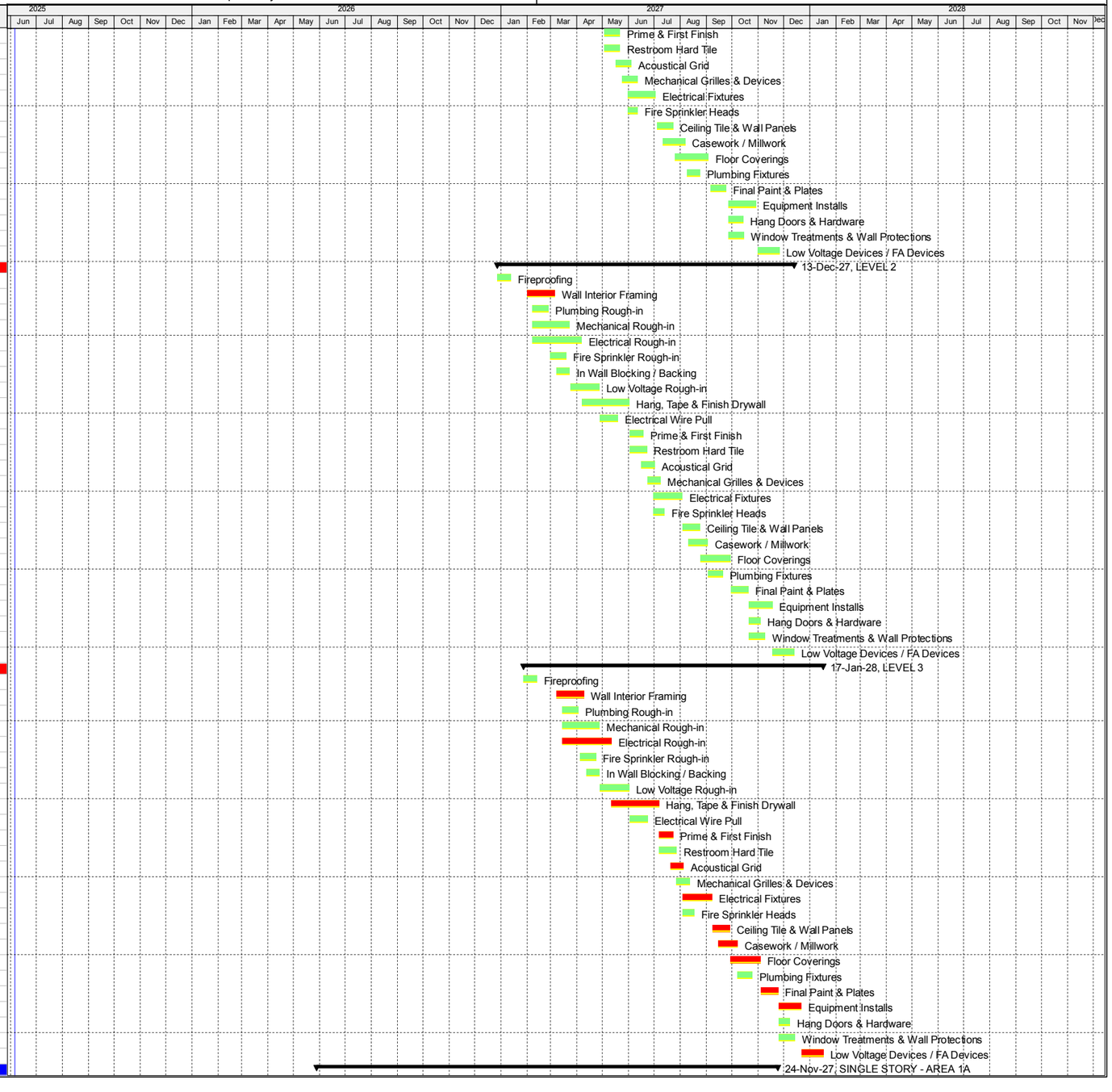
Activity ID	Activity Name	Original Duration	Start	Finish
A1600	Procure Sitework Material	45	15-Jan-26	18-Mar-26
A1610	Submit, Approve, & Procure Switchgear	310	15-Jan-26	24-Mar-27
A1620	Submit, Approve, & Procure AHU's	180	15-Jan-26	23-Sep-26
A1630	Submit, Approve, & Procure Remaining Long Lead Items	200	15-Jan-26	21-Oct-26
A1650	Submit, Approve & Procure Chillers	225	15-Jan-26	25-Nov-26
A1660	Submit, Approve & Procure Structural Steel	155	15-Jan-26	19-Aug-26
A1670	Submit, Approve & Procure Generators	330	15-Jan-26	21-Apr-27
A1700	Submit, Approve & Procure Elevators	220	15-Jan-26	18-Nov-26
A1710	Submit, Approve & Procure Lift Station	170	15-Jan-26	09-Sep-26
PEMB SUBMITTALS & PROCUREMENT		170	15-Jan-26	09-Sep-26
A1870	Submit PEMB Structure Package	50	15-Jan-26	25-Mar-26
A1900	Review & Approve PEMB Package	15	26-Mar-26	15-Apr-26
A1910	Fab & Deliver PEMB Building	105	16-Apr-26	09-Sep-26
100% GMP BUYOUT & PROCUREMENT		105	03-Nov-25	27-Mar-26
A1920	100% GMP Subcontract Buyout & Award	25	03-Nov-25	05-Dec-25
A1930	MEP Underground Submittals & Procurement	20	08-Dec-25	02-Jan-26
A1940	MEP BIM Coordination	25	05-Jan-26	06-Feb-26
A1950	Prepare, Review Submit Remaining Submittals	60	05-Jan-26	27-Mar-26
SITEWORK		255	15-Jan-26	06-Jan-27
C1010	Mobilize	15	15-Jan-26	04-Feb-26
C1020	Install Environmental / Tree Protection	5	05-Feb-26	11-Feb-26
C1030	Clear and Grub Site	15	05-Feb-26	25-Feb-26
C1040	Retention Ponds & Mass Grading	40	19-Mar-26	13-May-26
C1080	Site Storm Utilities	35	14-May-26	01-Jul-26
C1100	Site Sanitary Utilities	25	02-Jul-26	05-Aug-26
C1130	Site Water & Fire Water Utilities	20	06-Aug-26	02-Sep-26
C1140	Site Primary & Secondary Power Conduit	25	03-Sep-26	07-Oct-26
C1170	CHW Site Piping	20	03-Sep-26	30-Sep-26
C1960	Install Sanitary Lift Station	40	10-Sep-26	04-Nov-26
C1150	Site Communication Infrastructure	25	08-Oct-26	11-Nov-26
C1180	Power Company Wire & Transformer Install	15	08-Oct-26	28-Oct-26
C1970	Install Perimeter Site Walls / Fencing	50	29-Oct-26	06-Jan-27
HEADQUARTER BUILDING		438	14-May-26	17-Jan-28
3 STORY - AREA 1A, 1B, 1C		438	14-May-26	17-Jan-28
C1050	Install Building Pad	10	14-May-26	27-May-26
C1060	Foundations	30	28-May-26	08-Jul-26
C1910	UG Plumbing	35	18-Jun-26	05-Aug-26
C1920	UG Electrical	45	02-Jul-26	02-Sep-26
C1950	Fire Sprinkler UG	5	09-Jul-26	15-Jul-26
C1070	Tilt Panel Casting & Cure	40	23-Jul-26	16-Sep-26
C1930	Prep & Place SOG # 1	12	06-Aug-26	21-Aug-26
C1940	Prep & Place SOG # 2	10	03-Sep-26	16-Sep-26
C1190	Erect Tilt Panels	15	17-Sep-26	07-Oct-26
C1200	Erect Structural Steel & Pour Composite Decks	50	08-Oct-26	16-Dec-26
C1120	Install Roofing (Temp Dry-in)	30	17-Dec-26	27-Jan-27
C1210	Circulation Stairs	23	17-Dec-26	18-Jan-27
C1230	Install Storefronts / Windows	35	17-Dec-26	03-Feb-27
C1240	Install Curtainwall Elevations	25	04-Feb-27	10-Mar-27
C1250	Install Final Roofing & Flashings	45	04-Feb-27	07-Apr-27
C1270	Paint Exterior	30	11-Mar-27	21-Apr-27
C1260	Install Lightning Protection System	20	08-Apr-27	05-May-27
C1160	Final Power Connections to Permanent Power	10	22-Apr-27	05-May-27
C1280	Install Metal Panels	50	22-Apr-27	30-Jun-27
C1640	HVAC Startup	10	06-May-27	19-May-27
C1220	Install Elevators	35	06-May-27	23-Jun-27
C1290	Final Paint Exterior	25	01-Jul-27	04-Aug-27
C1300	Exterior Signage	20	05-Aug-27	01-Sep-27
LEVEL 1		252	10-Dec-26	26-Nov-27
A1980	Fireproofing	12	10-Dec-26	25-Dec-26
A1990	Wall Interior Framing	25	28-Dec-26	29-Jan-27
A2000	Plumbing Rough-in	20	04-Jan-27	29-Jan-27
A2010	Mechanical Rough-in	40	04-Jan-27	26-Feb-27
A2020	Electrical Rough-in	45	04-Jan-27	05-Mar-27
A2030	Fire Sprinkler Rough-in	15	01-Feb-27	19-Feb-27
A2080	In Wall Blocking / Backing	15	01-Feb-27	19-Feb-27
A2040	Low Voltage Rough-in	30	01-Mar-27	09-Apr-27
A2050	Hang, Tape & Finish Drywall	40	08-Mar-27	30-Apr-27
A2060	Electrical Wire Pull	20	12-Apr-27	07-May-27



POLICE DEPARTMENT HEADQUARTERS - PROJECT SCHEDULE

North Port Police Department | Captiva Layout | 09-Jun-25 15:18

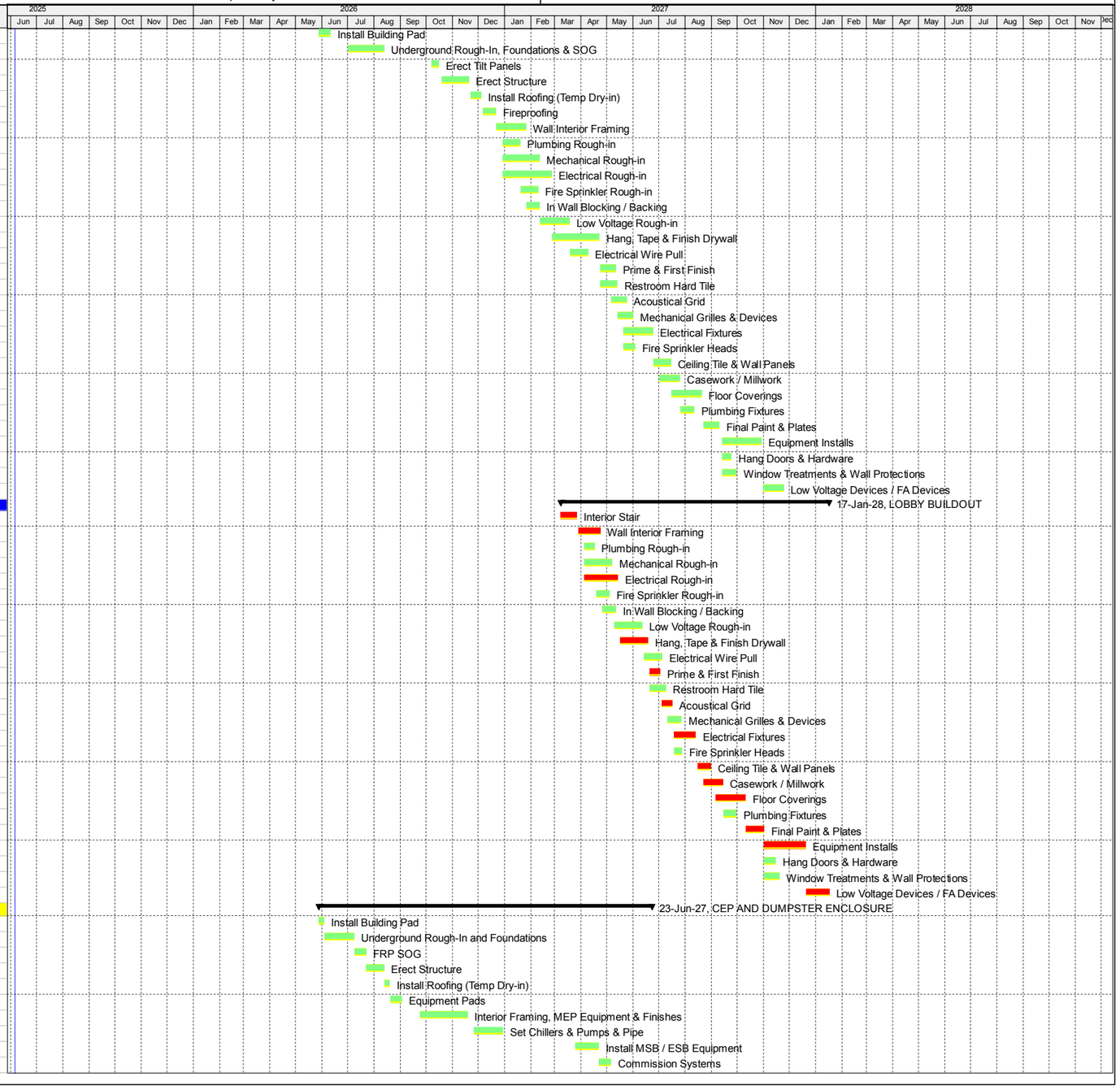
Activity ID	Activity Name	Original Duration	Start	Finish
A2070	Prime & First Finish	15	03-May-27	21-May-27
A2140	Restroom Hard Tile	15	03-May-27	21-May-27
A2090	Acoustical Grid	15	17-May-27	04-Jun-27
A2110	Mechanical Grilles & Devices	15	24-May-27	11-Jun-27
A2100	Electrical Fixtures	25	31-May-27	02-Jul-27
A2120	Fire Sprinkler Heads	10	31-May-27	11-Jun-27
A2210	Ceiling Tile & Wall Panels	15	05-Jul-27	23-Jul-27
A2130	Casework / Millwork	20	12-Jul-27	06-Aug-27
A2160	Floor Coverings	30	26-Jul-27	03-Sep-27
A2150	Plumbing Fixtures	12	09-Aug-27	24-Aug-27
A2170	Final Paint & Plates	15	06-Sep-27	24-Sep-27
A2190	Equipment Installs	25	27-Sep-27	29-Oct-27
A2200	Hang Doors & Hardware	14	27-Sep-27	14-Oct-27
A2220	Window Treatments & Wall Protections	15	27-Sep-27	15-Oct-27
A2180	Low Voltage Devices / FA Devices	20	01-Nov-27	26-Nov-27
LEVEL 2		251	28-Dec-26	13-Dec-27
A2230	Fireproofing	12	28-Dec-26	12-Jan-27
A2240	Wall Interior Framing	25	01-Feb-27	05-Mar-27
A2250	Plumbing Rough-in	15	08-Feb-27	26-Feb-27
A2260	Mechanical Rough-in	32	08-Feb-27	23-Mar-27
A2270	Electrical Rough-in	42	08-Feb-27	06-Apr-27
A2280	Fire Sprinkler Rough-in	15	01-Mar-27	19-Mar-27
A2290	In Wall Blocking / Backing	12	08-Mar-27	23-Mar-27
A2300	Low Voltage Rough-in	25	24-Mar-27	27-Apr-27
A2310	Hang, Tape & Finish Drywall	40	07-Apr-27	01-Jun-27
A2320	Electrical Wire Pull	16	28-Apr-27	19-May-27
A2330	Prime & First Finish	13	02-Jun-27	18-Jun-27
A2340	Restroom Hard Tile	15	02-Jun-27	22-Jun-27
A2350	Acoustical Grid	12	16-Jun-27	01-Jul-27
A2360	Mechanical Grilles & Devices	12	23-Jun-27	08-Jul-27
A2370	Electrical Fixtures	25	30-Jun-27	03-Aug-27
A2380	Fire Sprinkler Heads	10	30-Jun-27	13-Jul-27
A2390	Ceiling Tile & Wall Panels	15	04-Aug-27	24-Aug-27
A2400	Casework / Millwork	17	11-Aug-27	02-Sep-27
A2410	Floor Coverings	26	25-Aug-27	29-Sep-27
A2420	Plumbing Fixtures	12	03-Sep-27	20-Sep-27
A2430	Final Paint & Plates	15	30-Sep-27	20-Oct-27
A2440	Equipment Installs	20	21-Oct-27	17-Nov-27
A2450	Hang Doors & Hardware	10	21-Oct-27	03-Nov-27
A2460	Window Treatments & Wall Protections	14	21-Oct-27	09-Nov-27
A2470	Low Voltage Devices / FA Devices	18	18-Nov-27	13-Dec-27
LEVEL 3		253	28-Jan-27	17-Jan-28
A2480	Fireproofing	12	28-Jan-27	12-Feb-27
A2490	Wall Interior Framing	25	08-Mar-27	09-Apr-27
A2500	Plumbing Rough-in	15	15-Mar-27	02-Apr-27
A2510	Mechanical Rough-in	32	15-Mar-27	27-Apr-27
A2520	Electrical Rough-in	42	15-Mar-27	11-May-27
A2530	Fire Sprinkler Rough-in	15	05-Apr-27	23-Apr-27
A2540	In Wall Blocking / Backing	12	12-Apr-27	27-Apr-27
A2550	Low Voltage Rough-in	25	28-Apr-27	01-Jun-27
A2560	Hang, Tape & Finish Drywall	40	12-May-27	06-Jul-27
A2570	Electrical Wire Pull	16	02-Jun-27	23-Jun-27
A2580	Prime & First Finish	13	07-Jul-27	23-Jul-27
A2590	Restroom Hard Tile	15	07-Jul-27	27-Jul-27
A2600	Acoustical Grid	12	21-Jul-27	05-Aug-27
A2610	Mechanical Grilles & Devices	12	28-Jul-27	12-Aug-27
A2620	Electrical Fixtures	25	04-Aug-27	07-Sep-27
A2630	Fire Sprinkler Heads	10	04-Aug-27	17-Aug-27
A2640	Ceiling Tile & Wall Panels	15	08-Sep-27	28-Sep-27
A2650	Casework / Millwork	17	15-Sep-27	07-Oct-27
A2660	Floor Coverings	26	29-Sep-27	03-Nov-27
A2670	Plumbing Fixtures	12	08-Oct-27	25-Oct-27
A2680	Final Paint & Plates	15	04-Nov-27	24-Nov-27
A2690	Equipment Installs	20	25-Nov-27	22-Dec-27
A2700	Hang Doors & Hardware	10	25-Nov-27	08-Dec-27
A2710	Window Treatments & Wall Protections	14	25-Nov-27	14-Dec-27
A2720	Low Voltage Devices / FA Devices	18	23-Dec-27	17-Jan-28
SINGLE STORY - AREA 1A		390	28-May-26	24-Nov-27



POLICE DEPARTMENT HEADQUARTERS - PROJECT SCHEDULE

North Port Police Department | Captiva Layout | 09-Jun-25 15:18

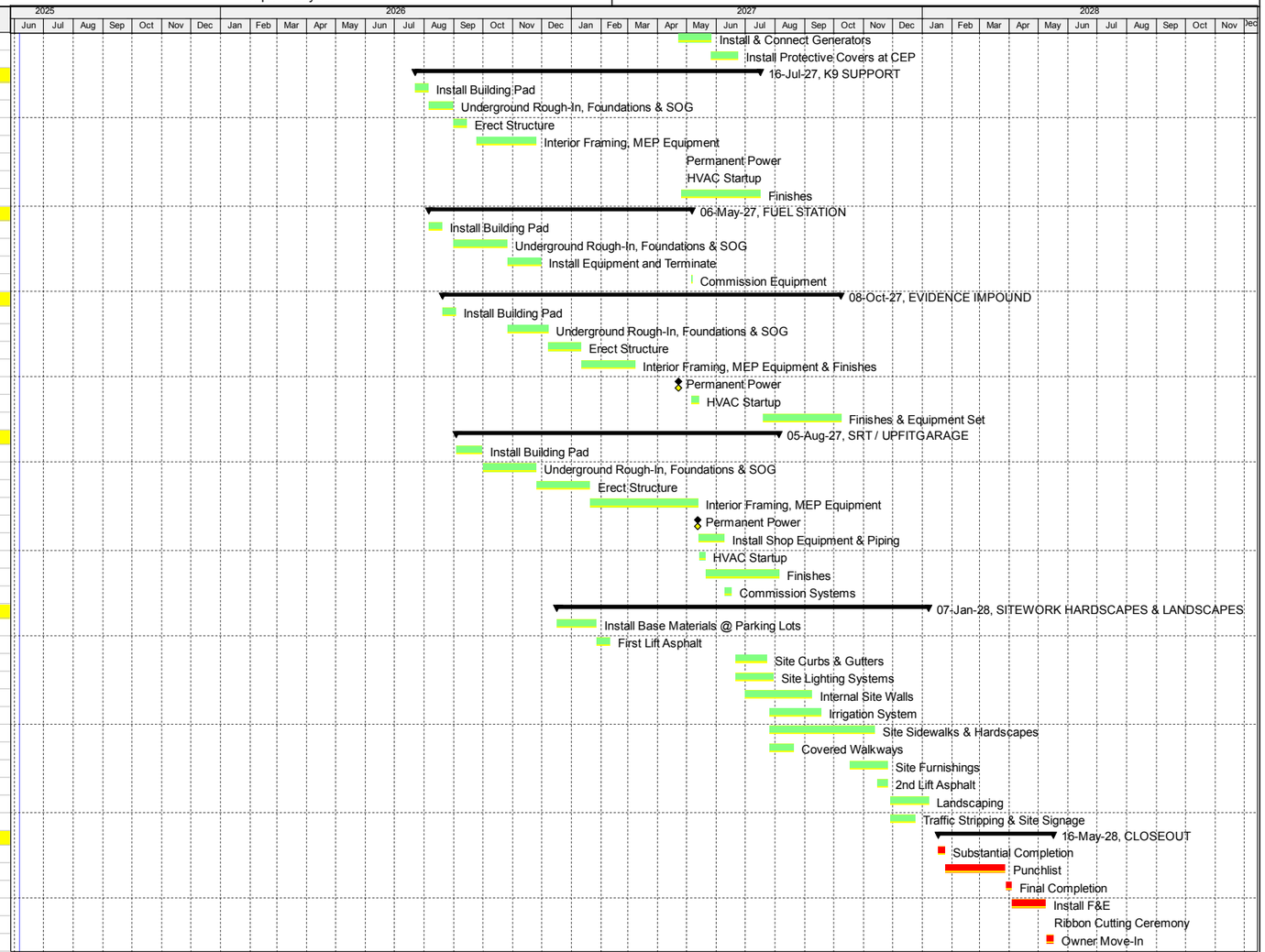
Activity ID	Activity Name	Original Duration	Start	Finish
C1090	Install Building Pad	10	28-May-26	10-Jun-26
C1110	Underground Rough-In, Foundations & SOG	30	02-Jul-26	12-Aug-26
C1870	Erect Tilt Panels	7	08-Oct-26	16-Oct-26
C1760	Erect Structure	25	19-Oct-26	20-Nov-26
C1770	Install Roofing (Temp Dry-in)	10	23-Nov-26	04-Dec-26
A2730	Fireproofing	12	07-Dec-26	22-Dec-26
A2740	Wall Interior Framing	25	23-Dec-26	26-Jan-27
A2750	Plumbing Rough-in	15	30-Dec-26	19-Jan-27
A2760	Mechanical Rough-in	32	30-Dec-26	11-Feb-27
A2770	Electrical Rough-in	42	30-Dec-26	25-Feb-27
A2780	Fire Sprinkler Rough-in	15	20-Jan-27	09-Feb-27
A2790	In Wall Blocking / Backing	12	27-Jan-27	11-Feb-27
A2800	Low Voltage Rough-in	25	12-Feb-27	18-Mar-27
A2810	Hang, Tape & Finish Drywall	40	26-Feb-27	22-Apr-27
A2820	Electrical Wire Pull	16	19-Mar-27	09-Apr-27
A2830	Prime & First Finish	13	23-Apr-27	11-May-27
A2840	Restroom Hard Tile	15	23-Apr-27	13-May-27
A2850	Acoustical Grid	12	07-May-27	24-May-27
A2860	Mechanical Grilles & Devices	12	14-May-27	31-May-27
A2870	Electrical Fixtures	25	21-May-27	24-Jun-27
A2880	Fire Sprinkler Heads	10	21-May-27	03-Jun-27
A2890	Ceiling Tile & Wall Panels	15	25-Jun-27	15-Jul-27
A2900	Casework / Millwork	17	02-Jul-27	26-Jul-27
A2910	Floor Coverings	26	16-Jul-27	20-Aug-27
A2920	Plumbing Fixtures	12	27-Jul-27	11-Aug-27
A2930	Final Paint & Plates	15	23-Aug-27	10-Sep-27
A2940	Equipment Installs	35	13-Sep-27	29-Oct-27
A2950	Hang Doors & Hardware	10	13-Sep-27	24-Sep-27
A2960	Window Treatments & Wall Protections	14	13-Sep-27	30-Sep-27
A2970	Low Voltage Devices / FA Devices	18	01-Nov-27	24-Nov-27
LOBBY BUILDOUT		226	08-Mar-27	17-Jan-28
A3220	Interior Stair	15	08-Mar-27	26-Mar-27
A2980	Wall Interior Framing	20	29-Mar-27	23-Apr-27
A2990	Plumbing Rough-in	10	05-Apr-27	16-Apr-27
A3000	Mechanical Rough-in	25	05-Apr-27	07-May-27
A3010	Electrical Rough-in	30	05-Apr-27	14-May-27
A3020	Fire Sprinkler Rough-in	12	19-Apr-27	04-May-27
A3030	In Wall Blocking / Backing	12	26-Apr-27	11-May-27
A3040	Low Voltage Rough-in	25	10-May-27	11-Jun-27
A3050	Hang, Tape & Finish Drywall	25	17-May-27	18-Jun-27
A3060	Electrical Wire Pull	16	14-Jun-27	05-Jul-27
A3070	Prime & First Finish	10	21-Jun-27	02-Jul-27
A3080	Restroom Hard Tile	15	21-Jun-27	09-Jul-27
A3090	Acoustical Grid	10	05-Jul-27	16-Jul-27
A3100	Mechanical Grilles & Devices	12	12-Jul-27	27-Jul-27
A3110	Electrical Fixtures	20	19-Jul-27	13-Aug-27
A3120	Fire Sprinkler Heads	8	19-Jul-27	28-Jul-27
A3130	Ceiling Tile & Wall Panels	12	16-Aug-27	31-Aug-27
A3140	Casework / Millwork	17	23-Aug-27	14-Sep-27
A3150	Floor Coverings	26	06-Sep-27	11-Oct-27
A3160	Plumbing Fixtures	12	15-Sep-27	30-Sep-27
A3170	Final Paint & Plates	15	12-Oct-27	01-Nov-27
A3180	Equipment Installs	35	02-Nov-27	20-Dec-27
A3190	Hang Doors & Hardware	10	02-Nov-27	15-Nov-27
A3200	Window Treatments & Wall Protections	14	02-Nov-27	19-Nov-27
A3210	Low Voltage Devices / FA Devices	20	21-Dec-27	17-Jan-28
CEP AND DUMPSTER ENCLOSURE		280	28-May-26	23-Jun-27
C1690	Install Building Pad	5	28-May-26	03-Jun-26
C1720	Underground Rough-In and Foundations	25	04-Jun-26	08-Jul-26
C1750	FRP SOG	10	09-Jul-26	22-Jul-26
C1800	Erect Structure	15	23-Jul-26	12-Aug-26
C1850	Install Roofing (Temp Dry-in)	5	13-Aug-26	19-Aug-26
C1810	Equipment Pads	10	20-Aug-26	02-Sep-26
C1820	Interior Framing, MEP Equipment & Finishes	40	24-Sep-26	18-Nov-26
C1860	Set Chillers & Pumps & Pipe	25	26-Nov-26	30-Dec-26
C1840	Install MSB / ESB Equipment	20	25-Mar-27	21-Apr-27
C1830	Commission Systems	10	22-Apr-27	05-May-27



POLICE DEPARTMENT HEADQUARTERS - PROJECT SCHEDULE

North Port Police Department | Captiva Layout | 09-Jun-25 15:18

Activity ID	Activity Name	Original Duration	Start	Finish
C1890	Install & Connect Generators	25	22-Apr-27	26-May-27
C1900	Install Protective Covers at CEP	20	27-May-27	23-Jun-27
K9 SUPPORT		257	23-Jul-26	16-Jul-27
C1520	Install Building Pad	10	23-Jul-26	05-Aug-26
C1530	Underground Rough-In, Foundations & SOG	18	06-Aug-26	31-Aug-26
C1540	Erect Structure	10	01-Sep-26	14-Sep-26
C1790	Interior Framing, MEP Equipment	45	24-Sep-26	25-Nov-26
C1560	Permanent Power	1	22-Apr-27	22-Apr-27
C1670	HVAC Startup	1	23-Apr-27	23-Apr-27
C1880	Finishes	60	26-Apr-27	16-Jul-27
FUEL STATION		196	06-Aug-26	06-May-27
C1700	Install Building Pad	10	06-Aug-26	19-Aug-26
C1710	Underground Rough-In, Foundations & SOG	40	01-Sep-26	26-Oct-26
C1730	Install Equipment and Terminate	25	27-Oct-26	30-Nov-26
C1740	Commission Equipment	1	06-May-27	06-May-27
EVIDENCE IMPOUND		297	20-Aug-26	08-Oct-27
C1590	Install Building Pad	10	20-Aug-26	02-Sep-26
C1600	Underground Rough-In, Foundations & SOG	30	27-Oct-26	07-Dec-26
C1780	Erect Structure	25	08-Dec-26	11-Jan-27
C1580	Interior Framing, MEP Equipment & Finishes	40	12-Jan-27	08-Mar-27
C1620	Permanent Power	0	22-Apr-27	
C1680	HVAC Startup	6	06-May-27	13-May-27
C1630	Finishes & Equipment Set	60	19-Jul-27	08-Oct-27
SRT / UPFITGARAGE		241	03-Sep-26	05-Aug-27
C1330	Install Building Pad	20	03-Sep-26	30-Sep-26
C1340	Underground Rough-In, Foundations & SOG	40	01-Oct-26	25-Nov-26
C1450	Erect Structure	40	26-Nov-26	20-Jan-27
C1360	Interior Framing, MEP Equipment	80	21-Jan-27	12-May-27
C1370	Permanent Power	0		12-May-27
C1500	Install Shop Equipment & Piping	20	13-May-27	09-Jun-27
C1380	HVAC Startup	5	14-May-27	20-May-27
C1460	Finishes	55	21-May-27	05-Aug-27
C1510	Commission Systems	5	10-Jun-27	16-Jun-27
SITEWORK HARDSCAPES & LANDSCAPES		277	17-Dec-26	07-Jan-28
C1490	Install Base Materials @ Parking Lots	30	17-Dec-26	27-Jan-27
C1550	First Lift Asphalt	10	28-Jan-27	10-Feb-27
C1320	Site Curbs & Gutters	25	21-Jun-27	23-Jul-27
C1480	Site Lighting Systems	30	21-Jun-27	30-Jul-27
C1980	Internal Site Walls	50	01-Jul-27	08-Sep-27
C1310	Irrigation System	40	26-Jul-27	17-Sep-27
C1350	Site Sidewalks & Hardscapes	80	26-Jul-27	12-Nov-27
C1660	Covered Walkways	20	26-Jul-27	20-Aug-27
C1470	Site Furnishings	30	18-Oct-27	26-Nov-27
C1570	2nd Lift Asphalt	10	15-Nov-27	26-Nov-27
C1610	Landscaping	30	29-Nov-27	07-Jan-28
C1650	Traffic Stripping & Site Signage	20	29-Nov-27	24-Dec-27
CLOSEOUT		86	18-Jan-28	16-May-28
C1390	Substantial Completion	5	18-Jan-28	24-Jan-28
C1400	Punchlist	45	25-Jan-28	27-Mar-28
C1410	Final Completion	5	28-Mar-28	03-Apr-28
C1420	Install F&E	25	04-Apr-28	08-May-28
C1440	Ribbon Cutting Ceremony	1	09-May-28	09-May-28
C1430	Owner Move-In	5	10-May-28	16-May-28



Primary Baseline | Actual Work | Remaining Work | Critical ...

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TASK filter: All Activities

POLICE DEPARTMENT HEADQUARTERS - AJAX PROJECT EXPERIENCE

CITY OF ST. PETERSBURG
POLICE DEPARTMENT HEADQUARTERS
St. Petersburg, FL

The City's new Police Headquarters consisted of a new main building with an Administrative Wing and a Property & Evidence Wing, a parking structure and a central energy plant (CEP) on a 6.3 acre site. The main building is a three story, 170,000 SF structure. This building houses the Property and Evidence Management Division, Forensics, Mobile Field Force, Vehicle Evidence Processing, Administrative Services, the Communications Center which serves as the backup 911 center , the City's Emergency Operations Center and other Police divisions.

Work also included a central energy plant, 321 car, four level structured parking facility, surface site parking, secured perimeter fencing and access control system, and site civil requirements. The facility integrates leading edge technology, communication and audio visual systems. There are 1,450 photo voltaic panels on the roof of the parking garage which generate enough power to run the systems in the garage and one third of the building space. The entire facility will be designed to a 195 mph wind design criteria. The project was designed within Green Globes protocol to produce a building with green construction, operation and management.

PROJECT DESCRIPTION:
Construction Management at Risk
$62,162,731
294,112 SF
May 2017 - May 2019

OWNER:
City of St. Petersburg

POINT OF CONTACT:
Mike Kovacsev
727.893.7780
michael.kovacsev@stpete.org

RELEVANCE:
Same Proposed Team
Multiple Stakeholders
Forensics Labs
Property & Evidence
Emergency Operations Center
Hardened Facility - 195 MPH
MEP System Redundancies
Data Center

POLICE DEPARTMENT HEADQUARTERS - AJAX PROJECT EXPERIENCE

st.petersburg
www.stpete.org

September 18, 2018

To Whom It May Concern

Re: Recommendation for Ajax Building Corporation

I would like to take this opportunity to acknowledge the work that Ajax Building Corporation has done and is performing for the City of St. Petersburg. This firm is currently under contract with the City of St. Petersburg for two Construction Manager at Risk agreements for which they were selected competitively. The two projects are the $61 million new St. Petersburg Police Headquarters and the $5.3 million St. Petersburg Police Training Facility/Firing Range.

Both projects included pre-construction services which resulted in a Guaranteed Maximum Price proposal within the City's budget for construction. During pre-construction services Ajax provided leadership and guidance assuring us that these projects were well coordinated and would be constructed on schedule.

We are pleased with the services Ajax has provided to the City of St. Petersburg and look forward to successful completion of these critical facilities. Should you have any questions, please feel free to contact me at 727- 893-7913.

Sincerely,

Raul Quintana, AIA

City Architect

cc: Bill Byrne, Ajax

P.O. Box 2842
St. Petersburg, FL 33731-2842
T: 727-893-7171

POLICE DEPARTMENT HEADQUARTERS - AJAX PROJECT EXPERIENCE

CITY OF CLEARWATER POLICE DEPARTMENT DISTRICT 3 OPERATIONS & TRAINING CENTER

Clearwater, FL

The Clearwater Police Department District 3 Operations & Training Center is a new 21,625 SF concrete tilt-wall facility built to withstand a Category 5 hurricane equipped with redundant services necessary for this essential facility. This new facility houses an Emergency Operations Center, police training classrooms, simulation training space, offices, workout space and locker rooms, as well as a 6,100 cubic feet underground stormwater vault under the parking lot. The existing K9 training/boarding building, seizure & impound yard and 100-yard outdoor firing range remained occupied and fully accessible during the construction duration. The existing firing range training classroom buildings also remained in use, for the first phase of the work with a temporary access drive and parking area completed during the initial phase. The construction was phased to commission the new systems and integrate the audio visual components and video walls to facilitate the relocation of operational areas into the new buildings which then allowed the site areas being used for the temporary training areas to be demolished and the balance of the sitework completed.

PROJECT DESCRIPTION:
Construction Management at Risk
$11,245,816
22,128 SF
April 2021 - September 2022

OWNER:
City of Clearwater

POINT OF CONTACT:
Tara Kivett
727.562.4758
tara.kivett@myclearwater.com

RELEVANCE:
Emergency Operations Center
Police Training
Category 5
Redundant Systems
Multiple Users

POLICE DEPARTMENT HEADQUARTERS - AJAX PROJECT EXPERIENCE

CITY OF CLEARWATER

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
600 CLEVELAND STREET, SUITE 600, CLEARWATER, FL 33755
TELEPHONE (727) 562-4040 FAX (727) 562-4052

CITY MANAGER

February 25, 2024

Lori Rice Turner
AJAX Building Company, LLC
109 Commerce Boulevard
Oldsmar, Florida 34677

RE: Letter of Reference

Dear Mrs. Turner,

This letter is to attest to the City of Clearwater's positive experience with AJAX Building Company, LLC (AJAX) for their recent construction of the City of Clearwater Police Department District Three Operations and Training Center, a 21,625 square foot, hurricane rated category 5 building. From the design phase to completion, and post-completion, AJAX has worked as a partner to ensure this construction process was a success.

From the date of award on July 16, 2020, the staff with AJAX worked to make sure they had a complete understanding of the Clearwater Police Department's needs from this project as well as the budget constraints. This project included multiple difficult issues to address with the site and the phasing of the project to ensure the continuity of our operation. At the completion of the project on September 16, 2022, AJAX delivered us a facility on time which is within budget, and that we are proud to occupy.

AJAX performance on this project and past city projects have proven them to be a reliable construction partner that we would consider for future projects. Should you have any additional questions, please feel free to contact me directly at (727) 562-4046 or at daniel.slaughter@myclearwater.com.

Sincerely,

Daniel Slaughter, Assistant City Manager
City of Clearwater

POLICE DEPARTMENT HEADQUARTERS - AJAX PROJECT EXPERIENCE

UNIVERSITY OF FLORIDA PUBLIC SAFETY BUILDING & CENTREX BUILDING RENOVATION

Gainesville, FL

This project involved the demolition of the old UFPD/WRUF building including the adjacent evidence compound and all associated non-critical site utilities to make way for the brand new 50,972 SF facility that accommodates all current and future operational needs. The facility will serve as the main on-campus shelter-in-place facility in the event of natural or man made emergencies. Components of the building include evidence processing, gym and locker room, training spaces, emergency management and dispatch, media briefing space, K-9 facilities, armory, interview rooms and office areas.

The program also included a complete 5,000 SF renovation of the Centrex Building for UF Emergency Management. This houses the UFPD's dispatch and the Department of Emergency Management. A part of the renovation was associated with the UF security operation center, however the UFPD dispatch remained in operation 24/7/365 during the construction process until they were moved into their new space in the new facility.

While the plan included complete demolition of the 1928 structure, in accordance with the Florida Department of State Historic Preservation Office mandates noteworthy historic building components were salvaged and incorporated into the new public safety building, thus commemorating its significance both to the UF campus and to Gainesville.

PROJECT DESCRIPTION:
Construction Management at Risk
$21,582,528
50,972 SF
March 2021- April 2023

OWNER:
University of Florida

POINT OF CONTACT:
Robert Hatker
352.294.3572
rhatker@ufl.edu

RELEVANCE:
Public Safety Facility
Secure Facility
On Campus Shelter
Evidence Processing
Emergency Management / Dispatch
Training Rooms
K-9 Facilities

UF | UNIVERSITY of FLORIDA

www.facilities.ufl.edu
PLANNING DESIGN & CONSTRUCTION

February 13, 2025

Mr. William Byrne
Ajax Building Company, LLC.
109 Commerce Blvd.
Oldsmar, FL 34677

SUBJECT: Final Construction Management Evaluation for UF-200

Dear Mr. Byrne:

The University of Florida conducts annual evaluation of all firms providing construction management services to the university. Currently, evaluations at the University of Florida are performed annually each July. As such, your firm has been evaluated relative to the phase of work provided within the past year.

Enclosed is the evaluation form indicating the rating of your company as prepared by the university. We hope that this form will be beneficial to our construction managers in understanding their performance on our projects. The evaluation is a 3- or 4-page form showing the breakdown of the criteria used by the Owner remarks for each of the categories indicated and what the expectations are of our professional managers and their teams. This evaluation uses scoring criteria,

1) Need Improvement
2) Meet expectation
3) Exceed Expectation
4) Not Applicable

The evaluation comments/expectations page presents you with information regarding your performance and expectations for the next evaluation as they are applicable. The rules provide for an appeal process, so if you feel that your company has been rated unfairly you may appeal this rating by sending written notice stating the basis for your appeal. To be considered, this office must receive your notice within 30 days of receipt of this letter

We hope our evaluation form is helpful to you in giving you feedback about your performance on your project at the University of Florida. Should you have any questions regarding the evaluation, please feel free to contact our office.

Sincerely,

Jennifer Meisenhelder
Associate Director of Construction

Attachment

REVISED: JULY 2022

POLICE DEPARTMENT HEADQUARTERS - AJAX PROJECT EXPERIENCE

VOLUSIA COUNTY
SHERIFF'S EVIDENCE FACILITY
Deland, FL

The Volusia County Sheriff's Office Evidence Section's mission is to preserve and protect all property in its possession. It provides support to Sheriff's Office, and other law enforcement agencies such as federal agencies, Fish and Wildlife Conservation Commission, Department of Natural Resources, Highway Patrol and area municipalities.

The new site is a secured compound with the Storage Evidence Facility storing evidence, property, fire arms, drugs, vehicles, etc. The building includes offices, a lobby, forensics lab, walk-in biohazard material storage cooler and a covered loading dock. It contains an intake/process area for goods/materials, as well as a staging area for processing evidence purging, archiving or distribution. In addition, the compound includes a vehicle wash, vehicle fueling, razor wire fencing and electronic sliding secure vehicle gates, a helipad and detainee cells. A portion of the facility was hardened to protect it against 200 mph winds.

PROJECT DESCRIPTION:
Construction Management at Risk
$12,065,005
29,646 SF
February 2018 - April 2019

OWNER:
Volusia County

POINT OF CONTACT:
Laura Laser
386.736.5967 X12323
llaser@volusia.org

RELEVANCE:
Evidence & Storage
Multiple Stakeholders
Forensics
Secure Facility
Hardened Facility - 200 MPH

POLICE DEPARTMENT HEADQUARTERS - AJAX PROJECT EXPERIENCE

CITY OF TALLAHASSEE
POLICE DEPARTMENT HEADQUARTERS & EVIDENCE STORAGE FACILITY
Tallahassee, FL

The new Tallahassee Police Department Headquarters will replace the existing facility, which has been occupied since 1972 and steadily outgrown, on a 12 acre city owned site site located at 1940 N. Monroe Street (previously Northwood Centre Mall). The new facility will be a state-of-the-art public safety campus built to satisfy the Department needs well into the future and is currently identified to include the following key elements:

- 137,672 SF, four (4) level Police Department Headquarters building constructed of structural steel framed with composite metal deck with concrete fill at elevated levels, built-up roofing assembly over beam / metal deck at roof level with perimeter being precast hung wall panels / storefront / curtainwall assembles.
- 37,170 SF, single level Firing Range building constructed of structural steel columns, steel beams & truss girders with metal roof deck, built-up roofing assembly with perimeter being concrete tilt-wall panels / storefront windows at non-range locations.
- 32,627 SF single level Fleet Maintenance & Rolling Asset building constructed of pre-engineered metal building (PEMB) with exterior metal panels and roof panels.
- 9,493 SF of a single level Central Utility Plant building, with built in redundancies and emergency power capabilities for the entire campus, constructed of concrete tilt-wall panels, built-up roofing on metal roof deck at a portion and with protective steel / mesh at open areas.
- The associated sitework will include perimeter fencing, site utilities, parking, landscaping and irrigation.

In addition to the much-needed replacement space for the Department, this project will greatly benefit the community including a 364 seat public meeting room with break-out rooms/ catering capabilities, multiple vaults and specialized secure areas, forensic/biohazard/DNA Labratories, and a Tallahassee Police Department Museum.

PROJECT DESCRIPTION:
Construction Management at Risk
$160,088,862 (budget)
151,683 SF | 350-space Parking Garage | 30,000 SF Range
March 2021 - December 2026 (estimate)

OWNER:
City of Tallahassee, FL

POINT OF CONTACT:
John K. Powell
850.891.8551
John.Powell@TalGov.com

RELEVANCE:
Evidence & Storage
Multiple Stakeholders
Forensics
Secure Facility
Hardened Facility - 200 MPH

POLICE DEPARTMENT HEADQUARTERS - AJAX PROJECT EXPERIENCE

CITY OF ST PETERSBURG
POLICE TRAINING CENTER
St. Petersburg, FL

This project consisted of renovations to a 7,192 SF existing building with an addition of 11, 173 SF to the existing City's indoor firing range, adjacent to an active city sports complex. The existing building interiors were completely demolished to reconfigure the space to house classrooms, simulation training, tactical vehicle storage and an armory with weapons and ammunition storage. The addition now accommodates a new 10 lane, full tactical training 50 yard indoor firing range. Specialized indoor firing range systems include a range recirculating ventilation system with state of the art laminar airflow, acoustical measures with ceiling baffles and PEPP wall panels, intelligent targeting systems, and a rubber bullet containment trap. The facility was designed and built to meet sustainability requirements achieving USGBC LEED Silver certification.

PROJECT DESCRIPTION:
Construction Management at Risk
$5,404,978
18,365 SF
November 2017 - December 2018

OWNER:
City of St. Petersburg, FL

POINT OF CONTACT:
Raul Quintana
727.893.7913
raul.quintana@stpete.org

RELEVANCE:
Multiple Stakeholders
Forensics
Secure Facility
Hardened Facility - 200 MPH

POLICE DEPARTMENT HEADQUARTERS - AJAX PROJECT EXPERIENCE

CITY OF DAYTONA BEACH
POLICE DEPARTMENT HEADQUARTERS
Daytona Beach, FL

The 3-story, 98,000 SF Daytona Beach Police Facility houses administrative offices, conference rooms, a community room for special meetings, holding cells, evidence rooms, K-9 training area, a garage forensics unit to process vehicles used in crimes and a crime lab for preliminary DNA testing. One of the most unique features of the crime lab is a row of narrow evidence lockers called "blood rooms" where blood-stained clothes collected at crime scenes can be hung to dry.

The facility also houses Daytona Beach's Emergency Operations Center which serves as the "nerve center" during emergency activation. Working space is provided for all disaster response support functions by various emergency representatives within the City of Daytona Beach jurisdiction. An audio-visual system, integrated with the EOC's computer network, has the capability to keep the emergency staff current on developing situations during emergencies, while also providing an excellent training facility with many different applications.

PROJECT DESCRIPTION:
Construction Management at Risk
$20,579,713
98,278 SF
May 2007 - December 2008

OWNER:
City of Daytona Beach, FL

POINT OF CONTACT:
Thomas Huger
386.631.0350
tahuger@yahoo.com

RELEVANCE:
Multiple Stakeholders
Forensics
Secure Facility
Hardened Facility - 200 MPH

POLICE DEPARTMENT HEADQUARTERS - AJAX PROJECT EXPERIENCE

CITY OF DADE CITY
NEW CITY HALL & POLICE STATION
Dade City, FL

The new City Hall and Police Department were constructed as two separate state-of-the-art facilities in the City's historic downtown area. The buildings were joined by a focal entry canopy that rises above both structures, on the same site where City Hall once stood, but was torn down because of safety concerns. Elements included City Commission chambers, administrative offices, a new 911 dispatch room, secure CSI storage and records, as well as a police sally port and secure holding cells and processing areas.

The site offered some interesting challenges. There was a ten-foot change in elevation from east to west so building entries were stair-stepped to accommodate this feature. To maintain design continuity, structural brick walls facing public streets were made to mimic the red brick facades of the surrounding historic buildings. Additionally, Ajax coordinated with the City for an existing street to be vacated for full site development.

PROJECT DESCRIPTION:
Construction Management at Risk
$5,931,842
98,278 SF
May 2007 - December 2008

OWNER:
City of Daytona Beach, FL

POINT OF CONTACT:
Thomas Huger
386.631.0350
tahuger@yahoo.com

RELEVANCE:
Multiple Stakeholders
Forensics
Secure Facility
Hardened Facility - 200 MPH

POLICE DEPARTMENT HEADQUARTERS - AJAX PROJECT EXPERIENCE

CITY OF DADE CITY

"Proud Heritage, Promising Future"

Camille Hernandez, Mayor
Eunice M. Penix, Mayor Pro-Tem
Scott Black, Commissioner
Charlene C. Austin, Commissioner
James D. Shive, Commissioner

William C. Poe, Jr., City Manager
Leslie Porter, Finance Director
Angelia Guy, City Clerk
Karla S. Owens, City Attorney

April 13, 2016

Mr. William Byrne
Ajax Building Corporation
109 Commerce Blvd.
Oldsmar, FL 34677

Dear Mr. Byrne,

I would like to extend gratitude on behalf of Dade City for Ajax's tremendous role in the construction of City of Dade City's municipal complex. From design services to managing the construction, the unwavering professional conduct, dedication, level of experience and knowledge of the project, materials and systems demonstrated by Ajax employees must be applauded.

We, the design team of four City employees, worked closely often and for long periods of time with the architect and construction manager. We discussed everything – and Ajax provided us with information, alternate options and considerations – so we could make the best decision for our project, before and during construction, helping us maximize our dollars and the return while remaining within our budget.

Consideration for our community was important to us on this project. Ajax solicited local contractor participation to involve local businesses and construction activities were carefully coordinated to minimally impact routine downtown operations for our citizens and commerce.

Lastly, I would like to commend you for your role in our project. As president of the company, you attended multiple meetings and always were well versed on our current status. I can honestly say it was a true pleasure to work with you and your team.

Sincerely,

William C. Poe, Jr.
City Manager

Established 1889

P.O. BOX 1355 • 38020 MERIDIAN AVE • DADE CITY, FL 33526-1355 • (352) 523-5050 FAX (352) 521-1422

AJAX LICENSES

State of Florida
Department of State

I certify from the records of this office that AJAX BUILDING COMPANY, LLC is a limited liability company organized under the laws of the State of Florida, filed on June 27, 2019, effective May 7, 1962.

The document number of this limited liability company is L19000160919.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on April 12, 2023, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Seventeenth day of April, 2023

Secretary of State

Tracking Number: 6010621749CU

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

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

AJAX IS CURRENTLY AWAITING ITS RENEWED CERTIFICATE OF STATUS/CORPORATE CHARTER REGISTRATION

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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

WELLS, APPLING SPEAKES V

AJAX BUILDING COMPANY, LLC
1080 COMMERCE BOULEVARD
MIDWAY FL 32343

LICENSE NUMBER: CGC1520391
EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/05/2024

Do not alter this document in any form.

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

AJAX BONDING LETTER

Willis Towers Watson

April 17, 2025

Re: Bonding Capacity Reference Letter

To Whom It May Concern,

Ajax Building Company, LLC is a highly regarded and valued client of Travelers Casualty and Surety Company of America, incorporated in CT, (A.M. Best Financial Strength Rating of A++ (XV) and Liberty Mutual Insurance Company incorporated in MA, (A.M. Best Financial Strength Rating A (XV), as Co-Sureties, and Travelers Casualty and Surety Company of America will act as lead surety and have the pleasure of extending surety credit to Ajax Building Company, LLC. The Sureties are licensed and authorized to transact business in All 50 States. During Ajax Building Company, LLC's history, the company has developed a strong and successful track record of completing projects on time, without claims and within the available budget

We have determined that Ajax Building Company, LLC is capable of obtaining a performance bond and a payment bond for the Project, and the Surety for, Ajax Building Company, LLC is prepared to provide a Performance and Payment bond for the Project in the form and amount required by the Agreement. The Surety has, in the past, considered and provided bonding for individual projects in excess of $1,500,000,000 and provided surety support for uncompleted work programs in excess of $5,000,000,000.

Our consideration and issuance of bonds is a matter solely between the Ajax Building Company, LLC and ourselves, and we assume no liability to third parties or to you by the issuance of this letter. The Surety reserves their right to review for any adverse changes to the contract terms and conditions, bond forms, appropriate contract funding and any other underwriting considerations at the time of the request.

We trust this information meets your satisfaction. If there are further questions, please feel free to contact me.

Sincerely,

Laurie Pflug,
Attorney-in-Fact for
Travelers Casualty and Surety Company of America
One Tower Square, Hartford, CT 06183
Liberty Mutual Insurance Company
175 Berkeley Street, Boston, MA 20116

Willis Towers Watson Insurance Services West, Inc.
500 N. Akard St., Suite 4300
Dallas, TX 75201
612 702-4259
Laurie.pflug@willistowerswatson.com

POLICE DEPARTMENT HEADQUARTERS - SCHENKELSHULTZ LICENSES

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

LAGGAN, DANIEL C
SCHENKEL & SHULTZ INC
834 N ORANGE AVENUE
WINTER PARK FL 32789-4705

LICENSE NUMBER: AR94736
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/04/2024

Do not alter this document in any form.

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Schenkel Shultz Architect License
License Number AR94736

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN

THE ARCHITECT HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 481, FLORIDA STATUTES

DEAN, KENNETH G
7904 OAK GROVE CIR
SARASOTA FL 34243

LICENSE NUMBER: AR0005955
EXPIRATION DATE: FEBRUARY 28, 2027
Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/12/2024

Do not alter this document in any form.

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

Kenneth Dean Architect License
License Number AR0005955

State of Maine
DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION
OFFICE OF PROFESSIONAL AND OCCUPATIONAL REGULATION
ARCHITECTS, LANDSCAPE ARCHITECTS & INTERIOR DESIGNERS

License Number ARC5498

Be it known that
AARON SCOTT JACOBSON
has qualified as required by Title 32 MRS Chapter 3A and is licensed as:
ARCHITECT

ISSUE DATE
May 14, 2024

Anne L. Head
Commissioner

EXPIRATION DATE
June 30, 2025

Aaron Jacobson Architect License
License Number ARC5498

POLICE DEPARTMENT HEADQUARTERS - AJAX REFERENCES

1

CLIENT: City of St. Petersburg
MIKE KOVACSEV, *Assistant Chief*
One 4th Street North
St. Petersburg, FL 33701
727.893.7780 |Fax: N/A
michael.kovacsev@stpete.org

CITY OF ST. PETERSBURG
POLICE DEPARTMENT HEADQUARTERS
Completed: May 2019
Involvement in Project: Construction Manager at Risk
Construction: $62,162,731

2

CLIENT: City of Clearwater
TARA KIVETT, *Engineering Construction Manager*
100 S Myrtle Ave
Clearwater, FL 33756
727.562.4758 |Fax: N/A
tara.kivett@myclearwater.com

CITY OF CLEARWATER POLICE DEPARTMENT
DISTRICT 3 OPERATIONS & TRAINING CENTER
Completed: September 2022
Involvement in Project: Construction Manager at Risk
Construction: $11,245,816

3

CLIENT: Monroe County
CARY VICK, *Director of Project Management*
Monroe County Engineering
1100 Simonton Street, Suite -2-216
Key West, FL 33040
305.295.4339 |Fax: N/A
vick-cary@monroecounty-fl.gov

MONROE COUNTY
EMERGENCY OPERATIONS CENTER
To Be Completed: March 2024 - *In Progress*
Involvement in Project: Construction Manager at Risk
Construction: $32,286,866

4

CLIENT: University of Florida
ROBERT HATKER, *Project Manager*
300 SW 13th Street
Gainesville, FL 32611
352.294.3572|Fax: 352.846.3124
rhatker@ufl.edu

UNIVERSITY OF FLORIDA
PUBLIC SAFETY BUILDING & CENTREX BUILDING RENOVATION
Completed: April 2023
Involvement in Project: Construction Manager at Risk
Construction: $21,582,528

5

CLIENT: Volusia County
LAURA LASER, *Senior Architect*
123 West Indiana Avenue, 4th Floor Room 402
Deland, FL 32720
386.736.5967 X 12323 |Fax: 386.822.5736
llaser@volusia.org

VOLUSIA COUNTY
SHERIFFS EVIDENCE FACILITY
Completed: April 2019
Involvement in Project: Construction Manager at Risk
Construction: $12,065,005

TAB 2: WASTEWATER FACILITY EXPANSION & RENOVATION

ORGANIZATIONAL CHART FOR WASTEWATER FACILITY EXPANSION & RENOVATION PROJECT

This project is currently being viewed at Developer/GC only with the Designer remaining on the Owner side. Option to convert to full Design-Build following discussion.

DESIGN / PRECONSTRUCTION

Stantec

FLORIDA DEVELOPMENT SOLUTIONS

Tom Iarossi
President / Executive Director

CONSTRUCTION

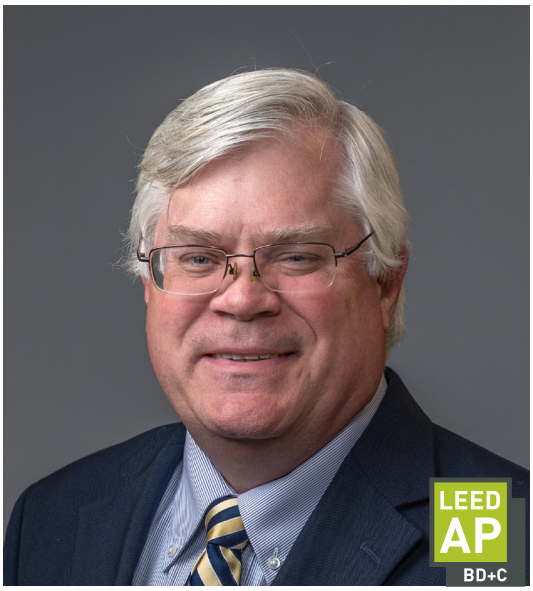
Ajax

Tim Sewell
Project Executive

Eric Sullivan
Project Manager

Steve Beyer
Sr. MEP Superintendent

Eduardo Rivera
Superintendent



TIM SEWELL

PROJECT EXECUTIVE / REGIONAL DIRECTOR

PROFILE

Tim is the Regional Director for Ajax and will serve as the Project Executive overseeing the construction activities from pre-construction to close-out. He brings the experience of working with projects with occupants, phased projects managing the logistics on tight sites and exterior remodeling. Most importantly, Tim's relationship with subcontractors and knowledge of materials will ensure a successful project.

EDUCATION
B.S CIVIL ENGINEERING TECHNOLOGY
SOUTHERN COLLEGE OF TECHNOLOGY

YEARS OF EXPERIENCE
JOINED AJAX - 2018
STARTED IN CONSTRUCTION - 1988

CERTIFICATIONS
CERTIFIED GENERAL CONTRACTOR (FL)
LEED AP BD+C

EXPERIENCE

Orlando Utilities Commission Southwest WTP- Self Performed Concrete Package	$3,400,000	20 MGD
Orlando Utilities Commission Ozination Facility	$4,000,000	150,000 SF
City of North Port City Hall & Police Station	$13,290,000	100,000 SF
Greater Orlando Aviation Authority BP-439 Landside Emergency Power Expansion	$9,080,000	7,500 SF
Hillsborough County Aviation Authority Airside F Boarding Brdiges, PCA, AHU & GPU Replacement	$14,670,000	13 existing PBB replaced
Gopher Resources- EnviroFocus Technologies Recycling Facility	$94,000,000	300,000 SF
Gopher Resources- EnviroFocus Technologies Hygiene Building	$5,330,000	62,000 SF
PERC Water Corporation Santa Paula Water Recycling Facility	$27,000,000	3.4 MGD
Bluewater Property Group Bluewater Amazon SWF1	$109,000,000	200,000 GPD
Tom's of Maine WWTP Addition	N/A	2,000 SF

ERIC SULLIVAN
PROJECT MANAGER

PROFILE

Eric, a Sarasota resident, will be on the project site 100% of the time responsible for all on-site project management from pre-bid through punch-list completion. He will develop cost and scheduling initiatives and monitor the success of those initiatives as well as daily monitoring the project. Eric will also be responsible for all on-site activities, including cost control analysis, scheduling, materials procurement, subcontractor pre-qualification and management, local participation programs, structure analysis, and quality assurance, as well as the Owner Direct Purchase Program. Eric's experience working in and with Sarasota County makes him an ideal team leader.

EDUCATION
B.S. CIVIL ENGINEERING
WENTWORTH INSTITUTE OF TECHNOLOGY

YEARS OF EXPERIENCE
JOINED AJAX - 2022
STARTED IN CONSTRUCTION - 1992

CERTIFICATIONS
OSHA 30

EXPERIENCE

3 MG Water Treatment Plant Deltona, FL	$1,800,000	3 MGD
1.5 MG Water Treatment Plant Labelle, FL	$840,000	1.5 MGD
Sarasota Memorial Hospital CIP Bed Tower	$150,000,000	10 stories
City of Orlando Orlando Airport Automated People Mover Complex	$75,000,000	85,000 SF
Pasco County Schools Kirkland Academy High School	$70,000,000	184,000 SF
Hernando County Schools Hernando High School	$41,000,000	220,000 SF
Edison Pembroke Pines (Class A Office Complex)	$38,000,000	340,000 SF
Hernando County Schools Winding Waters K-8	$34,250,000	184,000 SF
Sarasota Memorial Hospital Vertical Expansion	$13,000,000	44,000 SF
Ritz Carlton Tower	$11,000,000	18 stories
Sarasota County South County Courts/R. L. Anderson Building	$6,000,000	40,000 SF
City of Sarasota Federal Building	$600,000	12,000 SF

STEVE BEYER

SENIOR MEP SUPERINTENDENT

YEARS OF EXPERIENCE
JOINED AJAX - 2014
STARTED IN CONSTRUCTION - 1982
CERTIFICATIONS
OHSA 30
FIRST AID & CPR CERTIFIED
ISPE GMP FUNDAMENTALS

PROFILE

Steve will assist the Superintendent with the overall construction of the project, while his expertise with mechanical systems will have him focus on the MEP trades. His primary responsibility will be to ensure the project is constructed in compliance with the design documents, within budget and on schedule. He will also assist in planning the work schedule, determining manpower levels, and material quantities.

EXPERIENCE

City of Fort Worth Westside Water Treatment Plant	$52,000,000	36,000 SF
Florida State University Earth Ocean and Atmospheric Sciences	$50,209,189	135,000 SF
Florida State University Student Union	$123,454,925	269,000 SF
Florida A&M University Center for Access and Student Success Building	$32,338,289	89,493 SF
North Texas Water Management District	$125,000,000	N/A
Hillsborough County Schools Thonotosassa Elementary Renovation	$35,000,000	65,000 SF
Gainesville, GA Public Safety Building & Fire Station No.1	$25,000,000	79,000 SF
Peterson Air Force Base Medical Clinic Renovation	$19,000,000	46,000 SF
Fort Buchanan NOSC Drill Hall and Building Renovations	$19,000,000	35,000 SF

EDUARDO RIVERA
SUPERINTENDENT

EDUCATION
B.S CIVIL ENGINEERING
UNIVERSITY OF PUERTO RICO, MAYAGUEZ

YEARS OF EXPERIENCE
JOINED AJAX - 2022
STARTED IN CONSTRUCTION - 2000

CERTIFICATIONS
OSHA 30 & CPR

PROFILE

Eduardo's primary function will be to coordinate and supervise all onsite subcontractor activities, but he will also be involved in key elements of the preconstruction process. During construction, he will oversee the total construction effort to ensure that the project is constructed in accordance with programmed design, budget and schedule. Eduardo will review the construction plan and schedule daily to coordinate the subsequent jobsite activities. The constant review process identifies issues early, before they become problems in the project schedule.

EXPERIENCE

SF Water Management Expansion 2 Belle Glades, FL	$6,000,000
Disney Coronado Springs Resort Renovation	$65,000,000
UF Proton Trophy Institute Proton Therapy Expansion	$15,000,000
PR Highway Authority PR #2 Expressway Conversion	$15,000,000
Miami Dade County Pinecrest Community Center Bldg Expansion	$5,000,000
USCE Hunter AF Base Taxiway Modifications	$5,000,000
Air Force Homestead Air Reserve Base Buildings Rehabilitation	$2,500,000
Orange County Public Schools Timber Creek High School GMP 2	$2,500,000

BLUEWATER PROPERTY GROUP

BLUEWATER AMAZON SWF1

Rock Tavern, NY | $109 million

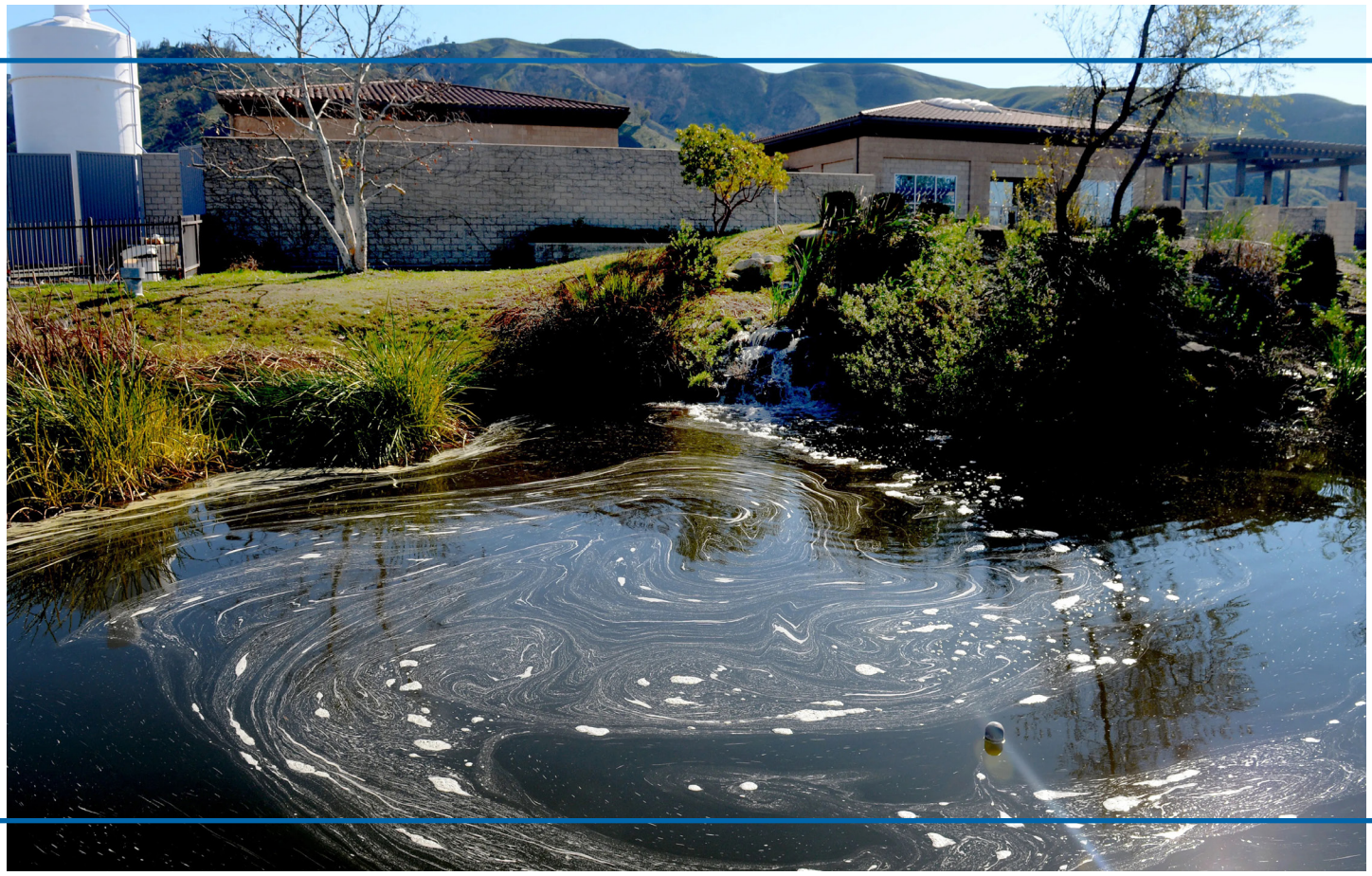
The Bluewater Amazon SWF1 Water Treatment and Wastewater Facilities project encompassed the ground-up construction of an extensive distribution facility designed to handle a maximum flow rate of 200,000 gallons per day. The project's scope included a comprehensive sitework package, notable for its large retaining walls and the installation of a CON/SPAN Bridge. Additionally, it involved the intricate relocation of an existing historical home, alongside the development of both a water treatment facility and a wastewater treatment facility.

TOM'S OF MAINE

WASTEWATER TREATMENT PLANT ADDITION

Sanford, ME

After an extensive preconstruction period, the Ajax team completed this 2,000 SF wastewater treatment plant addition on to an existing manufacturing facility.



PERC WATER CORPORATION

SANTA PAULA WATER RECYCLING FACILITY

Santa Paula, CA | $27 million

The Santa Paula Water Recycling Facility spans an approximately 35-acre site, which includes three percolation ponds (covering 16 acres total), seven open acres incorporated into the design to leave space for future use by the city of Santa Paula and an 11,000 SF entry water feature/pond. The innovative design utilizes a footprint of less than two acres of a 12,162 SF treatment facility and conceals a 28,800 SF underground tank, which blends in with the surrounding community.

The recycling plant itself is designed for 3.4 millions of gallons per day (MGC) with expandability to 4.2 MGD. The plant will have all new utilities including fire, water, power, cable and gas, as well as features including an influent sewer lift system, three digester, anoxic and aerobic tanks each, a UV disinfection tank and system, a foam control system and a two-flow equalization tank and membrane bioreactor. The plant will also include administration buildings, including a control building with office space, lockers and restrooms, conference rooms and a receiving area and a headworks building, which will contain above-ground equipment as well as an odor controls system.

CITY OF PUNTA GORDA, FL

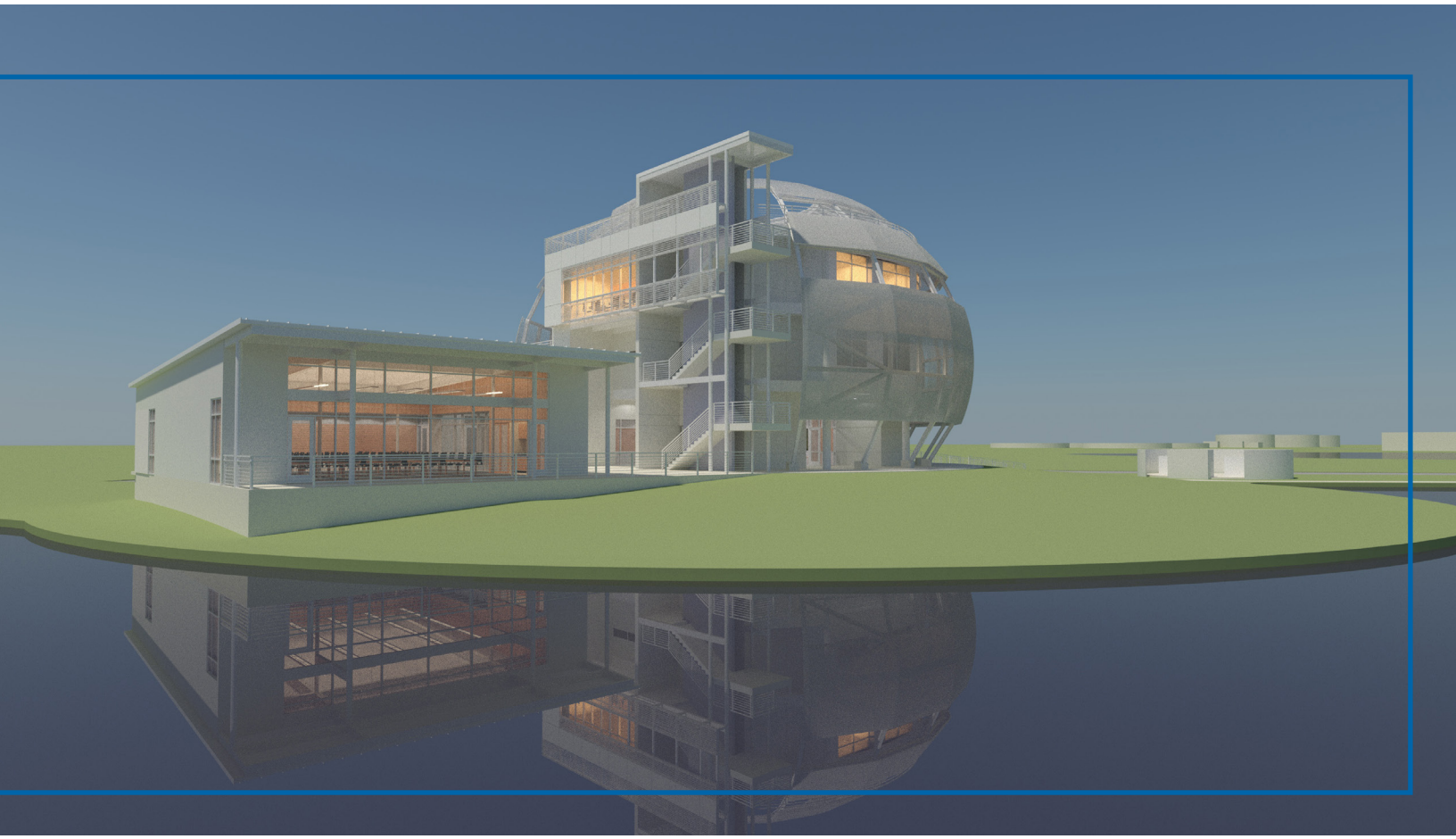
SHELL CREEK WTP

Punta Gorda, FL | $28 million

This $28 million project includes a 17,655 SF operations building with SCADA control room. This project had been delayed several years and the budget was at risk due to escalations. The contractor was tasked with extensive value engineering efforts to get the project cost more near the budget. However, this was an important project for the City and they didn't want to settle for a building that was too "plain." We evaluated numerous options on the operations building and selected standard smooth block finished with a textured coating. It provided a similar finished look as the more expensive split faced block, but saved the client $150K in cost.

This project was completed in September 2019.

This project is the individual project experience of Tom Iarossi.



HILLSBOROUGH COUNTY, FL

NORTHWEST WWTF ADMIN BUILDING

Tampa, FL

Tom Iarossi provided preconstruction services for the Northwest WWTF Administration Building project. This building is to consist of four levels. The first three levels contain conditioned space and include the following general program: the first level includes a welcome center and training room with support spaces; the second level includes a disaster recovery data center, and the third level includes the water facility's control room and support spaces.

This project is the individual project experience of Tom Iarossi.

TAB 3:
SOLID WASTE TRANSFER STATION

ORGANIZATIONAL CHART FOR SOLID WASTE TRANSFER STATION PROJECT

DESIGN / PRECONSTRUCTION

Geosyntec consultants

FLORIDA DEVELOPMENT SOLUTIONS

Tom Iarossi
President / Executive Director

CONSTRUCTION

KOKOLAKIS CONTRACTING

Joseph Kokolakis
Principal-in-Charge

Roderick Voigt
Executive Vice President

Jose Colmenero
Director of Preconstruction

SOLID WASTE TRANSFER STATION - KOKOLAKIS RESUMES

JOSEPH KOKOLAKIS

PRINCIPAL-IN-CHARGE

YEARS OF EXPERIENCE

30+ years

ACADEMIC CERTIFICATION

Bachelor of Arts in Economics, State University of New York

Doctor of Law, Emory University School of Law

PROFESSIONAL CERTIFICATIONS

LEED Accredited Professional; USGBC

State of Florida General, Plumbing, and Roofing Contractor

PROFESSIONAL AFFILIATIONS

Associated Builders and Contractors (ABC)

Society of American Military Engineers (SAME)

PROJECT INVOLVEMENT

Joe oversees the day-to-day operations of Kokolakis Contracting and will serve in a support capacity to the project team. He works daily with each project team to discuss progress, scheduling, safety, cost and quality control — ensuring success of this project. Joe has spearheaded his company's commitment to environmentally conscious design and construction.

NOTABLE PROJECT EXPERIENCE

Solid Waste Transfer Station Repairs, Alachua County, Gainesville, FL

Demolition and renovation of a $1.6 million, 21,000 SF transfer station's existing concrete tipping floor, entrance and exit driveways, south loading hopper damaged steel and concrete, north loading hopper steel reinforcement, trench drain structures, and southwest tunnel driveway.

McKay Bay Solid Waste Transfer Station Expansion, Tampa, FL

CMAR; Expansion of the existing 17,000 SF transfer station facility to approximately 29,000 SF includes the following: a commercial tipping floor, lower level loading area, resident tipping floor with unloading stalls, recycling off loading, truck aprons for loading logistics, and ramp approaches. Interior building equipment items are interior cranes, sifters and other ancillary components. Site improvements include: an above ground leachate storage system, new site retention ponds, upgrading of existing roads to remain and the addition of new roads. 29,000 SF.

Solid Waste Transfer Station Reconstruction, Clearwater, FL

CMAR; Construction of a new $18 million Transfer Station located on a 9.2-acre parcel includes the following: new scale facility, new top load transfer station building and new administration building. Site improvements include: new asphalt roadways and parking areas for tractor trailers and employee vehicles, stormwater improvements, 15,000-gallon leachate storage tank, natural gas fueling stations for the transfer trailers, standby generator, new water service, fire water main, and diesel-powered fire booster pump system. Offsite improvements consisting of a floodplain compensation and wetland mitigation site at the City's Coachman Ridge Park. The site is in the 100-year floodplain and contains environmentally sensitive cypress wetlands.

Southwest County Transfer Station Construction, Delray Beach, FL

Construction of a new 1,000 tons/day Waste Transfer Facility Complex includes a new 10,000 SF Administration building, 15,000 SF Vehicle Maintenance Shop, 10,000 SF household hazardous waste building, two scale house buildings, fuel oil dispensing, and equipment storage area on a 41-acre site. The transfer station includes six loading hoppers; trailer load-out tunnel; three-quarter-inch steel push-wall armor plating for the tipping s and exit ramps to the tipping floor; mechanically stabilized earth (MSE) retaining wall; vehicle exhaust system; elevator; and dust suppression system. The administration building includes offices, kitchen/breakroom and restrooms to service Solid Waste Authority staff. The vehicle maintenance shop includes heavy vehicle lifts, 30-ton bridge cranes, waste oil storage and a lubricant fluid distribution system. Two scale house facilities include offices, customer service window, vehicle scales, radiation detection equipment and restrooms. Canopies cover three new inbound and outbound scales. The 8,000 SF hazardous waste storage building includes a large open-bay facility for used oil, paint and fluid recycling. The vegetative waste processing area includes a large heavy-duty concrete paved area with steel clad push-walls for recycled yard waste. The project received a Gold Excellence Award from Solid Waste Associate of North America (SWANA).

SOLID WASTE TRANSFER STATION - KOKOLAKIS RESUMES

RODERICK VOIGT

EXECUTIVE VICE PRESIDENT

YEARS OF EXPERIENCE

29 years

ACADEMIC CERTIFICATION

Bachelor of Science, Building Construction with Honors, University of Florida

Civil, State University of New York, Farmingdale

PROFESSIONAL CERTIFICATIONS

LEED Green Associate;

USGBC

MC2 Interactive Cost Estimating System Course Completion

OSHA 30-hr

DoD Mandatory CUI Training

PROFESSIONAL AFFILIATIONS

Associated Builders and Contractors (ABC)

Society of American Military Engineers (SAME)

Solid Waste Association of North America (SWANA)

PROJECT INVOLVEMENT

Rod is responsible for successful completion of the project from design through construction. He will establish the initial plan, ensure the processes to carry out that plan, and maintain fluid communication to monitor progress. He will attend meetings with owners, designers, and subcontractors on a regular basis, review all incoming and outgoing correspondence, take a proactive approach, and understand the facts to lead a cooperative and cohesive team. Rod has been working with Kokolakis for over 25 years and has been leading all of Kokolakis' solid waste transfer facilities, which includes one each for Pasco County, City of Tampa, City of Clearwater, Walton County, Orange County, Palm Beach County as well as two for Hillsborough County.

NOTABLE PROJECT EXPERIENCE

Solid Waste Transfer Station Repairs, Alachua County, Gainesville, FL

Demolition and renovation of a $1.6 million, 21,000 SF transfer station's existing concrete tipping floor, entrance and exit driveways, south loading hopper damaged steel and concrete, north loading hopper steel reinforcement, trench drain structures, and southwest tunnel driveway.

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SOLID WASTE TRANSFER STATION - KOKOLAKIS RESUMES

JOSE COLMENERO

DIR. OF PRECONSTRUCTION

YEARS OF EXPERIENCE

18 years

ACADEMIC CERTIFICATION

Bachelor of Science, Building Construction, University of Florida

PROFESSIONAL CERTIFICATIONS

LEED Green Associate; GBCI

OSHA 30-HR

DoD Mandatory CUI Training

PROFESSIONAL AFFILIATIONS

Associated Builders and Contractors (ABC)

PROJECT INVOLVEMENT

Jose will be responsible for reviewing preliminary and final project plans and specifications for bid proposals to include takeoffs, pricing, and quote evaluation. In the trade and material procurement process of the project, Jose supports staff by reviewing, pricing, negotiating, and tracking change order activity. He also evaluates and assesses value engineering opportunities. Throughout the project, he will assist designers, architects, and engineers for best value and pragmatic concepts.

NOTABLE PROJECT EXPERIENCE

Tampa Police Department Impound Lot Relocation, Tampa, FL

Construction of a 38,000 SF warehouse and upgrades to the existing site for the relocation of the Tampa Police Department. Site improvements include parking, unloading areas, pedestrian and employee walkways, landscaping, site lighting, signage, complete security and surveillence systems, fire protection, HVAC, and backup generators. The facility will support Tampa Police Department's Impound Lot, 26,000 SF Evidence Control Section, and 12,000 SF Forensics Unit.

Design-Build Relocation of Solid Waste Facilities from Spruce Street to 34th Street, City of Tampa, FL

Construction of a $59 million solid waste and environmental program management department operations at Spruce Street. Operations will be relocated to the City of Tampa's 34th Street site on the McKay Bay Peninsula. Scope includes a new solid waste department administration building, new fleet maintenance facility building, new lube maintenance facility, new container maintenance building with on-site storage, truck wash, new scale house and plaza, new security guard booth, new diesel fueling stations, new electric vehicle parking and charging stations and additional parking.

Pinellas County Job Corps Center, St. Petersburg, FL

Construction of the new $26 million, 166,000 SF Pinellas County Job Corps Center consisted of nine buildings to support 300 students and 100 staff members. The buildings constructed on the 16-acre site include: a dental/nursing building, an administration and security building, a student services and career counseling building, vocation shops, a cafeteria, two two-story dorms (288 beds), a recreation and gymnasium building, and a maintenance and operations building.

North Beach Parking Plaza, Clearwater Beach, FL

Construction of the new $12 million, seven-story precast concrete parking garage with 702 parking spaces and 15,000 SF of retail on the ground floor.

48th Civil Support Team (CST) Ready Center, Pinellas Park, FL

State-of-the-art new $5.3 million, 15,840 SF, LEED Silver certified facility that consists of five apparatus bays (7,000 SF) that support training, administrative, and supply & vehicle storage space for the Armed Forces National Guard first responders (Weapons of Mass Destruction/ Civil Support Team), a unit that is specially trained and equipped to assist, advise, and train local, state, and federal emergency response organizations in case of chemical, biological, radiological or nuclear attack. Some of the spaces provided include: conference rooms/ classrooms, operational offices and training rooms, survey team offices, administrative offices, and shower and locker facilities. The facility was designed in compliance with the Federal Anti-Terrorism Force Protection requirements.

Southwest County Transfer Station, Delray, FL

Construction of the new Transfer Station in Delray Beach, FL. The $26 million, 78,800 SF community collection center for recycling consisted of six loading hoppers, trailer load-out tunnel, three-quarter-inch steel armor plating for the tipping floor walls and hoppers; access and exit ramps to the tipping floor, mechanically stabilized earth (MSE) retaining wall; plumbing, elevator and dust suppression system with an attached administration building that includes offices, kitchen/break room and restrooms, two scalehouses, canopy to cover three new inbound and outbound scales, hazardous waste drop-off building, six-bay maintenance building, vegetative waste processing area, fuel storage and dispensing system all on a 41-acre site that was raised an average of four feet.

SOLID WASTE TRANSFER STATION - APPROACH

Having extensive experience building Waste Transfer facilities sets Kokolakis Contracting apart from the competition. These are unique facilities that have special considerations that must be addressed properly in order to maintain both cost and schedule. Below are just a few of the many areas that require careful coordination, experience, and oversight to ensure a successful project.

PUSH-WALL AND PIT PROTECTION

Waste Transfer facilities take a tremendous amount of abuse from garage trucks, loaders and heavy equipment operators on all day long. The push-walls and pit openings are constantly being abused and must be designed and built properly to last for many years. One of the best pit designs was on the Palm Beach County Waste Transfer Station that utilized 3/8" fabricated steel sections with internal rebar reinforcing and filled solid with 5,000psi concrete. The perimeter push walls must also be designed and built to last a long time. Kokolakis will ensure that all embeds are properly placed and the concrete form-work is true and plumb prior to pouring the push walls. When installing the metal push plates using the weld-tab method, it is necessary that the concrete substrate be flat so as not have any protruding steel edges that equipment can get caught on. On previous projects, Kokolakis solicited feedback from the end-users of the pits both before and after the facility was complete and can bring this experience to the City of North Port Solid Waste Transfer Station project.

TIPPING FLOOR TOPPING SLAB

Each Transfer Station completed by Kokolakis had a 8,000psi-10,000psi Silica Fume topping slab at the tipping floor. This slab is designed to wear and be replaced at some point in the future but it is costly to replace, so the initial installation quality is critical to the longevity of the floor. The slab requires continuous concrete placement with no cold-joints and a final finish tolerance of 1/8inch in 12 feet. Before any concrete is placed, a preparatory meeting will be held with the installers, concrete supplier and test lab to ensure the concrete will be placed in accordance with the approved submittals. The sub-slab moisture content will be verified prior to placement, proper vibration on equipment will be verified during placement and the continuous 8-14 day wet-cure will be monitored daily to ensure a smooth, crack-free surface.

SCALE-HOUSE COORDINATION

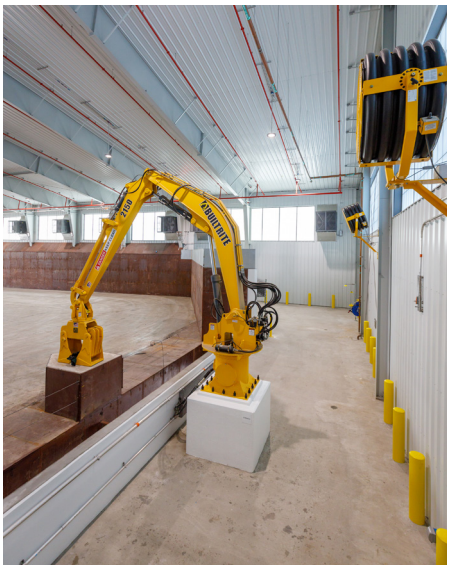
To the layman, this may appear to be just a simple 15'x40' structure but Kokolakis knows otherwise. A fully equipped scale house facility can cost $400-$500/sf due to the amount of infrastructure and equipment necessary to properly operate a facility of this nature. Most scale facilities include, in-bound & out-bound scales, controls and weighing systems, pneumatic tube system or pocket system, transaction windows, large covered awnings, radiation detection systems, motorized gate controls, standby generator integration, ups systems, remote server communication, HVAC, plumbing, file storage and work stations. All of these items must be coordinated precisely before the slab is poured and walls erected. Kokolakis will coordinate with all vendors and the user group to establish a written plan with precise dimensions prior to the first shovel going into the ground. During construction, the Superintendent will check all field installations on dimension against the printed coordinates on drawings to ensure compliance. Again, soliciting feedback from end-users and operators provides valuable information for design and construction purposes.

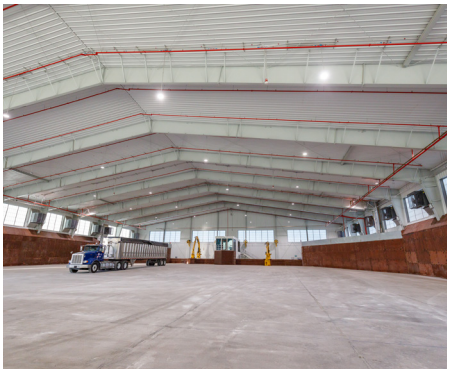
McKay Bay Solid Waste Transfer Station

SOLID WASTE TRANSFER STATION - KOKOLAKIS PROJECT EXPERIENCE

MCKAY BAY SOLID WASTE TRANSFER STATION

Tampa, FL





Year Completed : 2021
Project Owner: City of Tampa
Point of Contact Name: Regina Byrd
Point of Contact Telephone Number: 813-348-6512
Cost: $35,990,354
Size: 29,000 SF

Description:

Built upon piles of ash from a nearby incinerator rose the $35 million, 53,000 SF McKay Bay Transfer Station expansion.

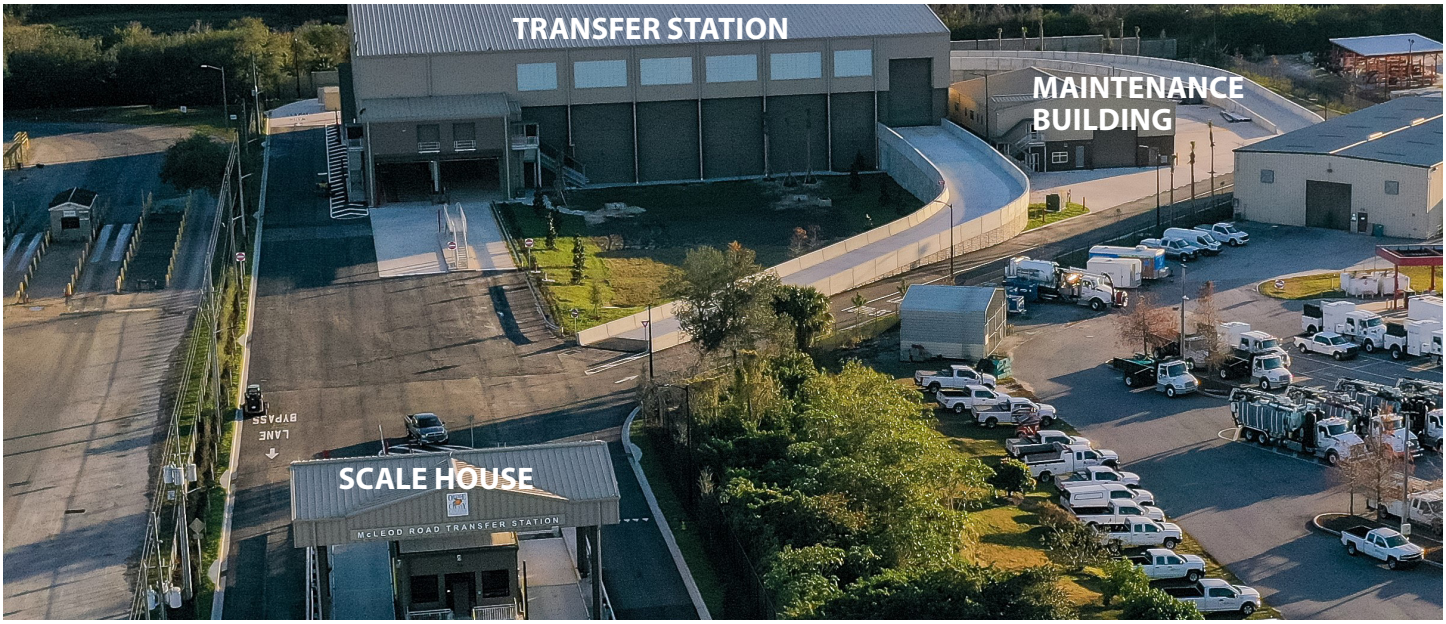
The entire site was built upon rigid inclusions—a process that involved setting 3,000 concrete piles 70 feet deep into the ground. The crew spent two months working six days a week on ground improvement at 2,300 locations throughout the site. Over four feet of concrete was poured into the underground commercial loading tunnel on top of the rigid inclusions, and the transfer station has a 30,000 SF tipping floor.

Next to the transfer station is a 7,000 SF two-story employee/administration building. The building contains a small entry area with an elevator, offices, conference rooms, training rooms, work rooms, storage rooms, inventory storage, supply rooms, men's and women's public and employee restrooms, locker rooms with showers for employees after their shifts, and a break room with a kitchen. The building has a complete HVAC system and fire protection, including sprinklers, a suppression system, and overhead roll-down doors in two offices. Additionally, RWH Construction built seven MSE retaining walls of all different sizes, which was a requirement due to the varying site grades ranging from six feet up to 22 feet.

Because the project started just before the Covid-19 pandemic, material lead times could have slowed the project down. Still, the team decided to use alternative materials to save time and money. When the team faced two structure companies closing their doors due to the pandemic, they fabricated trusses in the field and negotiated costs with the fabricator before work was completed.

The transfer station started operations in February 2022.

SOLID WASTE TRANSFER STATION - KOKOLAKIS PROJECT EXPERIENCE



MCLEOD TRANSFER STATION

Orlando, FL

Year Completed: 2021
Project Owner: Orange County Utilities Solid Waste
Point of Contact Name: Brad Higerd, P.E.
Point of Contact Telephone Number: 407-836-6605
Cost: $27,346,707
Size: 57,271 SF

Description

McLeod Road Transfer Station is located on 6.8 acres surrounded by the City of Orlando's wastewater treatment plant facility.

The project included the construction of a new transfer station, vehicle maintenance building, and scale house. The previous building was re-imagined from a solid waste incinerator built in the 1960s. The new facility includes many state-of-the-art features, modern equipment, and a variety of engineering innovations, which have increased operating capacity from 900 tons per day to 2,000 tons per day. In addition to all these features, the replacement facility was designed for maximum aesthetics to last 40 years.

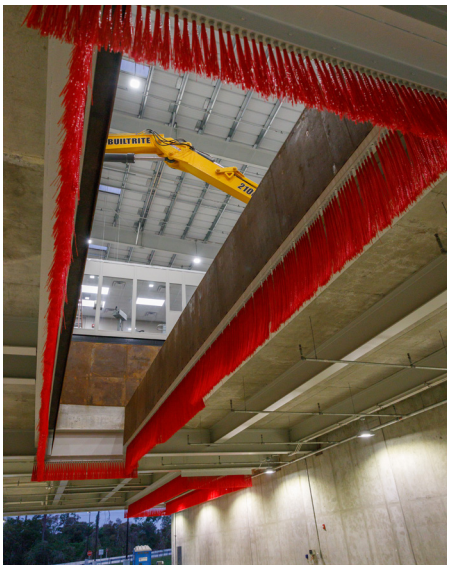
The ambitious design included many challenges inherent to the facility's intended features. Four separate MSE retaining wall systems were needed to contain ramps that conduct the facility's industrial traffic in and out of the transfer building while minimizing the associated footprint. Steel-plated concrete push walls were to extend up to 16 feet in height for more than 400 linear feet to frame the heavy industrial operations of the transfer building's 40,000 SF tipping floor, itself capped with 4 inches of 8,000 PSI, steel-fiber reinforced concrete topping.

A four-month procurement phase before construction started was utilized to fast-track the project, as the client's primary objective was to minimize the downtime for the facility during its replacement. In addition to the challenges of staging the whole project, including long-lead equipment and materials before starting, this team had to work through the logistics of sequencing all these items within the constraints of a narrow job site in urban Orlando. The emergence of the COVID-19 pandemic a few months into the project required careful planning and project staging of the project. The talented project team was resourceful in the face of these unique challenges.

SOLID WASTE TRANSFER STATION - KOKOLAKIS PROJECT EXPERIENCE

SOLID WASTE TRANSFER STATION RECONSTRUCTION

Clearwater, FL



Year Completed: 2020
Project Owner: City of Clearwater
Point of Contact Name: Earl Gloster
Point of Contact Telephone Number: 813-781-2429
Cost: $17,887,877
Size: 29,403 SF

Description

Upgrades to the existing transfer station located on a 9.2-acre parcel north of Drew Street on Old Coachman Road.

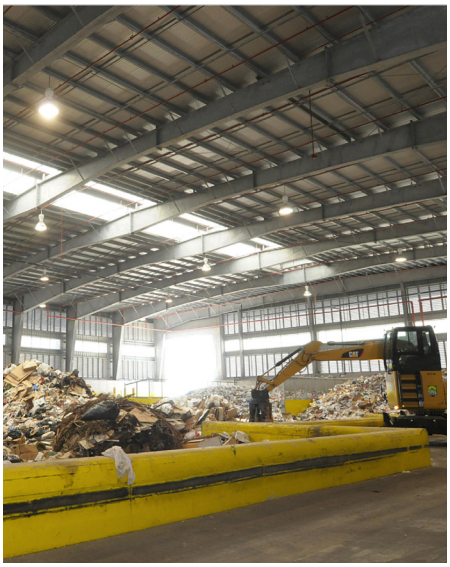
The site was redeveloped to include the following: new scale facility; new top load transfer station building; new administration building; new asphalt roadways and parking areas for tractor trailers and employee vehicles; stormwater improvements; 15,000-gallon leachate storage tank; natural gas fueling stations for the transfer trailers; a standby generator; new water service; a fire water main; diesel powered fire booster pump system; and offsite improvements consisting of a floodplain compensation and wetland mitigation site at the City's Coachman Ridge Park.

The existing facility was demolished and the site remained closed during construction. The City's Solid Waste collection trucks drove directly to the County's landfill, a significant cost until the new facility opened, which meant that the project team worked as quickly as possible to mitigate cost implications. The site is in the 100-year floodplain and contains environmentally sensitive cypress wetlands.

SOLID WASTE TRANSFER STATION - KOKOLAKIS PROJECT EXPERIENCE

SOUTHWEST COUNTY TRANSFER STATION

Delray Beach, FL



Year Completed: 2011
Project Owner: Solid Waste Authority of Palm Beach County
Point of Contact Name: Patrick Carroll
Point of Contact Telephone Number: 561-640-4000 x4210
Cost: 26,551,882
Size: 100,000 SF

Description

The new state-of-the-art 1,500 ton/day 100,000 SF waste transfer and recycling facility handles 1,500 tons of waste per day.

The project included the construction of a 10,000 SF administration, fuel oil dispensing, equipment storage area; a 10,000 SF hazardous waste storage building; and a 15,000 SF vehicle maintenance shop on a 41-acre site surrounded on all four sides by an environmentally-sensitive canal system. The vehicle maintenance shop includes heavy vehicle lifts, 30-ton bridge cranes, waste oil storage, and a lubricant fluid distribution system. This repair shop also services DOT on-road trucks. The transfer station includes six loading hoppers, a trailer load-out tunnel, a three-quarter-inch steel push-wall armor plating for the tipping floor walls and hoppers, access and exit ramps to the tipping floor, a mechanically stabilized earth (MSE) retaining wall, a vehicle exhaust system; elevator, and a dust suppression system. The administration building includes offices, kitchen/breakroom and restrooms to service the solid waste authority staff.

Two scale-house facilities include offices, a customer service window, vehicle scales, radiation detection equipment, and restrooms. Canopies cover three new inbound and outbound scales. The 10,000 SF hazardous waste storage building includes a large open-bay facility for used oil, paint, and fluid recycling. The vegetative waste processing area includes a large heavy-duty concrete paved area with steel clad push-walls for recycled yard waste. The 41-acre site development includes storm, sanitary, potable water, fire water, lift stations, oil/grease interceptors and truck fuel storage, and dispensing system.

SOLID WASTE TRANSFER STATION - KOKOLAKIS PROJECT EXPERIENCE

WALTON COUNTY TRANSFER STATION

Orlando, FL

Year Completed: 2019

Project Owner: Board of County Commissioners, Walton County, Florida

Point of Contact Name: Billy McKee

Point of Contact Telephone Number: 850-892-8180

Cost: $4,183,081

Size: 17,900 SF

Description

Walton County constructed a Class 1 Solid Waste Transfer Station.

Kokolakis constructed a new 17,900 SF transfer station building that features a break room, bathrooms, scales and scale house, access roads, and a stormwater system.

SOLID WASTE TRANSFER STATION - KOKOLAKIS LICENSES

State of Florida
Department of State

I certify from the records of this office that J. KOKOLAKIS CONTRACTING, INC. is a New York corporation authorized to transact business in the State of Florida, qualified on April 5, 1988.

The document number of this corporation is P18703.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 7, 2025, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Thirty-first day of January, 2025

Secretary of State

Tracking Number: 2694005529CU

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

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

Kokolakis 2025 Annual Report

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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

KOKOLAKIS, JOSEPH JOHN

KOKOLAKIS CONTRACTING
202 EAST CENTER STREET
TARPON SPRINGS FL 34689

LICENSE NUMBER: CGC062093
EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/06/2024

Do not alter this document in any form.

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

Kokolakis General Contractor License Number CFC062093

SOLID WASTE TRANSFER STATION - KOKOLAKIS REFERENCES

REFERENCE #1

McKay Bay Solid Waste Transfer Station

Client info:
Regina Byrd, Chief of Administration, Dept. of Solid Waste
306 E. Jackson Street 4N, Tampa, FL 33602
City of Tampa
813-348-6512
regina.byrd@tampagov.net

Description of work: Construction of a new transfer station, loading tunnel, administration building, attendant's booth, and self-haul drop-off.

Involvement in project: CMAR

Year project was completed: 2022

Total cost of the project: $35,990,354

REFERENCE #2

McLeod Transfer Station

Client info:
Brad Higerd, P.E., Chief Engineer
5901 Young Pine Road, Orlando, FL 32829
Orange County Utilities Solid Waste
407-836-6605
brad.higerd@ocfl.net

Description of work: Construction of a new transfer station, vehicle maintenance building, and scale house.

Involvement in project: Prime Contractor

Year project was completed: 2021

Total cost of the project: $27,346,707

REFERENCE #3

Clearwater Solid Waste Transfer Station Reconstruction

Client info:
Earl Gloster
100 S. Myrtle Ave, Clearwater, FL 33756
City of Clearwater
813-781-2429
earlglosterconsulting@gmail.com

Description of work: Upgrades to an existing transfer station on a 9.2-acre parcel.

Involvement in project: CMAR

Year project was completed: 2020

Total cost of the project: $17,887,877

REFERENCE #4

Southwest County Transfer Station

Client info:
Patrick Carroll, Chief Operating Officer
7501 North Jog Road, West Palm Beach, FL 33412
Solid Waste Authority of Palm Beach County
561-640-4000
pcarroll@swa.org

Description of work: Construction of a new transfer station, vehicle maintenance building, administration building, and community collection center for recycling.

Involvement in project: Prime Contractor

Year project was completed: 2011

Total cost of the project: $26,551,882

REFERENCE #5

Walton County Transfer Station

Client info:
Billy McKee
176 Montgomery Circle, DeFuniak Springs, FL 32435
Board of County Commissioners, Walton County, Florida
850-892-8180
mckbilly@co.walton.fl.us

Description of work: New 17,900 SF transfer station with scales and scale house, access roads, and stormwater system.

Involvement in project: Prime Contractor

Year project was completed: 2019

Total cost of the project: $4,183,081

TAB 4:
FINANCING

FINANCING

FINANCING SOLUTIONS

A key component of the North Port submission will be the ability to provide financing that enables the City to move forward promptly with this and other project needs. Our team has extensive experience with residual ownership lease structures, closely aligned with the primary options we plan to present. These solutions—both tax-exempt and taxable—are designed to deliver significant balance sheet and P&L advantages, particularly for non-profit entities.

Our leadership team brings deep expertise in real estate, finance, and credit, allowing us to offer a wide range of financing strategies, including traditional acquisitions, sale-leasebacks, and our proprietary Residual Benefit Lease (SM), Residual Ownership Lease (SM), and Intangible Asset License (SM) products.

Our team actively acquires or supports the strategic development of assets across all geographies and asset classes—including Healthcare, Higher Education, K-12, and Mission Critical infrastructure—with a specialized focus on municipal facilities. We are equipped to facilitate a wide range of applications, including new construction, major renovations and additions, acquisition of third-party assets and equipment, financing of equipment and FF&E, and monetization of existing facilities.

In addition to the four Florida public-private partnership (P3) projects we currently have underway—which we've already illustrated in the previous Experience section of this book (Lee County Schools Cafferata K8, City of Cape Coral Jaycee Park, Polk County Public Schools New Poinciana High School, and Sumter County Schools Educational Support Center)—our team also brings proven out-of-state experience in nonprofit financing, including:

- Hospital & Clinical Space | $158M | 250,000 SF (*New Orleans, LA)*
- Medical PPE Manufacturing Plant | $18 M | 400,000 SF (*Broussard, LA)*
- Inpatient Rehabilitation Facility | $80 M | 88,000 SF (*Phoenix, AZ)*

These transactions reinforce our capability to structure innovative financing solutions that can directly support the City of North Port's efforts to deliver a much-needed new police facility, and wastewater improvements.

COMPLIANCE, STRUCTURE, AND CHARTER CONSIDERATIONS

In light of the anticipated rejection of the recent referendum, we have taken the initiative to align our proposed solution with the City Charter and Financial Policy. Specifically, our approach is designed to:

- Avoid triggering long-term municipal debt thresholds that require voter approval
- Utilize a lease-back or COP financing model in which payments are treated as operating expenses rather than bonded obligations
- Comply with the City's 2024 Debt Management Policy, which emphasizes sustainable and predictable financial planning

FINANCING

LEASE STRUCTURE AND RISK MITIGATION

We structure these agreements as "build-then-transfer" lease agreements or extremely similar Certificate of Participation financing terms. Florida Development Solutions would be compensated along the way via monthly progress payments and paid out in full at Certificate of Occupancy (CO), and the long-term lease revenue would then be monetized or assigned to our designated finance partner. This model mirrors a forward-funded real estate transaction, wherein:

- The lease terms are underwritten at financial close.
- Florida Development Solutions (and our given project Design-Builder) are reimbursed along the way via monthly progress payments and fully by project delivery.
- A proprietary lease pass-through mechanism ensures consistent payment to the finance partner.

To proactively guard against these City risks with progress payment, we typically suggest instituting mutual preventative safeguards as a means of assisting the project's successful overall delivery. For these project, we could implement the following:

- Structure funding around non-ad valorem revenue streams.
- Include termination for convenience clauses
- Add reserve and contingency funds as financial buffers

Attached you will find optimal financing options for each of the three projects included within the P3 package. For these, you will find we've provided fully amortizing options for all scenarios with a $1,000 purchase option at the end of the term. For the new Police HQ in particular, we used residual value guarantees which will provide significant run rate savings and provide beneficial balance sheet benefits. This structure also provides for the rent to drop by approximately 25% for each renewal. Its an alternative solution we use often for many of our transactions. If you have further interest in this version, we can also price out the same for all the other projects listed as well.

Another important thing to note is these transactions are completely cashless to the City. The City of North Port effectively does not pay a dime until construction is completed and a CO is received. Finally, it's vital to clarify that, **regardless of which financing option is selected—whether the 501(c)(3) lease-back or the Certificate of Participation (COP)—100% of any revenue generated by the asset will remain with the City of North Port.**

Unlike traditional public-private partnerships (P3s) that were often structured around private revenue participation, today's public-sector P3s in Florida have evolved. Recent state legislation has redefined these arrangements to function more as alternative delivery tools, aligning more closely with design-build-finance models. These modern structures are designed to serve the needs of public agencies, not private investors seeking revenue streams.

To be clear, it is **not our intent to capture or share in any project-generated revenue**, especially as it pertains to utility-based projects like the Solid Waste Transfer Station. These financing models are structured solely to deliver capital-efficient, flexible solutions that enable the City to maintain full control and benefit from all operational revenue.

FINANCING

COMPARATIVE OVERVIEW – 501(C)(3) LEASE-BACK VS. CERTIFICATE OF PARTICIPATION (COP) FINANCING OPTIONS

By virtue of our P3 delivery vehicle, Florida Development Solutions (FDS) is committed to providing the City of North Port with flexible, proven financing solutions that can be tailored to support any or all of the three referendum proposed capital projects: the new Police Department Headquarters, the Solid Waste Transfer Station, and the Water/Wastewater Improvements Project. We have reviewed the concerns and comments from the Council at the recent meeting and understand that you would prefer to explore the 501C3 Lease back financing option as well as a Certificate of Participation financing option for possible solutions to getting these much-needed projects moving forward. We are pleased to inform you, our P3 team can offer you either option for any or all of the offered projects based solely on your preference. It is our goal to offer you this niche delivery method in an overall effort to make the process as headache-free as possible. Recognizing that each of these initiatives may present its own set of funding challenges or timing constraints, FDS has prepared two structured financing models to help the City advance its priorities with minimal friction.

The 501(c)(3) Lease-Back model and the Certificate of Participation (COP) model each offer distinct advantages, and both can be customized to fit within the City's legal, budgetary, and operational frameworks. To help City leadership determine which structure—or combination thereof—best suits each project's unique circumstances, the comparison chart below outlines the core benefits, flexibilities, and governance features of each approach.

Whether the City opts for the familiarity and government-forward orientation of COPs, or the added flexibility and potential off-credit advantages of the 501(c)(3) structure, FDS will support the City in executing a well-governed, transparent, and sustainable financing solution that advances community goals without delay.

	501c3 Financing	Municipal Lease (COP)
Capital Requirement	No capital from City	No capital from City
Use of City Land	Land can be leased	Land can be leased
Design & Construction	Selected and paid by sponsor	Selected and paid by sponsor
Debt Impact	On balance sheet as lease liability	On balance sheet as lease liability
Lifecycle & Maintenance	Can be NNN or NN	Can be NNN or NN
Cost Certainty	Fixed Price	Fixed price
Construction Delivery Speed	Dependent on Sponsor	Dependent on sponsor
Budget Predictability	Fixed lease payments	Fixed lease payments
Principal Difference	Financing requires more parties and more costs	Financing is much faster with less parties
Real Estate Taxes	May be subject to RE taxes No RE taxes if PAFAF	May be subject to RE taxes No RE taxes if PAFAF

PAYMENT PROCESS OVERVIEW – 501(C)(3) LEASE-BACK AND COP FINANCING STRUCTURES

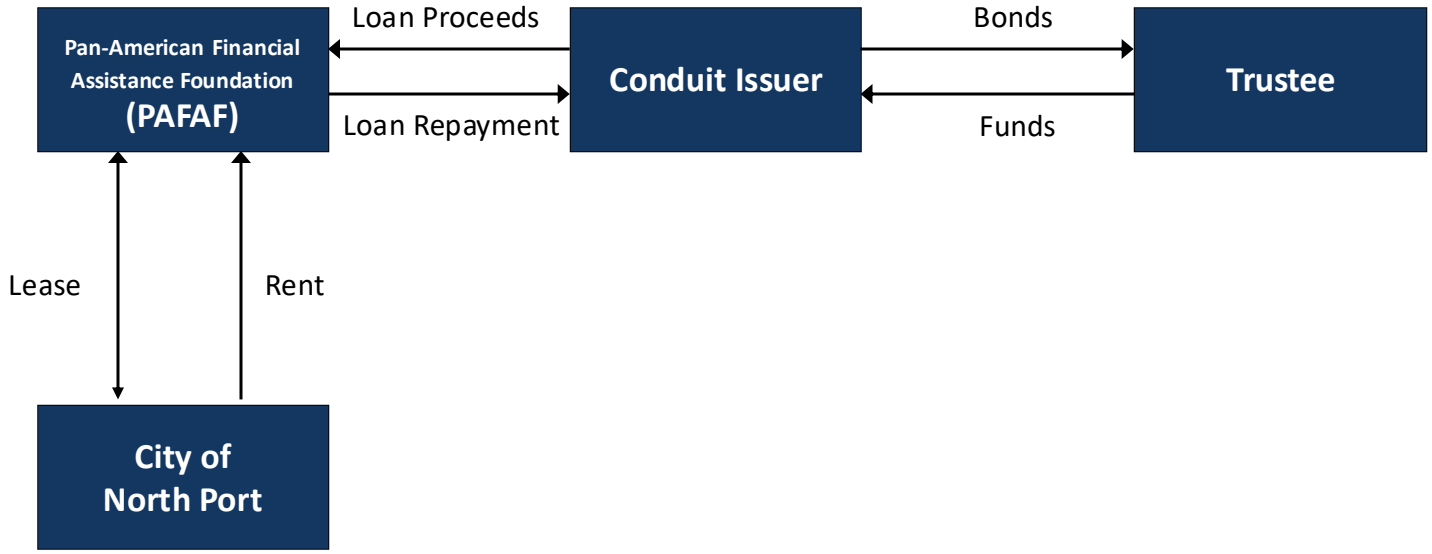
To support the City of North Port in selecting the financing model that best aligns with its goals, Florida Development Solutions (FDS) has structured two distinct options: a 501(c)(3) Lease-Back structure and a Certificate of Participation (COP) model . Both are designed to minimize complexity and risk to the City while ensuring timely and transparent financial administration.

Under each structure, FDS facilitates the establishment of a neutral third-party trustee—typically a reputable financial institution such as UMB Bank or Wells Fargo. The trustee serves as the central point for collecting lease or rent payments from the City and disbursing those funds to the lender or bondholders, as applicable. This approach ensures that all payments are handled with fiduciary oversight, in a manner that is secure, auditable, and compliant with all financing covenants.

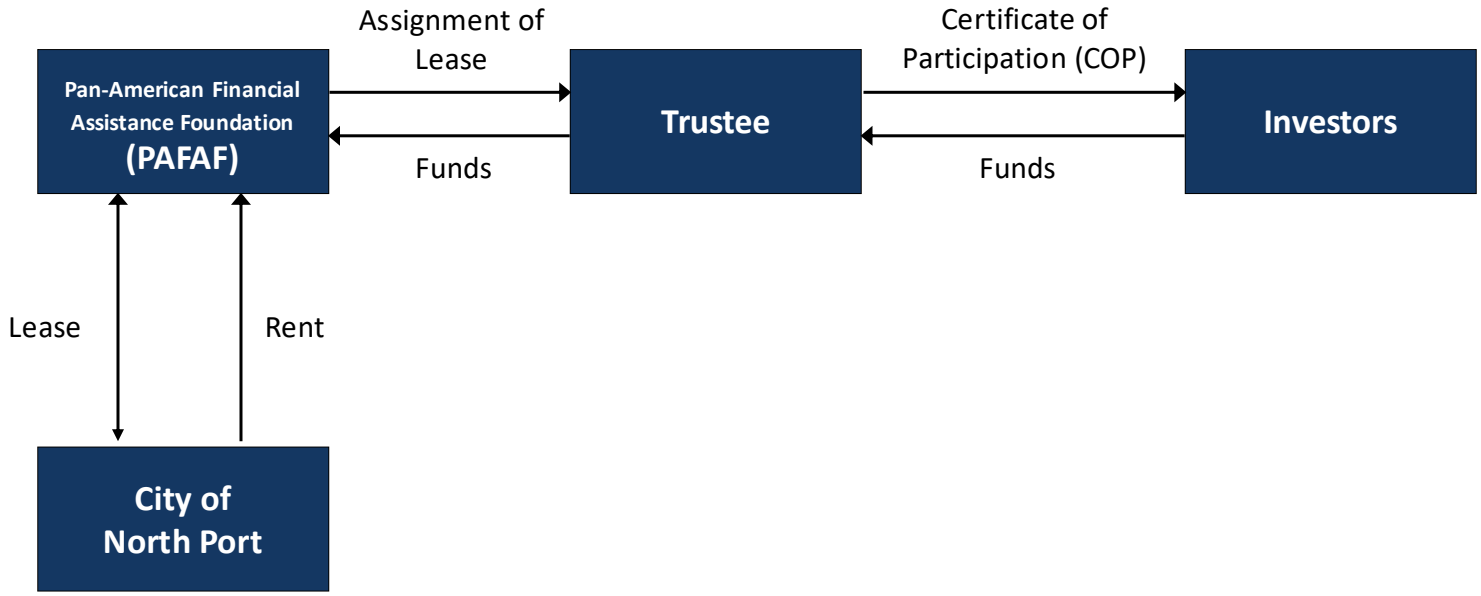
Importantly, this process is intentionally structured to be seamless from the City's perspective. Whether under the 501(c)(3) or COP model, the City enters into a predictable, budgeted payment stream—while all backend coordination, compliance, and fund transfers are administered by the trustee, in collaboration with FDS.

The flow charts that follow illustrate how the payment process is administered in each financing scenario.

501 (c)(3) Financing



Certificate of Participation (COP)



POLICE DEPARTMENT HEADQUARTERS - FINANCING

Tax-Exempt $119MM Funding – Police Station

	15 Year Term – Fully Amortizing	25 Year Term – Fully Amortizing	35 Year Term – Fully Amortizing
Project Cost – Provided*	$119,000,000	$119,000,000	$119,000,000
Credit Rating	Aa2	Aa2	Aa2
Implied Interest Rate	4.62%	5.27%	5.52%
Construction/Free Rent Period	24 Months	24 Months	24 Months
Total Project Cost	$126,691,090	$127,519,800	$127,957,831
Initial Lease Term	15 Years	25 Years	35 Years
Starting Base Rent	$13,078,841	$10,288,216	$9,288,791
Annual Escalation	0.00%	0.00%	0.00%
Residual Value	N/A	N/A	N/A
Right of Use Asset/Lease Liability	$89,607,545	$101,741,474	$109,648,359
Balance Sheet Benefit vs Debt Financing	29.27%	20.22%	14.31%
Purchase Option	$1,000	$1,000	$1,000
Additional Advantages			

- *As the current financial terms do not account for land, permitting, FF&E, or maintenance – but DO include estimates of the remaining payments for design development and preconstruction – our team reserves the right to reconcile these amounts with the City post award to ensure accuracy and avoid any duplication.
- No real estate taxes
- Total operational control
- No out of pocket cost until facility is delivered
- Option to include 49 to 99 year ground lease, ensuring generational ownership
- No transaction fees
- Purchase Option Right of First Refusal & Right of First Offer on future building sale

POLICE DEPARTMENT HEADQUARTERS - FINANCING

Tax-Exempt $119MM Funding With 75% Residual Values – Police Station

	15 Year Term – 75% Residual Value	25 Year Term – 75% Residual Value	35 Year Term – 75% Residual Value
Project Cost – Provided*	$119,000,000	$119,000,000	$119,000,000
Credit Rating	Aa2	Aa2	Aa2
Implied Interest Rate	4.82%	5.41%	5.67%
Construction/Free Rent Period	24 Months	24 Months	24 Months
Total Project Cost	$126,691,090	$127,519,800	$127,957,831
Initial Lease Term	15 Years	25 Years	35 Years
Starting Base Rent	$8,675,475	$8,418,519	$8,380,660
Annual Escalation	0.00%	0.00%	0.00%
Residual Value	$95,018,318 (75.00%)	$95,639,850 (75.00%)	$95,968,373 (75.00%)
Right of Use Asset/Lease Liability	$75,280,887	$102,528,794	$107,566,113
Balance Sheet Benefit vs Debt Financing	40.58%	19.60%	15.94%
Est. Renewal Rent	$6,506,606	$6,313,889	$6,285,495
Additional Advantages			

- *As the current financial terms do not account for land, permitting, FF&E, or maintenance – but DO include estimates of the remaining payments for design development and preconstruction – our team reserves the right to reconcile these amounts with the City post award to ensure accuracy and avoid any duplication.
- No real estate taxes
- Total operational control
- No out of pocket cost until facility is delivered
- Multiple renewal options
- Option to include 49 to 99 year ground lease, ensuring generational ownership
- No transaction fee

WASTEWATER FACILITY EXPANSION & RENOVATION - FINANCING

Tax-Exempt $17MM Funding Without Residual Values – Wastewater Facility

	15 Year Term – Fully Amortizing	25 Year Term – Fully Amortizing	35 Year Term – Fully Amortizing
Project Cost - Provided	$17,000,000	$17,000,000	$17,000,000
Credit Rating	Aa2	Aa2	Aa2
Implied Interest Rate	4.79%	5.39%	5.50%
Construction/Free Rent Period	24 Months	24 Months	24 Months
Total Project Cost	$18,450,320	$18,565,240	$18,567,220
Initial Lease Term	15 Years	25 Years	35 Years
Starting Base Rent	$2,155,853	$1,692,957	$1,498,195
Annual Escalation	0.00%	0.00%	0.00%
Residual Value	N/A	N/A	N/A
Right of Use Asset/Lease Liability	$13,555,471	$15,216,327	$16,151,788
Balance Sheet Benefit vs Debt Financing	26.53%	18.04%	13.01%
Purchase Option	$1,000	$1,000	$1,000

Additional Advantages

- No real estate taxes
- Total operational control
- No out of pocket cost until facility is delivered
- Multiple renewal options
- Option to include 49 to 99 year ground lease, ensuring generational ownership
- Purchase Option, Right of First Refusal, & Right of First Offer on future building sale

Note: Finance terms currently do no factor in land, permitting, FFE, maintenance, or existing design costs at this time due to the level of projected design development to date (does include CM Preconstruction established fees). Should the City desire for these to be included, we can rerun the financials post award to reflect accordingly.

SOLID WASTE TRANSFER STATION - FINANCING

Tax-Exempt $14MM Funding Without Residual Values – Transfer Station

	15 Year Term – Fully Amortizing	25 Year Term – Fully Amortizing	35 Year Term – Fully Amortizing
Project Cost - Provided	$14,000,000	$14,000,000	$14,000,000
Credit Rating	Aa2	Aa2	Aa2
Implied Interest Rate	4.79%	5.39%	5.50%
Construction/Free Rent Period	24 Months	24 Months	24 Months
Total Project Cost	$15,245,940	$15,343,300	$15,345,110
Initial Lease Term	15 Years	25 Years	35 Years
Starting Base Rent	$1,819,114	$1,429,988	$1,266,409
Annual Escalation	0.00%	0.00%	0.00%
Residual Value	N/A	N/A	N/A
Right of Use Asset/Lease Liability	$11,265,767	$12,627,318	$13,383,946
Balance Sheet Benefit vs Debt Financing	26.11%	17.70%	12.78%
Purchase Option	$1,000	$1,000	$1,000

Additional Advantages

- No real estate taxes
- Total operational control
- No out of pocket cost until facility is delivered
- Multiple renewal options
- Option to include 49 to 99 year ground lease, ensuring generational ownership
- Purchase Option, Right of First Refusal, & Right of First Offer on future building sale

Note: Finance terms currently do no factor in land, permitting, FFE, maintenance, or existing design costs at this time due to the level of projected design development to date (does include CM Preconstruction established fees). Should the City desire for these to be included, we can rerun the financials post award to reflect accordingly.

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