



Construction Management at Risk Services for  
**CITY OF GAINESVILLE**  
**PUBLIC SAFETY FACILITIES**

Request for Proposals: #PWDA-230055-DH

**Ajax** City of  
**Gainesville**

**AJAX BUILDING COMPANY, LLC**  
Part of the *STO Building Group Family of Companies*



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July 14, 2023



USGBC  
MEMBER

AL - 54552  
FL - CGC#1520391  
GA - GCCO 007750  
GA - GCCQA 007750  
NC - 83194  
SC - G122422  
TN - 74075

City of Gainesville, Procurement Division  
200 E University Ave.  
Gainesville, FL 32601

RE: Request for Proposals: #PWDA-230055-DH Public Safety Facilities Construction Manager at Risk

Members of the Selection Committee,

Ajax Building Company is pleased to provide our qualifications to the City of Gainesville for the Public Safety Facilities Construction Manager at Risk Projects. We are excited for these projects, as it is an opportunity to use our unique depth of experience in each of your project types and work in aspects of public safety – police, fire, and public works. Ajax's **extensive public safety** background, **strong project** team with **recent** and **relevant** experience, proven track record of **meeting time** and **budget requirements**, and extensive understanding of the construction of these **secure** and **complex** facilities, makes us the ideal partner for these important projects.

Ajax has successfully completed **1,000+ construction management** projects, for more than **140 public entities** during our 65 years in business including over \$1 billion in Public Safety Projects. This includes an extensive list of fire stations, police facilities, public works facilities and public safety complexes. We are a third-generation, employee-owned company that brings the services and values of a local community-based business, but a resume that has earned us the ranking of a top Construction Manager and Public Entity Contractor by *Engineering News Record (ENR) Southeast*. Our project experience includes **public safety facilities throughout the Southeast** that are **extremely relevant to your project priorities**, including Joint Use Public Safety Facilities, Fire Stations, Property and Evidence Facilities, Fire Administration Facilities, Public Works Complexes and Training Facilities. Ajax was just selected as the Construction Manager for the Clay County Public Safety Facilities, a contract with multiple, varying types of public safety facilities, with a scope similar to yours, to be completed in the next several years. This will be beneficial to your projects as we will have ongoing public safety facilities and fire stations under construction and/or recently completed in very close proximity. These projects will be operated by our Jacksonville Team, so they will not interfere with any of the proposed resources for your projects. However, the subcontractors, specialty vendors, lessons learned, latest technology, etc. will all be extracted from those projects and offered to the City, further ensuring the best practices and products are included in the design and construction of your facilities. Ajax was also honored to participate on the team that compiled the City of Gainesville Public Works Department Facilities Improvements Master Planning study and report.

The members of the Ajax team we have proposed bring **recent, extensive, and relevant public safety experience** to your projects. Project Executive James Marini has been a part of our Gainesville team since 2007. He brings not only his experience from recent local public safety projects including the University of Florida Public Safety Building and the Union County Emergency Operations Center (EOC), but also strong relationships with the local quality subcontractors and vendors required to execute this work. Project Manager James De La Rosa and Superintendent Jody Brown recently completed Fire Station 21 in Sarasota County together and are ready to bring their project knowledge and teamwork together to benefit these projects. It is important to emphasize, that Ajax has the capacity to execute each project on time, on budget and with the highest level of quality, regardless of the timing of each individual project. Ajax has the depth of experienced personnel to provide each project with the dedicated staff and attention each deserves, if the projects are delivered one at time, or all at once. To highlight this, we have also showcased an additional Project Manager, Chris Brown and Superintendent, Tim Scheller, along with onsite staff, within our proposal. Chris has just completed a Police Substation for the City of Clearwater, and Tim brings a resume full of evidence facilities, public works facilities, EOCs and most recently, the University of Florida Public Safety Building. This team is further supported by the **220+ men and women within Ajax**.

If two or more of the planned facilities proceed simultaneously, Ajax has the **depth of resources** to deliver each project with the highest level of **quality** and **care**.

The proposed facilities in your program are **unique** and **complex** and require coordination from the very beginning. The team's knowledge of all applicable codes, and their lessons learned from their previous public safety projects will be essential to the success of your project. These facilities will be designed and constructed for **survivability, security, and durability** as they will be serving the community through the end of the century and beyond. Our team brings an in-depth understanding and experience with **hardened construction** including critical water intrusion construction details. Additionally, the **critical infrastructure** and **technological redundancies** required in these facilities are unique and previous experience like Ajax's is imperative for the successful coordination of these elements. As safety and technology continue to improve and evolve, our current and ongoing experience is just as crucial.

Our experience with your selected delivery method, CM at Risk, cannot be understated. You will see that each representative project in our proposal was delivered via this delivery method (or a design-build approach that is operated in the exact same fashion as our CM at Risk projects). We are able to make a **commitment to meeting budget and schedule requirements** by working in an environment of **trust**, through an **"open-book" process**, and **teamwork** with City, Fire, Police and Public Works staff, design team members, and all stakeholders. At Ajax we take pride in our preconstruction services and are an active part of the process. We will be an active team member during each design phase and will provide constructability reviews, cost estimates, value engineering ideas and utilize our experience with related projects to provide "lessons learned."

In closing, the expertise of our Project Team with each of your project elements and types, the knowledge of their unique and complex construction, and the depth of our team resources make Ajax an ideal partner for your Public Safety Facilities projects. You have my commitment that Ajax will provide all the resources necessary to ensure that each of your projects is completed in a timely and efficient manner. If you should you have any questions, please contact me directly 813.927.5063 or at [bill.byrne@ajaxbuilding.com](mailto:bill.byrne@ajaxbuilding.com).

Sincerely,  
**Ajax Building Company, LLC**



William P. Byrne  
Chief Executive Officer

PROPOSAL COVER PAGE (CCNA)



Procurement Division

(352) 334-5021 (main)

Issue Date: 6/9/23

REQUEST FOR PROPOSALS: #PWDA-230055-DH
Public Safety Facilities Construction Manager at Risk

PRE-PROPOSAL MEETING: [ ] Non-Mandatory [ ] Mandatory [x] N/A [ ] Includes Site Visit
DATE: TIME:
LOCATION:

Legal ad (Gainesville Sun) publish date: June 15, 2023

QUESTION SUBMITTAL DUE DATE: July 6, 2023

DUE DATE FOR UPLOADING PROPOSAL: July 14, 2023 at 3:00PM

SUMMARY OF SCOPE OF WORK: City of Gainesville is seeking proposals from licensed contractor (hereinafter, referred to as proposer) to provide construction manager at risk services for public safety facilities.

For questions relating to this solicitation, contact: Diane Holder (holderds@gainesvillefl.gov)

Proposer is not in arrears to City upon any debt, fee, tax or contract: [ ] Proposer is NOT in arrears [ ] Proposer IS in arrears
Proposer is not a defaulter, as surety or otherwise, upon any obligation to City: [ ] Proposer is NOT in default [ ] Proposer IS in default

Proposer who receive this solicitation from sources other than City of Gainesville Procurement Division or DemandStar.com MUST contact the Procurement Division prior to the due date to ensure any addenda are received in order to submit a responsible and responsive offer. Uploading an incomplete document may deem the offer non-responsive, causing rejection.

ADDENDA ACKNOWLEDGMENT: Prior to submitting my offer, I have verified that all addenda issued to date are considered as part of my offer: Addenda received (list all) # Addendum No. 1, 7/11/2023

Legal Name of Proposer: Ajax Building Company, LLC

DBA: Ajax

Authorized Representative Name/Title: William P. Byrne, Chief Executive Officer

E-mail Address: bill.byrne@ajaxbuilding.com FEIN: 59-0969709

Street Address: 424 SW 7th Terrace, Gainesville, FL 32601

Mailing Address (if different):

Telephone: (352) 377-1102 Fax: ( )

By signing this form, I acknowledge I have read and understand, and my business complies with all General Conditions and requirements set forth herein; and,

- [x] Proposal is in full compliance with the Specifications.
[ ] Proposal is in full compliance with the Specifications except as specifically stated and attached hereto.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: [Handwritten Signature]

SIGNER'S PRINTED NAME: William P. Byrne DATE: 07/14/2023

This page must be completed and uploaded to DemandStar.com with your Submittal.

# 3.1 PART ONE - PROJECT UNDERSTANDING & APPROACH

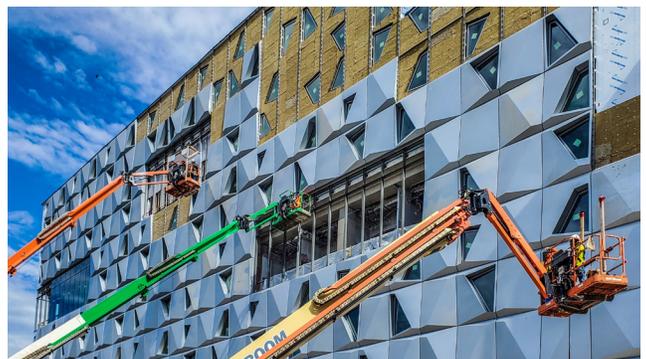
We are excited to provide our qualifications for the City of Gainesville Public Safety Facilities Construction Manager at Risk (CMAR). We understand this is a multi-phased contract for various facility needs for Gainesville Fire Rescue, Gainesville Police Department and the City of Gainesville Public Works Departments. The new facilities will provide your first responders with modern & efficient facilities to carry out their important work. The projects will include new construction as well as redevelopment, reconstruction, expansion, remodeling and/or relocation of existing Public Safety Facilities.

We understand that the funding for these projects is being provided by sales tax surtax that was passed in November of 2022 with a half-cent dedicated to infrastructure. This surtax and the funding will be in place through 2032. Of the projects included in the RFP, we understand the current priorities to be the Southwest Public Safety Center & Fire Station #9, the GFR Administration Building, East Side Fire Station, the Public Works Hardened Facility at their current site, and a Property and Evidence Building for GPD. These facilities are not simple office or residential buildings, but complex & technical structures that must support the nature of the work throughout emergency events and day to day operation for years to come. These projects require a builder that has specialized in this type of work and who is familiar with all applicable standards, including National Fire Protection Association (NFPA) for the proposed fire stations. As you will see throughout our proposal, Ajax's public safety resume is unmatched in the state of Florida. Our personnel will not be learning on this project as the entire proposed project team brings public safety expertise to your projects.

Due to the nature and timing of the funding we understand these projects may take place consecutively or concurrently. If selected, we would of course communicate closely with the City as well as the selected design team on the specifics of the timing for each project, and provide relevant information for the City to meet their facility needs in the most economical manner, incorporating the latest and greatest materials and technology. In the event that multiple projects and multiple teams are engaged with the City at the same time, Operations Manager James Marini's proven ability to orchestrate multiple teams has been a welcomed strength that our clients have come to rely on with confidence. James' strategic involvement in each of the facilities anticipated under this RFP will ensure that multiple projects and multiple teams will all be working to the same high standards that the Ajax reputation has been built upon.

Our team is not only proactive in communication, but reliable and trustworthy. Especially today with an everchanging material supply market, Ajax will proactively analyze the market conditions and will advise on current and projected status that corresponds with the timing for the future projects and communicate this information to the City. If final sites for the new stations have yet to be selected, Ajax has the expertise to assist in those efforts. Most recently, Ajax assisted the City of Tallahassee with the site selection for the new Tallahassee Police Department Headquarters. In addition to managing the construction, Ajax was responsible for guiding the overall site selection process for the City and guiding the Design Team through a series of community meetings to determine the final location.

Ajax's commitment to quality and superior service is exemplified in our commitment of a highly experienced and innovative team. This team was selected for their knowledge and experience working on government and public safety projects with similar logistical and technological complexities, and their ability to address the specific scope of the work for your project. Operations Manager James Marini will be available immediately upon award to begin the pre-construction process. James will ensure that all of Ajax's resources are being utilized to keep each project moving forward with efficiency.



Jeff Jones, our Preconstruction Manager, will lead the pre-construction efforts of our team on each of the projects utilizing the expertise of each team member when needed while Jeff Stephenson, our Chief Estimator, will provide cost information and verify budgets. James De La Rosa, Sr. Project Manager, and Jody Brown, Sr. Superintendent, will provide constructability reviews and develop a schedule for each of the anticipated projects. If two projects are proceeding simultaneously, we have included Sr. Project Manager, Chris Brown, and Superintendent, Tim Scheller on the team. These gentlemen also bring relevant project experience and are well qualified to help deliver your public safety projects. Marc Reeves, our Director of Risk Management, will develop Project Specific Safety Plans that will provide a safe environment for the employees, visitors and construction crews. This project team is further supported by 220+ men and women within Ajax. If two or more of the planned facilities proceed simultaneously, Ajax has the depth of resources required to deliver each project with the highest level of quality and care. If selected, our team is looking forward to jumping in, getting involved right away and beginning the process of delivering the new Public Safety Facilities that will serve the Gainesville community for years to come.

Ajax's approach will be very proactive, and we operate as the "Hub of the Wheel". We do this at the very beginning by initiating a team integration meeting with all stakeholders and continue through the design and construction phases. We will document meetings and provide information for the team to make informed decisions regarding costs, schedule and phasing. This approach will be similar with single or multiple projects. Deliverables are anticipated during the design phase at 30%, 60% and 90% documents culminating in a final GMP. We will provide costs, schedule and constructability reviews at each deliverable. The design/construction schedule will be initiated as an outline at the outset and will be further defined and expanded as the design progresses.

The following pages highlight Ajax's detailed approach to each of our projects. We are proud of our tried and true, professional, and consistent policies and procedures.

# APPROACH & METHODOLOGY

As your Construction Manager at-Risk, Ajax will serve as your single-point of contact. Performance, accountability, and all jobsite performances fall under our watch. With 95% of our work being delivered via the construction management at risk (CMAR) process, we have refined and improved our processes assuring the best in service. Our approach is based on working as a team with the owner, design team, consultants and stakeholders, while communicating throughout the entire process with 100% transparency.

## TEAM KICK-OFF MEETING

At the beginning of a project, our team will conduct a partnering / team integration workshop to organize the entire project team (City of Gainesville, GFR, GPD and Gainesville Public Works, stakeholders, design teams and consultants) to foster a partnership between all members.

**WORKSHOP AGENDA:**

Project Goals & Objectives are Identified.

All responsibilities, organizational structures, coordination charts and lines of communication are identified.

The above items are incorporated into a "Project Management Policy & Procedures Manual".



Upcoming Agenda

Tuesday, February 24th (Page 150)

12:30-1:45	Learning Common Vocabulary
	- Do not grade/flatten
	- Learning space types
1:45-2:00	Break/Networking
2:00-2:30	Start out outreach initiatives
	- Workshop assignments
2:30-3:00	Public Spaces
3:00-4:00	Food Service
4:00-4:30	Center for Undergraduate Research
4:30-5:00	University Police Department

# COMMUNICATION

## PROCORE

Ajax utilizes Procore Project Management software to help manage each of our construction projects. Procore is considered among the most innovative cloud programs creating a truly collaborative environment. All information is maintained in one place with real time accessibility by every project team member. This ensures all information accessed is always accurate, consistent and up to date. Information maintained within Procore includes:

- Daily Logs
- Drawings
- Photos
- Punch Lists
- Specifications
- Schedules
- Project Workflow
- Bids
- Meetings
- RFIs
- Submittals
- Transmittals
- Inspections



## OWNER / ARCHITECT / CONTRACTOR MEETINGS

Ajax believes that continual dialog between the team members through regularly scheduled team meetings provides the appropriate forum to address issues as they arise. Using an 'open-issues' meeting minute format, as a team, we can remain focused on resolving issues and use the meeting to formulate solutions. These meetings begin taking place in the design phase and continue through project completion.

## MONTHLY REPORTS

Once a month an owner project status report is distributed, "placing everyone on the same page." This report includes:

- A monthly executive summary
- An estimating narrative
- A scheduling narrative
- A financial narrative
- Cost control recommendations
- Project meeting minutes
- Monthly calendars

# SCHEDULING

We understand the importance of delivering these projects on time for the City. We have a proven track record of completing projects within our owners' time and budget constraints. This stems from our teamwork approach of incorporating input directly from the owner, stakeholders and the design team, as well as subcontractors and vendors. With the entire project team developing the schedule, each member becomes personally vested and accountable for achieving each milestone. The actual Construction Manager at Risk program we implement is comprised of these four phases:



## SCHEDULING SOFTWARE

Ajax uses proven industry standard scheduling software (Primavera P6 –Oracle) to establish schedules for your project. Our program is fast, easy to update, and provides a full menu of scheduling reports, including both critical path logic diagrams and bar chart formats. Ajax's scheduling capabilities permit a complete analysis of cost distribution throughout the design and construction phases of any project.

## TIME FRAME TO PROVIDE SERVICES

Upon establishment of the specific scheduling requirements, and establishment of the timeline for all projects, Ajax will assign the resources necessary to meet the City's needs. In addition, we employ individuals who specialize in various disciplines. For example, at the recent UF Public Safety Building, which included unique HVAC requirements, a Mechanical, Electrical & Plumbing (MEP) Superintendent with a high level of experience with systems integration was assigned to ensure the final programming, testing and balancing and commissioning processes of the HVAC system were completed successfully and within the project schedule. So, while core teams of experienced Project Managers, Superintendents and their support staff are selected for given projects, assignment of other key personnel to maximize quality and meet the project schedule is something we analyze when building the Master Project Schedule.

Ajax has vast experience developing Master Project Schedules using proven methods (tailored to each project). Our schedules start out with input from all initial team members (the City, the design team, etc.) and establishes the construction activities. As the schedule is further developed through each design phase, we include activities based on logical sequences and standardized delineation of activities. Calling on our teams' experience in successful schedule development, our understanding of material lead times in this market, as well as our relationships with the subcontractor community, our tasks will be staged such that the GMP schedule is as efficient and economical as possible. Again, we pride ourselves on being on time and within budget.

## COST CONTROL - PRECONSTRUCTION PHASE

As your Construction Manager at Risk, our team will work closely from the onset with the City of Gainesville and your design teams to ensure the design and budget are complimentary to one another. It will ensure that when the final GMP is delivered, it is within the established budget and that there are absolutely no surprises. Ajax's success in delivering projects at or below budget begins early in the Design Phase and continues throughout the Construction Phase. Our team will provide accurate estimates from our Estimating Department throughout the design phase, as well as cost/benefit analyses on materials and systems, allowing the City to make informed financial decisions.



**JEFF STEPHENSON**  
CHIEF ESTIMATOR

As the Estimator on hundreds of CM projects, Jeff is a valuable asset to the preconstruction phase. His approach of working hand-in-hand with design teams and owners from day one, ensures all budget, schedule and quality goals are met. Jeff's reputation for providing accurate estimate and options allows owners to make informed budgetary decisions.

## ESTIMATING

Our program is a progressive approach where early phases build upon one another until, a guaranteed maximum price (GMP) is established. Our pre-construction approach detailed below, will be performed on each one of your anticipated projects.

**CONCEPTUAL ESTIMATE:** Prepared early in the Design Phase, this estimate is based on concept, confirming that it can be constructed within the budget. It includes traditional project costs as applicable to a project, such as site preparation, foundation, structural work, exterior and interior finishes, and roofing work. This is sometimes referred to as an Economic Cost Model or "Target Value" approach and provides a benchmark for the team.

**SYSTEMS COST ANALYSIS:** Ajax will provide total cost comparison (materials, labor, maintenance, etc.) for each system being considered. For example:

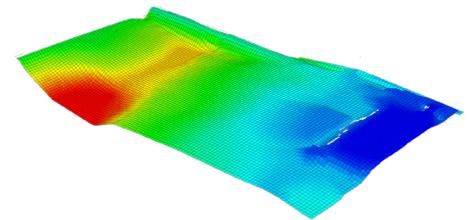
- Chilled Water HVAC vs. Variable Refrigerant Flow (VRF)
- Block & Brick Multi-Wythe Wall System vs. Block & Stucco

By working in conjunction with our owners and their design teams, as a group we will be able to properly analyze all options to develop definitive conclusions.

**LIFE CYCLE COST ANALYSIS:** Ajax will determine how each system or the facility as a whole will perform after 15 to 20 years. All aspects of the operational cost and maintenance of the facility is taken into consideration to select the best systems and equipment for the life of the facility. This information will allow you to make informed cost / life cycle / maintenance / quality decisions that meet your project goals.



**EARTHWORKS:** Earthworks is a three dimensional computer program to assist with site cost analysis. It illustrates the contours of the existing site, comparing it to the new elevations needed for the project. The new elevations are calculated to determine the volume of dirt needed to be cut or filled to create the desired elevation and slopes for the project site. A variety of elevation and slope options can be quickly analyzed to determine the most efficient and cost effective grading plan.



**ON-SCREEN TAKE-OFF:** "On-Screen Takeoff" is the latest cutting-edge technology for accurately developing cost estimates and quantities from the Architect's drawings. In addition, this process of estimating projects is extremely efficient and accurate. This will ensure the project progresses as quickly as possible, while ensuring the budget is being met.

Yavapai County School Board  
 Argus High School  
 DATE: 4/12/2014  
 Job Project: 62013137

CURRENT ESTIMATE STATUS		ESTIMATE TOTAL
SCHEMATIC ESTIMATE BASE (EST)		\$1,781,719
4200 - Mechanical		\$188,000
4200 - Fuel Resources		\$13,251
4200 - Electrical		\$12,000
4200 - Fire Alarm/Security		\$12,000
4200 - Fire Sprinkler/Alarm		\$8,000
4200 - Mechanical (Base) (per 60114.000)		\$1,100,000
4200 - Mechanical (Base) (per 60114.000)		\$20,000
4200 - Mechanical (Base) (per 60114.000)		\$20,000
<b>TOTAL REVISED ESTIMATE</b>		<b>\$4,385,100</b>

Proposed Cost Reduction										
#	Description	QTY	Unit	Current Estimate	Proposed	Quantity	Proposed	Amount	Amount %	Comments
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4200	MECHANICAL (BASE) (per 60114.000)	1		\$20,000						
4200	MECHANICAL (BASE) (per 60114.000)	1		\$20,000						
4200	MECHANICAL (BASE) (per 60114.000)	1		\$1,100,000						
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4200	MECHANICAL (BASE) (per 60114.000)	1		\$20,000						
4200	MECHANICAL (BASE) (per 60114.000)	1		\$1,100,000						
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4200	MECHANICAL (BASE) (per 60114.000)	1		\$1,100,000						
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4200	MECHANICAL (BASE) (per 60114.000)	1		\$20,000						
4200	MECHANICAL (BASE) (per 60114.000)	1		\$1,100,000						
4200	MECHANICAL (BASE) (per 60114.000)	1		\$20,000						
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4200	MECHANICAL (BASE) (per 60114.000)	1		\$1,100,000						
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4200	MECHANICAL (BASE) (per 60114.000)	1</								

**GUARANTEED MAXIMUM PRICE (GMP):** The estimating process culminates in three sequential phases that result in a final budget estimate that coincides with your program, and subsequently, an agreed upon Guaranteed Maximum Price (GMP). Our interactive approach ensures that the proposed project team, has the most comprehensive and cost-effective knowledge of the project possible.

## COST CONTROL - CONSTRUCTION PHASE

During construction, cost control is accomplished through proper bid management, detailed cost reporting and payment procedures, management of contingency funds, and thorough review of potential subcontractor changes and owner change requests.

**BID MANAGEMENT:** During this phase Prequalification packets are sent to subcontractors. We pre-qualify a minimum of three subcontractors for each trade. After pre-qualifying subcontractors and generating interest in the project, we assemble detailed bid documents. Subcontractors must know exactly what is expected of them in order to produce high quality work. Ajax prequalifies our subcontractors based on many important factors including financial security, current workload, prior experience with similar projects, safety record and references.

Once our subcontractors are prequalified, we hold a pre-bid conference for each trade. At this meeting, the following information is distributed to each subcontractor:

- Detailed Scope
- Site Utilization Plan
- Construction Schedule
- Plans & Specifications
- Safety Control Program
- Contract Documents

When the documents are complete, we will competitively bid the project to prequalified subcontractors and vendors to ensure competition and ensure the lowest possible price. We will open and review the bids in the presence of your staff and make recommendations of awards after thoroughly scoping and reviewing each package.

<b>IDENTIFY SUBCONTRACTORS</b>	<b>Encourage local firms to participate</b>
<b>PREQUALIFY SUBCONTRACTORS</b>	<b>Ensure qualified and capable vendors bid the project</b>
<b>CONDUCT PREBID CONFERENCES</b>	<b>Ensure each bidder is fully aware of all project requirements prior to bid</b>
<b>PROVIDE DETAILED BID PACKAGES</b>	<b>Informed bidders ensure more accurate bids</b>
<b>ACCEPT SEALED BIDS</b>	<b>Protect the City of Gainesville from potential conflicts (min. of 3 bidders)</b>
<b>CONDUCT SCOPE REVIEW MEETING</b>	<b>Confirm bids are comprehensive and complete</b>
<b>RECOMMENDATION AWARD</b>	<b>Submit Recommended Subcontractors to the City of Gainesville</b>

**COST REPORTING SYSTEMS:** Ajax uses CMiC Construction Management software, which is an innovative construction enterprise software system designed to manage complex construction projects. CMiC provides tighter controls and accountability which allow us to deliver projects on-time and on-budget. CMiC's project management capabilities include:

- Financial Statements
- Accounting Books & Records
- Project Analysis
- Service & Maintenance
- Labor & Equipment
- Analytics
- Document Imaging
- Project Workflow



This software allows Project Managers and Administrators to communicate with our home accounting office and provides up-to-the-minute, detailed job cost information including costs, billing and payroll. Owners can also be provided with a detailed cost report upon request.

### **OWNER DIRECT PURCHASE & SALES TAX SAVINGS APPROACH TO THE PROJECT**

Ajax has extensive experience managing and coordinating Owner Direct Purchase programs throughout the State of Florida. In fact, Ajax was the first Construction Manager to have their Direct Purchase program approved by the State of Florida's Department of Revenue.

We make the program easy by first outlining what is expected of every subcontractor in a special condition of each Bid Package. After reviewing this special condition at the Pre-Bid Meeting, every bidder is aware of the program before they even submit a bid. Once the successful bidders are identified, we work with them to provide detailed back-up for their various vendors and what specifically is being purchased.

Ajax will then work hand in hand with the Owner's purchasing representative to issue purchase orders for the various equipment and materials. All the while we will be keeping accurate records and updating the Owner Direct Purchase Log to clearly show all purchase orders written, tax savings accrued, invoices submitted and paid, and the balances of each vendor. At the same time the off-setting dollar amounts are taken out of the contract so that funds are not double encumbered for the project.

At Ajax, we make sure that the Owner obtains the maximum amount of tax savings through the Owner Direct Purchase Program while taking on no additional risk. All the while, Ajax will be doing the leg work to organize, coordinate, and manage the program.

#### **OWNER DIRECT PURCHASE EXAMPLE:**

##### **FLAGLER COUNTY SHERIFF'S ADMINISTRATION & EVIDENCE FACILITY**

The recently completed Flagler Sheriff's Administration & Evidence Facility was completed within schedule and under budget. Ajax worked alongside Flagler County and were able to save \$208,541 in tax savings due to the Owner Direct Purchase Program.



*“CRA is pleased to submit this letter of recommendation for Ajax as a result of the successful completion of the Public Safety Complex in Tallahassee. We would like to thank you and your team for the outstanding performance on this critical Public Safety project. It is a tremendous accomplishment when at the end of a project all parties involved are more than pleased with the outcome. It is our desire to obtain a high quality product for the Owner that is both highly functional and aesthetically pleasing. You and your team provided the management, supervision and workmanship necessary to achieve project goals and objectives and to exceed our expectations.”*

Blakeley Bruce, Project Manager  
Clemons, Rutherford & Associates

## QUALITY CONTROL

Ajax takes pride in the quality of the projects we deliver for our owners. Your proposed facilities in the RFP will be serving the Gainesville community for years to come and must be constructed to withstand all emergency events during that time. Ajax builds with quality and durability which is crucial for your facilities.

### PRECONSTRUCTION PHASE

- **DESIGN REVIEW:** Quality begins with a thorough review of the plans and specifications for completeness, accuracy & constructability. After a systematic review of the plans and specifications, we recommend modifications to the Architect that might be made to the drawings and/or specification to assist in clarifying the design intent.
- **REDI-CHECK SYSTEM:** Ajax utilizes the Redi-Check system to review the contract documents for any discrepancies, resolving conflicts and ensuring quality prior to bidding and construction. Clear and concise documents ensure competitive and responsive bids.
- **PRE-QUALIFICATION OF TRADE CONTRACTORS:** To ensure that only reputable trade contractors bid on your project, Ajax pre-qualifies trade contractors for construction experience on similar projects, proven record of quality and schedule adherence, financial stability and bonding ability, and safety record and insurance.
- **BID DOCUMENTS:** After pre-qualifying subcontractors and generating interest in the project, we assemble detailed bid documents. Subcontractors must know exactly what is expected of them in order to produce high quality work.



### CONSTRUCTION PHASE

Ajax will implement a detailed project specific quality control program with each trade contractor on the project, thereby guaranteeing high levels of craftsmanship. This process includes:

- **SHOP DRAWINGS & SUBMITTAL REVIEW:** The project team reviews submittals for conformance with the contract documents, accuracy and completeness.
- **CHECK MATERIAL CONFORMANCE UPON RECEIPT:** The Ajax team will inspect all materials arriving at the job site and immediately reject and return any material that does not conform to established quality standards.
- **MOCK-UP OF REPETITIVE OR DIFFICULT WORK:** Mock-ups of repetitive or difficult work are required to be constructed by all participation subcontractors before construction begins. This will establish an initial quality benchmark so all subcontractors know what standard of quality must be obtained.



- **MONITOR WORK DAILY:** As Sr. Superintendent, Jody Brown, walks the site daily, he refers to a detailed checklist that covers the specific items of quality and assures that the work being produced meets those standards.
- **PROMPTLY REJECT NON-CONFORMING WORK:** Any work that is found to be non-conforming will be promptly rejected. Our subcontract requires that corrective action be taken within 24 hours of notification of rejection.
- **PHASE AND AREA PUNCHLISTS:** Punchlists will be performed at the completion of each major phase of the project. This process minimizes the final punchlist at the end of the project.
- **COORDINATION & TOOLBOX MEETINGS:** Sr. Superintendent, Jody Brown, will hold weekly meetings with all of the subcontractors to discuss schedule, quality & safety.

## CONSTRUCTABILITY RECOMMENDATIONS

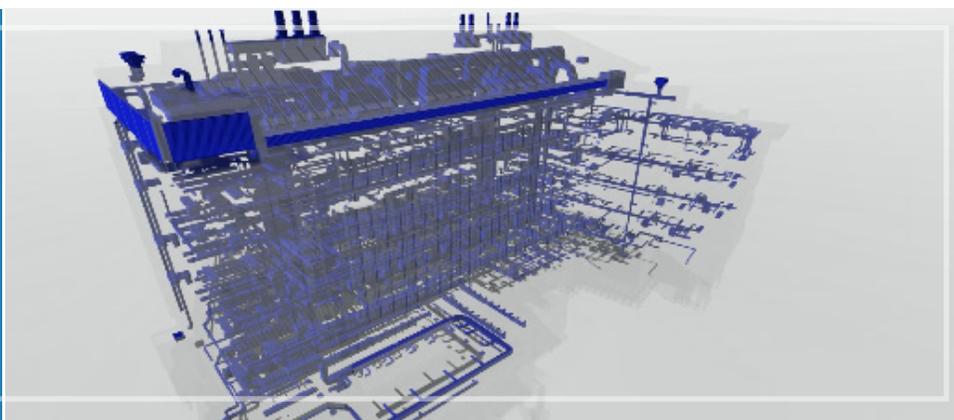
Ajax's approach to resolving constructability issues is our standard Redi-Check procedure. Ajax utilizes the Redi-Check system to review the contract documents for any discrepancies, resolve any conflicts and ensure constructability and quality prior to bidding and construction. Redi-Check is a specific process of systematically reviewing, verifying, and cross-referencing the construction drawings. The next part of this approach is to sit down with your selected design teams and review the documented items. We will review the Redi-Check report with the architect and ensure all appropriate items are incorporated into the design documents. Once the drawings are coordinated, we wrap this element into the design phase deliverable, clearly detailing which items have been coordinated and which items will remain pending for the team's consideration. The next set of documents is not produced until all comments are discussed and incorporated. This process will be repeated at each phase of design and a specific constructability report will be included with the deliverable for that design phase.

DESIGN VISUALIZATION

CONSTRUCTABILITY REVIEWS

SITE PLANNING AND SITE UTILIZATION

CLASH DETECTION



### BUILDING INFORMATION MODELING (BIM)

Ajax utilizes Revit Architecture, Revit MEP, 3ds Max Design, Navisworks Manage, and Navisworks Freedom software. Ajax also achieves constructability reviews through Building Information Modeling (BIM). The following are a few examples of how Ajax utilizes Building Information Modeling (BIM) for the benefit of our projects.

**DESIGN VISUALIZATION:** The BIM model provides a level of 3d visualization and design communication that is not afforded by other design delivery methods. The BIM model can be explored in-depth, offering unlimited views and sections of the project and the work at hand. These design visualization benefits of the BIM model are carried through to the construction phase through the use of Navisworks Freedom software which is utilized by our on-site project teams.

**CONSTRUCTABILITY REVIEWS:** The BIM model is utilized to analyze means and methods, construction efficiencies, and sequencing of trade contractors. This provides Ajax with an opportunity to recommend alternative means, methods, details, practices, processes, etc. that may be of benefit to the project.

**SITE PLANNING AND SITE UTILIZATION:** The BIM model is utilized by Ajax to plan and communicate our intended use of the project site taking into account items such as existing conditions, mobilization activities, site logistics, sequence of work, site access and routes, site safety measures, equipment locations, temporary construction, site utilities, and site improvements. These items are incorporated (i.e. modeled) into the project BIM model and are an effective means of conveying our plans for the project site through "Town Hall Meetings" with project stakeholders.

**CLASH DETECTION:** The BIM model is utilized to perform systems coordination and clash detection activities. This allows for the identification and correction of conflicts in building systems or components in the BIM model during the design phase rather than during the construction phase when the correction of such conflicts can result in costly corrective measures.

# SAFETY PROGRAM

Our approach to safety is different; for us, safety is a passion, not an obligation. Every Ajax employee receives annual safety coaching from our dedicated Safety Department that includes role plays of scenarios tailored to specific work environments, lessons-learned discussions and new best practices, and leadership training so that every employee is engaged and empowered to be a voice for safety. We expect continuous growth and innovation from our teams, which ranges from adopting new technologies to testing cutting-edge emergency and safety measures.

In turn, our investment in safety benefits our clients who avoid safety-related impacts to their projects and rest assured of their staff and visitors' safety—everybody, everywhere, every day.



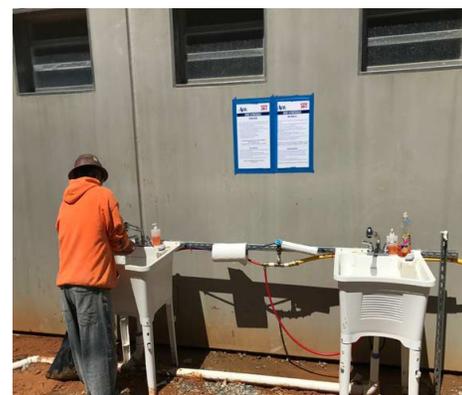
**MARC REEVES**  
DIRECTOR OF RISK  
MANAGEMENT

**PROJECT HAZARD ANALYSIS:** Prior to work beginning, the safety director, Marc Reeves, will review the contract documents with the project team to identify potentially hazardous tasks, conditions, materials, or special training required to perform the task. Additionally, environmental controls shall be put in place to control air quality. Daily clean-up and housekeeping will also be a priority.

**PRE-TASK PLANNING:** This is a specific task analysis by the superintendent. They will discuss with the crew the hazards anticipated with the tasks, equipment needed to perform their job safely, and personal protective equipment to be worn.

**SAFETY ORIENTATION AND TRAINING:** All new employees are required to go through our safety orientation program prior to starting work and all employees are given more specific training for complex or technical jobs.

**DRUG AND ALCOHOL ABUSE PROGRAM:** Our drug and alcohol abuse program includes pre-employment screening, random testing, and post accident testing. We also give extra consideration to subcontractors who have a similar policy in effect. We will also conduct background checks on all construction workers to ensure they have no issues that would prevent them from working near an occupied school campus or mall.



# PROJECT CLOSE-OUT

As your Construction Manager at Risk, Ajax believes that it is our role to be responsible for the total project coordination. This begins at the commencement of the design phase and ends at the completion of the warranty period. It is our responsibility to understand and communicate to all other team members upcoming project milestones, responsibilities, and time-frames that must be achieved to keep the project on track.

Ajax's goal is to have a minimal punchlist at the end of each of our projects. Therefore, we "punch" as we go. With our Superintendent walking the site each day and ensuring the quality of each component or phase as it is completed, any punch items are address immediately. This allows for the completion of each major phase of the project with minimal issues to go back to address. This process minimizes the final punchlist and allows for a more efficient closeout process.

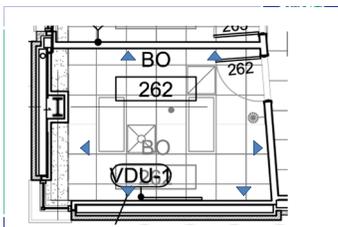
Beyond the standard transmission of Operation & Maintenance documentation, our Closeout and Warranty Procedure is standardized and includes a recording explaining the operation and maintenance of the systems used in your project. This recording can be used for future reference in conjunction with your operation and maintenance manuals. All of this closeout documentation is compiled early in the construction. In addition, our team conducts training on all the new systems in your projects. These training sessions are videotaped, so they can be used as reference in the future to refresh your team's memory or be used as a training tool for new employees.

**POST CONSTRUCTION "AS-BUILT" DOCUMENTATION:** The BIM model is maintained and updated by the project team throughout the construction phase, incorporating design revisions and submittal data such as RFIs, ASIs, Owner Changes, Material Data, Equipment Data, etc. The result is an "As-Built" BIM Model that can be turned over to the Owner and their Facility Department at the close of the project.

**PHOTO ELECTRONIC AS-BUILTS:** Ajax will provide photo electronic as-builts as a part of normal construction management services. These are photographs we provide in blueprint format, allowing our owners to know exactly what is behind each wall and above each ceiling. This is critical to know if any future renovations or repairs need to be made. Photographs take the guesswork out of trying to determine where electrical, plumbing or HVAC components may be located.



FACILITIES STAFF WILL BE ABLE TO PULL UP A DIGITAL BLUE PRINT OF THE PROJECT.



AFTER CLICKING ON A SPECIFIC ROOM (THE RED CIRCLE ON THE BLUEPRINT, FOR EXAMPLE), THE ROOM WILL APPEAR WITH BLUE TRIANGLES INDICATING WHERE PHOTOGRAPHIC IMAGES WERE TAKEN.



AFTER CLICKING ON ONE OF THE BLUE TRIANGLES, THE APPROPRIATE IMAGE WILL APPEAR, SHOWING A PHOTOGRAPH OF EXACTLY WHAT IS IN THE WALL/CEILING.

**QR CODES:** QR codes have gained significant visibility in the last year. The checkerboard square image is fast being recognized and utilized in increasing numbers. Any smartphone or device with a QR application installed can scan the code, and the information is translated instantly. The varied uses of the QR Code are continually growing. Ajax has adopted QR codes for use on our project sites. By placing QR Codes in areas with devices or equipment that require instruction manuals or maintenance manuals, this information is available instantaneously to those who need it.



## WARRANTY MANAGEMENT

Ajax will warranty all workmanship and material for one (1) year following substantial completion. Within 24 hours of a warranty request, the Ajax Team will respond to the owner and the appropriate subcontractor to schedule a proper follow-up. For emergency situations, the Ajax Team is accessible 24/7. Documentation is copied to the owner and the Design Team.

- Upon the warranty item being satisfactorily handled, a final detailed report, recapping the problem and the solution is forwarded to the owner and the Design team.
- All warranty calls are logged and a recap will be sent to the owner and the Design Team on a monthly basis.

One month prior to the warranty expiration, Ajax will schedule a warranty inspection to review the project's status. All Ajax Team Members will be in attendance.



# 3.1 PART TWO - PROPOSED PROJECT STAFF

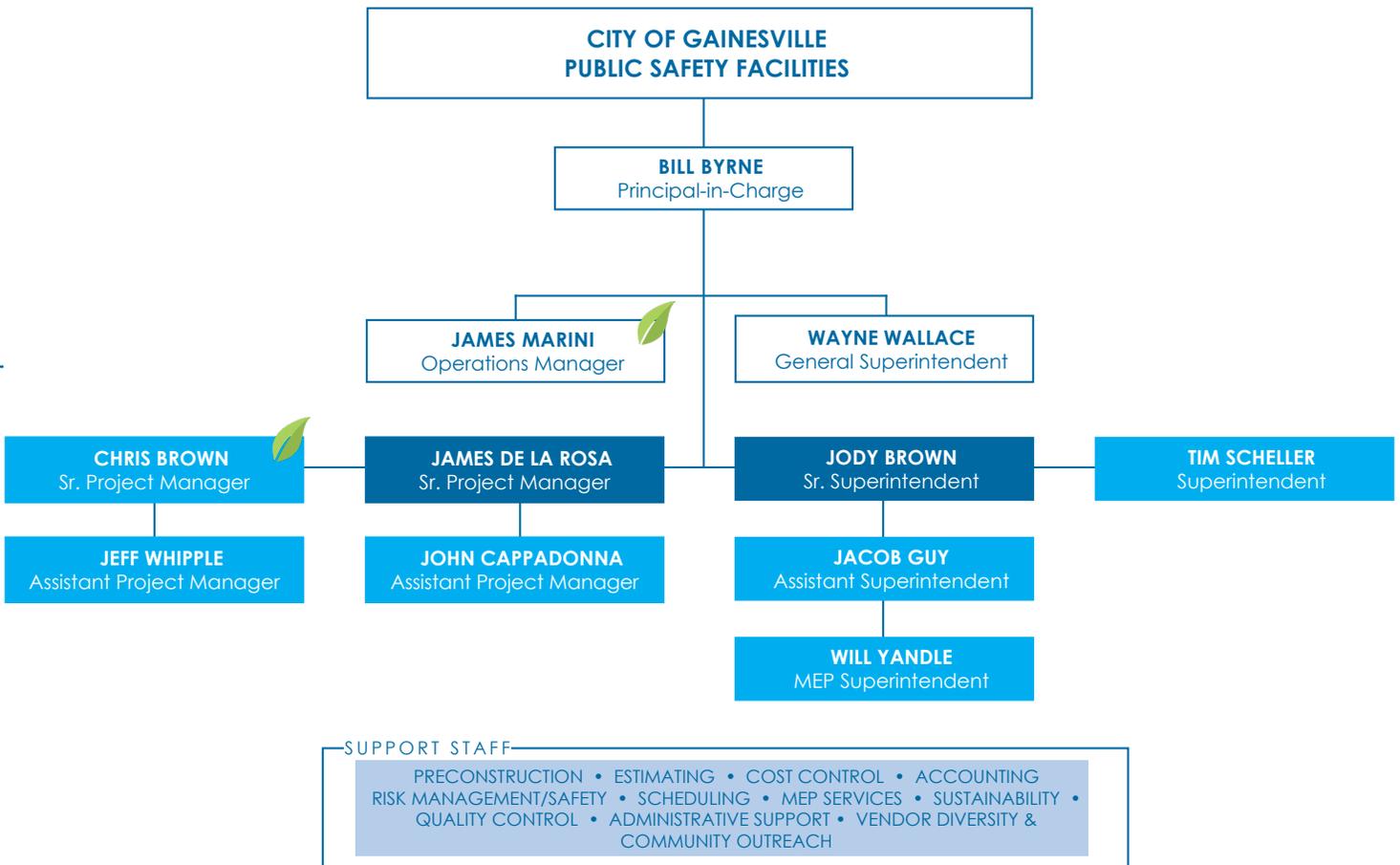
## We Are Committed to You

Ajax's commitment to quality and superior service is exemplified in our commitment of a highly experienced and innovative team. This team was selected for their knowledge and experience in working on projects with similar logistical and technological complexities, and their ability to address the specific scope of the work for your projects.

Our qualified team will perform their work with the goal of representing and protecting the interests the City of Gainesville, providing a high level of communication and coordination, while providing a seamless transition between preconstruction and construction in the course of delivering the Public Safety Facilities projects on time and on budget. Below you will see an organizational chart showing the Ajax team members assigned to the City of Gainesville Public Safety Facilities projects.

We have highlighted a core team that is proposed for your projects. James Marini and Wayne Wallace, lead each project and they will be supported by the staff shown as appropriate for the size and scope of each project. James De La Rose & Jody Brown will lead the on-site team. If two projects are being constructed simultaneously Chris Brown and Tim Scheller will lead the on-site staff at the additional site. If two projects are being constructed simultaneously Chris and Tim will lead the on-site staff at the additional site. If more projects occur concurrently, Ajax has the support of the 220+ highly qualified and experienced personnel within our company. At that occasion, Ajax will review additional proposed staff with the City of Gainesville.

### ORGANIZATIONAL CHART



**CORE ON-SITE STAFF** LEED PROFESSIONAL

On-Site Staff proposed and available for these projects that will be assigned based on the number of projects happening concurrently and the size and complexity of each. Ajax has a depth of resources available if the projects ongoing simultaneously require more support than the team we have highlighted.



# BILL BYRNE

## PRINCIPAL-IN-CHARGE

### PROFILE

As the CEO of Ajax, Bill oversees the business operations for Ajax and serves as Principal in-Charge for many of our projects. He has been with the Company for the past 30 years and has 42 years of experience in the construction management at risk, design/build and general contracting fields. His project portfolio exceeds \$4 billion. A graduate of the University of Florida's Rinker School of Building Construction, Bill holds a General Contractors License in Florida, Georgia, South Carolina and North Carolina. He has served as President of the North Florida Association of Builders and Contractors and is a current board member of Starting Right, Now. He is also on the University of Florida Rinker School Industry Advisory Board.



### EXPERIENCE

Clay County Public Safety Facilities	\$51,247,670	VARIOUS
Sarasota County Fire Station 21 Renovations & Addition	\$3,432,357	9,356 SF
Volusia County Evidence Facility	\$12,065,005	29,646 SF
Sarasota County Emergency Services Administration Building	\$13,500,000	28,418 SF
City of Clearwater Police Department District 3 Substation	\$11,245,816	22,128 SF
City of Tallahassee Fire Station No. 15	\$1,538,005	8,000 SF
University of Florida Public Safety Building & Police Evidence	\$21,077,520	50,972 SF
Leon County & City of Tallahassee Public Safety Complex & Fire Administration Facility	\$29,994,543	94,660 SF
City of Dade City New City Hall & Police Station with Evidence	\$5,931,842	22,957 SF
Volusia County Public Works Complex	\$9,272,497	28,222 SF
City of Tallahassee Police Department Headquarters & Evidence Storage Facility	CONFIDENTIAL	202,426 SF
City of St. Petersburg Police Department Headquarters & Evidence Storage Facility	\$62,162,731	294,112 SF
FL Department of Transportation Brevard Operations Center	\$14,875,792	42,449 SF
City of Fort Walton Beach New Field Office Complex	\$11,844,447	62,000 SF

#### EDUCATION

B.S. BUILDING CONSTRUCTION  
UNIVERSITY OF FLORIDA  
RINKER SCHOOL OF BUILDING  
CONSTRUCTION

#### YEARS OF EXPERIENCE

JOINED AJAX - 1993  
STARTED CONSTRUCTION - 1981

#### CERTIFICATIONS

CERTIFIED GENERAL CONTRACTOR  
(FL, GA, SC, NC)

#### PERCENTAGE OF INVOLVEMENT

2%

#### PROFESSIONAL AFFILIATIONS

UF RINKER INDUSTRY ADVISORY BOARD  
MEMBER



# JAMES MARINI

## PROJECT EXECUTIVE

### PROFILE

As Project Executive, James oversees all of Ajax's construction projects in Gainesville area and is responsible for ensuring all of Ajax's resources are available to assist each of our project teams in the region. James has 16 years of professional construction services experience and understands the important elements of working on all types of projects. 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 James's managerial role, he will be second set of eyes overseeing the quality of construction, while ensuring each of your projects are progressing within budget and on time.

### EXPERIENCE

Union County Emergency Operations Center	\$2,900,000	5,200 SF
University of Florida Public Safety Building & Police Evidence	\$21,077,520	50,972 SF
University of Florida Data Sciences & Information Technology Building	\$118,623,123	263,000 SF
University of Florida College of Business Graduate Studies Hough Hall	\$17,875,856	70,000 SF
University of Florida College of Business Undergraduate Studies Heavener Hall	\$17,368,250	55,000 SF
University of Florida Newell Hall Learning Commons	\$15,186,661	41,800 SF
University of Florida Weimer Hall Expansion	\$3,494,057	14,000 SF
Trimark Properties Ingenuity Office Building	\$9,730,044	63,000 SF
City of Daytona Beach Julia T. & Charles W. Cherry, Sr. Cultural & Education Center	\$3,909,585	22,176 SF
City of Gainesville Public Works Master Planning <i>*Consultant / Preconstruction Services*</i>		



**EDUCATION**  
 M.S., BUILDING CONSTRUCTION  
 UNIVERSITY OF FLORIDA  
 B.S. ENGLISH  
 UNIVERSITY OF FLORIDA

**YEARS OF EXPERIENCE**  
 JOINED AJAX - 2007  
 STARTED CONSTRUCTION - 2007

**CERTIFICATIONS**  
 LEED AP  
 30 - HOUR OSHA TRAINING

**PERCENTAGE OF INVOLVEMENT**  
 25%



# JEFF JONES

## PRECONSTRUCTION MANAGER

### PROFILE

As the Preconstruction Manager, Jeff will kick off the project by conducting coordination meetings with the City of Gainesville fire, police and public works personnel, Monarch / DLR & Lunz, Ajax and any stakeholders on these projects. From developing a Policy & Procedures Manual assigning each team member responsibilities to overseeing constructability reviews and design phase estimating, Jeff will ensure the tone of these projects to be delivered on time and in budget is established early.



### EXPERIENCE

Orange County Fire Station No. 65	\$1,098,550	8,000 SF
Osceola County Fire Station No. 73	\$758,000	8,000 SF
Osceola County Fire Station No. 72	\$714,058	8,000 SF
University of Florida Data Sciences & Information Technology Building	\$118,623,123	263,000 SF
Orange County Code Enforcement	\$1,700,000	10,000 SF
United States Postal Service Winter Garden	\$5,400,000	40,000 SF
Orlando Executive Airport Sheltair FBO Terminal	\$10,600,000	36,800 SF
Orange County Schools Oak Hill Elementary School	\$18,000,000	84,000 SF
Orange County Schools Tangelo Park Elementary School	\$18,000,000	83,000 SF

#### EDUCATION

B.S. INFORMATION TECHNOLOGY  
ITT TECHNICAL INSTITUTE

#### YEARS OF EXPERIENCE

JOINED AJAX - 2021  
STARTED IN CONSTRUCTION - 2007

#### PERCENTAGE OF INVOLVEMENT

25%





# JAMES DE LA ROSA

## SR. PROJECT MANAGER

### PROFILE

James will be on the project site 100% of the time and is responsible for all on-site project management from pre-bid through punch-list completion and warranty. He will develop cost and scheduling initiatives and monitor the success of those initiatives as well as daily monitoring the project. James 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.



### EXPERIENCE

Sarasota County Fire Station 21 Renovations & Addition	\$3,432,357	9,356 SF
Sumter County Public Safety, Fire & EMS Buildings	\$29,739,515	65,898 SF
City of Mount Dora Public Works Facility	\$17,000,000	75,825 SF
Brevard County Emergency Operations Center	\$28,538,763	48,412 SF
Sumter County Jail Expansion	\$17,263,903	38,662 SF
Sumter County Jail Roof Replacement, Kitchen Freezer / Cooler Replacement & HVAC Replacement	\$1,800,000	N / A
Sumter County Tax Collectors Kiosk	\$328,934	N / A
FL Department of Agriculture & Consumer Services Bronson Animal Disease Diagnostic Lab	\$9,596,194	22,327 SF

#### EDUCATION

B.S. BUSINESS ADMINISTRATION  
UNIVERSITY OF CENTRAL FLORIDA

#### YEARS OF EXPERIENCE

JOINED AJAX - 2016  
STARTED IN CONSTRUCTION - 2004

#### CERTIFICATIONS

OSHA 10  
GMP  
LEADERSHIP ABC  
ISPE GMP FUNDAMENTALS

#### PERCENTAGE OF INVOLVEMENT

100%





# JOHN CAPPADONNA

## ASSISTANT PROJECT MANAGER

### PROFILE

John will assist with complete project coordination. He will assist in interpreting blueprints/drawings for installing materials, and resolve conflicts or errors with the drawings. John will also prepare "as built" drawings and prepare all required documentation records such as status reports, punch lists, sketches of work already done, material requirement calculations, etc. Finally, he will also assist with the daily monitoring of all on-site activities.



### EXPERIENCE

Volusia County Evidence Facility	\$12,065,005	29,646 SF
Volusia County Public Works Complex	\$9,272,497	28,222 SF
Columbia County Detention Facility	\$15,732,991	37,514 SF
U.S. Navy CBMU DET Jacksonville Administration Building	\$810,000	5,000 SF
Afghan National Army Supply Depots & Print Plant Rehab	\$14,000,000	VARIOUS
Afghan National Army Six Bridge Sites	\$75,000,000 *EACH*	800 ACRES *EACH*
U.S. Navy Multiple Projects	\$1,500,000	VARIOUS
Afghan National Army Ministry of Defense Headquarters Electrical Upgrades	\$500,000	VARIOUS
U.S. Navy Exchange Service Command Storage Renovation	\$44,000	N / A
Afghan National Army Ministry of Defense Training Center	\$125,000	28,000 SF
Duval County Schools Rutledge Pearson Elementary School	\$29,868,602	99,000 SF

#### EDUCATION

B.S. BUILDING CONSTRUCTION  
UNIVERSITY OF NORTH FLORIDA

#### YEARS OF EXPERIENCE

JOINED AJAX - 2016  
STARTED IN CONSTRUCTION - 1984

#### PERCENTAGE OF INVOLVEMENT

100%

#### MILITARY SERVICE

NAVY SEABEE





# WAYNE WALLACE

## GENERAL SUPERINTENDENT

### PROFILE

As the General Superintendent, Wayne oversees the day-to-day operations of the on-site construction activities for projects throughout the Gainesville area. Understanding the construction methods, systems and approaches that are being utilized throughout the region ensure each of Wayne's project are operating in the most cost effective and efficient manner. Because Wayne is on-site for a variety of projects, he is constantly bringing lessons learned from projects and owners to each of his project teams.



#### YEARS OF EXPERIENCE

JOINED AJAX - 2002  
STARTED CONSTRUCTION - 1976

#### CERTIFICATIONS

OSHA 30  
CPR & FIRST AID

#### PERCENTAGE OF INVOLVEMENT

25%

### EXPERIENCE

University of Florida Public Safety Building & Police Evidence	\$21,077,520	50,972 SF
City of Tallahassee Police Department Headquarters & Evidence Storage Facility	CONFIDENTIAL	202,426 SF
City of Ocala Police Department Renovations	\$8,200,000	75,000 SF
FL Department of Public Safety Regional Office	\$8,200,000	90,000 SF
Alachua County Agriculture & Equestrian Center	\$13,503,186	25,000 SF
Putnam County Jail Expansion	\$16,592,180	79,262 SF
FL Department of Transportation Maintenance Facility	\$2,800,000	9 BLDGS.
Columbia County Detention Facility	\$15,732,991	37,514 SF
University of Florida College of Business Graduate Studies Hough Hall	\$17,875,856	70,000 SF
University of Florida College of Business Undergraduate Studies Heavener Hall	\$17,368,250	55,000 SF
University of Florida Newell Hall Learning Commons	\$15,186,661	41,800 SF
University of Florida Data Sciences & Information Technology Building	\$118,623,123	263,000 SF
University of Florida Weimer Hall Expansion	\$3,494,057	14,000 SF
Alachua County NW & SW Branch Libraries	\$3,200,000	50,000 SF
Alachua County Schools Idylwild Elementary School	\$5,500,00	75,000 SF



# JODY BROWN

## SR. SUPERINTENDENT

### PROFILE

Jody'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 preconstruction, Jody will assist with the development of the detailed project schedule, scope clarifications for the bid packages, and the constructability reviews for each phase of design. During construction, he will oversee the total construction effort to ensure that the projects are constructed in accordance with programmed design, budget and schedule. Jody 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



#### YEARS OF EXPERIENCE

JOINED AJAX - 2017  
STARTED CONSTRUCTION - 1982

#### CERTIFICATIONS

CLASS "A" GENERAL CONTRACTOR  
CPR & FIRST AID TRAINED

#### PERCENTAGE OF INVOLVEMENT

100%

Sarasota County Fire Station 21 Renovations & Addition	\$3,432,357	9,356 SF
City of St. Petersburg Police Department Headquarters & Evidence Storage Facility	\$62,162,731	294,112 SF
City of Venice Public Safety Facility	\$11,961,171	31,421 SF
Pinellas County Sheriff's Office & Emergency Operations Center	\$81,000,000	N / A
Lancaster County Correctional Institution	\$12,065,005	29,646 SF
Pasco County Detention Facility	\$20,000,000	300,000 SF
Lowell County Correctional Institution	\$23,000,000	145,528 SF
FL Department of Corrections Lake Mental Health Unit	\$158,163,339	358,676 SF
Leon County Detention Facility	\$38,800,000	400,000 SF
Washington County Correctional Institution	\$43,000,000	10 BLDGS.
Garrison Seaport Parking Garage	\$16,000,000	760,052 SF
Memorial Hospital Parking Deck & Storm Water Treatment Area	\$2,540,000	6 ACRES



# JACOB GUY

## ASSISTANT SUPERINTENDENT

### PROFILE

Jacob will support Jody with the job site activities throughout each day for each project. Working under Jody, he will be responsible for the materials, equipment and subcontractor crew size deployment, while ensuring construction is consistent with all construction documents. He will also be responsible for assisting with jobsite safety, including cleanup of the job site.



### EXPERIENCE

University of Florida Public Safety Building & Police Evidence	\$21,077,520	50,972 SF
Brevard County Emergency Operations Center	\$28,538,763	48,412 SF
Columbia County Detention Facility	\$15,732,991	37,514 SF
University of North Florida Competition Pool	\$8,938,785	12,309 SF
Florida A&M University Center for Access & Student Success Building	\$32,222,821	89,493 SF

#### EDUCATION

B.S. BUILDING CONSTRUCTION  
UNIVERSITY OF NORTH FLORIDA

#### YEARS OF EXPERIENCE

JOINED AJAX - 2020  
STARTED IN CONSTRUCTION - 2020

#### PERCENTAGE OF INVOLVEMENT

100%





# WILL YANDLE

## MEP SUPERINTENDENT

### PROFILE

Will will assist Jody with the overall construction of each project, while his expertise with mechanical systems will have him focus on the MEP trades. His primary responsibility will be to ensure each 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. Will's MEP expertise is critical to ensuring these complex facilities are functioning as designed.

### EXPERIENCE



University of Florida  
Data Sciences & Information Technology Building  
\$118,623,123      263,000 SF

City of Warner Robins  
Fire Station

FL Department of Law Enforcement  
Vehicle Crime Lab HVAC Additions

University of Florida  
Public Safety Building & Police Evidence  
\$21,077,520      50,972 SF

Duval County Schools  
Rutledge Pearson Elementary School  
\$29,868,602      99,000 SF

#### EDUCATION

AIRCRAFT STRUCTURAL TECHNOLOGY  
MIDDLE GEORGIA TECHNICAL COLLEGE

#### YEARS OF EXPERIENCE

JOINED AJAX - 2022  
STARTED IN CONSTRUCTION - 1997

#### CERTIFICATIONS

OSHA (HAND SAFETY, CONFINED SPACE,  
LOCK & TAG OUT, FALL PROTECTION, FIRE  
SAFETY, PPE)  
CERTIFIED CPR  
FORKLIFT, SCISSOR LIFT, BRIDGE CRANE,  
HYDRAULIC BOOM TRUCK

#### PERCENTAGE OF INVOLVEMENT

100%

Wakulla County  
Courthouse Renovation  
\$900,000

FL Department of Corrections  
Everglades Re-entry  
\$1,000,000

FL Department of Corrections  
Gadsden Re-entry  
\$1,400,000

State of Florida  
Capitol Senate Upgrades





# CHRIS BROWN

## SR. PROJECT MANAGER

### PROFILE

With nearly 20 years of professional construction services experience and multiple public safety and fire station projects under his belt, Chris will use his expertise to help lead the projects to be completed within time and budget. Chris will be on-site 100% of the time be 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 projects. Chris will also be responsible for all on-site management activities, including cost control analysis, scheduling, materials procurement, subcontractor pre-qualification and management, local/ MBE participation programs, structure analysis, and quality assurance. You can be assured that when Chris brings a field conflict issue to the attention of the owner representative, he will also provide a resolution.



### EXPERIENCE

City of Clearwater Police Department District 3 Substation	\$11,245,816	22,128 SF
Polk County Mulberry Fire Rescue Station	\$2,900,000	7,800 SF
City of St. Petersburg Municipal Services Center HVAC Improvements	\$1,500,000	N / A
FL Department of Corrections Washington Correctional Institute	\$43,450,000	209,500 SF
Sumter County Courthouse Parking Garage	\$6,521,000	113,550 SF
City of Sarasota State Street Parking Garage	\$11,800,000	178,450 SF
Sarasota County Technical College Fire Academy Renovation	\$280,000	3,900 SF
State College of Florida Bradenton Campus Parking Expansion	\$1,600,000	6.5 ACRES
St. Petersburg College Seminole Campus Parking Expansion	\$1,100,000	3.5 ACRES

#### EDUCATION

B.S. BUSINESS ADMINISTRATION  
A.S. ARCHITECTURE & BUILDING SCIENCE  
ST. PETERSBURG COLLEGE

#### YEARS OF EXPERIENCE

JOINED AJAX - 2019  
STARTED IN CONSTRUCTION - 2005

#### CERTIFICATIONS

LEED AP  
PROJECT MANAGEMENT PROFESSIONAL

#### PERCENTAGE OF INVOLVEMENT

100%





# JEFF WHIPPLE

## ASSISTANT PROJECT MANAGER

### PROFILE

Jeff will assist with complete project coordination. He will assist in interpreting blueprints/drawings for installing materials, and resolve conflicts or errors with the drawings. Jeff will also prepare "as built" drawings and prepare all required documentation records such as status reports, punch lists, sketches of work already done, material requirement calculations, etc. Finally, he will also assist with the daily monitoring of all on-site activities.



### EXPERIENCE

Volusia County Evidence Facility	\$12,065,005	29,646 SF
Volusia County Public Works Complex	\$9,272,497	28,222 SF
University of Florida Public Safety & Police Evidence	\$21,077,520	50,972 SF
Monroe County Emergency Operations Center	\$32,286,866	25,799 SF
College of the Florida Keys Classroom Facility & Emergency Operations Center	\$9,730,044	63,000 SF
University of Florida Health Shands IT Tower	\$5,370,496	6,265 SF
Trimark Properties Ingenuity Office Building	\$9,730,044	63,000 SF
Florida State University Student Union	\$129,262,883	269,000 SF

#### EDUCATION

B.S. CONSTRUCTION MANAGEMENT  
UNIVERSITY OF FLORIDA

#### YEARS OF EXPERIENCE

JOINED AJAX - 2017  
STARTED IN CONSTRUCTION - 2011

#### CERTIFICATIONS

OSHA 30  
CPR

#### PERCENTAGE OF INVOLVEMENT

100%

#### MILITARY SERVICE

MARINES





# TIM SCHELLER

## SUPERINTENDENT

### PROFILE

As a Superintendent, Tim will oversee the job site activities on a daily basis for the projects. Tim will be responsible for construction techniques and methods, materials, equipment, subcontractors, and all labor including crew size deployment. He will also be responsible for jobsite safety, including cleanup and implementation and enforcement of all safety programs. In addition to his experience with Ajax, Tim has earned a reputation for always willing to jump in the trenches with a subcontractor whenever needed. His commitment to his team and the owner, ensure his projects are completed with the highest quality.



### EXPERIENCE

Volusia County Evidence Facility	\$12,065,005	29,646 SF
Volusia County Public Works Complex	\$9,272,497	28,222 SF
FL Department of Transportation Brevard Operations Center	\$14,875,792	42,449 SF
University of Florida Public Safety Building & Police Evidence	\$21,077,520	50,972 SF
Brevard County Emergency Operations Center	\$28,538,763	48,412 SF
University of Florida Health Core Lab Renovation	\$2,284,469	21,500 SF
University of Florida Health Shands IT Tower	\$5,370,496	6,265 SF
University of Florida Indoor Training Facility	\$15,000,000	82,534 SF
Florida Hospital Women's Tower	\$36,000,000	400,000 SF
City of Tampa Water Donut Pond	\$5,000,000	4,177 SF

#### YEARS OF EXPERIENCE

JOINED AJAX - 2016  
STARTED CONSTRUCTION - 2005

#### CERTIFICATIONS

OSHA 30  
FIRST AID AND CPR CERTIFIED  
BLOOD-BORNE PATHOGEN CERTIFIED  
CERTIFIED FL STORM-WATER INSPECTOR

#### PERCENTAGE OF INVOLVEMENT

100%

#### MILITARY SERVICE

US MARINES





# JEFF STEPHENSON

## CHIEF ESTIMATOR

### PROFILE

Jeff will be responsible for all estimates throughout each of the projects, including the schematic, design development, and working drawing estimates. In addition, Jeff will play a key role for the projects, by providing estimates on systems and materials options, so informed budgetary decisions can be made quickly regarding which alternative is best for the project. Jeff will also be responsible for developing the Guaranteed Maximum Price (GMP).



### EXPERIENCE

Clay County Public Safety Facilities	\$51,247,670	VARIOUS
Sarasota County Fire Station 21 Renovations & Addition	\$3,432,357	9,356 SF
Volusia County Evidence Facility	\$12,065,005	29,646 SF
Sarasota County Emergency Services Administration Building	\$13,500,000	28,418 SF
City of Clearwater Police Department District 3 Substation	\$11,245,816	22,128 SF
City of Tallahassee Fire Station No. 15	\$1,538,005	8,000 SF
University of Florida Public Safety Building & Police Evidence	\$21,077,520	50,972 SF
Leon County & City of Tallahassee Public Safety Complex & Fire Administration Facility	\$29,994,543	94,660 SF
City of Dade City New City Hall & Police Station with Evidence	\$5,931,842	22,957 SF
Volusia County Public Works Complex	\$9,272,497	28,222 SF
City of Tallahassee Police Department Headquarters & Evidence Storage Facility	CONFIDENTIAL	202,426 SF
City of St. Petersburg Police Department Headquarters & Evidence Storage Facility	\$62,162,731	294,112 SF
FL Department of Transportation Brevard Operations Center	\$14,875,792	42,449 SF
City of Fort Walton Beach New Field Office Complex	\$11,844,447	62,000 SF

#### EDUCATION

CARPENTERS APPRENTICESHIP PROGRAM THROUGH LOCAL UNION 627

#### YEARS OF EXPERIENCE

JOINED AJAX - 2006  
STARTED CONSTRUCTION - 1981

#### CERTIFICATIONS

CERTIFIED GENERAL CONTRACTOR

#### PERCENTAGE OF INVOLVEMENT

20%



# SEAN AKVAN

## VDC / BIM COORDINATOR

### PROFILE

As the VDC / BIM Coordinator, Sean will serve as the main point of contact for all BIM matters by working closely with the entire project team. BIM related tasks can include (1) developing a BIM execution plan, (2) developing BIM model content and information, (3) inputting trade BIM models for trade coordination and clash detection, (4) coordinating all design updates to the construction BIM model and (5) updating BIM model for final "as-builts."



### EXPERIENCE

Clay County Public Safety Facilities	\$51,247,670	VARIOUS
Volusia County Evidence Facility	\$12,065,005	29,646 SF
City of Tallahassee Police Department Headquarters & Evidence Storage Facility	CONFIDENTIAL	202,426 SF
City of St. Petersburg Police Department Headquarters & Evidence Storage Facility	\$62,162,731	294,112 SF
City of Clearwater Police Department District 3 Substation	\$11,245,816	22,128 SF
University of Florida Public Safety Building & Police Evidence	\$21,077,520	50,972 SF
University of Florida Data Sciences & Information Technology Building	\$118,623,123	263,000 SF
City of Dade City New City Hall & Police Station with Evidence	\$5,931,842	22,957 SF
Sumter County Public Safety, Fire & EMS Buildings	\$29,739,515	65,898 SF
Putnam County Jail Expansion	\$16,592,180	79,262 SF
Trimark Properties Ingenuity Office Building	\$9,730,044	63,000 SF
University of Florida College of Business Undergraduate Studies Heavener Hall	\$17,368,250	55,000 SF
University of Florida Newell Hall Learning Commons	\$15,186,661	41,800 SF
Santa Rosa County Judicial Center Complex	\$44,117,228	110,000 SF

#### EDUCATION

B.S. CONSTRUCTION MANAGEMENT  
UNIVERSITY OF FLORIDA

#### YEARS OF EXPERIENCE

JOINED AJAX - 2014  
STARTED IN CONSTRUCTION - 2014

#### CERTIFICATIONS

OSHA 30  
CPR & FIRST AID.  
LEED GA, LEED GREEN ASSOCIATE

#### PERCENTAGE OF INVOLVEMENT

10%



# ROWDY FRANCIS

## QUALITY MANAGER

### PROFILE

As the Quality Manager, Rowdy is responsible for ensuring Ajax is meeting quality performance standards on each of our projects. He works closely with project teams to develop a tailored plan for meeting the quality guidelines set by the contract documents, tracks and reports on progress, and assists with any project-specific quality concerns.

### AJAX'S QUALITY PROGRAM

Ajax is committed to striving for the highest standards of quality on all projects. In each stage of a project lifecycle, we promote the best practices to ensure our project teams are focused on quality throughout preconstruction, project start-up, budgeting and purchasing, CPM scheduling and project execution planning. Integral quality control methods ultimately also extend through off-site fabrication, expediting of deliveries, rigorous field inspections and documentation provided by the project team. In addition, we strive to tailor a quality management program for each project in accordance with the goals of the project and design specifications and drawings. Project personnel will work in collaboration with field operations teams, subcontractors, architect/engineering professionals, the client and the consultants as a team to carry out the Quality Program.

The starting point for a project's Quality Control program is the development of a documented Project Specific Quality Management Plan (PSQMP) and related quality control procedures.

The PSQMP will identify personnel, procedures, controls, instructions, tests, records and forms that are to be used to carry out the quality responsibilities for the project.

Each project specific plan will be tailored appropriately and shall be in accordance with the guidelines of the program and the contract documents.



**EDUCATION**  
BSFCS HOUSING MANAGEMENT/POLICY  
UNIVERSITY OF GEORGIA

**YEARS OF EXPERIENCE**  
JOINED AJAX - 2018  
STARTED CONSTRUCTION - 2018

**PERCENTAGE OF INVOLVEMENT**  
10%





# TED PARKER

## DIRECTOR OF COMMUNITY OUTREACH & VENDOR DIVERSITY

### PROFILE

As the Director of Ajax's Community Outreach, Ted takes positive creative steps beyond the ordinary to increase the business opportunities for local and Minority and Women Business Enterprises. Our commitment is to maximize M/WBE participation through the development of mutually beneficial business relationships with the various M/WBE organizations, sub-contractors, suppliers, and vendors. Ted has 40 years of experience in the industry which includes working as a Superintendent, Project Manager, marketing, as well as being the President of a general contracting firm.

### LOCAL & SWMBE PARTICIPATION PROGRAM—

Ajax is extremely proud of our proactive local and M/WBE programs. During the past twenty one (21) years, we have awarded in excess of \$700 million in small, HUB & M/WBE contracts. Our innovative philosophy and small, HUB & M/WBE action plan has enabled Ajax to maximize both minority and local participation on each of our construction projects.

### MULTI-STEP M/WBE ACTION PROGRAM:

- Coordinating with area public sector minority officers and various publications to identify qualified minority firms.
- Soliciting minority contractors through area newspapers, letters of interest, and direct phone contact.
- Evaluating the scope of work for every project compared to the capabilities of local minority firms and tailor the bid packaging to maximize minority participation.
- Providing pre-bid workshops to clarify any questions minority contractors may have concerning the project.
- Offering creative support for financing, security, estimating, purchasing and management issues.

Ajax works diligently with each of our minority subcontractors to expose and educate their employees to our construction methodologies, systems, policies and procedures. In addition to our efforts to maximize minority participation through subcontracting, we also support and promote minority contractors with partnering and mentoring relationships.

Ajax also realizes the importance of involving local subcontractors and suppliers on each of our projects. Community involvement is key to all parties involved, and Ajax takes extra measures to ensure that portions of all work on our projects are distributed to the local community.

“ I was immediately impressed with how Ajax operated. Their team of engineers and superintendants had the ability to inspire rather than deride. I quickly realized that no matter what complications or difficulties encountered on the project, Ajax always had the best interest of the owner and the interest of all parties involved including sub-contractors. ”

Paul Clarke  
Clarke Brothers Ltd., LLC

### YEARS OF EXPERIENCE

JOINED AJAX - 2003  
STARTED IN CONSTRUCTION - 1983

### CERTIFICATIONS

MWSBE CITIZEN ADVISORY COMMITTEE  
TALLAHASSEE-LEON COUNTY  
SBE ADVISORY COUNCIL  
LEON COUNTY SCHOOLS  
FORMER GOVERNOR'S ROUND TABLE DIVERSITY  
ADVISORY,  
CITY OF TALLAHASSEE SBE PROGRAM

### PERCENTAGE OF INVOLVEMENT

5%

MILITARY SERVICE  
US ARMY





# MARC REEVES

## DIRECTOR OF RISK MANAGEMENT

### PROFILE

As Director of Risk Management, Marc is responsible for ensuring environmental compliance with federal, state, and local regulations and for providing a safe and healthy work environment on each of our job sites. Marc works with project teams prior to mobilization to identify possible jobsite hazards and to eliminate and/or reduce exposure to those hazards. He conducts frequent jobsite safety and environmental inspections to ensure compliance with EPA and OSHA standards as well as Ajax safety / environmental policies. He is responsible for writing, updating and implementing safety and environmental policies and procedures.

### AJAX'S SAFETY PROGRAM

Ajax is committed to providing the safest possible worksite for our employees, employees of subcontractors, owners and the general public. Our goal is to send every employee home healthy everyday. To achieve this goal we have developed a safety program that we believe leads the industry. Below are some of the main points of our program:

**PROJECT HAZARD ANALYSIS:** Prior to work beginning, the safety director reviews the contract documents with the project team to identify potentially hazardous task, conditions, materials, or special training required to perform the task.

**PRE-TASK PLANNING:** This is a specific task analysis by the superintendent and foreman. They discuss, with the crew, the hazards anticipated with the task, equipment needed to perform their job safely, and personal protective equipment to be worn.

**SAFETY ORIENTATION AND TRAINING:** All new employees are required to go through our safety orientation program prior to starting work and all employees are given more specific training for complex or technical jobs.

**DRUG AND ALCOHOL ABUSE PROGRAM:** Our drug and alcohol abuse program includes pre-employment screening, random testing, and post accident testing. We also give extra consideration to subcontractors who have a similar policy in effect.

**REGIONAL SAFETY COMMITTEES:** We have safety committees in each region of Ajax that work to improve local workplace safety programs. They also work together to implement improvements to our company wide safety policies.

**SAFETY**  
**360°**

EVERYBODY | EVERYWHERE | EVERYDAY

#### YEARS OF EXPERIENCE

JOINED AJAX - 1999

STARTED IN CONSTRUCTION - 1988

#### CERTIFICATIONS

OSHA CERTIFIED OUTREACH INSTRUCTOR

AMERICAN RED CROSS CERTIFIED FIRST

AID | CPR | AED INSTRUCTOR

#### PERCENTAGE OF INVOLVEMENT

10%

#### MILITARY SERVICE

AIRFORCE



# 3.1 PART THREE - QUALIFICATIONS OF FIRM

## ORGANIZATION

**COMPANY NAME & OWNER:** Ajax Building Company, LLC  
**ADDRESS:** 424 SW 7th Terrace  
 Gainesville, FL 32601  
**PRIMARY CONTACT:** Bill Byrne  
 CEO  
**TELEPHONE NUMBER:** 352.377.1102  
**E-MAIL ADDRESS:** bill.byrne@ajaxbuilding.com  
**COMPANY WEBSITE:** www.ajaxbuilding.com  
**YEARS IN BUSINESS:** 65 Years  
**YEARS IN GAINESVILLE:** 29 Years



**1,000+**  
 CMAR  
 PROJECTS

**41**  
 PUBLIC SAFETY  
 CLIENTS



**\$1B**  
 IN PUBLIC  
 SAFETY PROJECTS

**67**  
 PUBLIC SAFETY  
 PROJECTS



Ajax was born in 1958 on a simple handshake when the late J.B. "Block" Smith agreed to construct a small building for his friend in Tallahassee. Today, the third generation and namesake of Block, Jay Smith, leads Ajax with the same core values he learned from his grandfather.

While Ajax has grown over the years, the integrity of that first handshake from Block resonates in each of Ajax's projects. Whether it is a new building or renovations, our owners can expect the same unwavering commitment to ensure their goals are met with an honest and open book approach. 95% of Ajax's experience is providing construction management at risk services to public sector clients. As a result, we understand the need to stay in budget and complete projects on time.

Our job is to work hand-in-hand with our owners to understand their goals and objectives, then to develop a plan, work as a team and deliver each one.

### TOTAL NUMBER OF AJAX TECHNICAL & PROFESSIONAL PERSONNEL BY DISCIPLINE & TRAINING

Accounting	5
Estimators	11
Management/Administration	49
Project Engineers	7
Project Managers	56
Superintendents	63
Various	32
<b>TOTAL</b>	<b>223</b>
LEED Accredited Professionals	25

## WHAT OUR CLIENTS SAY

*"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."*  
**William C. Poe, Jr., City of Dade City, City Manager**  
 City of Dade City New City Hall & Police Station

*"This state of the art facility was completed under budget and ahead of schedule by the diligence and attention given to the construction process by Ajax. Because of the efforts put forth by Ajax, the Baker County Jail & Sheriff's Complex is being touted as the 'facility of the future'."*  
**Joey Dodson**  
 Baker County Sheriff  
 Baker County Jail & Sheriff Complex

*"You have added value to the project at every step in the process and have shown great expertise in working with all parties to maximize our resources to meet our goals for the project. The level of responsiveness, thoroughness, and proactive problem solving have been extraordinary and have made this project successful."*  
**Lieutenant Robert Goodson**  
 City of Venice  
 Public Safety & Evidence Facility

**223**  
 FULL TIME  
 EMPLOYEES

**13**  
 OFFICES

# Relevant & Similar Project Experience

We have been building quality spaces for our clients for over 65 years. We create lasting value by offering exceptional quality and forward-thinking solutions at reasonable costs. We strive to create something valuable for the future in addition to the needs of the present. This value, quality, and forward-thinking approach Ajax takes has allowed us to work for 41 different public safety clients. Below is a list of relevant projects that are most related to the City of Gainesville Public Safety Facilities projects, followed by detailed project sheets. Ajax was also honored to participate on the team that compiled the City of Gainesville Public Works Department Facilities Improvements Master Planning study and report.



AJAX PROJECTS	PUBLIC SAFETY FACILITY	CONSTRUCTION MANAGEMENT DELIVERY	CHANGE ORDERS	DELIVERED ON TIME & ON BUDGET
<b>Clay County</b> Public Safety Facilities	✓	✓	0	
<b>Sarasota County</b> Fire Station 21 Renovations & Addition	✓	✓	0	✓
<b>Volusia County</b> Evidence Facility	✓	✓	0	✓
<b>Sarasota County</b> Emergency Services Administration Building	✓	✓	0	✓
<b>City of Clearwater</b> Police Department District 3 Substation	✓	✓	0	✓
<b>City of Tallahassee</b> Fire Station No. 15	✓	✓	0	✓
<b>University of Florida</b> Public Safety Building & Police Evidence	✓	✓	0	✓
<b>Leon County &amp; City of Tallahassee</b> Public Safety Complex & Fire Administration Facility	✓	✓	0	✓
<b>City of Dade City</b> New City Hall & Police Station with Evidence	✓	✓	0	✓
<b>Volusia County</b> Public Works Complex	✓	✓	0	✓
<b>City of Tallahassee</b> Police Department Headquarters & Evidence Storage Facility	✓	✓	0	

AJAX PROJECTS	PUBLIC SAFETY FACILITY	CONSTRUCTION MANAGEMENT DELIVERY	CHANGE ORDERS	DELIVERED ON TIME & ON BUDGET
<b>City of St. Petersburg</b> Police Department Headquarters & Evidence Storage Facility	✓	✓	0	✓
<b>Florida Department of Transportation</b> Brevard Operations Center	✓	✓	0	✓
<b>City of Fort Walton Beach</b> New Field Office Complex	✓	✓ ☆	0	✓
<b>City of Venice</b> Public Safety & Evidence Facility	✓	✓	0	✓
<b>City of Clermont</b> Police Station & Evidence Facility	✓	✓	0	✓
<b>Sumter County</b> Public Safety, Fire & EMS Buildings	✓	✓ ☆	0	✓
<b>City of Daytona Beach</b> New Police & Evidence Facility	✓	✓	0	✓
<b>Flagler County</b> Sheriff's Administration & Evidence Facility	✓	✓	0	✓
<b>Baker County</b> Sheriff's Complex & Evidence Facility	✓	✓ ☆	0	✓

☆ *These projects were delivered via Design Build. Ajax's Design Build Delivery method uses the same open book approach as our construction management delivery.* ☆

 *project is in the construction phase but is currently tracking on schedule and on budget* 





 **SERVICE PROVIDED**  
Construction Management at Risk

 **SIZE**  
Various SF

 **COST OF PROJECT**  
Projected Total Cost: \$51,247,670  
Final: TBD

 **CHANGE ORDERS**  
0

 **COMPLETION DATE**  
Various

 **OWNER**  
TBD

## CLAY COUNTY PUBLIC SAFETY FACILITIES

*Green Cove Springs, Lake Asbury, Fleming Island, Virginia Village, FL*

Ajax was recently selected by Clay County to serve as their Construction Manager at Risk for multiple public safety projects. Ajax is currently in the PreConstruction phase for the projects which will include four Fire Stations, Public Safety/Sheriff Training Facility, Burn Building, and a E911 Consolidation Building. These facilities will be designed and constructed for survivability, security, and durability as they will be serving the community through the end of the century and beyond. The construction scope for the four fire stations will vary depending on the size, location, and specific needs. However, each includes demolition of preexisting fire stations and preparing the ground for construction. The actual construction of the new fire stations involve new foundations, walls, roof, bays to house fire trucks and other equipment, dormitory spaces, and interior finishes. Each will have new fire protection systems, mechanical and electrical systems with new heating, ventilation, and air conditioning (HVAC) systems. In addition to these elements, the scope will involve other elements, based, on each facility, such as the following:

- **Training Facilities:** If the new fire station will contain training facilities, these facilities will be designed and constructed in accordance with specific standards.
- **Emergency Operations Center:** If the new fire station will feature an emergency operations center, this center will be designed and constructed to meet the specific needs of the fire department and the County.
- **Special Features:** The scope of work may also include special features, such as a decontamination area or a hazardous materials storage area.



-  **SERVICE PROVIDED**  
Construction Management at Risk
-  **SIZE**  
9,356 SF
-  **COST OF PROJECT**  
Original GMP: \$3,432,357  
Final: \$3,432,357
-  **CHANGE ORDERS**  
0
-  **COMPLETION DATE**  
September 2022
-  **OWNER**  
Tonia Toca  
ttoca@scgov.net  
941.313.7010

# SARASOTA COUNTY FIRE STATION NO. 21 RENOVATIONS & ADDITIONS

Venice, FL

The Fire Station 21 project for Sarasota County included renovations/additions to their current facility.

Components of the renovations and additions included, but were not limited to, a new roof, generator, gym addition and interior remodeling for the existing structure. The apparatus bay received a new code-compliant roof. The crew quarters received a 'floating roof' (i.e. a roof over the existing roof). A larger replacement generator capable of sustaining the entire station was also installed. A new exercise room of approximately 300 SF was added, and the previous workout space was converted to an Officer's Bunk and office space.





**SERVICE PROVIDED**  
Construction Management at Risk

**SIZE**  
29,646 SF

**COST OF PROJECT**  
Original GMP: \$12,144,504  
Final: \$12,065,005

**CHANGE ORDERS**  
0

**COMPLETION DATE**  
April 2019

**OWNER**  
Laura Laser  
llaser@volusia.org  
386.736.5967

# VOLUSIA COUNTY EVIDENCE FACILITY

Daytona Beach, FL

The Volusia County Evidence Facility'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, while being designed and constructed for LEED Silver certification.



**SERVICE PROVIDED**

Construction Management at Risk

**SIZE**

28,418 SF

**COST OF PROJECT**Original GMP: \$13,500,000  
Final: TBD**CHANGE ORDERS**

0

**ANTICIPATED COMPLETION**

February 2025

**OWNER**Tonia Toca  
ttoca@scgov.net  
941.313.7010

## SARASOTA COUNTY EMERGENCY SERVICES ADMINISTRATION BUILDING

*Sarasota, FL*

This project consists of the construction of a new hardened 28,418 SF Emergency Management Services Administration Facility with generator back up power to house fire services and EMS. It will include demolition of the existing History Center building and construction of a new Emergency Services Administration building in the same location. The two story facility will house multiple departments: Emergency Services Administration, Fire Marshal and Emergency Services Radio Systems Maintenance. Spaces in the facility will include offices and support for the Director, Fire Chief, Managers, Administration Specialists, Fire Code and Plans examiners, Conference spaces, breakroom and fitness areas.

The County seeks a Facility that will be, from a programmatic standpoint, complementary to other County colocated facilities in terms of non-emergency uses. The Facility design shall incorporate elements necessary to obtain the highest LEED Certification possible. The scope of the project may include modifications or alterations to site or building improvements associated with the Emergency Operations Center in order to serve the new Facility (parking, generators, chiller service expansion, etc.). The New Emergency Management Services Administrative facility will be built adjacent to the Sarasota EOC, a project Ajax completed in April of 2015.



**SERVICE PROVIDED**

Construction Management at Risk

**SIZE**

22,128 SF

**COST OF PROJECT**

Original GMP: \$11,245,816

Final: \$11,245,816

**CHANGE ORDERS**

0

**COMPLETION DATE**

September 2022

**OWNER**

Tara Kivett

tara.kivett@myclearwater.com

727.562.4758

## CITY OF CLEARWATER POLICE DEPARTMENT DISTRICT 3 SUBSTATION

*Clearwater, FL*

This project consisted of the demolition of the current Clearwater Police Department District 3 Substation built in 1983 and the construction of a new 22,128 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.



**SERVICE PROVIDED**

Construction Management at Risk

**SIZE**

8,000 SF

**COST OF PROJECT**Original GMP: \$1,687,168  
Final: \$1,538,005**CHANGE ORDERS**

0

**COMPLETION DATE**

December 2002

**OWNER**Wayne Tedder  
wayne.tedder@talgov.com  
850.891.8200

## CITY OF TALLAHASSEE FIRE STATION NO. 15

*Tallahassee, FL*

This facility consists of a three bay garage for fire trucks and a dormitory for four fire fighters. The Dormitory Wing is approximately 2,200 square feet, and consists of four private bedrooms, bathrooms with showers, a full kitchen and dining area, meeting room, TV room, screened porch, and a weight room. The Truck Bay is approximately 4,500 square feet consisting of three separate bays for trucks with radiant unit heaters, hose reels for wash down, equipment storage areas, equipment maintenance rooms, and a field office for a police patrolman.

The exterior is comprised of brick masonry with six over six traditional double hung windows. The roof structure is very large with a 12 over 12 slope, and architectural asphalt shingles. The roof structure was originally designed to be a hybrid system of structural steel and light gauge trusses. Ajax proposed a complete light gauge truss system for the roof and saved the City of Tallahassee \$38,000.





**SERVICE PROVIDED**  
Construction Management at Risk



**SIZE**  
50,972 SF



**COST OF PROJECT**  
Original GMP: \$22,104,478  
Final: \$22,104,478



**CHANGE ORDERS**  
0



**COMPLETION DATE**  
June 2023



**OWNER**  
Robert Hatker  
rhatker@ufl.edu  
352.246.5268

# UNIVERSITY OF FLORIDA PUBLIC SAFETY BUILDING & POLICE EVIDENCE

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.





**SERVICE PROVIDED**  
Construction Management at Risk

**SIZE**  
94,660 SF

**COST OF PROJECT**  
Original GMP: \$30,350,433  
Final: \$29,994,543

**CHANGE ORDERS**  
0

**COMPLETION DATE**  
March 2013

**OWNER**  
Vince Long  
longv@leoncountyfl.gov  
850.606.5300

# LEON COUNTY & CITY OF TALLAHASSEE PUBLIC SAFETY COMPLEX & FIRE STATION ADMINISTRATION BUILDING

Tallahassee, FL

The Leon County & City of Tallahassee Public Safety Complex & Fire Station Administration Building was developed in partnership between the City of Tallahassee and Leon County. This state-of-the-art complex fuses the City of Tallahassee Regional Transportation Management Center, Public Safety Communications Center for Leon County and the City of Tallahassee, Tallahassee Fire Department Administrative Offices, Leon County Emergency Medical Services, and the Leon County Emergency Operations Center into a single, cohesive operating structure for activation during area emergencies. In conjunction with the main building, the complex includes the "Logistics Building" which supports the Emergency Medical Services fleet.

The site for a future City of Tallahassee Fire Station was also a component and was later incorporated into the project. Designed for long-term flexibility, the Complex is 94,660 SF and was constructed with ICF (Insulated Concrete Forms), structural steel, and concrete floors on metal deck. The exterior is brick masonry and cast stone. The windows on the facility are laminated (hurricane resistant) glass in aluminum frames. A large percentage of the interior was constructed on a raised floor system to allow for future flexibility and ease of installation of electrical, computer, and data systems throughout the facility.





**Leon County**  
Board of County Commissioners  
301 South Monroe Street, Tallahassee, Florida 32301  
(850) 606-5302 www.leoncountyfl.gov

Leon County Facilities Management  
1907 South Monroe St.  
Tallahassee, Florida 32301  
(850) 606-5000  
FAX (850) 606-5001

Commissioners

BILL PROCTOR  
District 1

JANE G. SAULS  
District 2

JOHN DAILEY  
District 3

BRYAN DESLOGE  
District 4

KRISTIN DOZIER  
District 5

MARY ANN LINDLEY  
At-Large

NICK MADDOX  
At-Large

VINCENT S. LONG  
County Administrator

BERT W.A. THIELE  
County Attorney

December 12, 2012

To: Entities Interested in Ajax Building Corporation

From: Carl L. Morgan, AIA, Construction Manager, Leon County Board of County Commissioners

Re: Ajax Reference Letter

Ajax Building Corporation is currently serving as the Construction Manager at Risk on the new, 100,000 SF, \$47.5 million (\$29.9 m for construction) Leon County-City of Tallahassee Public Safety Complex. The Complex is a multi-purpose facility being developed in partnership between the City of Tallahassee and Leon County. When complete, in the Spring of 2013, the facility will house the Leon County Emergency Operations Center, the Consolidated Dispatch Agency (911 Center) for Leon County and the City of Tallahassee, City of Tallahassee Fire Department Administration, the Leon County Emergency Medical Services, and will also be home to the Tallahassee Advanced Transportation Management System (TATMS). A 2,500 sf data center is also included to support the technology requirements of the occupants. The TATMS, which is a joint effort between the City and the Florida Department of Transportation (FDOT), includes a freeway management system for a 19-mile segment of I-10, featuring traffic monitoring cameras every mile, congestion/incident detectors every half-mile and dynamic message signs within one mile of each local I-10 interchange. Besides the main building, the complex will also include a nine-bay Logistics Building for Emergency Medical Services and a site for a future City of Tallahassee Fire Station.

The main building is a 70,000 SF, 2-story structure that is being built to meet FEMA 361 tornado shelter standards and Department of Defense anti-terrorism standards. The facility is self-sustaining and fully redundant. It is constructed with ICF (Insulated Concrete Forms), structural steel, and concrete floors on metal deck. The exterior is brick masonry, cast stone and architectural aluminum frame windows with glass that are both debris and ballistic impact resistant. All but the main lobby of the interior is constructed on a raised floor system to allow for ease of installation and future flexibility of electrical, computer, and data systems throughout the facility.

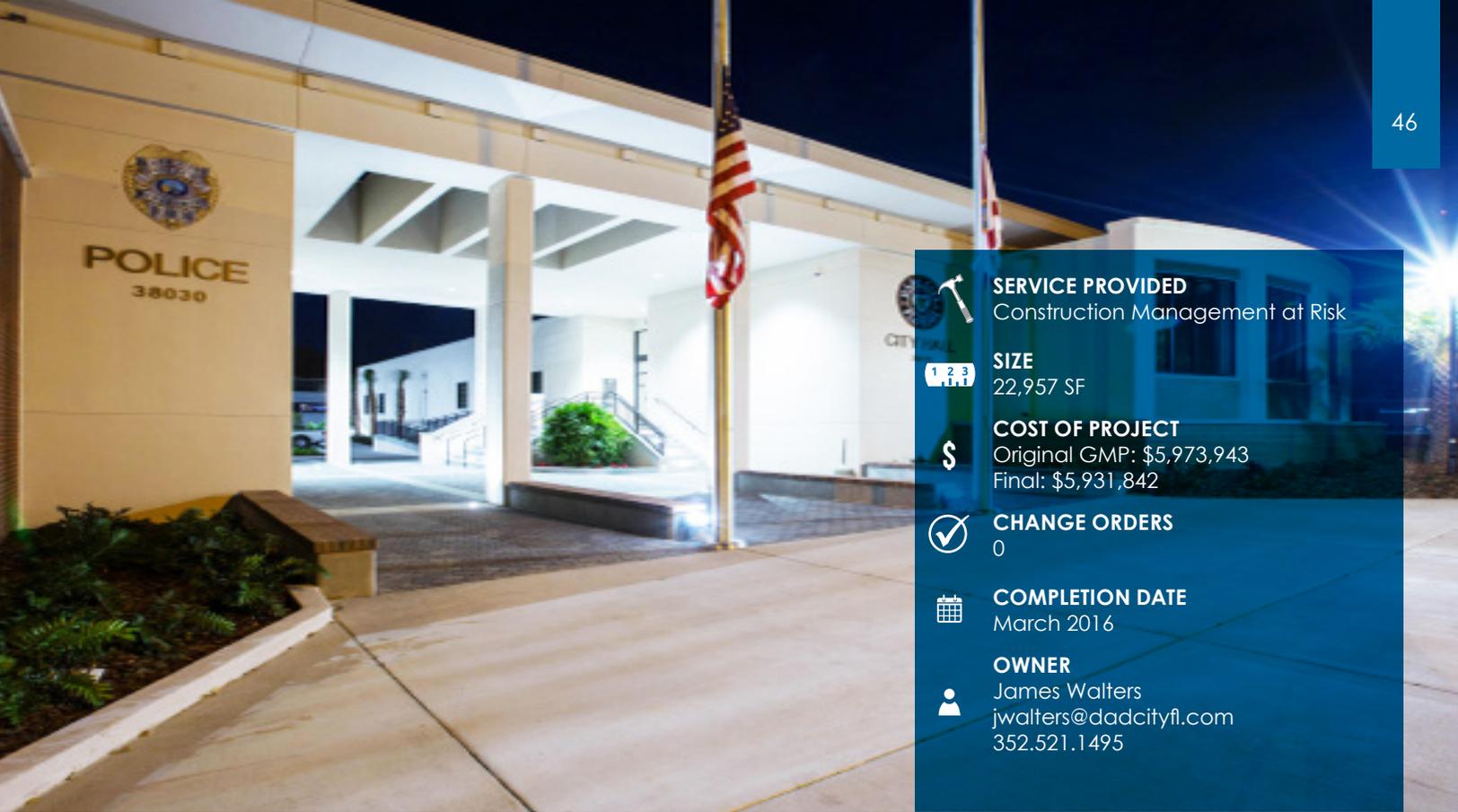
The complexities of this project have placed unique and unusual demands on the entire project team. No details in this work can be approached as a typical construction condition and concealed elements are critical to the projects long term success and operational function. Ajax has been a model team member working hand in hand with the architect (CRA), multiple users, multiple government agencies, and the subcontractors to develop the most functional and cost effective solution available to all issues on the project. Ajax has always been proactive and timely with the day-to-day business of construction management on all its various elements. These include a highly effective approach and emphasis on design phase services, efficient tracking and implementation of RFIs and submittals, inspections and commissioning, QA/QC, safety, meeting minutes, reports and photos, LEED-related tasks, etc.

I have had the honor to work with Ajax on several projects and have always found them to be a true partner in every aspect. I hope you will not hesitate to contact me personally as a reference to Ajax Building Corporation.

Regards,

Carl L. Morgan, AIA  
Construction Manager  
MORGANC@LEONCOUNTYFL.GOV  
PHONE: 850.606.5017





**SERVICE PROVIDED**  
Construction Management at Risk

**SIZE**  
22,957 SF

**COST OF PROJECT**  
Original GMP: \$5,973,943  
Final: \$5,931,842

**CHANGE ORDERS**  
0

**COMPLETION DATE**  
March 2016

**OWNER**  
James Walters  
jwalters@dadcityfl.com  
352.521.1495

# CITY OF DADE CITY NEW CITY HALL & POLICE STATION WITH EVIDENCE

*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 police evidence, 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.





## 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.

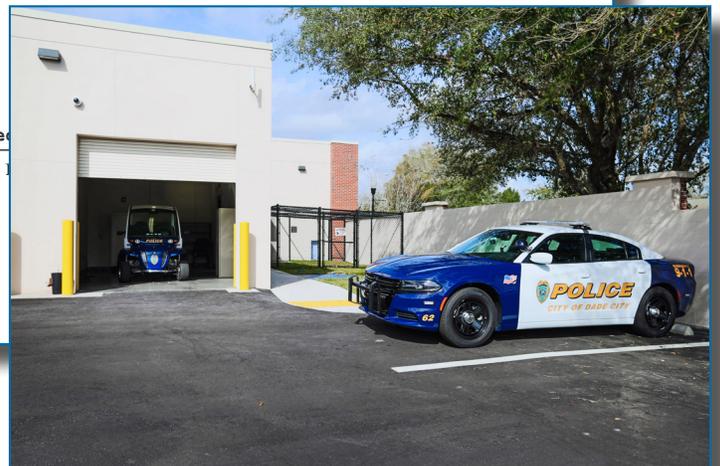
Lastly, I would like to commend you for your role in our project. As president of the company, you attended multiple meetings and always were well versed on our current status. I can honestly say it was a true pleasure to work with you and your team.

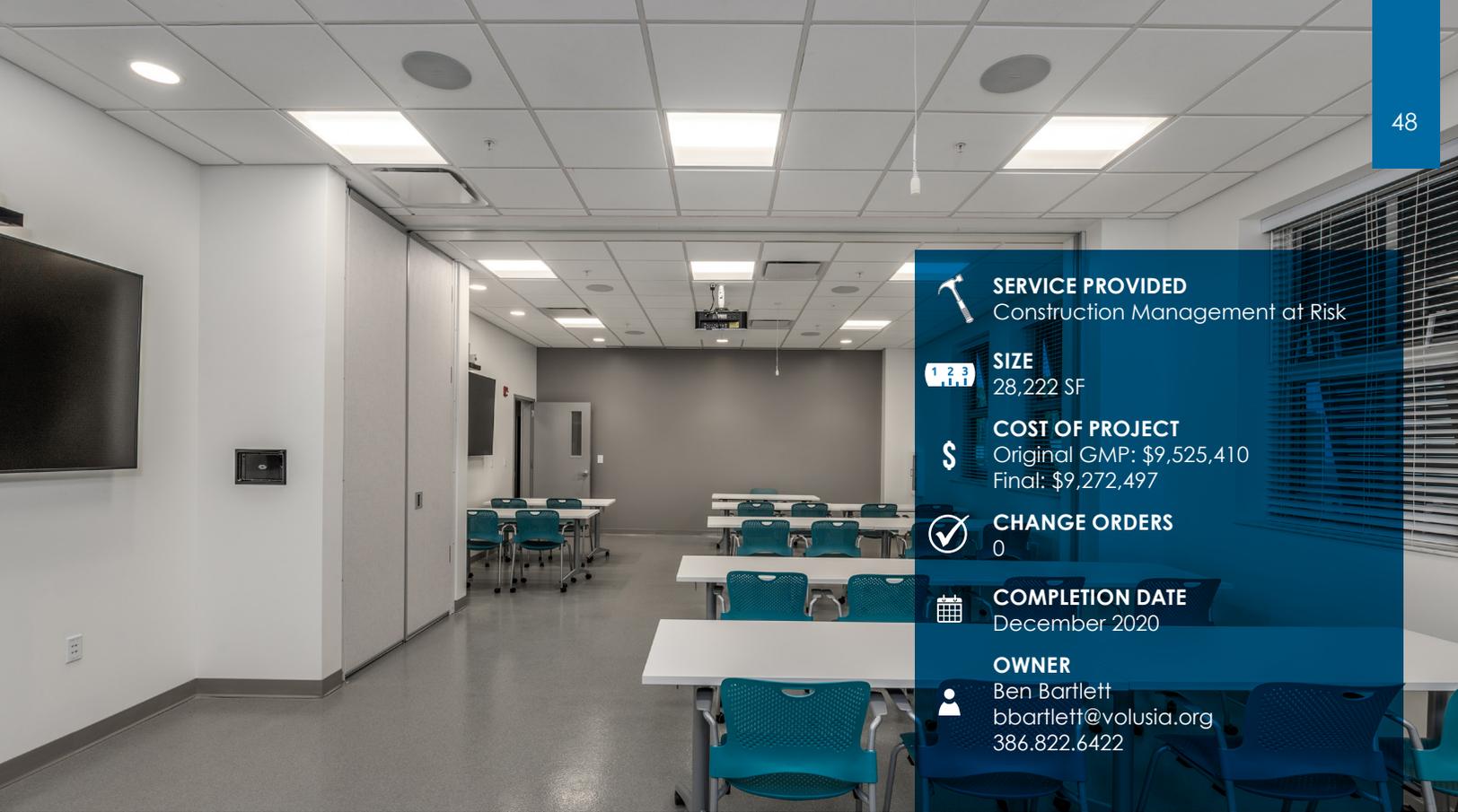
Sincerely,

William C. Poe, Jr.  
City Manager

Established

P.O. BOX 1355 • 38020 MERIDIAN AVE • DADE CITY, FL 34677





**SERVICE PROVIDED**  
Construction Management at Risk

**SIZE**  
28,222 SF

**COST OF PROJECT**  
Original GMP: \$9,525,410  
Final: \$9,272,497

**CHANGE ORDERS**  
0

**COMPLETION DATE**  
December 2020

**OWNER**  
Ben Bartlett  
bbartlett@volusia.org  
386.822.6422

# VOLUSIA COUNTY PUBLIC WORKS COMPLEX

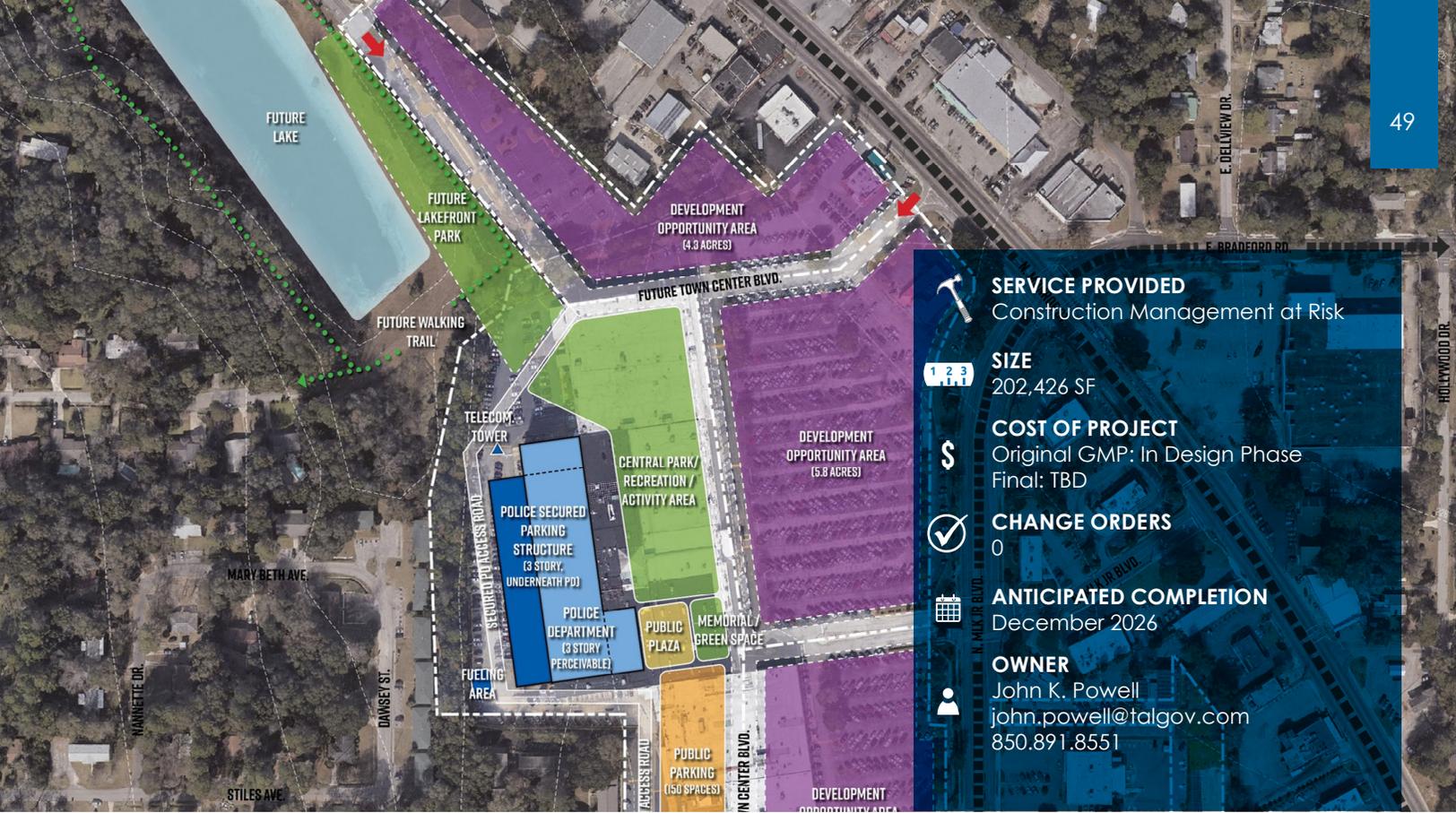
Daytona Beach, FL



Volusia County consolidated multiple Public Works divisions, located in numerous locations throughout the County, into a structurally secure, and centrally located complex in Volusia County. The previous structures were outdated and needed to be replaced by a new facility constructed to withstand hurricane force winds, as well as protect personnel and equipment staged for post emergency response.

The project consisted of 5 buildings: Administration Center, Wash Rack, Ancillary Building 1, Ancillary Building 2 and tack storage. The wash rack was a pre-engineered metal open canopy founded on conventional spread footings. Ancillary Buildings 1 and 2 are partially enclosed pre-engineered metal buildings with split faced block, exterior wainscoting, and metal panel exterior founded on conventional spread footings. The Operations Building is a fully enclosed preengineered metal building founded on conventional spread footings with a site cast concrete tilt wall exterior. Utilities consisted of a sanitary lift station, domestic water, fire lines, storm and sanitary sewer underground to service the Volusia County Public Works NE Services Facility. All site exterior improvements were included.





**SERVICE PROVIDED**  
Construction Management at Risk

**SIZE**  
202,426 SF

**COST OF PROJECT**  
Original GMP: In Design Phase  
Final: TBD

**CHANGE ORDERS**  
0

**ANTICIPATED COMPLETION**  
December 2026

**OWNER**  
John K. Powell  
john.powell@talgov.com  
850.891.8551

# 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. In addition to construction, Ajax has been responsible for guiding the overall site selection process for the City and guiding the Design Team through a series of community meetings to determine the final location. With an anticipated combined building area of over 200,000 SF, the new facility will be a state-of-the-art public safety campus built to satisfy the Department needs well into the future.

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 Laboratories, and a Tallahassee Police Department Museum. Other buildings on the campus include a 37,000 SF training facility including an indoor firing range, gymnasium, tactical training areas and armory, along with a 32,000 SF fleet maintenance facility that houses the Central Utility Plant with built in redundancies and emergency power capabilities for the entire campus.



**SERVICE PROVIDED**

Construction Management at Risk

**SIZE**

294,112 SF

**COST OF PROJECT**Original GMP: \$62,162,731  
Final: \$62,162,731**CHANGE ORDERS**

0

**COMPLETION DATE**

May 2019

**OWNER**Raul Quintana  
raul.quintana@stpete.org  
727.893.7913

## CITY OF ST. PETERSBURG POLICE DEPARTMENT HEADQUARTERS & EVIDENCE STORAGE FACILITY

*St. Petersburg, FL*

Ajax served as the Construction Manager for the City of St. Petersburg's Police Headquarters, which consisted of a new main building with an Administrative Wing and a Property & Evidence Wing, a parking structure and a central energy plant on a 6.3 acre site. The entire facility is designed and built to withstand 195 mph winds. The project was designed and constructed within Green Globes protocols and certified to 3 out of 4 Green Globes and is a sustainable facility for City operations and management for the life of the buildings.

The main building is a three story, 168,780 SF concrete tilt panel and steel structure. This facility houses the Office of the Chief, Administrative Services Bureau, Uniform Services Bureau, Investigative Services Bureau, Vice and Narcotics, Public Records Access, Property and Evidence Storage, Vehicle Evidence Processing, Forensics Laboratory, Tactical Apprehension Control, Mobile Field Force, City & PD Data Center, the City's Emergency Operation Center, the Police Communications Center which also serves as the backup 9-1-1 call center for Pinellas County and Pinellas County Sheriff's Dispatch operations coupled with the 150 foot Motorola Communications Tower that was upgraded and replaced as part of this project. Work also included construction of a 321 car, four level precast concrete structured parking garage with a 470KW photovoltaic panel array over top of the deck.

The buildings contain site cast concrete tilt-wall elements with 11,000 CY of concrete, 700 tons of steel structure and 190,000 SF of metal deck. The CEP houses chilled water-producing, high efficiency chillers, pumps, cooling towers and other mechanical equipment that supplies chilled water to the air handling units. The facility integrates leading edge technology, security, access control, communication and audio-visual systems. The parking garage is a 115,992 SF precast concrete structure with 1,450 photovoltaic panels over the top deck that generates enough power to run the systems in the garage and one third of the building space.

The Emergency Communications Center (ECC) and 9-1-1 Call Center on the top floor are outfitted with Evans communication consoles and protected with VESDA smoke detection and clean agent fire protection systems.

The facility integrated public artwork into the design and construction process. The City commissioned multiple artists to produce artwork that helped convey the mission of the Police Department and the relationship with the Public. These pieces are elements of the main entry and the Lobby spaces. The complexity of the art required coordination with the artists, the City and the construction team. Planning meetings were held from the beginning of the project to ensure the timely integration of the supporting systems as well as the final installations and the coordination of the life safety systems around the finished pieces.





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



**SERVICE PROVIDED**

Construction Management at Risk

**SIZE**

151,683 SF

**COST OF PROJECT**

Original GMP: \$14,200,000

Final: \$14,875,792

*\*additional scope was added by owner\****CHANGE ORDERS**

0

**COMPLETION DATE**

November 2017

**OWNER**

Dee Zinck

dee.zinck@dot.state.fl.us

386.943.5512

## FLORIDA DEPARTMENT OF TRANSPORTATION BREVARD OPERATIONS CENTER

Cocoa, FL

The Florida Department of Transportation Cocoa-Brevard Operations Center was a two phase project. Phase I work included demolition of select existing facility components that were inside the Phase I construction footprint. Phase I components included a new Administration Building with state of the art conference / meeting rooms, Vehicle Repair Shop and Warehouse, Crew Building, Equipment and Hay Storage Building, Material Storage Bins, and a Vehicle Wash building. The Administration Building was a PEMB structure with an Architectural CMU exterior wall system. The Vehicle Repair Shop / Warehouse and Crew building are enclosed PEMB buildings. The Equipment & Hay Storage and Vehicle Wash Buildings are open PEMB units with 3 sided walls on the Hay & Equipment Storage Building. Renovations to the existing fuel canopy and fuel tanks were completed as part of the project. Portions of the site were developed in Phase I such as the storm water retention system, water and sanitary sewer services, gas service and heavy equipment access roads and parking areas.

Phase II was demolition of the remaining existing facility. After demolition, the remaining access roads and the new staff parking lot and FDOT light vehicle parking lots were constructed. Also included in Phase II was the completion of the storm water retention system, site lighting, site fencing, and landscaping.



January 19, 2018

Mr. Michael Jenkins-Project Manager  
Ajax Building Corporation

Re: Florida Department of Transportation  
Brevard Operations Complex

Dear Michael:

I would like to express a personal thanks to you and the Ajax Crew and staff on the great job building the FDOT Brevard Operations Complex.

In my 23 years with the Department, this was one of the largest projects I had the opportunity to be involved with as a project manager and it was also one of the smoothest operations due in part to the Ajax Building Group.

Not only did Ajax meet the Departments needs, the project was delivered on time and under budget.

It was a pleasure working with all of you, in particular the site staff of you and Tim Scheller, as well as the management staff of Lon Neuman and Jeremy Cox.

Please send my regards and appreciation to all.

Sincerely



Michael R. Nohr  
Former FDOT Project Manager - Retired





**SERVICE PROVIDED**  
 Design Build  
*\*Our design build projects are delivered in the same open book process that we deliver our CMAR projects\**

**SIZE**  
 62,000 SF

**COST OF PROJECT**  
 Original GMP: \$12,017,210  
 Final: \$11,844,447

**CHANGE ORDERS**  
 0

**COMPLETION DATE**  
 October 2019

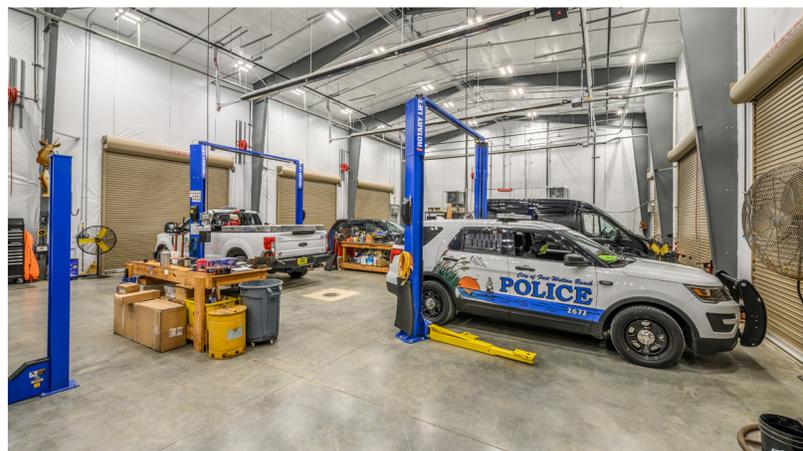
**OWNER**  
 Daniel Payne  
 dpayne@fwb.org  
 850.461.0239

# CITY OF FORT WALTON BEACH NEW FIELD OFFICE COMPLEX

Fort Walton Beach, FL

After performing a preliminary survey of the existing facilities, the Ajax team presented a recommendation to build a new Field Office Complex to replace the current aging city facility. The team provided complete design services from programming through construction documents, and performed a Life Cycle Cost Analysis comparing the cost of new construction against the cost of repair of the existing facility.

The new Field Office Complex totals 62,000 gross square feet and is located on an nine acre site with a 25,000 SF Administration Building, two 12,500 SF Fleet Services, and Vehicle Storage Pre-Engineered Metal Buildings. The project involved re-routing a public street and demolition of a previous recreational facility owned by the City. Emergency Preparedness was the focus of special components of the project. The entire facility is on a 400 kw diesel emergency generator and a two compartment, 8000 gallon above ground fuel station. The Fleet Services Building includes oil change pit, heavy-duty vehicle lifts, and a 2000 lb bridge crane, oil and other fluids distribution systems, that run on compressed air, and vehicle cleaning facility with a steam pressure washer. It has 120 standard car spaces and can accommodate 36 garbage trucks.





## City of Fort Walton Beach

*Treasure of the Emerald Coast*

107 Miracle Strip Parkway SW \* Fort Walton Beach, FL 32548

(850) 833-9504 \* Fax (850) 833-9640

TDD (850) 833-9925

mbeedie@fwb.org



*Michael D. Beedie, P.E.  
City Manager*

September 1, 2022

To Whom It May Concern:

Re: Recommendation for Ajax Building Corporation & Sam Marshall Architects

In January 2017, the City of Fort Walton Beach selected the Design-Build team of Ajax Building Corporation & Sam Marshall Architects (Ajax/SMA) to perform a comprehensive assessment of all City facilities and to provide recommendations for the renovation and/or replacement of the facilities. The Ajax/SMA team coordinated with City Staff to understand the areas of highest concern, inspect the existing facilities and provide a detailed, needs based assessment of the City's needs at every City facility.

After the comprehensive facilities assessment was completed, the Ajax/SMA team was engaged to prepare a complete set of construction documents for a new Field Office Complex that consolidated eight (8) City facilities into one. This project was a success for both collaboration through the Design-Build process since numerous City departments were involved and for budgeting & scheduling purposes as the project came in under budget and within the projected schedule.

Throughout the Design-Build process, the Ajax/SMA team presented a quality design, pricing and logistical information at each phase in a clear and efficient manner. Through the collaborative Design-Build process, Ajax/SMA presented a Guaranteed Maximum Price proposal for the project that was within the original budget, met the City's programming needs and was completed within the timelines presented.

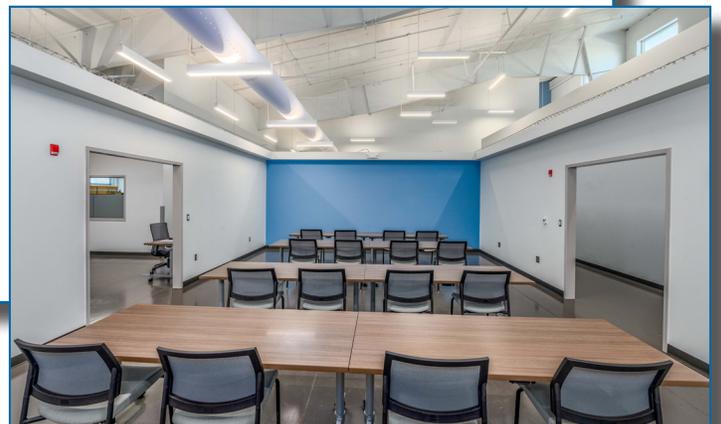
The value of the City's partnership is evident in the fact that the City Council approved an amendment to the original contract to allow the Ajax/SMA team to update the Facilities Assessment for a new City Hall Complex in mid-2022.

The Ajax/SMA team provides a high level of quality, attention to detail and customer service during the entire Facilities Assessment and Design-Build process. I would highly recommend the Ajax/SMA team for work on any facilities project.

If you have any questions or require any additional information, please contact me at (850) 833-9612 or [mbeedie@fwb.org](mailto:mbeedie@fwb.org).

Sincerely,

Michael D. Beedie, P.E.  
City Manager





## CITY OF VENICE PUBLIC SAFETY & EVIDENCE FACILITY

Venice, FL

The new City of Venice Police Safety Facility consists of a one story 31,421 square foot building constructed of concrete tilt-wall panels. All structural elements were designed and constructed to meet 220 MPH Wind Speed. Entry points include the necessary bullet resistance wall and window construction.

The new facility provides community meeting space, officer training facilities, workout space, forensic processing of evidence, digital evidence processing, evidence storage, record storage space, media briefing rooms, internal conference rooms, kitchen / breakroom facilities, interview rooms, detective / investigative operations, armory and weapon cleaning space, vehicle inspection bays, vehicle maintenance bays and police department administrations. The locker room facilities provide individual exhausting and equipment charging capabilities and are adjacent to in-facility shower facilities.

### SERVICE PROVIDED:

Construction Management at Risk

### CHANGE ORDERS:

0

### COST OF PROJECT:

GMP: \$12,013,491, Final: \$11,961,171

### SIZE:

31,421 SF

### COMPLETION DATE:

July 2020

### OWNER:

Rob Goodson

941.486.2444, rgoodson@venicegov.com



## CITY OF CLERMONT POLICE STATION & EVIDENCE FACILITY

Clermont, FL

The new 30,625 SF Police Headquarters provides the Clermont Police Department with the much needed room to improve services and safety. Due to a significant increase in population over the last 10 years, the current 7,000 SF facility was built for roughly one third of the current number of officers. The new facility included a new secure sallyport, inmate holding area, specialized property and evidence storage areas, and technologically advanced communications.

### SERVICE PROVIDED:

Construction Management at Risk

### CHANGE ORDERS:

0

### COST OF PROJECT:

GMP: \$7,308,000, Final: \$7,333,331

\*owner added scope\*

### SIZE:

30,625 SF

### COMPLETION DATE:

October 2016

### OWNER:

Freddy Suarez

352.241.7350, fsuarez@clermontfl.org





**CITY OF VENICE  
POLICE DEPARTMENT**

Office of the Chief

TOM MATTMULLER • Chief



March 4, 2020

Mr. Bill Byrne  
President  
Ajax Building Company  
109 Commerce Blvd.  
Oldsmar, FL 34677

Re: Letter of Recommendation

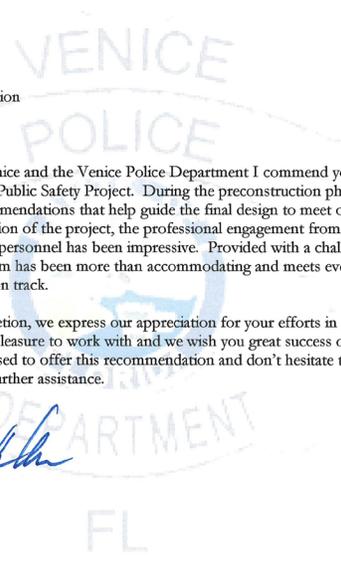
Dear Mr. Byrne,

On behalf of the City of Venice and the Venice Police Department I commend your team for the work on our Venice Public Safety Project. During the preconstruction phase, the team offered valuable recommendations that help guide the final design to meet our goals. As we moved into construction of the project, the professional engagement from the top of the organization to the field personnel has been impressive. Provided with a challenging budget and schedule, the team has been more than accommodating and meets every obstacle with solutions that keep us on track.

As we move towards completion, we express our appreciation for your efforts in making this project a reality. You are a pleasure to work with and we wish you great success on your future projects. We are pleased to offer this recommendation and don't hesitate to contact our agency if we can be of further assistance.

Sincerely,

Tom Mattmuller  
Chief of Police



**JAMES KINZLER, CPM, EA**  
Director of Capital Planning,  
Projects and Grants

352-241-7356  
[jkinzler@clermontfl.org](mailto:jkinzler@clermontfl.org)

July 27, 2017

Mr. Jeremy Cox, Operation Manager  
Ajax Building Corporation  
735 Primera Blvd., Suite 230  
Lake Mary, FL 32746

Re: Clermont Police Department Headquarters

Dear Mr. Cox:

I would like to extend our gratitude on behalf of City of Clermont for Ajax's role in the construction of the City of Clermont Police Headquarters. From managing the construction to the unwavering professional conduct, dedication, level of experience and knowledge of the project, materials and systems demonstrated by Ajax employees must be recognized.

We, the City of Clermont employees, worked closely with Ajax's throughout construction, and they provided us with information, alternate options and considerations – so we could make the best decision for our project, and while helping us to maximize our dollars and complete the project within our budget.

Consideration for our community was important to us on this project. Ajax worked closely with our local General Contractor, and Project Architect during construction activities to carefully coordinate and minimize impacts to our citizens and commerce.

Lastly, I would like to commend the role of the project manager on this project. The project manager was attentive at all of our meetings, and well versed on the current status. It was a pleasure to have worked with him, and with you.

Sincerely,

James Kinzler  
Director of Capital Projects  
City of Clermont

685 W. Montrose Street • Clermont, FL 34711 • [www.ClermontFL.gov](http://www.ClermontFL.gov)

"Our Citizens. Our Community. Our Commitment."  
1350 RIDGEWOOD AVENUE • VENICE, FLORIDA 34562 • MAIN 941.486.2444 • FAX 941.480.3027  
[www.venicepolice.com](http://www.venicepolice.com)



## SUMTER COUNTY PUBLIC SAFETY, FIRE & EMS BUILDINGS

*The Villages & Bushnell, FL*

Ajax was the lead of the team who has constructed two Public Safety Centers for Sumter County near The Villages and City of Bushnell. The Villages Center is 45,811 SF and includes the Northern headquarters for the Sheriff's Office, as well as the County's Emergency Operations Center. Fire, Ambulance and Emergency Medical Services offices are also housed in The Villages Center, as well as 911 Joint Dispatch and Emergency Call Centers. Holding cells were included for prisoners awaiting transport to the county jail in Bushnell. The Bushnell Center is a 20,087 SF Public Safety Center which houses the Sheriff's Southern office and serve as a backup facility for all other services.



### SERVICE PROVIDED:

Design Build

*\*Our design build projects are delivered in the same open book process that we deliver our CMAR projects.\**

### CHANGE ORDERS:

0

### COST OF PROJECT:

GMP: \$30,854,300, Final: \$29,739,515

### SIZE:

65,898 SF

### COMPLETION DATE:

December 2017

### OWNER:

Bradley Arnold

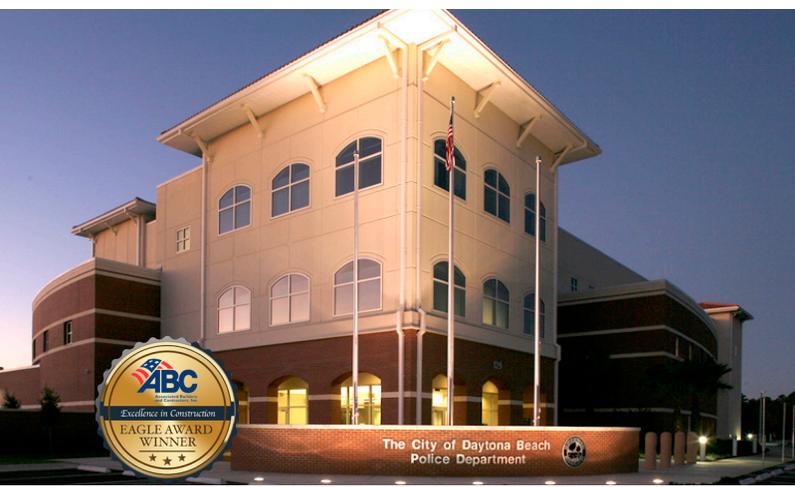
352.689.4400, bradley.arnold@sumtercountyfl.gov

## CITY OF DAYTONA BEACH NEW POLICE & EVIDENCE FACILITY

*Daytona Beach, FL*

The new 3-story, 98,278 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.



### SERVICE PROVIDED:

Construction Management at Risk

### CHANGE ORDERS:

0

### COST OF PROJECT:

GMP: \$21,018,680, Final: \$20,579,713

### SIZE:

98,278 SF

### COMPLETION DATE:

December 2008

### OWNER:

Thomas Huger

386.631.0350, tahuger@yahoo.com





**SUMTER COUNTY SHERIFF'S OFFICE**

WILLIAM O. "BILL" FARMER JR., SHERIFF





7361 Powell Rd  
Wildwood, FL 34785  
[www.sumtercountysheriff.org](http://www.sumtercountysheriff.org)

December 16, 2022

To whom it may concern:

On behalf of the Sumter County Sheriff's Department, I would like to take this time to commend Ajax Building Company for the outstanding Construction Management Services they provided to Sumter County.

Ajax was hired initially for our Public Safety Facilities that encompassed (2) locations; The Villages Center, which included the Northern Headquarters for the Sheriff, 911 Call Center, EMS, as well as the County Emergency Operations Center. The second location was built in the City of Bushnell, and it included the Southern Office for the Sheriff, as well as the facility for all other back-up services for the County. We made the right decision, and were so impressed by their staff, quality, and attention to detail, that we hired them again to oversee the expansion of our jail. This project took place within our occupied Detention Facility compound.

Whenever a project takes place within a secured and occupied compound, it always places unique demands on a project team, as their approach cannot be viewed as a typical construction condition. No detail was left out by the Ajax team and their approach kept our inmates safe and always secured. From day one they worked hand in hand with the design team, the County, Sheriff Office Staff, and all the various detention vendors. James De La Rosa and Gary Spaw were knowledgeable, was a great team to work with and they were both very timely and responsive. The word "No" was never in their vocabulary.

Outside of the project, Ajax steps up every year and supports our local community and are a true partner in every aspect. I hope you will not hesitate to contact me as a reference for Ajax Building Company for any project you may undertake.

Sincerely,

Major Reace A. Thompson, III

Sumter County Sheriff's Office 303 E. McCollum Ave Bushnell, FL 33513	Villages Annex 8033 E CR 466 The Villages, FL 32162	Fleet Maintenance 122 N Church Street Bushnell, FL 33513	Aviation Hangar 478 E. Seminole Ave Bushnell, FL 33513
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**The CITY OF DAYTONA BEACH**  
"THE WORLD'S MOST FAMOUS BEACH"

August 24, 2010

Ajax Building Corporation  
Attention: Mr. Lon Neuman  
10365 Hood Road South, Suite 203  
Jacksonville, FL 32257

Letter of Recommendation  
Daytona Beach Police Facility

Dear Mr. Neuman:

Thank you for the opportunity to recommend your business as the building contractor of record for the Daytona Beach Police Department Headquarters facility located at 129 Valor Blvd., Daytona Beach, Florida.

I was on the original needs assessment group, and ultimately followed through to the completion of the building over the 5 years our Department was involved in the development and construction of the building. You and your staff, and the subcontractors involved were professional, competent, and responsive. The construction of a three story public safety headquarters of 100,000 square feet, with the required security, infrastructure, and technological needs was a challenge met with vision, common sense, and most obvious, the desire to accommodate our present and future needs. I was impressed with your communications and insight when meeting on our weekly "status sessions". It was a partnership from the start to the finish. The facility was completed and available before the contract deadline and under budget. This building is a proud testament to your dedication to excellence. Ajax truly stands out as a "customer service" organization.

I would highly recommend Ajax Building Corporation for any similar endeavor. Please feel free to provide my contact information to any potential customer you would like to have contact me to provide any additional on this recommendation; I may be reached at 386-566-2085 at any convenient time.

Best Regards,

Captain Stephen W. Szabo  
District 1 Patrol Commander





## FLAGLER COUNTY SHERIFF'S ADMINISTRATION & EVIDENCE FACILITY

Bunnell, FL

This project consisted of a new Sheriff Administration building to replace the previous one that was sick from mold. This included the development of an 8 acre site and the construction of a new 57,615 SF facility.

Sitework included the installation of aggregate piers, all underground utilities and asphalt parking/drive lanes. The main building, hardened to withstand 149 MPH winds, was constructed with tilt-up concrete panels with structural steel columns, beams & joists, and TPO roof. It contains an armory, real time crime center, evidence storage, vehicle storage bays, and a 750kw generator and 60kVA UPS.

The project also included a 6,000 PEMB for purchasing department and vehicle storage area.

### SERVICE PROVIDED:

Construction Management at Risk

### CHANGE ORDERS:

0

### COST OF PROJECT:

GMP: \$20,160,526, Final: \$19,783,113

### SIZE:

57,615 SF

### COMPLETION DATE:

February 2023

### OWNER:

Mike Dickson

386.313.4191, mdickson@flaglercounty.gov



## BAKER COUNTY SHERIFF'S COMPLEX & EVIDENCE FACILITY

MacClenny, FL

The four-building, 141,000 SF self-contained complex is situated on a 91-acre parcel, of which 20-acres was developed for this project. The multi-functional facility includes an Administration Building that houses the Sheriff's Office, County EOC, the Baker County 911 Call Center, and the Baker County Detention Facility. Features include: medical and dental areas for inmates, full service kitchen and laundry, commissary, records and inmate property storage, video visitation stations and a first appearance courtroom.

The three additional structures include two Confinement Buildings and a Fleet Maintenance Building. The pre-engineered metal Confinement Buildings house 256 inmates each within freestanding Precast concrete cells, with one half of the cells being two person cells and the other half being four person cells. Each of the cells includes a shower for inmate use without leaving the cell. Each facility includes dayrooms with video visitation stations and an indoor recreation area. Detention deputies located in central control rooms on the second level of each facility have control over lights, door locks and security camera systems.

### SERVICE PROVIDED:

Design Build

*\*Our design build projects are delivered in the same open book process that we deliver our CMAR projects.\**

### CHANGE ORDERS:

0

### COST OF PROJECT:

GMP: \$32,650,000, Final: \$23,398,025

### SIZE:

141,000 SF

### COMPLETION DATE:

June 2009

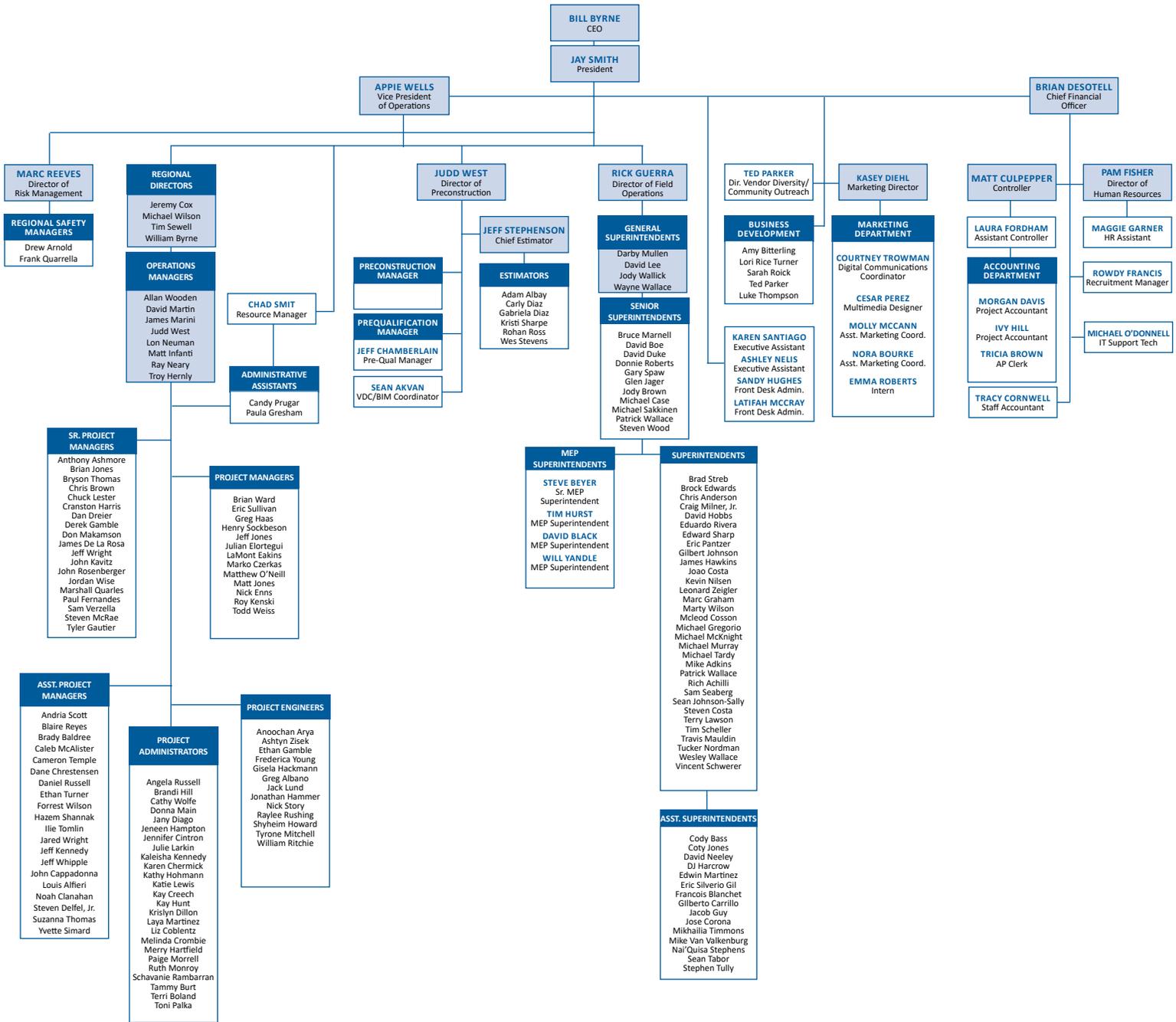
### OWNER:

Tim Nunn

904.259.1113, tnunn@bakersso.com

# We Love What We Do

Ajax's depth and ability is due to our robust staff of over 220 men and woman within the Gainesville office and Ajax's surrounding offices who will help ensure the success of these projects. The personal, project specific approach Ajax brings to each of our projects is why 85% of our clients are repeat clients. As a result of our depth, abilities and experience, our organization has the quality and quantity to complete the City of Gainesville's Public Safety Facilities on time, within budget and above the City's standards. Below is our company wide organization chart, provided to show the depth of professional resources we have to respond to the needs of your projects.



# CURRENT WORKLOAD

Ajax is committed to the City of Gainesville. We will work continuously with City officials and staff to make sure that every step of the each project is proceeding smoothly and without incident. The project team of Bill Byrne, James Marini, Jeff Jones, Wayne Wallace, James De La Rosa and Jody Brown are committed to this project and to making it a success!

Ajax has the capacity and personnel to complete the scope of services within your schedule goals and to maintain continued principal leadership on this project. Our proposed personnel will be available and dedicated to provide services for your proposed facilities. With the on-site team dedicated 100% of the time to each project, they have the ability and capacity to achieve the City’s schedule goals. During the preconstruction phase for each project, the team will be proactively managing the design schedule, facilitating communication, developing estimates and value management options, performing constructability reviews, reviewing the documents, and providing feedback to the Owner and Design Team. The team proposed for this project will be supported by Ajax’s robust staff of over 220 men and women who will help to ensure the success of the project. Below you will see a the current workload in the region currently under construction or contract by Ajax. Ajax will ensure that our depth of resources are maintained and available to the City of Gainesville throughout the duration of your projects.

PROJECT NAME / OWNER	LOCATION	COST	PROJECT START	COMPLETION DATE	PERCENT COMPLETE
<b>CONSTRUCTION PHASE</b>					
<b>DATA SCIENCES &amp; INFORMATION TECHNOLOGY BUILDING</b> University of Florida	Gainesville FL	\$118,623,123	December 2020	August 2024	89%
<b>RUTLEDGE PEARSON ELEMENTARY SCHOOL</b> Duval County Schools	Jacksonville FL	\$29,868,602	June 2022	September 2023	74%
<b>DELTONA CAMPUS BUILDING 2</b> Daytona State College	Daytona Beach FL	\$16,781,782	November 2022	March 2024	21%
<b>DESIGN PHASE</b>					
<b>EMERGENCY OPERATIONS CENTER</b> Union County	Lake Butler FL	\$2,900,000	June 2023	June 2024	Design Phase
<b>LIBRARY &amp; MULITUSE FACILITY</b> Flagler County	Bunnell FL	\$14,000,000	August 2023	November 2024	Design Phase
<b>BRANCH JAIL MENTAL HEALTH DORMITORIES</b> Volusia County	Daytona Beach FL	\$8,700,000	October 2023	November 2024	Design Phase
<b>EMERGENCY SERVICES ADMINISTRATION BUILDING</b> Sarasota County	Sarasota FL	\$13,500,000	August 2023	February 2025	Design Phase
<b>ORANGE CITY ELEMENTARY SCHOOL</b> Volusia County Schools	Orange City FL	\$28,000,000	August 2023	May 2025	Design Phase
<b>EAST RIDGE HONORS RESIDENCE HALL</b> University of North Florida	Jacksonville FL	\$65,000,000	December 2023	June 2025	Design Phase
<b>POLICE DEPARTMENT HEADQUARTERS &amp; EVIDENCE STORAGE FACILITY</b> City of Tallahassee	Tallahassee FL	TBD	January 2024	December 2026	Design Phase
<b>PUBLIC SAFETY FACILITIES</b> Clay County	Various	\$51,247,670	August 2023	August 2027	Design Phase



## ADDENDUM NO. 1



Date: July 11, 2023

Bid Date: July 14, 2023  
at 3:00 P.M. (Local Time)

Bid Name Public Safety Facilities Construction Manager at Risk

Bid No.: PWDA-230055-DH

NOTE: This Addendum has been issued only to the holders of record of the specifications.

The original Specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary:

1. Any questions shall be submitted in writing to the City of Gainesville Purchasing Division by 3:00 p.m. (local time), July 5, 2023. Questions may be submitted as follows:  
Email: [holderds@gainesville.org](mailto:holderds@gainesville.org)
2. Please find attached:
  - a. Copy of the cone of silence information (Financial Procedures Manual Section 41-524 Prohibition of Lobbying in Procurement Matters)).

The following are answers/clarifications to questions received:

3. Question: Section 3.1 (page 7) provides the Proposal Format and Section 3.2 provides the Content of Proposal. The Content of the Proposal is not included in the instructions for the format. Would you like the proposal to be formatted as section 3.1 with responses to those items and then as Section 3.2 with the responses to the Content? However with this organization:
  - a. 3.2.a RFP Cover Page would be moved ahead of 3.1.
  - b. Licenses would be duplicated under 3.2bb and 3.2.f.
  - c. Qualifications would possibly be duplicated in 3.1 Qualification of Firm and 3.2C. Statement of Qualifications

Answer: Proposals can be assembled as preferred by the vendor provided all items are addressed; vendor should ensure the proposal flows well. Typically, proposals received include a preface with the RFP Cover Page and Opening Letter, followed by the items listed 3.1, followed by a separate section or appendix with forms, licenses and any other supporting documents, however, it is up to the vendor to decide what order to assembly the documents.

4. Question: 3.2.c (page 7) says to *Provide a Statement of all Qualifications that will communicate the capabilities of the proposer to successfully complete the project.* Is there a specific Statement of Qualifications that is to be completed? Or what is expected to be included in the Statement of Qualifications?

Answer: There is no specific statement of qualifications that is to be completed; vendors must ensure their proposals communicates what qualifications the vendor has to complete the scope of work listed in Part 2 of the RFP.

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 1 by his or her signature below, **and a copy of this Addendum to be returned with proposal.**

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 1 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER: Ajax Building Company, LLC  
BY: William P. Byrne   
DATE: 7/14/2023

## B. MINIMUM QUALIFICATIONS

### 2.3.1 Proposer’s business shall demonstrate personnel and equipment support necessary for the completion of the requested services in a timely and efficient manner.

Please see section 3.1 Part Three Qualifications of Firm starting on page 34 for our personnel and equipment support that Ajax will utilize throughout the course of delivering these projects for the City. Ajax has the capacity to execute each project on time, on budget and with the highest level of quality, regardless of the timing of each individual project. Ajax has the depth of experienced personnel to provide each project with the dedicated staff and attention each deserves, if the projects are delivered one at time, or all at once. Our local team is supported by the 220+ men and women within Ajax. If two or more of the planned facilities proceed simultaneously, Ajax has the depth of resources to deliver each project with the highest level of quality and care and in a timely and efficient manner.

### 2.3.2 Proposer’s business shall demonstrate that it complies with all applicable State and Federal licensing laws related to the services listed in this solicitation.

Your payment was processed. Print this tax receipt for your records. It was also sent to [terri.byrd@ajaxbuilding.com](mailto:terri.byrd@ajaxbuilding.com)



### Online Business Tax Receipt<sup>(1)</sup>

Business Name **AJAX BUILDING COMPANY, LLC**

Business Tax ID **22840**

This constitutes your business tax receipt for 10/1/2022 - 9/30/2023.

Your business tax(es) for the fiscal year **10/1/2022 - 9/30/2023** are as follows:

#### Business Categories

ID	Service Name	Tax Amount	Explanation of Calculations
1000	STATE LICENSE/CERTIFICATION REQUIRED	\$0.00	
1360	CONTRACTOR-GENERAL-UNLIMITED	\$131.25	Business category flat fee of \$131.25
6801	COMMERCIAL ZONED	\$0.00	
****	Payment	(\$131.25)	Posted on 9/16/2022
<b>TOTAL DUE:</b>		<b>\$0.00</b>	

Please note that the maximum charge for any single service is \$525

Amount Due on **Friday, September 16, 2022** is **\$0.00**

(1) This page will serve as your business tax receipt for the fiscal year 10/1/2022 - 9/30/2023.

Payments must be time-stamped by 11:59 pm on Monday, October 03, 2022 in order to avoid late fees.

Please, note that a home occupation permit may be required for this location, someone will contact you upon review of the information

**Local Business Tax Receipt**

# 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>

## Corporate Charter

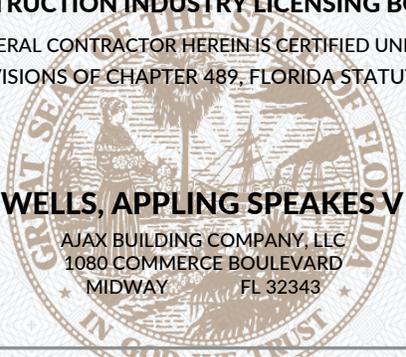
Ron DeSantis, Governor

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, 2024**

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

Do not alter this document in any form.  
This is your license. It is unlawful for anyone other than the licensee to use this document.

## General Contractors License



January 5, 2023

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 (A.M. Best Financial Strength Rating of A++ (XV) and Liberty Mutual Insurance Company (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 \$750,000,000 and provided surety support for uncompleted work programs in excess of \$2,500,000,000.

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.

Travelers Casualty and Surety Company of America

Liberty Mutual Insurance Company

*Laurie Pfug*  
Laurie Pfug  
Attorney-in-fact

*Laurie Pfug*  
Laurie Pfug,  
Attorney-in-fact



343 Thornall St., 9<sup>th</sup> Floor  
Edison, NJ 08837  
732-321-6614

1340 Treat Blvd., Suite 400  
Walnut Creek, CA 94597  
925-979-6708

### Bonding & Surety Letter

ACORD <sup>®</sup>		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY)	
<p>THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.</p> <p><b>IMPORTANT:</b> If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsements(s).</p>				12/19/2022	
<p><b>PRODUCER</b> Marsh USA, Inc. 1105 Avenue of the Americas New York, NY 10036</p>		<p><b>CONTACT</b> PHONE: _____ FAX: _____ E-MAIL: _____ ADDRESS: _____</p>		<p><b>INSURER(S) AFFORDING COVERAGE</b></p>	
<p>CN101636071-AJAX-GAWUP-23-24 000049</p>		<p><b>INSURER A:</b> Arch Insurance Company 11150</p> <p><b>INSURER B:</b> XL Specialty Insurance Company 37885</p> <p><b>INSURER C:</b> ACE Property and Casualty Insurance Company 20699</p> <p><b>INSURER D:</b> Indian Harbor Insurance Co. 36940</p> <p><b>INSURER E:</b> Arch Indemnity Insurance Company 30830</p>		<p><b>NAIC #</b></p>	
<p><b>INSURED</b> Ajax Building Company, LLC Global Infrastructure Solutions, Inc. 1080 Commerce Blvd. Midway, FL 32343</p>		<p><b>COVERAGES</b></p>		<p><b>CERTIFICATE NUMBER:</b> NYC-011347M6-02</p> <p><b>REVISION NUMBER:</b> 1</p>	
<p>THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.</p>					
TYPE OF INSURANCE	ADDITIONAL INSURED	POLICY NUMBER	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE	LIMITS
<p><b>A COMMERCIAL GENERAL LIABILITY</b></p> <p><input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR</p> <p>GEN. AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC</p>	<p><input checked="" type="checkbox"/> X</p>	<p>11PKG8914314</p> <p>SIR - \$500,000</p>	01/01/2023	01/01/2024	<p>EACH OCCURRENCE \$ 5,000,000</p> <p>SUBROG TO RETIRED PREMISES (EA occurrence) \$ 300,000</p> <p>MED EXP (Any one person) \$ 10,000</p> <p>PERSONAL &amp; ADV INJURY \$ 5,000,000</p> <p>GENERAL AGGREGATE \$ 10,000,000</p> <p>PRODUCTS - COMPROP AGG. \$ 10,000,000</p>
		<p>11PKG8914314 (AOS)</p> <p>11CAB8914414 (MA)</p>	01/01/2023	01/01/2024	<p>COMBINED SINGLE LIMIT (EA accident) \$ 2,000,000</p> <p>BODILY INJURY (Per person) \$</p> <p>BODILY INJURY (Per accident) \$</p> <p>PROPERTY DAMAGE (Per accident) \$</p>
<p><b>B UMBRELLA LIAB</b></p> <p><input checked="" type="checkbox"/> EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE</p>	<p><input checked="" type="checkbox"/> X</p>	<p>US00054699L23A (\$10,000,000)</p>	01/01/2023	01/01/2024	<p>EACH OCCURRENCE \$ 25,000,000</p> <p>AGGREGATE \$ 25,000,000</p>
		<p>XSM G2819884A 007 (\$15,000,000)</p>	01/01/2023	01/01/2024	
<p><b>E WORKERS COMPENSATION AND EMPLOYERS LIABILITY</b></p> <p>ANY PROFITORS OR PARTNERS EXCLUSIVE OFFICER/OWNER EXCLUDED? (Mandatory in NH)</p> <p>PL: describe and DESCRIPTION OF OPERATIONS below</p>	<p><input checked="" type="checkbox"/> Y <input type="checkbox"/> N</p> <p><input checked="" type="checkbox"/> N/A</p>	<p>14WC8825114 (AOS)</p> <p>11WC8914214 (FL-PA)</p>	01/01/2023	01/01/2024	<p>E.L. EACH ACCIDENT \$ 1,000,000</p> <p>E.L. DISEASE - EA EMPLOYEE \$ 1,000,000</p> <p>E.L. DISEASE - POLICY LIMIT \$ 1,000,000</p>
		<p>CE0742018008 (Claims Made)</p>	01/01/2023	01/01/2024	<p>EACH CLAIM / AGGREGATE \$ 25,000,000</p> <p>DED: \$1M EA CLAIM / \$3M AGG</p>
<p>DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)</p> <p>50000049 - Adient West Point GA Remodel 2022</p> <p>Adient and CBRE (including all participating affiliates) are included as an Additional Insured (except for Workers Compensation and Professional / Pollution) as required by written contract. This coverage is primary and non-contributory as required by written contract.</p> <p>A Waiver of Subrogation applies as required by written contract.</p>					
<p><b>CERTIFICATE HOLDER</b></p> <p>Adient 1700 S. Progress Parkway West Point, GA 31833</p>			<p><b>CANCELLATION</b></p> <p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE</p> <p><i>Marsh USA Inc.</i></p>		
<p>ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD © 1988-2016 ACORD CORPORATION. All rights reserved.</p>					

**2.3.3 By submitting a proposal, the proposer’s business certifies that it has fully read and understands the RFP and has full knowledge of general scope, nature, and quality of the work to be performed, the general requirements of the services to be provided, and the conditions under which the services are to be performed.**

Ajax certifies that we have fully read and understand the RFP and have full knowledge of general scope, nature and quality of the work to be performed, the general requirements of the services to be provided, and the conditions under which the services are to be performed.

## C. STATEMENT OF ALL QUALIFICATIONS

Ajax states that our qualifications are true and are more than capable of performing the services herein this RFP.

We hope that you have seen throughout Section 3.1, that Ajax's extensive public safety background, strong project team with recent and relevant experience, proven track record of meeting time and budget requirements, and extensive understanding of the construction of these secure and complex facilities, makes us the ideal partner for these important projects. Our 1,000+ successfully completed construction management projects for more than 140 public entities shows our experience with your selected delivery method and our process of working in an “open-book” environment. Our 65 years in business includes public safety facilities throughout the state that are extremely relevant to your project priorities, including Joint Use Public Safety Facilities, Fire Stations, Property and Evidence Facilities, Fire Administration Facilities, Public Works Complexes and Training Facilities. Our team's knowledge of these unique and complex facilities, and their lessons learned from their previous public safety projects will contribute to the success of your projects.

We are prepared in the event that multiple projects and multiple teams are engaged with the City of Gainesville. Project Executive James Marini’s proven ability to orchestrate multiple teams has been a proven commodity and a welcomed strength that our clients have come to rely on with confidence. James’s strategic involvement, in each of the facilities anticipated under this RFP, will ensure that multiple projects and multiple teams will all be working to the same high standards that the Ajax reputation has been built upon. As shown throughout the proposal, Ajax has the depth of resources to respond to the needs of each anticipated project. Jeff Jones, our Preconstruction Manager, will lead the pre-construction efforts of our team on each of the projects utilizing the expertise of each team member when needed.

While Jeff Stephenson, our Chief Estimator, will provide cost information and verify budgets. James De La Rosa, Sr. Project Manager, and Jody Brown, Sr. Superintendent, will provide constructability reviews and develop a schedule for each of the anticipated projects. If two projects are proceeding simultaneously, we have included Sr. Project Manager, Chris Brown, and Superintendent, Tim Scheller on the team.

These gentlemen also bring relevant project experience and are well qualified to help deliver your public safety projects. Marc Reeves, our Director of Risk Management, will develop Project Specific Safety Plans that will provide a safe environment for the employees, visitors and construction crews. James, along with all of the Ajax staff will ensure that all of Ajax's resources are being utilized to keep the each project moving forward with efficiency. We are able to make a commitment to meeting budget and schedule requirements by working as a team with City, Fire, Police and Public Works staff, design team members, and all stakeholders.



## CONSULTANT VERIFICATION FORM

### **REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA**

Is Proposer registered with Florida Department of State's, Division of Corporations, to do business in the State of Florida?

YES     NO (refer to Part 1, 1.6, last paragraph)

If the answer is "YES", provide a copy of SunBiz registration or SunBiz Document Number (# L19000160919)

If the answer is "NO", please state reason why: \_\_\_\_\_

### **DIVERSITY AND INCLUSION (Applies to solicitations above \$50,000)**

Does your company have a policy on diversity and inclusion?     YES     NO

If yes, please attach a copy of the policy to your submittal.

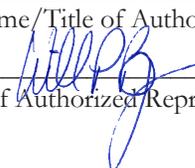
*Note: Possessing a diversity and inclusion policy will have no effect on the City's consideration of your submittal, but is simply being requested for information gathering purposes.*

Ajax Building Company, LLC

Proposer's Name

William P. Byrne, CEO

Printed Name/Title of Authorized Representative

    07/14/2023

Signature of Authorized Representative    Date

### **LOCAL PREFERENCE (Check one)**

Local Preference requested:     YES     NO

A copy of the following documents must be included in your submission if you are requesting Local Preference:

- Business Tax Receipt [Please see page 66 for our Business Tax Receipt](#)
- Zoning Compliance Permit [Please see the following page for our Zoning Compliance Permit](#)

### **QUALIFIED SMALL BUSINESS AND/OR SERVICE DISABLED VETERAN BUSINESS STATUS (Check one)**

Is your business qualified, in accordance with the City of Gainesville's Small Business Procurement Program, as a local Small Business?    YES     NO

Is your business qualified, in accordance with the City of Gainesville's Small Business Procurement Program, as a local Service-Disabled Veteran Business?    YES     NO



## Zoning Verification Form

Petition # ZV23-000171  
 Name of Business Ajax Building Company, LLC  
 Business Address 424 SW 7TH TER  
 Business Phone # 3523771102  
 Business Website  
 Proposed Use of Premises or Business Type Construction Management Office  
 Business Mailing Address 424 SW 7th Terrace  
 Business Owner/Agent Appie Wells  
 Owner/Agent Phone  
 Owner/Agent E-mail appie.wells@ajaxbuilding.com

I understand that I must comply with the current Florida Building Code through the Building Inspections Department (352) 334-5050, the Gainesville Fire Rescue Risk Reduction Bureau (352) 334-5065, and obtain any necessary permit for construction and remodeling.

I understand that I must obtain a Local Business Tax Receipt (Business License) through the Finance Department (352) 334-5024.

Accepted By/Date Appie Wells on July 10, 2023  
 Parcel Number(s) 13335-000-000  
 Zoning District U9  
 Use Classification Office  
 Murphy Wellfield Protection Not in a wellfield  
 Wellfield Permit Required No  
 Parking Standard for Vehicles N/A - No maximum listed for U9 zoning  
 Parking Standard for Bicycles 1 per 2,000 sq. ft. of GFA  
 Parking Standard for Motorcycle/Scooter N/A  
 Comments or Conditions Approve  
 Reviewed by/Date Phimetto Lewis on July 12, 2023

## AJAX IS EXTREMELY PROUD OF OUR PROACTIVE SWMBE PARTICIPATION PROGRAMS.



## AJAX HAS AWARDED IN EXCESS OF \$700 MILLION IN DISADVANTAGE BUSINESS & SWMBE CONTRACTS.

Ajax supports the City of Gainesville's mission to support and enable diverse businesses. We have a successful track record of not only inclusion on our projects, but advancing and growing the small businesses that we work with throughout construction. The following plan highlights how we have successfully achieved significant participation of SWMBE firms on our past projects and how we will accomplish the City's goals on the Public Safety Facilities:

### HIGHLIGHTS FROM OUR PROVEN PROGRAM:

- Proven plan
- Extensive existing SWMBE vendor & contractor contacts
- Goal of 100% SWMBE success on every project undertaken
- Familiarity with the City's policies and requirements

Our innovative philosophy and SWMBE action plan has enabled Ajax to maximize both SWMBE and local participation on all of our construction projects. Ajax has also instituted and staffed a SWMBE development task force designed to encourage and promote minority, women, veteran, disabled and disadvantaged employment and advancement both within Ajax and on each of our projects.

Ajax will work diligently with each of our SWMBE subcontractors to expose and educate their employees to our construction methodologies, systems, policies and procedures. In addition to our efforts to maximize SWMBE participation through subcontracting, we also support and promote SWMBE contractors with partnering and mentoring relationships.

### OUR SWMBE ACTION PROGRAM:

- In addition to Ajax's SWMBE database,, identify qualified SWMBE vendors and contractors.
- Solicit SWMBE contractors through area agencies, newspapers, letters of interest, and direct phone / email contact
- Evaluate the scope of work for every project compared to the capabilities of local firms and tailor the bid packaging to maximize SWMBE participation
- Provide pre-bid workshops to clarify any questions SWMBE vendors and contractors may have concerning the project
- Offer creative support for financing, security, estimating, purchasing and management issues

## IT IS ALWAYS OUR INTENT TO SURPASS ANY WRITTEN, IMPLIED, OR DESIRED GOALS OF GOOD FAITH ACHIEVEMENT FOR SMALL AND DIVERSE BUSINESS PARTICIPATION.

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

### Request for Taxpayer Identification Number and Certification

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

Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.  
**Ajax Building Company, LLC**

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC     C Corporation     S Corporation     Partnership     Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ **C**

**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):  
Exempt payee code (if any) \_\_\_\_\_  
Exemption from FATCA reporting code (if any) \_\_\_\_\_  
*(Applies to accounts maintained outside the U.S.)*

5 Address (number, street, and apt. or suite no.) See instructions.  
**1080 Commerce Boulevard**

6 City, state, and ZIP code  
**Midway, Florida 32343**

7 List account number(s) here (optional)

Requester's name and address (optional)

**Part I Taxpayer Identification Number (TIN)**

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

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

Social security number								
			-					

or

Employer identification number									
5	9	-	0	9	6	9	7	0	9

**Part II Certification**

Under penalties of perjury, I certify that:

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

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

**Sign Here**      Signature of U.S. person ▶       Date ▶ **7/14/2023**

**General Instructions**

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

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

**Purpose of Form**

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

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*

# F. APPLICABLE, CURRENT LICENSES AND/OR CERTIFICATIONS REQUIRED BY CITY / COUNTY / STATE

Please see pages above in section 3.2.B Minimum Qualifications 2.3.2 for all applicable, current licenses and / or certifications required by the City / County / State.

# G. EXCEPTIONS TO THE RFP

Ajax has no exceptions to the RFP #PWDA-230055-DH City of Gainesville Public Safety Facilities.

# H. INVESTIGATION OF ALLEGED WRONGDOINGS, LITIGATION/SETTLEMENTS/ FINES/PENALTIES

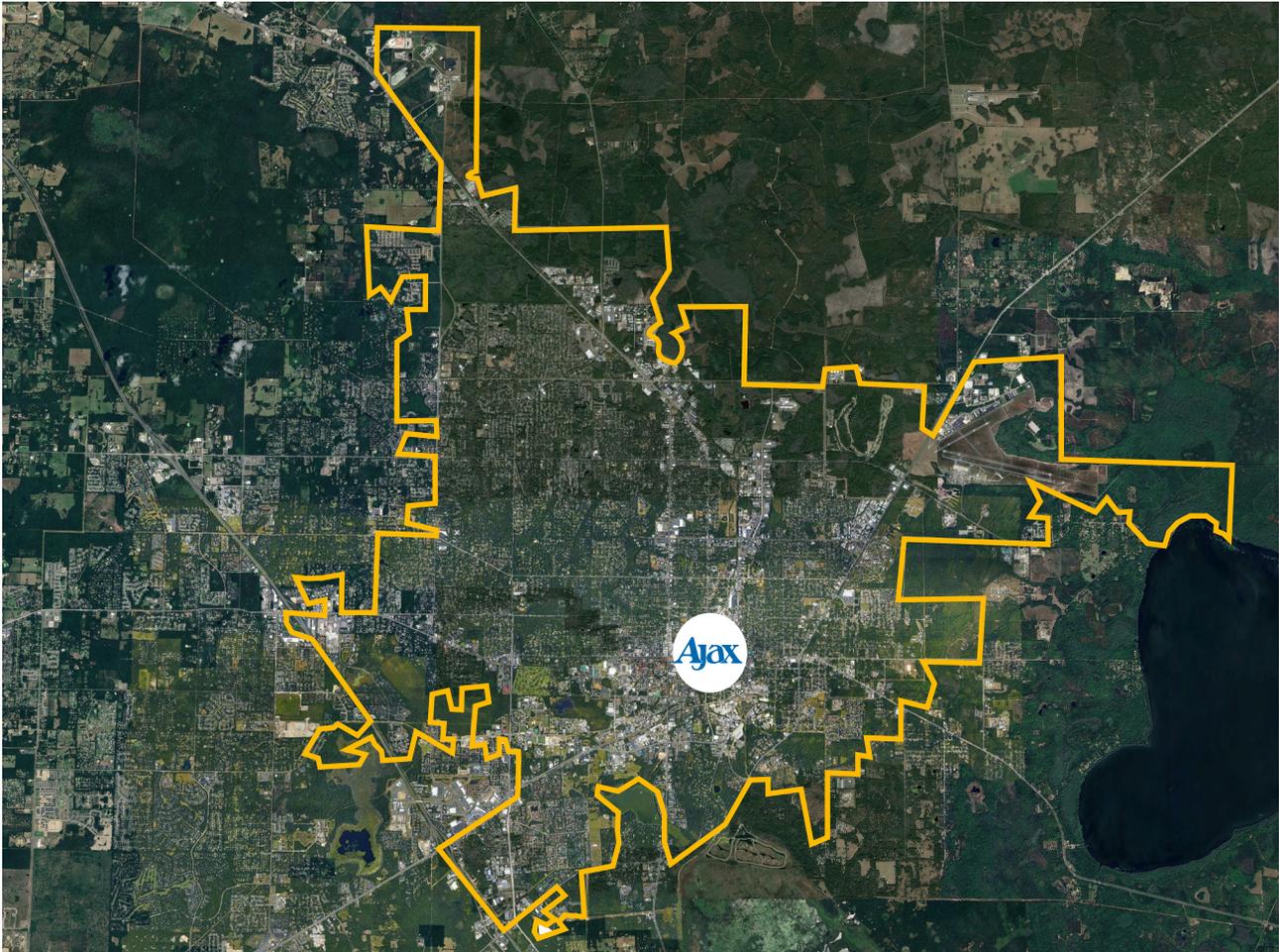
Ajax has not been involved in any investigations of alleged wrongdoings, litigation / settlements / fines / penalties in the last 10 years. Ajax has completed over 1,000 Construction Management at Risk projects for more than 140 public entity clients and is very proactive in preventing litigation opportunities on projects.

Because of our team approach to project construction and our proactive dispute resolution procedures, we have been able to greatly minimize the number of legal issues on our projects. In the last ten years, we have not been involved in any construction related litigation case.



# FIRM LOCATION & LOCAL KNOWLEDGE

Ajax has been located in the City of Gainesville for the past 29 years, our current office location is 424 SW 7th Terrace, Gainesville, FL 32601. Ajax's first project completed in the City of Gainesville was at the University of Florida, UF's Gymnastics Training Center in 1994. Since then Ajax has been a trusted partner in the Gainesville community. Our longstanding presence in the area has afforded us strong relationships with the local, quality subcontractors required to complete this work. Our team leaders have been delivering projects in Gainesville for their entire career and are well versed in all local codes, requirements and regulations and have developed professional relationships with the Authorities Having Jurisdiction.



Ajax has a long-standing reputation for success in maximizing local participation requirements in the Gainesville community. We place a strong emphasis on this important effort because it provides a significant return on the investment of our time. Providing a location for tradesmen and women close to their homes yields higher productivity on the project and an inherently more positive atmosphere as everyone is able to spend more time with their respective families. Positive relationships are the driving force of our firm's success, and that equates to a successful project delivery for our clients. Creating opportunities and fostering lasting relationships with the local vendors and suppliers allows us provide the highest level of service to the City of Gainesville.

## **AJAX LOCAL PARTICIPATION STRATEGIES:**

- Engaging additional local consultants as members of our team
- Targeted advertisements in local plan rooms and publications
- Community outreach meetings and information sessions
- Targeted mailings to sub trades and vendors within the region
- Phone and email solicitations
- Identifying scopes of work (in bid packages) that cater to smaller local firms
- Matching smaller local firms with larger sub-trades for "best-fit" work partnerships

Our ongoing efforts are not limited to these few highlighted strategies, but these are merely an indication that we place the emphasis and achieve positive results.

## GAINESVILLE IS OUR HOME

Our team works, lives and plays in the Gainesville community. Being a part of these important public safety projects to contribute to the improvement of the City's resources and facilities for our first responders would be a true honor.

We love immersing ourselves in this community and participating in activities and events to show our support.



## PROFESSIONAL SERVICES CONSULTANTS:

Ajax does not intend to propose any professional services consultants for these projects. It is our understanding that all design consultants fall under the purview of your selected architects. We look forward to the opportunity to join the team the City has comprised. If the need arises for any additional consultants, we can easily and expeditiously solicit the desired consultant from a pool of successful regional consultant firm relationships we've established, to meet the need for this project.

## SUBCONTRACTORS:

Ajax cannot deliver successful projects without the teamwork of our trade partners. During our nearly 30 years in North Central Florida, we have established relationships with high quality local subcontractors. Our deep relationships with these trades will provide the City with a high quality project, on schedule at the best price. Proactive community outreach is at the forefront of this ongoing exercise. We are constantly updating our database and removing the firms that have not exhibited financial stability and reliable services, and adding firms that have proven track records to be effective partners in the construction process.

Ajax is constantly identifying new sub trades to add to our network of trade contractors, Small Business Enterprises (SBE's), and local firms to bid our projects. Our staff's ongoing relationships with local subcontractors and our efforts to develop relationships with emerging high quality firms allow Ajax to guarantee that solicitation of bids will be responded to competitively.

Throughout this process, the bidder list will be shared with the City of Gainesville's Procurement office to apprise the City Staff of the latest participation of local and SBE subtrades. The Ajax team will be in constant communication with potential bidders in order to maintain bidder interest and to ensure they have a complete understanding of the project. This also affords us the ability to seek feedback from industry professionals on building material availability, schedule input and cost control measures.



Once on board, subcontractors are managed on a daily basis for schedule adherence and quality control. We walk the job daily to monitor schedule compliance and update the schedule on a weekly basis to ensure the project stays on track. If a subcontractor slips on schedule, we develop a recovery schedule or supplement resources to regain any lost time. We conduct pre-installation conferences with all subcontractors before they start work to ensure they understand the requirements for quality work. Work in place is continually monitored for compliance to the quality control plan and contract documents.



## UNMATCHED PUBLIC SAFETY EXPERIENCE

As you will see throughout our proposal, Ajax's public safety resume is unmatched in the state of Florida. Our personnel will not be learning on your projects as the entire proposed project team brings their public safety expertise and local knowledge to your project. These facilities are not simple office or residential buildings, but complex & technical structures that must support the nature of the work throughout emergency events and day to day operation for years to come. We also will be bringing the most up-to-date insight of the lead times, materials, specialty vendors and subcontractors in the area as we begin the design phases with the City. Our recent and ongoing nearby projects will guarantee that the most cutting edge technologies and the latest lessons learned will all be extracted from those projects and offered to the City, further ensuring the best practices and products are included in the design and construction of your facilities

## CONSTRUCTION MANAGEMENT EXPERTISE

Ninety five percent of Ajax's work is providing Construction Management at Risk (CMAR) services to public entities. In fact, Ajax has served as the CMAR for more than 140 public entities. The CMAR approach is a completely different mindset to the construction process than conventional low bid. CMAR's are hired on their qualifications and experience, while GC's are hired strictly by low bid (plus change orders). As a pure CMAR contractor, Ajax appreciates working in an "open book" environment and working with our owners and architects as a team. We are familiar with the City's responsibility to the taxpayers to make certain each dollar is properly accounted for. Understanding this, we do everything we can to make sure each job is the best construction experience our owners have been a part of.

## CONSISTENT PARTNER FOR DURATION OF THE PROJECTS

We understand these facilities will be built one, two or more at a time over a span of several years. We will communicate regularly between the City and the design teams for the ongoing projects of course, but also in between the construction of each facility. This will be crucial to this scope of work so that at the time each facility is constructed, it includes the latest & most effective materials and technology.

## ABOVE & BEYOND IN PRECONSTRUCTION

As you will see throughout our response to the proposal, our preconstruction services are very thorough and proactive. As a CMAR, Ajax does not sit back and await the next steps during preconstruction. Instead, we are proactively managing the design schedule, facilitating communication, developing estimates and value management options, performing constructability reviews, reviewing the documents, and providing feedback to the Owner and Design Team. It is not uncommon for an initial estimate to be above the desired project budget. Our process gets everyone to the table to "roll up our sleeves" to evaluate scopes, systems, etc, not moving on to the next design phase until scope and budget align. This clear and accurate cost data from the very beginning results in a GMP with no surprises to the City of Gainesville.

## INNOVATIVE APPROACH

As a CMAR, we are continually looking for ways to expand and improve our services for our owners. We are always raising the bar of what we expect of ourselves to provide to our owners.

## EXPERIENCE WITH PROJECT ELEMENTS

As you will see throughout our proposal, our proposed project team is uniquely equipped for this project. Our team has successful past experience with the specialized program elements included in your proposed Public Safety projects.

## SUBCONTRACTOR RELATIONSHIPS

Ajax has fostered strong relationship with the local subcontractor base during our 29 years in Gainesville. These strong relationships benefit our clients by ensuring competitive participation amongst all of the trades. One of the unique tools Ajax uses to keep positive relationships with the local subcontracting base is by evaluating and recognizing the top performing subcontractor's with our Subcontractor of the Year Award program. These awards are done for the local subcontractor base in three major categories, Structure, Finishes and MEP. Each winning and runner up subcontractor is presented with a plaque and a luncheon with Ajax. There is also a master plaque mounted in every Ajax office with each year's winners for the past 10 years. This helps with the subcontractor morale and shows how much we appreciate the work and effort they put forth on our projects.

## SWMBE & LOCAL PARTICIPATION

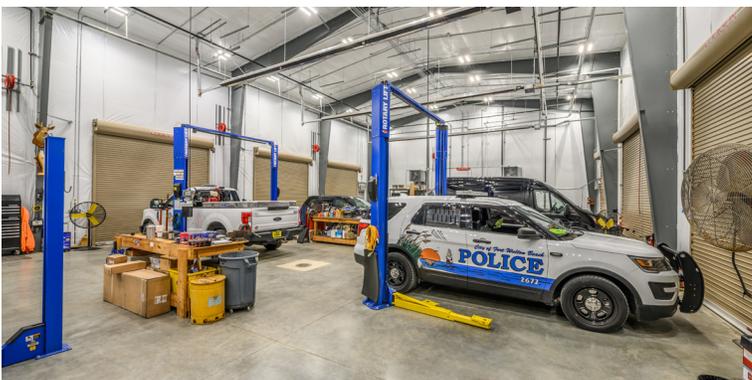
Ajax supports the City of Gainesville's mission to support and enable diverse businesses. We have a successful track record of not only inclusion on our projects, but advancing and growing the small businesses that we work with throughout construction. Ajax will work diligently with each of our SWMBE subcontractors to expose and educate their employees to our construction methodologies, systems, policies and procedures. In addition to our efforts to maximize SWMBE participation through subcontracting, we also support and promote SWMBE contractors with partnering and mentoring relationships. We have consistently demonstrated our goal to maximize local participation levels through a proactive approach that encourages local subcontractors and vendors to participate in pre-qualification and bidding. Our proactive local participation program has seen as much as 90% of construction dollars stay within the local communities.

## SUSTAINABILITY

Ajax has ongoing experience working with architects, engineers and owners to implement sustainable design elements and obtain desired sustainability certifications for public facilities. We have completed 44 projects using the LEED certification process. Ajax is a member of the US Green Building Council and currently 25 members of our staff are LEED Accredited Professionals. Our team agrees with the importance of sustainable design and construction and has the experience needed to exceed any sustainability goals on this project. If no goals are set, Ajax continues with best sustainable practices on our jobsites and projects.

## GAINESVILLE PUBLIC WORKS MASTER PLANNING TEAM

Ajax was excited to be a part of the team that compiled the City of Gainesville Public Works Department Facilities Improvements Master Planning study and report. We will be able to take this existing working relationship with the City and hit the ground running on these projects.



# TIME & BUDGET SUCCESSES

Ajax has a successful track record of delivering projects on time and on budget for our Owners. We will make the commitment to meet the time and budget requirements for each of your projects. As soon as we are brought on board, we will be proactively managing the entire schedule, from preconstruction to closeout, for each of the anticipated projects. We will work with the City to develop an plan for each of the project within the anticipated schedule and budget.

The below chart demonstrates our commitment to deliver projects on time and on budget.



AJAX PROJECTS	COMPLETED ON BUDGET	COMPLETED ON TIME	CHANGE ORDERS
<b>Clay County</b> Public Safety Facilities			0
<b>Sarasota County</b> Fire Station 21 Renovations & Addition	✓	✓	0
<b>Volusia County</b> Evidence Facility	✓	✓	0
<b>Sarasota County</b> Emergency Services Administration Building			0
<b>City of Clearwater</b> Police Department District 3 Substation	✓	✓	0
<b>City of Tallahassee</b> Fire Station No. 15	✓	✓	0
<b>University of Florida</b> Public Safety Building & Police Evidence	✓	✓	0
<b>Leon County &amp; City of Tallahassee</b> Public Safety Complex & Fire Administration Facility	✓	✓	0
<b>City of Dade City</b> New City Hall & Police Station with Evidence	✓	✓	0
<b>Volusia County</b> Public Works Complex	✓	✓	0
<b>City of Tallahassee</b> Police Department Headquarters & Evidence Storage Facility			0
<b>City of St. Petersburg</b> Police Department Headquarters & Evidence Storage Facility	✓	✓	0
<b>Florida Department of Transportation</b> Brevard Operations Center	✓	✓	0

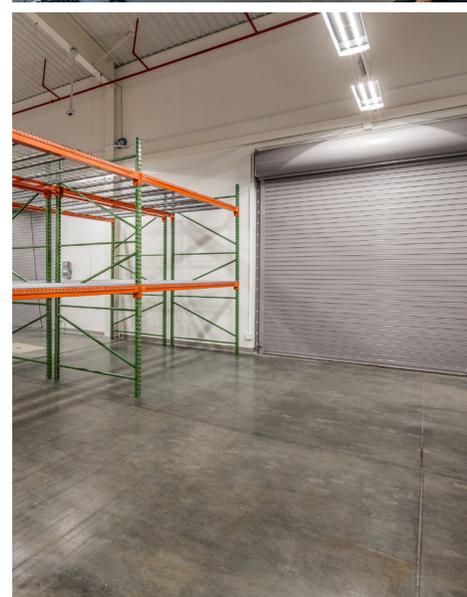
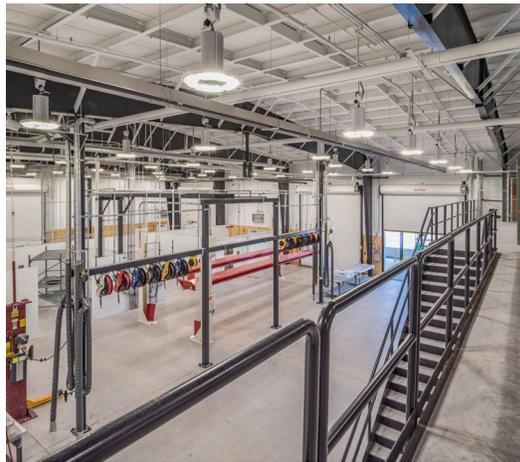
# TIME & BUDGET SUCCESSES

AJAX PROJECTS	COMPLETED ON BUDGET	COMPLETED ON TIME	CHANGE ORDERS
<b>City of Fort Walton Beach</b> New Field Office Complex	✓	✓	0
<b>City of Venice</b> Public Safety & Evidence Facility	✓	✓	0
<b>City of Clermont</b> Police Station & Evidence Facility	✓	✓	0
<b>Sumter County</b> Public Safety, Fire & EMS Buildings	✓	✓	0
<b>City of Daytona Beach</b> New Police & Evidence Facility	✓	✓	0
<b>Flagler County</b> Sheriff's Administration & Evidence Facility	✓	✓	0
<b>Baker County</b> Sheriff's Complex & Evidence Facility	✓	✓	0

 *project is in the design or construction phase but is currently tracking on schedule and on budget* 

 *project was finished 3 months ahead of schedule* 

 *project was fast-tracked* 





## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
12/19/2022

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

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

<b>PRODUCER</b> Marsh USA, Inc. 1166 Avenue of the Americas New York, NY 10036	<b>CONTACT NAME:</b>	
	<b>PHONE (A/C, No, Ext):</b>	<b>FAX (A/C, No):</b>
<b>E-MAIL ADDRESS:</b>		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A :</b> Arch Insurance Company		11150
<b>INSURER B :</b> XL Specialty Insurance Company		37885
<b>INSURER C :</b> ACE Property and Casualty Insurance Company		20699
<b>INSURER D :</b> Indian Harbor Insurance Co.		36940
<b>INSURER E :</b> Arch Indemnity Insurance Company		30830
<b>INSURER F :</b>		

**COVERAGES**      **CERTIFICATE NUMBER:** NYC-011347046-02      **REVISION NUMBER:** 1

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X	X	11PKG8914314  SIR - \$500,000	01/01/2023	01/01/2024	EACH OCCURRENCE \$ 5,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 5,000,000 GENERAL AGGREGATE \$ 10,000,000 PRODUCTS - COMP/OP AGG \$ 10,000,000
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X	X	11PKG8914314 (AOS) 11CAB8914414 (MA)	01/01/2023 01/01/2023	01/01/2024 01/01/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE	X	X	US00064696LI23A (\$10,000,000)	01/01/2023	01/01/2024	EACH OCCURRENCE \$ 25,000,000 AGGREGATE \$ 25,000,000
C	<input checked="" type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			XSM G2819884A 007 (\$15,000,000)	01/01/2023	01/01/2024	\$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		X	14WCI8925114 (AOS) 11WCI8914214 (FL, PA)	01/01/2023 01/01/2023	01/01/2024 01/01/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Professional Liability and Pollution			CE0742018008 (Claims Made)	01/01/2023	01/01/2024	EACH CLAIM / AGGREGATE \$ 25,000,000 DED : \$1M EA CLAIM / \$3M AGG

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)**  
 50000049 - Adient West Point GA Remodel 2022  
 Adient and CBRE (including all participating affiliates) are included as an Additional Insured (except for Workers Compensation and Professional / Pollution) as required by written contract.  
 This coverage is primary and non-contributory as required by written contract.  
  
 A Waiver of Subrogation applies as required by written contract.

<b>CERTIFICATE HOLDER</b>  Adient 1700 S. Progress Parkway West Point, GA 31833	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE  <i>Marsh USA Inc.</i>
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# PAST 5 YEARS, CURRENT & FUTURE WORKLOAD

PROJECT NAME / OWNER	LOCATION	COST	PROJECT START	COMPLETION DATE	PERCENT COMPLETE
<b>FUTURE</b>					
<b>EMERGENCY OPERATIONS CENTER</b> Union County	Lake Butler FL	\$2,900,000	June 2023	June 2024	Design Phase
<b>LIBRARY &amp; MULTUSE FACILITY</b> Flagler County	Bunnell FL	\$14,000,000	August 2023	November 2024	Design Phase
<b>BRANCH JAIL MENTAL HEALTH DORMITORIES</b> Volusia County	Daytona Beach FL	\$8,700,000	October 2023	November 2024	Design Phase
<b>EMERGENCY SERVICES ADMINISTRATION BUILDING</b> Sarasota County	Sarasota FL	\$13,500,000	August 2023	February 2025	Design Phase
<b>ORANGE CITY ELEMENTARY SCHOOL</b> Volusia County Schools	Orange City FL	\$28,000,000	August 2023	May 2025	Design Phase
<b>EAST RIDGE HONORS RESIDENCE HALL</b> University of North Florida	Jacksonville FL	\$65,000,000	December 2023	June 2025	Design Phase
<b>ADMINISTRATION BUILDING</b> Sarasota County	Sarasota FL	\$70,000,000	September 2023	November 2025	Design Phase
<b>POLICE DEPARTMENT HEADQUARTERS &amp; EVIDENCE STORAGE FACILITY</b> City of Tallahassee	Tallahassee FL	TBD	January 2024	December 2026	Design Phase
<b>PUBLIC SAFETY FACILITIES</b> Clay County	Various	\$51,247,670	August 2023	August 2027	Design Phase
<b>CURRENT</b>					
<b>SHERIFF'S DEPARTMENT JAIL RENOVATION / EXPANSION</b> Okechobee County	Okeechobee FL	\$60,000,000	February 2022	June 2024	97%
<b>HERBERT UNIVERSITY CENTER KITCHEN</b> University of North Florida	Jacksonville FL	\$4,955,955	April 2022	July 2023	85%

PROJECT NAME / OWNER	LOCATION	COST	PROJECT START	COMPLETION DATE	PERCENT COMPLETE
<b>CURRENT</b>					
<b>DATA SCIENCES &amp; INFORMATION TECHNOLOGY BUILDING</b> University of Florida	Gainesville FL	\$118,623,123	December 2020	August 2024	89%
<b>RUTLEDGE PEARSON ELEMENTARY SCHOOL</b> Duval County Schools	Jacksonville FL	\$29,868,602	June 2022	September 2023	74%
<b>ST. CLOUD OPERATIONS &amp; MAINTENANCE FACILITY</b> Orlando Utilities Commission	St. Cloud FL	\$63,871,641	January 2022	January 2024	51%
<b>ORANGE CITY PIPE REHAB &amp; STERILIZATION</b> City of Orange City	Orange City FL	\$13,972,598	February 2022	April 2024	40%
<b>EMERGENCY OPERATIONS CENTER</b> Monroe County	Marathon FL	\$32,286,866	November 2022	March 2024	34%
<b>EMERGENCY OPERATIONS CENTER</b> Brevard County	Rockledge FL	\$28,583,763	December 2022	March 2024	28%
<b>DELTONA CAMPUS BUILDING 2</b> Daytona State College	Daytona Beach FL	\$16,781,782	November 2022	March 2024	21%
<b>LAKE CORRECTIONAL MENTAL HEALTH UNIT</b> FL Dept. of Corrections	Clermont FL	\$158,163,339	October 2022	June 2025	20%
<b>PAST 5 YEARS</b>					
<b>PUBLIC SAFETY BUILDING &amp; POLICE EVIDENCE</b> University of Florida	Gainesville FL	\$22,104,478	March 2021	June 2023	100%
<b>SHERIFF'S ADMINISTRATION &amp; EVIDENCE FACILITY</b> Flagler County	Bunnell FL	\$19,783,113	June 2021	February 2023	100%
<b>DELAND COURTOOM RENOVATION</b> Volusia County	DeLand FL	\$2,523,960	May 2022	May 2023	100%
<b>FIRE STATION 21 RENOVATIONS &amp; ADDITION</b> Sarasota County	Venice FL	\$3,432,357	November 2021	September 2022	100%
<b>FL HOUSE &amp; SENATE PARKING GARAGE REPAIRS &amp; CAPITOL COMPLEX UPGRADES</b> FL Dept. Management Services	Tallahassee FL	\$57,856,634	August 2016	August 2022	100%

PROJECT NAME / OWNER	LOCATION	COST	PROJECT START	COMPLETION DATE	PERCENT COMPLETE
<b>PAST</b>					
<b>STUDENT UNION</b> Florida State University	Tallahassee FL	\$129,262,883	June 2018	August 2022	100%
<b>DETENTION FACILITY</b> Columbia County	Lake City FL	\$15,732,991	August 2020	February 2022	100%
<b>POLICE DEPARTMENT DISTRICT 3 SUBSTATION</b> City of Clearwater	Clearwater FL	\$11,245,816	April 2021	September 2022	100%
<b>BEACHSIDE ELEMENTARY SCHOOL</b> Volusia County Schools	Daytona Beach FL	\$26,408,592	August 2021	November 2022	100%
<b>PUBLIC WORKS COMPLEX</b> Volusia County	Daytona Beach FL	\$9,272,497	February 2020	December 2020	100%
<b>AGRICULTURE &amp; EQUESTRIAN CENTER</b> Alachua County	Newberry FL	\$13,503,186	June 2020	October 2021	100%
<b>JAIL EXPANSION</b> Sumter County	Bushnell FL	\$17,263,903	December 2019	March 2021	100%
<b>COMPETITION POOL</b> University of North Florida	Jacksonville FL	\$8,938,785	August 2020	October 2021	100%
<b>SPOTO HIGH SCHOOL CLASSROOM ADDITION</b> Hillsborough County Schools	Riverview FL	\$10,395,639	June 2020	August 2021	100%
<b>EARTH, OCEAN &amp; ATMOSPHERIC SCIENCES</b> Florida State University	Tallahassee FL	\$60,224,171	February 2017	June 2020	100%
<b>CENTER FOR ACCESS &amp; STUDENT SUCCESS BUILDING</b> Florida A&M University	Tallahassee FL	\$32,222,821	April 2018	August 2020	100%
<b>SHANDS IT TOWER</b> University of Florida Health	Gainesville FL	\$5,370,496	April 2019	March 2020	100%
<b>TRANSPORTATION &amp; INTERNAL SERVICES FACILITY</b> Monroe County Schools	Key West FL	\$13,825,662	July 2019	July 2020	100%
<b>PUBLIC SAFETY &amp; EVIDENCE FACILITY</b> City of Venice	Venice FL	\$11,961,171	March 2019	July 2020	100%

PROJECT NAME / OWNER	LOCATION	COST	PROJECT START	COMPLETION DATE	PERCENT COMPLETE
<b>PAST</b>					
<b>NEW ADDITION</b> Florida Sheriff's Addition	Tallahassee FL	\$938,954	April 2020	November 2020	100%
<b>INGENUITY OFFICE BUILDING 1ST FLOOR INTERIOR FIT OUT</b> Trimark Properties	Gainesville FL	\$934,999	January 2020	June 2020	100%
<b>POLICE DEPARTMENT HEADQUARTERS &amp; EVIDENCE STORAGE FACILITY</b> City of St. Petersburg	St. Petersburg FL	\$62,162,731	May 2017	May 2019	100%
<b>BRONSON ANIMAL DISEASE DIAGNOSTIC LAB</b> FL Dept. of Agriculture & Consumer Services	Kissimmee FL	\$9,596,193	May 2018	September 2019	100%
<b>NEW FIELD OFFICE COMPLEX</b> City of Fort Walton Beach	Fort Walton Beach FL	\$11,844,447	August 2018	October 2019	100%
<b>EVIDENCE FACILITY</b> Volusia County	Daytona Beach FL	\$12,065,005	February 2018	April 2019	100%
<b>COMMUNITY CENTER</b> City of Palm Coast	Palm Coast FL	\$7,407,921	February 2017	March 2018	100%
<b>POLICE TRAINING FACILITY</b> City of St. Petersburg	St. Petersburg FL	\$5,404,978	November 2017	December 2018	100%
<b>REPURPOSING SKINNER JONES HALL</b> University of North Florida	Jacksonville FL	\$24,012,019	August 2016	March 2018	100%
<b>NEW COURTHOUSE</b> Okaloosa County	Crestview FL	\$25,416,969	January 2017	July 2018	100%
<b>SARASOTA VENICE LIBRARY</b> Sarasota County	Sarasota FL	\$9,337,812	November 2017	November 2018	100%
<b>INGENUITY OFFICE BUILDING</b> Trimark Properties	Gainesville FL	\$9,730,044	February 2016	February 2018	100%

## DRUG-FREE WORKPLACE FORM

The undersigned bidder in accordance with Florida Statute 287.087 hereby certifies that

Ajax Building Company, LLC

does:

(Name of Proposer)

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

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

  
\_\_\_\_\_  
Proposer's Signature

07/14/2023

\_\_\_\_\_  
Date

# Ajax

**AJAX BUILDING COMPANY, LLC**

*Part of the STO Building Group  
Family of Companies*



## ADDENDUM NO. 1

Date: July 11, 2023

Bid Date: July 14, 2023  
at 3:00 P.M. (Local Time)

Bid Name Public Safety Facilities Construction Manager at Risk

Bid No.: PWDA-230055-DH

NOTE: This Addendum has been issued only to the holders of record of the specifications.

The original Specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary:

1. Any questions shall be submitted in writing to the City of Gainesville Purchasing Division by 3:00 p.m. (local time), July 5, 2023. Questions may be submitted as follows:  
Email: [holders@gainesville.org](mailto:holders@gainesville.org)
2. Please find attached:
  - a. Copy of the cone of silence information (Financial Procedures Manual Section 41-524 Prohibition of Lobbying in Procurement Matters)).

The following are answers/clarifications to questions received:

3. Question: Section 3.1 (page 7) provides the Proposal Format and Section 3.2 provides the Content of Proposal. The Content of the Proposal is not included in the instructions for the format. Would you like the proposal to be formatted as section 3.1 with responses to those items and then as Section 3.2 with the responses to the Content? However with this organization:
  - a. 3.2.a RFP Cover Page would be moved ahead of 3.1.
  - b. Licenses would be duplicated under 3.2bb and 3.2.f.
  - c. Qualifications would possibly be duplicated in 3.1 Qualification of Firm and 3.2C. Statement of Qualifications

Answer: Proposals can be assembled as preferred by the vendor provided all items are addressed; vendor should ensure the proposal flows well. Typically, proposals received include a preface with the RFP Cover Page and Opening Letter, followed by the items listed 3.1, followed by a separate section or appendix with forms, licenses and any other supporting documents, however, it is up to the vendor to decide what order to assembly the documents.

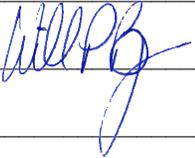
4. Question: 3.2.c (page 7) says to *Provide a Statement of all Qualifications that will communicate the capabilities of the proposer to successfully complete the project.* Is there a specific Statement of Qualifications that is to be completed? Or what is expected to be included in the Statement of Qualifications?

Answer: There is no specific statement of qualifications that is to be completed; vendors must ensure their proposals communicates what qualifications the vendor has to complete the scope of work listed in Part 2 of the RFP.

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 1 by his or her signature below, **and a copy of this Addendum to be returned with proposal.**

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 1 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER: Ajax Building Company, LLC  
BY: William P. Byrne   
DATE: 7/14/2023

CITY OF \_\_\_\_\_ FINANCIAL SERVICES  
GAINESVILLE PROCEDURES MANUAL

**41-524      Prohibition of Lobbying in Procurement Matters**

Except as expressly set forth in Resolution 170116, Section 9, during the Cone of Silence as defined herein no person may lobby, on behalf of a competing party in a particular procurement process, City Officials or employees, except the Procurement Division or the procurement designated staff contact person. Violation of this provision shall result in disqualification of the party on whose behalf the lobbying occurred.

Cone of Silence period means the period between the issue date which allows for immediate submittals to the City of Gainesville Procurement Division in response to an invitation to bid, or a request for proposal, or qualifications, or information, or an invitation to negotiate, as applicable, and the time that City Officials or the Procurement Division, or City Department awards the contract.

Lobbying means when a person seeks to influence or attempt to influence City Officials or employees with respect to a decision of the City, except as authorized by procurement procedures.