



3.1 PROPOSAL FORMAT

CITY OF GAINESVILLE #PWDA-230055-DH

PUBLIC SAFETY FACILITIES

SUBMITTED TO

Diane Holder
 Senior Buyer
 City of Gainesville
 Procurement / Purchasing Division
 200 E. University Avenue
 Gainesville, FL 32601
 352-334-5021

CONTACT

Johnny Limbaugh
 Director of Business Development
 Rycon Construction, Inc.
 11215 Mtero Parkway, Suite 2
 Fort Myers, FL 33966
 jlimbaugh@ryconinc.com
 239-365-2100



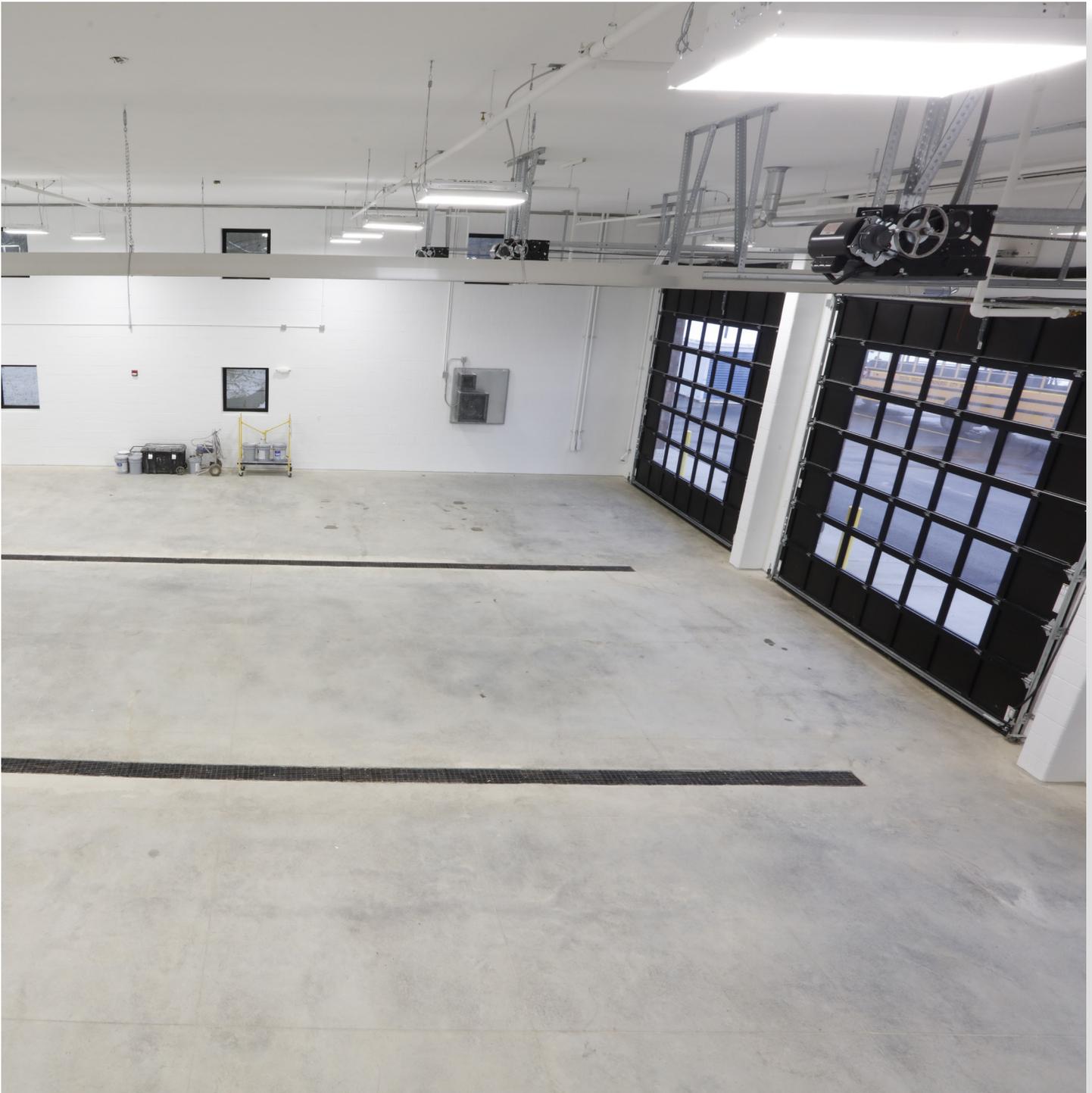
DATE

July 14, 2023

TABLE OF CONTENTS

- 01** Project Understanding & Approach
- 02** Proposed Project Staff
- 03** Qualifications of Firm

PROJECT UNDERSTANDING & APPROACH





Describe your understanding of the objectives and scope of the requested services and your general approach to such. Include a general time frame for being able to provide the services contained in this RFP.

Rycon will allocate specific team members with specialized skills to address all project needs. With our chosen, highly qualified workforce, we are confident that we will deliver a seamless and quality-driven project. Once an award decision is made, our team is able to mobilize within 30-45 days.

Rycon Construction understands that just because we reach the end of a workday doesn't mean our project stops. Our team is equipped to handle any issue and is available 24/7. Our proposed project manager, **Julio Rodriguez**, will be available to dedicate 100% of his time to the project if required. He will ensure that any issue, problem, or question is handled expeditiously and in full cooperation with the City of Gainesville and department staff. An on-site location will be established so that communication and delivery of services will be at the highest level and will enable the entire team to interact on the job.

The Rycon team has the resources to meet all current workload obligations and will have the personnel and support staff to complete the improvements successfully. Rycon Construction employs approximately 335 full-time office staff members and 350-400 field staff members who can utilize their project experience.

PROPOSED PROJECT STAFF





EDUCATION

DREXEL UNIVERSITY
Bachelor of Science
Business Administration

PROJECT EXECUTIVE ROLE

Brandon will provide upper management oversight to ensure budget, schedule, quality, safety, and Owner satisfaction are being maintained. He will communicate regularly with the project team to add guidance and leadership to guarantee a successful project.

CAREER

- 2023 - Present: Rycon Construction, Project Executive
- 2022 - 2023: Rycon Construction, Project Manager
- 2020 - 2022: Clemens Construction Company, Project Manager
- 2019 - 2020: Clemens Construction Company, Assistant Project Manager
- 2018 - 2019: Clemens Construction Company, Project Engineer
- 2016 - 2018: AIMCO, Project Engineer
- 2015 - 2016: Target Building Construction, Assistant Project Manager

PROJECT EXPERIENCE

Illumina at GCTC Luxury Apartments
\$58,100,000 | Fort Myers FL

stayAPT Suites - Lafayette
\$10,500,000 | Lafayette LA

12 + Sansom High-Rise Development
\$140,000,000 | Philadelphia PA

Park Towne Place Apartments Renovation
\$100,000,000 | Philadelphia PA

ANOVA uCity Square Apartments
\$85,000,000 | Philadelphia PA

Sterling Apartment Homes
\$80,000,000 | Philadelphia PA

Atria Waldwick Retirement Community
\$20,000,000 | Waldwick NJ

City Fitness Logan Square
\$150,000 | Philadelphia PA

WB Mason Office at the Sterling
\$150,000 | Philadelphia PA

University of Pennsylvania Psi Upsilon Renovation
\$50,000 | Philadelphia

University of Pennsylvania Towne Building - Renovation
\$45,000 | Philadelphia PA

+Additional projects available upon request

NOTABLE PROJECTS



ILUMINA AT GCTC LUXURY APARTMENTS, FT. MYERS FL
\$58,100,000

- ✓ Located at Gulf Coast Town Center, Rycon is responsible for constructing this 437,000 sq. ft. multi-family luxury apartment complex.
- ✓ A total of 277 units of varying size are held within the four-story wood-framed structure. A three-story precast plank parking garage is also part of the project.
- ✓ High-end amenities will include a fitness center, clubhouse, golf putting area, game room, pet wash, dog park, two centralized courtyards, and a pool with artificial turf surroundings.
- ✓ The development will also have surface parking for 77 vehicles and a canopy entrance.



STAYAPT SUITES LAFAYETTE, LAFAYETTE LA
\$10,500,000

- ✓ Rycon was awarded the construction of a ground-up 88-unit apartment-style hotel. The 56,000 sq. ft. three-story building will consist of a slab-on-grade wood-framed structure with EIFS, fiber cement board siding, and membrane roof.
- ✓ Each modern unit will have a full-size kitchen with full-size appliances, bathroom, dedicated living room, and separate bedroom with options of one king or two queen beds. Architectural high-end woodwork will include granite countertops in the kitchens, bathrooms, and public spaces.
- ✓ A centralized open-air courtyard was designed to feature stamped concrete, synthetic turf, landscaping, and built-in grill area.
- ✓ Additional amenities will be located on the first floor and include laundry facilities, a fitness center, and lounge.



EDUCATION

UNIVERSITY OF PHOENIX
Bachelor of Science
Management

CERTIFICATIONS/MEMBERSHIPS

State of Florida CGC license
OSHA-30
PMP Certified
PMI's South Florida Chapter Member

PROJECT MANAGER ROLE

Julio will be involved in preconstruction services including scheduling, estimating, VE, and early lead time procurement. This involvement will ensure a seamless transition into construction where Julio will manage aspects in purchasing, scheduling, shop drawing submission, material availability, requisitions for payment, budget control, and permitting. Using Procore, he will monitor contracts, PO's, submittals, RFI's, and other necessary documentation.

CAREER

2023 - Present: Rycon Construction, Project Manager
2022 - 2023: JAXI Builders, Inc., Senior Project Manager
2020 - 2022: Seagate Development Group, Senior Project Manager
2019 - 2020: CDM Smith, Senior Construction Rep.
2009 - 2019: ADSIAM, President
2018 - 2019: Honc Industries, Project Manager
2016 - 2018: Sarasota County Government, Project Manager III

PROJECT EXPERIENCE

PAM Health Rehabilitation Hospital
\$24,000,000 | Winter Garden FL

Allure Luxury Condominiums
\$135,000,000 | Fort Myers FL

Prima Luce on the Waterfront & Parking Garage
\$120,000,000 | Fort Myers FL

ONE Fort Myers: Waterfront Condominiums
\$70,000,000 | Fort Myers FL

NeoGenomics Global HQ & Cancer Research Lab
\$60,000,000 | Fort Myers FL

Sandy Key Condominiums
\$30,000,000 | Pensacola FL

Botanika at Botanika Fairways Condos & Site Development
\$20,000,000 | Bonita Springs FL

Scotlynn USA Division Corp. HQ
\$19,000,000 | Fort Myers FL

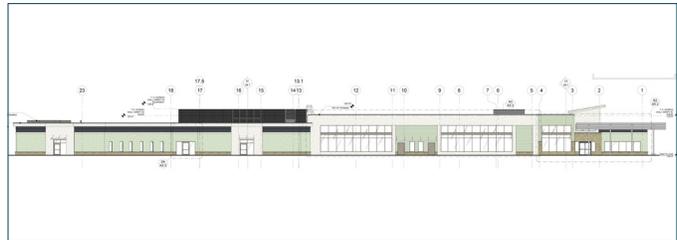
Florida Gulf Coast Business Center
\$13,000,000 | Fort Myers FL

Majestic Palms Condominiums
\$9,000,000 | Fort Myers FL

Alico Trade Center
\$8,000,000 | Fort Myers FL

+Additional projects available upon request

NOTABLE PROJECTS



PAM HEALTH REHABILITATION HOSPITAL - WINTER GARDEN, WINTER GARDEN FL
\$24,200,000

- ✓ This ground-up 50,000 sq. ft. single-story physical rehabilitation hospital was designed to hold 42 inpatient beds.
- ✓ The work includes structural steel, metal studs and drywall, and full MEP systems. The exterior is a mix of storefront with EIFS and brick veneer. A modular block retaining wall is required at the rear of the site to provide the correct grades for the dry detention pond.
- ✓ The outdoor therapy garden requires synthetic turf, walkways of different stamped and colored concrete, and a concrete patio with structural steel canopies.
- ✓ The interior will feature patient rooms throughout four (4) wings, multiple private treatment rooms, outpatient rehab gym, inpatient rehab gym, inpatient day space, pharmacy, back and front of house kitchen/dining, storage, reception, classroom, and staff offices.



ALLURE LUXURY CONDOMINIUMS, FORT MYERS FL
\$135,000,000

- ✓ Allure includes two 32-story towers featuring 292 condominiums with sweeping views of the river. Contemporary living spaces of cool, natural openness facing the water.
- ✓ The prime location is on the banks of the Caloosahatchee River, in the historic Fort Myers River District, puts residents right in the middle of all that is charming about the Gulf Coast's treasured downtown of Fort Myers. An array of shops and boutiques, popular restaurants, theaters, galleries and nightspots are just a short walk or trolley ride away.



EDUCATION

NATIONAL AMERICAN UNIVERSITY - ALBUQUERQUE
Bachelor of Arts
Business Management

CERTIFICATIONS

OSHA 30-Hour

SUPERINTENDENT ROLE

Mike is responsible for the coordination of construction activities and will correspond with the Owner and design team. He will supervise Rycon's on-site staff and is involved in all aspects of the work with special emphasis on the schedule, safety, and quality control.

CAREER

- 2022 - Present: Rycon Construction, Superintendent
- 2021 - 2022: The Smithco Group, Superintendent
- 2021 - 2021: Jim Butler Construction, Superintendent
- 2019 - 2021: The Smithco Group, Superintendent
- 2018 - 2019: WG Yates Construction, Quality Control/Superintendent
- 2013 - 2018: Superintendent at two other companies

PROJECT EXPERIENCE

301 Flats Apartments & The Savoy at 301 Senior Living
\$116,500,000 | Bradenton FL

Veterans Affairs Medical Outpatient Clinic
\$1,000,000 | Tulsa OK

School Construction Projects
Tulsa & Oklahoma City OK

Midtown Apartments, Student Housing & Retail
Stillwater OK

Student Housing Apartments & Duplexes
Stillwater OK

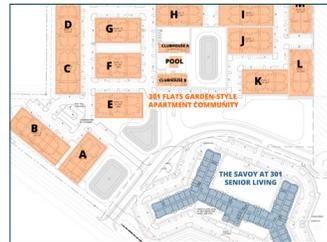
Brookside Downtown Apartments
Columbian MO

15-Story Condominiums
Oklahoma

Wendy's - Multiple Projects
Oklahoma

+Additional projects available upon request

NOTABLE PROJECTS



301 FLATS APARTMENTS & THE SAVOY AT 301 SENIOR LIVING, BRADENTON FL
\$116,500,000

- ✓ Rycon was awarded GMP contracts to build a new senior living facility and a new apartment community for one of the nation's fastest-growing developers of affordable housing for low-income individuals.
- ✓ Savoy at 301 is a 258,400 sq. ft. four-story senior living complex which will consist of a wood-framed structure over post-tension concrete slab. One, two, and three-bedroom options will be available within a total of 248 units. Amenities will include in-suite laundry, a clubhouse, crafts room, balconies, and fitness center.
- ✓ 301 Flats garden-style apartment community will encompass 13 three-story wood-framed structures over post-tension concrete slab. A total of 324 units with options of one-to four-bedrooms will be available. Amenities include two commons buildings which will surround a pool. Building A will hold the leading office, clubroom, cafe/kitchen, and patios. Building B will feature a fitness center, laundry, and showers.



VETERANS AFFAIRS MEDICAL OUTPATIENT CLINIC, TULSA OK
\$1,000,000

- ✓ This single-story 41,000 sq. ft. medical clinic provides ambulatory care services with functional layout to support primary care.
- ✓ The scope of work included modern heating, ventilation, air conditioning, and sprinkler systems along with a 254-space surface parking lot.



EDUCATION

FLORIDA SOUTHWESTERN Intermodal Logistics FLORIDA GULF COAST UNIVERSITY Construction Management

CIVIC ENGAGEMENT

Lee County Homeless Coalition
Lee County Businesspeople United for Political Action Committee
Southwest Florida Stable and Attainable Housing Coalition
Leadership Lee County Class of 2019
Leadership Hendry & Glades Counties Class of 2020

CERTIFICATIONS/MEMBERSHIPS

APMG Public-Private Partnerships Certified Professional
Council Member, Transportation Investment Advocates Council
Member, Design-Build Institute of America
Member, American Public Works Association
Member, Florida Gulf Coast Univ. Engineering Sciences Board
Member, Grant Professionals Association
Member, National Grant Managers Association
Member, Urban Land Institute SW Florida
Safety Certified Transportation Project Professional & OSHA 10-Hr

ROLE

Johnny's primary responsibility is to be a customer resource and relationship director to provide clients with optimal solutions for project feasibility and success. He also provides preconstruction support and brings subcontractor relations to generate predictable outcomes. As the first point of contact for Rycon, and his extensive knowledge of the construction industry, Johnny can coordinate with all parties to drive the project's early planning stages. He works with external partners on alternative delivery projects, including design and engineering firms, joint venture partners, owners, and government agencies, in an effective relationship-focused way.

CAREER

2023 - Present: Rycon Construction, Director of Business Development
2017 - 2023: Wright Construction, Dir. of Business Dev. & Govt Relations
2013 - 2017: Lee County MPO, Project Manager/Transportation Planner
2004 - 2013: FDOT, Director, District One SW Area Office
2003 - 2004: Collier MPO, Executive Director

NOTABLE PROJECT EXPERIENCE

- Lee County Complete Streets Initiative, TIGER Grant
 - Role: Project Manager for Lee County
 - This \$10.4 million design-build project was funded through a Federal TIGER Grant and added miles of new bike lanes, sidewalks, and shared-use pathways to Lee County roads.
 - The project included building new bus shelters and roadway safety features as well as wayfinding signs across Lee County to help pedestrians and cyclists navigate.
 - As the project manager, Johnny was responsible for planning and coordinating all aspects of the construction process, including hiring contractors and working with engineers, architects, and vendors. He was responsible for meeting all federal funds compliance requirements.

- Babcock Ranch SR 31 Improvements, SIB Loan Application
 - Role: Design-Build/Pursuit Manager
 - Provided strategy and grant writing expertise to Kitson and Partners in their \$31 million request for State Infrastructure Bank Loan.
 - These grant funds were used to widen five miles of SR 31 in Charlotte and Lee Counties.
 - The project added two new lanes, a median, access management improvements, and traffic signals.

- Lehigh Acres Fire Station #106, Rebuild Florida CDBG Grant
 - Developed strategy and provided grant writing expertise in the development of a \$5 million Rebuild Florida CDBG Mitigation General Infrastructure Program Application for a new fire station.
 - Coordinated with Lee County Grants Compliance Coordinator to submit the grant to the Florida Department of Economic Opportunity.

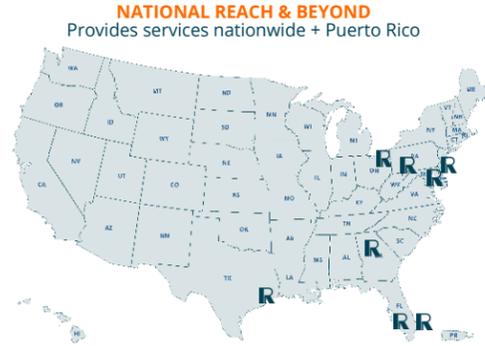
+Additional projects available upon request

QUALIFICATIONS OF FIRM



OUR OFFICE LOCATIONS | OUR PEOPLE

PITTSBURGH, HQ | ATLANTA | CLEVELAND | FORT LAUDERDALE | FORT MYERS | HOUSTON | PHILADELPHIA | WASHINGTON, DC

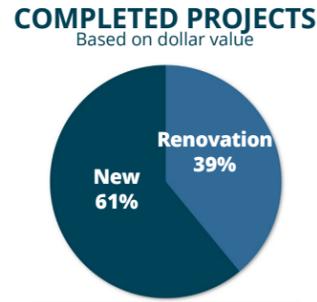
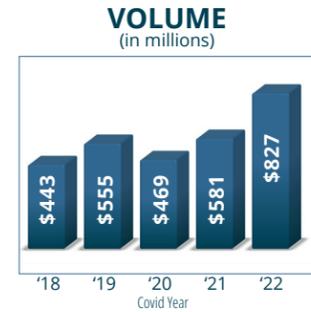


335 total office staff
350 - 400 total field staff

ESOP VESTED
100% EMPLOYEE-OWNED

Ranked **#139** on the 2023 ENR Top 400 Contractors List!

OUR WORK



TOTALS Lifetime totals up to 2023

WHERE WE WORK	SQUARE FEET
Nationwide	63+ million
PROJECTS	REPEAT CLIENTS
5,000+	86%
BONDING	
\$200M Single \$400M Aggregate	

OUR SAFETY

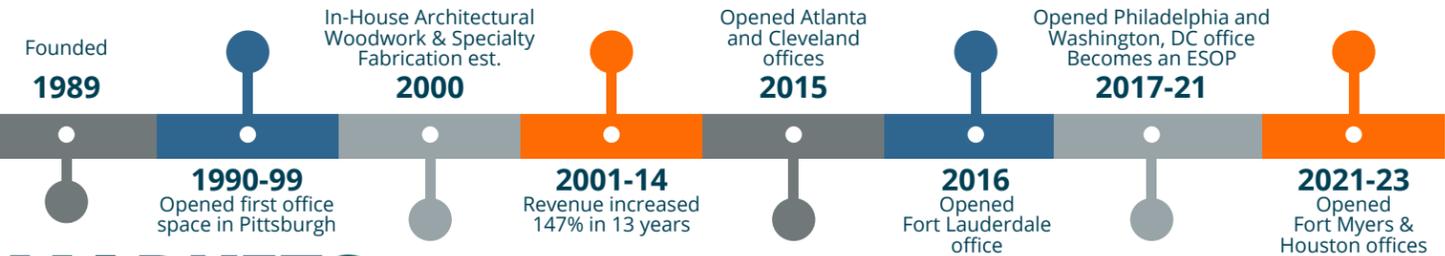


Our processes have been reviewed and approved by the following web-based verification websites:



OUR DELIVERY METHODS | OUR SUSTAINABILITY

- ✓ CM at-Risk with GMP
- ✓ Design-Bid-Build
- ✓ Design-Build
- ✓ Cost + Fee
- ✓ Design Assist
- ✓ Preconstruction Services
- ✓ Integrated Project Delivery



MARKETS

HEALTH CARE



\$1.3 BILLION
655+ PROJECTS

- ✓ ER's, OR's, ICU's
- ✓ Exam rooms
- ✓ Research labs
- ✓ Imaging
- ✓ Lobbies/waiting areas
- ✓ Nursing units
- ✓ Small format hospitals
- ✓ Infrastructure
- ✓ MOB/ambulatory

EDUCATION



\$1.2 BILLION
790+ PROJECTS

- ✓ Classrooms
- ✓ Laboratories
- ✓ Libraries
- ✓ Offices
- ✓ Student housing
- ✓ Dining
- ✓ Athletic facilities

RETAIL



\$2 BILLION
1600+ PROJECTS

- ✓ Outlets
- ✓ Malls/plazas
- ✓ Dining/food service
- ✓ Gym/fitness centers
- ✓ Grocery
- ✓ Automotive
- ✓ Banks
- ✓ Hotels

MULTI-UNIT RESIDENTIAL



\$1.3 BILLION
5126+ UNITS

- ✓ Podium construction
- ✓ Wood-framed
- ✓ Garden style apartments
- ✓ Masonry bearing precast
- ✓ Panelized construction
- ✓ High-rise residential
- ✓ Student housing

COMMERCIAL



\$2 BILLION
1500+ PROJECTS

- ✓ Call/data centers
- ✓ Computer labs
- ✓ High-tech board rooms
- ✓ Lobbies/reception
- ✓ Dining/cafeteria
- ✓ Offices

DINING/FOOD SERVICE



\$425 MILLION
375+ PROJECTS

- ✓ Front-of-house
- ✓ Back-of-house
- ✓ Cafeterias
- ✓ Dining halls
- ✓ Cafes
- ✓ Restaurants
- ✓ Campus programs

INDUSTRIAL/WAREHOUSE



\$1.1 BILLION
260+ PROJECTS

- ✓ Self-Storage
- ✓ Distribution centers
- ✓ Manufacturing
- ✓ Multi-phased
- ✓ Tilt-up
- ✓ Transfer/terminal
- ✓ Expedited schedules
- ✓ Adaptive reuse

CANNABIS



\$65 MILLION
34+ PROJECTS

- ✓ CO2 Supply
- ✓ Controls
- ✓ Fertigation
- ✓ Lighting
- ✓ Retail
- ✓ Reverse Osmosis
- ✓ Security
- ✓ Water Filtration

FORT MYERS LEADERSHIP



LOCATION
11215 Metro Pkwy, Ste 2
Fort Myers, FL 33966
239-365-2100

Contact: Johnny Limbaugh, Director of Business Development
jlimbaugh@ryconinc.com | O: 239-365-2100 | M: 239-410-0266

RYCON CONSTRUCTION, INC. MUNICIPAL/GOVERNMENT EXPERIENCE



GOVERNMENT EXPERIENCE

(Partial List)

**60+
PROJECTS**

**\$445+
MILLION**

**4M
SQ. FT.**



FBI Field Office



Brooke County Judicial Center



Plymouth Twp Municipal Reno



DEA Pittsburgh



Brimfield Fire Dept & Twp Bldg



PENNDOT License Center



Harrison General Services Bldg



Westmoreland County Courthouse

- Social Security Administration - 3 Projects
- Butler County Prison
- Pepper Pike Service Department Building & Police Station
- ODOT Full Service Maintenance Facilities - 2 Projects
- Mayfield Village Civic Center Renovation
- Navy Federal Credit Union
- U.S. Navy Recruiting Office at Richmond Plaza
- Ohio Army National Guard Stow Armory Upgrades
- The Pentagon - Food Service Projects
- Active Military Bases - Food Service Projects
- EPA Region 3 HQ

RECENT NOTABLE PROJECTS

Pittsburgh Int'l Airport Multi-Modal Complex



**\$347.1
MILLION**

**2.4M
SQ. FT.**



General contractor for three bid packages as part of the \$1.4 billion terminal modernization program. The scopes include a five-story parking garage with rental car parking and customer service areas, new surface parking, and terminal interiors.

Plum Borough Municipal Center



**\$16.5
MILLION**

**42.5K
SQ. FT.**



Municipal offices, council chamber, full size gym, locker rooms, community center, gun range, police station with holding cells, armory room, sally port, and evidence room.

EXEMPLARY

Beginning with a collaborative engagement in the early design process...to an amazing plan to construct this vertical addition over an occupied government building in downtown Greensburg, to the management of a complex security environment and a complex ownership structure, Rycon's team professionalism and team spirit was exemplary.

WESTMORELAND COUNTY BUILDING



The firm should identify its total number of technical and professional personnel by discipline and training and further describe the total workload during the project period.

PROFESSIONAL PERSONNEL BY DISCIPLINE & TRAINING

DISCIPLINE & TRAINING	COUNT
Accounting	14
Administrative	13
Corporate	28
Director / Executive	18
Estimating	23
Field	92
IT	4
Marketing	7
Project Management	96
Safety	7
Shop	33
TOTAL	335*

**Please note we also have 350-400 superintendents in addition to the above.*

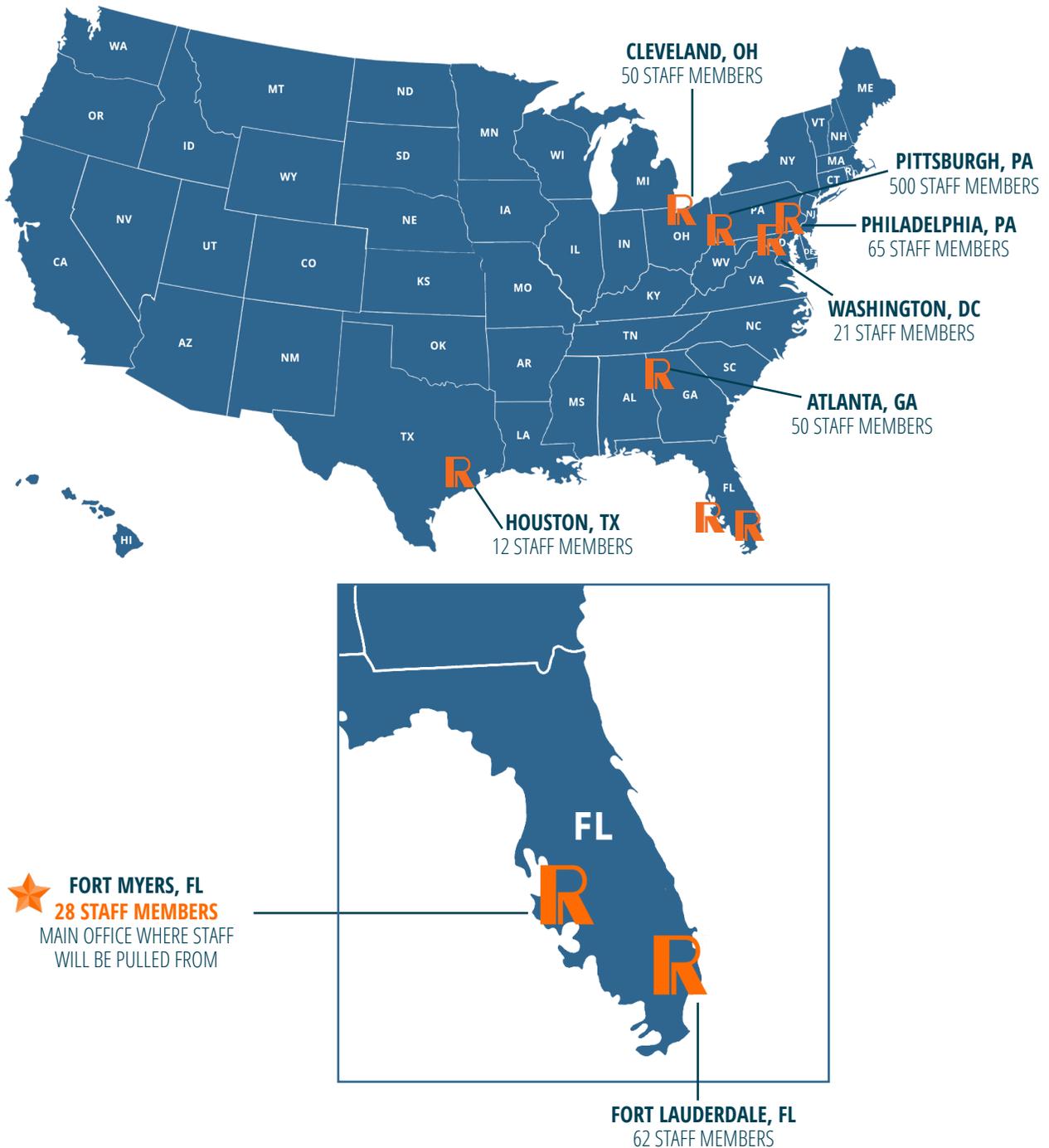
CURRENT WORKLOAD FOR RYCON'S FORT MYERS OFFICE

Project Name	City	State	Owner/Owner-Rep	Markets	Type	Amount	Anticipated Completion Date
301 Flats Garden-Style Apartment Community, 324 Units	Bradenton	FL	Lincoln Avenue Capital	Multi-Unit Residential	New	\$ 66,693,100	5/22/2025
Illumina at GCTC Luxury Apartments, 277 Units	Fort Myers	FL	North American Development Group/Related Companies/GCTC RES LLC	Multi-Unit Residential	New	\$ 58,080,064	9/18/2024
The Savoy 301 Senior Living, 248 Units	Bradenton	FL	Lincoln Avenue Capital	Asst Living, Multi-Unit Residential	New	\$ 49,851,211	4/22/2025
PAM Health Rehabilitation Hospital - Winter Garden	Winter Garden	FL	Catalyst Healthcare Real Estate	Medical	New	\$ 24,185,754	9/1/2024
stayAPT Suites - Lafayette	Lafayette	LA	stayAPT Suites	Hospitality, Hotel, Multi-Unit Residential	New	\$ 10,539,753	5/3/2024
HomeSense - Shoppes at New Tampa	Wesley Chapel	FL	SITE Centers (Formerly DDR Corp)	Retail	Renovation	\$ 2,955,766	8/15/2023
Miromar Lakes Beach Club - Pickleball	Miromar Lakes	FL	Miromar Development Corp.	Hospitality, Rec, Sports	New	\$ 459,562	8/31/2023
Miromar Lakes Beach Club - Blue Water Beach Grill	Miromar Lakes	FL	Miromar Development Corp.	Hospitality, Food Service, Restaurant, Rec	Addition, Renovation	\$ 439,812	8/31/2023

Indicate what resources (professional and technical time) the firm would have available to allocate to the project.

Rycon has **335** total office staff and **350-400** superintendents to provide the know-how and expertise to complete the project.

RYCON CONSTRUCTION, INC. HAS 8 OFFICES NATIONWIDE



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: [X] Proposer is NOT in arrears [] Proposer IS in arrears
Proposer is not a defaulter, as surety or otherwise, upon any obligation to City: [X] 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 - 07/11/2023. Please see signed acknowledgement attached.

Legal Name of Proposer: Rycon Construction, Inc.

DBA: Rycon Construction, Inc.

Authorized Representative Name/Title: Johnny Limbaugh, Director of Business Development

E-mail Address: jlimbaugh@ryconinc.com FEIN: 25-1601544

Street Address: 11215 Metro Parkway, Suite 2, Fort Myers, FL 33966

Mailing Address (if different):

Telephone: (239) 365-2100 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: Matt Mastrofrancesco, VP of Construction DATE: 07/14/23

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
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?

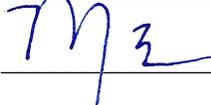
Answer: There is no specific statement of qualifications that is to be completed; vendors must ensure their proposals communicates what qualifications the vendor has to complete the scope of work listed in Part 2 of the RFP.

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: Rycon Construction, Inc.

BY:  Matt Mastrofrancesco, VP of Construction

DATE: 07/14/23



b. Address each Minimum Qualification

Rycon has addressed the minimum qualifications listed in *“Part 2, Part 2.3 Proposer Minimum Qualifications.”* Please see below.

2.3 PROPOSER 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.

Rycon has both the personnel and equipment support necessary for completion of the requested services. Please see resumes of proposed project personnel and firm profile within *“Part 3, 3.1 Proposal Format,”* for more information.

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.

Rycon has provided the necessary registrations / licenses requested within *“Part 3, 3.2 Content of Proposal.”*

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.

By submitting this proposal, Rycon acknowledges that it has read and understands the RFP.



- c. *Provide a Statement of all Qualifications that will communicate the capabilities of the proposer to successfully complete the project*

Rycon has provided an AIA A305 showcase its capabilities to successfully complete the project. Please see attached.

AIA[®] Document A305™ – 2020

Contractor's Qualification Statement

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

SUBMITTED BY:
Rycon Construction, Inc.
11215 Metro Parkway, Suite 2
Fort Myers, FL 33966

SUBMITTED TO:
City of Gainesville FL – Procurement
200 E. University Avenue
Gainesville, FL 32601

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

TYPE OF WORK TYPICALLY PERFORMED
Construction Management, General Contracting, Design-Build

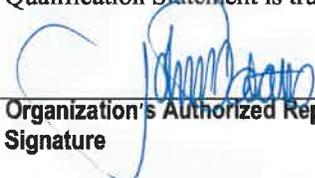
THIS CONTRACTOR'S QUALIFICATION STATEMENT INCLUDES THE FOLLOWING:

(Check all that apply.)

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

CONTRACTOR CERTIFICATION

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



Organization's Authorized Representative
Signature

07/13/23

Date

John Sabatos, CEO

Printed Name and Title

NOTARY

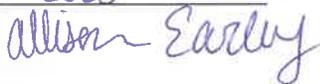
State of: Pennsylvania

County of: Allegheny

Signed and sworn to before me this 13th day of

July 2023

Notary Signature



My commission expires:

Commonwealth of Pennsylvania - Notary Seal
Allison Earley, Notary Public
Allegheny County
My commission expires August 31, 2026
Commission number 1424364

Member, Pennsylvania Association of Notaries



AIA Document A305™ – 2020 Exhibit A

General Information

This Exhibit is part of the Contractor’s Qualification Statement, submitted by **Rycon Construction, Inc.** and dated the **13th** day of **July** in the year **2023**.

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

§ A.1 ORGANIZATION

§ A.1.1 Name and Location

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

Rycon Construction, Inc.

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

Please see attached sheet on jurisdictions which Rycon is registered to do business. Rycon is also registered to do business as DomLor in the jurisdictions of Virginia, Nevada, and Colorado. Rycon is registered to do business as Craftworks USA throughout the United States.

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

None

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

Please see attached.

§ A.1.2 Legal Status

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

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

Date of Incorporation:	4/27/89
State of Incorporation:	Pennsylvania
CEO/President’s name:	John W. Sabatos
COO’s name:	Kevin T. Montez
Secretary’s name:	Kevin T. Montez
Treasurer’s name:	John W. Sabatos
CFO:	Gretchen Gring

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

§ A.1.2.2 Does your organization own, in whole or in part, any other construction-related businesses? If so, identify and describe those businesses and specify percentage of ownership. **None**

§ A.1.3 Other Information

§ A.1.3.1 How many years has your organization been in business? **34 years**

§ A.1.3.2 How many full-time employees work for your organization? **335 office staff and 350-400 field staff.**

§ A.1.3.3 List your North American Industry Classification System (NAICS) codes and titles. Specify which is your primary NAICS code. **Primary NAICS Code: 236220**

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

§ A.2 EXPERIENCE

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

§ A.2.2 State your organization's total dollar value of work currently under contract. **\$2,659,700,000**

§ A.2.3 Of the amount stated in Section A.2.2, state the dollar value of work that remains to be completed: **\$1,319,900,000**

§ A.2.4 State your organization's average annual dollar value of construction work performed during the last five years. **\$512 million**

§ A.3 CAPABILITIES

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

Dependent upon location, Rycon self-performs selective demolition, rough/finished carpentry, doors/frames/hardware, drywall/acoustical, architectural woodwork, and concrete.

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

In-House Architectural Woodwork & Specialty Fabrication Facility

- **Since 2000, Rycon has an independent in-house 52,000 sq. ft. architectural woodwork & specialty fabrication manufacturing facility, Craftworks USA. Craftworks USA delivers high quality craftsmanship nationwide and consistently meets or exceeds demanding construction schedules. Craftworks USA is Forest Stewardship Council (FSC) certified and Architectural Woodwork Institute (AWI) certified.**

Employee Stock Ownership Program

- **As of October 2018, Rycon Construction, Inc. became an Employee Stock Ownership Program (ESOP), so Rycon is 100% employee-owned. After the first year of continuous full-time employment with Rycon Construction, Inc., employees are entered into the ESOP program. After each fiscal year all employees are awarded shares and those shares are assigned a value based on the overall profitability of the company.**

In-House MEP Department

- **Rycon has developed an internal group specializing in the Mechanical, Electrical, and Plumbing (MEP) systems that are so crucial to building projects. Our internal professionals consist of both design engineers and experienced staff who worked many years for major mechanical and electrical firms.**

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

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

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

§ A.4 REFERENCES

§ A.4.1 Identify three client references:

Name: Scott Pollock, Senior Vice President of Development

Organization: Oxford Development Company, 2545 Railroad Street, Suite 300, Pittsburgh, PA 15222

Contact Information: 412-261-1500

Name: Nick Anthony, Vice President, Projects

Organization: Jones Lang LaSalle, 301 Grant Street, Suite 1100, Pittsburgh, PA 15219

Contact Information: 724-244-4929

Name: James Murray-Coleman, Senior Vice President

Organization: Trammell Crow Company, 300 Conshohocken State Road, Suite 250, West Conshohocken, PA 19428

Contact Information: 412-316-2403

§ A.4.2 Identify three architect references:

Name: Ryan Indovina, Principal

Organization: Indovina Associates Architects, 3185 Penn Ave, Pittsburgh, PA 15201

Contact Information: rdi@indovina.net

Name: Chip Desmone, CEO

Organization: Desmone Architects, 3400 Butler Street, Pittsburgh, PA 15201

Contact Information: 412-683-3230

Name: James Routh, Principal
Organization: Stantec, 600 Grant St Ste 4940, Pittsburgh, PA 15219
Contact Information: 412-394-7073, jim.routh@stantec.com

§ A.4.3 Identify one bank reference:

Name: Alex Mack
Organization: PNC Bank, The Tower at PNC Plaza, 300 Fifth Avenue, Pittsburgh, PA 15222
Contact Information: 412-724-0755; Alex.Mack.@pnc.com

§ A.4.4 Identify three subcontractor or other trade references:

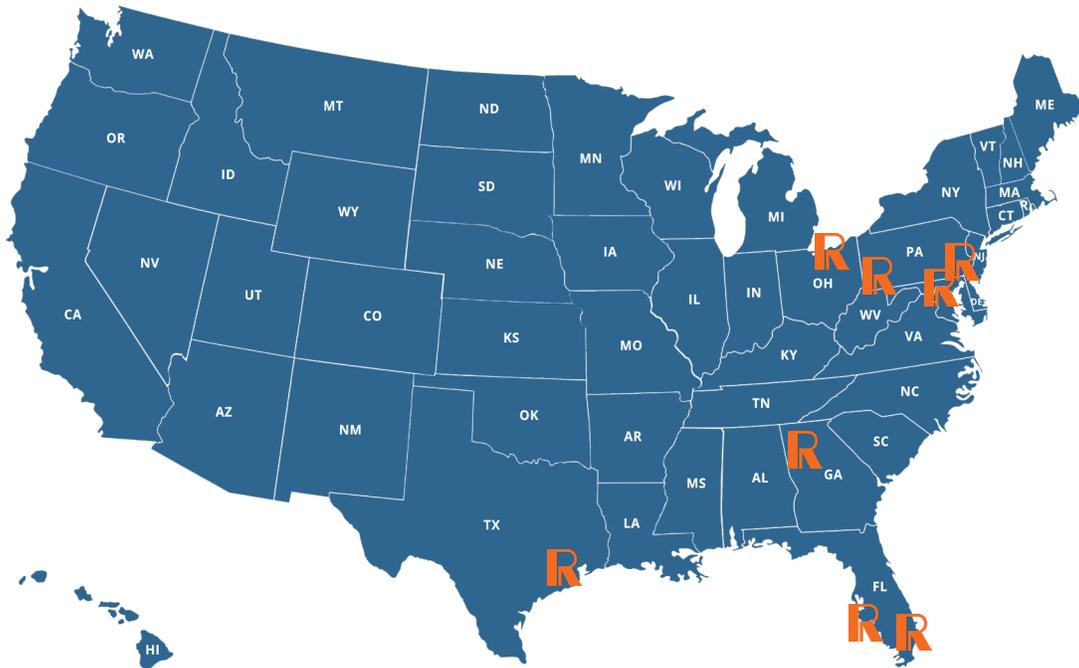
Name: Eric Miller/Sam LoBue
Organization: Downrite Engineering, 14241 SW 143sr Court, Miami, FL 33186
Contact Information: 305-232-2340

Name: Mike Curry Sr.
Organization: Dixie Southern Industrial, 1060 Commonwealth Ave N, Polk City, FL, 33868
Contact Information: 863-984-1900

Name: Amaury Jimenez
Organization: Bryant Electric, 8817 NW 21st Terrace, Doral, FL 33172
Contact Information: 305-599-2700

NATIONAL REACH & BEYOND

Rycon is able to provide construction services nationwide. If your project is not located in one of our currently licensed areas, we'd be willing and prepared to obtain licensing as needed to complete your project.



LICENSE/REGISTRATION

ALABAMA:	42035	LOUISIANA:	61672	OKLAHOMA:	REGISTERED
ARIZONA:	317323	MARYLAND:	15652506	OREGON:	IN PROGRESS
ARKANSAS:	0349370621	MASSACHUSETTS:	REGISTERED	PENNSYLVANIA:	REGISTERED
CALIFORNIA:	1007723	MICHIGAN:	REGISTERED	SOUTH CAROLINA:	G112718
COLORADO:	REGISTERED	MINNESOTA:	REGISTERED	SOUTH DAKOTA:	CERT. OF AUTHORITY
CONNECTICUT:	CERT. OF AUTHORITY	MISSISSIPPI:	23974-MC	TENNESSEE:	00058925
DELAWARE:	2006208600	MISSOURI:	REGISTERED	TEXAS:	CERT. OF AUTHORITY
FLORIDA:	CGC1506050	MONTANA:	REGISTERED	UTAH:	12361573-5501
GEORGIA:	GCCO004878	NEVADA:	0089578	VIRGINIA:	2705049033
HAWAII:	37620	NEW HAMPSHIRE:	CERT. OF AUTHORITY	WASHINGTON:	CERT. OF AUTHORITY
IDAHO:	REGISTERED	NEW JERSEY:	REGISTERED	WASHINGTON DC:	410517000519
ILLINOIS:	CERT. OF AUTHORITY	NEW MEXICO:	406069	WEST VIRGINIA:	WV028081
INDIANA:	CERT. OF AUTHORITY	NEW YORK:	REGISTERED	WISCONSIN:	REGISTERED
IOWA:	C143813	NORTH CAROLINA:	45628	WYOMING:	REGISTERED
KANSAS:	REGISTERED	NORTH DAKOTA:	CERT. OF AUTHORITY		
KENTUCKY:	CERT. OF AUTHORITY	OHIO:	REGISTERED		

**States indicated by "Registered" require no general contractors license*

Over **335** office staff in **8** offices throughout the Northeast, Midwest, Southeast, and Southwest.



CORPORATE LEADERSHIP:

John Sabatos, CEO | Kevin Montez, COO | Gretchen Gring, CFO

	CITY	ADDRESS	MANAGEMENT PERSONNEL
	PITTSBURGH, PA	LEED Silver Certified Facility 2501 Smallman Street, Suite 100 Pittsburgh, PA 15222 412-392-2525	Lou Ferraro, Co-President Steve Kosmer, Co-President Jim Celmo, VP of Field Ops Pat Stone, VP of Ops Mike Penrod, VP of Risk Mgmt Ops
	CLEVELAND, OH	1303 Prospect Avenue East Cleveland, OH 44115 216-413-5546	David Semler, Exec. VP Robert Teitenberg, VP of Operations
	ATLANTA, GA	960 N. Point Parkway, Suite 110 Alpharetta, GA 30005 770-771-0830	Paul Thomann, President, ATL & Chief Business Dev. Officer Kevin Ahrens, SVP Cono Passione, VP PM Jared Gutierrez, VP Precon
	FORT LAUDERDALE, FL	15471 SW 12th Street, Suite 205 Sunrise, FL 33326 954-851-9494	Mike Uhre, President, Florida Division Anthony Rodriguez, VP - Special Projects Lewis Kent, VP - Building Group
	FORT MYERS, FL	11215 Metro Parkway, Suite 2 Fort Myers, FL 33966 239-365-2100	Mike Uhre, President, Florida Division Matt Mastrofrancesco, VP
	HOUSTON, TX	25700 I-45 North, Suite 110 The Woodlands, TX 77386 832-579-0540	Mike Diehl, President, Texas Division William Flores, VP, Texas Division
	PHILADELPHIA, PA	100-120 N. 18th Street Two Logan Square, Suite 1800 Philadelphia, PA 19103 215-367-3110	Sai Yerrapathruni, Exec. VP Matt Pentz, VP
	WASHINGTON, DC	909 Rose Avenue, Suite 620 North Bethesda, MD 20852 240-363-4291	Stephen Conley, Exec. VP Ron Main, VP

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

PRECONSTRUCTION

Rycon's preconstruction approach is proactive and forward thinking. Our team and any preferred subcontractors will work to provide a comparative analysis on varying materials, systems, and assemblies to maintain good dialogue amongst the team members for any potential value engineering, cost savings, or alternate possibilities. All preconstruction activities are important to assure cost, quality, and schedule are continually at the forefront of decision making. Each element will be assigned a budget value at an appropriate point in time so the development team can make an informed decision on any individual issue. However, it is also important to maintain an eye on the global estimate so these individual cost decisions are being evaluated as part of the total program. Our job is to assist both the Owner and Architect in determining where they choose to spend their money.

CONCEPTUAL ESTIMATING

Successful projects are built upon solid estimating and budget development based on a clear understanding of the intended scope, schedule, and the team's expectations. Rycon's experienced preconstruction team will draw upon our vast company-wide database of current pricing using cost management tools to develop accurate and reliable cost models.

COST ESTIMATING PROCESS

Document Review: Our estimating team will examine the project documents to ensure they are complete, noting any missing information and following up accordingly. Rycon will divide the project into logical subcomponents that can be quantified and priced.

COST ESTIMATE TYPES

Rycon will complete estimates at all major milestones with increasingly more detailed and accurate information to ensure the project is being designed within budget. We are fully prepared to deliver the programming, schematic, and design development estimates as required. Estimate types that may be required:

- **Schematic Design (SD) Estimate:** The SD estimate builds on the established program budget by organizing costs by major construction elements. The estimating staff develops a detailed statement of construction costs including any contingencies and allowances based on a review and analysis of the SD drawings.
- **Design Development (DD) Estimate:** Using quantity surveys from the enhanced design development documents - mechanical, electrical, and plumbing documentation begins to materialize. Because there is more detail for specific project components, the accuracy of the estimate is increased. At this point, some allowances become real numbers, some allowances can be reduced, and the recommended contingency percentage is reduced as well. A full cost report will be provided at this time.
- **50% Construction Document (CD) Estimate:** This estimate reflects the impact of changes that occur following the DD estimate. CD documentation is detailed and complete, thus, the construction cost is very detailed. At this stage the project team sorts the estimate to reflect the GMP bidding strategy and provides the information required to eliminate any allowances or unallocated budget items and establish bid alternates.
- **GMP Pricing:** This preparation will include finalizing the list of invited subcontractors and suppliers, realignment of any cost components to remain consistent with the budget and schedule, and reducing, changing, and/or eliminating any elements of cost, allowances, alternates, etc.

Once the GMP is finalized, the remaining allowances and contingency are tracked during administration of the project. If changes in scope are initiated by the Owner, these changes are tracked and administered in accordance with the Scope of Services Description and Rycon's standard procedures. Reports are submitted on a periodic basis throughout construction with unspent allowances or contingency dollars being isolated so the Owner can continue to make budgetary decisions as time permits.

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

PURPOSE OF THE BIM MODEL

- ✓ The use of BIM coordination during design and construction improves the overall project delivery.
- ✓ Rycon actively manages the coordination between the design team, project team, and subcontractors to reduce the amount of unforeseen conditions generally found in uncoordinated 2D drawings.
- ✓ Coordinated models are not only useful in the construction phase, but also after completion. The model serves as an electronic active as-built or record copy of the building structure and MEP systems.



MANAGING COORDINATION

- ✓ Rycon will facilitate a weekly BIM coordination meeting with the subcontractors and BIM designers to review the detected clashes in detail.
 - Clash detection will be performed in the following models:
 - ◇ MEP routing
 - ◇ Building structure
 - ◇ Façade and interiors
 - Clash detections are completed by floors. Rycon requires a floor to be formally signed off by the entire project team prior to proceeding to the next level. This verifies our installation is accurate as the construction phase progresses.
 - ◇ Floor signoff/turnover is aligned with overall project schedule to ensure a timely delivery for project completion.
- ✓ The primary focus of these coordination meetings is to generate a working model free of clashes amongst all entities of the building and transforming it into coordinated drawings.

USE OF MODEL REMOTELY (ONSITE)

- ✓ If selected to incorporate BIM into a project, Rycon has the ability to utilize a series of platforms in the field office on LCD screens, personal iPads, and laptops to access the model remotely. This gives the team the ability to collaboratively solve issues immediately as they occur in the field with the 3D model.
 - This also give us the ability to share consistent data remotely and onsite as construction progresses.
- ✓ The model is a great tool for displaying the final product prior to completion of construction to develop live updated renderings for the Owner's use.

BENEFITS

- ✓ Enhances team communication, collaboration, and engagement amongst the entire project team.
- ✓ Enables a quick response to change with procedures that are fast and intelligent.
- ✓ Collaborative clash detection during design and construction. Early coordination during design is essential to the overall project completion and cost control. It reduces RFI's, Co's, and re-work of in-place work.
- ✓ Complete and inclusive management of the BIM modeling schedule and plan that is tied to the construction schedule and contracts.
- ✓ Provides greater project insight for cost, schedule, and constructability.
- ✓ Improves building quality and optimizes operational efficiencies.
- ✓ Deliver the project on time and under budget.
- ✓ Reuse building models and data to effectively manage facility operations.

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

A specific list of project management software Rycon utilizes on all projects is outlined below:

PRIMAVERA P6

Used to assist in developing the project plan, assigning resources to tasks, and track project progress.

- ✓ The schedule is updated regularly as necessitated by field conditions or input from a construction team member. Rycon will monitor job progress and alert all appropriate parties if any milestone dates are not being met.

PROCORE SOFTWARE

- ✓ Controls the paperwork side of the project.
- ✓ Creates clear/easily understood reports for the team to effectively manage the construction process.
- ✓ The team will use Procore for the following project components:
 - Contacts and general project information
 - Documents and specification tracking
 - Subcontracts and purchase orders
 - Request for change orders (RFCO) and change order (CO) management
 - ◇ Rycon will organize a meeting between the Owner and Architect soon after the contract has been executed to establish cost control requirements. It is typical on most Rycon projects to provide monthly budget reports to the project team. Our budget reports will contain the latest cost information and will include all approved CO's to date, any pending CO's, and all approximate CO's that may affect the budget. Our reports will give the team a snapshot view of the projected final costs for the project.
 - ◇ Procore will help track subcontracts and CO's. Once a change is requested by the Owner via an ASI or Construction Change Directive, our PM will establish a RFCO. Rycon will request pricing from the subcontractors involved in the change. Once all pricing is received from the subcontractors, Rycon will thoroughly evaluate the CO pricing for accuracy and completeness, then pass along to the Owner for review.
 - ◇ During the regularly scheduled Owner/Architect/Contractor meetings Rycon will discuss the status of outstanding RFCO's so they are addressed quickly and effectively. The RFCO's are coordinated with the Owner, and if necessary, further meetings are established to resolve/approve the change.
 - Submittals and tracking
 - ◇ Procore will catalog and monitor all submittals. Updates are performed regularly. It is Rycon's responsibility to monitor and expedite this process to eliminate delays in the work.
 - Request for information processing and tracking
 - ◇ At the start of the project, Rycon will direct our subcontractors to send all RFI's to Rycon's PM for processing. Rycon will thoroughly review the RFI question(s) and attempt to answer the RFI by reviewing the documents. If we are unable to answer, then we will forward the RFI to the Architect. All requests will be in the form of an official RFI with a corresponding tracking number.
 - ◇ Procore will create the RFI and number. Our PM will track the RFI from start to finish, then forward the answered RFI to all parties. At the precon meeting the procedure for processing the RFI will be established. Our preferable process is to produce the RFI through Procore, scan, and email the RFI to the Architect. The Architect can then answer the RFI and reverse the process. We have found this process to be quite successful and timely.

COINS

The project team and Rycon's accounting team will utilize COINS for tracking costs, revenue, quantities, and cash.

- ✓ Once the project is awarded, the budget is transferred from preconstruction to operations and reconfigured in a form which is conducive to the appropriation of actual costs as they occur. The information is inputted into COINS and the individual line items are assigned a cost code. All costs including labor, material, and subcontractors are entered into the system according to this code. Costs are entered weekly and project reviews are performed monthly; budgets will be revised and updated. Cost projections for CO's, individual line items savings and overruns are also established at these meetings. These reports not only document what has transpired to date, but also forecast anticipated overruns or savings based upon current work rates.



AIA[®]

Document A305™ – 2020 Exhibit B

Financial and Performance Information

This Exhibit is part of the Contractor’s Qualification Statement, submitted by **Rycon Construction, Inc.** and dated the **13th** day of **July** in the year **2023**.

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

§ B.1 FINANCIAL

§ B.1.1 Federal tax identification number: **25-1601544**

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

§ B.1.3 Has your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, been the subject of any bankruptcy proceeding within the last ten years? **No**

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

Dun and Bradstreet: 60-318-0118

§ B.2 DISPUTES AND DISCIPLINARY ACTIONS

§ B.2.1 Are there any pending or outstanding judgments, arbitration proceedings, bond claims, or lawsuits against your organization, its parent, or a subsidiary, affiliate, or other entity having common ownership or management, or any of the individuals listed in Exhibit A, Section 1.2, in which the amount in dispute is more than \$75,000? **No**

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

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

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

.2 been terminated for any reason except for an owners’ convenience? **No**

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

No

.4 filed any lawsuits or requested arbitration regarding a construction project?

Rycon successfully completed a \$28.9 million, 127-unit apartment building for Vitmore Baum Holdings, L.P. with Stantec acting as the architectural firm. The building received a temporary certificate of

the owner experienced completing their own work, especially in terms of permits, water availability, and several subcontractors which were contracted directly by the owner in an effort to save money. Despite Rycon diligently pursuing the certificate of occupancy and final completion of the project, the owner refused to pay for some progress payments, retainage and change orders and took the position that the liquidated damages continue (completely contrary to contract terms) despite the owner having had beneficial occupancy of the building on 6/30/17 at the latest. Due to this, Rycon filed for a resolution through Triple A arbitration per the terms of the contract with the owner. The dispute was settled prior to arbitration commencing. Subsequently, the Ownership group restructured and have agreed to proceed with Rycon on Phase 2 of this project, a 100+ unit 2nd adjoining building.

Rycon successfully completed a \$1.9 million, 5,847 sq. ft. renovation and expansion of an existing commercial building for JM Motorsports, LLC. with Baranco Gonzalez Architecture acting as the architectural firm. The building received a temporary certificate of occupancy on 8/8/17 and began operating for business and selling merchandise/motorcycles. The certificate of occupancy was temporary in lieu of final due to difficulties that the Owner experienced completing their work, especially in terms of permits, the Owner never submitted the original design drawings to MDWASD and therefore the project could not be closed out until the permit was issued. Despite Rycon diligently pursuing the certificate of occupancy and final completion of the project, the Owner refused to pay for some progress payments, retainage and change orders despite the owner having had beneficial occupancy of the building on 8/8/17. Due to this, Rycon filed a lien on the project for monies owed on 4/13/2018 and subsequently filed lawsuit on 6/13/2018. Mediation was set to 3/7/2019, but JM Motorsports Legal team asked to be removed from the case late February 2020. Rycon will continue to move forward with our lawsuit once new council is named.

Rycon successfully completed a \$14 million, 53,124 sq ft. Hotel for Arrakis LLC (Developer) with JMAC Architecture serving as the project Architect. The Hotel was issued a certificate of substantial completion by the Architect on 11/11/20 and final inspection by the AHJ took place on 11/20/20. Once the Developer provided some required paperwork to the AHJ, the formal Certificate of Occupancy was issued on 12/17/20 and the Hotel began Guest operations. Despite not receiving payment for our September 2020 or October 2020 (Final) invoices in accordance with the terms of the contract, Rycon diligently continued to pursue completion of the project and procurement of the Certificate of Occupancy from the AHJ to allow the Hotel to begin operations. Repeated payment status update requests to the Developer and Architect leading up to and after turnover of the Hotel were not responded to by either the Developer and/or the Architect. On 2/26/21 Rycon received notice from the Developer's council advising that the Developer is now

occupancy on 6/30/17 and began leasing apartments. The certificate of occupancy was temporary in lieu of final due to difficulties that taking exception to all of the previously approved, signed and paid change order amounts on the project as well as all of the previously approved and signed contract time extensions on the project and is demanding repayment for all previously approved and paid CO amounts and repayment for all previously approved and paid amounts associated with approved time extensions issued on the project. Rycon filed a lien on the project for monies owed. An arbitration date was set but, on 3/4/22 a settlement was reached prior to arbitration paying Rycon 98.8% of all monies owed, including the change orders that they had signed and then later disputed.

Rycon Construction, acting as a General Contractor, successfully completed an expansion of the Tanger Outlet Center in Lancaster, PA in early 2018. As part of the construction, two new storm water detention basins were constructed under the parking area per plan and specification. In August 2018 after a summer of abnormally heavy rains, one of the storm basins failed and partially collapsed, the secondary basin was inspected and found to be in danger of collapsing as well. Two lawsuits were filed, one directly by Tanger Properties for the still intact basin that they felt needed replaced, and the other by Ace American Insurance for the basin that failed and was thereby replaced through a property insurance claim. In addition to Rycon, the two nearly identical suits name the Civil Engineering Firm, the Manufacturer of the basin system, the Distributor of the basin system, and the subcontractor hired by Rycon to install the basin system. It is Rycon's assertion that runoff from the adjacent and upstream leach bed drainage structure allowed water to build thereby applying a lateral force on the sides of the detention basins. The detention system and its plastic modules were not engineered to sustain lateral pressure. Rycon had no role whatsoever in the design or selection of the two storm basins that were installed on the project. Further, Rycon asserts that the detention systems and leach bed drainage structures were installed per plan and specification and were inspected multiple times during installation by both manufacturers' representatives and local building inspectors. We believe, along with the independent Civil Engineer who reviewed the existing and re-designed the new system, that the design did not adequately factor in the potential for lateral pressures from adjacent drainage structures. Of note, the two replacement basins that were constructed (by a contractor independent of these actions) incorporated an underground cast in place concrete retaining wall as a water diversion paired with basin modules from another manufacturer that are designed to withstand lateral pressure. It is our belief the dramatic re-design and re-construction of these basins is a very clear indication that the original design was inadequate. On 6/27/22, a settlement was reached in this case that satisfied all parties involved.

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

- .1 been convicted of, or indicted for, a business-related crime?
No
- .2 had any business or professional license subjected to disciplinary action?
No
- .3 been penalized or fined by a state or federal environmental agency?
No



AIA[®]

Document A305™ – 2020 Exhibit C

Project Specific Information

This Exhibit is part of the Contractor’s Qualification Statement, submitted by **Rycon Construction, Inc.** and dated the **13th** day of **July** in the year **2023**.

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

PROJECT:

City of Gainesville FL - #PWDA-23005-DH – Public Safety Facilities

CONTRACTOR’S PROJECT OFFICE:

**Rycon’s Fort Myers Office
11215 Metro Parkway, Suite 2
Fort Myers, FL 33966**

TYPE OF WORK SOUGHT

Construction Management, General Contracting, Design-Build

CONFLICT OF INTEREST

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

Rycon does not have any conflicts of interests.

§ C.1 PERFORMANCE OF THE WORK

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

Rycon’s Fort Myers office was established in 2021 while Rycon’s Headquarters in Pittsburgh was established in 1989.

§ C.1.2 How many full-time field and office staff are respectively employed at the Contractor’s Project Office? **26 full-time office and field staff.**

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

Rycon is a national company providing construction services in 40+ states including Florida, license number CGC1506050. Please refer to the map on page 9.

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

Rycon Construction is a national firm with offices in Atlanta, Cleveland, Fort Lauderdale, Fort Myers, Houston, Philadelphia, Pittsburgh and Washington, DC. Each office has experienced staff members that are capable of managing the demolition and renovation of an existing building, as well as building new construction and working on site improvements. Once this specific project is discussed further, we will provide a full project team based on geographic location, scope of work, project start date and duration.

§ C.1.5 Identify portions of work that you intend to self-perform on this Project.
Rycon does not intend to self-perform work.

§ C.1.6 To the extent known, list the subcontractors you intend to use for major portions of work on the Project.
Rycon has built a loyal following of subcontractors, vendors, and suppliers. Upon request, Rycon can provide a list of qualified subcontractors that align with the needs and location of the specific project at hand.

§ C.2 EXPERIENCE RELATED TO THE PROJECT

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

§ C.2.2 State the total dollar value of work currently under contract at the Contractor's Project Office: **\$391,400,000**

§ C.2.3 Of the amount stated in Section C.2.2, state the dollar value of work that remains to be completed: **\$173,500,000**

§ C.2.4 State the average annual dollar value of construction work performed by the Contractor's Project Office during the last five years. **\$93.5 million (Ft. Lauderdale)**

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

180 Total Number of Projects

Largest Contract(s): \$193,000,000 (Ft. Lauderdale)

§ C.3 SAFETY PROGRAM AND RECORD

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

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

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

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

§ C.4 INSURANCE

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

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

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

- **Under Item 1, Rycon has a Cross Suit Exclusion for suit or claims for insured vs. insured. This is a restriction but solely based on the fact the claimant is an insured. If not an insured but an outside third party, depending on the claim or suit and how it came in coverage may apply.**
- **Under Item 2, Regarding subcontractor work, coverage does not apply when damage arises due to another contractor or subcontractors.**
- **Under Item 3, Coverage for General Liability is 3rd party bodily injury and property damage. Depending on the Suit's demand coverage may apply.**
- **Under Item 4, Remediation typically falls to Workers Compensation and not General Liability, which Rycon currently carries for all employees.**
- **Under Item 5, Depending on how the claim or suit comes in determines if coverage will apply.**
- **Under Item 6, Depending on how the claim or suit comes in determines if coverage will apply.**
- **Under Item 7, Depending on how the claim or suit comes in determines if coverage will apply.**
- **Under Item 8, Depending on how the claim or suit comes in determines if coverage will apply.**
- **Under Item 9, Depending on how the claim or suit comes in determines if coverage will apply.**
- **Under Item 10, Depending on how the claim or suit comes in there is potential for no coverage or for very restrictive coverage.**
- **Under Item 11, Depending on how the claim or suit comes in determines if coverage will apply.**

§ C.5 SURETY

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

§ C.5.2 Surety company name: **Fidelity and Deposit Company of Maryland**

§ C.5.3 Surety agent name and contact information:

Agent Name: James Bly

Contact Information: 412-863-4589

§ C.5.4 Total bonding capacity: **\$200M single and \$400M aggregate**

§ C.5.5 Available bonding capacity as of the date of this qualification statement: **\$200M single and \$400M aggregate**

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

OSHA INSPECTION & CITATION HISTORY | 2020 - 2022

Over the prior three (3) years Rycon experienced 17 OSHA inspections:

YEAR	OSHA	CITATIONS	CORRECTIONS
2022	Six (6) inspections in three (3) states	None	N/A
2021	Five (5) inspections in three (3) states	None	N/A
2020	Six (6) inspections in four (4) states	None	N/A

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

Form approved OMB no. 1218-0176

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete and accurate before completing this summary.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u>	<u>2</u>	<u>1</u>	<u>2</u>
(G)	(H)	(I)	(J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>212</u>	<u>10</u>
(K)	(L)

Injury and Illness Types

Total number of... (M)			
(1) Injury	<u>5</u>	(4) Poisoning	<u>0</u>
(2) Skin Disorder	<u>0</u>	(5) Hearing Loss	<u>0</u>
(3) Respiratory Condition	<u>0</u>	(6) All Other Illnesses	<u>0</u>

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name Rycon Construction, Inc.

Street 2501 Smallman Street, Suite 100

City Pittsburgh State Pennsylvania Zip 15222

Industry description (e.g., Manufacture of motor truck trailers)
Non-Residential Building Construction

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)
1 5 4

OR North American Industrial Classification (NAICS), if known (e.g., 336212)
2 3 6 2 2 0

Employment information

Annual average number of employees 456

Total hours worked by all employees 948,802

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.



 Company executive

VP Risk Management

 Title

(412)-392-2525

 Phone

1/14/2021

 Date

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u> (G)	<u>2</u> (H)	<u>1</u> (I)	<u>1</u> (J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>127</u> (K)	<u>182</u> (L)

Injury and Illness Types

Total number of... (M)	(1) Injury	(2) Skin Disorder	(3) Respiratory Condition	(4) Poisoning	(5) Hearing Loss	(6) All Other Illnesses
	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name Rycon Construction, Inc.

Street 2501 Smallman Street, Suite 100

City Pittsburgh State Pennsylvania Zip 15222

Industry description (e.g., Manufacture of motor truck trailers)
Non-Residential Building Construction

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

1 5 4

OR North American Industrial Classification (NAICS), if known (e.g., 336212)

2 3 6 2 2 0

Employment information

Annual average number of employees 556

Total hours worked by all employees 1,112,293

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.



 Company executive

VP Risk Management
 Title

(412)-392-2525

 Phone

1/13/2022

 Date

OSHA's Form 300A (Rev. 01/2004)

Summary of Work-Related Injuries and Illnesses

All establishments covered by Part 1904 must complete this Summary page, even if no injuries or illnesses occurred during the year. Remember to review the Log to verify that the entries are complete and accurate before completing this summary.

Using the Log, count the individual entries you made for each category. Then write the totals below, making sure you've added the entries from every page of the log. If you had no cases write "0."

Employees former employees, and their representatives have the right to review the OSHA Form 300 in its entirety. They also have limited access to the OSHA Form 301 or its equivalent. See 29 CFR 1904.35, in OSHA's Recordkeeping rule, for further details on the access provisions for these forms.

Number of Cases

Total number of deaths	Total number of cases with days away from work	Total number of cases with job transfer or restriction	Total number of other recordable cases
<u>0</u> (G)	<u>2</u> (H)	<u>1</u> (I)	<u>1</u> (J)

Number of Days

Total number of days away from work	Total number of days of job transfer or restriction
<u>105</u> (K)	<u>118</u> (L)

Injury and Illness Types

Total number of... (M)	(1) Injury	(2) Skin Disorder	(3) Respiratory Condition	(4) Poisoning	(5) Hearing Loss	(6) All Other Illnesses
	<u>4</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>

Post this Summary page from February 1 to April 30 of the year following the year covered by the form

Public reporting burden for this collection of information is estimated to average 58 minutes per response, including time to review the instruction, search and gather the data needed, and complete and review the collection of information. Persons are not required to respond to the collection of information unless it displays a currently valid OMB control number. If you have any comments about these estimates or any aspects of this data collection, contact: US Department of Labor, OSHA Office of Statistics, Room N-3644, 200 Constitution Ave, NW, Washington, DC 20210. Do not send the completed forms to this office.

Establishment information

Your establishment name Rycon Construction, Inc. - Corporate

Street 2501 Smallman Street, Suite 100

City Pittsburgh State Pennsylvania Zip 15222

Industry description (e.g., Manufacture of motor truck trailers)
Non-Residential Building Construction

Standard Industrial Classification (SIC), if known (e.g., SIC 3715)

1 5 4

OR North American Industrial Classification (NAICS), if known (e.g., 336212)

2 3 6 2 2 0

Employment information

Annual average number of employees 665

Total hours worked by all employees 1,329,381

Sign here

Knowingly falsifying this document may result in a fine.

I certify that I have examined this document and that to the best of my knowledge the entries are true, accurate, and complete.

[Signature]
 Company executive

VP Risk Management
 Title

(412)-392-2525
 Phone

1/18/2023
 Date



USI Insurance Services
444 Liberty Avenue
Suite 1500
Pittsburgh, PA 15222
www.usi.com
Tel: 412.765.3510
Toll Free: 800.528.8200
Fax: 610.537.2289

August 22, 2022

To Whom it May Concern,

RE: Rycon Construction, Inc.

This letter is to inform you of the Pennsylvania experience modification rating factor as respects Rycon Construction, Inc. for the past three years.

The Pennsylvania Worker's Compensation Rating Bureau File Number is 2807147. The Effective Dates listed below are the effective dates of the adjacent Experience Modification Factor:

<u>Effective Date</u>	<u>EMF</u>
09/01/2022	0.661
09/01/2021	0.607
09/01/2020	0.710

If there are any questions, or if any further information is required, please don't hesitate to contact me.

Sincerely,

Joshua M. Zunic
Joshua M. Zunic
Sr. Account Manager



AIA Document A305™ – 2020 Exhibit D

Contractor's Past Project Experience

	1	2	3	4
PROJECT NAME	Narcoossee Commons North Buildings 100-300	Fresenius Medical Care – Fresenius Kidney Care (FKC) – Winter Haven (Core/Shell)	Fresenius Medical Care – Fresenius Kidney Care (FKC) – Winter Haven (Fit-Out)	stayAPT Suites Site Work - Bessemer
PROJECT LOCATION	St. Cloud, FL	Winter Haven, FL	Winter Haven, FL	Bessemer, AL
PROJECT TYPE	New	New	Renovation	New
OWNER	Narcoossee Commercial LLC	Choice One Development, LLC	Fresenius Medical Care	stayAPT Suites
ARCHITECT	Annotate, LLC	Cherry McNab Architects	Cherry McNab Architects	Woolpert
CONTRACTOR'S PROJECT EXECUTIVE	Matt Mastrofrancesco	Matt Mastrofrancesco	Matt Mastrofrancesco	Matt Mastrofrancesco
KEY PERSONNEL (include titles)	Julie Irvin (PM); Anthony Carulli (PE); Jennifer Cook (PE); Everett Parks (Gen. Super); William Soltiwsky (Super); Jack Zeitler (Super); Chris Hawkins (Estimating Manager); Jonathan Rollins (Estimator); Colin Apruzzese (Estimator); Brad Graves (Safety)	Julie Irvin (PM); Anthony Carulli (PE); William Soltiwsky (Super); Chris Hawkins (Estimating Manager); Patrick Roelle (Estimator); Brad Graves (Safety)	Julie Irvin (PM); Anthony Carulli (PE); William Soltiwsky (Super); Chris Hawkins (Estimating Manager); Brad Graves (Safety)	Chris Moore (PM); Robbie Buell (PE); Chris Hawkins (Estimating Manager); Nick Zekis (Estimator); Brad Graves (Safety)
PROJECT DETAILS	Contract Amount \$4,974,598 Completion Date 06/2023 % Self-Performed Work 0%	Contract Amount \$2,158,953 Completion Date 03/2023 % Self-Performed Work 0%	Contract Amount \$1,775,468 Completion Date 05/2023 % Self-Performed Work 0%	Contract Amount \$1,280,000 Completion Date 02/2023 % Self-Performed Work 0%
PROJECT DELIVERY METHOD	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other: CM/Lump Sum	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other: GC/Lump Sum	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other: GC/Lump Sum	<input type="checkbox"/> Design-bid-build <input type="checkbox"/> Design-build <input type="checkbox"/> CM constructor <input type="checkbox"/> CM advisor <input type="checkbox"/> Other: GC/Lump Sum
SUSTAINABILITY CERTIFICATIONS	N/A	N/A	N/A	N/A

CONSULANT 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 (#**Please see attached** _____)

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. **Please see attached**

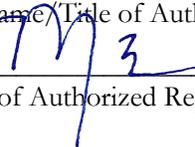
Note: Possessing a diversity and inclusion policy will have no effect on the City's consideration of your submittal, but is simply being requested for information gathering purposes.

Rycon Construction, Inc.

Proposer's Name

Matt Mastrofrancesco, Vice President of Construction

Printed Name/Title of Authorized Representative

 \ 07/14/23
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
- 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

2023 FOREIGN PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# F07000001732

Entity Name: RYCON CONSTRUCTION, INC.

Current Principal Place of Business:

2501 SMALLMAN STREET
SUITE 100
PITTSBURGH, PA 15222

Current Mailing Address:

2501 SMALLMAN STREET
SUITE 100
PITTSBURGH, PA 15222 US

FEI Number: 25-1601544

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: _____

Electronic Signature of Registered Agent

_____ Date

Officer/Director Detail :

Title	CEO
Name	SABATOS, JOHN W
Address	2501 SMALLMAN STREET SUITE 100
City-State-Zip:	PITTSBURGH PA 15222
Title	COO, SECRETARY, PRESIDENT FL DIVISION
Name	MONTEZ, KEVIN
Address	15471 SW 12TH STREET SUITE 205
City-State-Zip:	SUNRISE FL 33326

Title	CFO
Name	GRING, GRETCHEN C
Address	2501 SMALLMAN STREET SUITE 100
City-State-Zip:	PITTSBURGH PA 15222

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: GRETCHEN GRING

CFO

01/27/2023

Electronic Signature of Signing Officer/Director Detail

Date

Diversity & Inclusion

Company's commitment to diversity and inclusion

Rycon has been an active participant in the region's efforts to increase diversity on construction projects and in our business since our founding in 1989. Rycon is proud of our commitment to ensuring diverse contractors, suppliers, and applicants are given the opportunity to do business on our projects or for our company. We pride ourselves in employing a workforce of diverse makeup in Pittsburgh and our regional offices across the country. We integrate with our customers to define goals and achievable outcomes for all participation levels. Whether goal setting, mandated participation levels, or Rycon's own initiatives for diverse business participation, we will develop a focused approach and communicate regularly to seek maximum levels.

Efforts to attract, develop, advance, and retain a diverse workforce in your company

Rycon posts open jobs to hiring boards that target minority candidates. Recently we hired a low-income student to foster and mentor.

Describe efforts you have made to build and enhance a workplace culture of inclusion, equity, and belonging

Rycon is rolling out a Diversity & Inclusion Training Program that will be a requirement for all employees. We work hard to foster an overall team environment by hosting employee mixers so employees can get together and feel part of the team. Our upper management has an open-door policy and are very involved in the day-to-day management of the business.

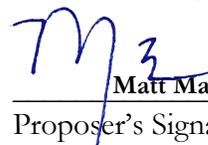
DRUG-FREE WORKPLACE FORM

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

Rycon Construction, Inc. _____ 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.


Matt Mastrofrancesco, VP of Construction
Proposer's Signature

07/14/23
Date

Request for Taxpayer Identification Number and Certification

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

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

Print or type. See Specific Instructions on page 3.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Rycon Construction, Inc.	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶ _____	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>
	5 Address (number, street, and apt. or suite no.) See instructions. 2501 Smallman Street, Suite 100	Requester's name and address (optional)
	6 City, state, and ZIP code Pittsburgh, PA 15222	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

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

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

Social security number									
or									
Employer identification number									
2	5		-	1	6	0	1	5	4

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here	Signature of U.S. person ▶	Date ▶ 07/14/23
------------------	----------------------------	-----------------

General Instructions

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

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

Purpose of Form

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

- Form 1099-INT (interest earned or paid)

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

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.



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

THOMANN, PAUL WILLIAM JR

RYCON CONSTRUCTION, INC.
2501 SMALLMAN ST STE 100
PITTSBURGH PA 15222

LICENSE NUMBER: CGC1506050

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at 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.



g. Exceptions to the RFP (refer to Part 3, 3.5 Exception to the RFP)

Rycon has read and acknowledges that exceptions to the RFP are prohibited under this solicitation as noted in *"Part 3, 3.5 Exception to the RFP."*

h. Investigation of Alleged Wrongdoings, Litigation/Settlements/Fines/Penalties

1. Rycon successfully completed a \$1.9 million, 5,847 sq. ft. renovation and expansion of an existing commercial building for JM Motorsports, LLC. with Baranco Gonzalez Architecture acting as the architectural firm. The building received a temporary certificate of occupancy on 8/8/17 and began operating for business and selling merchandise/motorcycles. The certificate of occupancy was temporary in lieu of final due to difficulties that the Owner experienced completing their work, especially in terms of permits, the Owner never submitted the original design drawings to MDWASD and therefore the project could not be closed out until the permit was issued. Despite Rycon diligently pursuing the certificate of occupancy and final completion of the project, the Owner refused to pay for some progress payments, retainage and change orders despite the owner having had beneficial occupancy of the building on 8/8/17. Due to this, Rycon filed a lien on the project for monies owed on 4/13/2018 and subsequently filed lawsuit on 6/13/2018. Mediation was set to 3/7/2019, but JM Motorsports Legal team asked to be removed from the case late February 2020. Rycon will continue to move forward with our lawsuit once new council is named.
2. Rycon successfully completed a \$14 million, 53,124 sq ft. Hotel for Arrakis LLC (Developer) with JMAC Architecture serving as the project Architect. The Hotel was issued a certificate of substantial completion by the Architect on 11/11/20 and final inspection by the AHJ took place on 11/20/20. Once the Developer provided some required paperwork to the AHJ, the formal Certificate of Occupancy was issued on 12/17/20 and the Hotel began Guest operations. Despite not receiving payment for our September 2020 or October 2020 (Final) invoices in accordance with the terms of the contract, Rycon diligently continued to pursue completion of the project and procurement of the Certificate of Occupancy from the AHJ to allow the Hotel to begin operations. Repeated payment status update requests to the Developer and Architect leading up to and after turnover of the Hotel were not responded to by either the Developer and/or the Architect. On 2/26/21 Rycon received notice from the Developer's council advising that the Developer is now taking exception to all of the previously approved, signed and paid change order amounts on the project as well as all of the previously approved and signed contract time extensions on the project and is demanding repayment for all previously approved and paid CO amounts and repayment for all previously approved and paid amounts associated with approved time extensions issued on the project. Rycon filed a lien on the project for monies owed. An arbitration date was set but a settlement was reached prior to arbitration paying Rycon 98.8% of all monies owed, including the change orders that they had signed and then later disputed.
3. Rycon Construction, acting as a General Contractor, successfully completed an expansion of the Tanger Outlet Center in Lancaster, PA in early 2018. As part of the construction, two new storm water detention basins were constructed under the parking area per plan and specification. In August 2018 after a summer of abnormally heavy rains, one of the storm basins failed and partially collapsed, the secondary basin was inspected and found to be in danger of collapsing as well. Two lawsuits were filed, one directly by Tanger Properties for the still intact basin that they felt needed replaced, and the other

by Ace American Insurance for the basin that failed and was thereby replaced through a property insurance claim. In addition to Rycon, the two nearly identical suits name the Civil Engineering Firm, the Manufacturer of the basin system, the Distributor of the basin system, and the subcontractor hired by Rycon to install the basin system. It is Rycon's assertion that runoff from the adjacent and upstream leach bed drainage structure allowed water to build thereby applying a lateral force on the sides of the detention basins. The detention system and its plastic modules were not engineered to sustain lateral pressure. Rycon had no role whatsoever in the design or selection of the two storm basins that were installed on the project. Further, Rycon asserts that the detention systems and leach bed drainage structures were installed per plan and specification and were inspected multiple times during installation by both manufacturers' representatives and local building inspectors. We believe, along with the independent Civil Engineer who reviewed the existing and re-designed the new system, that the design did not adequately factor in the potential for lateral pressures from adjacent drainage structures. Of note, the two replacement basins that were constructed (by a contractor independent of these actions) incorporated an underground cast in place concrete retaining wall as a water diversion paired with basin modules from another manufacturer that are designed to withstand lateral pressure. It is our belief the dramatic re-design and re-construction of these basins is a very clear indication that the original design was inadequate. A settlement was reached in this case that satisfied all parties involved.