



Reconstruction of the Historic
THELMA BOLTIN CENTER

GAINESVILLE, FLORIDA

Construction Manager at Risk Services

REQUEST FOR PROPOSALS | PRCA-240008-WB | SEPTEMBER 5, 2023



COLLAGE

HISTORIC BUILDING EXPERTS


<p>City of Gainesville</p>	<p>Procurement Division (352) 334-5021(main) Issue Date: 8/4/23</p>
<p>REQUEST FOR PROPOSALS: # PRCA-240008-WB Construction Manager at Risk Services for the Reconstruction of the Historic Thelma Boltin Center</p>	
<p>PRE-PROPOSAL MEETING: <input type="checkbox"/> Non-Mandatory <input checked="" type="checkbox"/> Mandatory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Includes Site Visit DATE: August 15, 2023 TIME: 2:00PM LOCATION: Thelma Bolton Center – 516 NE 2nd Ave Gainesville, FL 32601</p>	
<p>Legal ad (Gainesville Sun) publish date: August 10, 2023</p>	
<p>QUESTION SUBMITTAL DUE DATE: August 22, 2023</p>	
<p>DUE DATE FOR UPLOADING PROPOSAL: August 29, 2023 at 3:00PM Bid Opening Zoom Meeting link</p>	
<p>SUMMARY OF SCOPE OF WORK: City of Gainesville is seeking proposals from licensed contractors (hereinafter, referred to as proposers) to provide construction manager at risk services for the reconstruction of the historic Thelma Boltin Center.</p>	
<p>For questions relating to this solicitation, contact: Wendy Byrne byrnewm@cityofgainesville.org</p>	
<p>Proposer is <u>not</u> in arrears to City upon any debt, fee, tax or contract: <input checked="" type="checkbox"/> Proposer is NOT in arrears <input type="checkbox"/> Proposer IS in arrears Proposer is not a defaulter, as surety or otherwise, upon any obligation to City: <input checked="" type="checkbox"/> Proposer is NOT in default <input type="checkbox"/> Proposer IS in default</p>	
<p>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.</p>	
<p>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) # <u>1, 2, 3, 3 (Revised)</u></p>	
<p>Legal Name of Proposer: <u>Collage Design and Construction Group, Inc</u></p> <p>DBA: <u>The Collage Companies</u></p> <p>Authorized Representative Name/Title: <u>Rob Maphis, President</u></p> <p>E-mail Address: <u>rmaphis@collage-usa.com</u> FBIN: <u>59-2143889</u></p> <p>Street Address: <u>585 Technology Park, Lake Mary, FL 32746</u></p> <p>Mailing Address (if different): _____</p> <p>Telephone: (<u>407</u>) <u>829-2257</u> Fax: (_____) _____</p>	
<p>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,</p> <p><input checked="" type="checkbox"/> Proposal is in full compliance with the Specifications.</p> <p><input type="checkbox"/> Proposal is in full compliance with the Specifications except as specifically stated and attached hereto.</p>	
<p>SIGNATURE OF AUTHORIZED REPRESENTATIVE: _____ </p> <p>SIGNER'S PRINTED NAME: <u>Rob Maphis</u> DATE: <u>August 29, 2023</u></p>	

TABLE OF CONTENTS

Letter of Introduction	4
3.1 PROPOSAL FORMAT	
1. Project Understanding and Approach	8
2. Proposed Project Staff	20
3. Qualifications of Firm	27
3.2 REQUIRED DOCUMENTS	
A. RFP Cover Page	2
B. Address each Minimum Qualification	41
C. Provide a Statement of all Qualifications that will communicate the capabilities of the proposer to successfully complete the project.	42
D. Proposer Verification Form	43
E. Drug-Free Workplace Form	46
F. E-Verify Form	47
G. Proposer's W-9	48
H. Applicable current licenses and/or certifications required by City/County/State.	49
I. Exceptions to the RFP	51
J. Investigation of Alleged Wrongdoings, Litigation / Settlements / Fines / Penalties	52
APPENDIX	
Signed Addendums	54



CITY OF GAINESVILLE
Procurement Division



ATTN: Ms. Wendy Byrne
Procurement Specialist

RE: **Request for Proposal (#PRCA-240008-WB)**
**Construction Manager at Risk Services for the Reconstruction of the
Historic Thelma Boltin Center**

Dear Ms. Byrne:

The Thelma A. Boltin Center is a historic center that has served the Gainesville community for almost eighty years. Having been first built as part of FDR’s “New Deal” and previously known as the Servicemen’s Center, the facility, now a Florida Heritage Site, has a deeply rich past. The upcoming redevelopment of the site and construction of the new facility is a significant milestone for the Center and for the surrounding community. Reconstruction of the Center is important to preserve a piece of history that has been part of Gainesville for decades and will provide a space for residents to gather, enjoy events and socialize.

It is because of the importance of this facility to the community that we offer this proposal for the Collage Companies to serve as your Construction Manager. Collage is a Florida-based builder with 41 years of relevant nationwide historical renovations experience, community center expansions and construction management expertise. Our similar community-centric projects will provide unique “lessons learned” to benefit the City of Gainesville on the Thelma Boltin Center project.

This proposal has been prepared in a concise manner to demonstrate that ***Collage is the best choice as construction manager for this project.*** Following are some of the highlights of our approach and this proposal.

- **A Partnering, Coordinative Approach.** The Thelma Boltin Center has many different stakeholders, including Duck Pond area residents, the City of Gainesville and Wild Spaces & Public Places. Coordination with the various entities will require a CM who understands the various dynamics and will ensure all parties work closely in the spirit of teamwork. Collage has a long history of using partnering during design and construction of high profile, multi-entity projects to develop strategies to achieve a shared vision. We have a proven track record of successful projects using this partnering approach.
-

- **Historic Facility Experts.** Historic facility renovation, restoration and preservation requires a special skill. Many of Collage’s projects involve modernizing existing historic facilities, and we have relevant experiences that are similar to the planned scope for the Thelma Boltin Center. Our recent projects have included historical window restoration and existing wall

LETTER OF INTRODUCTION

preservation. Our nationwide renovation projects include projects spanning from Montana and Delaware to Tampa and right here in Gainesville.

- **Unmatched Code and Accessibility Knowledge.** Public facilities and, particularly, community centers demand a high degree of code and accessibility compliance. *Collage's experience with Florida professional regulation agencies and the Americans with Disabilities Act is second to none.* Members of our team serve as part of DBPR's CILB, providing a high degree of code compliance knowledge. Plus, Collage is the only Florida builder selected by Amtrak to perform ADA upgrades for historic stations nationwide – a true testament to our team's high proficiency at upgrading complex public facilities to assure code compliance and accessibility.

- **Construction Manager at Risk Pioneers.** The City of Gainesville has chosen the CM at Risk delivery method because of the value realized in engaging a construction manager early in the process. Proper execution of the CM process is particularly important for a complex, high-profile historic project such as the Thelma Boltin Center. Collage understands the role of a CM, bringing staff to the project who were part of the earliest CM at Risk projects in the state of Florida. We employ tried-and-true processes for construction management with state-of-the-art tools to assure effective overall management.

- **The Right Team.** The right people are essential to the success of any project, and the staff proposed by Collage have the right experience. Our team brings restoration and preservation construction expertise, providing substantive pre-construction input while working with your designer, Wannemacher Johnson Architects. Significantly, our project manager and superintendent have both worked together and know what it takes to properly manage a public project. This is very important for the many elements of public projects, from effectively administering the City's Owner-Direct Purchase (tax savings) program to assuring all grant requirements and compliance elements are achieved.

- **Small Business Advocates.** Collage has a proven commitment to small, minority and local businesses. We bring an unequaled history of working to further develop small businesses in Gainesville and the surrounding communities, as members of our team aided the founding of programs to assist small businesses secure work in the region.

LETTER OF INTRODUCTION

- **Plan for Performance.** We know the importance of having a plan to ensure completion on time and within budget. We have analyzed the requirements for this project, the existing site elements and the planned design developed by Wannemacher Johnson Architects. From this information we have begun the process of developing an approach to ensure proper planning and execution of the project.
-

- **Ability, Capacity and Availability.** Collage has the corporate and personnel ability to meet every requirement for design, pre-construction and construction of this project. Our current and projected workload provides the capacity and availability to perform every aspect of this project. We have the bondability and available staff necessary to perform all elements of this project.

Collage does not build every type of project; instead, we focus our efforts on community-centric opportunities for which can bring significant value to the Owner and achieve our corporate mission, which is **to build projects that strengthen the foundation and fabric of our community.** There is no better example of a project that aligns with our mission than the Thelma A. Boltin Center.

Thank you for this opportunity. We look forward to the opportunity to further present our credentials to serve as your Construction Manager.

Sincerely,

THE COLLAGE COMPANIES



Rob Maphis
President

3.1

PROPOSAL FORMAT

1. Project Understanding and Approach

3.1 / 1. PROJECT UNDERSTANDING AND 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.

Our team has thoroughly analyzed the specific requirements for the reconstruction of the Historic Thelma Boltin Center. We have reviewed the request for proposal document (RFP #PRCA-24008WB), attended the August 15, 2023 pre-proposal meeting and have performed a deep dive of the history and plans for this historic facility. Our extensive review and resulting deep understanding of the Center has enabled our team to develop a tailored approach that combines our tried-and-true construction management processes with a highly specific plan for performance.

A Historic Facility

The Thelma Boltin Center is a historic center with a rich past that has served the Gainesville community for almost eighty years, from its construction in 1943 to closure in 2020. The Center is a contributing building in a National Register Historic District and a State Heritage Site. The building, located at 516 NE 2nd Ave, was built as part of President Franklin D. Roosevelt's New Deal Initiative and was originally known as the Gainesville Servicemen Center because it hosted entertainment for U.S. Servicemen, being the only building in the State



Figure 1: Gainesville Servicemen Center

Thelma Boltin (1904-1992) lived in Gainesville beginning at the age of three in 1907, when her father opened the Coca-Cola Bottling Company. She became Program Director for the Center in 1943. She was a fixture in the community, as she



Figure 2: Thelma Boltin

often wore a sun bonnet and pioneer dress, frequently telling stories of early Florida life. Boltin traveled throughout the state searching for talent and presenting folk traditions through her program called "Florida Lore in Song and Story" to hundreds

of school children and civic organizations. She also helped found the Heart of Florida Folk Festival in Dade City. Over the years she became affectionately known as Cousin Thelma to the thousands of people who attended the Florida Folk Festival from 1955 to 1986. Boltin received the Florida Folk Heritage Award in 1985. The building was used often as an event space, hosting many dances and concerts. Rock and



Figure 3: Historic Rendering

3.1 / 1. PROJECT UNDERSTANDING AND APPROACH



Figure 4: Existing Garden

Roll Hall of Fame members such as Stephen Stills, Don Felder and Bernie Leadon performed at Friday night dances for the

community. American musician and Gainesville native Tom Petty actually attended some of the dances while he was growing up in the Duck Pond neighborhood. The building is designated as a Florida Heritage Site and includes a historic marker.

The facility site continues to be utilized for community purposes. There is a community garden located north of the building, and we understand that this garden needs to be considered as work commences on reconstruction of the new facility.

Because of the significant history of the facility, much attention has been paid to how the project might be redeveloped. Residents of the Duck Pond neighborhood of Gainesville are very sensitive to this facility, and there are many stakeholders with interest in how the facility and site will get redeveloped. For this reason, it is important that the City engage a Construction Manager with experience with high profile undertakings and historic facilities.

The Existing Structure

Access to inside the existing Center is currently restricted due to safety concerns. Although we have not been able to enter the building and inspect the facility ourselves, we understand that the structure is in a state of disrepair and the building is failing due to delayed renovation plans, pandemic shutdowns and out-of-date construction techniques. The most recent renovation of the building was in 2000. In





Figure 5: South Wall of Existing Auditorium



Figure 6: West Wall of Existing Auditorium

December 2020, a portion of the roof above the auditorium collapsed, which is consistent with a recent inspection by Collage to review the exterior of the building. Also, the building has not been climatized for a long time, so there is the

possibility of other environmental concerns.

It is our understanding that the current plan for design includes demolition of the existing facility, with the exception of the west and south walls of the auditorium. As such, it is important that the builder understands and has experience with stabilizing, shoring and otherwise strengthening the existing walls to enable proper incorporation into the new facility. Collage will work closely with Wannemacher Johnson Architects as they analyze the structural integrity of the existing foundation and walls and develop an appropriate design solution for these walls.

The Existing Site

The existing Center is located on City-owned property at the northeast corner of NE 5th Street and NE 2nd Avenue in the Duck Pond neighborhood of Gainesville. The stated area of the site is 1.044 acres. The City also owns the 0.85-acre lot south of 2nd Avenue, which contains paved parking areas.

There are significant stormwater concerns that

need to be properly addressed in both the final design and during site redevelopment. The existing site is in an area that is relatively low compared to the adjacent streets and the site generally slopes from the high area at the northwest corner to the low area at the southeast. Much of the site is within a flood zone of the Sweetwater Branch Creek, requiring special attention for design of permanent and temporary stormwater control. The Sweetwater Branch Creek borders the east side of the property, so it is imperative that construction operations take appropriate measures, including SWPPP, to protect this waterway. Collage has experience in effective onsite control of stormwater, and our onsite team have the requisite FDEP stormwater manager credentials to know what it takes to protect the environment.



Figure 7: Sweetwater Branch Creek

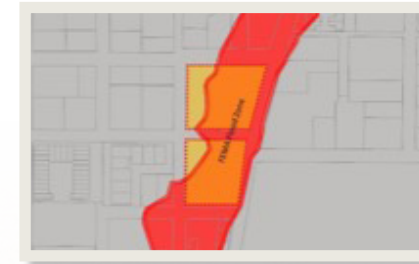


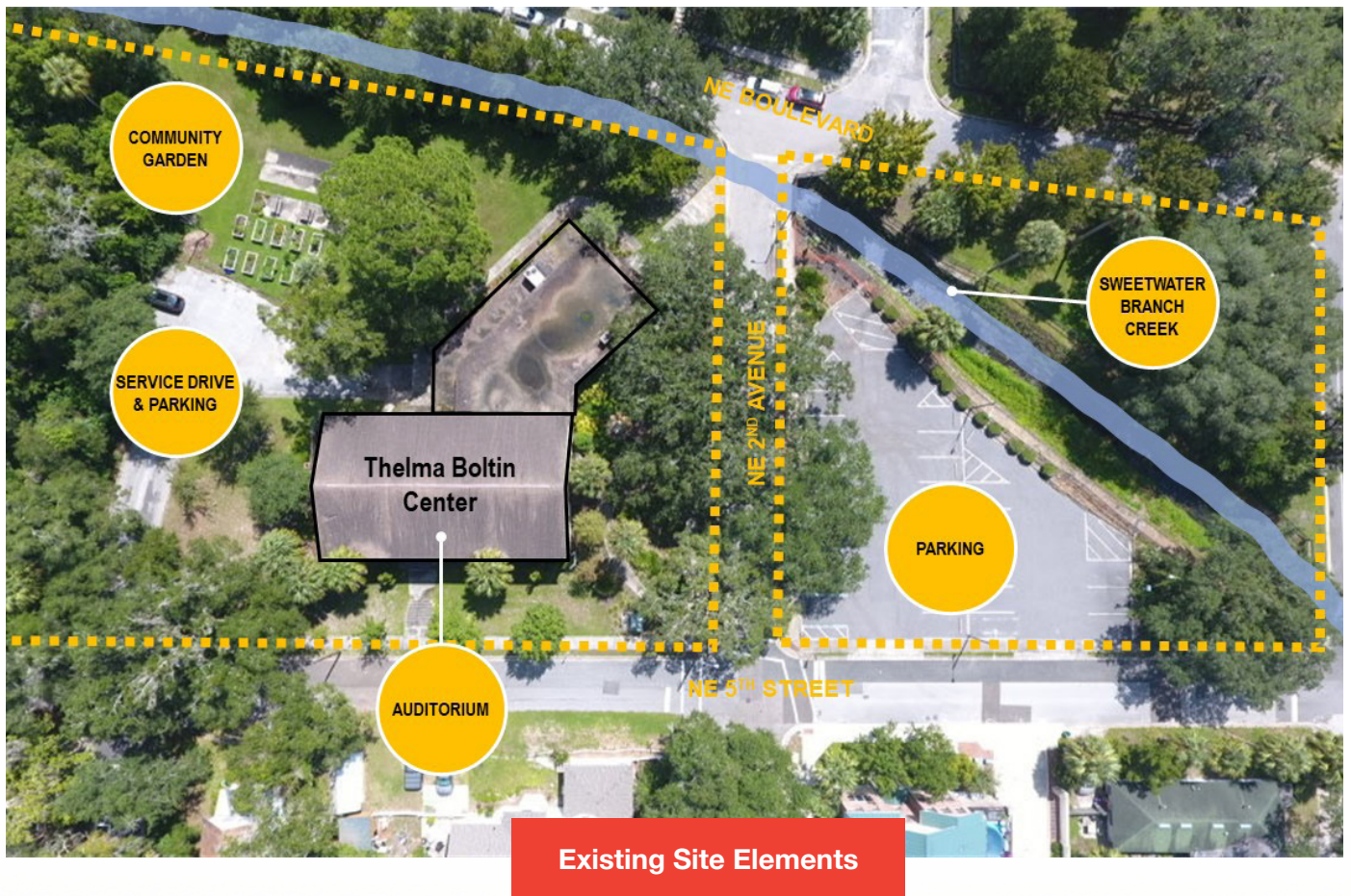
Figure 8: FEMA Flood Zone

According to the Alachua County Geographic Information System (GIS) The soils at the site are predominately Urban Land-Millhopper Complex. With smaller areas of Millhopper-Urban Land Complex (west) and Blichton-Urban Land Complex (northeast). The site is in an area where active radon control are recommended.

The site is within the watershed basin of the St. Johns River Water Management District (SJRWMD). Collage has extensive experience

(continued on page 12)

3.1 / 1. PROJECT UNDERSTANDING AND APPROACH





(continued from page 10)

and the community in order to develop a program and design for reconstruction of this historic center. Wannemacher Johnson Architects is currently working to finalize the design and present a proposed design to the City of Gainesville.

The current plan for design includes demolition of a major portion of the existing structure. The south and west facades of the existing auditorium area are to be kept in place, requiring special consideration for the foundation, wall structure and existing windows. The new portions

working with (and for) the District, providing the City with a significant resource for permitting and proper coordination with water management criteria and requirements.

Existing Utilities

The utility services of water, wastewater and electrical are all provided by Gainesville Regional Utilities (GRU).

There is existing City-owned underground stormwater piping beneath NE 5th Street, which ties in to piping beneath NE 2nd Avenue, which appears to flow to the creek.

Collage's approach to utilities systems is to extensively review the survey of the existing utilities and to provide for onsite locations of underground utilities. Collage will also facilitate coordination with all local utility service providers.

The New Design

We understand that the Architect, Wannemacher Johnson Architects, has been working with the City

of the building will mirror the existing architectural style, but will be more functionally appropriate for the anticipated use. The intent is to maintain portions of



Figure 9: Existing Off-Site Storm System



Figure 10: Existing Storm System Inlet on NE 5th St



Figure 11: Existing GRU Transformer

3.1 / 1. PROJECT UNDERSTANDING AND APPROACH

existing structures while building a new state-of-the-art, code compliant facility that will meet the current and future needs of the Gainesville community.

Portions of the building that are to remain, including the existing windows, must be professionally restored according to the direction of the Historic Preservation Board. Collage has recent and relevant experience in this regard, including at the Tampa Union Station that was built in 1912, so we know the importance of performing a detailed analysis of the windows and options for restoration.

Maintaining portions of the existing facility poses a number of significant challenges, including constructability concerns that the construction manager must address. Collage has experience performing similar work on other projects, including maintaining. We know the importance of proper selective demolition of the structure to ensure the areas to remain are protected, and will bring the necessary skills of foundation stabilization and structure stabilization.

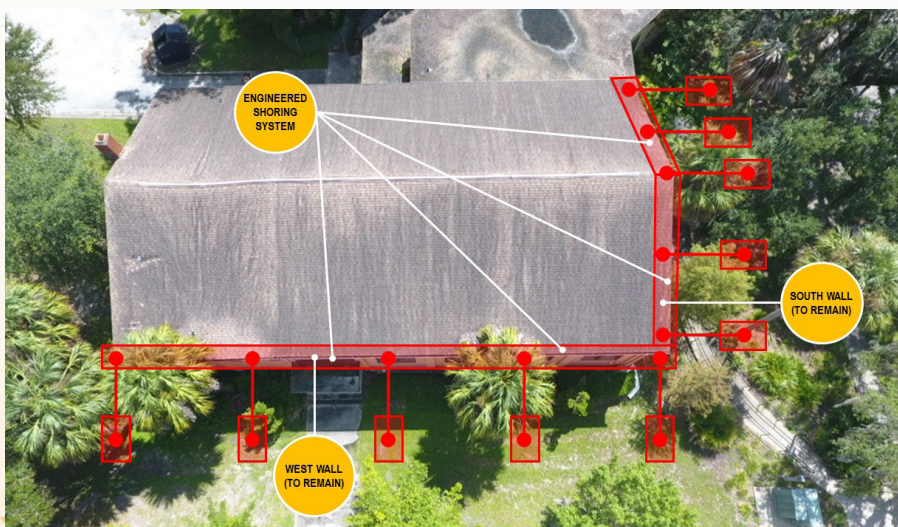
Preconstruction and Design Support

Collage’s knowledge of this project and our extensive experience with similar projects will

be a significant resource for the City and the design team during programming and design development. Our “lessons learned” on previous projects ensures that our team has the ability to provide substantive design phase services.

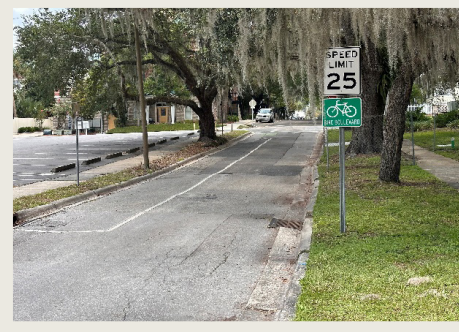
Construction Operations and Logistics

The Thelma Boltin Center is located within the historic Duck Pond neighborhood of Gainesville. The area is well-established, and the roads are not intended for heavy traffic. As such, it is imperative that construction operations and logistics be carefully planned and orchestrated to limit impact to the neighborhood. Close coordination with construction operations and material deliveries is a must.



3.1 / 1. PROJECT UNDERSTANDING AND APPROACH

In addition to the building demolition, we understand that site preparation will include clearing, site grading, construction of storm water management facilities, and driveways and parking lots. One of the first operations of our approach to construction is the implementation of stormwater (SWPPP) best management practices to ensure proper control of project runoff.



The existing site also has several existing power and water utilities that must be properly addressed with GRU early in design development and during early phases of construction.

Project Schedule

On-time completion is one of the most important elements to the success of the Thelma Boltin Center project. Bringing this facility back online for use by the community is important, and Collage understand our role as your CM in making that happen.



Maintaining project timelines is crucial to overall success of the redevelopment, and Collage will insure the various project milestones are achieved. Our strategy towards schedule development, monitoring and control will assure that the project stays on track from pre-construction with design-phase deliverables all the way through every milestone of construction completion.

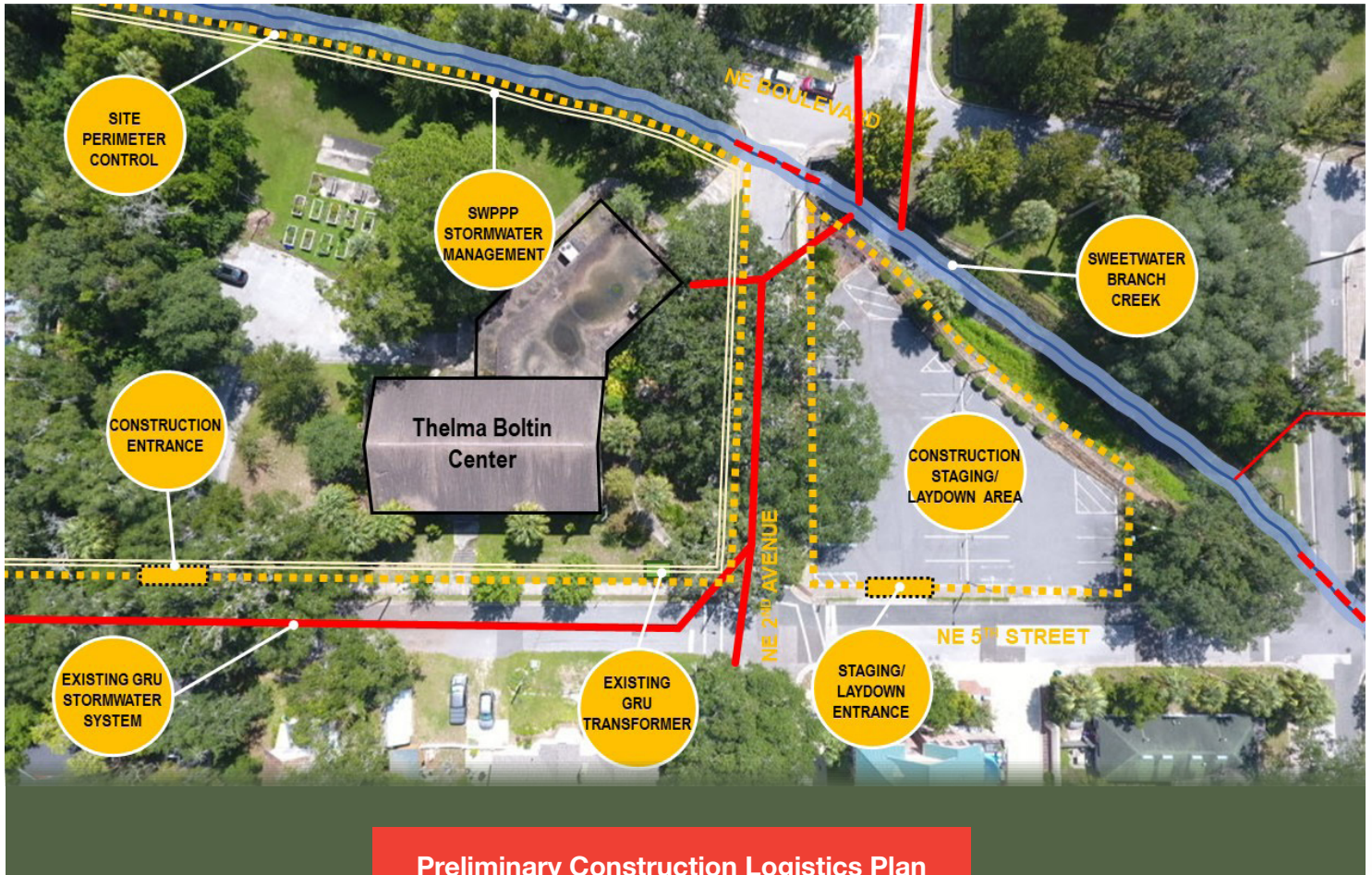


The RFP for this project requests that we include a general time frame for being able to provide the services contained in the RFP. *Our team has prepared a **conceptual schedule** to demonstrate the time of schedule control offered in*

Collage utilizes defined scheduling methodologies and a proven process for the development of schedules. *Some of the elements of our schedule approach are outlined below:*

- **Accurate Timeline.** Collage brings the relevant knowledge and experience from projects garage projects to properly develop a schedule that includes appropriate durations and logical sequencing. Collage develops project timelines utilizing a variety of state-of-art scheduling software systems, including Primavera® (P6).
- **Activity ID Structuring.** Activity ID's are structured to provide work activity information. Alternate Schedules & Fragnets. As part of our comprehensive Pre-construction Services, we have the ability to investigate and develop alternate Project Schedules to provide opportunities to improve the overall project schedule.

3.1 / 1. PROJECT UNDERSTANDING AND APPROACH



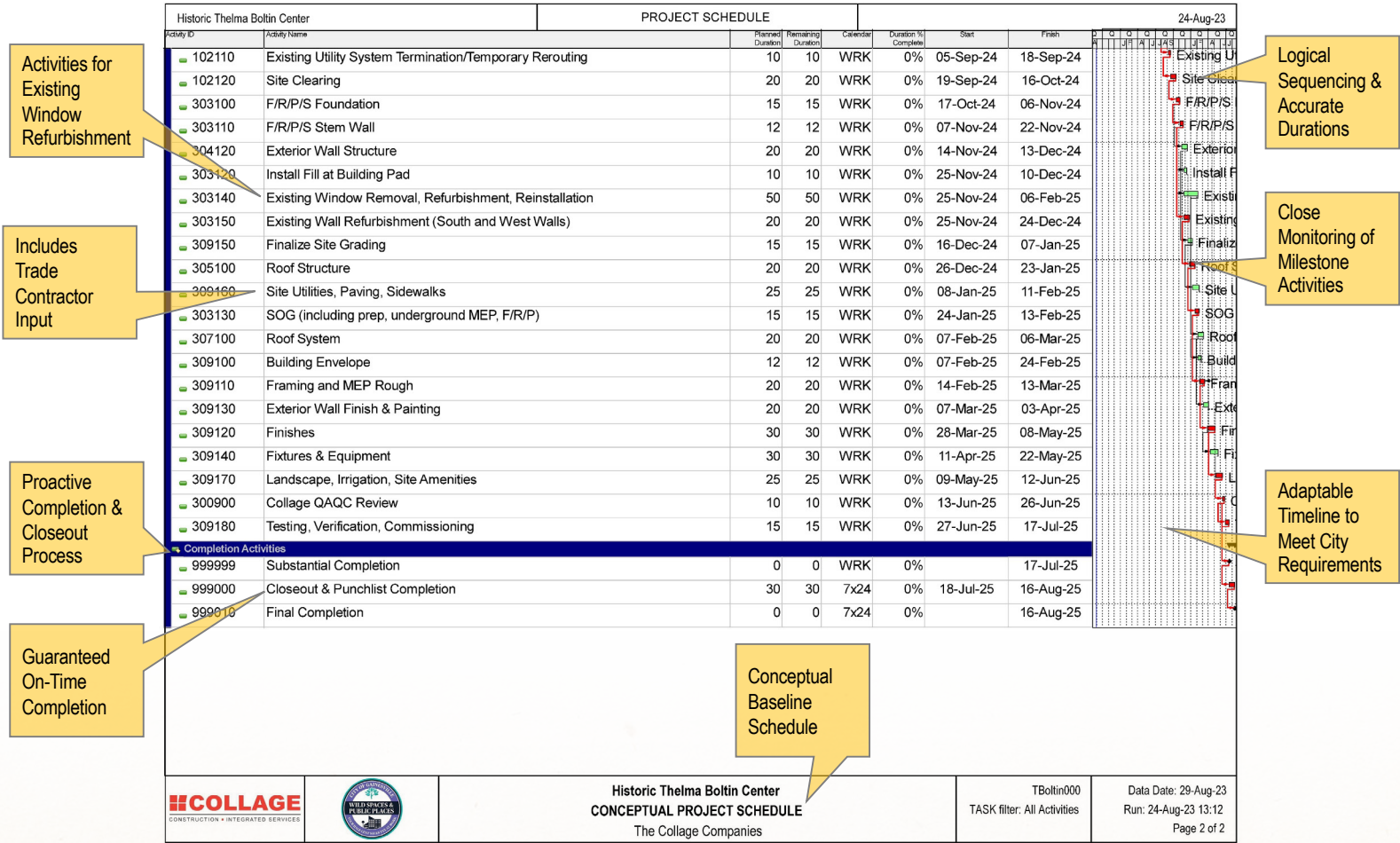
- **Design Phase Schedule.** Working closely with the Wannemacher Johnson Architects, our Team's approach will be to fully review the major work activities relating to the design phase, including design development, permitting, and agency document reviews.
- **In-House Development.** Our schedule has been prepared "in-house" by our project staff utilizing Primavera® P6.
- **Detail.** Our scheduling procedures will include a thorough analysis of the work to determine complexity and extent of individual activities. All phases will be appropriately detailed and interconnected with other project elements. We will include activities for every element of design, from design preparation and review to cost estimating and permitting.
- **Submittal Schedules.** Scheduling of the submittal review and procurement process is crucial for keeping material procurement on track.
- **Material Expediting Schedule.** All material and equipment procurement efforts are tracked within the schedule.
- **Purchase Schedule.** In conjunction with the Progress Schedule, we also prepare a Purchase Schedule in spreadsheet format in which each item of work for the project is listed to ensure that no item goes unpurchased and that all materials and equipment arrives onsite as required by the project schedule.
- **Trade Contractor Input.** We will utilize subcontractor schedule input throughout the project to ensure the accuracy of scheduled durations and logic for the various components of the work.
- **Continual Updating.** Collage prepares periodic and regular updates of project progress, providing the entire team with current and relevant schedule information. During the design and pre-construction phase, pre-bid meetings will be conducted to determine projected durations, particularly for items that may be long-lead procurement. During construction, the schedule will be updated daily with subcontractors and suppliers to properly adjust for production changes and to accurately reflect the current status of the work.



GENERAL TIME FRAME



GENERAL TIME FRAME



3.1

PROPOSAL FORMAT

2. Proposed Project Staff

3.1 / 2. PROPOSED PROJECT STAFF

Proposed Project Staff: Identify the key personnel who will be directly assigned to this project. State the qualifications and related experience of each member of the proposed project team of engineers and professionals. The Right Team

The Right Team.

A key component to the success of the Thelma Boltin Center project will be the staff who will lead the overall CM at Risk effort. Collage has assigned a team of experienced professionals to manage both pre-construction and construction services for this project. It is a team who have worked together in the past, providing the City with confidence that the staff has a proven ability to work together for the success of this project. The plan for staffing has been developed to appropriately manage all elements of the project, while frugal stewards of project funds.

Following are key elements of the team:

Organizational Structure. The structure of our overall project staff is depicted in the organization chart included within this section. The planned organization is predominately a hierarchical structure, providing clear lines of communication and leadership between team members. Each staff member has an essential role to play in overall project success and they have been assigned to their respective positions because of the credentials and relevant experience they bring to the team.

Executive Commitment. Collage is committed to working with the City of Gainesville for the success of this project. We understand how important the Thelma Boltin Center is to the community and have pledged our highest level of corporate commitment. Our company president, **Rob Maphis**, attended the pre-proposal meeting on August 15, 2023, and will serve in the role of Principal-In-Charge for this project.

Substantive Preconstruction Services. Proper pre-construction planning, including estimating and coordination, is crucial for the success of this project. **Steve Pinyot**, who will lead our pre-construction effort, has 28+ years of experience estimating renovation projects for Collage. **Keith Kolakowski**, Pre-Construction



Manager, will support the precon and estimating effort, bringing recent experience with the Tampa Union Station project that was originally built in 1912. We bring a wealth of experience in providing pre-construction services on renovation and expansion of existing facilities.

Field Operations Team. It is imperative that this project be managed by an operations team with the requisite experience managing construction and renovation of high-profile facilities. Surrounded by Gainesville's Duck Pond neighborhood, reconstruction of the Thelma Boltin Center will garner much attention from the area residents. The core of our operations team includes **Mike Brozzo** (Project Manager) and **Doug Mathews** (Project Superintendent), both of whom have extensive experience renovating and expanding facilities and assuring proper construction logistics within well-established neighborhoods.

Mike and Doug will be heavily involved with all aspects of the project, from pre-construction through construction, assuring continuity of staffing. Their experience of facility renovations, coupled with their experience coordinating logistics in dense neighborhood environments, will be of significant benefit to Gainesville while work is underway. This team will play a key function during pre-construction services, working closely with the estimating team during development of estimates for review of design documents and review of constructability concerns.

Accounting & Administrative. Assigning personnel who understand the CM at Risk process for governmental and municipal projects is essential for overall project success. Accurate accounting, document control and proper administration of Owner-Direct Purchases (ODP Tax Savings Program) are all vital to a smooth-running project. Our accounting team, led by Bonnie Stapp, ensures the timely processing of vendor payments. Dawn Beske is assigned as Project Coordinator, overseeing administrative functions relating to operations, including document control and ODP processing.

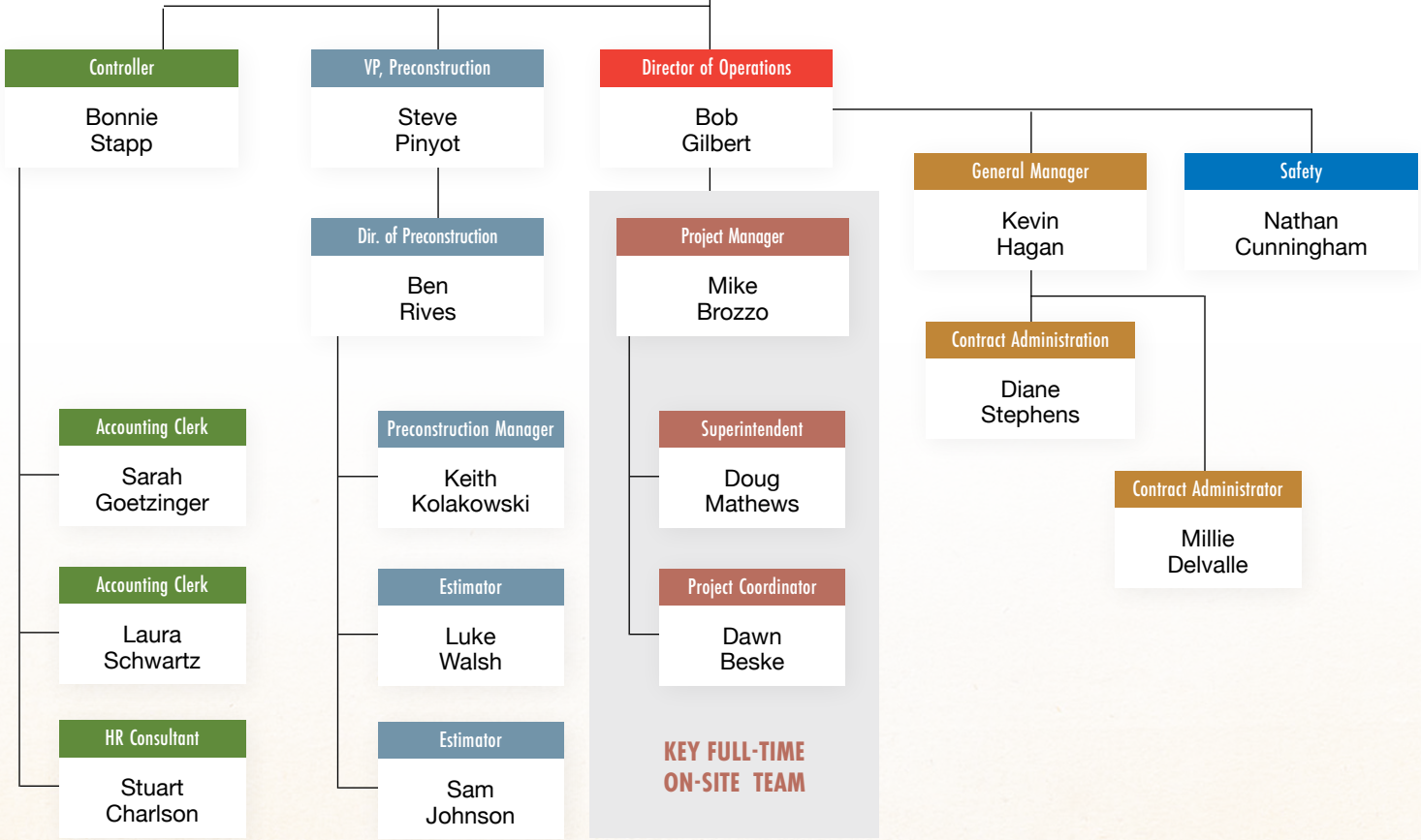
Safety Management. Safety during construction is an essential function for every member of our staff. However, safety planning for reconstruction of the Thelma Boltin Center will begin early in pre-construction to assure the proper planning for safe demolition of the structure and proper planning for shoring of the existing walls that are to remain. Also, while all field staff are safety trained and OSHA certified, Collage’s approach to safety for this project includes third-party oversight to assure the safety of not only the site personnel, but also for the public and adjacent properties.



3.1 / 2. PROPOSED PROJECT STAFF



Principal-in-Charge
Rob Maphis





Rob Maphis DBIA, LEED AP, BD+C

Principal-in-Charge

Rob is a lifelong Floridian and has been engaged in the business of building throughout the state for over 32 years. As President of The Collage Companies, he provides overall management for all of Collage’s projects. Rob has held an array of positions in the construction industry. His wide-ranging experience has included Office Engineer and Estimator, Project Engineer, Project Manager, Operations Manager, Vice President, Branch Manager and COO. Rob’s career includes direct involvement with the construction of a variety of public facilities, including numerous school, college/university, healthcare, federal and municipal projects. He volunteers and holds leadership positions in many community, business and charitable groups.

Education:

B.S. Building Construction,
University of Florida, w/ Honors

Certifications:

Florida Certified General
Contractor CGC59537

DBIA Design Build
Professional

LEED AP BD+C

30-Hour OSHA Certification

FDEP Qualified Stormwater
Management Inspector

Years Experience:

Total 32

Relevant Experience:

- **Ocoee Lakeshore Community Center** – Ocoee, FL
- **Tampa Union Station** – Tampa, FL
- **Wilmington Train Station** – Wilmington, DE
- **Hotel Marion** – Ocala, FL



Steve Pinyot

VP, Pre-Construction

Stephen J. Pinyot began his construction career in 1982 and found his niche in the “Pre-Construction” end of the business. He joined The Collage Companies in 1995 as Pre-Construction Manager and was quickly promoted to Executive Vice President. As Executive Vice President for Pre Construction, Mr. Pinyot is responsible for construction management and operations through any delivery method: construction management, general contracting, design/build, or design/bid/build. In addition, he directs proper administration and execution of projects with project teams through clear communication skills.

Education:

B.S. Civil Engineering,
University of
Pittsburgh

Certifications:

Certified General
Contractor (CG
C046469)

Years Experience:

Total / 41

Relevant Experience:

- **Ocoee Lakeshore Community Center** – Ocoee, FL
- **FDOT District Five Headquarters** – DeLand, FL
- **Marjorie Rawlings State Park** – Cross Creek, FL
- **Hotel Marion** – Ocala, FL
- **UCF Academic Center**, Orlando, FL



Bob Gilbert DBIA

Operations Manager

Mr. Gilbert is a certified design-build designated professional (DBIA) with more than 35 years of outstanding construction management and engineering experience. His expertise includes more than \$3.5 billion in constructed costs and over a decade of alternative project delivery experience totaling \$2.5 billion. He has consistently demonstrated success in developing and delivering infrastructure, water, wastewater and industrial projects to federal, industrial and municipal clients on schedule and within budget. Specialized in alternative project delivery, Mr. Gilbert is responsible for a diversified range of key, large-scale water and wastewater design-build, design-bid-build, and construction management at-risk projects and business development.

Relevant Experience:

- **The Bishop’s School** – La Jolla, Ca – Renovations/ conversions/ upgrades of classrooms and dorms in Gilman Hall. School founded in 1909.
- **Highland Ave Water Treatment Plant** – Augusta, Ga – Renovation / Conversion of the 1880’s water plant building, to new administrative offices and laboratory.
- **Boynton Beach East Water Plant** – Boynton Beach, FL – Renovation / Conversion of 1930’s admin. building, to new offices, medical facility and operations support.

Education:

Bachelors of Science,
Mechanical Engineering,
San Diego State University

Certifications:

Design-Build Designated
Professional

Licensed General
Contractor in Multiple
States

Years Experience:

Total / 35



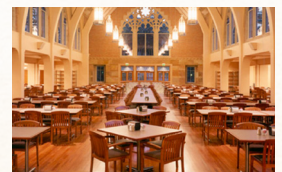
Ben Rives LEED AP

Director of Preconstruction

Ben leads budget development from the preliminary stage through complete CDs. He helps the project team develop a plan for building the project, applying his knowledge of historical costs, the subcontractor market, value analysis, constructability, crew sizing, and self-perform work to create the most accurate budget. With a team of preconstruction professionals, Ben updates the estimate with each new set of drawings and communicates o the team.

Relevant Experience:

- **Nicklaus Children’s Surgical Bed Tower Expansion** A vertical expansion over the existing emergency department
- **HCA Florida Woodmont Inpatient Rehab**, Tamarac, FL
- **Hotel Marion gut & rebuild** - \$6.5 mm, 46,000 sf, 55 rooms
- **Agnes Scott College** Letitia Pate Evans Dining Hall, Decatur, GA
- **University of West Georgia Re Center Renovation**, Carrollton, GA
- **Tanner Medical Center** – Renovations - \$10M, Carrollton, GA





Michael Brozzo

Project Manager

Michael's 30 years of experience include Project Management/Quality Control and Facilities Management within Federal, State and County Government levels.

His military background instilled strong leadership and organizational skills. And efficient and effective direction and construction expertise has resulted in years of successful projects.

Education:

M.E. Construction Management, University of Florida

B.E.E. Electrical Engineering, Auburn University

E.I.T. Engineer in Training, Indiana

Army Corp of Engineers, Contract Management Course

Certifications:

30-Hour OSHA Certification

10-Hour OSHA Certification

Years Experience:

Total 30

Relevant Experience:

- **St. Johns River WMD Apopka Service Center** – Apopka, FL
- **Valencia College** – Orlando, FL – Renovation of existing building included demolition, metal stud framing, drywall, HVAC, lighting, IT installation, storefront, exterior decking and landscaping. \$763,000
- **Hillsborough County Sheriff, Pinebrook Training Facility** – Hillsborough County, FL – Renovation of existing building to accommodate a new firing range and fitness center. Demolition, metal stud framing, drywall, HVAC, lighting, plumbing, install fitness equipment and boxing ring. \$1,120,515
- **James Haley, VA Hospital** – Tampa, FL – Operating Room Renovations



Doug Mathews

Superintendent

Doug has a broad understanding of the construction industry and a proven track record of success delivering large scale commercial projects. He is familiar with the requirements of drawings and specifications and with the terms and conditions of Project Contracts, Subcontracts and Purchase Orders, typically associated with public clients.

Mr. Mathews exhibits strong leadership with skillful decision making and problem solving qualities. He delegates appropriately and functions effectively as part of a team.

Relevant Experience:

- **Ocoee Lakeshore Center** – Ocoee, FL
- **First Green Bank** – Orlando, FL
- **Dr. Philips High School** – Orlando, FL

Education:

Associates of Science In Building Construction Sante Fe College, Gainesville, FL

Welding Certification Program, West Side Vocational Technical School, Winter Garden, FL

Certifications:

Structural Steel Welding Certification AWS D11 - 7 / 8" to 1 / 8"

Crane Tech Level I Rigging Certification

Years Experience:

Total 15



3.1

PROPOSAL FORMAT

3. Qualifications of Firm

3.1 / 3. QUALIFICATIONS OF FIRM

Qualifications of Firm: Provide pertinent information about the firm and related experience with similar projects. In addition, 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. Indicate what resources (professional and technical time) the firm would have available to allocate to the project.

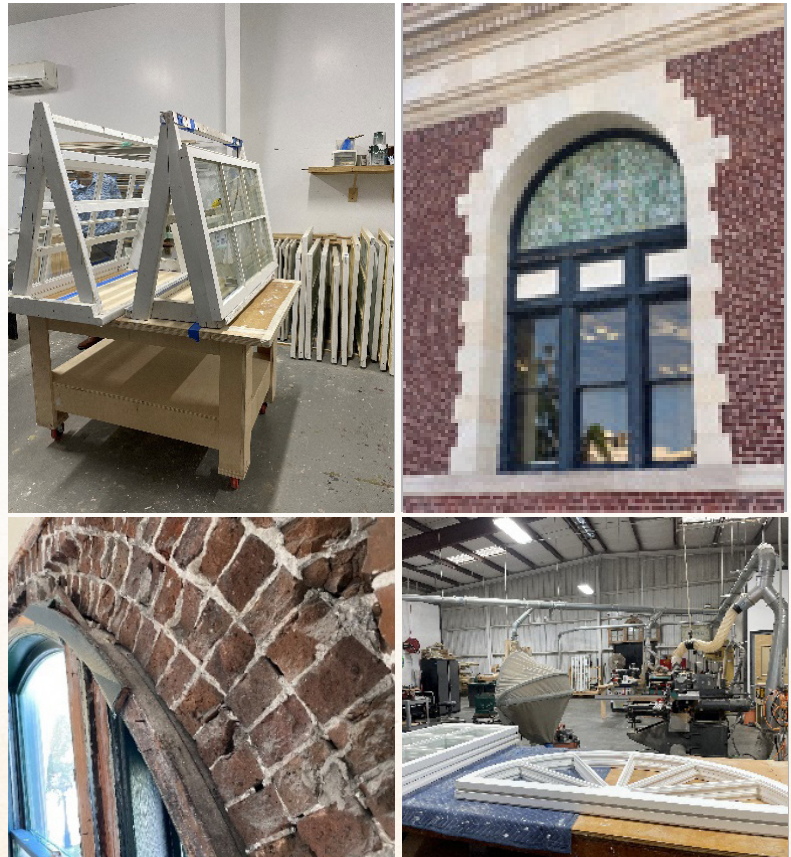
Collage is a Florida-based builder with over 41 years of experience with projects that are relevant to the Historic Thelma Boltin Center project. **Our corporate resume includes numerous projects that are similar in scope, with projects that include historic building renovations, community center expansions and high-profile builds.** Plus, many of our projects are constructed under the CM at Risk delivery method, so we know what it takes to provide the City of Gainesville with effective and substantive services as your construction manager. Our relevant experiences and “lessons learned” on similar projects will bring significant value to the team during design development and reconstruction of this important facility.

Historic Facility Experts

Historic facility renovation, restoration and preservation require special skills. Many of Collage’s projects involve modernizing existing facilities and historic buildings, and we have relevant experiences that are comparable with the planned scope for the Thelma Boltin Center. We understand that the current plan for the Center involves retaining and restoring only a portion of the existing building, which will require the proper stabilization and restoration of the walls, windows and other elements. Collage brings that specific expertise, with a catalogue of renovation projects that span from Montana and Delaware to Tampa and right here in Gainesville.

Particularly relevant to the Thelma Boltin Center, our recent projects have included **historical window restorations and preservation of existing walls.** In fact, we have a project at the historic Tampa Union Station which involves existing windows, providing us with very current

information regarding techniques and costs for addressing the requirements these assemblies. Collage is working with specialty restoration companies to assure the modernization of the openings in this building, which was originally built in 1912.



3.1 / 3. QUALIFICATIONS OF FIRM

Public facilities and, particularly, community centers demand a high degree of code and accessibility compliance. **Collage's experience with Florida professional regulation agencies and the Americans with Disabilities Act (ADA) is second to none.** Members of our team serve as part of DBPR's CILB, providing a high degree of code compliance knowledge. Plus, Collage is the only Florida builder selected by Amtrak to perform ADA upgrades for historic stations nationwide. This is validation of our team's qualifications at performing complex upgrades to governmental facilities to assure code compliance and accessibility for the public.

Construction Manager at Risk Pioneers

The City of Gainesville has chosen the CM at Risk delivery method because of the benefits

associated with the construction management at risk process. There is significant value with this process, particularly in the fashion with which Collage performs CM services. Our proven approach assures engagement of the building team early in the process, providing substantive pre-construction input to your designer, Wannemacher Johnson Architects, as they are developing the design. Proper execution of the CM process is particularly important for a complex, high-profile historic project such as the Thelma Boltin Center. Collage understands the role of a CM, bringing staff to the project who were part of the earliest CM at Risk projects in the state of Florida. We employ tried-and-true processes for construction management with state-of-the-art tools to assure effective overall management.



3.1 / 3. QUALIFICATIONS OF FIRM

PROJECT	Historic Facility	Community Center	Renovation	Expansion	CM at Risk	Governmental Municipal
Tampa Union Station Historic Station Renovation TAMPA, FL	 1912	■	■	■	■	■
Ocoee Lakeshore Center OCOEE, FL		■	■	■	■	■
Wilmington Train Station WILMINGTON, DE	 1907		■	■		■
Bethune Cookman White Hall Auditorium DAYTONA BEACH, FL	 1915	■	■	■	■	■
Nannie Cahoon House ORLANDO, FL	 		■		■	■
Elija Hand Building ORLANDO, FL	 1905		■		■	■
Orlando Amtrak Station ORLANDO, FL	 1926		■	■		■
FDOT District Five Headquarters DELAND, FL	 1940		■	■		■
Dudley Farm Historic State Park NEWBERRY, FL	 1930s	■	■		■	■
Marjorie Kinnan Rawlings Historic State Park CROSS CREEK, FL	 1930s		■	■	■	■
UCF Academic Center (Carey Hand Historic Funeral Home) ORLANDO, FL	 1919	■	■			■
Hotel Marion OCALA, FL	 1920	■	■		■	



OCOEE LAKESHORE CENTER

Ocoee, Florida

Description of project including initial budget and timeline.

The Ocoee Lakeshore Center project consisted of renovation, modernization and expansion of the existing community center. The expansion increased the 9,000 SF facility to approximately 13,000 SF, accommodating 160 additional occupants in banquet-style seating. The expansion required removal of an exterior wall to enlarge the existing hall and, because the facility was not originally designed for expansion, this effort involved significant modifications to the structure and building systems within the existing spaces. The addition included an extended Pre-function Lobby and additional storage/mechanical room space, complete modernization of the Audio/Visual system, and repurposing of the existing business center into a “bridal suite.”

Role of firm

- Construction Manager

Project's final construction cost

- \$3.9 M

Construction completion date

- 2019

Project owner

- City of Ocoee

Reference

- Craig Shadrix, City of Ocoee
- Ph: 407-905-3112
- email: craig.shadrix@ocoe.org



WILMINGTON TRAIN STATION

Wilmington, Delaware

Description of project including initial budget and timeline.

The Wilmington station project is part of a national effort, on the part of Amtrak, to make all Amtrak stations user friendly to Americans with Disabilities (ADA). Collage has been awarded contracts to renovate fourteen stations to date across the country. Collage will be installing two new escalators and a new stairwell in the existing boarding platform. Work will also include ADA improvements within the historic station. Work will commence in early March of 2022. The Wilmington, DE station was originally constructed in 1908. The station was designed by the prolific railroad architect, Mr. Frank Furness.

Role of firm

- General Contractor

Project's final construction cost

- \$8.6 M

Construction completion date

- In Progress

Project owner

- Amtrak



HISTORIC TAMPA UNION STATION RENOVATION

Tampa, Florida

Description of project including initial budget and timeline.

The Collage Companies provided general contracting services for the National Railroad Passenger Corporation (AMTRAK) leading ADA renovations to the Historic Tampa Union Station. This project is part of Amtrak's ADA Station Program, which is a massive nation-wide undertaking to bring all Amtrak stations across the country up to standard with the American's with Disabilities Act (ADA). On many stations, the program only requires sidewalk improvements, but in the case of the Historic Tampa Union Station, Amtrak has elected to build an elevated pre-cast train platform. This elevated platform, which is unique in Florida, will be constructed at the same elevation as the passenger trains eliminating the need for wheelchair lifts. The structure is nearly 1,000 lineal feet in length and is covered by a steel canopy system to shield passengers from the Florida rain. The platform is secured by a foundation under-girded by over 350 helical piles, which were driven within the less than 100 ft wide work area, and without causing any disturbance to the adjacent tracks.

Role of firm

- General Contractor

Project's final construction cost

- \$9.9 M

Construction completion date

- 2020

Project owner

- Amtrak

Reference

- Ms. Noreen Clifford, Contracting Agent
- Ph: 267-721-2045
- Fx: 770-352-1473
- email: noreen.clifford@amtrak.com



BETHUNE-COOKMAN WHITE HALL

Daytona Beach, Florida

Description of project including initial budget and timeline.

This project was a complete (interior and exterior) historical preservation of White Hall at Bethune-Cookman College. The primary features of White Hall consisted of a 483-seat (5,500 S.F.) chapel and a two story administrative building (9,500 S.F.). The work consisted of demolition, lead paint abatement, extensive brickwork and millwork, roofing, windows, acoustical ceilings, replacement and refinishing wood floors, auditorium seating, HVAC, fire protection, sound system and stage lighting.

Role of firm

- General Contractor

Project's final construction cost

- \$3.5 M

Construction completion date

- 1999

Project owner

- Bethune-Cookman University



ORLANDO AMTRAK STATION

Orlando, Florida

Description of project including initial budget and timeline.

This historic restoration project completed in May 2015, met City of Orlando historic preservation standards as well as FDOT vertical construction requirements. The building is a two-story, 17,500 SF building with a stucco arcade that runs along the train platform. A brick paver parking lot separates the building from Slight Blvd. Historic restoration highlights include replacement of all the doors and windows – rebuilt by hand according to historic preservation standards. In addition the roof domes, stucco arcade, and platforms are restored to their original look. The entire HVAC system was relocated to the 2nd floor – allowing for a restored entrance on the north end of the building. Other work included electrical, plumbing and site improvements including new planters around the perimeter of the building.

Role of firm

- General Contractor

Project's final construction cost

- \$1.75 M

Construction completion date

- 2015

Project owner

- Florida Dept. of Transportation

Reference

- FDOT District 5
- R. Noah Bradshaw
- Ph: 321-444-8401



DUDLEY FARM HISTORIC STATE PARK

Newberry, Florida

Description of project including initial budget and timeline.

Dudley Farms State Historic Site is a fully restored 1800's working farm owned and operated by FDEP. The work performed included the relocation of the historic barn and farmhouse as well as the restoration of the Historic Jones Farmhouse to its original 1800's condition. Other portions of the project include the construction of a restroom building, septic system, well, structural repairs, paved park entrance road, lime rock access road and paved parking.

Role of firm

- General Contractor

Project owner

- Florida Dept of Environmental Protection (FDEP)

An Award-Winning Safety Program.

We are very proud of our record of safety, not only because of the obvious importance to the health and well-being of our people, but also because of the benefits our approach has for our project owners. Collage's achievements in the realm of safety are testaments to the collective efforts of our team and our trade partners to ensure our project sites are kept safe. Construction is an inherently risky industry; however, through a persistent commitment to follow safety protocols, we are able to mitigate those risks and make sure everyone goes home safely.

Collage has been recognized as an industry leader in how we manage safety on our projects. In 2022, Collage received the first ever FTBA Safety Excellence Award, being one of only three companies in Florida to receive such accolade. The company has also received FTBA's Award of Superior Achievement for Safety every year for the past four years. We are at the highest level, Diamond, of the Associated Builders and Contractor's STEP Safety Management System, meaning that the company is 655% safer than the industry average.

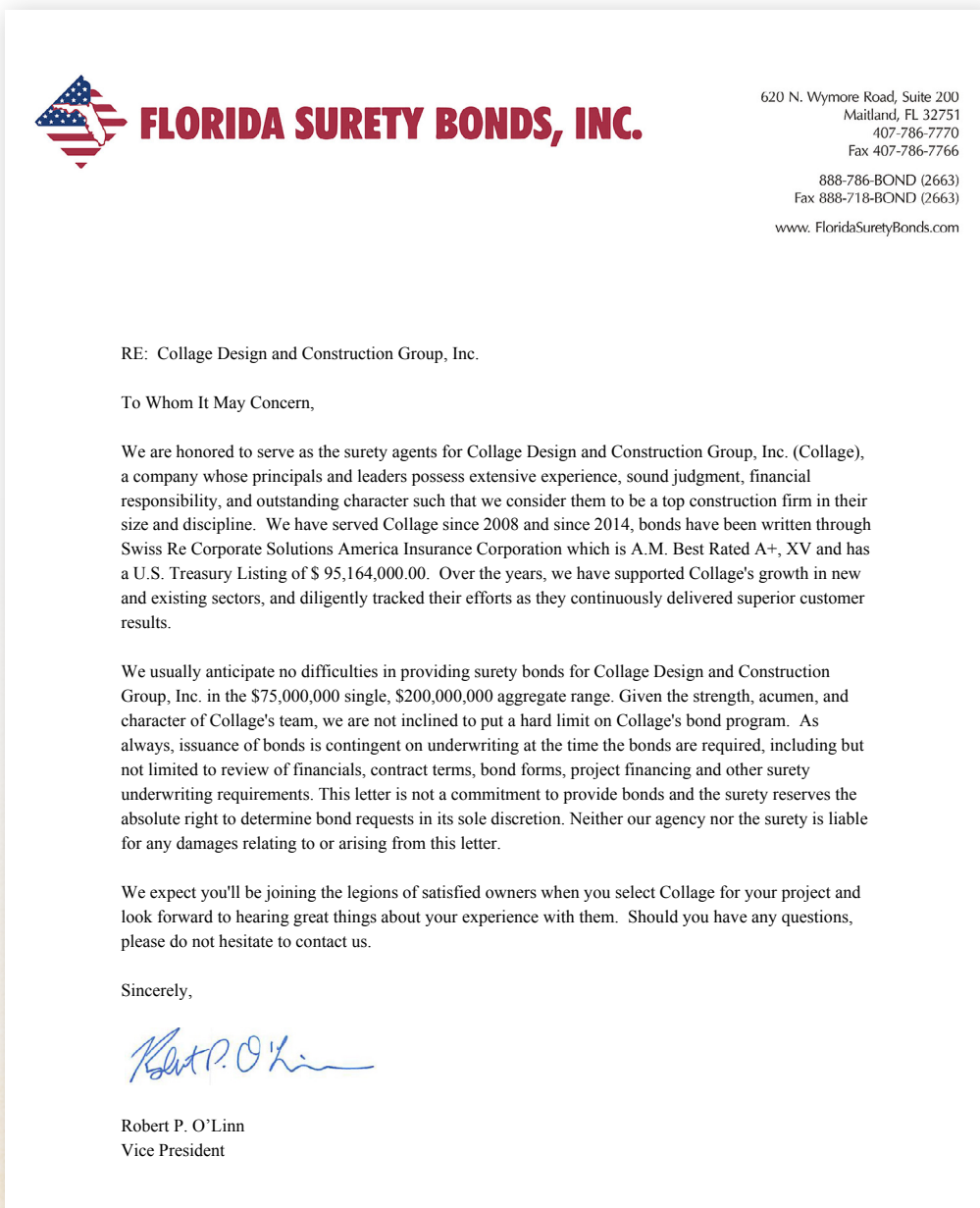
Collage's world-class safety program is reflected in our Experience Modification Ratio (EMR). Our current **Workers Compensation experience rating (EMR) of 0.85** is lower than most construction companies, having a direct impact

on insurance premiums and the cost of our labor. Hiring Collage as your CM not only means that you are hiring a builder with a proven safety record, but one with lower insurance premiums than the average construction company. The savings resulting from our lower insurance premium will be passed on to the City of Gainesville.



Bonding Abilities.

We have a longstanding relationship with our surety and bonding agent, providing the City of Gainesville with the assurance of Collage's ability to perform. Florida Surety Bonds, Inc. has served Collage since 2008 and, since 2014, bonds on our projects have been provided by Swiss Re, which is an A.m. Best Rated A+, XV, surety. **Our bondability is currently in the \$75 million single, \$200 million aggregate range**; however, given the strength, acumen and character of our team, our bonding agent has not placed a hard cap on our bond program. Point is, we bring ample capacity to provide performance and payment bonds for the Thelma Boltin Center project.



Depth of Resources.

Capacity and Availability. Collage has the corporate and personnel ability to meet every requirement for design, pre-construction and construction of this project. Our current and projected workload provides the capacity and availability to perform every aspect of this project.

Following is a summary of the total number of technical and professional personnel by discipline. Each individual has the requisite training and experience, including through Collage Curriculum, which is Collage’s corporate-based training program that provides professional development to enhance employee skill and proficiencies in matters relating to their position. Specific individuals assigned to the project have been identified in Section 3.1(2) – Proposed Project Staff – of this proposal; however, Collage has a significant pool of in-house talent from which to draw if needed for the Thelma Boltin Center project.

- Operations Leadership – 5
- Project Management (PMs) – 9
- Project Supervision (Superintendents) – 11
- Estimating – 5
- Project Coordinators/Contract Administrators – 7
- Accounting – 3



3.2

REQUIRED DOCUMENTS

- A. RFP Cover Page
- B. Address each Minimum Qualification
- C. Provide a Statement of all Qualifications that will communicate the capabilities of the proposer to successfully complete the project
- D. Proposer Verification Form
- E. Drug-Free Workplace Form
- F. E-Verify Form
- G. Proposer's W-9
- H. Copy of any applicable, current licenses and/or certifications required by City/County/State
- I. Exceptions to the RFP
- J. Investigation of Alleged Wrongdoings, Litigation / Settlements / Fines / Penalties

SEE PAGE 2

3.2 / B. ADDRESS EACH MINIMUM QUALIFICATION

Collage has addressed the minimum qualification requirements throughout this proposal. Following is to specifically address each item identified as Proposer Minimum Qualifications listed in Section 3.2 of the RFP:

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.

Collage has developed a project-specific plan to assure the successful completion of the Thelma Boltin Center project. The plan, as described in this proposal, is not generic; it has been tailored to the particular needs of this very important project.

As shown in Section 3.1(2), we have assigned key personnel with the requisite experience, including

renovation and community center projects, to properly manage this project.

As shown in Section 3.1(3), our overall organization has the technical and professional personnel necessary to complete this project in a timely and efficient manner.

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

Collage has been in active business as a building corporation in Florida for over 41 years. The company is certified as a Florida corporation by the Secretary of State, has the required local business tax receipt (occupational

license), and maintains active licensure with the State of Florida Department of Business and Professional Regulation.

See Licensing & Certifications on pages 49, 50.

2.3.3 Proposer’s business shall have verifiable experience renovating historic buildings.

As outlined in Section 3.1(3) of this proposal, Collage has performed renovation of numerous historic buildings. Our historic renovations have ranged from the Dudley Farm Historic State Park facilities in Newberry, which was originally built in the 1930s, to the Hotel Marion in Ocala, which was originally built in the 1920s. The company has also

performed extensive reconstruction around existing walls which is very similar in scope to that planned for the Thelma Boltin Center, including at the Ocoee Lakeshore Community Center and at the FDOT District Five Headquarters, which was originally built in the 1940s.

2.3.4 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.

Collage hereby 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.

3.2 / C. PROVIDE A STATEMENT OF ALL QUALIFICATIONS THAT WILL COMMUNICATE THE CAPABILITIES OF THE PROPOSER TO SUCCESSFULLY COMPLETE THE PROJECT

As demonstrated throughout proposal, Collage has the capabilities to successfully complete the Thelma Boltin Center project. Section 3.1 outlines our project-specific understanding and approach, our extraordinary team of construction professionals and the qualifications of the firm to ensure this project is properly completed. Our relevant nationwide experience with historical renovations, community center expansions and construction management expertise will serve the City of Gainesville well, and our similar community-centric projects will provide unique “lessons learned” to benefit the City of Gainesville on the Thelma Boltin Center project.

Our qualifications include:

- **A Partnering, Coordinative Approach**

- **Historic Facility Expertise**

- **Unmatched Code and Accessibility Knowledge**

- **Construction Manager at Risk Pioneers**

- **The Right Team**

- **Small Business Advocacy**

- **A Project-Specific Plan for Performance**

- **Ability, Capacity and Availability**

Collage does not build every type of project; instead, we focus our efforts on community-centric opportunities for which can bring significant value to the Owner and achieve our corporate mission, which is to build projects that strengthen the foundation and fabric of our community. ***There is no better example of a project that aligns with our mission than the Thelma A. Boltin Center.***

PROPOSER 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 (# F63841)

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

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

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

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

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

Collage Design and Construction Group, Inc

Proposer's Name

Rob Maphis, President

Printed Name / Title of Authorized Representative



August 29, 2023

Signature of Authorized Representative

Date

LOCAL PREFERENCE (Check one)

Local Preference requested: YES NO

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

- Business Tax Receipt
- 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

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

E-Bidding Document - RFQ (CCNA) - Page 88 of 92



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
COLLAGE DESIGN AND CONSTRUCTION GROUP, INC.

Filing Information

Document Number	F63841
FEI/EIN Number	59-2143889
Date Filed	01/20/1982
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	08/30/2022
Event Effective Date	NONE

Principal Address

585 TECHNOLOGY PARK
LAKE MARY, FL 32746

Changed: 09/05/2006

Mailing Address

585 TECHNOLOGY PARK
LAKE MARY, FL 32746

Changed: 09/05/2006

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 02/16/2023

Address Changed: 02/16/2023

Officer/Director Detail

Name & Address

Title Chairman, CEO, Director

Walsh, Brian
209 New Gate Loop
LAKE MARY, FL 32746

Title President, Director, Treasurer



Diversity, Equity and Inclusion Policy

Collage recognizes that fostering, cultivating and preserving a culture of diversity, equity and inclusion enhances our ability to foster innovation and excellence. Diversity and inclusion encourage respect, empathy, and understanding between colleagues, owners and trade partners and improves organizational engagement, innovation, productivity, and growth.

Collage's Corporate Ethos includes *Building Buildings, Growing Lives*, recognizing the fact that our people are our greatest asset. The collective sum of the individual differences, life experiences, knowledge, unique capabilities and talent that our employees invest in their work represents a significant part of our culture, as well as our reputation and the company's achievements.

We embrace our many differences, including in age, color, ethnicity, family or marital status, language, national origin, physical and mental ability, race, religion, sexual orientation, socio-economic status, veteran status, as characteristics that make our employees unique.

Collage's approach to diversity and inclusion spans all elements of the company and encourages the ongoing development of a work environment built on the premise that diversity and inclusion encourages and enforces:

- Respectful communication and cooperation.
- Teamwork and employee participation, permitting the representation of all groups and employee perspectives.
- Work/life balance to accommodate employees' varying needs.
- Employer and employee contributions to the communities we serve to promote a greater understanding and respect for the diversity.

All employees have a responsibility to always treat others with dignity and respect. All employees are expected to exhibit conduct that reflects inclusion during work, at work functions on or off the work site, and at all other company-sponsored and participative events.

DRUG-FREE WORKPLACE FORM

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

Collage Design and Construction Group, 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.



Proposer's Signature

August 29, 2023

Date

E-VERIFY CERTIFICATION FORM

If awarded:

The Contractor shall comply with all applicable requirements of Section 448.095, Florida Statutes, including but not limited to: 1) the Contractor shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees of the Contractor during the term of this Agreement; and 2) the Contractor shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees of the subcontractor during the term of this Agreement. Section 448.095, Florida Statutes, states the statute must be construed in a manner that is fully consistent with any applicable federal laws or regulations, and therefore this section does not apply to this Agreement to the extent that this section would be inconsistent with any federal laws or regulations that are applicable to this Agreement.


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

Collage Design and Construction Group, Inc

Bidder's Name

Rob Maphis, President

Printed Name/Title of Authorized Representative



Signature of Authorized Representative

August 29, 2023

Date

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

Request for Taxpayer Identification Number and Certification

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

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

1 Name (as shown on your Income tax return). Name is required on this line; do not leave this line blank.
Collage Design and Construction Group, Inc.

2 Business name/disregarded entity name, if different from above
The Collage Companies

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

Individual/sole proprietor or single-member LLC

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

Other (see instructions) ▶ _____

C Corporation

S Corporation

Partnership

Trust/estate

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
585 Technology Park

6 City, state, and ZIP code
Lake Mary, Florida 32746

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

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

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

Social security number

				-				-				
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or

Employer identification number

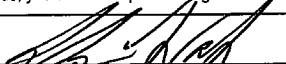
5	9	-	2	1	4	3	8	8	9
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Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here Signature of U.S. person ▶  Date ▶ 11/07/2022

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.


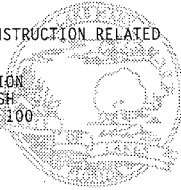
Purpose of Form

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-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.

	2023 - 2024 City of Lake Mary Post Office Box 958445, Lake Mary, FL 32795-8445	Receipt # 24 00000810
LOCATION: 585 TECHNOLOGY PARK	LOCAL BUSINESS TAX	THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS.
Classification: CONTRACTORS/SUBS, CONSTRUCTION RELATED		<i>This receipt expires 9/30/24.</i>
For: COLLAGE DESIGN & CONSTRUCTION GROUP, INC. -BRIAN A. WALSH 585 TECHNOLOGY PARK, SUITE 100 LAKE MARY FL 32746		Receipt Fee \$ 75.00 Delinquent Penalty \$.00 Interest \$.00
Comments:		TOTAL\$ 75.00
		<i>Michelle McArdy</i> City Clerk
BUSINESS SHALL COMPLY WITH ALL CITY CODES OR BE SUBJECT TO NON-RENEWAL OR REVOCATION. <small>BY THE ISSUANCE OF THIS BUSINESS TAX RECEIPT, THE CITY IS NOT APPROVING THE USE OF THE PROPERTY OR THAT THE PROPERTY IS COMPLIANT WITH CODE IN ANY WAY.</small>		

State of Florida Department of State

I certify from the records of this office that COLLAGE DESIGN AND CONSTRUCTION GROUP, INC. is a corporation organized under the laws of the State of Florida, filed on January 20, 1982.

The document number of this corporation is F63841.

I further certify that said corporation has paid all fees due this office through December 31, 2022, that its most recent annual report/uniform business report was filed on August 29, 2022, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Thirteenth day of March, 2023*



[Signature]
Secretary of State


Tracking Number: 4647348649CU

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

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

3.2 / H. APPLICABLE CURRENT LICENSES AND/OR CERTIFICATIONS REQUIRED BY CITY/COUNTY/STATE

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


WALSH, BRIAN A

COLLAGE DESIGN AND CONSTRUCTION GROUP, INC.
585 TECHNOLOGY PARK
LAKE MARY FL 32746

LICENSE NUMBER: CGC020818


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.

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


MAPHIS, ROBERT LEWIS III

COLLAGE DESIGN AND CONSTRUCTION GROUP, INC.
585 TECHNOLOGY PARK
LAKE MARY FL 32746

LICENSE NUMBER: CGC059537

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.

.....
COLLAGE DOES NOT TAKE
EXCEPTIONS TO ANY OF THE
TERMS OF THE RFP
.....

Collage is currently Plaintiff in a case against a subcontractor's surety that is stayed pending arbitration.

Case # 6:22-cv-1055-RBD-RMN Pending in the Middle District of Florida.

Collage had a case in which it has a final judgment against a defaulted subcontractor

*Case # 6:21-cv-01572
Pending in the Middle District of Florida.*

Collage also had a case in which it has a final judgment against a defaulted subcontractor

*Case # 2022-CA-001973-O
Pending in Orange County, Florida.*



APPENDIX



ADDENDUM NO. 1

Date: August 21, 2023

Bid Date: August 29, 2023
at 3:00 P.M. (Local Time)

Bid Name: CMAR Services for Reconstruction of T. Boltin Center

Bid No.: WSPP-240008-WB

NOTE: This Addendum #1 has been issued only to the holders of record of the specifications and to the attendees of the mandatory pre-bid conference held on August 15, 2023.

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 Procurement Division by 5:00 p.m. (local time), August 22, 2023. Questions may be submitted as follows:
Email: byrnebw@cityofgainesville.org
2. Please find attached:
 - a) Answers to questions presented during and after the mandatory pre-bid conference held on August 15, 2023.
 - b) Copy of the cone of silence information (Financial Procedures Manual Section 41-524 Prohibition of Lobbying in Procurement Matters).
 - c) Copy of the Pre-Bid sign-in sheet for your information.
3. Wendy Byrne, Procurement Division, discussed bid requirements.
 - a. Sign-in Sheet is circulating.
 - b. Responses must be uploaded to DemandStar by August 29, 2023, 3pm (local time). The platform does not accept late submittals.
 - c. Send questions in writing to Wendy Byrne via email.
 - i. All communication must go through Wendy only. Do not communicate with other City staff.
 - d. The cone of silence began once the bid was released and continues until contract award. No lobbying or discussions can occur between bidder and any representative of the City or GRU, except the designated purchasing staff contact; otherwise your bid will be disqualified.
 - e. Local Preference – see page 13 of 92. (PLEASE NOTE: An erroneous percentage was quoted by Wendy Byrne for Local Preference. The City Commission, or other purchasing authority, may give a preference to a local business in awarding such contract in an amount not to exceed 5% of the local business' total bid price, and in any event the cost differential should not exceed \$25,000.00.)
 - f. Sign, date and return all Addenda with your bid.

Addendum #1

- i. Minimum requirements – look for “must” and “shall” within the bid document
 - j. Deadline for questions is August 22.
 - k. Living Wage \$15.00 if health benefits offered, \$17.25 per hour if health benefits are not offered.
4. Pete McNiece (Project Manager, WSPP) discussed the project scope.
- a. Pete pointed out that due to the collapsing state of the roof over the 5th street façade, that wall, which must be retained, is out of plumb.
 - b. Everything should be demolished with the exception of the 2 walls being retained.
 - c. The project is funded; once the construction documents are executed we can start right away.
 - d. The parking lot on 2nd Avenue will be available for the use of the awarded contractor once work begins.

The following are answers/clarifications to questions received at the mandatory pre-bid conference/site visit:

5. Question: Please clarify which 2 walls must be retained.
Answer: It's the two walls that serve as the exterior walls of the auditorium: the wall facing onto 2nd Avenue, and the wall facing onto 5th Street.
6. Question: No hazardous materials involved?
Answer: No hazardous materials in the building; there is lead based paint on the windows, but any windows other than the ones in the 2 walls being retained will be demolished.
7. Question: Anything special about the roof now? Not asbestos?
Answer: No, shingle roof, but out of code and with termite and water damage.
8. Question: What are the deliverables for the RFP?
Answer: Required documents and/or information are listed in the RFP; please note the words MUST or SHALL in the RFP document. Those words will indicate a deliverable.
9. Question: There's no dollar value attached at this time?
Answer: No there is not.

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Addendum #1

Bid Number: WSPP 240008-WB
Bid Name: CMAR Services for
Reconstruction of T. Boltin Center

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: **The Collage Companies**

BY: *R. Maples*

DATE: **August 29, 2023**

Addendum #1

Bid Number: WSPP 240008-WB
Bid Name: CMAR Services for
Reconstruction of T. Boltin Center



ADDENDUM NO. 2

Date: August 23, 2023

Bid Date: August 29, 2023
at 3:00 P.M. (Local Time)

Bid Name: CMAR Services for Reconstruction of T. Boltin Center

Bid No.: WSPP-240008-WB

NOTE: This Addendum #2 has been issued only to the holders of record of the specifications and to the attendees of the mandatory pre-bid conference held on August 15, 2023.

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. Please find attached:

- a) Answers to questions presented after the mandatory pre-bid conference held on August 15, 2023.
- b) Copy of the Cone of Silence information (Financial Procedures Manual Section 41-524 Prohibition of Lobbying in Procurement Matters).
- c) Copy of the preliminary architectural renderings.

2. Question: During the August 15th pre-proposal meeting it was mentioned that the Architect would soon be presenting planned design concepts to the City. What is the date for that presentation?

Answer: This may have been a miscommunication. We are meeting with the City Commission on September 7th to get approval to accept Wannemacher Jensen’s design fee proposal for the Thelma Boltin Center. I’m attaching some preliminary renderings of concepts that were presented to the public at a City Commission meeting and were favored by the Historic Preservation Board. I anticipate the eventual design will be a refinement of this basic concept.

3. Question: Once design concepts have been approved by the City, what is the Architect's planned duration for design development? Are there defined phases of design (i.e. SD, DD, CD)?

Answer: Here is WJA’s anticipated design schedule:

- Schematic Design Documents: 2 months from Kick-Off Meeting
- Client Review of Schematic Design Documents: 2 weeks
- Design Development Documents: 2 months
- Client Review of Design Development Documents: 2 weeks
- Construction Documents: 2 months
- Client Review of Construction Documents: 2 weeks
- Bidding/Permitting: 2.5 months

4. Question: Are there any required milestone completion dates, such as those that may be required to satisfy funding mechanisms?

Answer: No.

Bid Number: WSPP 240008-WB
Bid Name: CMAR Services for
Reconstruction of T. Boltin Center

5. Question: Is the City pursuing any sustainability goals for this project?
Answer: No.
6. Question: We understand that this is a qualifications-based selection and, as clarified in Question 9 of Addendum #1, there is no value attached at this time. However, the Ebid Response form of Demandstar contains a section for "Bid Amount" that is shown as required. Please advise whether this section of the form will be removed, or confirm that it is acceptable to insert "0" in this section.
Answer: We are not requesting a "dollar value" bid at this time. Please insert "0" in "Bid Amount" on the Ebid Response form within Demandstar.

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Bid Number: WSPP 240008-WB
Bid Name: CMAR Services for
Reconstruction of T. Boltin Center

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 2 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. 2 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER: **The Collage Companies**

BY: *R. Maphis*

DATE: **August 29, 2023**

Bid Number: WSPP 240008-WB
Bid Name: CMAR Services for
Reconstruction of T. Boltin Center



ADDENDUM NO. 3

Date: August 28, 2023

**Bid Date: REVISED TO:
September 5, 2023 at 3:00 P.M. (Local Time)**

Bid Name: CMAR Services for Reconstruction of T. Boltin Center

Bid No.: WSPP-240008-WB

NOTE: This Addendum #3 has been issued only to the holders of record of the specifications and to the attendees of the mandatory pre-bid conference held on August 15, 2023.

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. **THE BID DUE DATE HAS BEEN EXTENDED TO SEPTEMBER 5, 2023, AT 3:00pm (LOCAL TIME).**
Other, post bid submittal dates (evaluation, presentations, award, etc.) have been moved further out accordingly.
2. Please find attached:
 - a) Answers to additional questions presented after the mandatory pre-bid conference held on August 15, 2023.
 - b) Copy of the Cone of Silence information (Financial Procedures Manual Section 41-524 Prohibition of Lobbying in Procurement Matters).
3. Question: Can you provide more clarity on the intended design and dimensions of the Concrete Formed Log Seating? The heights vary from 8"-28", can you provide specific heights for the 6 shown on the plans?
Answer: The contractor shall provide: (2) 8" tall, (2) 18" tall, and (2) 28" tall log seats.
4. Question: Will FencerWire 10 Gauge Galvanized Welded Wire Mesh Size 2 inch by 2 inch (4 ft. x 50 ft.) (Model # 702556064467) be an approved alternate to McNichols 11 Gauge Welded Wire Mesh 2 x 2 (4ft x 8ft or 4ft x 10ft) (Model #342025B048)? In addition to a significant cost saving w/ comparable specifications, the McNichols wire comes in 8ft and 10ft panels, and a 6ft post spacing is specified in the plans, creating a lot of waste, and further cost. While you can order McNichols in custom 6ft lengths, this only adds to the significant cost delta between the two comparable products.
Answer: Yes, this is an approvable substitute "or equal" product.
5. Question: Can you confirm the demo of existing fence at SE 10th PI Entrance does not exceed the following photo, and that the new decorative wood fence is intended to tie-in to the existing chain link fence to the right / north of the area shown.
Answer: Correct. Fence demolition does not exceed these limits.

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Bid Number: WSPP 240008-WB
Bid Name: CMAR Services for
Reconstruction of T. Boltin Center

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 3 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. 3 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER: **The Collage Companies**

BY: 

DATE: **August 29, 2023**

Bid Number: WSPP 240008-WB
Bid Name: CMAR Services for
Reconstruction of T. Boltin Center



ADDENDUM NO. 3 (Revised)

Date: August 28, 2023

**Bid Date: REVISED TO:
September 5, 2023 at 3:00 P.M. (Local Time)**

Bid Name: CMAR Services for Reconstruction of T. Boltin Center

Bid No.: WSPP-240008-WB

NOTE: This Addendum #3 has been issued only to the holders of record of the specifications and to the attendees of the mandatory pre-bid conference held on August 15, 2023.

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. **THE BID DUE DATE HAS BEEN EXTENDED TO SEPTEMBER 5, 2023, AT 3:00pm (LOCAL TIME).**
Other, post bid submittal dates (evaluation, presentations, award, etc.) have been moved further out accordingly.
2. Please find attached:
 - a) Copy of the Cone of Silence information (Financial Procedures Manual Section 41-524 Prohibition of Lobbying in Procurement Matters).

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Bid Number: WSPP 240008-WB
Bid Name: CMAR Services for
Reconstruction of T. Boltin Center

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 3 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. 3 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER: **The Collage Companies**
BY: R. Naphin
DATE: **August 29, 2023**



585 Technology Park, Lake Mary, Florida 32746

P 407.829.2257 | F 407.829.2258

www.collage-usa.com