



RFP # PRCA-240008-WB
Reconstruction of the Historic
Thelma Boltin Center

Construction Manager at Risk Proposal



OELRICH
CONSTRUCTION
INC





Tuesday, September 5, 2023

Pete McNiece
Project Manager
City of Gainesville, Wild Spaces and Public Places
200 E University Ave
Gainesville, FL 32601

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

Mr. McNiece & Members of the Selection Committee,

First opening its doors in 1943 as the Gainesville Servicemen's Center, the Thelma Boltin Center has served Gainesville as a place for community, respite, and fellowship for 80 years. In reconstructing the historic building, the City of Gainesville is investing in the preservation of history for the betterment of generations to come. As community members who live, work, and raise their families in Gainesville, we at Oelrich Construction are honored to have the opportunity to help bring the rich history of the Thelma Boltin Center back to life.

While the City of Gainesville has grown to become the 13th largest city in Florida, we have been blessed with the opportunity to serve as a partner for many community expansion, restoration, and revitalization efforts. We are grateful to have a longstanding history working with the City across a range of community landmarks such as the Historic Thomas Center, Hippodrome Theater, Historic Duckpond Neighborhood, Depot Park, 13th Street DNA Helyx Bridge, Bo Didley Plaza, South Main Street, NW 8th Avenue, and more. Due to our extensive experience renovating and restoring historic buildings and infrastructure across Gainesville, our team can guarantee that we will provide the most experienced leadership and management throughout the Historic Thelma Boltin Center Reconstruction project.

As this project has been the topic of much debate, our team is prepared to provide constant community engagement, conflict resolution, and assistance with public meetings. We will patiently address any questions or concerns raised by the local residents and frequently communicate all project updates. We will assist your team with developing reports and materials to present to Council members or any other stakeholders. Oelrich Construction will be a dedicated extension of your team at all times.

Furthermore, we have allocated our most senior team members to lead this project for the City. Project Manager Javell Woods and Senior Superintendent Brad Patterson have earned a reputation within the industry for exceptional communication, cost containment expertise, and strict schedule adherence. They are equipped with all of the knowledge, dedication, and discipline necessary to achieve excellence against all odds.

We are honored to be considered as your construction manager for this important community effort. Please do not hesitate to reach out if you have any questions. We greatly thank you for your time and consideration.

Sincerely,

A blue ink handwritten signature, appearing to read 'Ivan Oelrich', is written over a blue circular scribble.

Ivan Oelrich
President

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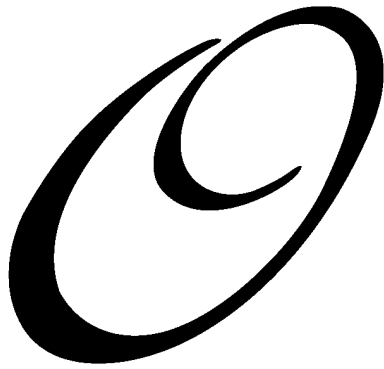


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FIRM OVERVIEW

A





OELRICH CONSTRUCTION INC.



A PROUD VETERAN-OWNED BUSINESS

Established in 2004, Oelrich Construction is a local construction manager serving Central Florida and North Central Florida. We offer Construction Manager At-Risk, Design Build, General Contractor, and Job Order Contract services across a range of industries including education, government, commercial, healthcare, research, civil, infrastructure, and parks and recreation.

Our dedication to excellence is unwavering. Since our very first day as a company, we have served our clients with the utmost care and consideration, always maintaining a “guest in your house” mentality. The most important thing we have built over the years is our reputation for honesty, hard work, and outstanding customer service. Our core values of integrity, loyalty, professionalism, proactive, and confidence have afforded us the success we continue to enjoy today.

We have 32 highly-qualified, disciplined, and process-driven employees equipped with all the tools necessary to successfully manage the reconstruction of the Historic Thelma Boltin Center.

OELRICH AT A GLANCE



1 We Welcome the Challenge

Our team is eager to serve the most complex clients with the most complex projects. We pride ourselves on our ability to overcome any and all obstacles to achieve excellence.

2 Excellence Through Process

Consistency can only be achieved through a repeatable, scalable process. Our team strictly adheres to our proven process in everything we do. It is through this proven process that we can guarantee excellence.

3 Dedicated Extension of Your Team

Each member of our team will fully immerse themselves in being a servant leader on your behalf throughout the length of the project and beyond. We are here to serve you as dedicated members of your team.



“You will not find a team that is more dedicated to the success of your project.”

*- John Hunnicutt
Operations Manger*



10%

*Average Value
Engineering Savings*

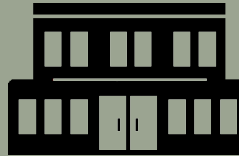
\$5M+

*Taxpayer Dollars
Saved*



\$0

*Paid in Liquidated
Damages*



80%

Repeat Clients

0.7

EMR Safety Rating



11

*Award-Winning
Projects*

15

Government Clients

20

Years in Business



\$300M+

Project Experience

100+

*Employee Industry
Certifications*

10+

*Small Businesses
Mentored*

1,500+

*Projects
Completed*

5

*Years Average
Employee Tenure*

\$500K+

*Donated to Local
Community*

32

*Process-Driven Team
Members*

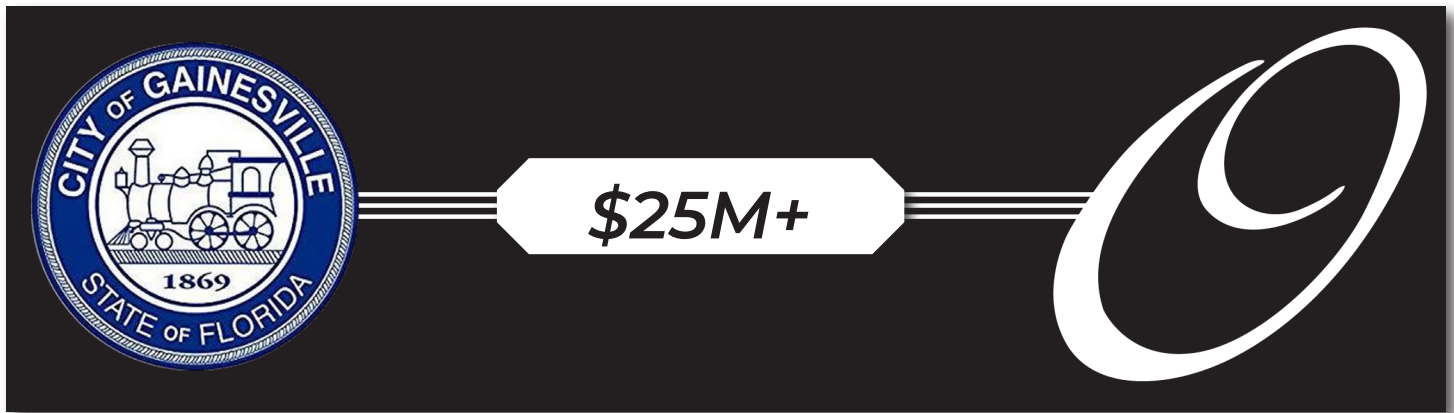
Veteran

Owned + Operated

10,000+

Community Service Hours

A CONTINUED PARTNER



Historic Bethel Station

Oelrich Construction has completed over 20 projects for the City of Gainesville, totaling \$25M+. We greatly value our continued partnership and are looking forward to furthering it through the Historic Thelma Boltin Center Reconstruction Project.



13th Street DNA Helyx Overpass



Historic Thomas Center



Depot Park



Bo Didley Plaza

**PROJECT
UNDERSTANDING
+ APPROACH**

B



SUMMARY OF OBJECTIVES

MAXIMUM PRESERVATION

Leveraging our 20 years of experience restoring historic buildings, we will preserve as many original details of the Thelma Boltin Center as possible. We understand only the South and West walls of the auditorium are required to be restored, however, we will look for additional methods of preservation that will not cost the City of Gainesville any additional money but will aid with alleviating public concerns surrounding the loss of the original structure. For example, when renovating the Historic Thomas Center in Downtown Gainesville, our team installed plexi glass within a wall to showcase the preserved structure of the building for public viewing.

COST CONTAINMENT

We understand the City of Gainesville's Wild Spaces and Public Places funding is limited. We promise to be the very best steward of the City's tax dollars by providing expert cost saving recommendations during Preconstruction followed by constant monitoring for cost saving opportunities during construction. Our team of construction management professionals will provide cost savings through value engineering, constructability reviews, value-driven procurement, life cycle cost analysis, field cost & schedule monitoring, and owner direct purchase. It is our top priority to deliver your constituents the the greatest value for their tax dollars.

We are more than a construction manager. We are here to take complete ownership over all project components, not just budgeting and construction. We will serve as your community outreach liaisons, providing constant public progress updates, preparing materials for City Council meetings, conducting jobsite tours for important stakeholders, and assisting your team with maintaining positive public sentiment at all times. We stand ready to help resolve the ongoing debate surrounding the Thelma Boltin Center. Put simply, our team will do whatever it takes to ensure complete project success by assuming comprehensive ownership.

At Oelrich, we pride ourselves on delivering the highest quality service to our clients at all times. We will take the deepest level of care and attention to detail throughout every phase of the project to ensure we are delivering on our promises. We will define success on your terms to establish the correct goals and metrics unique to you and your team. In doing so, we can promise to deliver exceptional service no matter the obstacles that arise. The Thelma Boltin Center Reconstruction project is undoubtedly multifaceted and complex. Our team has the unique skill set required to successfully manage all components on your behalf.

COMPREHENSIVE OWNERSHIP

EXCEPTIONAL SERVICE



ADDRESSING YOUR NEEDS

As a highly experienced professional construction management firm, Oelrich will deliver the City of Gainesville the following benefits throughout the Historic Thelma Boltin Center Reconstruction project to address your unique needs:

- ★ Ability to make well-informed value-based decisions due to expert cost-saving recommendations
- ★ Increased cost containment throughout construction, with all cost savings going directly back to the City
- ★ Enhanced opportunity for collaboration and teamwork
- ★ Assistance with the preparation and delivery of information during public City meetings, design presentations, and budget discussions
- ★ Custom project phasing plan to allow decision makers time to settle any ongoing debate
- ★ Assistance with community outreach to answer questions, handle concerns, raise support, and build excitement for the restored community center
- ★ Mitigation of material delay risks through an Early Release Guaranteed Maximum Price to procure materials with long lead times
- ★ Fully transparent budget iterations and final Guaranteed Maximum Price
- ★ Overall schedule reduction due to reduced volume of submittals, as many issues can be addressed upfront during the design phase
- ★ Elimination of phase transition delays and increased team ownership of entire process
- ★ Opportunity for final budget approval prior to execution of the Guaranteed Maximum Price
- ★ Informed material selection based on resiliency and longevity
- ★ Intuitive MEP systems location based on ease of maintenance to avoid disruptions to the day-to-day operations of the Historic Thelma Boltin Center
- ★ Recommendation of most beneficial method to procure trade subcontractors to achieve the lowest accurate price for each division of labor
- ★ Constructability review both before construction begins and throughout each construction milestone to anticipate and mitigate issues ahead of time
- ★ Extreme attention to detail
- ★ Extensive owner training upon completion
- ★ Frequent, open, and direct communication at all times



SCOPE OF WORK

Oelrich Construction understands the intricate details necessary to be successful in carrying out the reconstruction of the Historic Thelma Boltin Center. To best serve the City of Gainesville and your constituents, we have conducted thorough background research to gain a deep understanding of the current state of the building and the many goals for the newly restored community center.

1 EXISTING BUILDING

The existing 8,216 SF building was built in 1942 as a fellowship hall for service members during World War II. The building layout consists of an auditorium with an asphalt shingle, gable roof and an accessory wing with a flat roof. Transitioning from the Gainesville Serviceman's Center to the Thelma Boltin Center it is today, the building became a multipurpose community space for many events such as dance performances, aftercare, small gatherings, voting, and more. With the current layout, the only real community space is the auditorium. Unfortunately, the auditorium has a failing roof, large columns that restrict viewership, and an aging floor that doesn't sufficiently serve the dance community.

2 RECONSTRUCTION GOALS

The City & community are hoping to address the space constraints of the existing building with reconstruction, while preserving the building's history by restoring the west and south facing walls of the auditorium. The newly reconstructed 12,000 SF space will be a jewel of the community that can host significantly more programs than the existing building. With a new multipurpose room and large public lobby in addition to the restored auditorium, there will be space for meetings, town hall gatherings, expos, workshops, awards ceremonies, concerts, theatrical performances, dance practices and recitals, social events, receptions, and more. Community art will be displayed along the interior walls, while the exterior of the new building will match the architectural style of the original.



We are prepared to provide expert guidance throughout the design and budgeting phase followed by experienced and professional site logistics management and community outreach during construction.

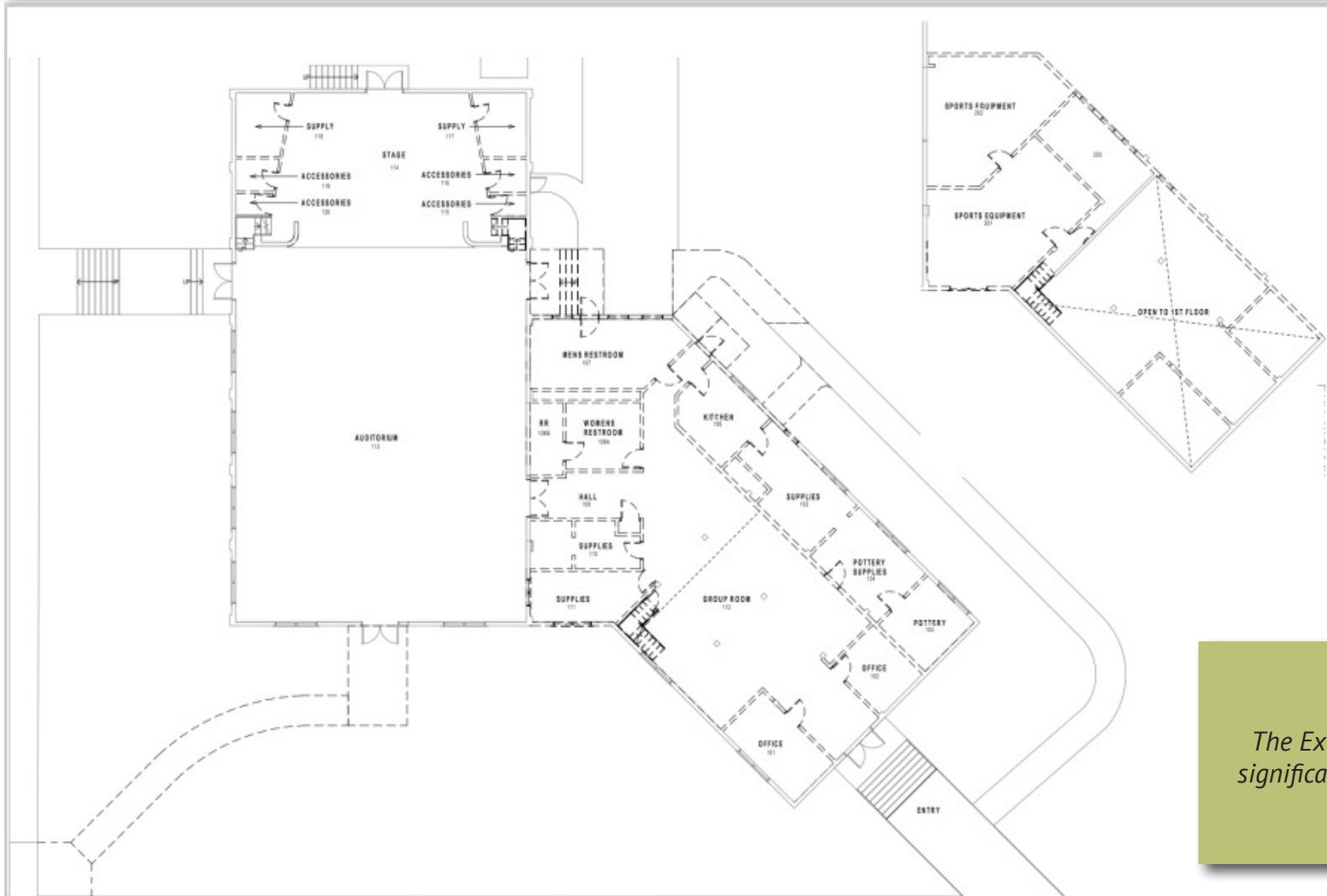
RECONSTRUCTION CONSTRAINTS

With the building being 80 years old, there are a few constructability concerns that are critical to address during the preconstruction phase. To save the two auditorium walls, the existing building elevation and auditorium footprint will have to remain. There are currently drainage issues onsite which will need to be mitigated. The footers of the building are likely undersized, which will require a creative correction solution. The 5th Street facade is out of plumb. The windows of the auditorium are coated in a lead-based paint and will need to be professionally restored. The current estimated cost of reconstruction is around \$5.6M, however, cost savings are ideal to save as many Wild Spaces and Public Places dollars as possible.

PUBLIC SCRUTINY

As the project has been the topic of a great deal of debate for more than 3 years, there will be a significant amount of public scrutiny throughout the length of the project. Members of the Duckpond neighborhood and other stakeholders may frequently stop by the jobsite or attend public meetings to share their thoughts and opinions. Wild Spaces and Public Spaces staff will need assistance in preparing project updates for City Council, the Historic Preservation Board, and the public. **Frequent, clear communication with local stakeholders is critical to project success.** Furthermore, the jobsite will need to be maintained in a clean, safe, and secure state at all times to ensure any residents stopping by the project will be able to view progress safely.

EXISTING FLOOR PLAN

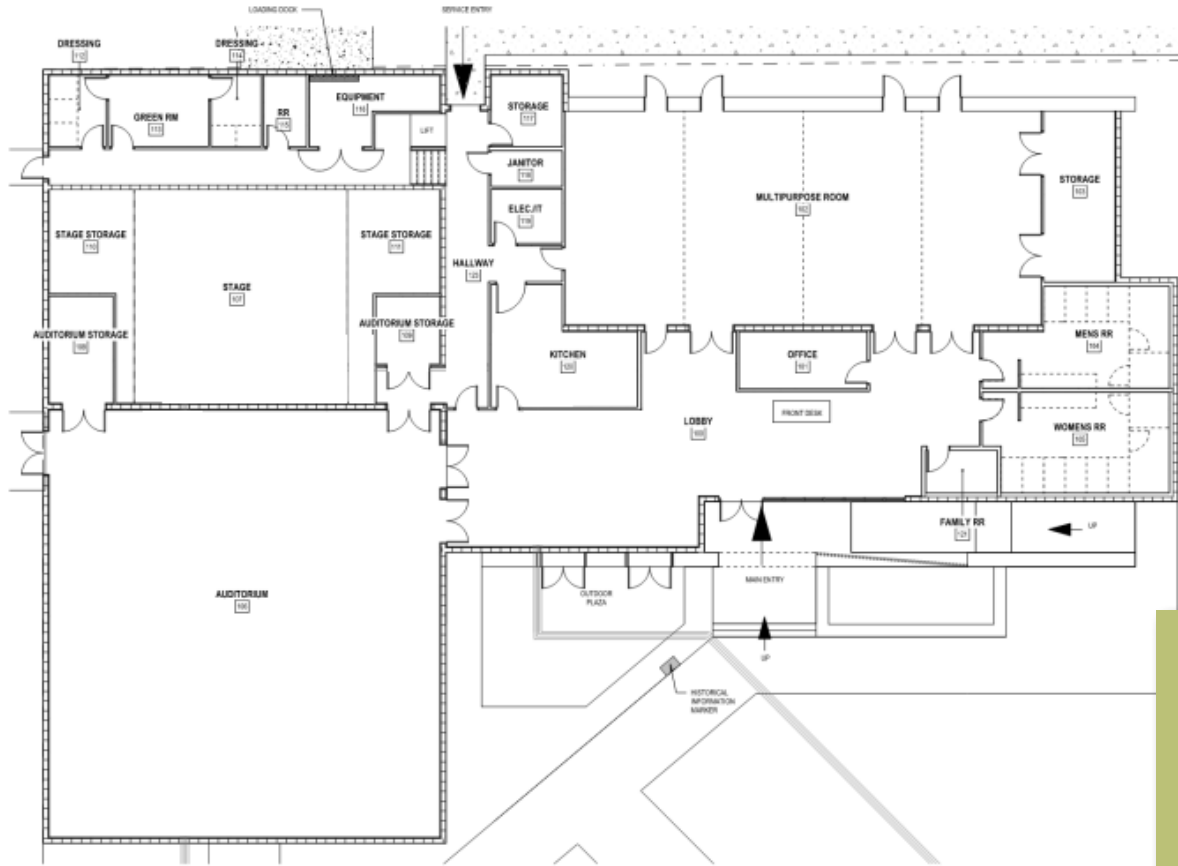


The Existing floor plan lacks significant programming space.

THELMA A BOLTIN CENTER
EXISTING PLAN



PROPOSED FLOOR PLAN



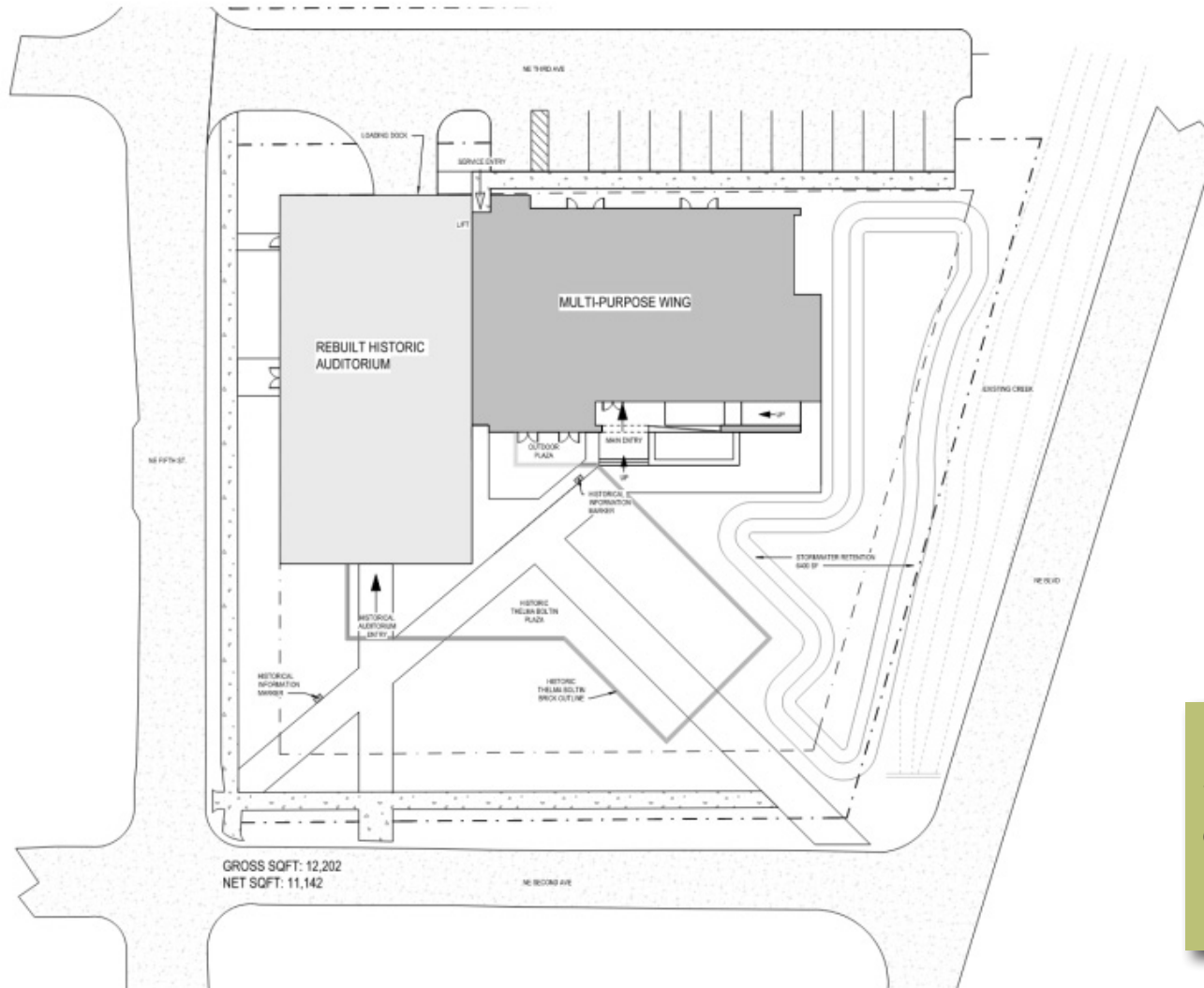
1 LEVEL 1 - FLOOR PLAN
SIP 1/10/18

The Proposed floor plan includes a large multipurpose room, public lobby, office space, improved auditorium stage, kitchen, storage, and more.

THELMA A BOLTIN CENTER PROPOSED PLAN



PROPOSED SITE PLAN



The Proposed site plan accounts for drainage concerns and expands the public access points.



THELMA A BOLTIN CENTER PROPOSED SITE PLAN



LESSONS LEARNED

AN EXPERIENCED PERSPECTIVE

Through our 20 years worth of relevant experience working in historic buildings, Oelrich Construction has a multitude of “lessons learned” that will ensure the reconstruction of the Historic Thelma Boltin Center results in a facility that is **truly seen as a community gem by all.**

What makes a historical building unique is not the fact the many of the materials used have become scarce, or the style of the times is difficult to be found. It is the fact that the Thelma Boltin building was a witness to the defining moments in our community and is a testament to what we believe shall endure. Understanding this significance is required in order to truly develop, communicate, and execute a plan that will guarantee that our history is preserved.

Oelrich Construction has had the honor to work in many historic buildings, and with that we have come to know many things others might not. We have highlighted a few case study examples to illustrate our many lessons learned. These case studies come from our renovation projects completed in Gainesville at the Historic Thomas Center, the Historic Hippodrome Theatre, and the University of Florida’s Broward Hall.



WHAT YOU SEE ≠ WHAT YOU GET

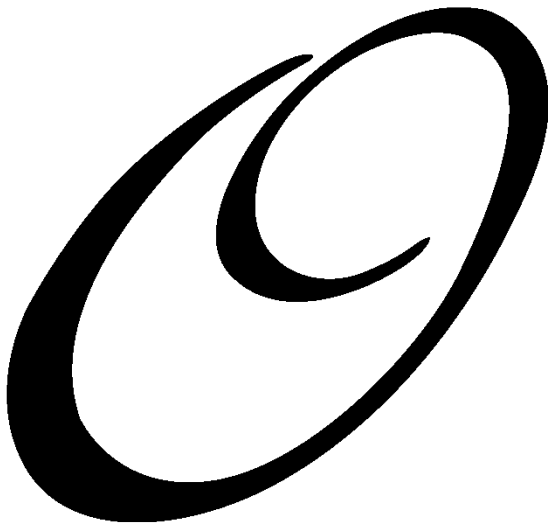
During the renovations of the Historic Thomas Center Building on 6th Avenue, we developed a plan that made use of the existing floor system, walls, and doors and incorporated the new elements that were desired as part of the renovation. This allowed the City to simultaneously preserve many of the historical aspects of the building while saving on time and treasure from not having to procure these items. It was not long after the demolition crew got started that we discovered many relics from the past, such as hidden support posts, unidentified utility pipes, and misaligned finish elements that were products of past renovations.

While we carried contingency in the project to deal with these anticipated unknowns, contingency only helps with the cost in terms of dollars. The bigger concern was how long these discoveries could potentially delay the completion of the project and prevent staff from moving in on schedule. Fortunately, our experience in working in 100 year old structures across the University of Florida enabled us to quickly determine what those mysterious utility pipes were: old radiant heating hot water pipes. If not for this experience, we could have lost days attempting to discern the function of these pipes and what to do with them.

To deal with the posts, we engaged a local structural engineer to determine that they were in fact structural in nature and produce a solution in a matter of days that allowed us to remove the old posts and keep the open space we sought. Having strong relationships is something we pride ourselves on. It allows us to mitigate issues that would otherwise result in unnecessary costs and delays.

As for the misaligned finishes, we initially planned to salvage all wood trim, millings, and planks. Because of that, we were able to rework these discrepancies and make them look like they were always there.

In the end, upfront planning during the preconstruction effort and executing in the field allowed us to mitigate the delays, account for the costs, and move the user group in on time. Our working experience prevented detrimental delays that would’ve cost the City of Gainesville time and money.





City of Gainesville Hippodrome Theater

BELTS & SUSPENDERS

There are some items in historical buildings that cannot be removed for safe keeping. And more likely than not, those items are also irreplaceable on more than one account.

The Hippodrome Theater has floor tiles, wall tiles, and other detailed elements that come from places unheard from and are not in the realm of possibly being reproduced or replaced. From the onset of the project, we communicated with all stakeholders that mission success meant everything had to be constructed while keeping these timeless elements intact. Temporary walls were constructed in front of high priority displays and finishes to guarantee zero impact at all times. All other vulnerable surfaces were protected with plastic for liquid protection and Masonite for impact protection. Walk-off sticky mats and negative air scrubbers were used for dust protection. Filter media was placed on HVAC returns and a careful eye on the temperature and humidity levels were part of the daily inspection protocols. Because of these actions, we were able to complete the project without a scratch and return the theater on time to its staff and patrons.

Experience with these kind of historic preservation efforts is invaluable. There is zero room for error when working with irreplaceable historic building elements.



University of Florida Broward Hall

BETTER SAFE THAN SORRY

While working in the Broward Hall complex, one of the tasks was to replace the failing cast-iron sanitary sewer pipe throughout the building. The mainline for the building ran in the basement area, through a crawl space and underneath the loading dock on it's way to the sewer manhole.

During the time this building was constructed, it was normal to work in tight spaces, with little ventilation, and no light. In order for the work to be completed in these conditions, all workers and inspectors had to be confined space trained per OSHA guidelines before entering the work area. This training proved it's worth immediately.

Workers used their tools to determine that many of the work areas deep underground lacked appropriate oxygen levels and were subject to excessive heat, creating a dangerous situation. The team brought in ventilation fans and ductwork to move cool air through the space allowing work to commence. But that was not the last hurdle. It turned out that a large gather of stray cats made the crawl space home and things were very toxic. It was so bad we had to bring in a hazardous waste team to clean the space for the work to resume.

Good news was this did not affect overall project schedule and we were able to complete the work in time. However, had it not been for the proper training and communication of expectations on the job, there is a possibility some folks would have attempted to tough-out these conditions and put themselves and others in danger. It is of the utmost importance that we take all conditions seriously and ensure everyone makes it home at the end of the day.

FORMULATING THE PLAN

Building a Custom Approach for the City of Gainesville

DEFINING SUCCESS

We understand that project success occurs only through **extensive upfront planning** followed by the careful execution of a **targeted approach**. Immediately upon award, we will sit down with the City of Gainesville to **define success on your terms** so that we can build a custom approach that ensures your success metrics are met. At Oelrich Construction, we understand success is unique to you and we will take the time to help you define project success on your own terms. For the City of Gainesville, possible success metrics may include:



- Maximum preservation*
- Best budget*
- Best schedule*
- Stakeholder involvement*
- On-time start*
- On-time finish*
- Move-in date*
- Right size*
- Right features*
- Accessible*
- Sustainable*
- Ease of maintenance*
- Installed as designed*
- Operates as designed*
- Quality products*
- Quality construction*
- Warranty*
- Will stand the test of time*
- Overall something to be proud of*

OUR FORMULA

We leverage a unique formula to managing your project that is the culmination of our many decades of experience. Our formula consists of a **5-step proven process** that drives a **customized project approach**. As outlined below, our 5-step proven process includes discovery, research, development, execution, and accountability. It is through this process that we will achieve the **highest of quality standards** throughout the Historic Thelma Boltin Center reconstruction project.

- 1 DISCOVERY**
Our proven process begins with the discovery of your goals as an owner and the identification of all primary project components and key stakeholders.
- 2 RESEARCH**
We will then conduct thorough research to build a strong foundation of knowledge that will be vital in developing a well-informed plan for success.
- 3 DEVELOPMENT**
Next, our team will formulate a detailed plan that is custom tailored to your project and to you as the owner. Proper planning is the most critical ingredient to project success.
- 4 EXECUTION**
We will then execute our plan to its fullest extent, taking the utmost care and consideration during every single step. Our entire team is incredibly disciplined and process-driven.
- 5 ACCOUNTABILITY**
We will always stand behind our product and our services. From substantial completion to post-occupancy and beyond, we will ensure your complete satisfaction.

YOUR SUCCESS... IS OUR SUCCESS

We promise to deliver and execute a well-informed plan that guarantees project success on your terms and maximizes lifetime value.

OUR SERVICES

Construction management is much more than what meets the eye. It takes a precise amount of effort and skill in dozens of areas to truly deliver a successful project. Below you will find a comprehensive list of the services we will manage for you throughout the length of the Historic Thelma Boltin Center project.

PRECONSTRUCTION

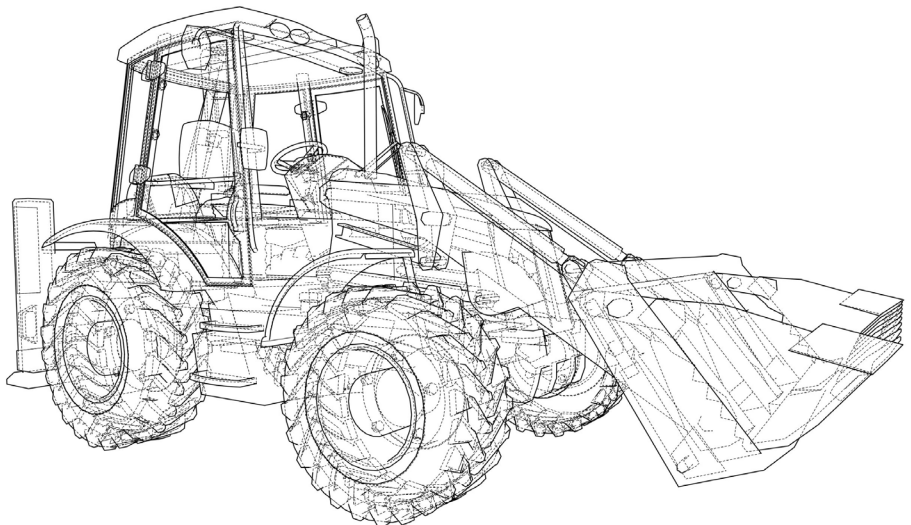
- » Design Meeting Management
- » Schedule Design
- » Plan Review & Constructability Assessment
- » BIM Modeling
- » Quantity Take Off
- » Cost Assignment
- » Historical Cost Database
- » RS Means – Online Market Cost Tool
- » Vendor Engagement
- » Iterative Cost Estimates
- » Building Connected – Online Bid Management
- » Disadvantaged Business Enterprise Program
- » Subcontractor Bid Instructions
- » Subcontractor Bid Analysis
- » Subcontractor Scope Reviews
- » Subcontract Management
- » Value Engineering
- » Immediate Procurement Program (IPP)
- » Guaranteed Maximum Price Delivery
- » Buyout Summary
- » Cost Control
- » Building Permits
- » AHJ Coordination
- » Owner Direct Purchase

CONSTRUCTION

- » Safety Program & Enforcement
- » Project Security
- » Builder’s Risk & General Liability Coverage
- » Payment & Performance Bonds
- » Schedule Management
- » Site Utilization Planning
- » Cost Containment
- » Material & Manpower Logistics
- » Waste Management Plan
- » Subcontractor Management & Coordination
- » OAC Meetings
- » Vista Viewpoint – Online Project Management
- » Submittals, RFIs, & COPs Processing
- » Pay Applications & Disbursements
- » Quality Assurance & Quality Control (QA/QC)
- » AHJ Inspections
- » Commissioning

CLOSEOUT

- » Certificate of Occupancy
- » Closeout Manual Delivery
- » Owner / Operator Training
- » 1 Year Warranty and Walkthrough



THE VALUE-ADDS



Community engagement services to answer questions and spread excitement about the reconstructed community space



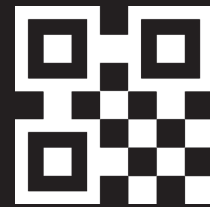
Project updates featured on social media



Drone progress photos taken by Superintendent Brad Patterson



360-degree in-wall photos to show as-built conditions



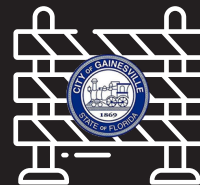
QR codes placed on all MEP systems that link directly to maintenance instructions



Professional completion photos taken by Johnston Photography



Time-lapse recording of project progress



Jobsite fence wrap with City of Gainesville branding and Project Name

Oelrich Construction goes above and beyond to deliver exceptional service through providing these value-added services at NO COST to the City of Gainesville.

PRECONSTRUCTION

Maximizing Value From Your Taxpayer Dollars

SETTING THE STAGE FOR PHENOMENAL DELIVERY

Our team recognizes the critical importance of the preconstruction phase and the degree to which it sets the stage for overall project success. Project execution can only be as strong as the plan that informs it, and preconstruction is where the plan for project execution is born. Each member of the Oelrich Preconstruction team boasts an **exceptional attention to detail and unwavering commitment to excellence**. Oelrich Construction will take every step necessary to set your project up for phenomenal delivery.

The overarching goal of the preconstruction process is to deliver the City of Gainesville with a Guaranteed Maximum Price (GMP) that **maximizes the value of the City's precious taxpayer dollars**.

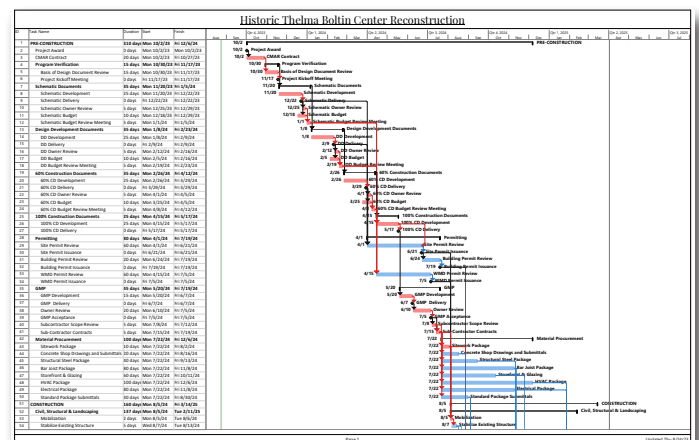
DISCOVERY-RESEARCH-DEVELOPMENT SESSIONS

Immediately upon project award, our team will sit down with the City to collaborate through a series of **Discovery – Research – Development (DRD) Sessions**. During these sessions, we will establish a mutual understanding of all project requirements, explore and weigh various design options, review iterative cost estimates, discuss scheduling milestones, and maintain a clear task-list to ensure every team member is held accountable. These sessions will allow our many teams to become one, setting a working relationship and operational pace that will last through the length of the project.

SCHEDULING

In the early DRD sessions, Oelrich Construction will bring forth a **proposed milestone schedule** for construction that outlines all major milestones and critical path items. The City will be able to ask questions and provide feedback so that the schedule can be custom-tailored to the needs of the City of Gainesville and its citizens. The construction schedule will be a fluid document during the preconstruction phase that Oelrich Construction will constantly update and adapt as the project details become finalized. Oelrich Construction will hold themselves to an aggressive schedule that starts on time, minimizes boots-on-the-ground time, and finishes on time to save the City money.

See below for a preview of the schedule we have put together for this project. The full schedule is shown at the end of this section.



QUALITY

COST SAVINGS

MAXIMUM VALUE

PROJECT UNDERSTANDING + APPROACH

DESIGN & BUDGET ITERATIONS

As the DRD sessions progress, our team will bring deliverables to the City for discussion. Using tools such as a **Building Information Modeling** and **3-dimensional renderings**, we will provide progressively more detailed visuals to aid in the City's envisioning of the architectural drawings as they're being developed by Wannemacher Jensen Architects. At each iteration of design, Oelrich Construction will provide the accompanying budget estimates for value-based guidance along the way.

RSMeans data

These budget estimates will be based on an expansive in-house **database of historical costs, RS Means' library** of current regional pricing indexes, and current market pricing **feedback from our trusted subcontractor partners**. The City of Gainesville will be able to make value-based decisions at each iteration of design, given the transparent nature of the budget estimates. To aid in these decisions, Oelrich Construction will maintain a **Value Engineering Log** that outlines the financial benefit of potential trade-offs that do not reduce the desired intent of the Historic Thelma Boltin Center in any way.

An example of the many budget iterations provided throughout the DRD sessions is shown below.

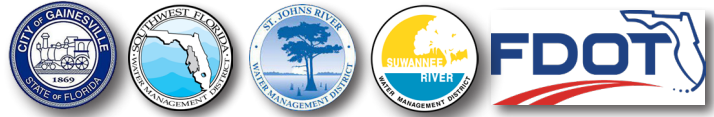
Alachua County Tax Collector's New Northwest Public Branch Service Center						
Overview - Budget Iterations and GMP						
Package	Package Description	Basis of Design Conceptual Budget	Schematic Design Conceptual Budget	Design Development Budget	Design Development Revision 1 VE Budget	100% Construction Documents
BP 2A	Demolition	25,000	25,000	18,800	-	-
BP 2B	asbestos Abatement	25,000	25,000	18,800	-	-
BP 3A	Concrete	208,650	240,450	156,113	150,645	133,504
BP 3B	Insulated Concrete Formwork	-	-	-	145,655	139,040
BP 4A	Masonry - Structural	278,163	218,460	238,633	113,872	118,872
BP 4B	Masonry - Architectural	278,163	238,460	238,633	110,179	118,460
BP 5A	Structural Steel	209,163	19,161	112,600	99,324	48,487
BP 5B	Fire Suppression Metal Trusses	-	-	-	232,799	232,799
BP 5C	Misc Metals	143,152	43,000	-	-	8,000
BP 6A	General Trades	69,330	27,632	22,813	-	-
BP 6B	Rough Carpentry	69,330	27,632	42,503	-	-
BP 6D	Architectural Casework	71,875	97,333	38,370	58,730	56,070
BP 7A	Plumbing and Waterproofing	24,156	24,811	31,548	23,375	3,500
BP 7B	Thermal Insulation	57,537	53,504	45,625	48,250	45,721
BP 7C	Roofing	213,853	263,782	250,930	297,222	245,477
BP 7A	Doors and Hardware	68,900	68,900	68,900	68,900	68,900
BP 8B	Stairfronts	124,500	189,900	188,480	188,480	179,810
BP 9A	Open Head Assemblies	208,650	208,650	423,124	233,659	233,659
BP 9B	Slabs, EFC, Partitions	69,930	67,700	71,333	105,290	106,347
BP 9C	Acoustical Ceilings	65,700	94,800	102,133	96,637	67,200
BP 9D	Partitions	34,775	30,871	30,871	33,821	48,241
BP 9E	Flooring	84,612	88,297	108,853	95,375	93,210
BP 10A	Specialties	84,612	79,200	87,600	90,800	184,303
BP 12A	Furnishings	-	-	28,780	6,180	24,721
BP 22A	Fire Protection	-	-	-	-	107,200
BP 22A	Plumbing	139,100	222,000	130,000	100,550	107,200
BP 22A	HVAC	355,730	460,000	569,600	325,912	331,200
BP 26A	Electrical	147,150	430,000	433,000	443,000	433,000
BP 27A	Data, Audio, and Video	55,440	57,320	58,450	40,450	39,660
BP 28A	Electronic Safety and Security	27,830	28,820	27,830	27,830	68,241
BP 11A	Sitework	486,910	334,661	334,661	312,824	648,461
BP 12B	Planting and Landscaping	417,300	312,990	407,970	407,970	48,839
Subtotal		3,129,218	3,129,218	3,129,218	3,129,218	3,129,218
Contingency		292,557	297,551	198,473	192,354	190,149
Staffing Costs		291,200	291,200	351,880	351,880	351,880
Total of Project Costs		4,136,286	4,316,566	4,367,287	4,060,908	3,971,115
CM & General Conditions Fee		227,386	237,156	237,075	233,350	218,411
Subtotal		4,363,672	4,553,722	4,604,362	4,294,258	4,189,526
Builder's Risk Insurance		18,139	19,100	18,294	17,994	17,596
Payment and Performance Bonds		42,160	42,160	42,160	42,160	44,160
General Liability Insurance		45,968	45,968	44,834	44,119	43,234
Permit		23,950	24,941	24,941	23,575	23,949
Total Amount		4,499,888	4,682,812	4,726,601	4,412,089	4,312,343

CONSTRUCTABILITY REVIEW

Throughout these sessions, Oelrich Construction will also contribute a thorough **Constructability Review** of the Historic Thelma Boltin Center drawings to address all items that may not be accounted for on the drawings that could potentially create issues during the construction phase. This will be a critical component of the DRD sessions, as a repetitive Constructability Review process ensures the Historic Thelma Boltin Center will be built **efficiently, accurately, and cost-effectively**. Site condition concerns, material delays, subcontractor coordination issues, and building maintenance procedures are a few examples of the types of items that will be discussed during a Constructability Review.

AHJ COORDINATION

We will engage the following agencies early on to secure our seat in their respective queues, gather their input, and provide timely responses.



IMMEDIATE PROCUREMENT PROGRAM

One of the most critical components at this phase of the preconstruction process is the early identification of materials with long lead times due to the current market constraints. Oelrich Construction will not let material delivery delays impact the Historic Thelma Boltin Center reconstruction timeline. With a formal **Immediate Procurement Program**, Oelrich Construction will:

- 1 Identify all items that may be negatively impacted by supply chain pressures
- 2 Execute a detailed procurement plan for all long lead items identified
- 3 Build contingency allowances in all subcontractor agreements to guarantee timelines are met and all bids remain accurate

This program has proven to be vital since the onset of the COVID-19 pandemic.

Packages that we will be building an IPP plan for include:

- Roofing Materials – Metal Paneling & Insulation**
- HVAC Equipment – Package Units, Air Handlers, Condensers, Exhaust Fans & Terminals**
- Primary Electrical Gear – Transformers, CT Cabinets, & Meters**
- Secondary Electrical Gear – Main Distribution Panel, Sub-Panels, & Components**
- Emergency Generator & Automatic Transfer Switch**



FINAL DRAWINGS, SCHEDULE, & GMP

Once the architectural drawings are complete, the DRD sessions will culminate with a **Guaranteed Maximum Price (GMP)** proposal and complete **milestone schedule for construction** from Oelrich Construction. Once approved, Oelrich Construction will move on to the Competitive Bidding phase of the estimating process.

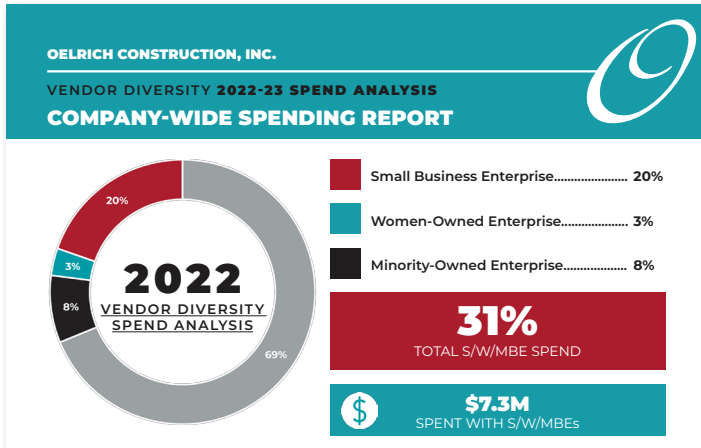
PROJECT UNDERSTANDING + APPROACH

COMPETITIVE BIDDING

Our 19 years in the construction management business will allow us to leverage our network of **more than 1,500 trusted subcontractor partners** to bring you the lowest qualified price for each division of labor required to reconstruct the Historic Thelma Boltin Center. Our estimating team will create trade specific bidding instructions culminating in a **comprehensive bid manual** to ensure that bids are accurate and easy to compare with one another. We will electronically release the project bidding documents to our entire network using the **Building Connected** platform to ensure that each division of labor receives 3 to 5 competitive bids. We expect these project to have up to 24 bid packages fetching over 100 bids!



We will also deploy our **Disadvantaged Business Enterprise Program** to provide an opportunity to all citizens of Gainesville to be a part of this historic build. Our Disadvantaged Business Enterprise program holds us accountable to consistently achieving **30% S/W/MBE spend** company-wide. Below you can see our 2022 Company-Wide S/W/MBE Spending Report.



Because of our competitive bidding process, we promise that we will deliver the City of Gainesville a final GMP that delivers **maximum value** and **guarantees accuracy**.

IN-DEPTH SCOPE REVIEWS

Once the final GMP is approved and the schedule is set in stone, the Oelrich Preconstruction team along with Project Manager Javell Woods will sit down with each subcontractor to perform a **detailed review** of their scope of work long before reconstruction of the Historic Thelma Boltin Center begins. This process is critical, as it allows our team to **identify any scope holes** and gives us the opportunity to communicate with our subcontractor partners to ensure they are equipped with all of the tools necessary to fulfill their scope requirements. We go through each scope item one by one to remove any opportunities for confusion or miscommunication. Experience, financial capability, and insurability are other

important areas we ensure meet our standards and the City's standards to mitigate risks to the project. A **buyout summary** is provided at the conclusion of the scope review phase with a list of recommended subcontract awards and total amount of bid savings. An example of a buyout summary is shown below:

Alachua County Tax Collector's New Northwest Public Branch Service Center							
GMP Buy-Out Overview							
Bid Package	Package Description	ERP - Civil & Structural GMP 11/15/2020	100% Construction Documents GMP 12/11/2020	Subcontractor Buy Out 1/18/2021	Sub-Contractor Award	Over/Under	
BP 1A	Concrete	\$ 153,304	\$	\$	\$ 174,710	\$ 21,406	Green Construction
BP 1B	Insulated Concrete Formwork	\$ 319,500	\$	\$	\$ 116,108	\$ 203,392	Turbinus Leaf Construction
BP 1A	Masonry - Structural	\$ 15,872	\$	\$	\$	\$ 15,872	Green Construction
BP 1B	Masonry - Architectural	\$	\$ 99,278	\$	\$ 81,715	\$ 17,563	Man Coatings/Masonry
BP 1B-1	Masonry - Architectural Allowances	\$	\$ 12,300	\$	\$	\$ 12,300	
BP 1A	Structural Steel	\$ 48,427	\$	\$	\$ 47,150	\$ 1,277	Division 5 Steel
BP 1B	Fire Engineered Metal Trusses	\$ 243,117	\$	\$	\$ 243,999	\$ 882	Central Florida Drywall
BP 1C	Hot Metals	\$	\$ 8,000	\$	\$ 8,000	\$	
BP 1C	Architectural Castework	\$	\$ 56,071	\$	\$ 57,158	\$ 1,087	Rainbow Cabinetry
BP 1A	Dampproofing and Waterproofing	\$	\$ 3,905	\$	\$ 3,900	\$ 5	Living Waterproofing
BP 7B	Thermal Insulation	\$	\$ 62,723	\$	\$ 61,754	\$ 969	Talbot From
BP 1A	Roofing	\$	\$ 249,412	\$	\$ 208,719	\$ 40,693	Phery Roofing
BP 1A	Floors and Hardware	\$	\$ 69,800	\$	\$ 64,481	\$ 5,319	Layton, Cotton, & Robley
BP 1B	Glazing	\$	\$ 179,810	\$	\$ 177,810	\$ 2,000	Frederick Glass
BP 1A	Cabinet/Built Assemblies	\$	\$ 158,300	\$	\$ 235,349	\$ 77,049	Central Florida Drywall
BP 1B	Suaco, EPB, Plastering	\$	\$ 76,453	\$	\$ 76,453	\$	Central Florida Drywall
BP 1B	Suaco, EPB, Plastering Allowances	\$	\$ 29,888	\$	\$ 29,888	\$	
BP 1C	Acoustical Ceilings	\$	\$ 67,308	\$	\$ 67,308	\$	Acousti
BP 1D	Painting	\$	\$ 28,821	\$	\$ 27,929	\$ 892	Protect Coatings
BP 1E	Flooring	\$	\$ 93,210	\$	\$ 93,210	\$	Drexler Flooring
BP 1D	Specialties	\$	\$ 27,720	\$	\$ 27,720	\$	McAul General Trades
BP 1D	Specialties Allowances	\$	\$ 7,150	\$	\$ 7,150	\$	
BP 1A	Hardware	\$	\$ 24,171	\$	\$ 24,171	\$	Florida Contract Auto Shading
BP 1A	Plumbing	\$	\$ 107,710	\$	\$ 107,710	\$	Comprehensive Energy Services
BP 1A	Plumbing	\$	\$ 133,200	\$	\$ 133,200	\$	WV Gay Mechanical
BP 1A	Electrical	\$	\$ 418,000	\$	\$ 429,615	\$ 11,615	Midstate Electric
BP 1A	Data, Audio, and Video	\$	\$ 39,600	\$	\$ 47,011	\$ 7,411	Complete Network Services
BP 1A	Electronic Safety and Security	\$	\$ 8,650	\$	\$ 8,650	\$	Crime Prevention
BP 1A	Electronic Safety and Security Allowances	\$	\$ 38,173	\$	\$ 38,173	\$	WV Johnson & Sons
BP 1A	Networks	\$	\$ 54,270	\$	\$ 54,270	\$	
BP 1A	Network Allowances	\$	\$ 41,068	\$	\$ 39,502	\$ 1,566	Lawn Enforcement
BP 1B	Planting and Landscaping	\$	\$ 7,811	\$	\$ 7,811	\$	
BP 1B	Planting and Landscaping Allowances	\$	\$	\$	\$	\$	
Total of Bid Packages		\$ 1,279,531	\$ 2,009,958	\$ 1,887,568	\$ 1,887,568	\$ 131,990	
Contingency		\$ 63,877	\$ 66,292	\$ 130,169	\$	\$ 66,292	
Fluffing Costs		\$ 216,840	\$	\$ 216,840	\$	\$	
Total of Project Costs		\$ 1,516,248	\$ 2,076,250	\$ 2,017,737	\$ 2,017,737	\$ 58,502	
10 & General Conditions Fee		\$ 81,504	\$ 134,908	\$ 216,413	\$	\$ 81,504	
Subtotal		\$ 1,601,751	\$ 2,211,158	\$ 2,234,150	\$ 2,234,150	\$ 132,398	
Builders Risk Insurance		\$ 6,727	\$ 10,866	\$ 17,996	\$	\$ 6,727	
Payment and Performance Bonds		\$ 17,394	\$ 26,964	\$ 44,358	\$	\$ 17,394	
General Liability Insurance		\$ 26,712	\$ 26,522	\$ 53,234	\$	\$ 26,712	
Permit		\$ 28,399	\$	\$ 28,399	\$	\$	
Total Amount		\$ 1,871,383	\$ 2,653,154	\$ 2,653,154	\$ 2,653,154	\$ 781,756	
							100% CD Buy-Out Savings: \$ 58,132
							ERP GMP Buy-Out Savings: \$ 14,915
							Total: \$ 73,047

Our mission will be to have all subcontracts issued within 30 days of GMP approval to lock in pricing and begin material acquisition. All subcontracts will be held and managed by Oelrich Construction, streamlining the City's procurement and payment process. We proactively address any issues on the front end, which significantly reduces the likelihood of delays once construction begins, ultimately **saving the City of Gainesville time and money**.

OWNER DIRECT PURCHASE PROGRAM

The Owner Direct Purchase Program is where the City of Gainesville can **leverage its tax-exempt status** to achieve an **additional 7% savings on materials**. We will identify the best material & equipment packages for consideration, and guide the City on the best way to secure these items directly while **keeping all warranty coverages intact**. The materials and equipment that are selected for ODP are paid for out of the GMP through a deductive change order, the City issues a purchase order directly to the supplier, and the City **keeps the money that would have been spent on sales tax**. Great candidates for ODP are:

- Concrete
- Concrete masonry units
- Trusses
- Doors & Windows
- Flooring
- HVAC
- Lighting & Fixture packages
- Large equipment



DRAFTING THE CPM SCHEDULE

Our proposed schedule includes time for Wannemacher Jensen Architects to complete design in the following steps:

- **Schematic Design Documents: 2 months from kick-off meeting**
 - » **City of Gainesville Review: 2 weeks**
- **Design Development Documents: 2 months**
 - » **City of Gainesville Review: 2 weeks**
- **Construction Documents: 2 months**
 - » **City of Gainesville Review: 2 weeks**
- **Bidding / Permitting: 2.5 months**

At each iteration of design, our team will provide **fully transparent budget estimates** for review and discussion with the entire team. Once the 100% Construction Documents are finalized, we will deliver a Guaranteed Maximum Price for your approval prior to soliciting competitive bids from our trusted network of 1500+ subcontractor partners. Once we successfully identify and establish contracts with the lowest price bidder for each scope of work, we can move forward with beginning construction.

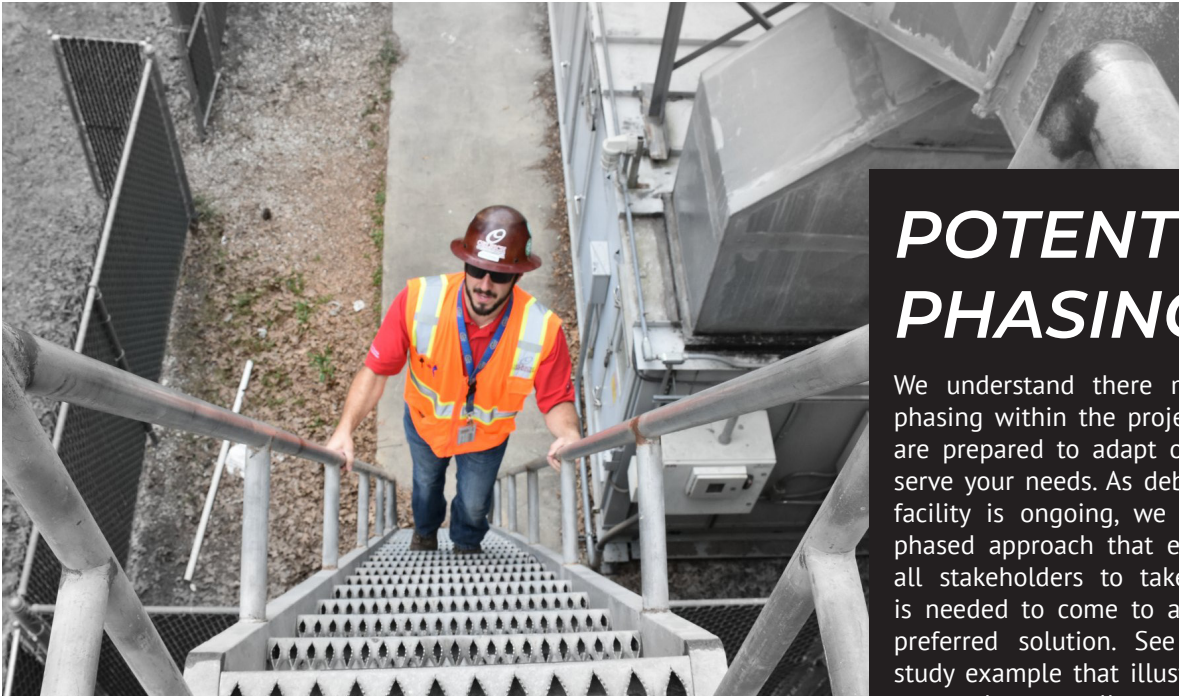
Our first draft CPM schedule has the following construction milestones:

- **Construction Begins: August 5th, 2024**
- **Construction Ends: March 14th, 2025**
- **Construction Duration: 32 weeks or ~7.5 months**

We feel the timeline outlined above is sufficient to serve your needs and to keep the project operating at an appropriate pace.



AN ADAPTABLE APPROACH



POTENTIAL PHASING

We understand there may be a need for phasing within the project schedule and we are prepared to adapt our schedule to best serve your needs. As debate surrounding the facility is ongoing, we can put together a phased approach that enables the City and all stakeholders to take as much time as is needed to come to a consensus on their preferred solution. See below for a case study example that illustrates how a phased approach can allow project progress to continue while decision making is ongoing.

NW 8TH AVENUE & THE LANE DEBATE

During the NW 8th Avenue resurfacing project, there was a great debate going on about how many lanes should 8th Avenue have on the stretch that runs from NW 34th Street to NW 23rd Street through Loblolly Woods which became known as Section B. The project began on October 12, 2015 in Section A which was the section of road between NW 43rd Street and NW 34th Street. Starting here was important because of a couple of reasons. First, it allowed us to get acquainted with the project and the folks involved in a relatively straightforward part of this ¾ mile long project. Second, it provided time for us to do the creek restoration work in Section B with heavy equipment that we did not want tearing up any new work while loading and unloading.



What we didn't know at the time was the general public had raised the question on how many travel lanes should Section B have. It was designed to be reinstalled with two lanes in each direction as it was. Many people were so passionate about this that it was a primary topic of discussion in city commission meetings, county commission meetings, in the newspaper and on talk radio. In order to allow the decision makers more time, we adjusted our original plan and leap frogged Section B and worked on Section C which ran from NW 23rd Street to NW 6th Street. As the time for work to begin on Section B arrived, the first major agreement was made that no bike lanes will be on the roadway, the sidewalks would be enlarged to 10' wide to allowed for shared use, and a 3' strip of grass would remain between the curb and sidewalk for stationing of memorial signage during special events. But the debate raged on whether the road should have 2 or 4 travel lanes. With one week left in the project a compromise was reached on 2 travel lanes heading east, and 1 travel lane west. We put down the striping the next day and finished the project on time. Our ability to work with the many stakeholders and provide the time needed for them to agree on controversial issues while completing the project on time and budget is a testament to our commitment to the success of all.



PRESERVING THE EXISTING WALLS

Our proposed method for standing the walls up straight is to first ensure they will not fall down.

We will construct a “book-end” support system that will keep the walls vertical while demolition activities take place. This method involves the use of 2x12 dimensional lumber framed up to resemble a book end. Each book end would extend the height of the wall and sit equidistant on the ground with a perpendicular support member.

A book end is placed at the end of every wall and every 6’ on both sides of the wall, effectively sandwiching the wall in place. Fasteners and stakes are used to stabilize the book ends.

As an area near the wall is worked, a small number of book ends can be removed temporarily to perform tasks and then reinstalled.

RESTORING PLUMB

Once demolition is complete, one solution for correcting the lean in the wall is to construct pilasters along the inside face that will structurally support the wall and draw it back inward. This can be done by constructing a rebar cage adjacent to the wall and installing eyes and latches that allow the wall to be drawn inward and remain in place. Turnbuckles can be used to temporarily nudge the wall back to plumb while concrete activities take place.

If the lean is excessive, use of slip forms and multiple concrete pours will allow increased tension to be applied to the wall as the work progresses vertically.

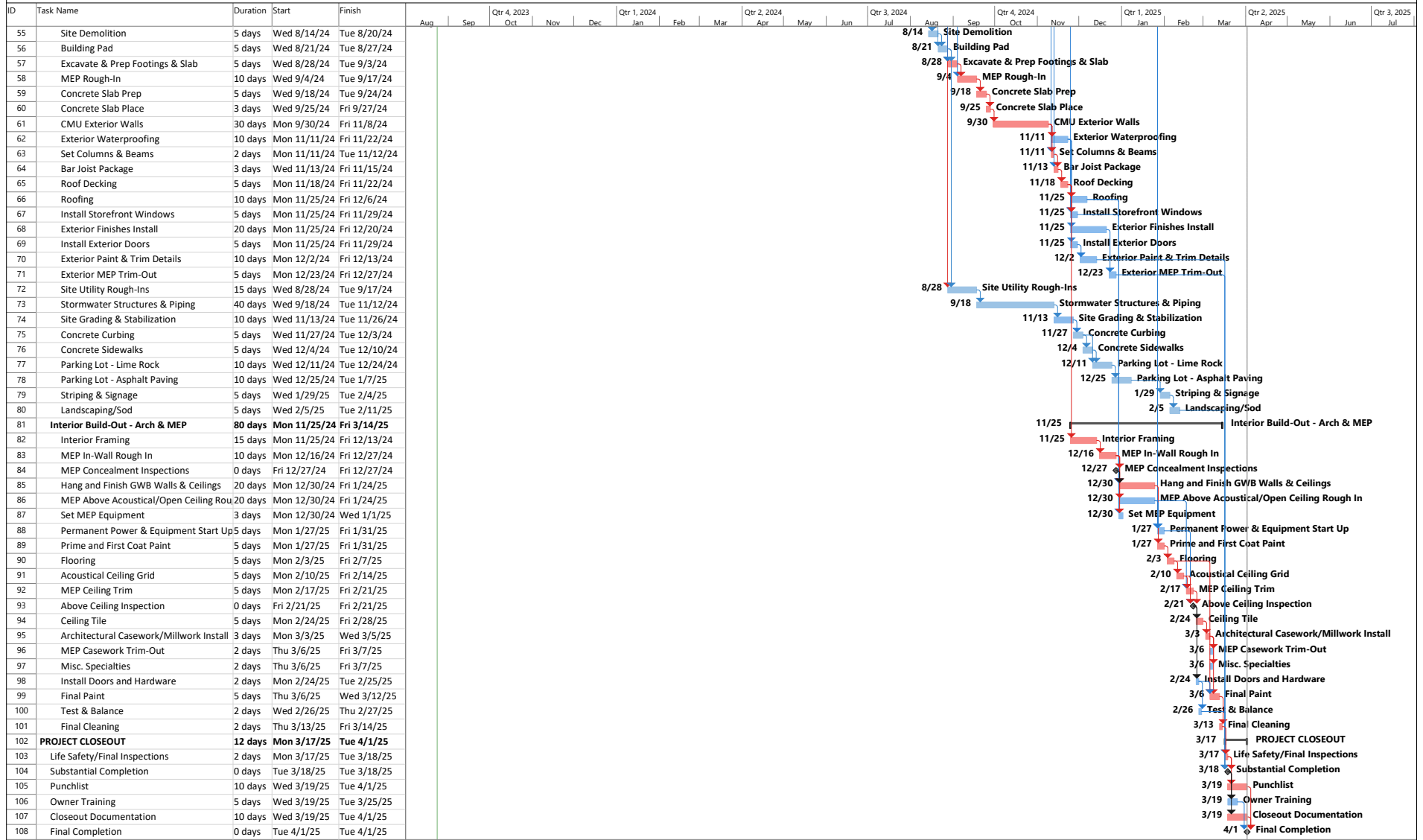
PROPOSED SCHEDULE

Historic Thelma Boltin Center Reconstruction



PROPOSED SCHEDULE

Historic Thelma Boltin Center Reconstruction



CONSTRUCTION

Ensuring the Thelma Boltin Center is Built to the Highest of Quality Standards

FIELD MANAGEMENT

The Oelrich Construction team is second to none when it comes to construction management. Our team members execute all project components with a level of **discipline and dedication unlike any other**. We will **maximize your value** throughout the length of the construction process and beyond by carrying out our full range of services. We have 6 points of emphasis that are the most essential components of our field management operations:

- 1 Safety
- 2 Schedule Maintenance
- 3 Cost Containment
- 4 Document Management
- 5 Quality Control
- 6 Commissioning

SAFETY

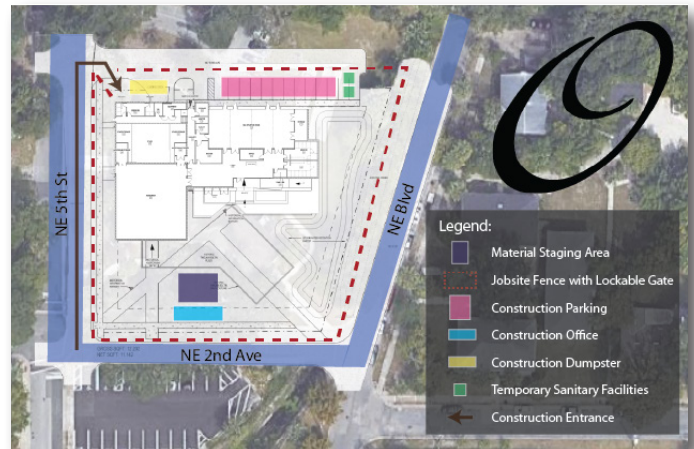
On all construction project, maintaining a **safe and secure jobsite** at all times is paramount. Oelrich Construction will provide the City of Gainesville with a **13-point project safety and security plan** that outlines the safety protocols we will adhere to on-site at all times. This plan takes into account all official safety requirements set by entities such as OSHA, along with our many years of working experience, and any special considerations needed to keep the Historic Thelma Boltin Center project secure. An example project safety plan is shown below.

PROJECT SAFETY PLAN		
TABLE OF CONTENTS		PAGE
1.	EMERGENCY CONTACT LIST	03
2.	CONFINED SPACE ENTRY	05
3.	ICRA MANUAL	07
4.	ELEVATED WORK	23
5.	INCIDENT REPORTS	34
6.	HOT WORKS PERMIT	36
7.	JOB HAZARD ANALYSIS (JHA)	39
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11.	SAFETY TRAINING FOR CONTRACTORS	48
12.	OELRICH CONSTRUCTION JOBSITE SAFETY BRIEF	59
13.	SITE SECURITY	72

SITE UTILIZATION

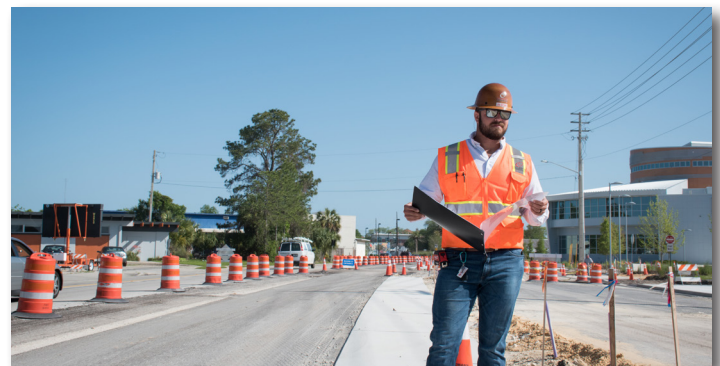
The plan will also include a **site utilization plan** that outlines all of the operational details of the site such as access, parking, material laydown, dumpster locations, sanitary facility locations, and personnel check-in location.

See below for a preview of the site utilization plan we have put together for this project. The full plan is shown at the end of this section.



SAFETY INSPECTIONS

Superintendent Brad Patterson will conduct **daily safety inspections** throughout the length of the project to hold all subcontractors accountable and Safety Manager Ian Brown will conduct **weekly safety inspections** to ensure safety protocols are being upheld by all of our team members.



FINANCIAL SAFETY

Oelrich Construction will also **protect the project financially** with a builder's risk policy, payment bond and performance bond with the best providers in the industry.

SCHEDULE MAINTENANCE

Superintendent Brad Patterson will be the leader of managing the schedule throughout construction. Time is money, and the City of Gainesville’s money is precious. Brad will take the deepest level of ownership to ensure the **original schedule is met or beat**.

Brad will host bi-weekly **Owner/Architect/Contractor (OAC)** meetings onsite with the design team and the City of Gainesville to review any schedule updates. During these meetings, he will present a **Bi-Weekly Lookahead (BWLA)** schedule to illustrate specific details of the upcoming work to be conducted onsite. The BWLA will show all of the critical path and non-critical path items to be performed in the next two weeks and which subcontractors will be performing the work. A sample BWLA schedule is shown below.

The OAC meetings will ensure that the City of Gainesville is well-informed about the current work going on and that our subcontractors are held accountable to the deadlines we have set.

Brad will also conduct a weekly project update and safety meeting with the subcontractors. He will share the BWLA schedule, coordinate upcoming work efforts & deliveries according to the BWLA schedule, provide updates on current RFI’s and construction document changes, and hold a toolbox talk to keep everyone up to date on the latest safety protocols.

COST CONTAINMENT

Even though the budget is set during preconstruction, we will go the extra mile to bring the City of Gainesville as much **cost savings** during construction as possible. Superintendent Brad Patterson and Project Manager Javell Woods will work together to monitor and track construction costs at all times. Doing so will allow them to **identify any cost-saving opportunities to immediately act upon**. For example, they will keep track of load tickets and quantities of soil used to create the construction site. Brad will log and monitor the number of dumpsters used per week and enforce jobsite order and cleanliness by having the subcontractors provide daily clean-up. He will also assign

a material staging and inventory area that will reduce waste and remove safety hazards. Furthermore, Brad will implement a **waste management plan** to ensure that the correct materials left over from construction are reused or recycled so that the maximum amount of waste is diverted from our local landfills.

DOCUMENT MANAGEMENT

Oelrich Construction understands the critical importance of proper document management and the way it impacts the City of Gainesville. Keeping files in an **easily accessible manner** with a **standard folder structure** and **consistent nomenclature** is something we take very seriously.

Viewpoint Vista is our online project management tool that allows users to access project information anywhere and on any devices of their choosing. When processing Submittals, RFIs, and COPs, Project Manager Javell Woods will ensure these documents are stored within Viewpoint Vista for team review, transparent communication, and approval. We will also use Viewpoint Vista to maintain all daily logs, project photos, design documents, schedules, budgets, and technical documentation. All relevant team members at the City of Gainesville will have **24/7 access to all project documents** through Viewpoint Vista.



PAY APPLICATIONS

Javell will also be responsible for the monthly collection of subcontractor invoices and the submission of the pay application to the City. Javell will cross check all invoices to make sure the work is complete and up to date, all releases of liens are in hand, and any supporting documentation is included in the comprehensive pay application. Javell’s duty is to ensure a **complete, error-free pay application** is submitted to the City on the **last day of the month** for easy processing.

QUALITY ASSURANCE / QUALITY CONTROL (QA/QC)

Oelrich Construction commits to providing the City of Gainesville with a finished product that meets the **highest quality standards**, no matter what. Superintendent Brad Patterson will leverage a **19-point QA/QC manual** throughout the reconstruction of the Historic Thelma Boltin Center to ensure our quality standards are consistently being met by subcontractors. Especially working with a historic building,

All dollars saved during construction will go directly back to the City of Gainesville.

PROJECT UNDERSTANDING + APPROACH

there is no margin for error. The Oelrich Construction QA/QC manual is the culmination of our most senior team members who have more than 20 years of hands-on experience. Brad will ensure all subcontractors strictly adhere to the guidelines set forth in our QA/QC manual, and frequently conduct checks on the jobsite using our trade-specific QA/QC checklists. A preview of our trade-specific QA/QC checklists is shown below.

DELIRICH CONSTRUCTION EMPLOYEE HANDBOOK			CSI DIVISION 02 00 00 EXISTING CONDITIONS	QA/QC Checklist
QA/QC CHECKLIST				
02 41 00 INTERIOR DEMOLITION:				
Responsible Party	Location	Date Complete	Responsibilities	
			Review plans for all walls, ceilings, flooring, fixtures, casework, finishes, etc. to be removed or remain. Clearly mark all items.	
			Develop a plan for sound control, dust control, demolition paths and debris removal.	
			Check that all utilities have been turned off before beginning work (power, water, gas, telecom, chilled water, steam, etc.).	
			Check that barricades and signs are installed to protect workers and the public.	
			Clearly mark all unsafe or hazardous areas resulting from demolition (i.e. broken glass, loose rubble/debris, etc.).	
			Check that items being recycled are separated and placed in appropriate containers.	
			Check that all items to be demolished are completely removed.	
			Check that negative pressure is continuous during the demolition phase.	
			Monitor dust levels during demolition. Provide air scrubbers and containment measures as required.	
			Monitor wheeled and foot print tracking leaving work area to bathrooms, break areas, parking and dumpster. Provide continuous cleaning as needed.	
			Confirm all new rough and finish openings and elevation	
			Ensure Hazardous Material Assessment been conducted. (e.g. Lead, Asbestos, etc.)	
			Ensure there is a qualified technician to monitor the Fire Alarm, Fire Sprinklers & all Safety Systems.	

COORDINATION WITH AHJS

Brad will also coordinate with the many **Authorities Having Jurisdiction** that are involved in the project. He will contact the local building department, public works & utility department, water management district, and FDOT in advance to be sure that our inspections are scheduled and performed on time. Once again, using our QA/QC program will ensure that each phase of construction will be **ready for inspection and pass without exception** so that we receive the Certificate of Occupancy on time ready for move in.

COMMISSIONING

As your construction manager, we will create a commissioning plan with accompanying specifications to ensure success from the start. Superintendent Brad Patterson will coordinate with the commissioning agent at the beginning of the project and develop a **schedule of activities** that will track the following items:

- ★ **Critical inspections such as water barrier, vapor barrier, and insulation systems**
- ★ **Water intrusion tests**
- ★ **Delivery of pre-functional checklists**

This schedule of activities will set up the final commissioning inspection and report at the end of the project.

A LOOK BACK IN TIME



PROPOSED SITE UTILIZATION PLAN



PROJECT TEAM

C



**THE HISTORIC THELMA
BOLTIN CENTER
RECONSTRUCTION TEAM**

IVAN OELRICH

President



MATTHEW MARINO

Preconstruction Director



STEVE ARRINGTON

Estimating Manager



JOHN HUNNICUTT

Operations Director



IAN BROWN

Field Operations
Manager



JAVELL WOODS

Project Manager



AUSTIN NICHOLS

Assistant Project
Manager



BRAD PATTERSON

Senior Superintendent





IVAN OELRICH

President



24 Years of Experience

Colorado State University
B.S. Construction Management

Certified General Contractor
CGC1510579

Military Veteran
US Army, 25th Infantry Division,
Operation Restore Democracy,
Port-Au-Prince, Haiti

ENR Southeast Best Small Project
2019 Victory Pointe Park

Background

Military veteran Ivan Oelrich is the founding member of the Oelrich Construction team. With more than 24 years of construction leadership expertise, Ivan has boots-on-the ground experience supervising multi-million dollar capital project. His military background influences his approach to business management, team building, quality assurance, safety, and project operations. As the Executive Manager, Ivan provides direction for our long-term goals and ensures our team members are consistently upholding our high quality standards.

Relevant Experience

- » City of Gainesville Historic Thomas Center Renovations
- » Trenton Historic Gym Restoration
- » City of Williston Arcade and Firemen’s Park Restoration
- » GRU Duckpond Water Main Replacement
- » Orange County Multicultural Center
- » Alpha Chi Omega Sorority House Renovations
- » Alachua County Tax Collector NW Branch
- » Cade Museum



MATTHEW MARINO

Preconstruction Director



19 Years of Experience

University of Florida
B.S. Business Administration

Certified General Contractor
CGC1531021

City of Gainesville Beautification Award
2018 Cade Museum for Creativity & Invention

City of Gainesville Beautification Award
2017 Historic Depot Building Rehabilitation and Adaptive Reuse

Background

As one of the very first employees of Oelrich Construction and now a Principal, Matt applies a deeper level of ownership to everything he does. He leverages his many years of experience as a field Superintendent to aid in his leadership of the Preconstruction team. He has an incredible attention to detail and large body of construction knowledge that enable him to push his team to excellence. He is distinguished by his proactive approach to estimation, project planning, and value engineering.

Relevant Experience

- » University of Florida Broward Hall Renovations
- » City of Gainesville Historic Thomas Center Renovations
- » Trenton Historic Gym Restoration
- » City of Williston Arcade and Firemen’s Park Restoration
- » GRU Duckpond Water Main Replacement
- » Orange County Multicultural Center
- » Alpha Chi Omega Sorority House Renovations
- » Williston City Hall



JOHN HUNNICUTT

Operations Director



12 Years of Experience

University of Florida
B.S. Construction Management

OSHA 30-Hour

CPR/First Aid

FDOT MOT Advanced

**ULI Award for Excellence
in Public/Non-Profit
Development**
2017 Depot Park

Background

Having started at Oelrich Construction as a field Superintendent then moving his way up the ranks as a Project Manager, John applies his many years of hands-on experience to inform his carefully calculated management style. As Operations Director, he provides leadership and insight for our construction management teams, ensuring smooth team transitions between project phases. Additionally, John always invests time to work closely with the appropriate user groups to ensure they are continually supported through the duration of the project and beyond.

Relevant Experience

- » City of Gainesville Historic Thomas Center Renovations
- » University of Florida Broward Hall Renovations
- » City of Williston Arcade and Firemen’s Park Restoration
- » Orange County Multicultural Center
- » Alpha Chi Omega Sorority House Renovations
- » Williston City Hall
- » Cade Museum



IAN BROWN

Field Operations Manager | Safety Director



5 Years of Experience

University of Florida
B.S. Sports Management

OSHA 30-HOUR

CPR/First Aid

FDOT MOT Advanced

ICRA Inspector

FSESCI Inspector

**ABC Excellence in
Construction Eagle Award**
2019 Bluford Avenue

Background

Beginning his career in education, Ian has applied the skills he developed as a teacher, coach, and assistant athletic director to aid in his approach to being a core team leader at Oelrich Construction. A confident and clear communicator, Ian excels at unifying teams. As the Field Operations Manager, Ian will be responsible for supporting the needs of the field team, ensuring on-site project needs are immediately addressed. As our Safety Director, Ian is also responsible for conducting routine safety checks on all project.

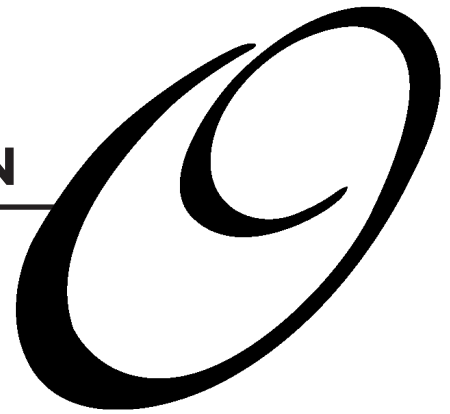
Relevant Experience

- » City of Gainesville Historic Thomas Center Renovations
- » City of Gainesville Hippodrome Theater Renovations
- » Alpha Chi Omega Sorority House Renovations
- » Alachua County Tax Collector NW Branch
- » City of Gainesville South Main Street Reconstruction
- » UF Criser Hall Financial Aid Lobby
- » Gilchrist County Courthouse Window Replacement
- » Williston City Hall



STEVE ARRINGTON

Estimating Manager



28 Years of Experience

North Carolina State University
B.S. Civil Engineering

OSHA 30-Hour

Engineering Training



Background

Estimating Manager Steve Arrington has a wide breadth of almost 30 years of industry experience. Having completed more than 50 projects as a Project Manager prior to transitioning to an estimating role, Steve has an intricate knowledge of best practices when it comes to construction cost containment and issue mitigation.

His ability to cost-effectively navigate complex challenges coupled with his unparalleled attention to detail enable him to deliver the best possible price for every project he estimates. Steve is an exceptional communicator and always goes the extra mile to ensure all critical project details are taken into account from the very beginning. As the leader of our estimating team, he is committed to exceeding all client expectations.

Relevant Experience

- » City of Gainesville Historic Thomas Center Renovations
- » City of Gainesville Hippodrome Theater Renovations
- » Lake City Fire Station #2
- » GRU 6th Street Gravity Sewer Replacement
- » Gainesville Housing Authority Caroline Manor
- » Springhill Veterinary Clinic
- » McLeod General Trades Office & Warehouse
- » Sarasota Memorial Hospital Radiation Oncology Center
- » Atlanta Braves Spring Training Facility
- » Mid-County Tax Collector Office
- » Booker High School
- » Saint Stephen's Episcopal School Athletic Facilities
- » Sarasota County Jail Annex





JAVELL WOODS

Project Manager



14 Years of Experience

University of North Florida
B.S. Construction Management

OSHA 30-Hour

CPR/First Aid

FDOT MOT Advanced

ICRA Inspector

Electrical Safety Awareness
Certified

Confined Space Certified

**City of Gainesville
Beautification Outstanding
Environmental Award
2017 Depot Park**

Background

Javell began his career building custom private residences before transitioning to overseeing construction on commercial project throughout the Southeast. His experience across a range of industries has equipped him with the knowledge and expertise needed to excel in delivering complex project. He takes the deepest level of care and consideration to ensure maximum lifetime value is achieved.

As Oelrich Construction's lead Project Manager, Javell has earned a reputation within the industry for exceptional communication, cost containment expertise, and strict schedule adherence. Javell will lead his team of construction professionals to bring the City of Gainesville the highest level of service throughout the Historic Thelma Boltin Center project. He is a true construction manager and will see to that all intricate project details are managed effectively.

Relevant Experience

- » GRU Duckpond Water Main Replacement
- » City of Gainesville Historic Thomas Center Renovations
- » City of Gainesville Hippodrome Theater Renovations
- » Alpha Chi Omega Sorority House Renovations
- » Orange County Multicultural Center
- » Cade Museum
- » City of Gainesville South Main Street Reconstruction
- » Gainesville Housing Authority Caroline Manor
- » UF Reitz Union Landing
- » UF McKnight Brain Institute MRI Replacement
- » GRU 4th Street Utility Improvements
- » City of Gainesville Depot Park
- » City of Orlando Art ^2 Development





BRAD PATTERSON

Senior Superintendent



22 Years of Experience

Valdosta State University
B.S. Exercise Science

OSHA 30-Hour

OSHA Scaffolding

OSHA All-Terrain Forklift

CPR/First Aid

FDOT MOT Advanced

FSESCI Inspector

Powder Actuated Tools

HAZWOPER 40-Hour

**APWA National and Florida
Project of the Year Award
2014 Depot Ave Rail-Trail
Helyx Bridge**

Background

Senior Superintendent Brad Patterson is punctual, methodical, and effective under pressure. With a wide breadth of industry experience and a dedication to service unlike any other, he will serve as an onsite hub of communication, managing scheduling and daily site logistics, overseeing quality assurance, supervising trades, and maintaining safety. He takes a proactive approach to subcontractor coordination and site logistics management, which enables him to expertly contain construction costs and strictly adhere to the schedule.

Across all project, Brad maintains an operational pace that ensures maximum value to the owner. He has a keen eye for detail that guarantees the highest quality finished product. He has proven to provide exceptional customer service through frequent open and honest communication. Brad truly embodies a service over self mentality, always doing what it takes to ensure the job is done right.

Relevant Experience

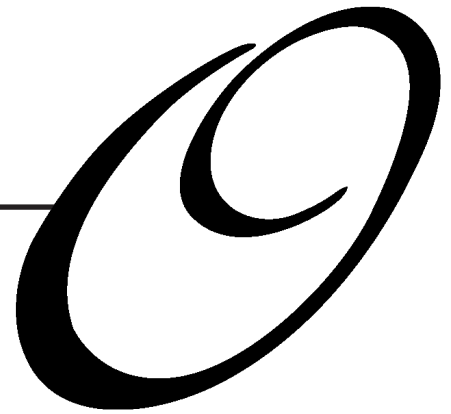
- » GRU Duckpond Water Main Replacement
- » University of Florida Broward Hall Renovations
- » City of Gainesville Depot Park
- » Chi University Small Animal Hospital
- » City of Gainesville South Main Street Reconstruction
- » City of Gainesville 13th Street DNA Helyx Bridge
- » UF Radio Road Roundabout Reconstruction
- » UF McKnight Brain Institute MRI Replacement
- » Lozano Dental Care
- » Cade Museum





AUSTIN NICHOLS

Assistant Project Manager



3 Years of Experience

Santa Fe College
A.A. Organizational Management

OSHA 30-Hour

CPR/First Aid

FDOT MOT Advanced

FSESCI Inspector

Background

Assistant Project Manager Austin Nichols brings a long term vision to his role Oelrich Construction. Austin will review project plans, oversee QA/QC implementation, coordinate with project subcontractors, and maintain project documentation throughout the duration of construction. His responsibilities also include resource coordination, communication and planning with field personnel, monthly financial projections, and processing of all Submittals and RFIs.








Austin will be the community outreach leader, spearheading the creation and door to door delivery of flyers to notify the public of any impacts the project may have on their day to day lives. Austin will ensure positive public sentiment is maintained at all times.

Relevant Experience

- » Alpha Chi Omega Sorority House
- » Orange County Multicultural Center
- » GRU Duckpond Water Main Replacement
- » Lake City Fire Station #2
- » Alachua County Tax Collector NW Branch
- » Gainesville Regional Utilities Kanapaha WRF Headworks
- » Gainesville Regional Utilities Kanapaha WRF Operations Center
- » Gainesville Regional Utilities Sludge Solids and Dewatering Improvements
- » Hudson Food Stores
- » UF College of Veterinary Medicine Surgical Lab
- » UF College of Veterinary Medicine Anatomy Lab
- » UF Reitz Union Landing



KEY PERSONNEL TIME DEDICATION

		Preconstruction	Construction
	Ivan Oelrich President	2%	2%
	Matthew Marino Preconstruction Director	50%	5%
	John Hunnicutt Operations Director	10%	10%
	Ian Brown Field Operations Manager	10%	10%
	Steve Arrington Estimating Manager	100%	5%
	Javell Woods Project Manager	70%	100%
	Brad Patterson Senior Superintendent	15%	100%
	Austin Nichols Assistant Project Manager	30%	50%

EXISTING CONDITIONS



TOTAL CURRENT WORKLOAD

	Contract Amount	Final Completion
 City of Orlando Art ^2 Development Orlando, FL	\$3,825,536	September 2023
 John Henry Park Site Improvements Williston, FL	\$1,565,556	April 2024
 Chi University Small Animal Hospital Reddick, FL	\$5,290,553	September 2023
 UCF Seminole Hall Renovations Orlando FL	\$615,543	September 2023
 Palms Medical Group Lake City Lake City, FL	\$2,246,117	October 2023
 McLeod General Trades Warehouse Gainesville, FL	\$2,635,617	April 2024
 Springhill Veterinary Clinic Gainesville, FL	\$525,159	December 2023
 GHA Caroline Manor Renovations Gainesville, FL	\$825,895	November 2023
 UF Reitz Union Landing Gainesville, FL	\$478,164	September 2023
 UF OSMI Renovations 2nd & 3rd Floors Gainesville, FL	\$1,098,359	December 2023
 GRU 6th Street Gravity Main Improvements Gainesville, FL	\$2,520,917	January 2024

RELEVANT EXPERIENCE

D



RELEVANT EXPERIENCE



1 Historic Thomas Center Renovations.....\$685K



2 GRU Duckpond Water Main Replacement.....\$1.1M



3 Williston's Arcade and Firemen's Park Restoration.....\$738K



4 Trenton Historic Gym Restoration.....\$363K



5 Orange County Multicultural Center.....\$5.0M



6 Hippodrome Theater Renovations.....\$569K



7 UF Broward Hall Renovations.....\$7.8M



8 Gilchrist County Courthouse Window Replacement.....\$166K



9 Alpha Chi Omega Renovations.....\$2.3M

HISTORIC THOMAS CENTER RENOVATIONS



Size
12,000 SF

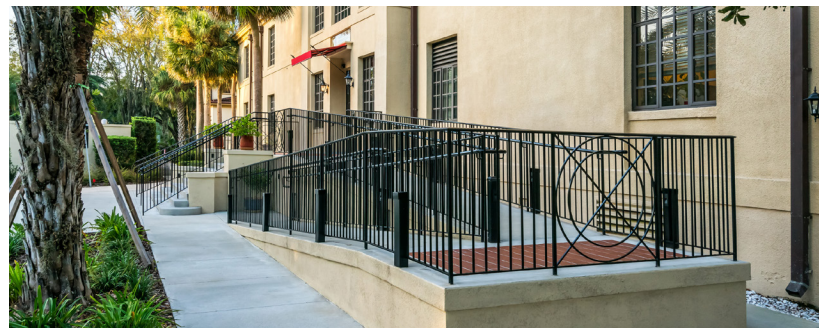
Cost
\$684,965

Duration
13 Months
*Split across 3 Phases

Completion Dates
March 2017, October 2022, & March 2023

Delivery Method
CMAR

Owner Contact
Kurt Schuman
City of Gainesville
schumanka@cityofgainesville.org
(352) 393-8173



This project was divided into three separate phases all performed at the Historic Thomas Center, an occupied city officials building. We completed work for the City of Gainesville Building Department and Codes Division, providing ADA compliance upgrades throughout the building. Upgrades included an exterior ramp, increased interior lobby space, new accessible desk stations, and bathroom upgrades throughout the building to bring it within the ADA compliant standard. This project is part of a larger initiative within the City of Gainesville to revitalize historic buildings and to make them more accessible for all. Vital to our success on this project was our careful consideration for the historic nature of the building. We preserved old world finishes and masked new technology to highlight the building's rich heritage.

Key Personnel



Ivan Oelrich
President



Matthew Marino
Precon. Director



John Hunnicutt
Project Manager



Ian Brown
Field Ops. Director



A DEEPER LOOK...


Showcasing Historic Roots



While renovating the Code Enforcement offices, we installed a plexi peephole to showcase the original structure and materials of the iconic building that is now 113 years old. During construction, the building structure contained many unexpected elements from the past such as hidden support posts, unidentified utility pipes, and misaligned finish elements that were products of past renovations. To be successful, our team handled the unexpected finds with caution and efficiency. We contacted a structural engineer partner to examine the surprising elements and to advise on the best method to move forward. Leveraging our previous experience and valuable relationships, we were able to identify the elements and continue on with the renovation without any change orders or delays to the original completion date.



GRU DUCKPOND WATER MAIN REPLACEMENT



Cost
\$1,129,789

Duration
5 Months

Completion Date
November 2020

Delivery Method
CMAR






Owner Contact
Andrew Roberts
Gainesville Regional Utilities (GRU)
robertsas@gru.com
(352) 393-1639



Also located in Gainesville’s historic Duckpond neighborhood, this project involved the major restoration of aging infrastructure and improvements to roads and pedestrian walkways. We were GRU’s favored partner on this project due to our proven commitment to neighborhood communication and expertise with utility coordination. Throughout the length of the project, we provided consistent updates to residents of this quiet neighborhood and kept pedestrian and vehicular traffic delays to a minimum. We are proud to report we did not receive a single resident complaint due to our proactive and personalized approach. The domestic water and sanitary sewer lines we replaced during this project were over 100 years old. Keeping the existing systems intact and operational without interruption was paramount to the success of this project. At one point in the project, we had to navigate the new water main line underneath Sweetwater Branch Creek. This required the use of a large boring machine and careful attention to detail. Our team managed all challenges exceptionally.



Key Personnel

				
Ivan Oelrich President	Matthew Marino Precon. Director	Javell Woods Project Manager	Brad Patterson Senior Superintendent	Austin Nichols Project Engineer

A DEEPER LOOK...

Working in the Duckpond Neighborhood

As shown by the fliers we distributed to local residents during the GRU Duckpond Water Main Replacement project, our team has experience working with the local residents. We are prepared to manage the public scrutiny that will occur during this project, due to its location within the Historic Duckpond neighborhood. We understand the many questions and concerns that may arise for residents throughout the length of the project. Superintendent Brad Patterson and Project Manager Javell Woods have both worked with the Duckpond residents in the past and will go the extra mile to patiently answer their questions and alleviate any of their concerns. Furthermore, Brad Patterson will be sure to maintain a clean, safe, and secure site at all times to ensure any residents stopping by the project will be able to view progress safely.

Transforming Duckpond

The GRU Duckpond Water Main Replacement project is underway!

Expect exciting new changes around the Duckpond area!

For progress updates visit:

OELRICH CONSTRUCTION INC. **GRU More than Energy**

Questions, Concerns? Please contact:

Justin Dean Engineer Oelrich Construction 352-660-4600	Javell Woods Project Manager Oelrich Construction 352-474-1735	Brad Patterson Senior Superintendent Oelrich Construction 352-514-7987
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Transforming Duckpond

Due to construction, we will be blocking 4th Ave between 3rd St and 4th St. from June 7th to June 8th, 2021.

Please utilize parking on 3rd St and 4th St. during this time.

Please call the numbers listed below with any concerns.

OELRICH CONSTRUCTION INC. **GRU More than Energy**


Questions, Concerns? Please contact:

Justin Dean Assistant Superintendent Oelrich Construction 352-660-4600	Javell Woods Project Manager Oelrich Construction 352-474-1735	Jerre Carr Project Engineer Oelrich Construction 352-660-5078
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As your construction manager, Oelrich will assist with your community engagement efforts and aid in raising excitement and support for the partial restoration project. We will help the City prepare materials and answer questions at public meetings. Additionally, we will clearly communicate project milestones to all local residents and project stakeholders.

MAINTAINING POSITIVE PUBLIC SENTIMENT AT ALL TIMES IS OUR TOP PRIORITY.

WILLISTON ARCADE & FIREMEN'S PARK RESTORATION



Size
9,700 SF

Cost
\$738,130

Duration
6 Months

Completion Date
January 2023

Delivery Method
General Contractor

Owner Contact
Laura Jones
City of Williston
city.planner@willistonfl.org
(352) 529-7012



Through this project, our team transformed an abandoned downtown building into an engaging community center. Project scope included restoring the main facade of an old Coca-Cola bottling plant that was near collapse, re-pouring the building's concrete slab, installing a new metal tile ceiling, revitalizing the existing hallway with a large mural, and streetscape enhancements along Main Street. Critical to project success was the careful upfront planning required to ensure the failing wall was not further damaged during the demolition phase of the project. Our team carefully executed the restoration portion of the project, attaching columns to the back side of the wall. These columns allowed the historic wall to be restored and preserved, rather than be torn down. This community space can now be enjoyed by the local residents of Williston for many generations to come.



Key Personnel

 Ivan Oelrich President	 Matthew Marino Precon. Director	 John Hunnicutt Operations Director	 Javell Woods Project Manager	 Austin Nichols Asst. Project Manager
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A DEEPER LOOK...

Preserving History Through Restoration



The existing brick wall that comprised the façade of the former Williston Coca-Cola bottling plant was an integral part of the newly envision Williston Firemen's Park. To ensure that the wall did not succumb to construction activities, we constructed a kicker support system that kept the walls vertical while demolition activities took place. A horizontal runner was installed at the 2/3 height of the wall and a diagonal brace was placed every 6' on both sides of the wall, effectively sandwiching the wall in place. Fasteners and stakes were used to stabilize the braces. As an area near the wall was worked, a small number of braces were temporarily removed to perform tasks and then reinstalled. Once demolition was complete, we constructed concrete pilasters adorned with brick façade adjacent to the wall that provided permanent support.



TRENTON HISTORIC GYM RESTORATION



Size
7,400 SF

Cost
\$363,633

Duration
3 Months

Completion Dates
October 2015

Delivery Method
General Contractor


Owner Contact
Ronda Parrish
Gilchrist County School Board
parrishr@mygcsd.org
(352) 260-3505




This project included the full restoration of a public gymnasium originally built in 1939. At project start, the gym was lacking any viable entrance, as the front doors sat about 3 feet off the ground. The exterior walls needed repainting and lead abatement. The interior needed asbestos abatement. The roof was sagging due to bowing beams. Oelrich was brought on to restore the building to a functional state. Since this project was in close proximity to Trenton Elementary school, extensive precautionary measures were taken to contain the abatement. Additionally, final scope included a sidewalk walkway with a circle of pavers engraved with sponsors' names. Our team conducted all aspects of the construction process with the greatest attention to detail to ensure no additional damage was made to the historic building. We fully restored the building so that the elementary school children could safely play their sporting events inside.




Key Personnel



Ivan Oelrich
President



Matt Marino
Superintendent



John Hunnicutt
Asst. Project Manager

A DEEPER LOOK...

Reopening a Historic Community Space



Prior to our restoration efforts, the Trenton Historic Gym lacked any point of entry and was beginning to rot due to termites. The building restoration effort demanded significant attention to the abatement of asbestos and lead paint, along with the full replacement of the electrical panel. Our team successfully restored the gym, made structural improvements, added access points, and removed all toxic materials from the building. Now almost 85 years old, the Trenton Historic Gym will continue to inspire the next generation of athletes while paying homage to the past.



ORANGE COUNTY MULTICULTURAL CENTER



Size
17,700 SF

Cost
\$5,016,905

Duration
16 Months

Completion Date
August 2023

Delivery Method
General Contractor

Owner Contact
Guysen Bohler
Orange County
guysen.bohler@ocfl.net
(407) 913-4836



This 17,700 SF adaptive reuse project involved transforming an old grocery store into a community center for culture, fellowship, celebration, and entertainment. The newly renovated municipal facility houses community outreach and education programs as well as memorializes the rich and diverse culture of the community it serves.

Project scope included community group areas, a large stage and auditorium, catering kitchen, art displays, municipal administration offices, and meeting rooms. This project is an excellent example of transforming an existing facility to gain a renewed purpose. This facility will provide a culturally rich public space to the local residents for many generations. It offers extensive programming space, as it is the home of regular dance recitals and theatrical performances, along with social gatherings, award ceremonies, and more. The modern design coupled with unique art makes it a space that is adored and valued by all.

Key Personnel



Ivan Oelrich
President



Matthew Marino
Precon. Director



John Hunnicutt
Operations Director



Javell Woods
Project Manager



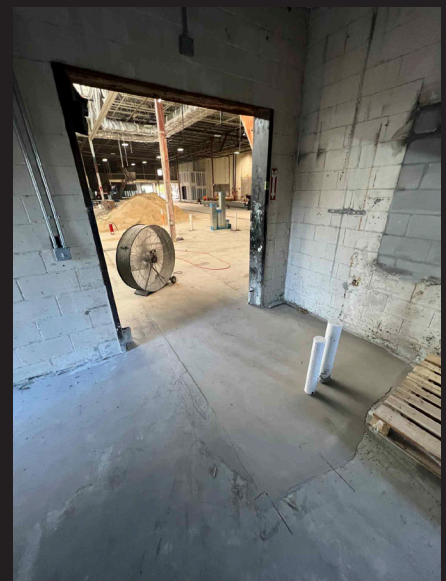
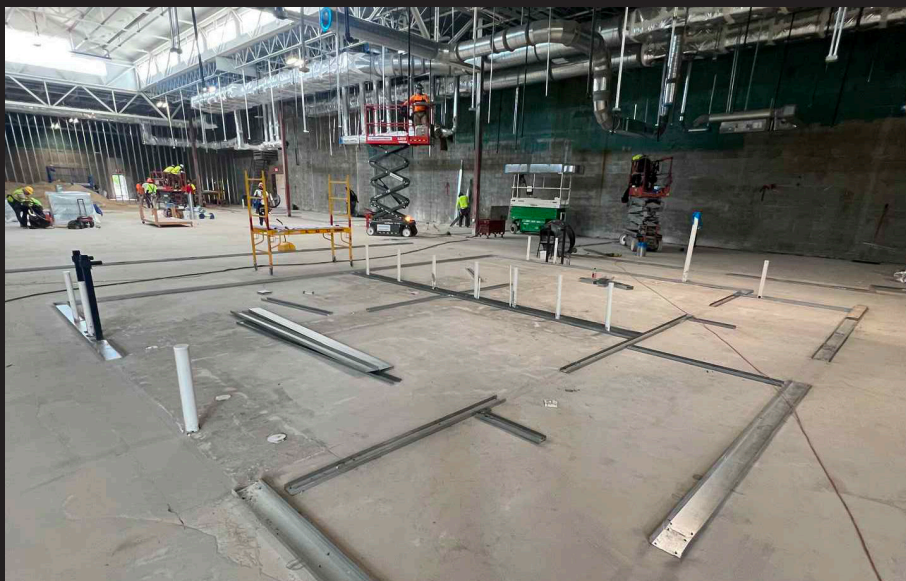
Austin Nichols
Asst. Project Manager

A DEEPER LOOK...

Adaptive Reuse for Renewed Purpose



The original structure, made for a large supermarket chain, was transformed into a community center through this adaptive reuse project. Our team fully renovated the interior of the building and redesigned the exterior entrance, while preserving the original shell of the building. The nearly 18,000 SF of open shelf space was repurposed to become a blossoming community space for fellowship, diversity, celebration, entertainment, and more. Spaces incorporated into the new Orange County Multicultural Center are quite similar to those included in the proposed floor plan for the reconstructed Historic Thelma Boltin Center.



HIPPODROME THEATRE RENOVATIONS



Size
1,200 SF

Cost
\$569,354

Duration
5 Months

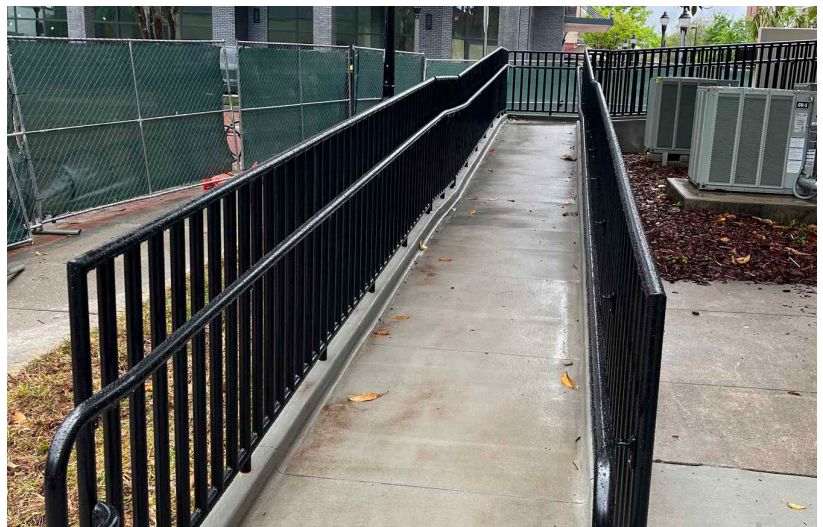
Completion Date
March 2023

Delivery Method
CMAR





Owner Contact
Kurt Schuman
City of Gainesville
schumanka@cityofgainesville.org
(352) 393-8173



Our team renovated the Hippodrome Theater to bring many of its historic facilities up to ADA compliance. Our team added accessible ramps and renovated multiple bathrooms within the theater. Given the historic nature of the building, our team took extensive precautions to protect the many floor tiles, wall tiles, and other detailed elements that can not be reproduced or replaced. We constructed temporary walls in front of high priority displays and finishes to guarantee zero impact at all times. All other vulnerable surfaces were protected with plastic for liquid protection and Masonite for impact protection. Walk-off sticky mats and negative air scrubbers were used for dust protection. Filter media was placed on HVAC returns and a careful eye on the temperature and humidity levels were part of the daily inspection protocols.



Key Personnel

 Ivan Oelrich President	 Matthew Marino Precon. Director	 John Hunnicutt Project Manager	 Ian Brown Field Ops. Director
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A DEEPER LOOK...

Protecting History



While working in the Historic Hippodrome Theater, our team took every precaution necessary to ensure the existing building elements were not impacted in any way. The many floor tiles, wall tiles, and other detailed elements that within the building are entirely irreplaceable. From the onset of the project, we communicated with all stakeholders that mission success meant everything had to be constructed while keeping these timeless elements intact. We constructed temporary walls in front of high priority displays and finishes to guarantee zero impact at all times. All other vulnerable surfaces were protected with plastic for liquid protection and Masonite for impact protection. Walk-off sticky mats and negative air scrubbers were used for dust protection. Filter media was placed on HVAC returns and a careful eye on the temperature and humidity levels were part of the daily inspection protocols. Because of these actions, we were able to complete the project without a scratch to the many historic materials and finishes.



UF BROWARD HALL RENOVATIONS



Size
29,630 SF

Cost
\$7,836,370

Phase Durations
3 Months

Completion Dates
July 2013, 2014, 2020

Delivery Method
CMAR

Owner Contact
Keith Humphreys
University of Florida
k.humphreys@ufl.edu
352-273-4026



In 2013, 2014, & 2020, we completed three separate 78-day full interior renovations of an approximately 700-bed residence hall. We remodeled dorms, RA rooms, gang bathrooms, student lounges, and the central lobby in this five-story structure, upgrading MEPF systems and technology connectivity throughout.

Our team worked 12 hour days, 7 days a week in a busy student, faculty, and university staff hub to meet UF Housing's critical Fall move-in deadline. We rotated two superintendents out each week to ensure vigilant supervision of all construction activities and maximum around-the-clock production. Paramount to our success was site security and safety at all times. Given the age of the building, we had to take many special precautions to avoid putting workers in dangerous conditions.



Key Personnel

				
Ivan Oelrich President	Matthew Marino Precon. Director	Brad Patterson Superintendent	John Hunnicutt Project Manager	Javell Woods Asst. Project Manager

A DEEPER LOOK...

Managing the Unknowns



To replace the failing cast-iron sanitary sewer pipe throughout Broward Hall, workers had to navigate the basement area through a crawl space and underneath the loading dock. In order for the work to be completed in these conditions, we made sure all workers and inspectors were properly confined space trained per OSHA guidelines before entering the work area. This allowed the workers to determine that many of the work areas deep underground lacked appropriate oxygen levels and were subject to excessive heat, creating a dangerous situation. Our team brought in ventilation fans and ductwork to move cool air through the space. There was also a large gather of stray cats that made the crawl space home, creating toxic conditions. Our team brought in a hazardous waste team to clean the space for the work to occur safely. Had it not been for the proper training and communication of expectations on the job, there is a possibility some folks would have attempted to tough-out these conditions and put themselves and others in danger. Our team understands the critical importance of taking all conditions seriously to ensure everyone makes it home at the end of the day.



GILCHRIST COUNTY COURTHOUSE WINDOW REPLACEMENT



Cost
\$165,948

Duration
1 Month

Completion Date
May 2020





Delivery Method
General Contractor

Owner Contact
Bobby Crosby
Gilchrist County
bcrosby@gilchrist.fl.us
352-463-3198



During this project, we removed and replaced a total of 49 existing windows from the Gilchrist County Courthouse. The original building was built in 1933, so the window replacement required careful execution and extreme attention to detail to ensure no damage was done to the historic structure during the window replacement. Additionally, lead based paint was present on and around the windows. Our team strictly adhered to the necessary mitigation protocols to ensure all windows were safely and efficiently replaced. We replaced all 49 windows in the occupied building and **never interrupted the service of the court.**



 Ivan Oelrich President	 Matthew Marino Precon. Director	 John Hunnicutt Project Manager	 Ian Brown Superintendent
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ALPHA CHI OMEGA SORORITY HOUSE



Size
12,200 SF

Cost
\$2,263,844

Duration
14 Months

Completion Date
August 2023

Delivery Method
CMAR

Owner Contact
Brittany Lee
Alpha Chi Omega
ufaxohousecorp@gmail.com
352-317-7663



Completed across three phases, our team renovated the University of Florida's Alpha Chi Omega Sorority house. Project scope included a full renovation of the building entrance and front yard landscaping, new back parking lot with added scooter parking, and complete interior renovation of the front foyer, living room, and dining room. The interior components added a new powder room, sliding doors in the living room, extra storage, and expanded pantry space. Our team had to work efficiently to get the project finished in time for the start of the 2023 Fall semester. Situated on the outskirts of Downtown Gainesville within UF's bustling campus, our team maintained a clean, safe, secure, and efficient jobsite at all times. As an extension of the UF team, we made sure every aspect of the project upheld their exceptional standards.



Key Personnel



Ivan Oelrich
President



Matthew Marino
Precon. Director



John Hunnicutt
Operations Director



Ian Brown
Field Ops. Director



Javell Woods
Project Manager

**FORMS +
DOCUMENTATION**

E





Procurement Division
 (352) 334-5021 (main)
 Issue Date: 8/4/23

REQUEST FOR PROPOSALS: # PRCA-240008-WB
Construction Manager at Risk Services for the Reconstruction of the Historic Thelma Boltin Center

PRE-PROPOSAL MEETING: Non-Mandatory **Mandatory** N/A **Includes Site Visit**
DATE: August 15, 2023 **TIME:** 2:00PM
LOCATION: Thelma Bolton Center – 516 NE 2nd Ave Gainesville, FL 32601

Legal ad (Gainesville Sun) publish date: August 10, 2023

QUESTION SUBMITTAL DUE DATE: August 22, 2023

DUE DATE FOR UPLOADING PROPOSAL: August 29, 2023 at 3:00PM
[Bid Opening Zoom Meeting link](#)

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.

For questions relating to this solicitation, contact: Wendy Byrne byrnemw@cityofgainesville.org

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

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

ADDENDA ACKNOWLEDGMENT: Prior to submitting my offer, I have verified that all addenda issued to date are considered as part of my offer: Addenda received (list all) # Addenda #1, 2, & 3 Received

Legal Name of Proposer: Oelrich Construction, Inc.

DBA: Oelrich Construction, Inc.

Authorized Representative Name/Title: Ivan Oelrich / President

E-mail Address: ivan@oelrichconstruction.com FEIN: 32-0128914

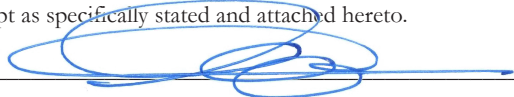
Street Address: 275 NW 137th Drive, Suite A, Jonesville, FL 32669

Mailing Address (if different): _____

Telephone: (352) 745 - 7877 Fax: (352) 745 - 7878

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,

- 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: 

SIGNER'S PRINTED NAME: Ivan Oelrich **DATE:** 09/04/2023



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: byrne_wm@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

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: Oelrich Construction, Inc.
BY: Ivan Oelrich 
DATE: 09/04/2023

Addendum #1



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.

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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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: Oelrich Construction, Inc.
BY: Ivan Oelrich 
DATE: 09/04/2023



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 ProcurementMatters).

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

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: Oelrich Construction, Inc.
BY: Ivan Oelrich 
DATE: 09/04/2023

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?

[X] 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 (# P04000144764)

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? X 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.

Oelrich Construction, Inc.

Proposer's Name

Ivan Oelrich / President

Printed Name/Title of Authorized Representative

Signature of Authorized Representative

09/04/2023 Date

LOCAL PREFERENCE (Check one)

Local Preference requested: YES NO X

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 X

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 X

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

115 AFFIRMATIVE ACTION/EQUAL EMPLOYMENT OPPORTUNITY**POLICY**

The Company policy is to attract and promote the best-qualified individuals, regardless of race, color, creed, gender, national origin, age, disability, veteran status, marital status.

GENERAL

- The Company’s employment decisions are free from harassment or discrimination due to race, color, creed, gender, national origin, age, disability, veteran status, marital status, or any other factor prohibited by law.
- All Company employment activities are conducted in accordance with applicable federal, state and local laws and regulations.
- All efforts will be made to provide reasonable accommodations to “known” limitations of qualified applicants or employees with a disability, except where such accommodation imposes an undue hardship on the Company.

115.1 Responsibilities**Employees**

- ◆ Employees have responsibility for promoting mutual understanding, for maintaining a spirit of cooperation, and for setting high standards of non-discriminatory behavior.

Supervisors

- ◆ Supervisors have the responsibility for maintaining a discrimination-free work environment and for advocating and applying this policy consistently and uniformly.

Management

- ◆ Management has the ultimate responsibility for implementing this policy, for ensuring that compliance is maintained and enforced consistently and uniformly, and that the Company work place is free from any circumstances, which violate this policy.

115.2 Implementation

- Employees are encouraged to seek assistance from their supervisor or anyone in management to assure that problems are prevented or promptly addressed.
- The Affirmative Action Plan may be reviewed in the Human Resources office during business hours.

DRUG-FREE WORKPLACE FORM

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

Oelrich 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.

Ivan Oelrich / President

Proposer’s Signature

09/04/2023

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.

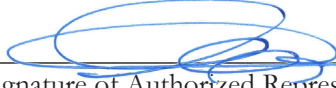
As the person authorized to sign the statement, I certify that this bidder complies fully with the above requirement.

Oelrich Construction, Inc.

Bidder’s Name

Ivan Oelrich / President

Printed Name/Title of Authorized Representative



Signature of Authorized Representative

09/04/2023

Date



OELRCON-01

AMATTOX

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/27/2023

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

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

PRODUCER Hub International Florida 2811 NW 41st Street Gainesville, FL 32606	CONTACT NAME:	
	PHONE (A/C, No, Ext): (352) 377-2002	FAX (A/C, No): (352) 376-8393
INSURED Oelrich Construction, Inc. 275 NW 137th Drive Suite A Jonesville, FL 32669	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: Hanover American Insurance	NAIC # 36064
	INSURER B: Allmerica Financial Benefit Insurance Company	41840
	INSURER C: Bridgefield Employers Insurance Company	10701
	INSURER D: The Hanover Casualty Company	41602
INSURER E:		
INSURER F:		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			ZZJD993797-03	7/23/2023	7/23/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 EMPLOYEE BENEFIT \$ 2,000,000
B	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			AWJD990410	7/23/2023	7/23/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			UHJD993816-03	7/23/2023	7/23/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N N/A If yes, describe under DESCRIPTION OF OPERATIONS below			830-52844	7/23/2023	7/23/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Crime/Client Prop			BDJJ26140400	12/21/2022	12/21/2023	Aggregate 1,000,000
A	Crime			ZZJD993797-03	7/23/2023	7/23/2024	Employee Theft 50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p>
	AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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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.
Oelrich 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.

Individual/sole proprietor or single-member LLC

C Corporation

S Corporation

Partnership

Trust/estate

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

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

Other (see instructions) ▶ _____

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

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

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

5 Address (number, street, and apt. or suite no.) See instructions.
275 NW 137th Street, Suite A

6 City, state, and ZIP code
Jonesville, FL 32669

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

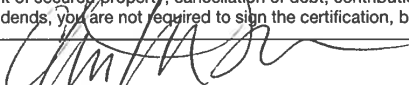
3	2	-	0	1	2	8	9	1	4
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Part II Certification

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 ▶ 01/18/23

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-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.

State of Florida

Department of State

I certify from the records of this office that OELRICH CONSTRUCTION, INC. is a corporation organized under the laws of the State of Florida, filed on October 20, 2004.

The document number of this corporation is P04000144764.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on January 26, 2023, 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 Tenth day of February, 2023*



A handwritten signature in black ink, appearing to be "L. B. J.", written over a horizontal line.

Secretary of State

Tracking Number: 2660954856CU

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

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

State of Florida

Veteran Business Certification

Oelrich Construction, Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
04/12/2023 to 04/12/2025



J. Todd Inman
Florida Department of Management Services



Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd



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

OELRICH, IVAN ALEXANDER

OELRICH CONSTRUCTION INC
275 137TH DRIVE
SUITE A
NEW BERRY FL 32669

LICENSE NUMBER: CGC1510579

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

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LITIGATION STATEMENT

Oelrich Construction has been involved in one instance of litigation in the past five (5) years. A summary is as follows:

Project Name: Veterans Affairs Boiler Replacement, Gainesville, FL

Case No. 22-10898

Oelrich Construction, Inc. v. PRC Precast, Inc.

Oelrich Construction filed suit against a subcontractor for non-performance. Oelrich Construction prevailed in December 2021. Subcontractor appealed. Oelrich Construction prevailed in the appeal in May 2023.



University of Florida Pi Kappa Phi House



September 1, 2023

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

RE: Oelrich Construction, Inc.
Project: RFP # PRCA-240008-WB Reconstruction of the Historic Thelma Boltin Center
Construction Manager at Risk

To Whom It May Concern:

This is to advise you that M.E. Wilson Company, LLC dba Waldorff Insurance & Bonding provides bonding for Oelrich Construction, Inc. Their Surety is Great American Insurance Company, which has an A.M. Best Rating of A+ XV and is listed in the Department of the Treasury's Federal Register with an underwriting limit of \$305,096,000. The home office address is 301 E Fourth Street, Cincinnati, OH 45202.

Oelrich Construction, Inc. is a financially strong, well-managed company and it is a pleasure to recommend them to you for your consideration. They have an excellent reputation with architects/engineers, owners, subcontractors, and suppliers and are considered to be an exceptional contractor in the area.

At this time, we would not anticipate a problem in bonding our client in the amount of \$15,000,000 for a single project or \$30,000,000 aggregately. The surety reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing.

If you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Paul Locascio".

Paul Locascio
Agent



1110 NORTHWEST 6th STREET
GAINESVILLE, FL 32601

PHONE: 352-374-7779
FAX: 850-581-4930

WWW.WALDORFFINSURANCE.COM



RFP # PRCA-240008-WB
Reconstruction of the Historic
Thelma Boltin Center

Construction Manager at Risk Proposal



OELRICH
CONSTRUCTION
INC