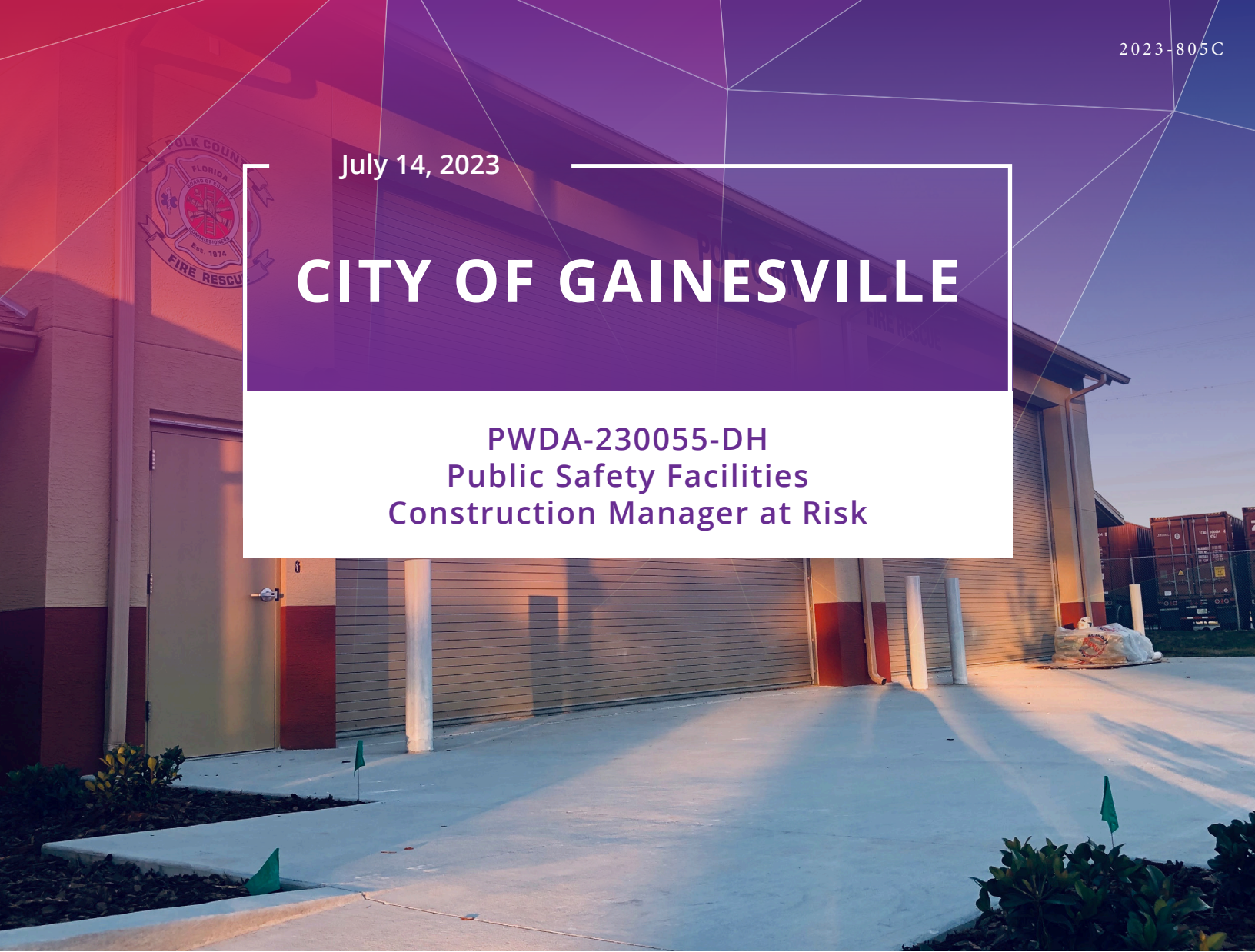


July 14, 2023

CITY OF GAINESVILLE

PWDA-230055-DH
Public Safety Facilities
Construction Manager at Risk



 **A.D. MORGAN**

WWW.ADMORGAN.COM

PROPOSAL COVER PAGE (CCNA)

**City of
Gainesville**

Procurement Division
(352) 334-5021(main)
Issue Date: 6/9/23

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

PRE-PROPOSAL MEETING: ☐ Non-Mandatory ☐ Mandatory ☒ N/A ☐ Includes Site Visit
DATE: **TIME:**
LOCATION:

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

QUESTION SUBMITTAL DUE DATE: July 6, 2023

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

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

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

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

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

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

Legal Name of Proposer: The A.D. Morgan Corporation

DBA: _____

Authorized Representative Name/Title: Dr. Rebecca Smith, President

E-mail Address: mdamaddio@admorgan.com FEIN: 59-2933439

Street Address: 716 N. Renellie Dr. Tampa, FL 33609

Mailing Address (if different): _____

Telephone: (813) 832-3033 Fax: (813) 831-9860

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: Dr. Rebecca Smith **DATE:** 7/14/23

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

E-Bidding Document - RFQ (CCNA) - Page 1 of 113

COVER PAGE

LETTER OF INTEREST

July 14, 2023

City of Gainesville
Procurement Division
Diane Holder

RE: RFP - PWDA-230055-DH-0-2023 - Public Safety Facilities Construction Manager at Risk

Dear Ms. Holder and Selection Committee Members,

On behalf of The A.D. Morgan Corporation, we thank you for this opportunity to submit our proposal to provide Construction Management Services for the City of Gainesville Public Safety Facilities. As you review our submittal, we hope you will consider the following “key differentiators” we believe position A.D. Morgan to be the most valuable partner to the City of Gainesville.

KEY DIFFERENTIATOR NO. 1 | CONSTRUCTION MANAGEMENT FIRM WITH NEAR IDENTICAL PROJECT EXPERIENCE

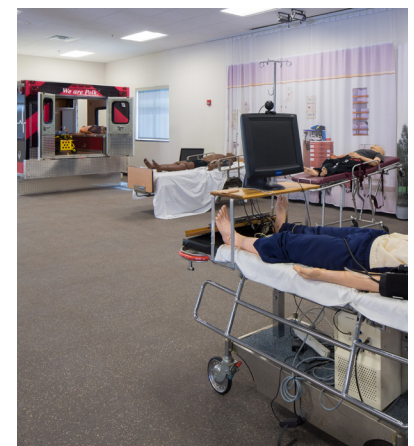
A.D. Morgan's 34-year foundation is set firmly on the construction of Public Safety Facilities near identical in scope to that of the Public Safety Facilities. In fact, A.D. Morgan is the same firm that delivered the iconic Polk State College Center for Public Safety and Mulberry Fire Rescue Station, both projects with similar characteristics to yours. The City of Gainesville Public Safety Facilities project will require the expertise of a seasoned project team, who are familiar with the unique aspects of Public Safety Facility construction. To that point, the team we are proposing will be led by Project Executive, John Kalaf and Project Manager, Terry Lilling, the same members of who oversaw the delivery of Polk State College's Center for Public Safety and are currently completing a complex jail renovation. Additionally, the composition of the whole team represents trade subject matter experts who bring first-hand experience working in Public Safety environments. ***Additionally, Project Executive John Kalaf has a personnel commitment to the City of Gainesville Public Safety Department.*** Both of John's sons are Fire Fighters with the City of Gainesville and have committed their careers to putting others before themselves. Similarly, you will have this team's commitment to ensure the success of your projects.

KEY DIFFERENTIATOR NO. 2 | OUR PROVEN PROCESS ENSURES AN ON-TIME DELIVERY WITHIN BUDGET

Our proven technical expertise and best in industry processes will provide the City of Gainesville with exacting budgets, value added constructability insights, and life cycle cost analysis that will support our mission of obtaining optimum value for your facilities. Our involvement in the pre-construction and design phase will allow the City the best opportunity to maximize your budget and achieve all the desired scope. When we transition into the construction phase, we will leverage our best management practices and capitalize on our industry expertise to ensure flawless project deliveries at a level of quality that will surpass your expectations.

KEY DIFFERENTIATOR NO. 3 | A.D. MORGAN IS A PROVEN PARTNER TO PUBLIC AGENCIES THROUGHOUT THE STATE

Working with any Public Agency brings with it a myriad of specific processes and procedures. Simply stated, the Town of Montverde, and its Construction Services Departments, have their way of doing business. We know what is expected of us and we are intimately familiar with those processes and procedures and can hit the ground



running. Leveraging our experience with many Cities, Counties, and Public Agencies, and our experience with many design partners, we'll be able to more efficiently communicate with the Construction Services Department and make the necessary accommodations to allow for their involvement when required or desired. We know how to "work under the microscope" and instead of expending time and effort getting to know your processes and procedures, we'll be able to better focus our attention on the subject at hand: delivering your projects safely, within budget with the highest level of quality and schedule certainty you expect.

KEY DIFFERENTIATOR NO. 4 | OUR LOCAL MARKET KNOWLEDGE WILL BE A CRITICAL ELEMENT TO A SUCCESSFUL PROJECT DELIVERY

A.D. Morgan is a regionally operated Construction Management Firm. With three office locations throughout Central Florida, we regularly serve clients throughout the state. Our depth and quality of local subcontractor relationships is second to none. We will leverage our outstanding trade market relationships to the greatest benefit of the project and in support of the City's mission.

KEY DIFFERENTIATOR NO. 5 | WE CARE

This is not just business for us, this is personal. We are highly reputable regional firm that has a proven track-record of delivering projects of this exact nature. We are not a "big or national company," and as such, the professionals assigned to your project won't be "B" or "C" players, they are tenured A.D. Morgan professionals, and they won't be "training" on your projects. With the A.D. Morgan team, you're getting owner | partner-level commitment and involvement, tenured leadership, award-winning expertise in the construction or renovation of your facilities, and you're getting a team that CARES about YOU and YOUR MISSION.

Very Truly Yours
THE A. D. MORGAN CORPORATION
Rebecca J. Smith | President & Founder



TRAINING FACILITY RESEARCH TOUR



CITY OF GAINESVILLE



SCAN THE QR CODE OR VISIT...
tinyurl.com/27rw473b
A.D Morgan has partnered with the City of Gainesville in the past to learn about your programming & training facilities.



CONSULANT VERIFICATION FORM

REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA

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

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

If the answer is "YES", provide a copy of SunBiz registration or SunBiz Document Number (# K64497)

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

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

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

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

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

The A.D. Morgan Corporation

Proposer's Name

Dr. Rebecca Smith

Printed Name/Title of Authorized Representative

[Signature] \ 7/14/23
Signature of Authorized Representative Date

LOCAL PREFERENCE (Check one)

Local Preference requested: YES NO

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

- Business Tax Receipt
- Zoning Compliance Permit

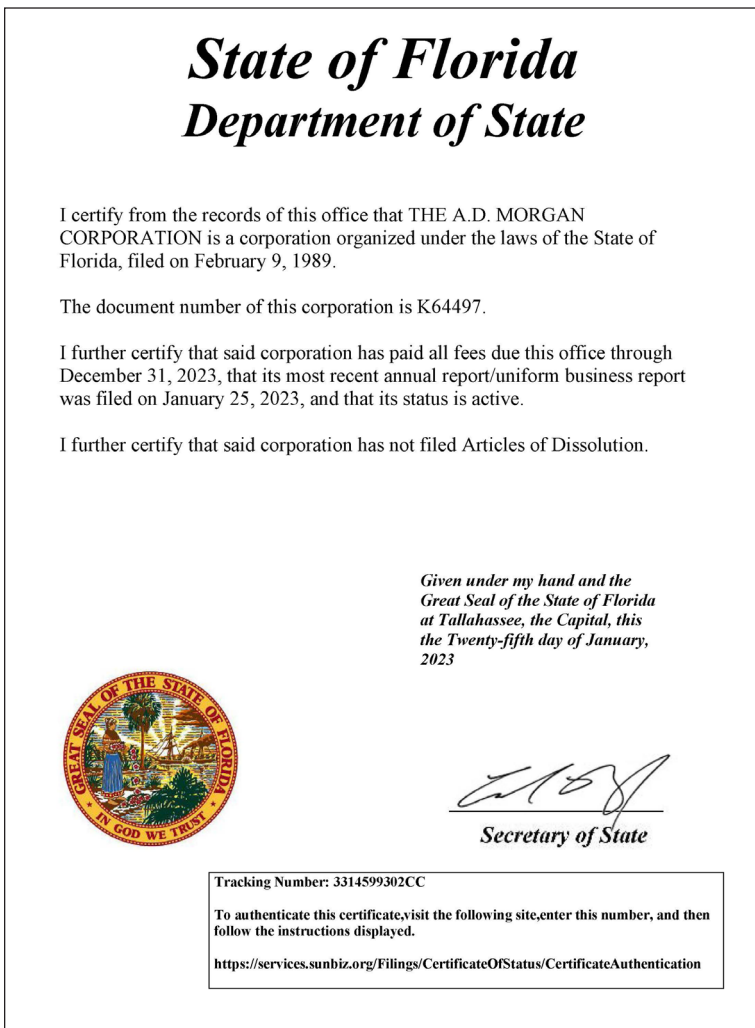
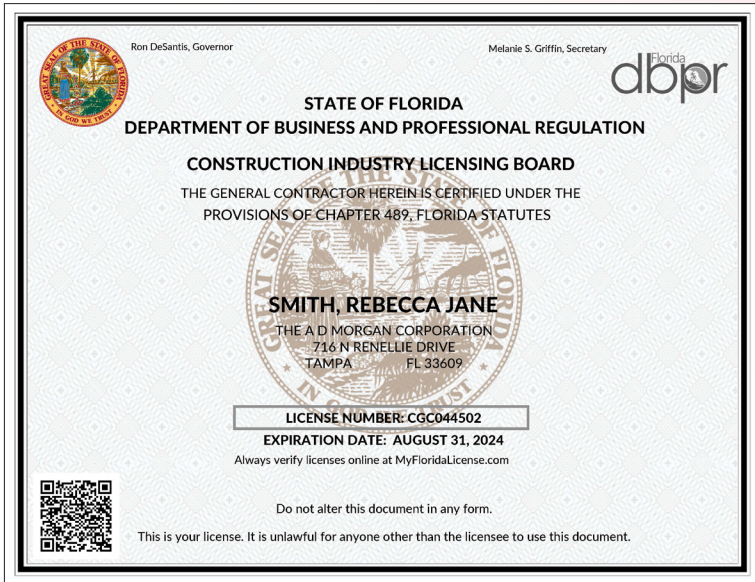
QUALIFIED SMALL BUSINESS AND/OR SERVICE DISABLED VETERAN BUSINESS STATUS (Check one)

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

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

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

E-Bidding Document - RFQ (CCNA) - Page 88 of 113



LICENSES & REGISTRATION


DRUG-FREE WORKPLACE FORM

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

The A.D. Morgan Corporation _____ does:
(Name of Proposer)

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

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



Proposer's Signature

7/14/23

Date

ADDENDUM NO. 1



Date: July 11, 2023

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

Bid Name Public Safety Facilities Construction Manager at Risk

Bid No.: PWDA-230055-DH

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

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

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

The following are answers/clarifications to questions received:

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

Answer: Proposals can be assembled as preferred by the vendor. The vendor should ensure the proposal flows well. Typically, proposals are assembled as follows: RFP Cover Page and Opening Letter, followed by section or appendix with forms, licenses and any other information. It is up to the vendor to decide what order to assemble the documents.

4. Question: 3.2.c (page 7) says to Provide a Statement of all capabilities of the proposer to successfully complete the project. What is the Statement of Qualifications that is to be completed? Or what is the Statement of Qualifications?

Answer: There is no specific statement of qualifications that is required. The vendor's proposals communicate what qualifications the vendor has. This is detailed in Part 2 of the RFP.

Addendum #1-1

Bid Number: PWDA-230055-DH
Bid Name: Public Safety Facilities Construction Manager at Risk

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

CERTIFICATION BY PROPOSER

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

PROPOSER:

The A.D. Morgan Corporation

BY:

Dr. Rebecca Smith

DATE:

7/14/23

Addendum #1-2



Liberty Mutual Surety

2055 Sugarloaf Circle,
Duluth, GA 30096
Phone: (678) 417-3000
Fax: (678) 417-3848

To Whom It May Concern:

Per your request for evidence of bondability, this letter is to advise you that **The A.D. Morgan Corporation** is set up for bonding with Liberty Mutual Insurance Company.

Liberty Mutual Insurance Company has bonded **The A.D. Morgan Corporation** for projects similar in scope to this job and has found them to be an outstanding contractor, with a good reputation in the construction industry. Under the proper circumstances, we will consider single jobs in the range of \$80,000,000.00 and an aggregate program of \$120,000,000.00. The A.D. Morgan Corporation has a current bonding capacity in excess of \$75,000,000.00.

Liberty Mutual Insurance Company is a Treasury Listed Surety (Department Circular 570) and is registered, licensed and admitted in all fifty states with an AM Best Rating of A, XV.

Naturally, the execution of any final bonds would be subject to, but not necessarily limited to receipt and favorable review of all contract terms and conditions, bond forms, confirmation of project financing and all current underwriting information needed at the time of the request for bonds.

If I can be of additional assistance, please do not hesitate to call.

Sincerely,



Colette R. Chisholm

Attorney-In-Fact

Agent: Alliant Insurance Services, Inc.
333 Earle Ovington Blvd., Suite 700
Uniondale, NY 11553
516-414-8900

Member of Liberty Mutual Group

CERTIFICATE OF BOND



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/10/2023

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 Wallace Welch & Willingham, Inc. 300 1st Ave. So., 5th Floor Saint Petersburg FL 33701	CONTACT NAME: Certificates/Commercial Lines PHONE (A/C, No, Ext): 727-522-7777 FAX (A/C, No): 727-521-2902 E-MAIL ADDRESS: certificates@w3ins.com		
INSURED The A. D. Morgan Corporation 716 N Renellie Dr Tampa FL 33609	ADMOGA-01	INSURER(S) AFFORDING COVERAGE	NAIC #
		INSURER A : Amerisure Ins. Co.	19488
		INSURER B : Amerisure Mutual Ins. Co.	23396
		INSURER C : Illinois Union Ins. Co.	27960
		INSURER D : Amerisure Partners Ins. Co.	11050
		INSURER E :	
		INSURER F :	

COVERAGES CERTIFICATE NUMBER: 650186823 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
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual liab GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER:			CPP20826111102	7/1/2023	7/1/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
D	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			CA20826101105	7/1/2023	7/1/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			CU21120780402	7/1/2023	7/1/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	WC20826121101	6/26/2023	6/26/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	Professional Liability incl E&O			COOG27059910011	7/1/2023	7/1/2024	Limit of Liability Deductible 1,000,000 25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate Holder is additional insured on a primary and non-contributory basis with respect to Auto Liability if required by written contract, subject to the terms and conditions and exclusions of the policy.

Certificate Holder is additional insured on a primary and non-contributory basis, including completed operations, with respect to General Liability if required by written contract, subject to terms, conditions, and exclusions of the policy.

CERTIFICATE HOLDER

CANCELLATION

City of Gainesville, Florida
a Municipal Corporation

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2016/03)

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CERTIFICATE OF INSURANCE

**Request for Taxpayer
Identification Number and Certification**

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

Print or type See Specific Instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. THE A.D. MORGAN CORPORATION	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
	5 Address (number, street, and apt. or suite no.) 716 N. RENELLIE DRIVE	Requester's name and address (optional)
	6 City, state, and ZIP code TAMPA, FL 33609	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

Social security number										
			-				-			

or

Employer identification number										
5	9	-	2	9	3	3	4	3	9	

Part II Certification

Under penalties of perjury, I certify that:

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

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here Signature of U.S. person ▶ 

Date ▶ **7/14/23**

General Instructions

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

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

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), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

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

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

- Certify that the TIN you are giving is correct (or you are waiting for a number to be issued).
- Certify that you are not subject to backup withholding, or
- Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
- Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.

EXCEPTIONS & LITIGATION

G. EXCEPTIONS TO THE RFP (REFER TO PART 3, 3.5 EXCEPTION TO THE RFP)

A.D. Morgan **DOES NOT** have any exceptions to the RFP.

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

A.D. Morgan **HAS NOT** had any alleged wrongdoing, litigation/settlements/fines/penalties in the last ten years.



TABLE OF CONTENTS



PROJECT UNDERSTANDING & APPROACH

1-8



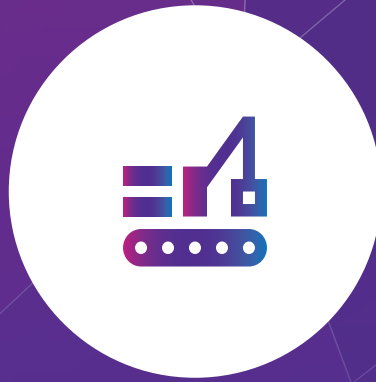
PROPOSED PROJECT STAFF

9-13



QUALIFICATIONS OF FIRM

14-29



SECTION 1

PROJECT UNDERSTANDING & APPROACH



PROJECT UNDERSTANDING & APPROACH

PROJECT UNDERSTANDING SUMMARY

The A.D. Morgan team firmly believe that past performance is the best indicator of future success. To that end, A.D. Morgan has delivered countless successful public safety facilities which are nearly identical in scope and complexity to that of your proposed projects. Our team's understanding of this project type positions us to provide the leadership, management and administration required to exceed the City of Gainesville's expectations. ***Additionally, we are providing the City of Gainesville with a project leader who is closely connected to the City of Gainesville.*** Project Executive and CM team leader, John Kalaf, was not only a graduate of the University of Florida College of Building Construction, but also has two sons who are both firefighters for the City of Gainesville. ***John Kalaf Jr. is a Lieutenant assigned to Fire Station #3 and Robby Kalaf is positioned at Fire Station #9.*** We believe John's connectivity to the City of Gainesville Public Safety departments will be a benefit allowing for a familiar transition into any of your projects.



DELIVERING PUBLIC SERVICE FACILITIES FOR 34-YEARS

The A.D. Morgan Corporation is a privately owned 34-year-old Tampa Based construction management firm. A.D. Morgan is regularly recognized as a one of the top Florida based builders of educational, municipal, civic, and public safety, and corrections facilities. The A.D. Morgan Corporation is certified through the State of Florida and by the City of Tampa as a 100% Women- Owned W/MBE company and has been since 1990. With over \$1 billion of projects delivered, 90% of our work consists of providing open book, construction management at risk and design-build services to Public Government Entities. While our firm has successfully delivered over \$300 million of Municipal Agency Facilities, we remain focused on the longevity of our

client relationships. We are proud that 93% of our annual work volume comes from repeat clients. This is important as it is a testament to our unwavering commitment to protect our clients' interests and serve our clients with the highest level of service to our clients established by communication and trust.

CONSTRUCTION MANAGEMENT AT RISK EXPERTS FOR LARGE AND SMALL PROJECTS

Reviewing your master plan, we will be encountering project scopes both small, mid-size and large. A.D. Morgan understands exactly how to scale our operations to meet the specific needs of the project, while maximizing your budget. A.D. Morgan is accustomed to this model as we currently serve six different municipalities as a continuing construction management service provider for projects ranging from \$50,000 up to \$4,000,000. We also serve clients on their large-scale renovations and new campus and facility projects ranging up to \$80,000,000 for a single project.

Communication, versatility, and innovation, supported by sound process are the key factors for any successful project. After 34-years A.D. Morgan perfected systems and processes to ensure the ultimate cost and operational efficiency. We begin by examining the project scope work, evaluating existing conditions to eliminate surprises, and working in concert with your selected design teams to ensure seamless phasing, efficient scheduling, and the highest quality workmanship. We will examine general conditions, plan for maintenance of on-going operations, select prequalified subcontractors who can work in secure and sensitive environments, implement safety procedures, and low impact mobilizations that allow us to work within and around occupied facilities.

Additionally, A.D. Morgan is a 100% W/MBE firm who commits to each of our clients an unwavering commitment to deliver excellence and provide industry-leading construction solutions. A.D. Morgan's mission is never to be the largest organization in our industry, simply the very best.

GENERAL TIMELINE FOR DELIVERY

Meeting your timelines starts with providing the City of Gainesville with a team of professionals who will be solely dedicated to serving the City and meeting your timelines. Additionally, A.D. Morgan has 44 professionals on staff who the City of Gainesville will be able to draw from. If A.D. Morgan is fortunate to be selected, we will be ready to meet with you immediately following award to begin outlining a plan of action to meet your schedules and objectives.

OUR APPROACH BEGINS WITH TRANSPARENT COMMUNICATION & EFFECTIVE ADMINISTRATION BETWEEN OUR TEAM MEMBERS, AND THE MOST CRITICAL, FREQUENTLY INVOLVED STAKEHOLDERS.

Regular project communication will flow through your project team, primarily the Project Manager. The PM(s) and the project team will be utilizing Procore to administer the project, team resources, and financials on an open, easy-to-use platform, that is designed to support large scale construction projects, and how communications happen. The measurable benefits to the City of Gainesville and the project team are:



CONTROL – It Will:

- Allow our team to have total control over the life cycle of your project with actionable insights into the project's status and financials.
- Allow our project team and key stakeholders the ability to access precisely what was built, from any device.
- Increase collaboration and accountability between our team, the Architect and the various the City of Gainesville Departments involved.
- Track cost updates and project statuses in real-time, giving the City of Gainesville total, real-time transparency of the process.

UNIFY – It Will:

- Allow our team to enforce the City of Gainesville standards, both at our team level, and at the design consultant and subcontracting levels.
- Establish a scalable and centralized workflow across all phases of the pre-construction and construction processes.
- Allow us to collect the same information from all project vendors in a centralized way, that can be easily accessed by our team, and the City of Gainesville stakeholders, as may be desired.
- Provide centralized reporting for budget and change order information, which will allow us to meet the City of Gainesville policies and procedures relating to these items, in a faster, more efficient way.
- Allow us to manage a consistent close-out, inspection, and punch process.
- Allow us to maintain consistent document management hierarchies throughout the entire process.

SAFEGUARD – It will:

- Allow our project team to stay ahead of risk, by protecting the entire project team – our team and the City of Gainesville – against surprise costs or schedule delays.
- Facilitate an internal verification and approval workflow for any cost or change order – ensuring seamless adherence to the City of Gainesville's Design & Construction Department policies and procedures and expediting the processing of such request.
- Provide real-time budget and project cost information.
- Eliminate rework and speed up the close-out process.
- Capture a full audit trail and see who did what, when.

OUR APPROACH STANDS ON 5 PRIMARY PILLARS

Our philosophy is that good Construction Management services should not cost more, good Construction Management services should cost the same, and bring forward a greater value for our owners in the form of cost savings, schedule efficiency and a project delivery of the highest quality measured by safety, schedule compliance, budget compliance, and the highest quality workmanship. To ensure we exceed these expectations will be focused on managing what we believe are the **TOP FIVE KEY ELEMENTS** for a successful delivery (**not in order of priority**) from the day of project award through project close-out:

1. BUDGET COMPLIANCE & CONTROL
2. SCHEDULE CONTROL
3. ENSURING THE SAFETY WELLNESS OF ALL PERSONNEL
4. QUALITY CONTROL
5. MAXIMUM M/WBE & LOCAL SUBCONTRACTOR INVOLVEMENT

1. BUDGET CONTROL & COMPLIANCE

As your Construction Management partner, we will be working hand in hand with the City of Gainesville, the Architect, and their design consultants each step of the way, from pre-construction through construction, and closeout, to ensure complete budget control and containment. The pre-construction and bidding phase of the Public Safety Facilities will be the first, and most important phase of establishing budget control, while achieving the overall design intent for the project. Establishing real-time market cost analysis, production and schedule data will be imperative considering the volatile market conditions being faced by supply chain impacts around the globe. Our team has taken innovative measures to perform market studies through subcontractor and vendor relationships which allow us to

generate accurate market cost forecasts. This gives us the ability to rapidly provide information to facilitate timely cost related decisions and allows our owners and design team to move forward with confidence and without delay. The pre-construction phase will be led by Preconstruction Director, Jeremy Warner. ***We encourage you to take a moment to hear from Jeremy Warner on his key items of focus to ensuring a successful preconstruction effort. Just scan the QR code below!***



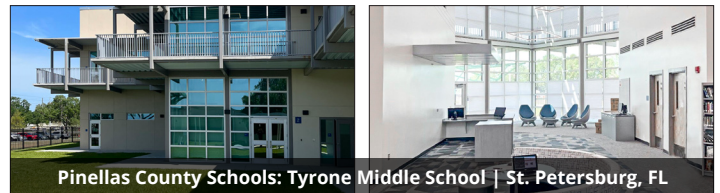
PRE-CONSTRUCTION - MILESTONE BUDGET ESTIMATING & GMP DEVELOPMENT

Ensuring budget compliance from the conceptual design phase through construction document phase is part of A.D. Morgan's responsibility as your construction manager. We have a well established track record of delivering projects side-by-side with many of your Architects. Once the CM is awarded we will begin our dialogue with the Architect as soon as we have an intent to award letter. We will be able to quickly analyze the design documents and provide project budget and cost model information and identify long lead equipment to ensure availability and develop a plan for alternative material options, if needed. Upon approval of contract award, our first order of business is to validate the construction budget and develop a scheduling approach that achieves your desired time-line. Simultaneously, our team will begin advertising the project to the subcontractor market to stimulate market and bidder interest, and facilitate match making sessions with prime subcontractors and small and emerging local subcontractors. We will work closely with the selected Architects team to create an **EARLY RELEASE PROCUREMENT** package for long lead materials and systems such as HVAC equipment and electrical switch gear to maximize schedule efficiency. Approaching the **GMP DEVELOPMENT PHASE**, we will be distributing bid invites with pre-developed bid packages with requests for value engineering options, and alternative material options built into the bid packages. This will allow us to evaluate Value Engineering options upon receipt of the subcontractors' bids on bid day. This will allow us to arrive at a GMP in rapid fashion without having to pause for major a major value engineering effort after the bidding

phase. This allows us to begin the procurement process immediately, getting subcontractors and vendors under contract to ensure we do not risk market cost escalation or schedule interruptions. We will leverage our well established working relationship with the Architect and collaborate closely with the City of Gainesville to ensure we have offered all available value engineering and value-added insights before arriving at the final GMP to ensure you are receiving everything you desired within the stated construction budget for the project.

VALUE ENGINEERING CASE STUDY: TYRONE MIDDLE SCHOOL CAMPUS MODERNIZATION

We have chosen our Tyrone Middle School project as an example of how we develop options and solutions to help achieve the projects budget. During the design phase we discovered the need to optimize specific scope items to bring the project within an acceptable budget while maintaining the original design intent. One of the many cost savings considerations presented by our team during the schematic design phase was the consideration of combining the three new proposed single-story, 6-classroom buildings into a single large, two-story classroom building. This option-maintained Rowe Architects original design intent of connecting the two campuses through what is known as the "Scholar Street" concept and reduced the estimated cost of construction by more than 7%. Additionally, through a collective team effort at the design development phase, we were able to develop ninety-eight (98) value engineering options worth nearly \$2.3 million of savings, of which \$732K were accepted all while preserving the original design intent for Tyrone Middle School's major renovation. A.D. Morgan's approach to providing comprehensive pre-construction services is by design and for the ultimate benefit the owner and project.



Pinellas County Schools: Tyrone Middle School | St. Petersburg, FL

PRE-CONSTRUCTION - ELIMINATING UNNECESSARY COSTS FROM UNFORESEEN CONDITIONS

With the construction of new building on an existing campus, we will be looking to mitigate unforeseen conditions, particularly from existing underground utilities.

This will be accomplished by performing a GPR scan within the limits of the new construction area. This will allow us to create a plan of action for remediation that fits within the budget and schedule, instead of reacting to an unforeseen condition during construction that could add unnecessary cost to the project.

PRE-CONSTRUCTION - CONSTRUCTIBILITY ANALYSIS

When renovating buildings on existing, fully occupied facilities, like some of the proposed Public Safety Facilities, we cannot take one size fits all approach to constructibility reviews. These types of projects require a tailored approach that meets the unique needs of the projects design, building placement, and any specific systematic and equipment requirements of the new facility. In the case of the Public Safety Facilities, major considerations of the constructibility review will be in the civil and site design to ensure the existing site conditions are conducive for the proposed building placements and all existing underground infrastructure must be identified prior to finalizing building location. Structurally we will evaluate roofing and decking systems that meet the cost model and schedule requirements. Architecturally we will evaluate all detailing such as interior finish types, building envelope finishes, and facade material selections to ensure each are coordinated and compatible. The buildings MEP design will also be evaluated carefully to not only ensure lead-times that achieve the schedule, but also achieve the best life-cycle cost for the facility.



Stand-up team reviews will be performed for major system components such as HVAC systems, electrical systems, window systems, waterproofing, flooring systems, and any areas that may have structural implications associated. The A.D. Morgan constructability analysis will provide a study of the facility through review of the documents to identify potential areas of conflict with recommendations for solutions. We will evaluate level of use, durability, flexibility, and integrity for each major component to ensure we deliver the quality that meets and exceeds the City of Gainesville programmatic needs.


PRE-CONSTRUCTION - MAXIMIZING DISTRICT DIRECT PURCHASE SALES TAX SAVINGS

95% of A.D. Morgan's clients are Public Entities throughout

Florida who utilize direct purchase sales tax savings. Our estimating and administrative processes are built to maximize and accurately project DPO tax savings on all public projects. Additionally, after almost a decade of serving the City of Gainesville, our team is very familiar with your process. We will work closely with the City to ensure we maximize sales tax savings through Direct Purchase Order process. As a new cafeteria construction project, there will be a great opportunity to maximize tax savings through the purchase of the major building components such as steel, HVAC systems, plumbing materials, masonry materials, roofing, and electrical systems.

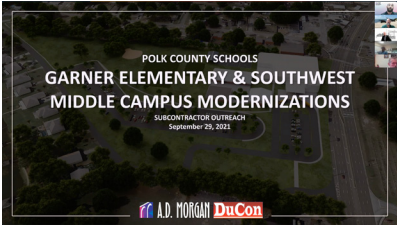
PRE-CONSTRUCTION - ASSEMBLING THE MOST QUALIFIED TEAM OF SUBCONTRACTORS


We place a tremendous emphasis on curating a list of highly qualified subcontractors whose expertise fits the scope requirements of the project well in advance of bid day. As a regional Construction Leader, we are regularly able to develop 5-6 qualified subcontractors for each of the major trades for our educational projects. **This ensures the most competitive bidding environment ultimately driving best value for the project upon final GMP.** A critical element to our success in developing our database of qualified subcontractors is our on-going engagement program known as, 'Opportunity Knocks Today'. Through this program we engage with the local and W/MBE subcontractor market on at a project specific level to inform them early and often of the upcoming opportunity. In fact, our virtual 'Opportunity Knocks Today' subcontractor outreach program has proven to be very successful, despite being restricted from physical gatherings due to COVID-19. **Our most recent Polk County Schools virtual outreach event for Bartow High School yielded excellent results with 63 participating subcontractor firms. Upon bid day we received over 150 bids, 21 of which were from M/WBE firms and the final GMP resulted in 56% local subcontractor participation and 26.8% M/WBE subcontract participation.**



SUBCONTRACTOR OUTREACH

SCAN THE QR CODE OR VISIT...
tinyurl.com/ym2pdzmn
 to watch our recent
 Virtual Subcontractor Outreach





Scan me

PRE-CONSTRUCTION - EFFECTIVE BID PACKAGE ADMINISTRATION

Developing detailed bid packages with finely developed scopes of work is a critical element to assembling a watertight final GMP. Our Pre-Construction and Construction team begins by thoroughly reviewing the construction drawings and specifications to assess any clarifications needed prior to issuing bid packages. Once the documents have been thoroughly vetted for the desired scope, we then perform an in-house take-off using a sophisticated bidding software known as On-Screen Take Off. This software allows us to quantify all materials, methods and labor associated with pricing the project. From this take-off we are then able to individualize the data and incorporate it in each trade subcontractor bid-package. Our comprehensive bid-packages provide our pre-qualified subcontractors, vendors, and tradesmen with a descriptive narrative of the specific scopes to be performed to achieve the finished product. This process enables us to verify that our sub-contractors have included all aspects of the scope in their proposals and eliminates scope overlap. As mentioned previously, our bid packages include the project master schedule and contract agreement documents. Our process requires each respective bidder to acknowledge and agree to the project schedule as well as the contract terms for which they will operate under. This eliminates opportunities for non-conformance to the schedule and expedites the contracting process once a subcontractor is determined to be successful. Our process also includes Pre-bid conferences with each trade where we review in detail: scope, project logistics, schedule, plans and specifications, quality control and safety procedures and contract documents.

CONSTRUCTION - FREQUENT FINANCIAL FORECASTING

Frequency is critical to accuracy, which is why our teams take a proactive approach to cost tracking. The anticipated cost report is a statement of the current and anticipated financial position of the project as related to the cost of construction. It includes costs committed to date on a trade-by-trade basis and those anticipated to complete the project. The report also contains the trade-by-trade cost of the approved budget so that a comparison can be made, to highlight any variance from the approved budget. It provides for timely administration of the trade contracts and efficient management of the project costs. The anticipated cost report also indicates the amounts paid-to-date to each trade contractor allowing us to monitor the “financial health” of the entire project.

2. ESTABLISHING AND CONTROLLING SCHEDULE

Effective scheduling methodology, schedule management and ensuring subcontractor schedule compliance will be critical elements to ensure on time completions. Our firm has built an outstanding reputation for delivering the highest quality projects, on-time and within our owners’ budget. To do this, we employ the use of state-of-the-art industry technology to develop innovative scheduling solutions that ensure on-time completions. Here is further looking into how we approach it:

SCHEDULING - PROGRAMS & TECHNOLOGY

We utilize **Oracle’s Primavera P6** scheduling software as our project master scheduling tool. This powerful tool allows our project team to take control by developing a detailed master project schedule. The Critical Path Method (CPM) is used with the support of Primavera P6 to generate a comprehensive task matrix. **Primavera P6 integrates with our Project Management program, PROCORE.** This powerful integration tool creates a real-time schedule and planning environment for which our project teams can most effectively communicate and update the projects master schedule. It allows various levels of project forecasting which empowers our teams to most effectively communicate scheduling and manpower requirements with subcontractors. It also allows for complete schedule transparency in real-time for owners and stakeholder review.

SCHEDULING - TEAM WIDE COLLABORATION

Beginning in the design phase, we acquire input from all project stakeholders (Design Team, City of Gainesville District Representatives and Designated On-site Representatives) related to schedule and phasing requirements. Our scheduling team incorporates the input from all participants, such as design deliverables, school board dates for approvals, permitting timelines, school breaks, etc. which then makes the schedule an essential communication and planning tool. This empowers our team to properly phase, procure, and build the project on paper long before we first break ground and focus our energy on items that fall on the critical path of the schedule where the most value can be delivered.

SCHEDULING- CURRENT MARKET CONDITIONS

Construction, particularly throughout central Florida, is a dynamic marketplace where manpower resources and cost are regularly fluctuating, therefore, having real-time market information essential. This issue has only been exacerbated by the lasting impacts of the COVID-19. To manage effectively through market volatility, we proactively seek out supply chain information from our trade partners, vendors, and distributors to understand the current and anticipated state of cost impact and



availability, lead times for procurement. We combine this data with the information for owner supplied equipment, FFE and services to ensure continuity throughout the master schedule logic.

SCHEDULING - ESTABLISHING CONTROL DURING PRE-CONSTRUCTION

During the subcontractor bidding phase of pre-construction, we further establish schedule control of the projects master schedule with each of the pre-qualified prospective bidders. Each subcontractor bid-packages includes a copy and narrative of the project master schedule and the strict requirements that will be expected by each subcontractor. Each prospective bidding subcontractor, prior to submitting a bid, is required to acknowledge and agree to the projects schedule requirements. Once the successful bidders are determined, their commitment to the schedule is carried into their contracts which binds them to their respective milestones and deliverables.

SCHEDULING - ENSURING SCHEDULE CONTROL THROUGHOUT CONSTRUCTION & CLOSEOUT

Throughout construction we utilize short interval scheduling methodology to foster communication, collaboration, and accountability amongst our project team and subcontractors. We do this by developing project specific three-week look ahead schedules. The purpose of the three-week lookahead is to proactively plan, communicate, coordinate, and determine subcontractors' manpower requirements, material deliveries, resource requirements on a daily and weekly basis that aligns with the project master schedule. It also serves as a powerful communication and planning tool to coordinate deliveries and installations of owner supplied equipment and FFE.

	Three-Week Look Ahead Schedule - Harlee Middle																										
Lead Superintendent: Mike Taylor					Dates: 8/1/20 TO 8/23/20					Today's Date: 8/3/20					Project: Manatee Schools					PM1: Terry Lilling							
2nd Superintendent: N/A					Project #: 37556					APM1: John Kalaf					Report Prepared By: Mike Taylor					Schedule Driving Date: 8/1/20							
Schedule Driving Date: 8/1/20					S On Schedule					B Behind Schedule					X Event /Milestone												
ITEM/TASK/COMMENT					WEEK #1					WEEK #2					WEEK #3					Subcontractor							
					M	T	W	TH	FR	SAT	SUN	M	T	W	TH	FR	SAT	SUN	M	T	W	TH	FR	SAT	SUN		
					8/1	8/2	8/3	8/4	8/5	8/6	8/7	8/8	8/9	8/10	8/11	8/12	8/13	8/14	8/15	8/16	8/17	8/18	8/19	8/20	8/21		
1 Safety/Foreman Meeting - DAILY					S	S	S	S	S			S	S	S	S				S	S	S	S	S			ADM	
2 Morning Risk Assessment - DAILY					S	S	S	S	S			S	S	S	S				S	S	S	S	S			ADM	
SITING WORK																											
3 Install Fence Perimeter					S	S	S	S	S			S	S	S	S				S	S	S	S	S			Fencing	
4 Electrical Make Safe					S	S	S	S	S			S	S	S	S				S	S	S	S	S			Electrician	
5 Excavate for Foundations										S	S	S	S	S					S	S	S	S	S			Site Work	
6 Foundation Forms										S	S	S	S	S					S	S	S	S	S			Concrete	
7 Inspect Foundation Forms																							X			Site Work	
8 Relocate Adjacent Utility Structures										S	S	S	S	S					S	S	S	S	S			Site Work	
9 Rough in New US Utilities										S	S	S	S	S					S	S	S	S	S			Mechanical & Plum	
10 Install Foundation Rebar Cage										S	S	S	S	S					S	S	S	S	S			ADMA	
11 Inspect Rebar																							X				

THE SITE INVESTIGATION AND DUE DILIGENCE NECESSARY TO DELIVER THE PROJECTS IN THE FIELD WITHOUT DELAY

At the earliest stage just following the project award, we will coordinate with the civil and MEP consultants to perform a comprehensive study of the proposed sites existing conditions to determine if any and all potential underground conflicts, and to determine the most practical approach from a site utility and MEP perspective. **Isolated Construction Areas** – All active construction zones will have an isolated perimeter established by visual physical barriers with clear points of ingress and egress. This ensures all construction activities are clearly separated from the campus occupants and confines workers and activities within a confined zone.

Project Safety Orientation – Our Safety Manager and Superintendent, hold project specific safety orientation training sessions for all subcontractors prior to commencing work on your project to ensure our safety specifications are upheld by all subcontractors, without exception.

A.D. Morgan Good Neighbor Policy – We strive to ensure any construction related matters are directed to AD. Morgan directly. We must ensure the principal and schools staff focus on educating the students while we focus on the construction. This is why we implement our good neighbor policy. We go door to door and give our contact information to the neighboring residences or businesses so they can contact us directly. This redirects any construction related concerns or questions to us so we can address them immediately.



Job Safety Analysis – Before any subcontractor mobilizes to the site, our Project Teams will have vetted each trade specific activity for potential hazard / risk. Our project teams review each Job Safety Analysis with Safety

Director Vanna Lanh and review it for existing condition hazards, activity hazards etc., and create a prevention and management plan for each hazardous task

Toolbox Talk / Safety – To keep safety at the forefront of everyone's mind on the jobsite, A.D. Morgan Superintendents hold weekly toolbox talks with A.D. Morgan staff and subcontractors onsite. Subcontractors are graded weekly by A.D. Morgan on their safety compliance and this is reported here.

A.D. Morgan Site Safety Audits – A.D. Morgan holds unannounced safety inspections in order to audit and guarantee the conditions of all job-sites to surpass the OSHA standard.

4. QUALITY CONTROL

QUALITY CONTROL - One of the most critical elements to for an effective Construction Management project delivery is the implementation and enforcement of a project specific quality control program during construction. This is to ensure the work is done right the first time, every-time; eliminating costly rework and maintaining the schedule. To accomplish this, we bring forward the quality control review established in the design phase and implements a detailed project specific quality control program with each trade in order to guarantee the highest levels of craftsmanship. The A.D. Morgan project specific quality control employs the Initial QC Process and the Follow-up QC Process and is managed by the Project Superintendent and our Quality Control Manager, Vanna Lanh.

The Initial QC Process is performed at the beginning of each definable feature of work. This process involves systematic steps which includes reviewing of the detailed plan for installation prior to installation, define the required result per contract documents and inspection requirements, inspect the preliminary work for conformance, document and log the installation.

The Follow-up QC Process is to perform daily checks to assure continued compliance with workmanship established at the Initial QC process, including assurance of continuous compliance with contract drawings and specifications and daily control testing. All quality inspection logs are tracked in PROCORE, this way at the end of the project you have a complete record of the QC through the project.

COMMISSIONING OF MECHANICAL AND ELECTRICAL TRADES

One of A.D. Morgan's core competencies as a Construction Manager is in the delivery of projects with large and

complex Mechanical and Electrical requirements. We are regularly sought after by our clients for the replacement construction of campus central energy plants as well as comprehensive HVAC renovations. As a result, we have licensed and certified mechanical and electrical experts on our staff and developed a process which ensures quality installation and a seamless commissioning process. The critical element of success for the A.D. Morgan MEP Quality Program includes the development of a team structure with the MEP trades from the first engagement. We place a heavy emphasis on communicating and coordinating the design specifications and commissioning requirements established by the EOR early in the pre-construction phase. A.D. Morgan's team-based approach ensures our MEP trades are aware of quality standards and commissioning requirements before mobilizing to any A.D. Morgan project.

FIELD MOCK-UPS

When appropriate, we require certain trade subcontractors to develop mock-ups prior to beginning installation. This process benchmarks the quality expectation for a definable feature of work and establishes accountability amongst the trades before the work begins.



REJECTION OF NON-CONFORMING WORK

Any work that is found to be non-conforming will be promptly rejected. Our subcontract requires that corrective action be taken within 24 hours of notification of rejection.

5. MAXIMIZE M/WBE & LOCAL SUBCONTRACTOR INVOLVEMENT

A.D. Morgan is a 100% owned M/WBE Construction Management firm. We are 100% committed to maximizing the participation of the M/WBE and local subcontractors for all our projects. A.D. Morgan believes in the importance of creating organic economic growth within the Gainesville Businesses community. To ensure we maximize M/WBE and local inclusion for our projects we engage our robust four-tiered approach to maximizing inclusion (which is articulated further in section 5.31 Minority/Woman Business Implementation Plan /History) and facilitate targeted project specific subcontractor communication campaigns and outreach events to stimulate interest and awareness of your project.





SECTION 2

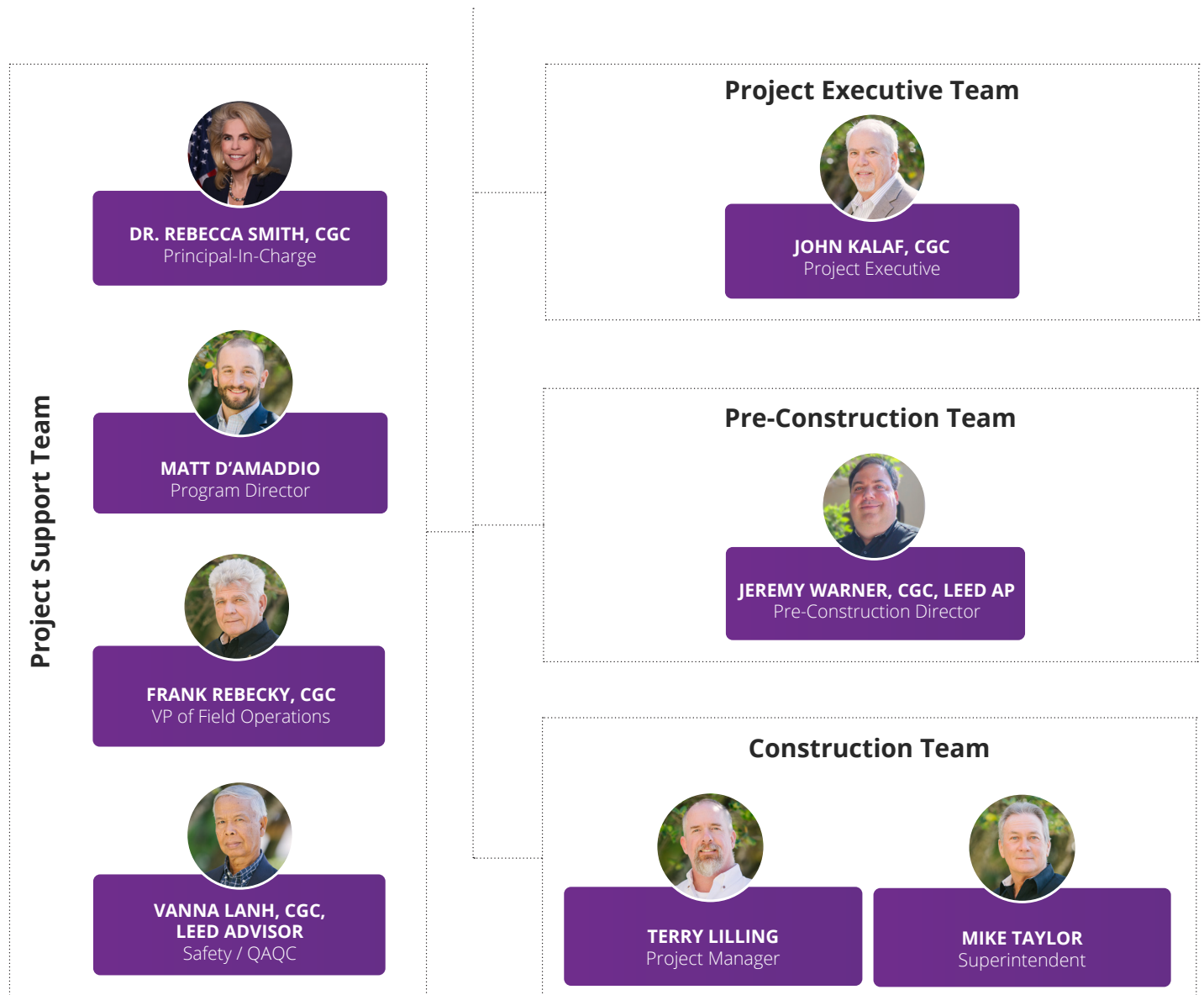
PROPOSED PROJECT STAFF

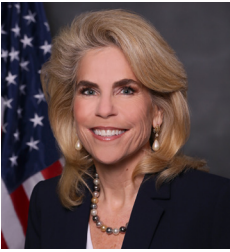


ORGANIZATIONAL CHART

We believe past performance is the best indicator of future success. To that end, A.D. Morgan's approach for the Public Safety Facility projects begin with proving the City of Gainesville a team of proven construction management professionals who are familiar with this exact project type. To that point, the proposed team for your Public Safety Facility projects are the same exact individuals who delivered the iconic Polk State College Center for Public Safety and are currently completing the fast tracked renovation of the Manatee County Juvenile Detention Center. By leveraging our expertise and track record of success this team we will be able to maximize value for the City of Gainesville by leading comprehensive preconstruction services and implementing a strategically delivered construction phase that achieves your mission.

City of Gainesville





DR. REBECCA SMITH, CGC

President / Founder



PROFESSIONAL QUALIFICATIONS SUMMARY

Rebecca founded The A.D. Morgan Corporation, April 1, 1989, at the age of 29. Prior to starting her construction management firm, Rebecca worked in the building industry as a project manager for 5 years. Rebecca is a graduate of the University of Florida earning a Bachelor's in Architecture, a Master of Science in Building Construction and a Doctorate in Business from the University of South Florida. Now celebrating over 33 years – A.D. Morgan is proud of their work totaling nearly \$1 billion including projects such as libraries, research facilities, universities, schools, parking garages, theaters, corrections and detention projects. Rebecca is an invaluable component of every project and remains closely involved starting in pre-construction all the way through close-out. Rebecca ultimately ensures the high-level of customer service our clients expect.

RELATED PROJECT EXPERIENCE

ROLE

COST

SIZE

Polk State College – Center for Public Safety	PIC	\$23,996,446	104,000 sf
City of Tampa - Feet Maintenance Facility	PIC	\$14,000,000	-
City of Clermont - Public Works Facility	PIC	\$11,450,000	33,812 sf
City of Zephyrhills New City Hall	PIC	\$6,500,000	21,430 sf
Pasco CNG Fueling Station	PIC	\$3,200,000	Fueling Station
Mulberry Fire Rescue Station	PIC	\$2,700,000	9,600 sf
DMA FMS #2 Tampa	PIC	\$2,358,728	3,700 sf
Hillsborough Co. Transportation Facility	PIC	\$2,100,000	11,182 sf
MTC/City of Bradenton - Public Safety Facility	PIC	\$4,198,299	4,500 sf
DMA FMS #5 Tavares	PIC	\$825,000	9,136 sf

EDUCATION

University of South Florida
Doctorate of Business Administration

University of Florida
M.S., Building Construction
B.S., Design Architecture

39
Years of
Experience

5
Years with
other firm
34
Years with
A.D. Morgan

REGISTRATIONS

Certified Class "A"
General Contractor
OSHA Certified



JOHN KALAF, CGC

Project Executive



PROFESSIONAL QUALIFICATIONS SUMMARY

John brings 39 years of successful K-12 project deliveries utilizing the CM at Risk Delivery Method. John's leadership spans 22 years and \$800 million of successful projects with A.D. Morgan. As Project Executive, John will be responsible for the leadership of all project team members throughout the delivery of all projects to ensure a successful delivery measured by safety, quality, schedule compliance and client satisfaction. John's involvement will start immediately after the project award and will continue through pre-construction, construction, and project closeout phases. John's extensive successful experience delivering CM@R projects will bring the necessary experience and leadership required to successfully deliver projects under the most critical conditions.

RELATED PROJECT EXPERIENCE

ROLE

COST

SIZE

Polk State College – Center for Public Safety	PX	\$23,996,446	104,000 sf
City of Tampa - Feet Maintenance Facility	PX	\$14,000,000	-
City of Clermont - Public Works Facility	PX	\$11,450,000	33,812 sf
City of Zephyrhills New City Hall	PX	\$6,500,000	21,430 sf
Pasco CNG Fueling Station	PX	\$3,200,000	Fueling Station
Mulberry Fire Rescue Station	PX	\$2,700,000	9,600 sf
DMA FMS #2 Tampa	PX	\$2,358,728	3,700 sf
Hillsborough Co. Transportation Facility	PX	\$2,100,000	11,182 sf
MTC/City of Bradenton - Public Safety Facility	PX	\$4,198,299	4,500 sf
DMA FMS #5 Tavares	PX	\$825,000	9,136 sf

EDUCATION

University of Florida
B.A. in Building Construction

39
Years of
Experience

17
Years with
other firm
22
Years with
A.D. Morgan

REGISTRATIONS

Certified General Contractor
Certified Building Inspector
OSHA Certified
First Aid/CPR



MATTHEW D'AMADDIO

Vice President / Program Director



RELATED PROJECT EXPERIENCE

RELATED PROJECT EXPERIENCE	ROLE	COST	SIZE
Polk State College – Center for Public Safety	Program Dir	\$23,996,446	104,000 sf
City of Tampa - Feet Maintenance Facility	Program Dir	\$14,00,000	-
City of Clermont - Public Works Facility	Program Dir	\$11,450,000	33,812 sf
City of Zephyrhills New City Hall	Program Dir	\$6,500,000	21,430 sf
Pasco CNG Fueling Station	Program Dir	\$3,200,000	Fueling Station
Mulberry Fire Rescue Station	Program Dir	\$2,700,000	9,600 sf
DMA FMS #2 Tampa	Program Dir	\$2,358,728	3,700 sf
Hillsborough Co. Transportation Facility	Program Dir	\$2,100,000	11,182 sf
MTC/City of Bradenton - Public Safety Facility	Program Dir	\$4,198,299	4,500 sf
DMA FMS #5 Tavares	Program Dir	\$825,000	9,136 sf

EDUCATION

Hofstra University
Business Management | Finance
- 2010 Grad

14

Years of
Experience

6

Years with
A.D. Morgan

REGISTRATIONS

OSHA Certified
First Aid/CPR

PROFESSIONAL QUALIFICATIONS SUMMARY

Having spent 10 years as an Operations & Project Manager with two of the largest construction managers in the country before joining A.D. Morgan in 2017, building for some of the highest profile clients in the industry including Nike, Boston University, Jones Lang Lasalle, Tribeca Associates and Boston Properties, Matt's expertise delivering complex projects with schedule certainty will bring tremendous value to your project. Having delivered new construction projects for some of the country's most notable institutional clients, Matt's schedule expertise will remove significant risk from the project. Matt will also work diligently during the pre-construction process to ensure local subcontractor participation and maximize community awareness.



FRANK REBECKY, CGC

VP of Field Ops



RELATED PROJECT EXPERIENCE

RELATED PROJECT EXPERIENCE	ROLE	COST	SIZE
Polk State College – Center for Public Safety	VP of Field Ops	\$23,996,446	104,000 sf
City of Tampa - Feet Maintenance Facility	VP of Field Ops	\$14,000,000	-
City of Clermont - Public Works Facility	VP of Field Ops	\$11,450,000	33,812 sf
City of Zephyrhills New City Hall	VP of Field Ops	\$6,500,000	21,430 sf
Pasco CNG Fueling Station	VP of Field Ops	\$3,200,000	Fueling Station
Mulberry Fire Rescue Station	VP of Field Ops	\$2,700,000	9,600 sf
DMA FMS #2 Tampa	VP of Field Ops	\$2,358,728	3,700 sf
Hillsborough Co. Transportation Facility	VP of Field Ops	\$2,100,000	11,182 sf
MTC/City of Bradenton - Public Safety Facility	VP of Field Ops	\$4,198,299	4,500 sf
DMA FMS #5 Tavares	VP of Field Ops	\$825,000	9,136 sf

EDUCATION

Two Year College
Construction Engineering
Technology

55

Years of
Experience

32

Years with
other firm

23

Years with
A.D. Morgan

REGISTRATIONS

Rotary
General Contractor
OSHA Certified
GCBX

PROFESSIONAL QUALIFICATIONS SUMMARY

Frank has 55 years' experience and spent 32 years as the Owner/President of a concrete & masonry company (Rebecky Masonry) prior to joining A.D. Morgan. As VP of Field Ops, Frank oversees day-to-day operations of the on-site construction activities for projects. Frank ensures projects are operating in the most cost effective and efficient manner. He also participates in the review of constructability, phasing, and scheduling during the pre-construction phase. Frank has received numerous awards for quality construction throughout his career including the 3rd most significant architecture in the State of FL in the past 100 years as recognized by the State AIA (American Institute of Architects), the Baughman Center at the University of Florida. Additionally, Prior to being Promoted to Vice President, Frank Served as the Senior Superintendent on the Polk State College Center for Public Safety.



JEREMY WARNER, CGC, LEAP AP

Preconstruction Director



SCAN THE ABOVE QR CODE TO
HEAR FROM JEREMY ON HIS
PRECON APPROACH

PROFESSIONAL QUALIFICATIONS SUMMARY

Jeremy's professional career in the construction industry spans (23) years with a focus on construction management at risk for Public Educational Facilities throughout Central Florida. Through his career Jeremy has risen from Project Superintendent, Estimator, to Preconstruction Director. As your Preconstruction Director, Jeremy will serve as the Sr. Estimating leader working closely with the team through market cost analysis, conceptual estimating, schematic estimating, project schedule development, value engineering, life-cycle cost analysis, constructibility reviews, and provide on-going cost savings opportunities. Ultimately, Jeremy, with the support of the entire team, will develop the final GMP.

RELATED PROJECT EXPERIENCE

ROLE

COST

SIZE

Polk State College – Center for Public Safety	Precon Dir	\$23,996,446	104,000 sf
City of Tampa - Feet Maintenance Facility	Precon Dir	\$14,000,000	-
City of Clermont - Public Works Facility	Precon Dir	\$11,450,000	33,812 sf
City of Zephyrhills New City Hall	Precon Dir	\$6,500,000	21,430 sf
Pasco CNG Fueling Station	Precon Dir	\$3,200,000	Fueling Station
Mulberry Fire Rescue Station	Precon Dir	\$2,700,000	9,600 sf
DMA FMS #2 Tampa	Precon Dir	\$2,358,728	3,700 sf
Hillsborough Co. Transportation Facility	Precon Dir	\$2,100,000	11,182 sf
MTC/City of Bradenton - Public Safety Facility	Precon Dir	\$4,198,299	4,500 sf
DMA FMS #5 Tavares	Precon Dir	\$825,000	9,136 sf

EDUCATION

Southern Illinois University
at Carbondale
Bachelor of Arts

23
Years of
Experience

20
Years with
other firm
3
Years with
A.D. Morgan

REGISTRATIONS

Rotary
General Contractor
OSHA Certified
GCBX



VANNA LANH, CGC, LEED ADVISOR

Quality Control / Safety Manager



PROFESSIONAL QUALIFICATIONS SUMMARY

Vanna spent fourteen years in the Army Corps of Engineers prior to spending the last twenty-three years in the construction industry as a Civil Engineer, Project Manager and Quality/Safety Director. Vanna works closely with The A.D. Morgan Project Team during the pre-construction and construction phases to develop project specific safety strategies, project specific quality control programs and provides ongoing safety and quality compliance support for all A.D. Morgan projects.

ADDITIONAL ACTIVE REGISTRATIONS

Fall Protection Competent Person/Trainer,
Indoor Air Quality Expert, Registered
Rooftop Observer

RELATED PROJECT EXPERIENCE

ROLE

COST

SIZE

Polk State College – Center for Public Safety	Safety / QAQC	\$23,996,446	104,000 sf
City of Tampa - Feet Maintenance Facility	Safety / QAQC	\$14,000,000	-
City of Clermont - Public Works Facility	Safety / QAQC	\$11,450,000	33,812 sf
City of Zephyrhills New City Hall	Safety / QAQC	\$6,500,000	21,430 sf
Pasco CNG Fueling Station	Safety / QAQC	\$3,200,000	Fueling Station
Mulberry Fire Rescue Station	Safety / QAQC	\$2,700,000	9,600 sf
DMA FMS #2 Tampa	Safety / QAQC	\$2,358,728	3,700 sf
Hillsborough Co. Transportation Facility	Safety / QAQC	\$2,100,000	11,182 sf
MTC /City of Bradenton - Public Safety Facility	Safety / QAQC	\$4,198,299	4,500 sf
DMA FMS #5 Tavares	Safety / QAQC	\$825,000	9,136 sf

EDUCATION

University of Florida
B.S. in Civil
Engineering Technology

39
Years of
Experience

19
Years with
other firm
20
Years with
A.D. Morgan

REGISTRATIONS

Certified Stormwater
Mgmt Inspector
LEED AP/Green Globe
OSHA Certified
First Aid/CPR



TERRY LILLING

Project Manager



SCAN THE ABOVE QR CODE
TO TAKE A PROJECT TOUR OF
BARTOW HIGH WITH TERRY

PROFESSIONAL QUALIFICATIONS SUMMARY

Terry tremendous project management experience delivering projects utilizing construction management at risk for K-12 and Higher Education Institutions. Terry is regarded by clients and design partners for his exceptional communication skills and technical knowledge. His management responsibilities involve both the pre-construction and construction phase of the project. During pre-construction he assists in the development of the project schedule, participates in constructibility reviews, subcontractor scope development and pre-mobilization site logistics planning. In the construction phase Terry will be the primary point of contact for the A.D. Morgan project team and will oversee all project administration, schedule and budget management.

RELATED PROJECT EXPERIENCE

RELATED PROJECT EXPERIENCE	ROLE	COST	SIZE
Polk Co. Schools – Bartow Sr. High Master Plan Phase II	PM	\$30,025,575	148,000 sf
Manatee Co. Schools - Blackburn Elementary	PM	\$24,000,000	106,838 sf
Polk State College – Center for Public Safety	PM	\$23,996,446	104,000 sf
St. Petersburg College – Joint-Use Library	PM	\$15,394,469	87,000 sf
St. Petersburg College – Ethics & Social Sciences Building	PM	\$11,595,873	61,000 sf
City of Zephyrhills New City Hall	PM	\$6,500,000	21,430 sf
Lancaster Correctional	PM	\$12,500,000	33,452 sf
DMA FMS #2	PM	\$2,358,728	3,700 sf
Manatee Tech College /City of Bradenton - Public Safety Facility	PM	\$4,198,299	4,500 sf
Pinellas Co Schools - Lealman Ave Elementary – HVAC	PM	\$6,400,000	57,000 sf

EDUCATION

University of Florida
B.S. in Building Construction

31

Years of
Experience

20

Years with
other firm

13

Years with
A.D. Morgan

CERTIFICATIONS

OSHA Certified
First Aid/CPR



MIKE TAYLOR

Superintendent



PROFESSIONAL QUALIFICATIONS SUMMARY

Mike Taylor brings twenty-nine (29) years experience as a Construction Superintendent. Over Mike's tenured professional career, he has delivered successful continuing contracts for various entities. Most notably, Mike has been the lead Superintendent responsible for the successful completions of \$20M worth of projects at the University of South Florida. For The City of Clearwater Mike will be actively involved both during the pre-construction and construction phases of the project. During pre-construction he assists in the development of the project schedule, phasing, and constructability review. During the construction phase he will be onsite daily managing trade subcontractors, documenting the daily project activities, managing quality control, implements the project specific safety program, and coordinating the schedule.

RELATED PROJECT EXPERIENCE

RELATED PROJECT EXPERIENCE	ROLE	COST	SIZE
University of South Florida – Continuing Contract	Super	\$20,000,000	Various sf
Polk Co. Schools – Bartow High School	Super	\$30,025,575	148,000 sf
University of South Florida – Egress Stair	Super	\$2,000,000	2,779 (7 floors, 397)
Pinellas Co Schools - Lealman Ave Elementary – HVAC	Super	\$6,400,000	57,000 sf
DMA FMS #2	Super	\$2,358,728	3,700 sf
Polk State College WLR Library	Super	\$6,500,000	84,483 sf
University of South Florida – Magnolia HVAC Renovation	Super	\$1,700,000	7 Buildings, 168,256 sf
University of South Florida – Chiller #10 Replacement	Super	\$1,682,400	2,300 ton chiller
University of South Florida – Cooling Tower #8	Super	\$1,364,563	4 BAC cooling towers
University of South Florida – SVC HVAC Renovation	Super	\$613,000	6 air handlers

EDUCATION

Self Taught
Apprenticeship

36

Years of
Experience

27

Years with
other firm

9

Years with
A.D. Morgan

CERTIFICATIONS

OSHA Certified
First Aid/CPR



SECTION 3

QUALIFICATIONS OF FIRM

HISTORY OF FIRM



BUSINESS STRUCTURE

The A.D. Morgan Corporation has been a leading provider of Construction Management, Design-Build and General Contracting services throughout Central Florida since 1989. As a privately owned and operated firm, A.D. Morgan has been recognized as a top builders of public safety facilities, educational, municipal, civic, and commercial throughout the Gulf Coast region. With over 300 successful project deliveries, A.D. Morgan has forged its reputation as an industry leader in Public Safety Facilities by remaining committed to delivering the highest level of service to Clients supported by transparent communication, collaboration, and trust.

While we provide a wide range of construction and facilities services designed to maximize value – from initial building studies right up handing you the keys – the quality of the relationships kept with clients and trade partners is always the key focus. Our true open book, partnership approach has resulted in measured growth and long-standing customer relationships; we are proud that 90% of the firm's annual business comes from work with repeat clients.

A.D. MORGAN CAPABILITIES

With 44 management and professional staff, A.D. Morgan offers a depth of resources, capabilities, and building expertise that is second to none. A.D. Morgan's project size ranges from continuing services projects up to \$4 million, up to complex capital projects on active facilities up to \$80 million.

CAPABILITY OF IN-HOUSE & ON-SITE STAFF

At A.D. Morgan, we recognize that we are only as good as the people that make up our company. Our history of success is a result of the expertise of our highly qualified management and technical staff who are well exercised in the delivery of construction management projects. Additionally, A.D. Morgan actively grows, develops and hires the best in our industry. Our team of experienced professionals bring a depth of credentials and qualifications that allow our firm to provide the exceptional level of service to our clients which include:

- Certified Class "A" General Contractor License Holders
- Trained Architect / Civil Engineer
- Licensed Electrician
- Universal HVAC Certification
- Green Globe Professionals
- LEED Accredited Professionals
- OSHA "500" Instructor
- Uniform Building Code Inspector (UBCI)
- Registered Rooftop Observer
- Certified Mold Remediation Expert
- Qualified Stormwater Management Inspector
- Indoor Air Quality Expert
- Southern Building Code Congress International Inspector (SBCCI)
- Green Advantage Environmental Certification
- Doctorate Degree in Facilities Management
- Master of Business Administration

CLIENT TESTIMONIAL

Polk State College

“A.D. Morgan has truly embraced the College and our students, providing resources and support beyond their contracted scope of work to improve the experience for the end-users, our students, faculty and staff. We are grateful for their professionalism and partnership, and we are so proud of the work that they have done for the College and our students.”

– Angela Falconetti
President of Polk State College

\$225M

OF PUBLIC SAFETY PROJECT DELIVERED

\$1B

WORTH OF CONSTRUCTION PROJECTS

90%

REPEAT CLIENTS

93%









CONSTRUCTION MANAGEMENT AT-RISK IN EDUCATIONAL PROJECT

DISCIPLINE	TOTAL
Principal Executive Leadership	5
Project Management	12
On-site Superintendents	16
Safety	1
Preconstruction	3
Project Admin & Accounting	8
Marketing	1

FIRM'S EXPERIENCE

The below matrix is a summation of just a small fraction of the relevant project experience that will be brought to bear for the construction of projects under this service agreement. We're bringing to the City of Gainesville a proven team construction professionals that have the experience and expertise your projects deserve, and the track-record of having worked together in the successful delivery of projects with scope elements like what may be

encountered under this agreement. This team is going to use these project experiences, the innumerable in-house resources, and subcontractor partnerships that we have at our disposal, to bring a benchmark-defining experience to the City of Gainesville. Simply stated, we've brought our "A" team, and the most qualified professionals to the delivery of your project.

									
TEAM MEMBERS		PSC CPS	MANATEE PUBLIC SAFETY TRAINING	MULBERRY FIRE RESCUE STATION	CITY OF CLERMONT PUBLIC WORKS	PSC CPS	DMA FMS #5	BARTOW HIGH SCHOOL	BAUGHMAN CENTER
CONSTRUCTION	Dr. Rebecca Smith	X	X	X	X	X	X	X	X
	John Kalaf	X	X	X	X	X	X	X	X
	Jeremy Warner	X	X	X	X	X	X	X	
	Matt D'Amaddio	X	X	X	X	X	X	X	
	Frank Rebecky	X	X	X	X	X	X	X	X
	Vanna Lanh	X	X	X	X	X	X	X	X
	Terry Lilling	X				X	X	X	
	Mike Taylor						X	X	





POLK STATE COLLEGE: CENTER FOR PUBLIC SAFETY

Winter Haven, FL



Project Scope:

The new \$24M Safety Training Facility was built on a 10-acre green-field site located adjacent to the Polk County Sheriff Operations Center and Medical Examiner's office. The building is home to Polk State College's programs and the Polk County Sheriff's Office for: Criminal Justice, Emergency Medical Services, Fire Science Technology. In addition, the new facility is home to the Polk State Kenneth C. Thompson Institute for Public Safety, a regional training academy for both new recruits and working law enforcement officers. The 104,000 sq. ft. building consisted of a tilt wall structure complete with classrooms, forensic labs, EMT training spaces, administration spaces, tactical training areas and an auditorium. A state of the art Immersive Training Building for SWAT training was built adjacent to the main building. Extreme precautions were taken during the site development phase to protect the 911 communication line that serves the Sheriff's Operation Center as it ran directly through the site.

Your Proposed Team Members involved on this project:



Rebecca



John



Frank



Vanna



Matt



Jeremy

Delivery Method

CM @ Risk

Owner's Representative

Polk State College
Robbie Manikis
(863) 669-2930

Project Size

104,000 Sq. Ft.

Cost

Original GMP: \$23,996,446
Final Cost: \$23,996,446

Completion Date

December 2015

Project's Designer

Furr & Wegman Architects, PA
Phil Wegman, Architect
(863) 668-1211





June 17th, 2016

Re: Center for Public Safety project, AD Morgan Letter of Recommendation

To whom it may concern:

As we near the completion of this high profile project, I wanted to take an opportunity to express my sincere appreciation of a job well done to AD Morgan!

Working with your team has been a pleasurable experience. The quality and attention to detail have been a large part of this project success. We have seen many challenges on this project and have resolved all of them through your team's cooperative efforts.

AD Morgan has demonstrated the ability to manage the project from both the field and the office. AD Morgan has kept the paperwork current, provided options to solve design issues and owner expectations and maintain an adequate crew to get the work completed on schedule.

In my opinion AD Morgan has the best professionals in the field and in the office. I do not believe I have ever worked with any other construction Management Company in the industry with more integrity and professionalism than AD Morgan has displayed during this demanding project. The knowledge and the ability to manage all aspects of the project and their commitment to the project schedule was great.

If this team is the standard in which your whole company is based then you should be very proud of your organization. I look forward to the opportunity of working with AD Morgan again in the near future.

Sincerely,

Robbie Manikis
Project Manager

Polk State College

999 Avenue H, N.E. • Winter Haven, FL • 33881-2945

PSC: CENTER FOR PUBLIC SAFETY

MANATEE TECHNICAL COLLEGE/CITY OF BRADENTON PUBLIC SAFETY TRAINING FACILITY

Manatee, FL



Project Scope:

Currently in the Construction Document Phase, the new Manatee Technical College Public Safety Training Facility is a new 4,500 sf. joint-use training facility on a raw 120 acre site for Manatee County School District in partnership with Manatee Technical College and the Bradenton Police Department. The new facility contains a flexible training room to allow for multi-use situations and made to be easily modified through the use of flexible furniture. The facility also contains office space for range masters and teachers, break room, restrooms, and a gun cleaning room.

The outdoor training facilities include a 25 yard, 50 yard, 100 yard and 200 yard target shooting lanes, a shoot simulation building with observation mezzanine, a 300' x 600' skid pad for obstacle driving and pursuit driving simulations, and an obstacle course.

The site work package consists of providing all new site utilities as the site is currently farm land. Access roads are being built into the site along with all new storm water retention.

Your Proposed Team Members involved on this project:



Rebecca



John



Frank



Jeremy



Vanna



Matt



Terry

Delivery Method

CM @ Risk

Owner's Representative

Mike Pendley, Executive Planner
1 Matzke Way, Building 7,
Bradenton, FL 34208
941 708-8800 X 44056

Project Size

4,500 Sq. Ft.

Cost

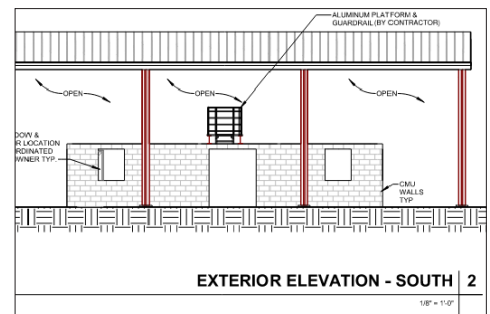
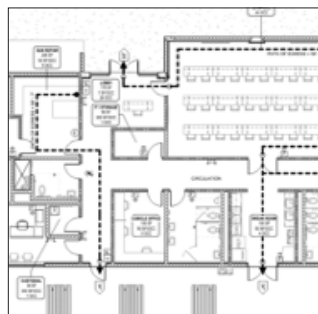
Budget: \$5,198,299

Completion Date

Anticipated June 2023

Project's Designer

Fawley Bryant Architects
Steve Padgett
Principal
P: 941.343.4070 x 2107



MULBERRY FIRE RESCUE STATION & PARK CONCESSION STAND

Mulberry, FL



Project Scope:

A.D. Morgan served the Polk County Board of County Commissioners as the Construction Manager at Risk for the new Mulberry Fire Rescue Station. The new 7,500 sf. fire station was complete with apparatus bays, bunker gear storage, living quarters, weight room, administrative and office space. As a new facility on a green field site, it was also complete with site infrastructure, paving and hard-scape. The new station was constructed adjacent to Mulberry Public Park which A.D. Morgan also built a new 2,100 sf. concession stand and precast restroom facilities.

Delivery Method

CM @ Risk

Owner's Representative

Polk County
330 West Church Street
Room 150 Bartow, FL 33830
863-534-6757

Project Size

9,600 Sq. Ft.

Cost

Original GMP: \$2,700,000
Final Cost: \$2,700,000

Completion Date

November 2018

Project's Designer

Lunz Group
(863) 682.1882

Your Proposed Team Members involved on this project:



Rebecca



John



Frank



Vanna



Matt



CITY OF CLERMONT PUBLIC WORKS FACILITY

Clermont, FL



Project Scope:

Serving as the Construction Management Agent for the City of Clermont, A.D. Morgan is overseeing the construction of the City's new Public Works Facility. The facility is being constructed on a green field site which includes 25-acres of site development complete with stormwater retention, site utilities, and underground water storage for wash bay areas, and lift station. When complete, the new 25-acre Public Works Campus will support a new 10,800 sf. administration building, a 23,000 sf. fleet maintenance building complete with service bays, hydraulic lifts, and office space. Other site amenities include two covered fleet storage for 14 city vehicles and one for 22 city vehicles, a drive-through vehicle wash station, a diesel and gas fueling station, and a pre-wash station for cleaning out trash collection vehicles.

Your Proposed Team Members involved on this project:



Rebecca



John



Frank



Vanna



Jeremy



Matt

Firm's Role in Project

Owners Rep

Owner's Representative

City of Clermont
Stoney Brunson, Public Works
Director
(352) 394-7177

Project Size

33,812 Sq. Ft.

Cost

Original GMP: \$11,450,000
Final Cost: \$11,450,000

Completion Date

March 2023

Project's Designer

Bentley Architects
Gary Kranston
(407) 331-6116



ZEPHYRHILLS CITY HALL

Zephyrhills, FL



Project Scope:

Zephyrhills City Hall is a new two story building located in downtown Zephyrhills directly adjacent to the A.D. Morgan built Zephyrhills Public Library. The new building will be home to the Cities departments such as Administration, Finance, Human Resources, Building Department, City Planning and Utilities Department. The chosen site was on the existing City Hall building lot and in effort to minimize disruption to the Cities departments we assisted with the relocation to a temporary Annex for support during construction. The project required the relocation of the primary electrical service and a complete redesign of the existing storm water system. The sitework package including an underground storm water collection vault, paved parking with LED lot lighting. The new building consisted of a CMU and structural steel with a composite metal deck for the second floor. The exterior façade is complete with intricate stone and brick to create an architectural context that the city can grow from.

Your Proposed Team Members involved on this project:



Rebecca



John



Frank



Vanna



Matt



Terry

Delivery Method

CM @ Risk

Owner's Representative

City of Zephyrhills
Steve Spina
(813) 780-0011

Project Size

21,430 sf

Cost

Original GMP: \$6,500,000
Final Cost: \$6,500,000

Completion Date

December 2018

Project Designer

Harvard Jolly Architects, Inc.
Phil Trezza
Phone: (727) 896-4611





CITY OF ZEPHYRHILLS

"City of Pure Water"

5335 Eighth Street • Zephyrhills, Florida 33542-4312
(813) 780-0000 • Fax (813) 780-0005

GENE WHITFIELD
Mayor

CITY COUNCIL

LANCE A. SMITH
Council President

KENNETH M. BURGESS, JR.
Vice President

CHARLES E. PROCTOR

W. ALAN KNIGHT

JODI WILKESON

STEVEN F. SPINA
City Manager

LORI L. HILLMAN
City Clerk, CMC

MATTHEW E. MAGGARD
City Attorney

February 28, 2019

To whom it may concern:

The A.D. Morgan team is putting on the final touches to the new city hall project for the City of Zephyrhills.

Working with the A.D. Morgan team has been a pleasure. The project superintendent (Frank Rebecky) and project manager (Terry Lilling) have both worked diligently to provide the highest quality product to the City and many times go above and beyond the call of duty.

A.D. Morgan demonstrates a high-level of "hands-on" quality control and attention to detail. From conception to completion, the A.D. Morgan team works hard to offer client satisfaction and the utmost quality product.

Ms. Rebecca Smith (owner of A.D. Morgan) should be proud, as she's instilled an outstanding work ethic, professionalism, integrity, quality assurance and customer loyalty to the entire A.D. Morgan team.

This is the second multi-million dollar project A.D. Morgan has constructed for the City of Zephyrhills. Once the project is complete, they are responsive to the client's needs, whether under warranty or not.

In closing, we are very pleased and proud of our new city hall building and look forward to working with the A.D. Morgan team on future projects.

Respectfully,

Shane J. LeBlanc,
Public Works Director / Project Manager

ZEPHYRHILLS CITY HALL

DMA NATIONAL GUARD ARMORY FMS #2

Tampa, FL



Project Scope:

Construction of an approximate 3,700 square foot Maintenance Bay addition to the south side of FMS #2 Building of permanent construction with matching roof system structure, mechanical and electrical equipment; and be capable of receiving an overhead crane. Adjacent to new work bays construct an approximate 700 square foot indoor parts storage room. Cost effective, energy conserving features were incorporated into the design, including energy management control systems and high efficiency motors, lighting and HVAC systems. Designed and construction meets Industry standards as well as local, State, and Federal Building code requirements.

Your Proposed Team Members involved on this project:



Rebecca



John



Frank



Jeremy



Vanna



Matt



Terry



Mike

Delivery Method

CM @ Risk

Owner's Representative

Department of Military Affairs
Captain Kenneth 'Woody'
Woodruff, Business Manager
(904) 823-0272

Project Size

3,700 Sq. Ft.

Cost

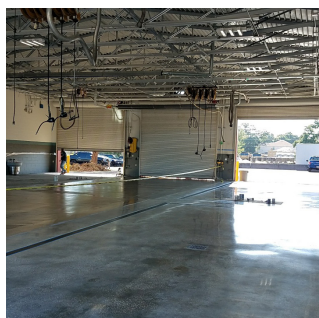
Original GMP: \$2,358,728
Final Cost: \$2,358,728

Completion Date

2019

Project Designer

MRI Architectural Group
Peter Ikegami
(407) 245-3660



BARTOW HIGH SCHOOL MASTER PLAN PHASE II

Bartow, FL



Project Scope:

Multi-phased campus remodel and classroom building replacement at Bartow Senior High School. Project scope includes the demolition of nine (9) outdated single story classroom buildings making space for a new two-story 110,000 sf. forty-two (42) classroom building complete with science labs, open concept collaborative learning spaces and additional administration offices. Also included are building expansions to the Medical & Fire Academy (5,500 sf.), Music & Arts (8,500 sf.) and a new Athletic Field House (10,000 sf.) and renovations to the Criminal Justice & Legal Academy (14,000 sf.). The project is phased to accommodate construction around the active campus.

Your Proposed Team Members involved on this project:



Rebecca



John



Frank



Jeremy



Vanna



Matt



Terry



Mike

Delivery Method

CM @ Risk

Owner's Representative

Polk County Schools
Jody Baker
863-534-0620 ex. 875

Project Size

148,000 Sq. Ft.

Cost

Phase II-A: \$16,556,069
Phase II-B GMP: \$13,469,506
Final Cost: \$30,025,575

Completion Date

Phase II-A: July 2021
Phase II-B: August 2022

Project's Designer

Furr, Wegman & Banks
Aaron Banks, Architect
(863) 688-1211



LANCASTER CORRECTIONAL INSTITUTION

Trenton, FL



Project Scope:

This project consists of a 29,240 sq. ft. two-story 240-bed Secure Housing Building with masonry construction complete with a mechanical mezzanine. The project included a 958 sq. ft. masonry Generator Building complete with a 12,470V, 2,000KW 2,500KVA, 3-phase 60HZ generator unit, an above ground 19,117 gallon double-walled diesel fuel tank, a Waste Water Treatment Plant expansion to increase capacity by 0.249 MGD at the existing WWTP, a new WWTP laboratory building with a mini lift-station, a new 150,000 GPD Water Treatment Plant (WTP) complete with a 10,000 gallon hydro-pneumatic tank. Three 634 sq. ft. inmate weather shelters and one 262 sq. ft. masonry open toilet. Included in the scope was all associated site work and site utilities as well as extensive compound-wide emergency power system modifications and upgrades

Your Proposed Team Members involved on this project:



Rebecca



John



Frank



Vanna



Terry

Delivery Method

CM @ Risk

Owner's Representative

State of Florida Department of
Corrections
Hans Gregerson
(850)-717-3934

Project Size

33,452 Sq. Ft.

Cost

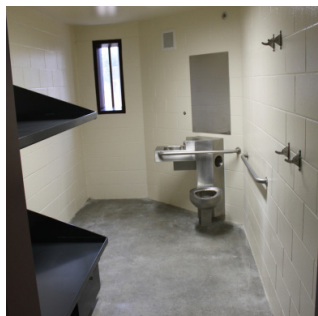
Original GMP: \$12,500,000
Final Cost: \$12,500,000

Completion Date

October, 2010

Project's Designer

Ned Terry, DOC Architect



UNION CORRECTIONAL INSTITUTION

Raiford, FL



Project Scope:

The new 5,000 sq. ft. Infirmary Addition is being constructed to add additional capacity to the existing detention center. The new building consists of 8 new isolation cells, three of which are complete with accommodations for handicapped detainees and 3 of the 8 cells are purposed for medical isolation. Each isolation cell will be complete with a vestibule for observation. In addition to the increased isolation cell capacity the new building includes a medical office space for doctors and nurses, staff space, restrooms and a control room. The work being performed is "inside the wire" of the operational detention facility. Strict adherence to security procedures and background checks were required for all employees prior to site access as well as tool check-in and checkout at the start and finish of each day. In addition the project included the construction of a new sally port which had to be completed before the building expansion due to the strict security requirements. The project includes all associated site work and utility provisions to support the new building.

Your Proposed Team Members involved on this project:



Rebecca



John



Frank



Vanna



Matt

Delivery Method

CM @ Risk

Owner's Representative

State of Florida Department of
Corrections
Ronald Rega
(850)-717-3920

Project Size

5,000 Sq. Ft.

Cost

Original GMP: \$2,500,000
Final Cost: \$2,500,000

Completion Date

August 2018

Project's Designer

CRA Architects
(850) 385-6153



UNIVERSITY OF FLORIDA – BAUGHMAN CENTER

Gainesville, FL



Project Scope:

A 1,500 square foot mediation pavilion at the University of Florida. Located on Lake Alice, the architectural mediation pavilion is a cathedral design with special steel and glass structure, marble and wood floors, and wood ceilings.

The Baughman Center was voted the 3rd most significant building in the State of Florida, by Florida AIA (American Institute of Architects) ; Top 100 Buildings in the State for the Past 100 Years.

Your Proposed Team Members involved on this project:



Rebecca



John



Frank



Vanna

Delivery Method

CM @ Risk

Owner's Representative

University of Florida
John T. McCaffrey (at USF)
(813) 974-0876

Project Size

1,500 Sq. Ft.

Cost

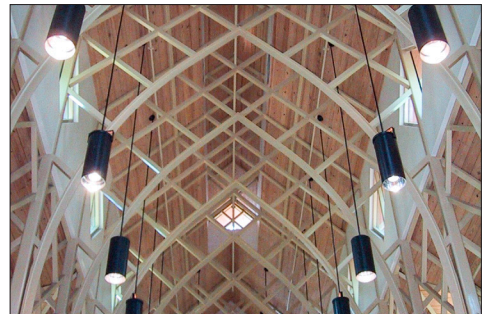
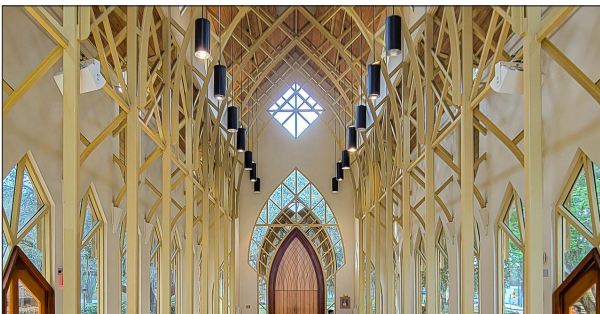
Original GMP: \$1,500,000
Final Cost: \$1,500,000

Completion Date

May 2000

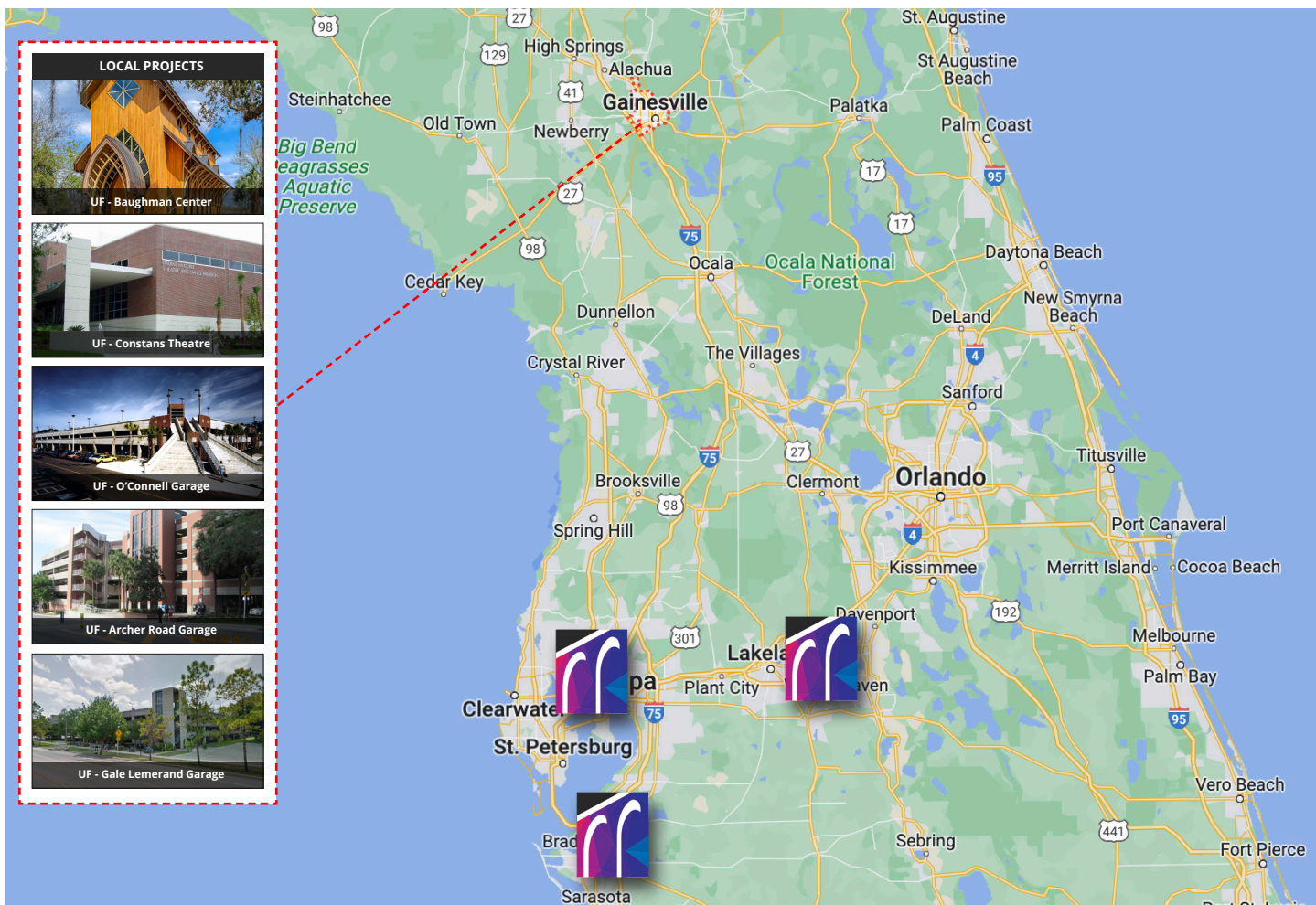
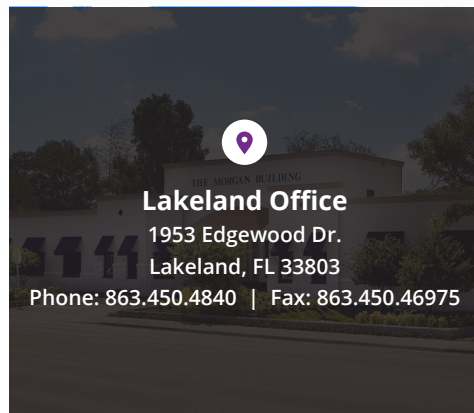
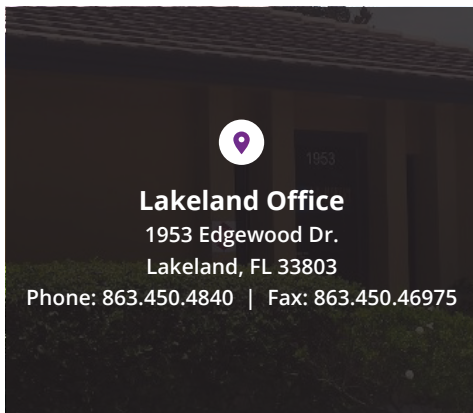
Project's Designer

Zona, Humburg & Associates
John Zona, III, AIA
904.371.2790



FIRM LOCATIONS

The A.D. Morgan Corporation is construction management firm headquartered in Tampa, FL. A.D. Morgan has been serving clients throughout Florida since 1989. Clients benefit from A.D. Morgan's direct access to corporate leadership (**University of Florida Alumni**), and unrestricted access to our professional staff and resources. We have delivered five plus (5+) projects in the local area including, the award winning University of Florida - Baughman Center, voted the 3rd most significant building in the State of Florida, by Florida AIA (American Institute of Architects); Top 100 Buildings in the State for the Past 100 Years . Our local presence and history of delivering projects in the area will be a tremendous benefit for the City of Gainesville project as it relates to maximizing local subcontractor participation as well as M/WBE participation. We have developed a vast network of local vendor relationships throughout Florida and our priority is to ensure the City of Gainesville tax dollars are spent in the most responsible manner. **Your project team will be positioned directly on-site for this project, allowing for direct access and communication.** However, they will be supported from our headquarters in Tampa, FL located 136 miles from the project site.



AVAILABILITY & WORKLOAD

A.D. Morgan's annual workload typically encompasses 10-12 active construction projects at a given time, with a typical work in process of near \$95M of active construction. Currently, all 10 projects in A.D. Morgan's portfolio are fully staffed, with \$100M of active construction. Bonding Capacity & Corporate Resources: We have a single project capacity of \$80 million and an aggregate capacity of \$120 million. Based on our current volume of active work, we have the capacity to take on more work. The chart below represents our current portfolio and its status of completion.

CORPORATE WORK TRENDS 2023-2025 PROJECTIONS						
CLIENT	PROJECT	GMP VALUE	PERCENT COMPLETE	REMAINING FY 2023	2024	2025
HERNANDO COUNTY SCHOOLS	FOX CHAPEL MIDDLE SCHOOL HVAC RENOVATION	\$4,992,134	15%	\$1,230,533	\$3,691,600	-
HERNANDO COUNTY SCHOOLS	CENTRAL HIGH SCHOOL HVAC RENOVATION & ROTC RANGE	\$8,589,010	12%	\$1,030,681	\$7,558,328	-
HERNANDO COUNTY SCHOOLS	MASTER LIFT STATION UPDATE	\$625,000	1%	\$31,250	\$593,750	-
POLK COUNTY SCHOOLS	SOUTHWEST MIDDLE SCHOOL - NEW CAMPUS	\$48,662,708	60%	\$14,598,812	\$4,866,270	-
POLK COUNTY SCHOOLS	GARNER ELEMENTARY SCHOOL - NEW CAMPUS	\$39,711,720	90%	\$3,971,172	-	-
POLK COUNTY SCHOOLS	HAINES CITY HIGH SOFTBALL FIELDS	\$1,651,882	2%	\$82,594	\$1,569,287	\$82,594
HILLSBOROUGH COUNTY SCHOOLS	SEMINOLE ELEMENTARY HVAC RENOVATION	\$4,980,122	1%	\$214,912	\$4,083,31	\$214,912
MANATEE COUNTY SCHOOLS	BLACKBURN ELEMENTARY SCHOOL - RENOVATION	\$29,310,922	1%	\$2,931,092	\$23,488,737	\$2,931,092
POLK STATE COLLEGE	WINTER HAVEN FINE ARTS RENOVATION	\$12,100,000	10%	\$1,815,000	\$10,285,000	-
POLK STATE COLLEGE	NORTHEAST RIDGE HEALTH SCIENCE BUILDING	\$35,000,000	2%	\$1,750,000	\$26,250,000	\$8,750,000
CITY OF TAMPA	NEW FLEET MAINTENANCE BUILDING	\$14,000,000	2%	\$700,000	\$11,900,000	\$1,400,000

PROJECT TEAM MEMBER ALLOCATION MATRIX							
		PRE-CONSTRUCTION PHASE		CONSTRUCTION PHASE		CLOSE-OUT PHASE	
KEY PERSONNEL	PROJECT ROLE	YOUR PROJECTS	OTHER PROJECTS	YOUR PROJECTS	OTHER PROJECTS	YOUR PROJECTS	OTHER PROJECTS
Dr. Rebecca Smith	President	AS NEEDED	AS NEEDED	AS NEEDED	AS NEEDED	AS NEEDED	AS NEEDED
John Kalaf	Project Executive	10%	90%	15%	85%	15%	85%
Frank Rebecky	VP of Field Ops	5%	95%	10%	90%	0%	100%
Vanna Lanh	Safety / QAQC	5%	95%	10%	90%	0%	100%
Jeremy Warner	PreCon Dir	50%	50%	AS NEEDED	AS NEEDED	AS NEEDED	AS NEEDED
Matt D'Amaddio	Program Dir	10%	90%	10%	90%	0%	100%
Terry Lilling	PM	10%	90%	100%	0%	100%	0%
Mike Taylor	Super	5%	95%	100%	0%	100%	0%

July 14, 2023

THANK YOU!

PWDA-230055-DH
Public Safety Facilities
Construction Manager at Risk



 **A.D. MORGAN**

WWW.ADMORGAN.COM



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

SMITH, REBECCA JANE

THE A D MORGAN CORPORATION
716 N RENELLIE DRIVE
TAMPA FL 33609

LICENSE NUMBER: CGC044502

EXPIRATION DATE: AUGUST 31, 2024

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



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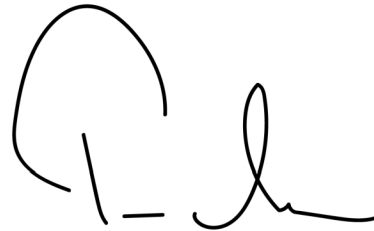
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State of Florida

Woman Business Certification

The A. D. Morgan Corporation

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:
August 11, 2022 to August 11, 2024



J. Todd Inman
Florida Department of Management Services