



## 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) # Addendum #1 Received 07/11/23

Legal Name of Proposer: Oelrich Construction, Inc.DBA: Oelrich Construction, Inc.Authorized Representative Name/Title: Ivan Oelrich / PresidentE-mail Address: ivan@oelrichconstruction.comFEIN: 32-0128914Street Address: 275 NW 137th Drive, Suite A, Jonesville, FL 32669

Mailing Address (if different): \_\_\_\_\_

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

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

☒ Proposal is in full compliance with the Specifications.

☐ Proposal is in full compliance with the Specifications except as specifically stated and attached hereto.

SIGNATURE OF AUTHORIZED REPRESENTATIVE: \_\_\_\_\_

SIGNER'S PRINTED NAME: Ivan OelrichDATE: 07/14/2023

# City of Gainesville

RFP # PWDA-230055-DH  
Public Safety Facilities  
Construction Manager at Risk Proposal

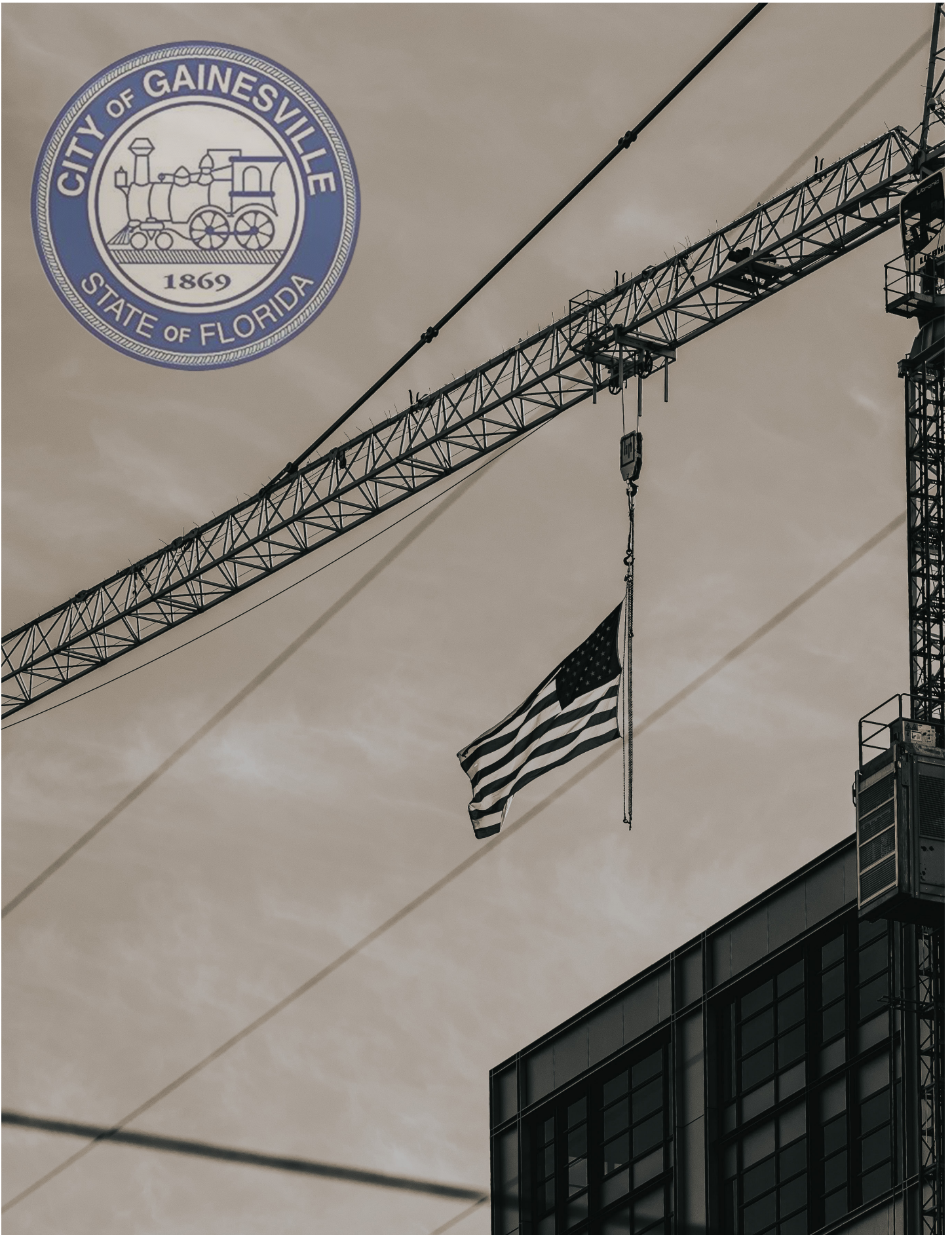


**OELRICH**  
CONSTRUCTION  
INC.

STEVE SPURRIER-FLORIDA FIELD









Friday, July 14, 2023

Diane Holder  
Procurement  
City of Gainesville  
200 E University Ave  
Gainesville, FL 32601

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

Ms. Holder & Members of the Selection Committee,

The City of Gainesville's public safety professionals serve nearly 150,000 citizens, 24 hours a day, 7 days a week. Gainesville Fire Rescue and the Gainesville Police Department save numerous lives each year and serve a critical purpose in protecting our most vulnerable. As community members who live, work, and raise their families in Gainesville, we at Oelrich Construction greatly appreciate the daily sacrifice made by Gainesville's First Responders and other public safety officers alike. It is only through their services that we can be free to provide ours.

As the City of Gainesville is prepared to make a historic investment in expanding and refurbishing its public safety facilities, proper management of the funding is paramount. **At Oelrich Construction, we promise to deliver you maximum lifetime value with every dollar and every facility we touch.** We are prepared to provide expert cost saving recommendations during preconstruction so that the City can make well-informed value based decisions. We will guide the City to select materials that are built for longevity and robustness, given the demanding nature of the operations the facilities will house. Additionally, we will apply our 20 years of industry experience to bring innovative solutions to ensure the facilities are built with flexibility and future needs in mind. During construction, we will constantly monitor costs to identify any areas for additional savings. We will be the very best steward of your taxpayer dollars.

While the City of Gainesville has grown to become the 13th largest city in Florida, we have been blessed with the opportunity to serve as a partner for many community expansion and revitalization efforts. We are grateful to have a longstanding history working with the City across a range of community landmarks such as Depot Park, 13th Street DNA Helyx Bridge, Thomas Center, Bo Didley Plaza, South Main Street, NW 8th Avenue, and the Duck Pond. Our mission has always been to serve you as you have served us.

Your public safety facility projects will be our core focus as a company. Accordingly, we have allocated our most senior team members to lead this project on your behalf. Project Manager Javell Woods and Senior Superintendent Brad Patterson have earned a reputation within the industry for exceptional communication, cost containment expertise, and strict schedule adherence. They are equipped with all of the knowledge, dedication, and discipline necessary to achieve excellence against all odds.

We are honored to have the opportunity to partner with the City of Gainesville in building facilities that are critical to maintaining safety in our community. Please do not hesitate to reach out if you have any questions. We greatly thank you for your time and consideration.

Sincerely,

A blue ink signature of Ivan Oelrich, consisting of a series of loops and a long horizontal stroke at the end.

Ivan Oelrich  
President

Jonesville Office:  
275 NW 137th Dr., Suite A  
Jonesville, FL 32669

Orlando Office:  
428 S. Dillard St., Suite 103  
Winter Garden, FL 34787

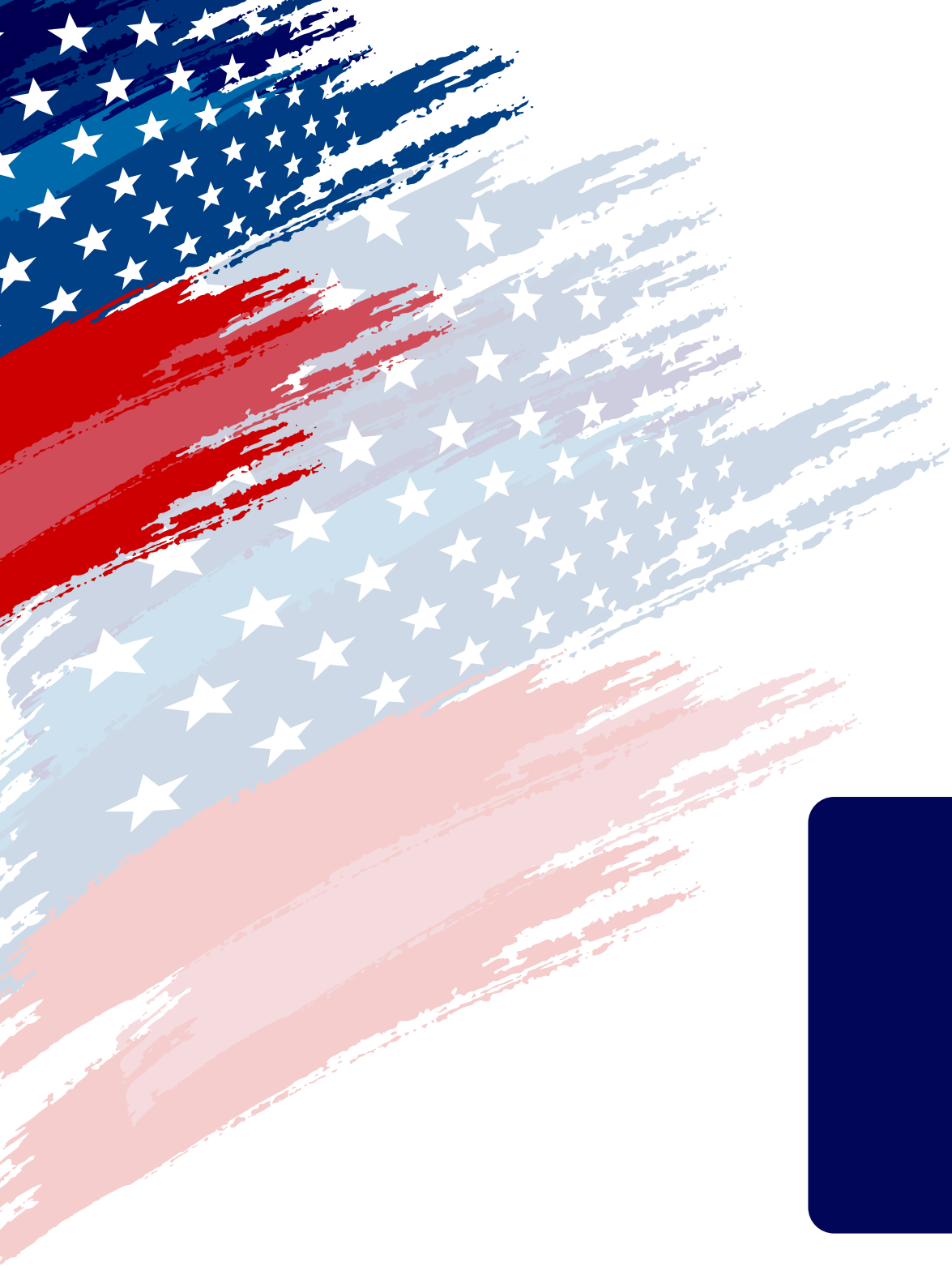
oelrichconstruction.com

tel: 352-745-7877  
CGC1510579



<b>1</b>	<b>Project Team</b> .....	<b>05</b>
<b>2</b>	<b>Relevant Experience</b> .....	<b>18</b>
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# Project Team





**City of Gainesville**

Owner + User Groups



**Oelrich Construction**

Construction Manager



**Ivan Oelrich**

President

**Steve Arrington**

Estimating Manager



**Matthew Marino**

Preconstruction  
Manager

**Ian Brown**

Field Operations  
Manager



**John Hunnicutt**

Operations Manager



**Javell Woods**

Project Manager



**Brad Patterson**

Senior Superintendent



# Oelrich Construction

Your Construction Manager



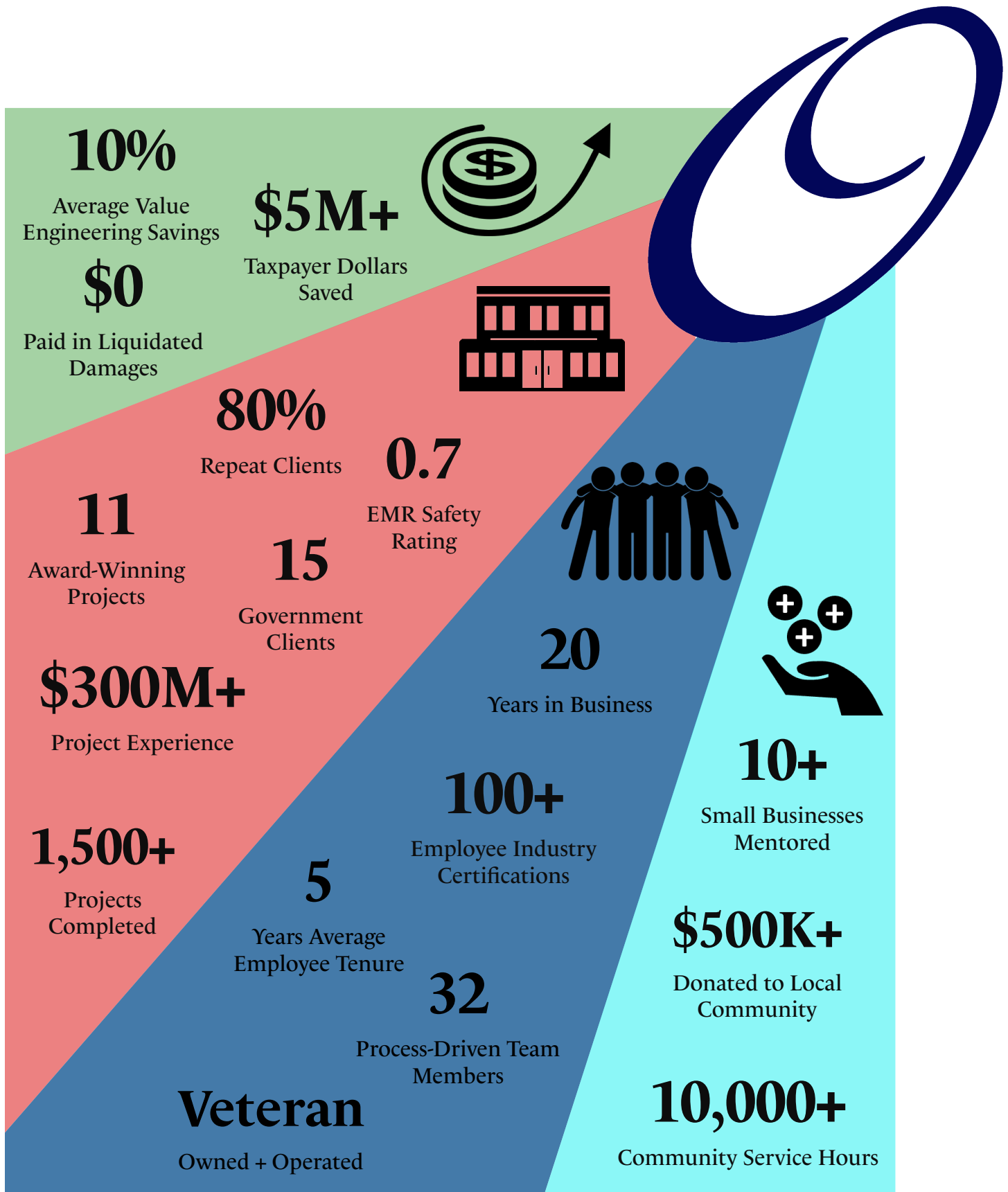
## Company Profile

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

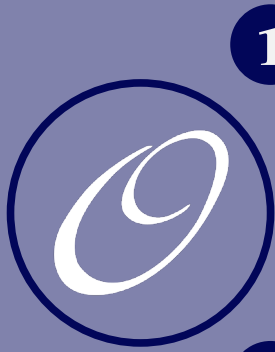
Our dedication to excellence is unwavering. Since our very first day as a company, we have served our clients with the utmost care and consideration, always maintaining a “guest in your house” mentality. The most important thing we have built over the years is our reputation for honesty, hard work, and outstanding customer service. Our core values of confident leadership, integrity, loyalty, proactive, and professionalism have afforded us the success we continue to enjoy today. We have 32 highly-qualified, disciplined, and process-driven employees equipped with all the tools necessary to carry out the City of Gainesville’s public safety facilities projects on time, within budget, and to the highest degree of satisfaction.



# Oelrich at a Glance



# Why Oelrich



## 1 We Welcome the Challenge

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

## 2 Excellence Through Process

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

## 3 Dedicated Extension of Your Team

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

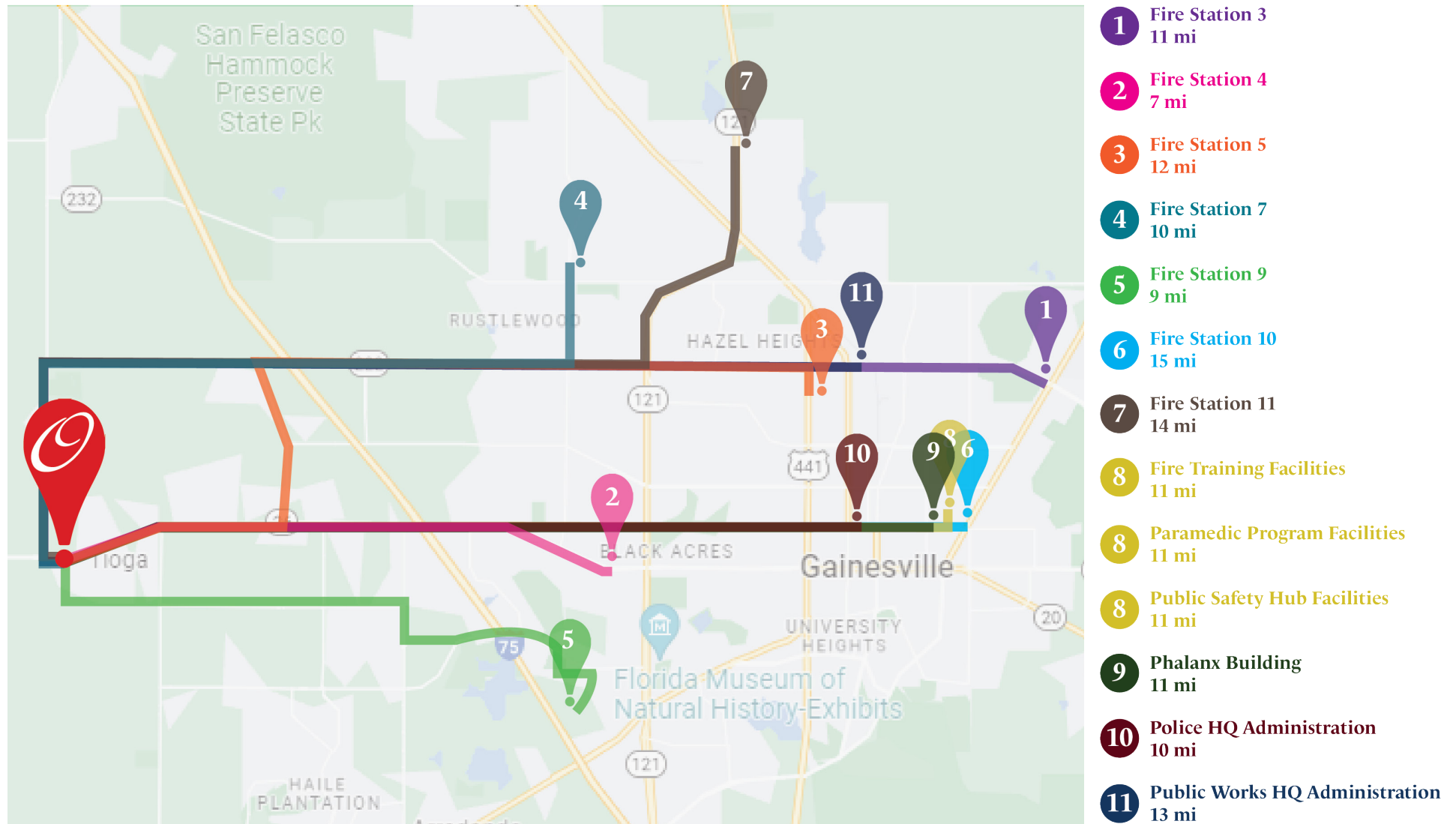
“You will not find a team that is more dedicated to the success of your project.”

- John Hunnicutt  
Operations Manager





# Distance to Projects

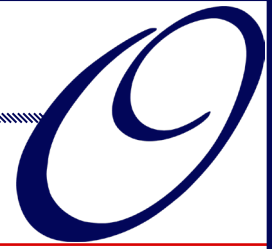


Our office is situated within 15 miles of all projects contained under this contract.



# Ivan Oelrich

President



### 24 Years of Experience

**Colorado State University**  
B.S. Construction Management

**Certified General Contractor**  
CGC1510579

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

**ENR Southeast Best Small  
Project**  
2019 Victory Pointe Park

### Background

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

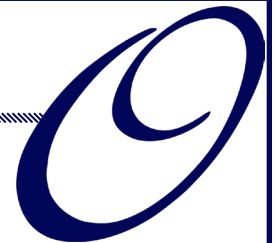
### Relevant Experience

- » Lake City Fire Station #2
- » Alachua County Fire Station #10
- » Alachua County Fire Station #12
- » Alachua County Fire Station #16
- » Alachua County Fire Station #19
- » City of Gainesville Fire Rescue Station #7
- » Alachua County Criminal Justice Courthouse
- » Alachua County Tax Collector NW Branch
- » Cade Museum



# Matthew Marino

Preconstruction Manager



### 19 Years of Experience

**University of Florida**  
B.S. Business Administration

**Certified General Contractor**  
CGC1531021

**OSHA 30-Hour**

**CPR/First Aid**

**FDOT MOT Advanced**

**Heavy Equipment Operator**  
Class 5

**Powder Actuated Tools**

**HAZWOPER 40-Hour**

### Background

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

### Relevant Experience

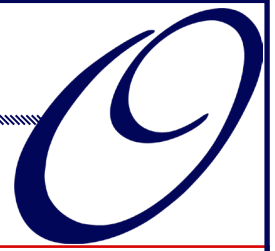
- » Lake City Fire Station #2
- » Alachua County Fire Station #10
- » Alachua County Fire Station #12
- » Alachua County Fire Station #16
- » Alachua County Fire Station #19
- » City of Gainesville Fire Rescue Station #7
- » UF Police Department
- » Alachua County Tax Collector NW Branch
- » Williston City Hall





### John Hunnicutt

Operations Manager



#### 12 Years of Experience

University of Florida  
B.S. Construction Management

OSHA 30-Hour

CPR/First Aid

FDOT MOT Advanced

#### Background

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

#### Relevant Experience

- » Lake City Fire Station #2
- » Alachua County Fire Station #19
- » City of Gainesville Fire Rescue Station #7
- » Alachua County Tax Collector NW Branch
- » Palms Medical Group Trenton Expansion
- » City of Gainesville South Main Street Reconstruction
- » U.S. Department of Veterans Affairs (Gainesville)
- » UF Broward Residence Hall



### Ian Brown

Field Operations Manager | Safety Director



#### 5 Years of Experience

University of Florida  
B.S. Sports Management

OSHA 30-HOUR

CPR/First Aid

FDOT MOT Advanced

ICRA Inspector

FSESCI Inspector

#### Background

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

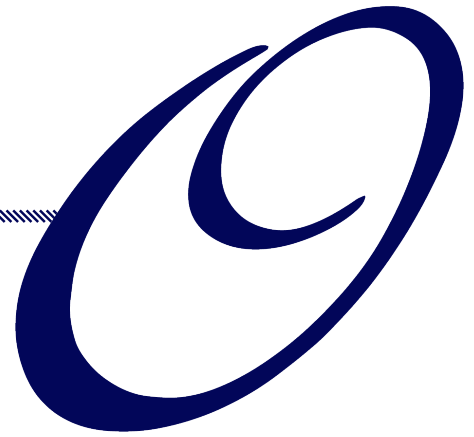
#### Relevant Experience

- » Alachua County Tax Collector NW Branch
- » City of Gainesville South Main Street Reconstruction
- » Palms Medical Group Trenton Expansion
- » UF College of Veterinary Medicine Anatomy & Surgical Labs
- » UF College of Veterinary Medicine Small Animal Hospital
- » Wiles Elementary School
- » Williston City Hall
- » UF Criser Hall Financial Aid Lobby
- » Gilchrist County Courthouse



# Steve Arrington

Estimating Manager



### 28 Years of Experience

**North Carolina State University**  
B.S. Civil Engineering

**OSHA 30-Hour**

**CPR/First Aid**

**Heavy Equipment Operator**

**Power Actuated Tools**

**Engineering Training**

**LEED AP**

### Background

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

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

### Relevant Experience

- » Lake City Fire Station #2
- » GRU 6th Street Gravity Sewer Replacement
- » Gainesville Housing Authority Caroline Manor
- » Springhill Veterinary Clinic
- » McLeod General Trades Office & Warehouse
- » City of Gainesville Thomas Center Codes Division
- » Sarasota Memorial Hospital Radiation Oncology Center
- » Atlanta Braves Spring Training Facility
- » Mid-County Tax Collector Office
- » Booker High School
- » Saint Stephen's Episcopal School Athletic Facilities
- » Orange Club Residences
- » Sarasota County Jail Annex
- » Florida State University Ringling Museum Waterfront Improvements

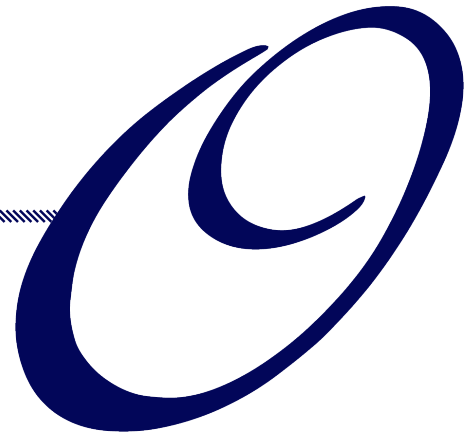






# Javell Woods

Project Manager



### 14 Years of Experience

**University of North Florida**  
B.S. Construction Management

**OSHA 30-Hour**

**CPR/First Aid**

**FDOT MOT Advanced**

**ICRA Inspector**

**Electrical Safety Awareness**  
Certified

**Confined Space Certified**

### Background

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

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

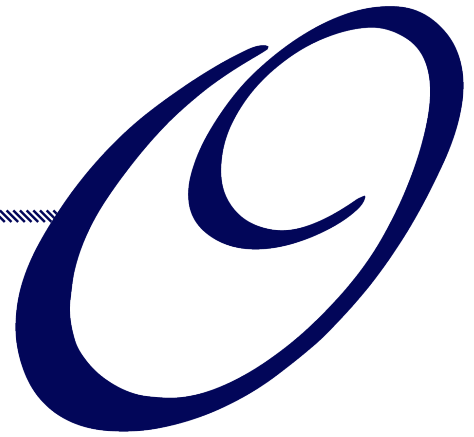
### Relevant Experience

- » UF College of Veterinary Medicine Anatomy Lab
- » UF College of Veterinary Medicine Surgical Lab
- » Palms Medical Group Trenton & Lake City Expansions
- » Orange County Multicultural Center
- » Cade Museum
- » City of Gainesville South Main Street Reconstruction
- » GRU 6th Gravity Sewer Replacement
- » Gainesville Housing Authority Caroline Manor
- » Alpha Chi Omega Sorority Renovations + Addition
- » UF Reitz Union Landing
- » Dr. Phillips Community Ballfields
- » UF McKnight Brain Institute MRI Replacement
- » GRU Duckpond Water Main Improvements
- » 1700 Building Structural Improvements
- » GRU 4th Street Utility Improvements





**Brad Patterson**  
Senior Superintendent



### 22 Years of Experience

Valdosta State University  
B.S. Exercise Science

OSHA 30-Hour

OSHA Scaffolding

OSHA All-Terrain Forklift

CPR/First Aid

FDOT MOT Advanced

FS/ESI Inspector

Powder Actuated Tools

HAZWOPER 40-Hour

### Background

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

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








### Relevant Experience

- » City of Gainesville Fire Rescue Station #7
- » Alachua County Fire Station #19
- » Alachua County Sheriff's Office Jail Renovations
- » City of Gainesville Depot Park
- » Chi University Small Animal Hospital
- » City of Gainesville South Main Street Reconstruction
- » City of Gainesville 13th Street DNA Helyx Bridge
- » UF Radio Road Roundabout Reconstruction
- » UF Health Family Medicine
- » UF McKnight Brain Institute MRI Replacement
- » Lozano Dental Care
- » UF College of Veterinary Medicine Clinical Skills Lab Vertical Expansion
- » Cade Museum
- » UF Broward Hall

















# Key Personnel Time Dedication

		Preconstruction	Construction
	<b>Ivan Oelrich</b> Oelrich Construction President	2%	2%
	<b>Matthew Marino</b> Oelrich Construction Preconstruction Manager	50%	5%
	<b>John Hunnicutt</b> Oelrich Construction Operations Manager	10%	10%
	<b>Ian Brown</b> Oelrich Construction Field Operations Manager	10%	10%
	<b>Steve Arrington</b> Oelrich Construction Estimating Manager	100%	5%
	<b>Javell Woods</b> Oelrich Construction Project Manager	70%	100%
	<b>Brad Patterson</b> Oelrich Construction Senior Superintendent	15%	100%

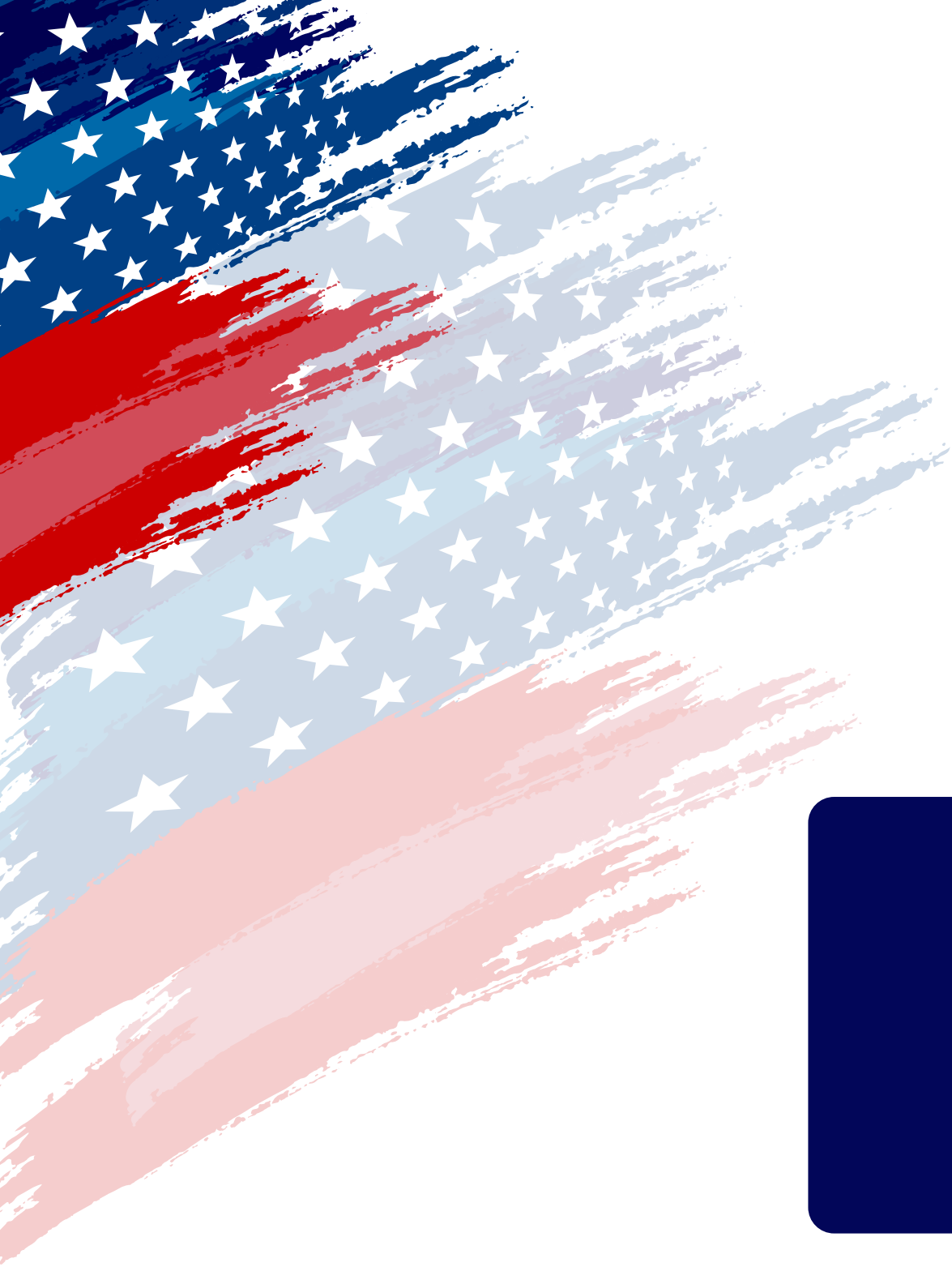


# Total Current Workload

	Contract Amount	Scheduled Completion
 <b>City of Orlando Art ^2 Development</b> Orlando, FL	\$3,825,536	September 2023
 <b>Orange County Multicultural Center</b> Orlando, FL	\$5,197,445	July 2023
 <b>Chi University Small Animal Hospital</b> Reddick, FL	\$5,290,553	August 2023
 <b>UCF Seminole Hall Renovations</b> Orlando FL	\$615,543	September 2023
 <b>Palms Medical Group Lake City</b> Lake City, FL	\$2,246,117	October 2023
 <b>Alpha Chi Omega Renovations</b> Gainesville, FL	\$2,263,844	August 2023
 <b>McLeod General Trades Warehouse</b> Gainesville, FL	\$2,2635,617	April 2024
 <b>Springhill Veterinary Clinic</b> Gainesville, FL	\$525,159	December 2023
 <b>GHA Caroline Manor Renovations</b> Gainesville, FL	\$825,895	November 2023
 <b>UF Reitz Union Landing</b> Gainesville, FL	\$478,164	September 2023
 <b>UF OSMI Renovations 2nd &amp; 3rd Floors</b> Gainesville, FL	\$1,098,359	December 2023
 <b>GRU 6th Street Gravity Main Improvements</b> Gainesville, FL	\$2,520,917	January 2024







2

# Relevant Experience

## Featured Projects

Oelrich Has More Than \$19M in Relevant Experience

1	Lake City Fire Station #2	\$2.9M
2	Alachua County Fire Station #10	\$1.2M
3	Alachua County Tax Collector NW Branch	\$3.9M
4	Williston City Hall	\$2.5M
5	COG Thomas Center Improvements	\$685K
6	Josiah T. Walls Building	\$3.4M
7	Alachua County Sheriff's Office & Jail Renovations	\$415K
8	Orange County Sheriffs Office	\$100K
9	GRU Kanapaha WRF Operations Center	\$1.2M
10	UF Health Family Medicine	\$2.2M

**Total Relevant Experience = \$19M+**





# Lake City Fire Station #2

Lake City, FL



## Original GMP

\$2,903,037

## Final Cost

\$2,903,037

## Size

6,670 SF

## Duration

11 Months

## Scheduled Completion Date

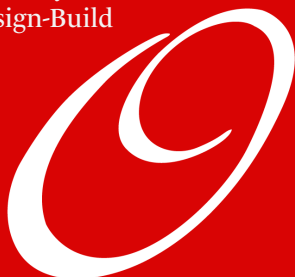
April 2023

## Actual Completion Date

April 2023

## Delivery Method

Design-Build



## Description

As a design-builder team, Oelrich Construction brought the late Fire Chief Randy Burnham's vision to life with Lake City Fire Station #2. He wanted this building to set an example of excellence for the Lake City community and to be a "home away from home" for the firefighters. Working 72 hour shifts, firefighters are away from their home and families for long stretches, and the rescues they perform are mentally, physically, and emotionally taxing. The City's top priority was to provide comfort and familiarity for them in a place of respite and recharge. Oelrich Construction aided throughout the design process to provide Lake City with the proper information needed to make value-based design selections.

During construction, Oelrich Construction ensured that each critical building component was installed with exact specificity. Upon completion, we conducted extensive owner training with a detailed plan for maintenance and cleaning.

The building is complete with 2 apparatus bays, 6 bunk rooms, a private lieutenant bunk room and bathroom, a kitchen and day room, a bunker gear storage room, a decontamination room, a laundry room, and a public lobby with a public restroom.

## Owner Contact

Josh Wehinger | Lake City Fire Department

- » Email: [wehingerj@lcfla.com](mailto:wehingerj@lcfla.com)
- » Phone: 386-758-5444





# Alachua County Fire Station #10

Gainesville, FL



**Original GMP**  
\$1,164,329

**Final Cost**  
\$1,164,329

**Size**  
6,500 SF

**Duration**  
8 Months

**Scheduled Completion Date**  
February 2009

**Actual Completion Date**  
February 2009

**Delivery Method**  
CM at Risk



## Description

Our team constructed this building for the Alachua County Fire Rescue Department to operate rescue vehicles 24 hours a day, 7 days a week. Housing six full-time workers, this facility provides the necessary amenities required for occupancy. This reinforced concrete and masonry structure functions has an emergency shelter designed for 150 mph windloads. The structure features a complete parking area, approach drives for the fire engine company, an emergency generator, and mechanical systems necessary to provide full automation with the HVAC controls system. This LEED Silver project required managing input from various departments and careful coordination with the owner. Surrounded by residential and commercial properties, we maintained specific procedures to minimize the impact of noise and light pollution to our neighbors. Further, we constructed without any road closures so the fire station across the street could remain operational 24/7. MEPF systems included heavy exhaust hoods and complete fire protection and sustainable features included a rain water collection system, solar system to provide all hot water, and solar tube lighting.

## Owner Contact

Carl Johns | Alachua County Facilities Management

- » Email: [cjohns@alachuacounty.us](mailto:cjohns@alachuacounty.us)
- » Phone: 352-384-3190

*"Oelrich Construction was a pleasure to work with and went above and beyond to accommodate the needs of the project team through professionalism and dedication to service. This project has been a great success for all parties involved."*

**-Bryan Schneider**  
Alachua County, Facilities Manager





# Alachua County Tax Collector NW Branch

Gainesville, FL



**Original GMP**  
\$3,890,000

**Final Cost**  
\$3,890,000

**Size**  
16,700 SF

**Duration**  
13 Months

**Scheduled Completion Date**  
December 2021

**Actual Completion Date**  
December 2021

**Delivery Method**  
CM at Risk



## Description

The Alachua County Tax Collector's Northwest Branch was designed with a rapidly growing population in mind. The building not only fills the immediate needs of county staff and visitors, but also contains ample space for community programs and staff training. In order to host a diversity of community outreach and educational initiatives, the client elected to include multiple innovative design elements such as retractable glass partitions and quiet rooms.

This project utilized the latest in building technology to provide a top quality, eye catching, and energy efficient building in one of Gainesville's most high traffic areas. Featuring vapor lock mixture in the concrete slab, ICF exterior walls, and metal trusses, this building is created to withstand the extreme Florida weather patterns and is intended to serve the public for many years to come.

Additionally, the design focused on fostering a strong company culture and supporting the wellbeing of employees. The new workspace features private enclaves for staff as a respite to the open workstations. An inviting break area fully opens to the adjoining conference rooms, doubling the team's social space. Exterior design also included a landscaped outdoor staff leisure space and accessible parking.

## Owner Contact

John Costabile | Alachua County Tax Collector

- » Email: [johncostabile@alachuacollector.com](mailto:johncostabile@alachuacollector.com)
- » Phone: 352-337-6204



# Williston City Hall

Williston, FL



## Original GMP

\$2,540,741

## Final Cost

\$2,540,741

## Size

12,000 SF

## Duration

8 Months

## Scheduled Completion Date

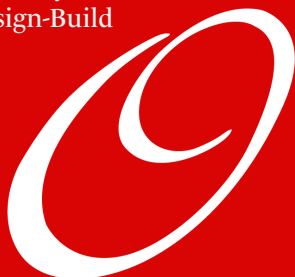
September 2018

## Actual Completion Date

September 2018

## Delivery Method

Design-Build



## Description

This project replaced the existing undersized city hall building with a new 12,000 square foot facility on the same site. The new building houses all City Hall and Public Works staff, City Council chambers, work areas, community rooms, a catering kitchen, and economic development outreach spaces. Exterior scope included new entry plazas, accessible parking, a generator yard, and utility truck parking.

Built with the City of Williston's development master plan in mind, this building marks the start of Williston's new growth and city revitalization. Since this project's completion, we have been involved with other development and downtown revitalization efforts in Williston, including Firemen's Park and the Main Street Arcade.

## Owner Contact

Latricia Wright | City of Williston

- » Email: [latricia.wright@ci.williston.fl.us](mailto:latricia.wright@ci.williston.fl.us)
- » Phone: 352-528-3060

*"Oelrich Construction successfully led a design visioning process that incorporated the input of citizens, staff, and elected officials. During the value engineering process, they provided multiple material recommendations that helped us achieve our "wish list" for the facility without surpassing the project budget. They were quick to identify and resolve concerns in the field before they became an issue. Oelrich Construction is a highly-reputable and effective construction management firm."*

**-Scott Lippmann**  
City of Williston, City Manager





# COG Thomas Center Improvements

Gainesville, FL



## Original GMP

\$685,000

## Final Cost

\$685,000

## Size

12,000 SF

## Duration

13 Months

## Scheduled Completion Date

March 2023

## Actual Completion Date

March 2023

## Delivery Method

CM at Risk



## Description

This project was divided into three separate phases all performed at the historic Thomas Center, an occupied city officials building. We completed work for the City of Gainesville Building Department and Codes Division, providing ADA compliance upgrades throughout the building. Upgrades included an exterior ramp, increased interior lobby space, new accessible desk stations, and bathroom upgrades throughout the building to bring it within the ADA compliant standard.

This project is part of a larger initiative within the City of Gainesville to revitalize historic buildings and to make them more accessible for all. Vital to our success on this project was our careful consideration for the historic nature of the building. We preserved old world finishes and masked new technology to highlight the building's rich heritage.

## Owner Contact

Kurt Shuman | City of Gainesville

- » Email: [schumanka@cityofgainesville.org](mailto:schumanka@cityofgainesville.org)
- » Phone: 352-334-5010





# Josiah T. Walls Building

Gainesville, FL



**Original GMP**  
\$3,400,000

**Final Cost**  
\$3,400,000

**Size**  
40,000 SF

**Duration**  
13 Months

**Scheduled Completion Date**  
July 2015

**Actual Completion Date**  
July 2015

**Delivery Method**  
CM at Risk



## Description

Included in the Alachua County's efforts to revitalize downtown's Main Street, this renovation and addition expanded a previously constructed bank to house the Alachua County Supervisor of Elections and Property Appraiser offices. The new addition included expanded community spaces, county staff offices, a kitchen, staff recreation areas, and external renovations to public parking and transit areas.

Alachua County has gone to great lengths to improve existing properties along Gainesville's Main Street as part of their efforts to revitalize this section of downtown. This renovation and addition project is one of many that have encouraged new growth in the surrounding areas.

## Owner Contact

Paul Thur De Koos | Nalbandian Properties

- » Email: paul@nalprop.com
- » Phone: 352-275-9158

*"Over the course of several years, the Alachua County Board of County Commissioners has worked with Oelrich Construction on a host of retrofits and upgrades and design-build projects. Their projects always come in on time and within budget. In addition, the entire team and office staff constantly exhibit high levels of expertise, outstanding professionalism, and excellent customer service. Every experience with this company, at every level, has been nothing short of exceptional."*

**-Charlie Jackson**  
Alachua County, Facilities Director

# Law Enforcement Experience

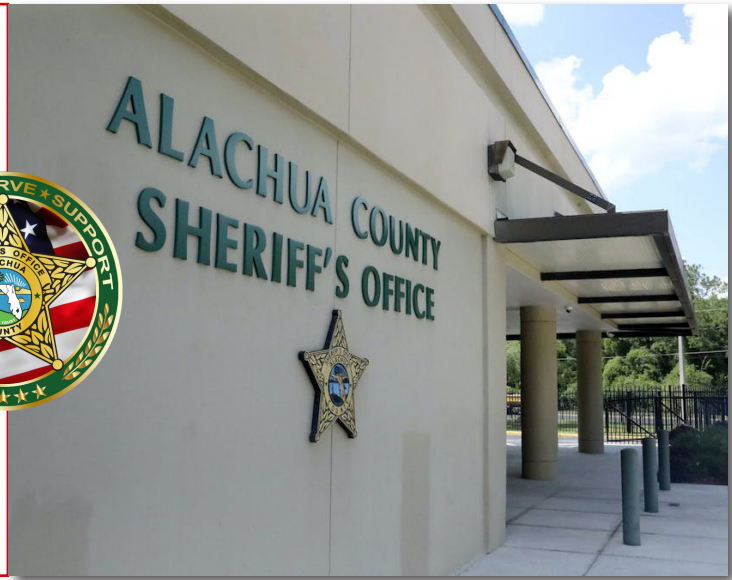
Gainesville, FL & Orlando, FL

## Alachua County Minor Projects

Alachua County Sheriff's Office  
Sheriff's Suite - \$50K

Alachua County Jail  
Restroom Renovations - \$100K  
Muster Room - \$90K  
Sewer Upgrade - \$80K  
Suicide Room - \$50K  
Kitchen Remodel - \$45K

**Total: \$415K**



## Orange County Minor Projects

Orange County Sheriff's Office  
Library Renovations - \$25K  
Clinic Renovations - \$75K

**Total: \$100K**



We have completed 9 separate minor projects across the Alachua County Sheriff's Office, Alachua County Jail, and Orange County Sheriff's Office, totaling \$515K. We understand the special requirements and considerations associated with working in law enforcement facilities. Across all of these projects, safety and security were essential and maintaining order within the buildings was paramount to success.





# Kanapaha WRF Operations Center

Gainesville, FL



**Original GMP**  
\$1,200,000

**Final Cost**  
\$1,200,000

**Size**  
3,000 SF

**Duration**  
6 Months

**Scheduled Completion Date**  
August 2018

**Actual Completion Date**  
August 2018

**Delivery Method**  
CM at Risk



## Description

The KWRF Headworks is central to the utility services provided to most of the City of Gainesville by GRU. Oelrich Construction was selected for this project due to our successful, long-term relationship with GRU through a diversity of projects. Recognized as the “brain” of Gainesville Regional Utilities’ Kanapaha Plant, this stand-alone building encompasses 3,000 SF.

Construction of the building included a control room, offices, laboratory, rest/locker rooms, an electrical room, and a kitchen. Built with resiliency in mind, the facility maintains vital operations and accommodates laboratory staff. The state-of-the-art biotech lab maintains the balance of biologics and wastewater, ensuring the effective flow of wastewater through the plant. Special attention was paid to the floors throughout the building to eliminate the potential of slippage by operations center staff. Our team also installed specialized air intakes to support a safe ventilation system for staff when inside the building.

## Owner Contact

Rachel Lockhart | Gainesville Regional Utilities

- » Email: lockhartra@gru.com
- » Phone: 352-393-1618

*“For over 13 years Oelrich Construction has been a trusted partner of GRU through a diversity of utility projects. Our partnership has been successful largely due to effective communication skills and creative approaches to complicated projects.”*

**-Rachel Lockhart**  
GRU, Supervising Engineer



# UF Health Family Medicine

Gainesville, FL



**Original GMP**  
\$2,206,921

**Final Cost**  
\$2,206,921

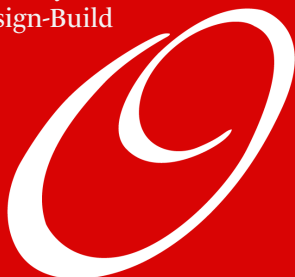
**Size**  
11,000 SF

**Duration**  
7 Months

**Scheduled Completion Date**  
July 2015

**Actual Completion Date**  
July 2015

**Delivery Method**  
Design-Build



## Description

Located at the northern gateway to Haile Plantation, this new medical office building was built with energy conservation components including insulated concrete forms and a Low-E glass facade. Exterior finish materials include stucco, brick, cast stone, cast concrete, and a standing seam metal roof. Clinical spaces include 5 exam rooms, a nurses station, and in-suite laboratories, all equipped with the latest in medical technology. The building also contains 5 office rooms and a large waiting area.

In the early phases of the project, Oelrich Construction worked with the client to develop site plans, floor plans, and elevation submittals for county review, in addition to working closely with the design team to ensure a human-centric design was kept top-of-mind.

## Owner Contact

Carol Bosshardt | Bosshardt Realty

- » Email: carolbosshardt@bosshardtrealty.com
- » Phone: 352-371-6100

*"Ivan Oelrich and his team were very professional in their effort to accommodate both my needs as the Owner as well as the very specific needs of UF Health. Their communication during the overall construction period was both timely and informative and their ability to adjust to unforeseen issues was immediate, both in the planning and actual resolution of the issue."*

**-Carol Bosshardt**  
**Bosshardt Realty, President**





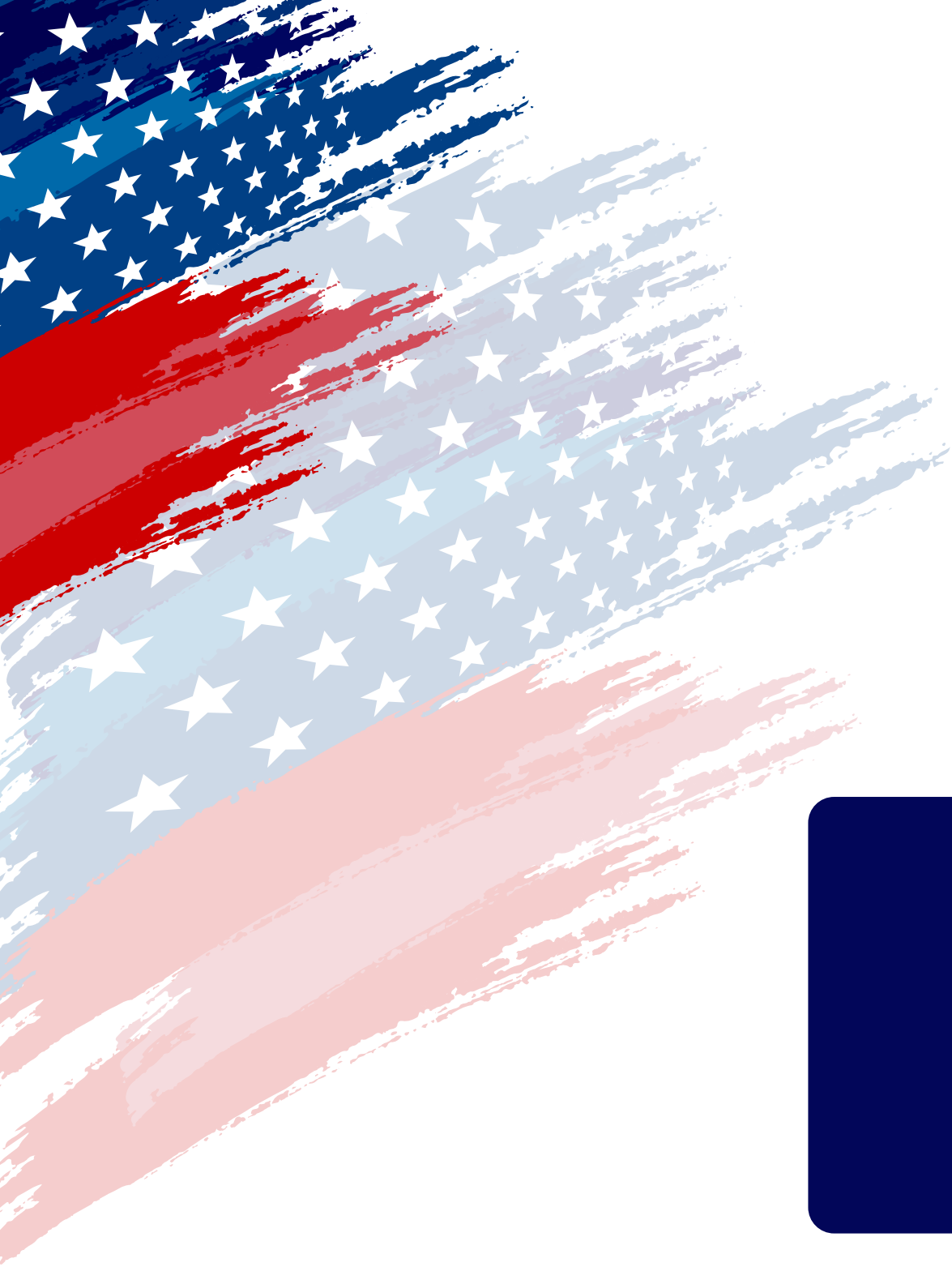
# Experience with the City

Oelrich Has Completed 20 Projects for the City, Totaling \$25M+

1	ADA Compliance Upgrades	\$569K
2	Downtown Clock Tower Repairs	\$17K
3	Bo Didley Plaza Renovations	\$278K
4	NW 16th Terrace Resurfacing	\$506K
5	Depot Park	\$4.9M
6	South Main Street Reconstruction	\$7.1M
7	13th Street DNA Helyx Overpass	\$931K
8	Southern Charm Kitchen	\$123K
9	Power District Catalyst Street Warehouse	\$1.2M
10	Green Street Reconstruction	\$2.3M
11	North Main Street Streetscape	\$478K
12	1st Avenue Lighting Improvements	\$82K
13	NW 8th Avenue	\$5.3M
14	Stephen Foster Resurfacing	\$43K
15	Thomas Center Improvements	\$685K
16	Depot Park Electrical Improvements	\$448K
17	Depot Park Soil Remediation	\$298K
18	Depot Park Buildout	\$79K
19	NE 15th Street Repairs	\$242K
20	Duck Pond Dredging	\$274K

**Total Experience with the City = \$25M+**





3

# Project Understanding

# Scope of Work

## City of Gainesville Public Safety Facilities

### Understanding

Oelrich Construction understands the City of Gainesville is looking to hire two construction management firms to complete potentially more than 15 projects including Fire Stations, Fire Department Training Facilities, Public Safety Operations and Emergency Facilities, Police Headquarters, Public Works Administration, and more.

### Funded Projects

Thus far, 5 projects have been funded as part of the City's 2023 Infrastructure Plan:

#### 1 East Side Fire Station

- New station
- Needed to support overworked Fire Station #3

#### 2 Public Works Administration Building

#### 3 Fire Headquarters

#### 4 Police Property and Evidence Building

#### 5 \*SW Public Safety Annex

- Police outpost and publicly available meeting spaces to be included
- \*\*Possibility to be combined with FS #9

The Oelrich Construction team is available to begin working on these projects immediately upon award. It is our top priority to get these funded facilities completed for the City of Gainesville on an expedient time frame at the best price possible. These projects will be our core focus, as they are flagship projects for our team.



### Additional Projects

The City is also looking to complete the following projects once funding has been allocated:

#### Fire Station #3

- 63 Years Old
- Poor condition
- Overworked

#### Fire Station #4

- 59 Years Old
- Fair condition

#### Fire Station #5

- 58 Years Old
- Poor condition

#### Fire Station #7

- 42 Years Old
- Poor condition

#### \*Fire Station #9

- Currently a temporary facility
- New station needed
- \*\*Possibility to be combined with SW Public Safety Annex

#### Fire Station #10

- New station

#### Fire Station #11

- New station

### Fire Training Facilities

### Paramedic Program Facilities

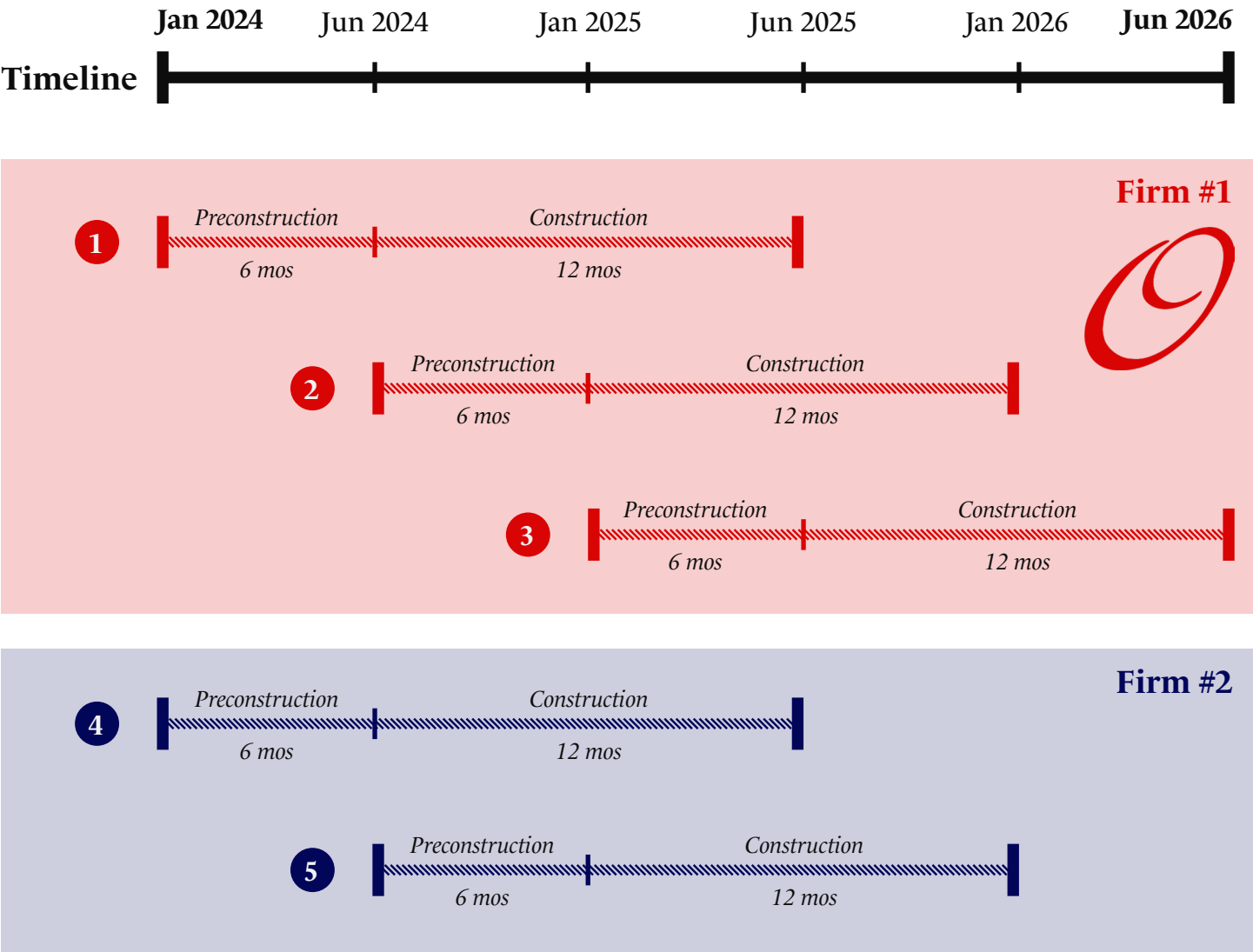
### Police Headquarters

### Emergency Operations Center



# Timeline for Services

## Overview of the Time Needed to Complete the 5 Funded Projects



The City of Gainesville can expect to have the first 5 funded facilities complete by June 2026 if two firms are hired and work concurrently. 18 months is a reasonable approximate time frame for the design and construction of each facility.

Oelrich Construction is available to begin working immediately upon award.

# Illustrative Example Schedule

## Milestone Schedule for Construction of the Prototype Fire Station



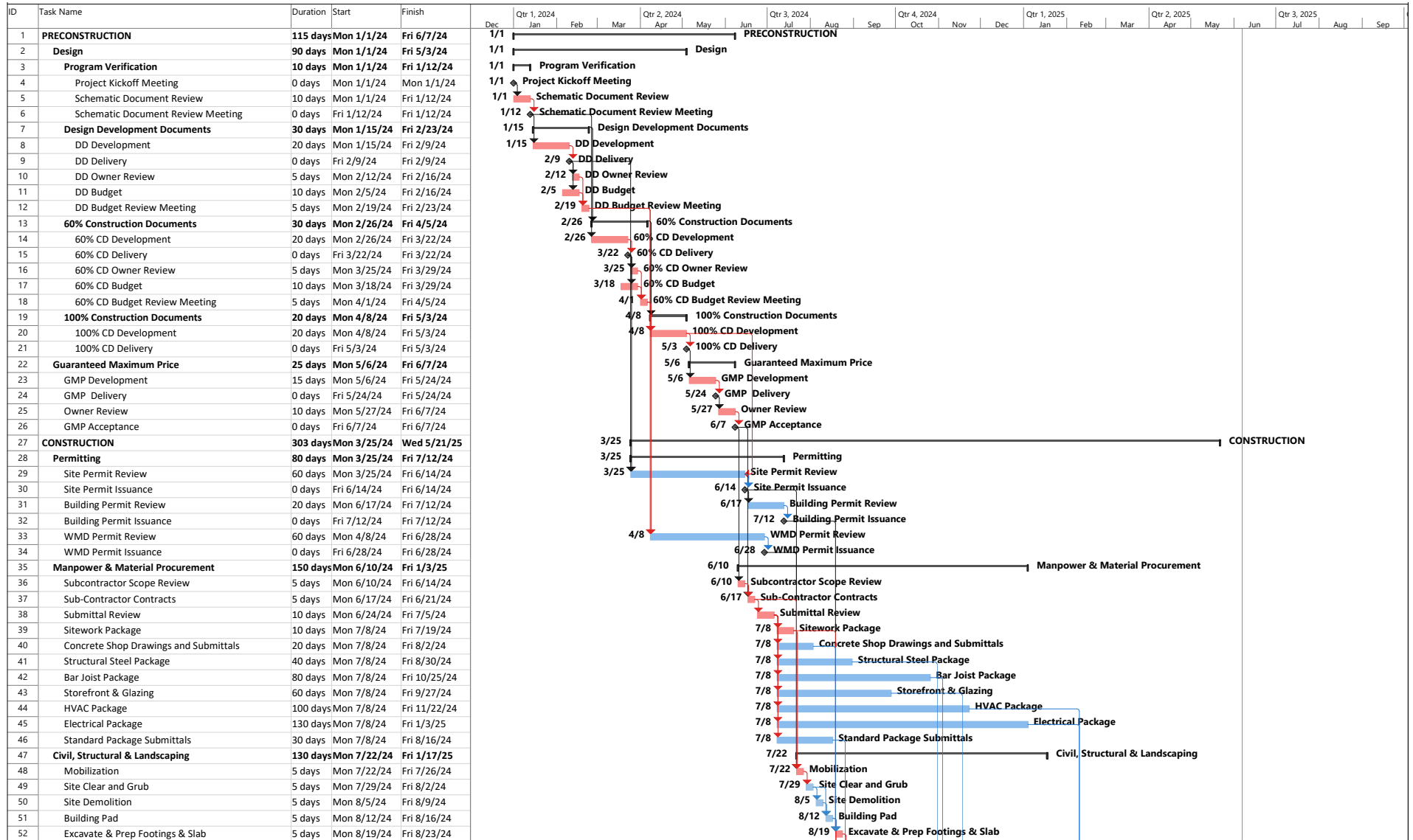
To illustrate the details of the time frame required to construct a new public safety facility, we built a full milestone schedule for the design and construction of the prototype fire station created as part of the 2021 Gainesville Fire Rescue Growth and Expansion Feasibility Master Plan.

The prototype is a 21,000 GSF building complete with 9 firefighter bunks, 3 lieutenant bunks, a full kitchen, day room, fitness room, washroom, gear storage, 3 apparatus bays, outdoor patio, public lobby, and administrative office space.



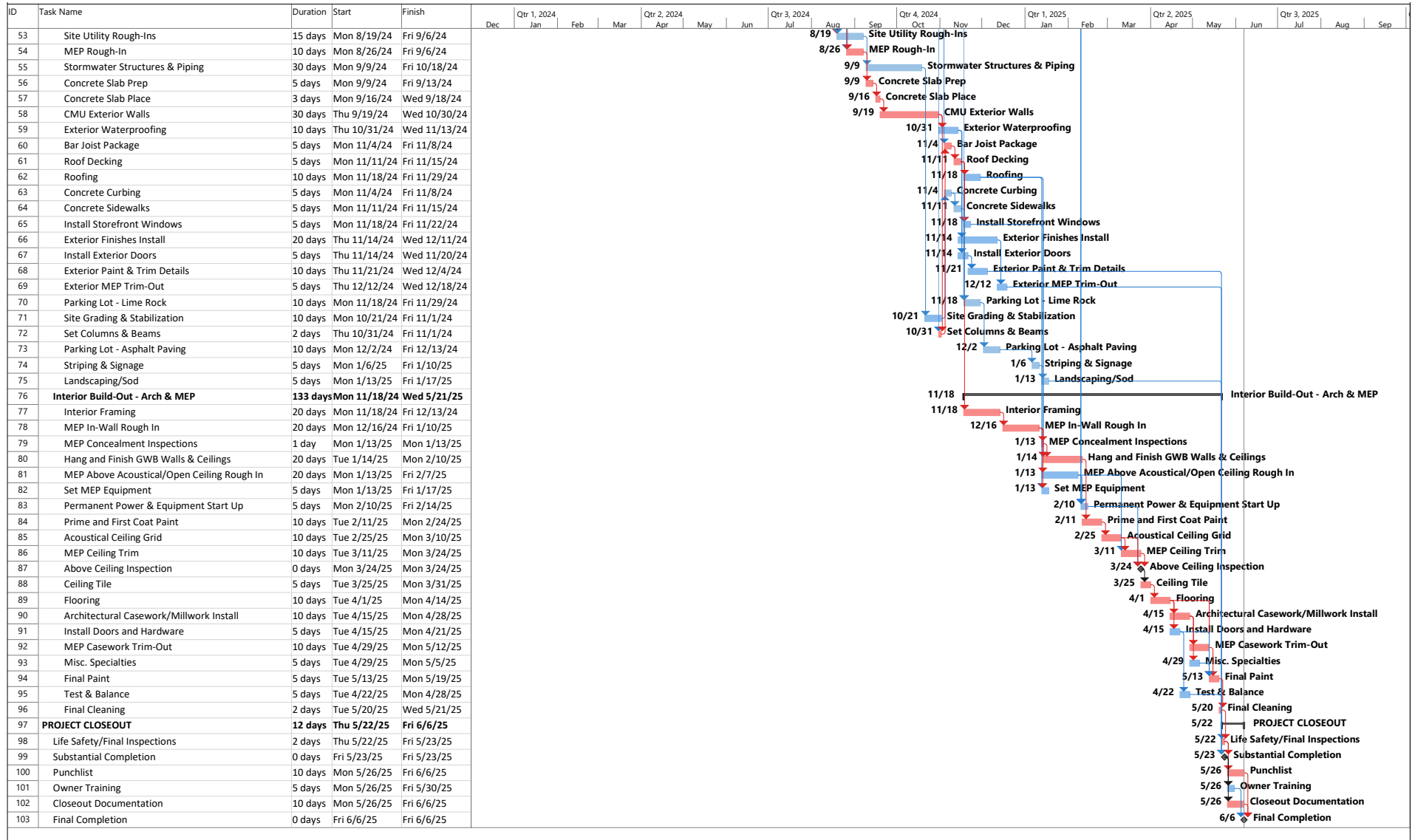
# Illustrative Example Schedule

## Milestone Schedule for Construction of the Prototype Fire Station



# Illustrative Example Schedule

## Milestone Schedule for Construction of the Prototype Fire Station





# Objectives

## Serving the City's Needs as a Professional Construction Management Firm

### Benefits of CMAR with Oelrich

Oelrich Construction understands the City of Gainesville is looking to hire two professional Construction Management firms to deliver preconstruction and construction services across the many fire, police, and public works facilities projects. As a highly experienced professional construction management firm, Oelrich will deliver the City of Gainesville the following **benefits across all public safety facilities projects** encompassed within this contract:

- ★ Ability to make well-informed value-based decisions due to expert cost-saving recommendations
- ★ Increased cost containment throughout construction, with all cost savings going directly back to the City
- ★ Enhanced opportunity for collaboration and teamwork
- ★ Assistance with the preparation and delivery of information during public City meetings, design presentations, and budget discussions
- ★ Assistance with community outreach to raise support and build excitement for the new public safety facilities
- ★ Mitigation of material delay risks through an Early Release Guaranteed Maximum Price to procure materials with long lead times
- ★ Fully transparent budget iterations and final Guaranteed Maximum Price
- ★ Overall schedule reduction due to reduced volume of submittals, as many issues can be addressed upfront during the design phase
- ★ Elimination of phase transition delays and increased team ownership of entire process
- ★ Opportunity for final budget approval prior to execution of the Guaranteed Maximum Price



### Important Considerations

We have identified the critical elements that need to be kept front of mind throughout each public safety facility project to truly deliver the City of Gainesville **maximum lifetime value across all facilities**:

- ✓ Possibility of project phasing to expedite completion and minimize boots-on-the ground time, ultimately saving the City of Gainesville time and money
- ✓ Material selection based on resiliency and longevity
- ✓ MEP systems location based on ease of maintenance to avoid disruptions to the day-to-day operations of the public safety professionals
- ✓ Constant cost saving recommendations through value engineering during preconstruction and cost containment monitoring during construction
- ✓ Recommendation of most beneficial method to procure trade subcontractors to achieve the lowest accurate price for each division of labor
- ✓ Constructability review both before construction begins and throughout each construction milestone to anticipate and mitigate issues ahead of time
- ✓ Extreme attention to detail to ensure all systems are installed as designed and properly functioning once installed
- ✓ Proper systems maintenance protocol documentation and extensive owner training upon completion
- ✓ Frequent, open, and direct communication at all times



Oelrich Construction will stay vigilant throughout the entire process and will act as the City of Gainesville's dedicated partner. Our team will be servant leaders for the City of Gainesville, never failing to deliver on our promise to be the best stewards of the City's tax dollars.

# Cost Containment

We understand the City of Gainesville is looking for cost containment services throughout every single stage of each project. At Oelrich, we leverage 20 years of cost containment expertise to ensure the City receives the lowest possible price without sacrificing scope or finished quality of work.



## Value Engineering

We will analyze the design, materials, and specifications with the aim of identifying cost-saving opportunities without compromising the functionality or quality of the facilities. We will collaborate with the City to assess alternative options that can reduce costs while maintaining the project's objectives. This may involve substituting materials or exploring more efficient construction methods such as phasing.



## Constructability Reviews

We will identify potential challenges, conflicts, or inefficiencies in the design. By evaluating the project's constructability early on, we will propose modifications that streamline the construction process to avoid delays and ultimately reduce costs.



## Value-Driven Procurement

We will leverage our industry expertise and 1,500+ trade partner relationships to solicit competitive bids from qualified subcontractors. By implementing a thorough prequalification process, we are able to identify the most cost-effective and reliable trade contractors for each specific aspect of the projects. This ensures that the City receives competitive pricing without compromising quality.



## Life Cycle Cost Analysis

We will conduct a comprehensive lifecycle cost analysis, taking into account factors such as energy efficiency, maintenance needs, and operational expenses so that we can recommend solutions that provide the best value over the facility's lifespan. The recommendations that come from this analysis will help the City make informed decisions that minimize future costs and maximize efficiency.



## Field Cost & Schedule Monitoring

Throughout the construction process, we will continuously review and assess the project for potential cost-saving opportunities that may optimize efficiency, improve productivity, and reduce expenses. This may include modifications to material selection, material volume, or scheduling reductions.



# Best Practices

## Public Safety Facility Design

### Lessons Learned

Through our more than \$19M worth of relevant experience, Oelrich Construction has a multitude of “lessons learned” that will ensure the new City of Gainesville public safety facilities include a **functional human-centric design with maximum lifetime value**.

During the design phase, our team will help guide the City by providing you with all of the intricate knowledge needed to make **well-informed, value based selections** on materials and building layout. Additionally, we will ensure the long-term picture is kept front of mind so that not only today’s market price, but the lifetime value and practicality of selections is also considered.

We have learned there are four critical components to a successful finished building design:



#### Right Stuff

Building elements must be selected based on price, longevity, durability, reliability, alignment with current systems/equipment, and ease of maintenance.



#### Right Placement

Building elements must be located to ensure convenient / non-invasive maintenance and practical daily use.



#### Correct Installation

Building elements must be installed with exact to avoid any premature malfunctions.



#### Proper Maintenance Training

The City must be trained on how to maintain all building elements; training will cover safe cleaning materials, required frequency of service checks, and replacement timeframes.

By selecting the Oelrich Construction team of Construction Management professionals, you’re guaranteeing all minute details will be considered in the design and construction of these projects. We will act as a **dedicated extension of your team** throughout the entire process to ensure the finished products incorporate all of the right elements, in the right place, with exact installation, and a detailed plan for maintenance.

We have a deep understanding of your specific needs and will **adapt our design and construction plan** as we sit down for frequent collaboration sessions with your team. We are equipped with all of the experience, knowledge, and skills

necessary to deliver public safety facilities that are second to none, not just today, but for many generations to come.

### Design Element Selection

Ensuring all critical design elements are considered on the front end of the projects is a key component to overall project success. We have already compiled a checklist of **important building design elements** to discuss with the City of Gainesville immediately upon project award.

#### All Public Safety Facilities:

- ☐ Emergency generators
- ☐ Access control & surveillance
- ☐ Heavy duty pavement
- ☐ Stormwater preparedness features
- ☐ Energy efficiency
- ☐ Impact rate of drywall
- ☐ Commercial grade doors
- ☐ Simple paint finishes
- ☐ MEP systems aligned with those of other City buildings
- ☐ Commercial grade appliances

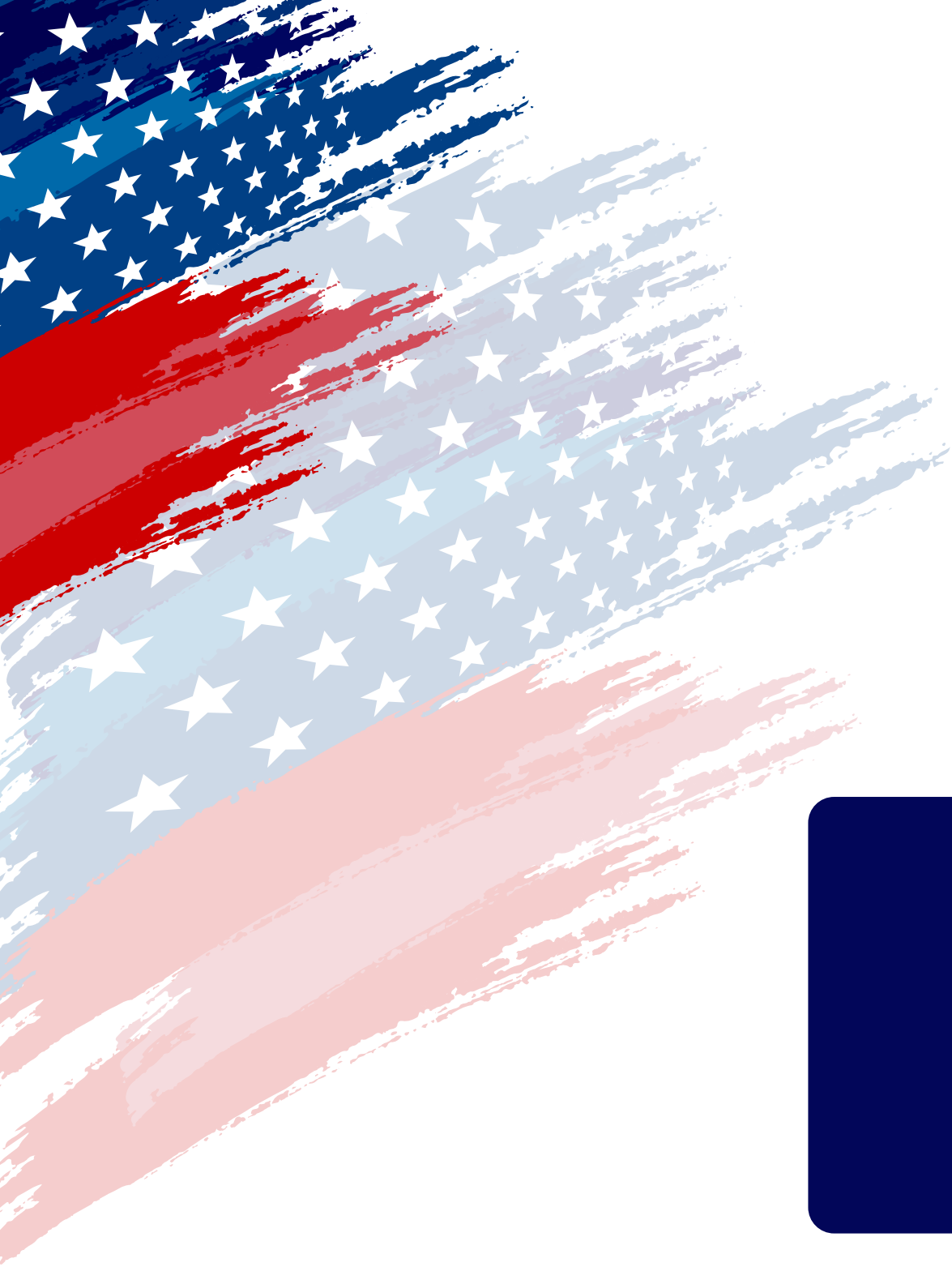
#### Fire Stations:

- ☐ Fire separation between living quarters and rest of building
- ☐ Separate fit-out and dress-down areas
- ☐ Climate control of living quarters
- ☐ Heating / cooling of apparatus bays
- ☐ Separation of restroom stalls and shower stalls

#### Police Stations:

- ☐ Secure radio networks
- ☐ Modular spaces that can be modified
- ☐ Secure parking for staff
- ☐ Lighting with enhanced visibility
- ☐ Evidence storage room security
- ☐ Efficient organization of public spaces





# 4

# Construction Approach

# Formulating the Plan

## Building a Custom Approach for the City of Gainesville

### Defining Success

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



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

## YOUR SUCCESS... IS OUR SUCCESS

### Our formula

We leverage a unique formula to managing your projects that is the culmination of our many decades of experience building public safety facilities. Our formula consists of a **5-step proven process** that drives a **customized project approach**. As outlined below, our 5-step proven process includes discovery, research, development, execution, and accountability. It is through this process that we will achieve the **highest of quality standards** throughout the new City of Gainesville public safety facilities projects.

#### 1 **Discovery**

Our proven process begins with the discovery of your goals as an owner and the identification of all primary project components and key stakeholders.

#### 2 **Research**

We will then conduct thorough research to build a strong foundation of knowledge that will be vital in developing a well-informed plan for success.

#### 3 **Development**

Next, our team will formulate a detailed plan that is custom tailored to your projects and to you as the owner. Proper planning is the most critical ingredient to project success.

#### 4 **Execution**

We will then execute our plan to its fullest extent, taking the utmost care and consideration during every single step. Our entire team is incredibly disciplined and process-driven.

#### 5 **Accountability**

We will always stand behind our product and our services. From substantial completion to post-occupancy and beyond, we will ensure your complete satisfaction.

During the construction of the City of Gainesville public safety facilities, we will collaborate with the City to formulate a custom approach and constantly tailor it to your needs as the owner.

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

# Management Services

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

» Design Meeting Management

» Schedule Design

» Plan Review & Constructability Assessment

» BIM Modeling

» Quantity Take Off

» Cost Assignment

» Historical Cost Database

» RS Means – Online Market Cost Tool

» Vendor Engagement

» Iterative Cost Estimates

» Building Connected – Online Bid Management

» Disadvantaged Business Enterprise Program

» Subcontractor Bid Instructions

» Subcontractor Bid Analysis

» Subcontractor Scope Reviews

» Subcontract Management

» Value Engineering

» Immediate Procurement Program (IPP)

» Guaranteed Maximum Price Delivery

» Buyout Summary

» Cost Control

» Building Permits

» AHJ Coordination

» Owner Direct Purchase

Preconstruction

» Safety Program & Enforcement

» Project Security

» Builder’s Risk & General Liability Coverage

» Payment & Performance Bonds

» Schedule Management

» Site Utilization Planning

» Cost Containment

» Material & Manpower Logistics

» Waste Management Plan

» Leadership in Energy Efficient

Design (LEED)

» Subcontractor Management & Coordination

» OAC Meetings

» Vista Viewpoint – Online Project Management

» Submittals, RFIs, & COPs Processing

» Pay Applications & Disbursements

» Quality Assurance & Quality Control (QA/QC)

» AHJ Inspections

» Commissioning

Construction

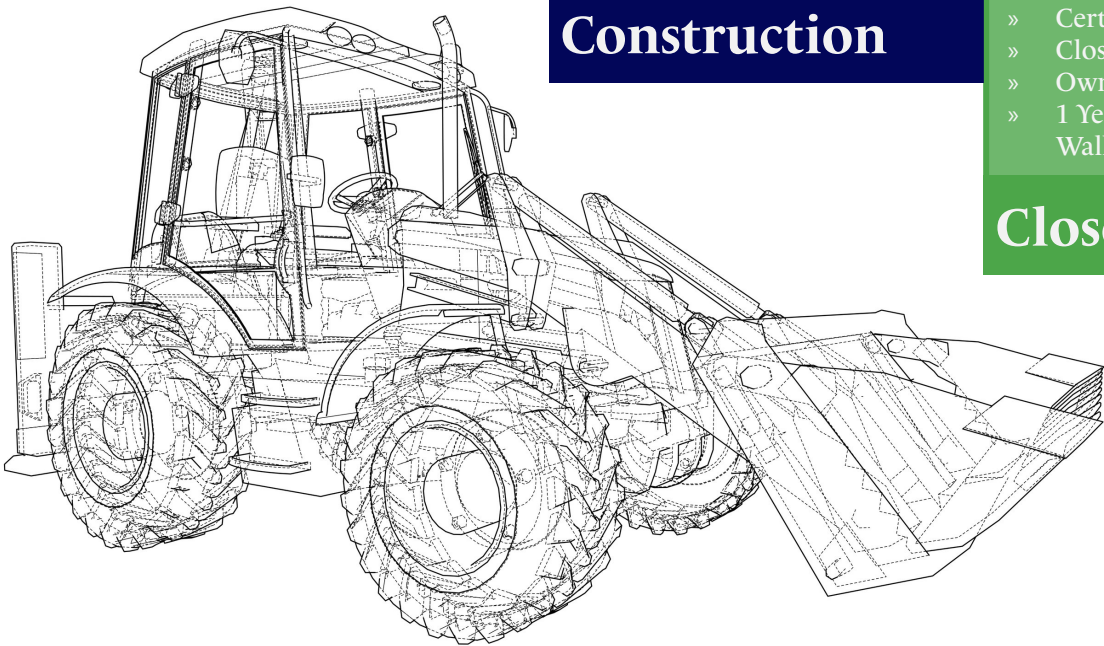
» Certificate of Occupancy

» Closeout Manual Delivery

» Owner / Operator Training

» 1 Year Warranty and Walkthrough

Closeout



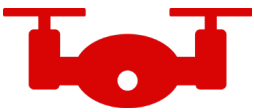


# Oelrich Value-Added Services

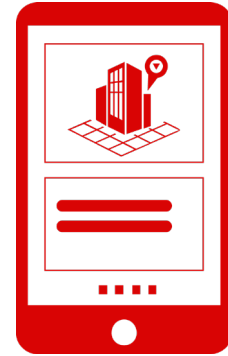
Value-Added Services Provided at No Cost to the City of Gainesville



Community engagement services to raise awareness and spread excitement about the new facilities



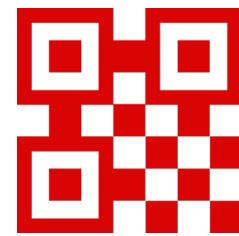
Drone progress photos taken by Superintendent Brad Patterson



Project updates featured on social media



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



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



Professional completion photos taken by Johnston Photography



Time-lapse recording of project progress



Jobsite fence wrap with City of Gainesville branding and Project Name

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

# Preconstruction

## Maximizing Value From Your Taxpayer Dollars

### Setting the Stage For Phenomenal Delivery

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

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

### Discovery-Research-Development Sessions

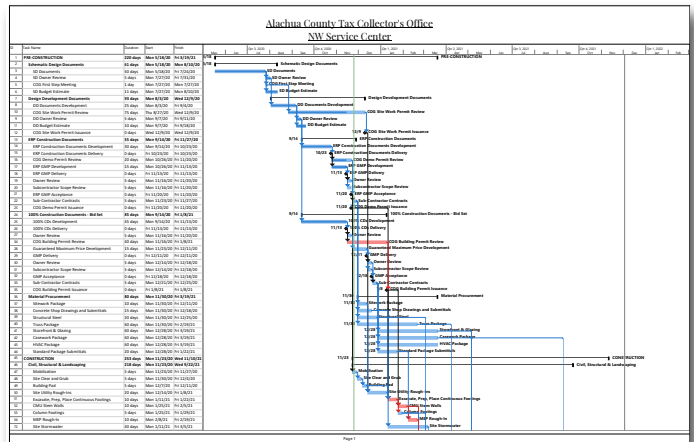
Immediately upon project award, our team will sit down with the City to collaborate through a series of **Discovery – Research – Development (DRD) Sessions**. During these sessions, we will establish a mutual understanding of all project requirements, explore and weigh various design options, review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

### Scheduling

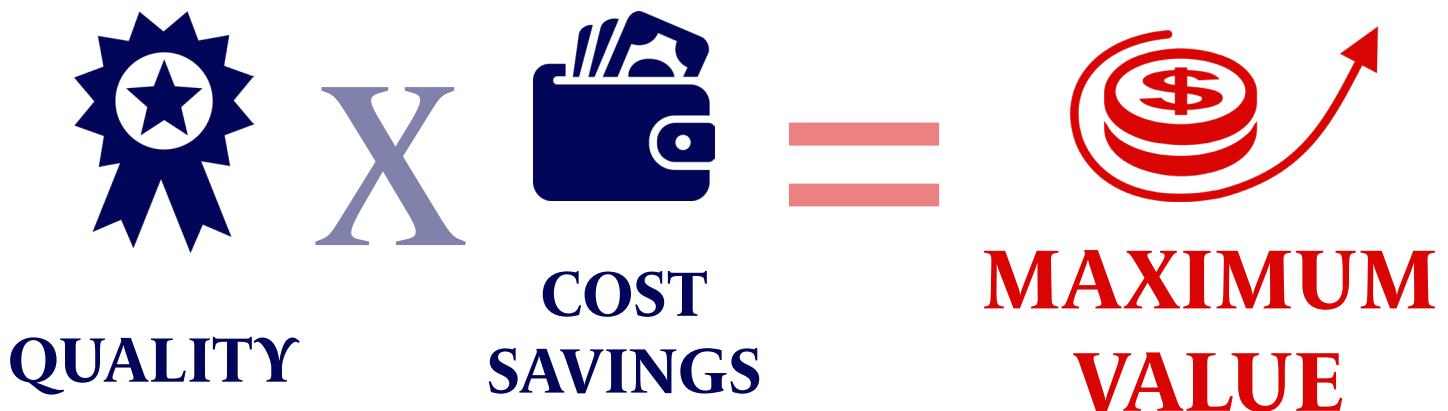
In the early DRD sessions, Oelrich Construction will bring forth a **proposed milestone schedule** for construction that outlines all major milestones and critical path items. The City

will be able to ask questions and provide feedback so that the schedule can be custom-tailored to the needs of the City of Gainesville and its citizens. The construction schedule will be a fluid document during the preconstruction phase that Oelrich Construction will constantly update and adapt as the projects details become finalized. Oelrich Construction will hold themselves to an aggressive schedule that starts on time, minimizes boots-on-the-ground time, and finishes on time to save the City money.

A sample milestone schedule is shown below.



While the City anticipates constructing each location in one phase, Oelrich Construction will assess the **potential benefits of dividing the construction into phasing components**. We will identify and propose phasing components during the preconstruction phase, aiming to minimize costs and expedite the completion of the facilities.



# Construction Approach

## Design & Budget Iterations

As the DRD sessions progress, our team will bring deliverables to the City for discussion. Using tools such as a **Building Information Modeling** and **3-dimensional renderings**, we will provide progressively more detailed visuals to aid in the City's envisioning of the architectural drawings as they're being developed by the architect. At each iteration of design, Oelrich Construction will provide the accompanying budget estimates for value-based guidance along the way. These budget estimates will be based on an expansive in-house **database of historical costs**, **RS Means' library** of current regional pricing indexes, and current market pricing **feedback from our trusted subcontractor partners**. The City of Gainesville will be able to make value-based decisions at each iteration of design, given the transparent nature of the budget estimates. To aid in these decisions, Oelrich Construction will maintain a **Value Engineering Log** that outlines the financial benefit of potential trade-offs that do not reduce the desired intent of the public safety facilities in any way.

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

Alachua County Tax Collector's New Northwest Public Branch Service Center					
Oelrich Construction					
Overview - Budget Iterations and GMP					
Bid Package	Package Description	Basic Design Conceptual Budget	Schematic Design Conceptual Budget	Design Development Review 10% Budget	100% Construction Documents GMP
BP 0A	Construction	25,000	25,000	18,850	-
BP 0B	Abatement Abatement	25,000	25,000	18,850	-
BP 1A	Concrete	208,650	240,450	136,133	132,668
BP 1B	Insulated Concrete Formwork	-	-	-	139,060
BP 4A	Masonry - Structural	278,563	218,400	218,400	13,872
BP 4B	Masonry - Architectural	278,563	218,400	218,400	13,872
BP 5A	Structural Steel	209,563	25,163	112,000	48,627
BP 5B	Pre-Engineered Metal Trusses	-	-	-	245,125
BP 5C	Misc Metals	145,132	45,000	-	-
BP 6A	General Trades	89,530	27,831	22,813	-
BP 6B	Roofing	-	-	-	5,000
BP 6C	Architectural Casework	97,875	97,875	58,792	56,071
BP 7A	Damproofing and Waterproofing	24,536	34,822	31,538	31,775
BP 7B	Thermal Insulation	17,537	55,700	45,413	45,723
BP 7C	Roofing	333,833	363,781	290,930	293,722
BP 7D	Roofing and Hardware	48,200	98,900	56,400	59,800
BP 7E	Roofing	134,500	189,900	188,480	179,833
BP 7F	Cupress Board Assemblies	208,650	110,481	422,914	134,500
BP 7G	Roofing, E.P.C. Roofing	99,510	79,533	109,290	106,547
BP 7H	Acoustical Ceilings	45,700	94,801	102,135	96,637
BP 7I	Roofing	34,775	30,807	30,807	31,534
BP 7J	Flooring	84,612	88,377	108,859	95,375
BP 7K	Specularities	84,612	79,200	47,860	34,830
BP 7L	Furnishings	-	28,700	4,180	24,723
BP 7M	Fire Protection	-	-	-	-
BP 7N	Roofing	130,100	227,000	130,000	107,738
BP 7O	HVAC	355,240	600,000	569,600	570,912
BP 7P	Electrical	247,730	479,000	433,100	433,000
BP 7Q	Data, Audio, and Video	39,440	57,230	58,400	59,600
BP 7R	Electrical Safety and Security	27,830	28,660	34,831	27,830
BP 7S	Security	406,800	204,800	254,800	212,834
BP 7T	Planting and Landscaping	42,780	52,090	40,070	54,839
Total of Bid Packages		3,590,758	5,854,703	5,856,433	5,552,839
Contingency		330,537	247,534	198,492	150,149
Total of Project Costs		4,154,286	6,102,237	6,054,925	5,702,988
CM & General Conditions Fee		227,386	237,134	227,075	238,411
Subtotal		4,381,672	6,339,371	6,281,999	5,941,399
Builders Risk Insurance		18,319	18,319	18,294	17,994
Payment and Performance Bonds		42,560	44,270	42,550	44,560
General Liability Insurance		45,968	46,891	44,554	45,234
Permits		23,950	24,941	23,573	26,359
Total Amount		4,490,469	6,488,878	6,390,969	6,415,547

## Constructability Review

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

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



## Immediate Procurement Program

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

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

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

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



*Roofing Materials – Metal Paneling & Insulation*

*HVAC Equipment – Package Units, Air Handlers, Condensers, Exhaust Fans & Terminals*

*Primary Electrical Gear – Transformers, CT Cabinets, & Meters*

*Secondary Electrical Gear – Main Distribution Panel, Sub-Panels, & Components*

*Emergency Generator & Automatic Transfer Switch*

## Final Drawings, Schedule, & GMP

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

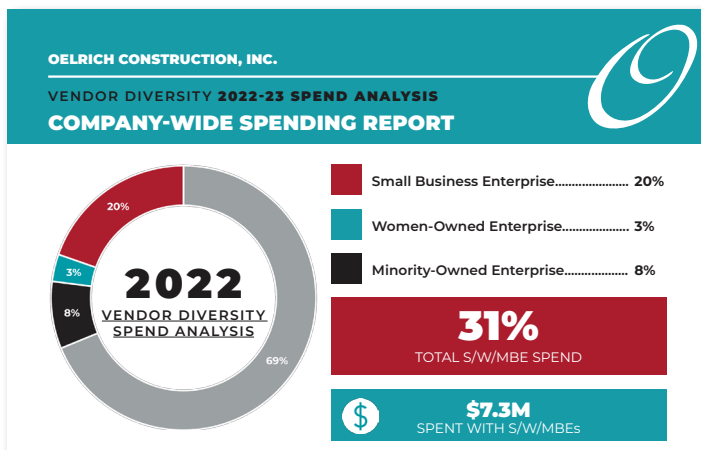


## Competitive Bidding

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



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



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

## In-Depth Scope Reviews

Once the final GMP is approved and the schedule is set in stone, the Oelrich Preconstruction team along with Project Manager Javell Woods will sit down with each subcontractor to perform a **detailed review** of their scope of work long before construction of the public safety facilities begins. This process is critical, as it allows our team to **identify any scope holes** and gives us the opportunity to communicate with our subcontractor partners to ensure they are equipped with all of the tools necessary to fulfill their scope requirements. We go through each scope item one by one to remove

any opportunities for confusion or miscommunication. Experience, financial capability, and insurability are other important areas we ensure meet our standards and the City's standards to mitigate risks to the projects. A **buyout summary** is provided at the conclusion of the scope review phase with a list of recommended subcontract awards and total amount of bid savings. An example of a buyout summary is shown below:

Alachua County Tax Collector's New Northwest Public Branch Service Center									
GMP Buy-Out Overview									
Bid Package	Package Description	ERP - Civil & Structural GMP 12/13/2020	100% Construction Documents GMP 12/13/2020	Subcontractor Buy-Out 12/18/2021	Sub-Contractor Award	Owner's General	Owner's	Owner's	Owner's
BP 0A	Concrete	\$ 13,304	\$ 174,700	\$ 174,700	Green Construction	\$ 21,468			
BP 0B	Insulated Concrete Formwork	\$ 119,080	\$ 116,108	\$ 116,108	Turning Leaf Construction	\$ 19,812			
BP 0C	Masonry - Structural	\$ 13,873	\$ 81,733	\$ 81,733	Green Construction	\$ 13,873			
BP 0D	Masonry - Architectural	\$ 99,278	\$ 81,733	\$ 81,733	Van Greeting Masonry	\$ 17,544			
BP 0E	Masonry - Structural Allowances	\$ 68,021	\$ 32,280	\$ 32,280					
BP 0F	Steel - Structural	\$ 245,121	\$ 245,995	\$ 245,995	Division 5 Steel	\$ 15,573			
BP 0G	Steel - Miscellaneous	\$ 8,000	\$ 8,000	\$ 8,000	Central Florida Drywall	\$ 1,100			
BP 0H	Architectural Casework	\$ 16,070	\$ 17,548	\$ 17,548	Rainbow Cabinetry	\$ 1,478			
BP 0I	Dampening and Waterproofing	\$ 7,880	\$ 7,880	\$ 7,880	Swing Waterproofing	\$ 2,487			
BP 0J	Thermal Insulation	\$ 63,733	\$ 63,733	\$ 63,733	Labored Foam	\$ 1,473			
BP 0K	Roofing	\$ 245,472	\$ 208,740	\$ 208,740	Perry Roofing	\$ 16,772			
BP 0L	Doors and Hardware	\$ 69,880	\$ 64,485	\$ 64,485	Taylor Cotton & Rusty	\$ 1,324			
BP 0M	Windows	\$ 179,810	\$ 177,810	\$ 177,810	Precision Glass	\$ 1,994			
BP 0N	Custom Board Assemblies	\$ 114,100	\$ 235,149	\$ 235,149	Central Florida Drywall	\$ 11,047			
BP 0O	Stucco, EIFS, Plastering	\$ 75,451	\$ 75,451	\$ 75,451	Central Florida Drywall	\$ 10,400			
BP 0P	Stucco, EIFS, Plastering Allowances	\$ 29,888	\$ 29,888	\$ 29,888					
BP 0Q	Acoustical Ceilings	\$ 47,200	\$ 47,140	\$ 47,140	Acousti	\$ 1,100			
BP 0R	Painting	\$ 28,871	\$ 27,729	\$ 27,729	Protect Coatings	\$ 1,072			
BP 0S	Flashing	\$ 93,510	\$ 93,510	\$ 93,510	Overtop Flashing	\$ 487			
BP 0T	Specialties	\$ 27,720	\$ 27,720	\$ 27,720	McLeod General Trades	\$ 1,100			
BP 0U	Specialties Allowances	\$ 7,150	\$ 7,150	\$ 7,150					
BP 0V	Flashing	\$ 24,725	\$ 24,725	\$ 24,725	Florida Contract Auto Shading	\$ 1,000			
BP 0W	Plumbing	\$ 107,250	\$ 103,971	\$ 103,971	Comprehensive Energy Services	\$ 1,100			
BP 0X	HVAC	\$ 315,200	\$ 315,200	\$ 315,200	WW Gay Mechanical	\$ 4,978			
BP 0Y	Electrical	\$ 41,000	\$ 41,000	\$ 41,000	Midwest Electric	\$ 1,100			
BP 0Z	Data, Audio, and Video	\$ 19,600	\$ 47,613	\$ 47,613	Complete Network Services	\$ 8,011			
BP 0A	Electronic Safety and Security	\$ 8,650	\$ 8,650	\$ 8,650	Crime Prevention	\$ 1,100			
BP 0B	Electronic Safety and Security Allowances	\$ 18,175	\$ 18,175	\$ 18,175					
BP 0C	Staircase	\$ 614,373	\$ 599,000	\$ 599,000	WG Johnson & Sons	\$ 15,573			
BP 0D	Network Allowances	\$ 14,710	\$ 14,710	\$ 14,710					
BP 0E	Planting and Landscaping	\$ 41,000	\$ 41,000	\$ 41,000	Lawn Enforcement	\$ 1,100			
BP 0F	Planting and Landscaping Allowances	\$ 7,811	\$ 7,811	\$ 7,811					
<b>Total Project Costs</b>		<b>\$ 1,417,840</b>	<b>\$ 1,208,718</b>	<b>\$ 1,208,718</b>	<b>Buy-Out Savings:</b>	<b>\$ 18,848</b>			
Contingency	\$ 6,577	\$ 66,292	\$ 66,292	\$ 66,292					
Staffing Costs	\$ 176,840	\$ 176,840	\$ 176,840	\$ 176,840					
<b>Total of Project Costs</b>		<b>\$ 1,518,247</b>	<b>\$ 1,451,650</b>	<b>\$ 1,451,650</b>					
CM & General Conditions Fee	\$ 83,504	\$ 154,908	\$ 154,908	\$ 154,908					
<b>Subtotal</b>		<b>\$ 1,601,751</b>	<b>\$ 1,606,558</b>	<b>\$ 1,606,558</b>					
Builders Risk Insurance	\$ 6,727	\$ 10,869	\$ 10,869	\$ 10,869					
Payment and Performance Bonds	\$ 17,284	\$ 26,924	\$ 26,924	\$ 26,924					
General Liability Insurance	\$ 16,712	\$ 26,924	\$ 26,924	\$ 26,924					
Permit	\$ 28,399	\$ 28,399	\$ 28,399	\$ 28,399					
<b>Total Amount</b>		<b>\$ 1,691,181</b>	<b>\$ 1,700,144</b>	<b>\$ 1,700,144</b>					
					100% CD Buy-Out Savings:	\$ 18,712			
					ERP GMP Buy-Out Savings:	\$ 14,825			
					Total:	\$ 33,537			

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

## Owner Direct Purchase Program

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

- Concrete
- Concrete masonry units
- Trusses
- Doors
- Windows
- Flooring
- HVAC
- Lighting
- Fixture packages
- Large equipment such as generators

# Construction

Ensuring Facilities Are Built to the Highest of Quality Standards

## Field Management

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

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

## Safety

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

PROJECT SAFETY PLAN

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## Site Utilization

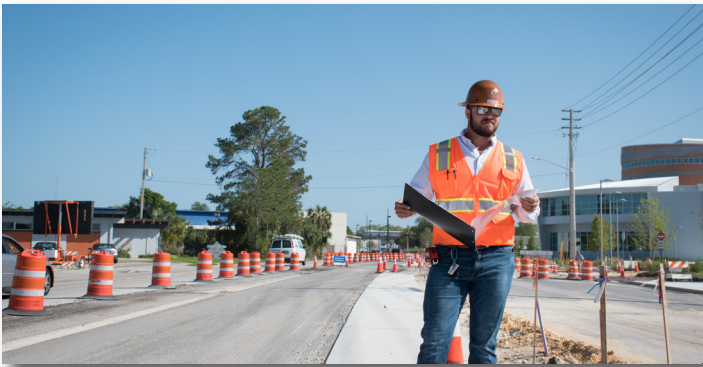
The plan will also include a **site utilization plan** that outlines all of the operational details of the site such as access, parking, material laydown, dumpster locations, sanitary facility locations, and personnel check-in location.

See below for a sample site utilization plan for a fire station.



## Safety Inspections

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



## Financial Safety

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





Construction Approach

Pay Applications

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

Quality Assurance / Quality Control (QA/QC)

Oelrich Construction commits to providing the City of Gainesville with a finished product that meets the **highest quality standards**, no matter what. Superintendent Brad Patterson will leverage a **19-point QA/QC manual** throughout the construction of the new public safety facilities to ensure our quality standards are consistently being met by subcontractors. Especially with public safety facilities, there is no margin for error. The Oelrich Construction QA/QC manual is the culmination of our most senior team members who have more than 20 years of hands-on experience. Brad will ensure all subcontractors strictly adhere to the guidelines set forth in our QA/QC manual, and frequently conduct checks on the jobsite using our trade-specific QA/QC checklists. A preview of our trade-specific QA/QC checklists is shown below.

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

Coordination with AHJs

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

Commissioning

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

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

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



# Maintenance Training

## Maximizing the Lifetime Value of Public Safety Facilities

### Step-By-Step Plan

Our team will provide the City of Gainesville with a step-by-step maintenance plan for every piece of equipment, finished surface, and appliance installed in the public safety facilities. Examples of items detailed in the maintenance plan include:

- ✓ **Counters and Cabinets**  
Cleaning Solutions and Methods
- ✓ **Roofing**  
Cleaning Solutions and Methods
- ✓ **Doors & Hardware**  
General Operation & Maintenance
- ✓ **Windows**  
General Operation & Maintenance
- ✓ **Ceiling Grid & Tile**  
Cleaning Solutions and Methods  
Attic Stock
- ✓ **Paint**  
Cleaning Solutions and Methods  
Attic Stock
- ✓ **Flooring & Tile**  
Cleaning Solutions and Methods  
Attic Stock
- ✓ **Specialties**  
Cleaning Solutions and Methods  
General Operation & Maintenance
- ✓ **Elevators**  
General Operation & Maintenance
- ✓ **Fire Protection Systems**  
General Operation & Maintenance
- ✓ **Plumbing Systems**  
Water Heater Adjustment  
Water Fountain Filter Changes  
Faucet Maintenance

Flush Valve Maintenance  
Clean-Out Locations

- ✓ **HVAC Systems**  
Filter Changes  
Belt Changes  
System Programming  
Thermostat Adjustment
- ✓ **Electrical Systems**  
Panel Locations  
Breaker Locations
- ✓ **Fire Alarm Systems**  
Panel Locations  
General Operation & Maintenance
- ✓ **Access Control Systems**  
Panel Locations  
General Operation & Maintenance
- ✓ **Landscaping**  
Irrigation Timer Location & Operation  
Plant Care

### QR Codes

All maintenance instructions will be linked to a QR Code sticker placed on every MEP system installed.

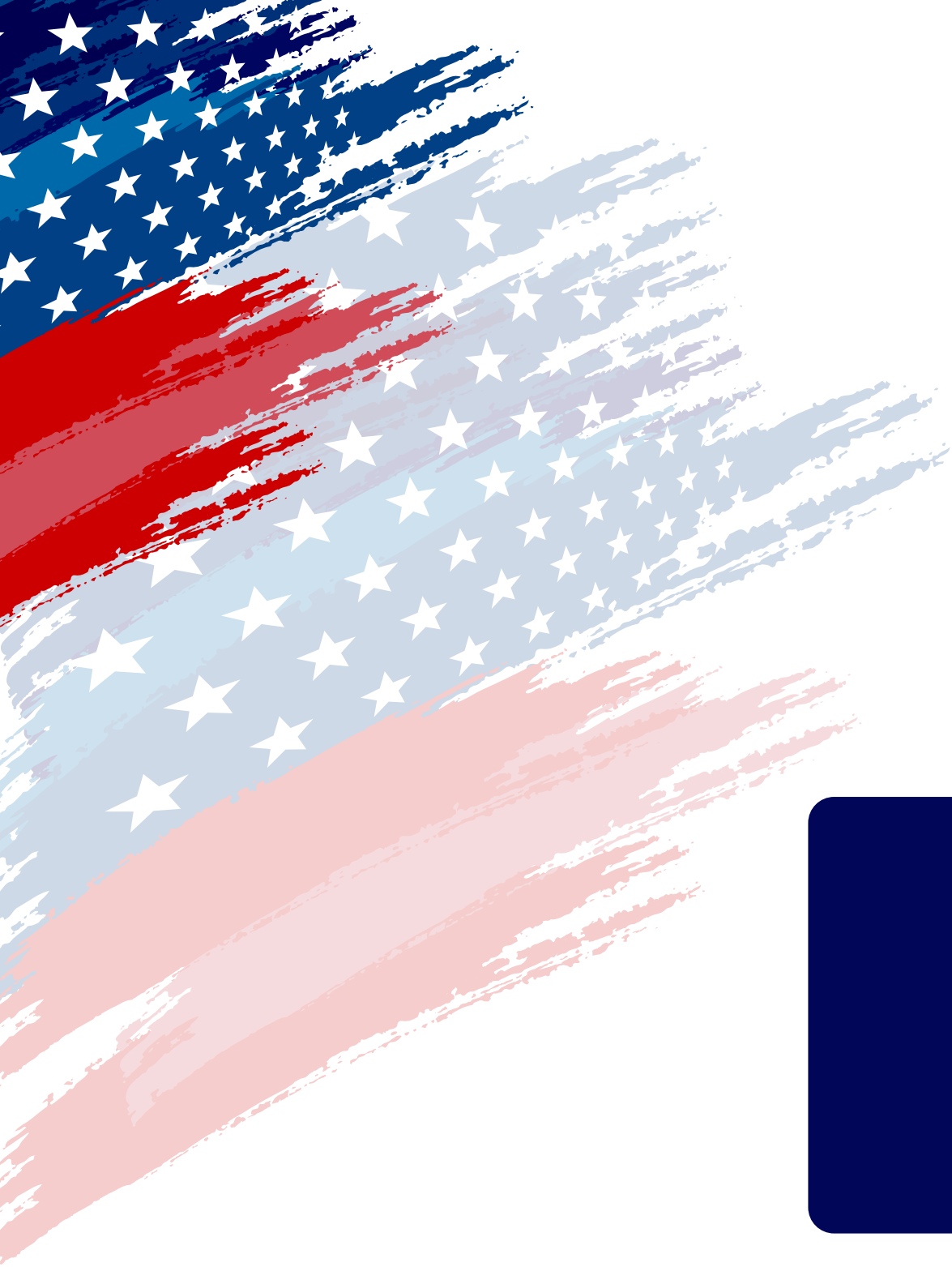
### Training

Upon completion, we will meet with the City and all public safety personnel to conduct as many training sessions as needed to ensure everyone has a thorough understanding of the proper maintenance protocols.

### 1-Year Warranty

While we will be always available should an issue arise once you move in to the building, we will check in with you on a regular basis to make sure the building is meeting your expectations. Every project comes with a 1 year guarantee covering workmanship, quality, and product defects at no cost to the owner. We will also coordinate a walkthrough prior to the end of the 1 year warranty with your team to address any outstanding issues.

We guarantee extensive owner training and a full 1-Year Warranty. No matter what, we always make it right.




# 5

# Appendix




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Licenses & Certifications



Ron DeSantis, Governor

Melanie S. Griffin, Secretary




STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE  
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

**OELRICH, IVAN ALEXANDER**  
OELRICH CONSTRUCTION INC  
275 137TH DRIVE  
SUITE A  
NEW BERRY FL 32669

**LICENSE NUMBER: CGC1510579**  
**EXPIRATION DATE: AUGUST 31, 2024**  
Always verify licenses online at [MyFloridaLicense.com](https://myfloridalicense.com)




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

State of Florida


**Veteran Business  
Certification**

Oelrich Construction, Inc.

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



J. Todd Inman  
Florida Department of Management Services



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

## *State of Florida Department of State*

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

The document number of this corporation is P04000144764.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on January 26, 2023, and that its status is active.

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

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



  
*Secretary of State*

Tracking Number: 2660954856CU

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

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



<b>Form W-9</b> (Rev. October 2018) Department of the Treasury Internal Revenue Service	<b>Request for Taxpayer Identification Number and Certification</b> ► Go to <a href="http://www.irs.gov/FormW9">www.irs.gov/FormW9</a> for instructions and the latest information.	<b>Give Form to the requester. Do not send to the IRS.</b>
<b>1</b> Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>Oelrich Construction, Inc.</b>		
<b>2</b> Business name/disregarded entity name, if different from above		
Print or type. See Specific Instructions on page 3.	<b>3</b> Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.	
	<input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate	
	<input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____ <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.	
	<input type="checkbox"/> Other (see instructions) ► _____	
<b>4</b> 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>		
<b>5</b> Address (number, street, and apt. or suite no.) See instructions. <b>275 NW 137th Street, Suite A</b>		Requester's name and address (optional)
<b>6</b> City, state, and ZIP code <b>Jonesville, FL 32669</b>		
<b>7</b> List account number(s) here (optional)		
<b>Part I Taxpayer Identification Number (TIN)</b> Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later. <b>Note:</b> If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.		
Social security number <div style="border: 1px solid black; width: 100px; height: 20px; margin: 2px;"></div> or Employer identification number <div style="border: 1px solid black; width: 100px; height: 20px; margin: 2px; display: flex; align-items: center; justify-content: center;"> <div style="border-right: 1px solid black; width: 15px; height: 15px; line-height: 15px;">3</div> <div style="border-right: 1px solid black; width: 15px; height: 15px; line-height: 15px;">2</div> <div style="border-right: 1px solid black; width: 15px; height: 15px; line-height: 15px;">-</div> <div style="border-right: 1px solid black; width: 15px; height: 15px; line-height: 15px;">0</div> <div style="border-right: 1px solid black; width: 15px; height: 15px; line-height: 15px;">1</div> <div style="border-right: 1px solid black; width: 15px; height: 15px; line-height: 15px;">2</div> <div style="border-right: 1px solid black; width: 15px; height: 15px; line-height: 15px;">8</div> <div style="border-right: 1px solid black; width: 15px; height: 15px; line-height: 15px;">9</div> <div style="border-right: 1px solid black; width: 15px; height: 15px; line-height: 15px;">1</div> <div style="border-right: 1px solid black; width: 15px; height: 15px; line-height: 15px;">4</div> </div>		
<b>Part II Certification</b> Under penalties of perjury, I certify that: 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and 2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and 3. I am a U.S. citizen or other U.S. person (defined below); and 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. <b>Certification instructions.</b> You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.		
<b>Sign Here</b>	Signature of U.S. person ►	Date ► 01/18/23
<b>General Instructions</b> Section references are to the Internal Revenue Code unless otherwise noted. <b>Future developments.</b> For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to <a href="http://www.irs.gov/FormW9">www.irs.gov/FormW9</a> . <b>Purpose of Form</b> An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following: <ul style="list-style-type: none"> <li>• Form 1099-DIV (dividends, including those from stocks or mutual funds)</li> <li>• Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)</li> <li>• Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)</li> <li>• Form 1099-S (proceeds from real estate transactions)</li> <li>• Form 1099-K (merchant card and third party network transactions)</li> <li>• Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)</li> <li>• Form 1099-C (canceled debt)</li> <li>• Form 1099-A (acquisition or abandonment of secured property)</li> </ul> Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN. If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.		
Cat. No. 10231X		Form <b>W-9</b> (Rev. 10-2018)

## Certificate of Insurance

		<b>CERTIFICATE OF LIABILITY INSURANCE</b>		<b>OELRCON-01</b>		<b>AMATTOX</b>															
				DATE (MM/DD/YYYY) <b>8/10/2022</b>																	
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.																					
<b>IMPORTANT:</b> If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).																					
PRODUCER Gainesville, FL-Johnson Group-Hub International Florida 2811 NW 41st Street Gainesville, FL 32606				CONTACT NAME: PHONE (A/C, No, Ext): <b>(352) 373-4381</b> FAX (A/C, No): E-MAIL: ADDRESS:																	
INSURED  Oelrich Construction, Inc. 275 NW 137th Drive Suite A Jonesville, FL 32669				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A : <b>Hanover American Insurance</b></td> <td><b>36064</b></td> </tr> <tr> <td>INSURER B : <b>Allmerica Financial Benefit Insurance Company</b></td> <td><b>41840</b></td> </tr> <tr> <td>INSURER C : <b>Bridgfield Employers Insurance Company</b></td> <td><b>10701</b></td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>				INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : <b>Hanover American Insurance</b>	<b>36064</b>	INSURER B : <b>Allmerica Financial Benefit Insurance Company</b>	<b>41840</b>	INSURER C : <b>Bridgfield Employers Insurance Company</b>	<b>10701</b>	INSURER D :		INSURER E :		INSURER F :	
INSURER(S) AFFORDING COVERAGE	NAIC #																				
INSURER A : <b>Hanover American Insurance</b>	<b>36064</b>																				
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INSURER D :																					
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<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">COVERAGES</th> <th style="text-align: left;">CERTIFICATE NUMBER:</th> <th style="text-align: left;">REVISION NUMBER:</th> </tr> <tr> <td colspan="3">           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.         </td> </tr> </table>								COVERAGES	CERTIFICATE NUMBER:	REVISION NUMBER:	THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.										
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INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS														
<b>A</b>	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			<b>ZZJD993797-03</b>	<b>7/23/2022</b>	<b>7/23/2023</b>	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000</b> MED EXP (Any one person) \$ <b>5,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b> \$														
<b>B</b>	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			<b>AWJD990410</b>	<b>7/23/2022</b>	<b>7/23/2023</b>	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$														
<b>A</b>	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> DED <input type="checkbox"/> RETENTION \$ <b>100,000</b>			<b>UHJD993816-03</b>	<b>7/23/2022</b>	<b>7/23/2023</b>	EACH OCCURRENCE \$ <b>5,000,000</b> AGGREGATE \$ <b>5,000,000</b> \$														
<b>C</b>	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		<b>N / A</b>	<b>830-52844</b>	<b>7/23/2022</b>	<b>7/23/2023</b>	<input checked="" type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ <b>1,000,000</b> E.L. DISEASE - EA EMPLOYEE \$ <b>1,000,000</b> E.L. DISEASE - POLICY LIMIT \$ <b>1,000,000</b>														
<b>A</b>	<b>Crime</b>			<b>ZZJD993797-03</b>	<b>7/23/2022</b>	<b>7/23/2023</b>	<b>Employee Theft</b> \$ <b>50,000</b>														
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)																					
<b>CERTIFICATE HOLDER</b>				<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 																	
ACORD 25 (2016/03)				© 1988-2015 ACORD CORPORATION. All rights reserved. The ACORD name and logo are registered marks of ACORD																	

## Verification Form

## 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 (#P04000144764)

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

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

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

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


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

**Oelrich Construction, Inc.**

Proposer's Name

**Ivan Oelrich / President**

Printed Name/Title of Authorized Representative

 07/13/2023

Signature of Authorized Representative

Date

**LOCAL PREFERENCE (Check one)**

Local Preference requested: YES ☐ NO ☒

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

- Business Tax Receipt
- Zoning Compliance Permit

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

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

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

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



## Drug-Free Workplace Form

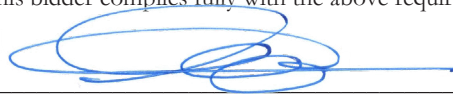
**DRUG-FREE WORKPLACE FORM**

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

Oelrich Construction, Inc. does:  
(Name of Proposer)

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

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



Proposer's Signature

07/13/2023

Date

## Addendum #1

## ADDENDUM NO. 1



Date: July 11, 2023

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

Bid Name Public Safety Facilities Construction Manager at Risk

Bid No.: PWDA-230055-DH

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

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

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

The following are answers/clarifications to questions received:

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

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

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

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

Addendum #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: Oelrich Construction, Inc.

BY: 

DATE: 07/13/2023



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

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

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

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

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

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

### Summary of Litigation

Oelrich Construction has been involved in one instance of litigation in the past ten (10) years.

A summary is as follows:

1. Case No. 22-10898 Oelrich Construction, Inc. v. PRC Precast, Inc.

Oelrich Construction filed suit against a subcontractor for non-performance. Oelrich Construction prevailed in December 2021. Subcontractor is currently appealing.



Letter of Bondability

**WALDORFF**  
INSURANCE & BONDING

M.E. Wilson Company, LLC

July 13, 2023

City of Gainesville  
200 E University Ave  
Gainesville, FL 32601

RE: Oelrich Construction, Inc.  
RFP #PWDA-230055-DH Public Safety Facilities Construction Manager at Risk

To Whom It May Concern:

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

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

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

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

Sincerely,



Paul Locascio  
Agent



1110 NORTHWEST 6<sup>th</sup> STREET  
GAINESVILLE, FL 32601

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

[WWW.WALDORFFINSURANCE.COM](http://WWW.WALDORFFINSURANCE.COM)



# City of Gainesville

RFP # PWDA-230055-DH  
Public Safety Facilities  
Construction Manager at Risk Proposal



**OELRICH**  
CONSTRUCTION  
INC.

STEVE SPURRIER-FLORIDA FIELD

