

2024-121N

City of Gainesville and Gainesville Regional Utilities

CONTINUING CONSTRUCTION MANAGEMENT
PROFESSIONAL SERVICES FOR MINOR PROJECTS
FPUR-230010-GD

DUE OCTOBER 30, 2023



SUBMITTED BY:

CPPI

CHARLES PERRY PARTNERS, INC

CONTACT: **BRIAN LESLIE**

President / Principal

brian@cppi.com

8200 NW 15th Place Gainesville, FL 32606

352-333-9292



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October 30, 2023

City of Gainesville | Gainesville Regional Utilities
Procurement Office
Attn: Gayle Dykeman, Procurement Specialist 3
301 SE 4TH Avenue
Gainesville, FL 32601

RFQ FPUR230010GD CONTINUING CONSTRUCTION MANAGEMENT - PROFESSIONAL SERVICES FOR MINOR PROJECTS

Members of the Selection Committee:

Charles Perry Partners, Inc. (CPPI) is pleased to submit our qualifications to the City of Gainesville and Gainesville Regional Utilities for the Continuing Construction Contract for Construction Management at Risk for minor projects. With 34 continuing services agreements with various owners throughout Florida, CPPI has developed systems that are specifically designed to deliver these types of projects.

CPPI has dedicated teams for smaller projects to remain flexible and lean to react and deliver your projects. This gives you the financial stability, deep bench of construction professionals' experience, and quality assurance of a larger company with the personal attention for your individual projects.

Our proposed team features highly qualified and professional individuals with proven experience in the continuing projects delivery method. Our organizational experience offers a deep resume of successful continuing service projects as illustrated in our proposal. Our goal is to provide premier customer service, unsurpassed quality while remaining flexible to provide you the best value.

As you evaluate proposals, please consider the excellent qualifications the CPPI team offers the City of Gainesville and GRU:

- ✓ Continuing contracts delivery method is part of our **BUSINESS MODEL**. Our Diversified Projects Division is structured in a way that allows for flexibility, rapid project execution, and cost minimization.
- ✓ **MUNICIPAL EXPERIENCE** – CPPI has a lengthy history of quality projects completed on time and on budget for public entities.
- ✓ **DEDICATED TEAM** with extensive experience working within the city limits.
- ✓ CPPI has a staff of over 195 employees and a database of thousands of regional, prequalified subcontractors. We have the resources available to meet the time requirements and provide **MAXIMUM VALUE** for budgeted dollars on each smaller project.

Over the years, CPPI has completed dozens of smaller projects for multiple municipal entities including the City of Gainesville and GRU, with typical scopes of work including roadway, storm water, streetscapes, renovation, new construction, demolition and maintenance projects. In closing, you have my personal commitment to bring CPPI's talented resources to this contract and to provide the highest level of service.

Sincerely,

Brian K. Leslie, President | Principal-in-Charge
brian.leslie@cpai.com



**Local.
Experienced.
Reliable.**



REQUIRED FORM A

(Page 1 of 2)

RESPONDENT VERIFICATION FORM

REQUEST FOR QUALIFICATIONS
FPUR-230010-GD

Continuing Construction Management Professional Services for Minor Projects

1. RESPONDENT CONTACT INFORMATION

Legal Name of Respondent's Company (as reported to IRS): Charles Perry Partners, Inc.

DBA: _____

Authorized Representative Name/Title: Brian K. Leslie, President | Principal in Charge

E-mail Address: brian.leslie@cppe.com

Street Address: 8200 NW 15th Place

City, State, Zip: Gainesville, FL 32606

Mailing Address (if different): _____

City, State, Zip: _____

Telephone: (352) 333.9292 Fax: (352) 333.9293

2. DECLARATIONS OF DEBT AND DEFAULT

a. Respondent is not in arrears to City upon any debt, fee, tax or contract:

Respondent is NOT in arrears

Respondent IS in arrears

b. Respondent is not a defaulter, as surety or otherwise, upon any obligation to City:

Respondent is NOT in default

Respondent IS in default

3. ACKNOWLEDGEMENT OF ADDENDA

Respondents who receive this bid 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 this offer, I have verified that all addenda issued to date are considered as part of my offer.

Addenda received (list all) # _____

REQUIRED FORM A

(Page 2 of 2)

4. LOCAL PREFERENCE (Refer to 8.2 for qualifying information)

Local Preference requested:

YES

NO

A copy of your *Business Tax Receipt* should be included in your submission if you are requesting Local Preference:

5. QUALIFIED SMALL BUSINESS AND/OR SERVICE DISABLED VETERAN BUSINESS STATUS

(Refer to 8.3 for qualifying information)

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

b. 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

6. FEDERAL EMPLOYMENT IDENTIFICATION NUMBER

FEIN: 45-1601307

7. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA

Is Respondent 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 (# P11000035219)

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

8. DIVERSITY AND INCLUSION

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 OWNER's consideration of your submittal, but is simply being requested for information gathering purposes.

By signing this form, I acknowledge I have read and understand, and my firm 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: Brian K. Leslie

DATE: 10.30.2023

**REQUIRED FORM B
DRUG-FREE WORKPLACE**

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

Brian K. Leslie does:
Name of Respondent

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 firm complies fully with the above requirements.


Respondent's Signature

10.30.2023
Date

TAB 3 REQUIRED FORM B - DRUG-FREE WORKPLACE
FORM

**REQUIRED FORM C
E-VERIFY CERTIFICATION FORM**

If awarded:

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

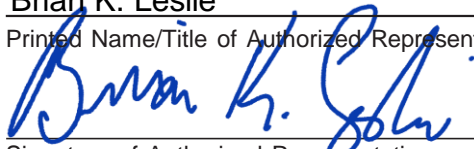
As the person authorized to sign the statement, I certify that this bidder complies fully with the above requirement.

Charles Perry Partners, Inc.

Bidder's Name

Brian K. Leslie

Printed Name/Title of Authorized Representative



Signature of Authorized Representative

10.30.2023

Date

TAB 4 REQUIRED FORM C - E-VERIFY CERTIFICATION FORM

In addition, the firm should provide at least three project references for work completed within the past three (3) years. Use “Required Form D -Contact Information for Project History” to complete this task.

REQUIRED FORM D CUSTOMER PROJECT HISTORY

NAME OF RESPONDENT: Charles Perry Partners, Inc.

Provide information for three projects of similar scope performed within the past three (3) years. You may include photos or other pertinent information. Please verify that the contact information you are providing is current and correct.

Customer Name:	City of Gainesville/ GRU - GRUcom Renovations		
Address:	301 SW 5th Street		
City, State, Zip	Gainesville, FL		
Point of Contact:	Will Rios	Phone Number:	352.538.1053
E-mail:	rioswa@gru.com		
Project Description:	Install 4 new CRAC units and redundant electric service		
Project Cost:	\$2,056,319		
Project Start Date:	March 2023	Project Finish Date:	November 2023

Customer Name:	Florida Department of Environmental Protection - Kirkpatrick Dam		
Address:	4801 Camp Ranch Road		
City, State, Zip	Gainesville, FL 32641		
Point of Contact:	Uyles Keen	Phone Number:	352.955.2135
E-mail:	uyles.keen@dep.state.fl.us		
Project Description:	Installation of new underwater marine debris barrier system, metal piling caps, chain link fence , & bolts throughout		
Project Cost:	\$1,175,509		
Project Start Date:	October 2022	Project Finish Date:	June 2023

Customer Name:	Santa Fe College - Blount Center Data Center Upgrade		
Address:	3000 NW 83rd Street		
City, State, Zip	Gainesville, FL 32606		
Point of Contact:	Troy Johnson	Phone Number:	352.395.5000
E-mail:	troy.johnson@sfcollge.edu		
Project Description:	SF Data Center - Blount		
Project Cost:	Renovating/remodeling interior spaces with the Blount Center (downtown) to create new laboratory & science lab spaces as well as a dedicated space for the new data center.		
Project Start Date:	May 2021	Project Finish Date:	September 2021

Please see Tab 6 Qualifications of Firm (page 27) for additional information about these projects as well as additional relevant experience of CPPI.

Applicants will be evaluated on the basis of their past performance, experience, personnel, references, bonding capacity, workload, and responses to questions posed both in the shortlist and interview phases. Responses will be evaluated in accordance with the procedures described in the Evaluation Handbook. The following criteria will be utilized by the OWNER'S staff to evaluate and select pool of firms. Staff will submit its recommendation to the City Commission. Scores will be based on the following non-prioritized criteria as illustrated in the three (3) past project examples listed in the Project History. Additional criteria may be outlined for short-listed applicants.

CPPI has experience with all of the scopes of work outlined in your RFQ. This experience includes:

- ✓ Roadway projects including milling & resurfacing, reconstruction, sidewalks, signalization, brickwork, hardscaping, lighting, landscaping, and utility installation/relocation.
- ✓ Recreation and parks projects including site work, drainage, sidewalks, milling & resurfacing, playground equipment installation, building renovations, hardscape, lighting, landscaping and utility installation/relocation.
- ✓ Storm water pond and/or other large earthwork construction, experience with NPDES compliance, successful dewatering plan, OSHA compliance.
- ✓ Utility installation and/or relocation including restoration, trenching, utility bypassing, dewatering, and maintenance of traffic.
- ✓ Water treatment or water reclamation plant equipment, building, and/or structure rehabilitation or new construction.
- ✓ Commercial and/or residential new construction, remodeling, rehabilitation, and/or adaptive reuse.
- ✓ Creating and executing complex Maintenance of Traffic Plans and ensuring access is maintained for businesses, residents, and transit routes.
- ✓ Coordinating and executing complex utility work schedules. Also include examples of in-field resolution of utility conflicts.
- ✓ Controlling cost, schedule, and scope when the unforeseen arises during construction and/or in a tight time-frame.
- ✓ Trade subcontractor procurement and management, cost control & estimating, quality control, schedule management for "fast track" projects, safety, independent total building commissioning, owner direct purchasing and sustainable design & construction.
- ✓ Delivery of projects with limited or no lay-down area and/or remote contractor parking.
- ✓ Sustainable construction and the USGBC's LEED or equal rating system and its implications in the construction process.
- ✓ Work in a heavily occupied building or urban setting requiring continued operation without interruption.
- ✓ Commitment to meeting the requirements of the OWNER'S Apprentice Program.
- ✓ Commitment to comply with the OWNER of Gainesville's Local Small Business Procurement Program, as described in Section 42-400 of the OWNER of Gainesville's Purchasing Procedures, in the selection of Sub consultants and Subcontractors.
- ✓ Experience with complying with federal or other agency requirements, including experience with grant reporting criteria.

"We initially selected CPPI because of their excellent track record in construction and during the course of our association have found them to be knowledgeable and skillful as they have worked as a team in proposing solutions to construction and design issues, while keeping the project moving forward. Their dedication to high professional standards in providing a quality product for their clients is evident."

**Jesus Gomez, Transit Director
City of Gainesville**



MINIMUM QUALIFICATIONS

At the time of submittal, the applicant must be licensed to practice as a general contractor or building contractor in the State of Florida and, if the applicant is a Corporation, Limited Liability Company, or Partnership, must hold a certificate of authority to transact business in Florida. A copy of current licensing and certificate shall be included in the proposal.

The firm should demonstrate through their response to this RFQ that they meet the following qualification requirements:

CPPI meets all the following qualification requirements for this contract:

a. A minimum of three (3) years in business as a Construction Management firm or Building Contractor. Firm staff must have at least three (3) years of experience as a Construction Manager or Building Contractor in providing pre-construction and construction phase services.

b. Experience with at least three (3) projects in acting as a CM at Risk with a Guaranteed Maximum Price: soliciting bids, contracting with and managing multiple trade contractors.

c. Demonstrated experience in cost estimating during pre-construction and cost control during construction.

d. Demonstrated experience in Project Tracking and Reporting

e. Firm shall demonstrate it possesses or has access to personnel and equipment support necessary for completion of tasks assigned throughout the term of the contract.

f. Firm shall demonstrate that it complies with all applicable State and Federal professional licensing laws.

By submitting the Statement of Qualifications, the firm certifies that it has fully read and understands the RFQ and has full knowledge of general scope, nature, and quality of the work to be performed, the general requirements of the services to be provided, and the conditions under which the services are to be performed.



5+
**DECADES OF
DELIVERING
WHAT WE
PROMISE**

PROJECT UNDERSTANDING AND APPROACH

Project Understanding and Approach: Describe your understanding of the objectives and scope of the requested services and your general approach to such. Include a general time frame for being able to respond to OWNER'S requests for specific project proposals.

Construction Management Continuing Services

Our project approach is simple – Use of time-tested systems and processes to support a quality project, keeping sustainability, innovation, cost, and schedule at the forefront of our efforts. Our knowledge, our methods, our tools, our insights, and our resources – these CPPI benefits combined with our four step work plan (outlined at right) guarantee success.

As your Construction Manager, CPPI will be your partner, advocate, and advisor for all work being delivered under this contract.

Over the past 55 years we have improved and streamlined our processes through lessons learned, new technologies, and adapting to the current market. In that time span, we have built a full range of projects from small continuing projects to multi-million dollar capital projects. With this experience, we are not only familiar with these standards and their intent, but also the personnel and processes behind them.

Preconstruction Phase

Although more visible activity occurs during the construction phase of a project, the services performed during preconstruction will have an enormous impact on the ultimate success of this project. The following is a synopsis of the services that are involved in this important initial phase of the project.

Evaluation and understanding of the design intent – a systematic review of the project expectations and agreement on final building product.

Constructability Reviews – Review plans and specifications for systems and detail coordination, material selections cost efficiency of design, systems conflict resolution value engineering – seek opportunities to reduce cost and time without sacrificing quality and goals of the owner.

Life Cycle Cost Analysis – Analysis of facility cost of ownership. Review systems for initial cost, operations, and energy costs, maintenance costs, and replacement cost.

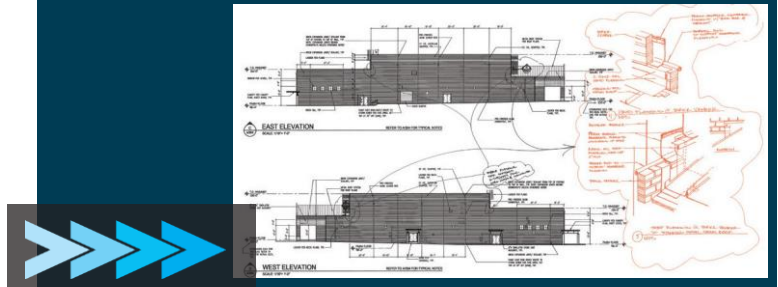
Iterative Estimating – Timely and continual budgetary feedback in regards to proposed design options.

Development of GMP – Presentation of total cost of the project. Provide a list of possible cost saving options which were identified during bid process to owner for consideration.



CONSTRUCTABILITY REVIEWS

Constructability is initially analyzed during the design phase by the core team to assess any potential construction sequence or system conflicts. Addressing these issues ensures that the proper construction materials and systems are used for the project. Our experienced team has the resources and knowledge to ensure that all areas of concern are addressed before they become detrimental to construction. Any issues that are discovered are discussed between the owner and our core team and then addressed in the development of the Contract Documents.



OPTIONS ANALYSIS

On continuing services projects, the project team quickly analyzes options that are requested, as well as options that we may propose that would be in the City's best interest. The objectives will be to develop several design alternatives that achieve the lowest cost while maintaining the original quality and function of the design. As soon as we receive the construction documents, we begin our preconstruction services with design review and options analysis.

- We start with a thorough analysis of the materials and constructability methods laid out in the design documents
- Variables such as labor market conditions, material prices and availability, etc. must be taken into account
- We analyze the impact on the schedule, labor force needs and other considerations and bring options forward for your consideration, so that the City is getting the best value

Scheduling – Includes permitting, design, construction, post occupancy and key milestones such as foundations, building dry-in, long lead-time deliveries, permanent power, substantial completion, and owner occupancy.

Subcontracting Plan – Inclusive approach to engage prequalified local contractors, minority and non-minority contractors. Rigid prequalification of firms occurs at this stage.

Competitive Bidding – Development of bid scope documents to include scope definition, invitation to bid, bid proposal form, sample contract format, schedule narrative with key dates defined, description of work, work hours, and any additional special conditions.

Scope Review Meetings – Review individual scopes of work with respective trade partners prior to award.

Workforce and supplier selection – Positions the most skilled trade contractors and vendors to submit responsive and competitive bids in each category of work

Contractual agreements – Firm, yet fair agreements by which performance and production can be achieved at the standards we expect.

Submittal compliance – Makes sure we get everything exactly as designed and expected material procurement follow through – makes sure we fabricate and deliver the components timely and in accordance with our design documents.

Value Management

Value engineering, an industry buzzword, is viewed as reduction in both scope and quality whereas value management refers to providing multiple options within a project's scope thereby not reducing scope nor quality. We believe value management presented after bidding represents a missed opportunity during the design phase. When we are engaged with the design team from the very start, we can provide the greatest value to the project. ***Our approach to managing value works hand-in-hand with all stages of the project, seeking the optimum value during initial design through the long-term investment of the City of Gainesville and GRU.***

Our team will work with the City of Gainesville/GRU and designers on an on-going basis to identify systems and components that can be designed or constructed in a more cost effective manner. Our team will be analyzing each building system for ways to improve the efficiency and value of the building.

The following is an example of some, but not all the items that will be explored:

- Alternative materials
- Similar building systems
- HVAC and Electrical system efficiency
- Building heights, interstitial space needs
- Exterior envelope efficiency

- Finishes
- Constructability / Maintainability
- Life Cycle Costs

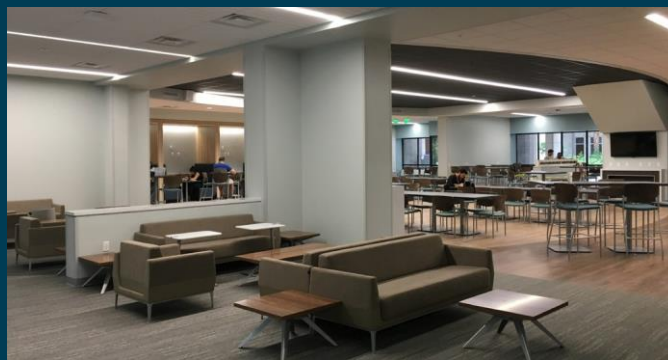
This analysis will be done in concert with the design team to ensure a collaborative, comprehensive effort. When we discuss value management, our focus is not strictly on the up-front cost savings but what is the life cycle costs and trade-off associated with the change.

Value management should be inclusive of a project's life span and not only the initial construction costs.

Master Schedule Development

At the beginning of the preconstruction process we will identify all of the design stages, permit types & time lines, estimate deliverables, GMP development, and contract approval to

BUDGET ALIGNMENT OPPORTUNITY



BRUTON-GEER RENOVATION

During the early phases of design of the Bruton-Geer Hall project, the CPPI team, along with the architect, developed a cost model based on UF's required program. Using this cost model the team discovered that delivering the programmed square footage within the fixed budget was a significant challenge. Using this knowledge, the team worked closely with UF's facilities staff to prioritize a list of alternates. The alternates were included in the project bid documents and competitively bid. This gave the entire team and UF the ability to prioritize the alternates and add as many upgrades as the budget would allow without delaying the process. By administering a thorough and detailed bidding and buyout process we were able to capture enough buyout savings to ultimately implement all the alternate upgrades, including exterior metal panels and a rainwater harvesting system, into the project at a competitively bid price. The alternates were added with no adverse effects to the schedule or budget.

RESULTING BENEFITS: DELIVERED WITHIN BUDGET

establish the entire preconstruction process.

This early part of the schedule will be updated regularly with the progress of the design and estimating stages. We will then map out the procurement process, major construction activities, phasing (if necessary) and owner milestones to finalize the overall master schedule with input provided by all parties involved.

This schedule will be used as the “bid” schedule. As the procurement activities are wrapping up, the master schedule will be finalized to be used as a tool during the construction process.


Competitive Bidding

Our team takes a proactive approach to the procurement of local subcontractors and vendors including:

- Thoroughly review all aspects of the construction documents. Determine the project’s scope of work, how they should be managed and any conditions that require special attention. Develop the bid scope packages to gain the most interest from the market.
- Early notification of the subcontractors in our database of the timing of the project so they can identify available resources for this particular project.
- Conduct local community outreach workshops and “meet and greet functions”. These functions are conducted by our team to educate the subcontractor market about the project and generate local subcontractor excitement. We have found this process results in finding higher quality subcontractors and better overall pricing.
- Execute a procurement plan and tailored scopes to maximize local subcontractor opportunities on the project while obtaining the most competitive price.

Following a detailed and comprehensive review of the contract documents, CPPI prepares detailed written scopes of work for each trade contractor bid package. These detailed scopes of work are incorporated into the bid documents and become the basis of each subcontractors bid. We then invite the right local subcontractors to compete for the various bid packages. Through the process of creating efficient, well defined scopes, we eliminate uncertainty and double coverage – both of which drive up cost. This, combined with our reputation within the market as a true partner who is invested in the success of our trade contractors, allows us to get the most competitive pricing for each package.

TRADE PARTNER NETWORK



CPPI has a database of over 1,200 subcontractors and suppliers that have been prequalified through our thorough process. Using this database we will develop a list of potential bidders for your projects.

Bid Packages

CPPI will develop specific scopes of work for each bid package. These bid packages will identify for the subcontractors what work items they should include in their competitive bids. Bid packages

will be issued electronically in fillable form PDF documents for subcontractors to use. CPPI will analyze the MWBE and Local subcontractors market and specifically target scopes of work that align with subcontractor abilities. Our goal is to maximize the participation of the MWBE and Local Subcontractors. Once CPPI receives the bids from the subcontractors based on the bid package scopes of work, all bids will be logged into a Bid Tab spreadsheet report to analyze the bids side by side.

By having all subcontractors bidding from the same scope of work, CPPI will be reviewing competitive bids based on the needs of each project. The lowest competitive complete bid from each bid package will be used in the development of the GMP (Guaranteed Maximum Price). The GMP will be issued, with detailed backup, for review and approval by City of Gainesville and GRU. If a subcontractor does not completely bid the full scope of work, CPPI will not automatically reject the bid. Incomplete bids will be analyzed by CPPI for the missing components and the subcontractor will be contacted and given the opportunity to complete their bid with the full scope of work. By following this extra step, CPPI will insure that the most competitive pricing from subcontractors will be reflected in the GMP (Guaranteed Maximum Price) delivered to City of Gainesville and GRU. All of the process describe above will be handled by CPPI using our digital platform, Building Connected. The Building Connected system allows CPPI to communicate effectively with subcontractors allowing access to bid documents, addendums and bid package forms all via the internet. By ensuring that subcontractors can easily interface and access information on bidding the project, CPPI will deliver the most competitive pricing to City of Gainesville and GRU for our GMP.

Construction Phase

A successful preconstruction phase creates a solid foundation for construction activities to follow. Services provided once construction has commenced include:

Site Mobilization – Define the limits of construction and establish protection of public and authorized visitors. Ensure



proper separation is provided between active construction site and occupied facilities.

On-Site Meetings – Meetings with subcontractors, suppliers and other vendors.

Establishment Of Project Schedule – Identify periods of time and/or activities that will require short term schedules and set time span for look ahead schedules.

Maintenance Of Project Budget – Review of real time cost projections.

Ongoing Safety Management – Daily on-site management by Superintendent with weekly visits by CPPI’s Safety Manager.

Coordination – All construction trades and activities.

Conduct Weekly Subcontractor Meetings – Review progress, schedule, pending submittals and discuss issues.

Conduct Monthly Owner Meetings – Include architect, owner's representative, any other key personnel needed from month to month to ensure all parties are current with project status.

Publish Monthly Progress Report – Includes documentation of progress with narrative and photos, identifies pending issues, and upcoming milestones.

Generate On-Going Punch-list – Eases project close-out process.

Provide Plan For Owner Occupancy – All the training is conducted by trained manufacturer representative, factory service technicians, the subcontractor responsible for the system, and representatives from our team.

Training For Building Systems – Include Owner and maintenance personnel.

Turn Over Project Close-Out Documents – Record drawings, contact directory, operations and maintenance manuals.

Project Close-Out and Warranty

Close-Out is an often neglected area of construction that can turn an otherwise high quality project into a mediocre one. Project close-out begins immediately upon mobilization onto the site when the superintendent establishes a set of as-built drawings and fully commits to update them on a regular basis. We also require all subcontractors to complete daily updates to the as-built drawings and provide in-depth pictorial review of the construction progress ensuring a clear understanding of the in-wall and above-ceiling components.

CPPI's team will maintain a high level of quality workmanship throughout the duration of the project, minimizing the amount of corrective work required at the end of the project. At the completion of the project we will:

- Submit all the required operating and maintenance manuals, warranties, and attic stock in an organized fashion
- Bind all documentation for easy reference and include necessary contact info for warranty related service
- If applicable, ensure your move-in to the space is as seamless and efficient as possible
- Conduct post occupancy reviews with the design team, subcontractors, owners, and end users to ensure all systems work as they should and that the user group and owners are completely satisfied.
- Handle all warranty issues, so in the unlikely event of a problem, you only have to call CPPI to have the issue remedied. We provide a single point of contact for warranty items.

Some close-out challenges we have encountered are:

1. Often, we are asked to price and proceed with additions to the scope of work at the last minute to use the contingency

funds remaining on the project. Through consistent and timely meetings/discussions these changes could be found earlier allowing the funding to be used during the project and not at the end.

2. An additional challenge we have faced recently has been getting permit requirements signed off for commissioning requirements that the City would be responsible for completing. This challenge could be addressed by bringing the commissioning agent on board early in the project and keeping them closely involved throughout the process. **Above all, continuous communication among project team members is imperative to the timely closeout of a project.**

The CPPI team proactively schedules three month walk-throughs, these are conducted to ensure you receive maximum benefit from the warranty period.

"From the start, CPPI's staff have been pragmatic, transparent, and have truly acted as an extension of City Staff. Not all contractors embrace that responsibility. As a result, the expertise and professionalism exemplified by CPPI has set the bar for future construction projects in Wildwood."

Jason McHugh, City Manager
City of Wildwood



CPPI offers the City of Gainesville and GRU a dedicated division of highly skilled individuals who currently provide continuing construction services for 34 different clients.

This division has been dedicated solely to performing these services for over 25 years.

Experience with Continuing Contracts

Charles Perry Partners, Inc. (CPPI) is a proven statewide construction manager focused on the public sector market. Working with multiple municipal entities we established a continuing services contracts division 25 years ago to service our clients.

CPPI's continuing services contracts division gives the City of Gainesville and GRU the financial stability, experience, and quality assurance of a large company with personal attention to your projects. These projects are generally smaller in size, have abridged durations, and are designed with a focused scope of work. Our goal is to provide premier customer service and unsurpassed quality and remain lean and flexible to provide you with the best value.

As requested, in the following pages we have provided examples of projects which best illustrate the experience of our firm and uniquely positions our team to partner with the City of Gainesville and GRU to successfully deliver Construction Management services. Since continuing contracts normally occur on existing occupied sites, our promise to the City of Gainesville and GRU is that we will make every effort to minimize any possible impacts to the working and public environment. Our company and project team's experience on these types of continuing service projects, and in these active facility environments, will allow us, in collaboration with the City of Gainesville and GRU's team, to develop the best plans, tailored for each unique work assignment, to successfully deliver every project.



CPPI has received multiple renewals of our continuing services contracts and as more clients adopt this type of process for their minor projects, CPPI now holds 34 Continuing Services Contracts throughout Florida. ***We view continuing services contracts as a way to continue to serve our long-term clients' most critical needs projects and build lasting relationships with new clients.***

By the Numbers

- 25 Years of Continuing Services/Minor Projects
- 1000's of Minor Projects Completed
- 34 Current Continuing Services Contracts Statewide
- 1,500+ Occupied Campus/Facility Projects

SAFETY

Approach To Safety

The safety of all personnel and property is a core principle of CPPI. Our team is committed to a proactive, results oriented safety program based on strong management support and effective job site implementation and enforcement. A safe job site has proven to be a productive job site.

Job Site Safety Management

The site superintendents will be responsible for the implementation and enforcement of the project. CPPI's Safety Manager Austin Weingart will provide the team with expertise and support in the overall safety effort.

The major components of the CPPI Job Site Safety Program include:

- Safety compliance issues are addressed by the superintendent in all job site meetings
- Weekly job site safety meetings for all employees
- Random, unannounced job site safety inspections by the CPPI Safety Manager
- Subcontractor safety program compliance documentation
- Strong daily emphasis by job site supervision on overall job site compliance with all applicable safety, health and Environmental standards and regulations (OSHA, EPA, State, etc.)

Occupied Campus Experts

CPPI has delivered hundreds of projects for both public and private clients. Our experience includes new construction and renovation projects completed with little to no disruption to occupied college campuses, often with minimal area for staging and lay-down. This experience includes millions of square feet in college facility additions, upgrades and renovations.

Training & Education

Job site personnel receive the following safety training:

- First Aid
- OSHA 30 Hour Construction Training
- Weekly safety meetings addressing OSHA mandated safety training topics
- Specialty safety training as required by work exposures

Enforcement

CPPI's Superintendent will be responsible for the strong enforcement of the Job Site Safety Program. They will work through the subcontractor supervision to ensure prompt and effective enforcement of all safety compliance issues. All compliance issues are documented with continued violations resulting in subcontractor employee and/or supervision removal and replacement.



Reached over 2.5 million man hours without a single lost time accident on a single project



Maintains a Superior Experience Modification Rate (EMR)



Received multiple Associated General Contractors (AGC) Safety Awards



Participant of the OSHA Alliance Program



Zero Incidents
Zero Accidents
SAFETY IS OUR #1 PRIORITY



SAFETY RECORD	
EMR Rating:	
2022 -	0.75
2021 -	0.75
2020 -	0.78
2019 -	0.79
2018 -	0.71



UNDERSTANDING OF SUSTAINABLE CONSTRUCTION

Energy Efficiency - Building Smarter

During design, we will work with the selected design/engineering teams to ensure that all assemblies, products, and equipment selected will provide the highest level of energy efficiency while not being over designed and require costly long-term maintenance. Design options can be evaluated for the building envelope, right sizing the equipment, daylighting and overall energy usage models.

During construction, our focus will be on development and implementation of the QA/QC program and adherence to the incorporating building practices we have learned on High Performance projects. CPPI's knowledge and passion will be a tremendous asset to the City of Gainesville/GRU.

Sustainability

The CPPI team has been at the forefront of sustainable construction practices since our early involvement with the United State Green Building Council (USGBC) LEED program in 1998. CPPI has participated in the design and construction of more than 50 projects that have qualified for certification under the USGBC LEED Program.

Sustainable design and the conservation of energy are building features that are mandatory for LEED certification and be more cost effective in the long term. CPPI provides each project with a clear and effective approach to attaining LEED-certification with minimal additional costs.

Charles Perry Partners, Inc. is committed to the construction of projects that are sustainable and environmentally friendly. Sustainable buildings can provide numerous benefits that will ultimately keep operating costs lower while reducing waste. A thorough cost/benefit analysis is the key to successfully integrating sustainable practices into the design and construction of a facility. Early design decisions made with the understanding that sustainable practices are desired will help to determine the best options available with minimal cost impact.

Maintenance Considerations

Our comprehensive approach to quality control ensures a strict commitment to quality from preconstruction through turn over and beyond. CPPI and each of our project teams' understand that our responsibility for the project doesn't end at completion.

During design meetings and preconstruction we invite the facility's maintenance group to meet and discuss

concerns with existing equipment and recommendations for their new systems.

Our close-out process starts at the beginning of our projects and includes all O&M manuals, warranty information, and required documentation. The project team will also provide hands-on training, bringing in manufacturer technicians if recommended. These trainings will also be recorded and digital videos will be made available to your staff for all future employees and reference at any point.

Our commitment to assist your employees at any step along the way in maintaining the County's investment is CPPI's sincere effort to **BUILD LONG LASTING RELATIONSHIPS AND STRUCTURES.**



Our experience has shown the following to be keys to success:

- Precisely define the sustainability goals early in the project.
- Make a thorough cost/benefit analysis of sustainability options.
- Communicate clearly and often to the project team and user groups.
- Incorporate sustainability measures into the project's quality control procedures.

CPPI COMPLETED THE **FIRST LEED PLATINUM** ATHLETIC PROJECT IN THE SOUTHEAST



COMMITMENT TO LOCAL

CPPI has been providing construction management services throughout Florida for over 55 years allowing us to build deep and long lasting relationships with local trade partners. We understand the need to enrich and grow the local economy and will ensure we engage qualified Alachua County based subcontractors, vendors, and suppliers for the City of Gainesville and Gainesville Regional Utilities projects.

CPPI believes that future leaders in our industry are created through the training and mentoring of young construction professionals today. Diversity is part of our corporate culture. CPPI has a successful track record with the use of Small Business and Diversity firms, including those that classify as Small, Local, Women-Owned, Minority, or Veteran-Owned. We are actively involved with the many industry associations and partner with multiple school districts, universities and local municipalities to promote inclusion on our projects.

We actively engage in Mentor/Protégé programs throughout the state which allows for CPPI to quickly bridge similar arrangements with local and diverse businesses with our larger trade partners engaged on this project. Our approach also includes early identification and outreach to enable subcontractors to pursue their own packages. The key to success is getting a clear picture of a firm's capacity and ensuring we have segmented scopes of work to manageable sizes prior to bidding. This early understanding allows us to properly identify opportunities that promote growth for our local and diverse businesses without overextending their current capabilities.

CPPI will take an active role in maximizing local and diversity participation for this project. This combined effort will encourage firms to achieve proper MBE certifications, either locally or at the state level, further increasing the overall depth and capability of disadvantaged businesses in the future. During the certification process, CPPI will provide expertise in navigating the process to ensure they succeed. Our outreach will encompass the local market, and adjacent regions that will actively serve this project.

Our six step process includes:

- Guidance on internal business management systems, accounting, marketing, and strategic planning



creekside middle hvac renovation



winter park fire rescue eoc renovation

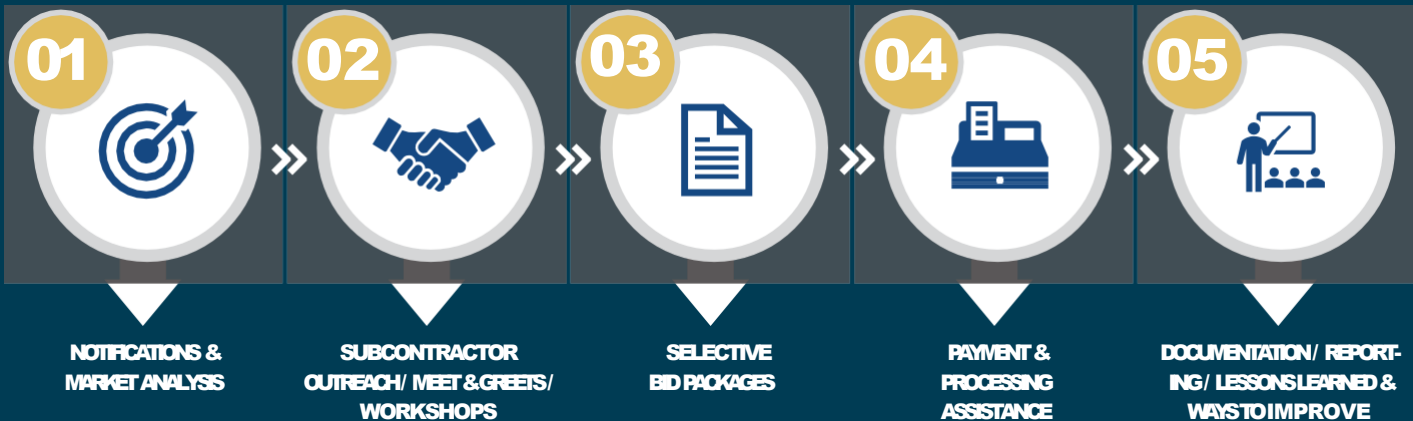


valencia center for accelerated training

- Financial assistance and advice
- Business development, including strategy and identifying contracting and partnership opportunities
- General and administrative assistance, such as human resource sharing or security clearance support
- Assistance navigating contract bidding, acquisition, and the procurement process
- Education about trade, strategic planning, and finding opportunities

Having recently graduated Sequel Developers, CPPI is currently partnered with two local firms in Central Florida, GP Construction and SkyBuilders USA. With these relationships come opportunities for the firms to bid our work and to be a partner on education projects that offer growth and mentoring for their staff in areas of construction management they typically do not perform. We strongly believe in the inclusion of local and minority companies on all of our projects. You can count on us to actively engage with the community to maximize opportunities and participation.

FIVE STEP PROJECT STRATEGIC PLAN



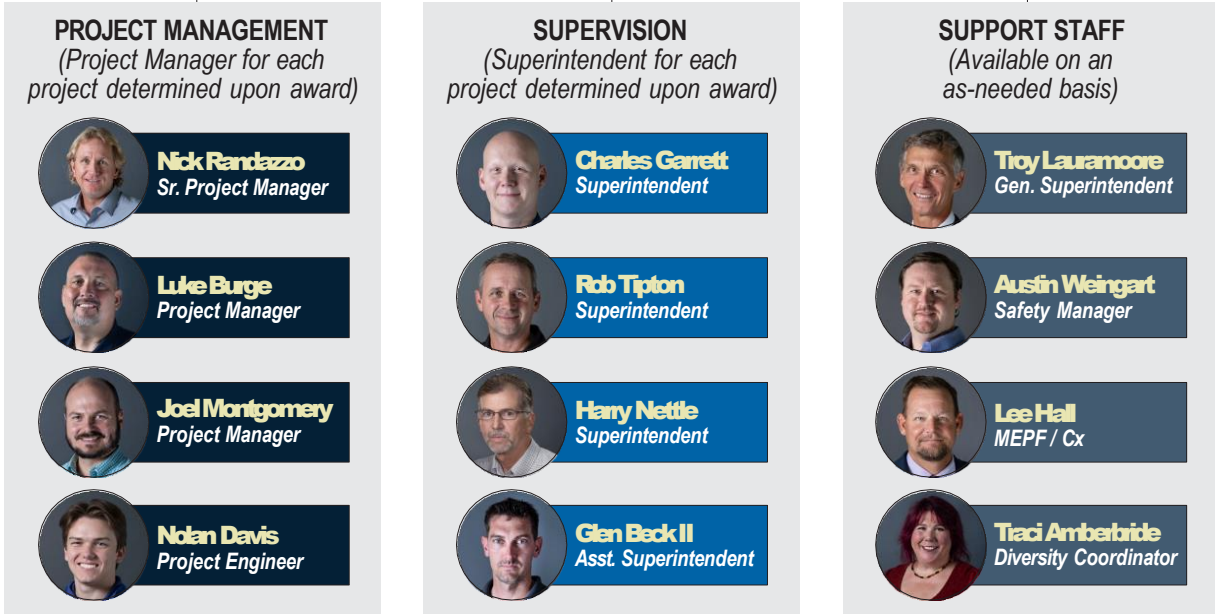
PROPOSED PROJECT STAFF

Identify the key personnel who will be directly assigned to projects throughout the term of the contract. Provide resumes/CVs for each.

Selecting the right team is absolutely essential to the success of any project. Your project requires a well-planned, tightly coordinated approach that begins in preconstruction and is delivered by a project team with significant experience with local municipalities and projects involving renovation work, new construction, occupied facilities and logistical challenges. CPPI, as one of the largest municipal builders by volume in Florida, has that experience and has proposed team members who completed continuing contract projects that include multiple renovations to active municipal sites and facilities.

Our team will be flexible and creative, provide innovative solutions to challenges, have an in-depth understanding of the local market, and will create an environment of collaboration and communication—a true partnership between the City, selected architects, CPPI, and trade partners.

For the continuing contract to be a success, and to reduce your risk, it will be essential to have a team of professionals who are cost conscious, experienced in all aspects of the projects, understand the complexities and nuances of different building types, and are committed to delivering a high quality preconstruction and construction experience.



“CPPI put together a top notch team that consistently advocated for the University of Florida and the user throughout the project. Their innovative solutions for site or design issues were instrumental in maintaining forward progress of the project.”

BILL SMITH, PROJECT MANAGER (FORMER)
UNIVERSITY OF FLORIDA



25 Years Experience
7 Years with CPPI

City of Residence

Gainesville, FL

Education

B.S. Building Construction,
University of North Florida

Licenses & Certifications

First Aid/CPR
OSHA 30 Hr. Safety Certification
US Navy FAVFAC Certified
Jessica Lundsford Act Certified

Experience With:

- Municipalities ✓
- Minor Projects ✓
- Construction Management ✓
- General Contracting ✓
- Planning ✓
- Document Management ✓
- Value Management ✓
- Constructability Analysis ✓
- Project Reporting ✓
- Procurement ✓
- Owner Direct Purchase ✓
- Scheduling ✓
- Estimating Involvement ✓
- Accounting ✓
- Cost Analysis ✓
- Quality Control ✓

About Nick

Nick will be responsible for the daily management of the project. During preconstruction, he will be involved with constructability analysis, development of the project schedule, scope review and project buyout. During construction, he will manage all daily activity on the project, including maintaining the project schedule, trade partner management, quality adherence, and all financial aspects. Nick's experience includes extensive government and municipal experience.

- Daily point of contact
- Management of Daily Operations of Project
- Leads Contract Management, Budgeting, Scheduling, and Document Control

Project Experience

- Pavilion at Baldomero State Veterans' Nursing Home for the Department of Management Services
- Broward County Courthouse
- Alachua County Criminal Courthouse HVAC Upgrades
- Alachua County Public Works Administration Building Roof Replacement
- Citrus Memorial Hospital Emergency Power Supply System Upgrades
- Bendito Medical Office Building
- Malcom Randall VA Medical Center Phase III Parking Garage
- Lake Nona Research Facility 4th Floor COP Lab Renovations
- Lake Nona Exterior Signs
- MAE Building 719 AHU-1 Replacement
- MAE Building 719 1st and 2nd Floor Renovation
- McKnight Brain Institute Upper Roof Replacements
- UF Foundation Building Demolition
- Coral Gables Museum Parking Garage
- Broward General Medical Center Parking Garage
- Fort Lauderdale / Hollywood International Airport Parking Garage and Consolidate Rental Car Facility
- Ocala Maricamp Free Standing Emergency Room
- Trenton High School Auditorium - Gilchrist County Schools
- Trenton High School Cafetorium - Gilchrist County Schools
- DHRE Serve Renovations Phase I & II
- Lake City Correctional Facility Phase I Roof Replacement for the Department of Management Services
- Florida Department of Corrections Renovations and Repairs
- Florida Department of Corrections Hurricane Irma Phase I Roof Replacement Projects
- Florida Department of Corrections Hurricane Irma Phase II Roof Replacement Projects
- Florida Department of Corrections Freight Elevator Modernization
- Florida Army National Guard Level 5 Ballistic Hardening & Access Control Systems
- Rivers Edge Condominium Remediation for Buildings 1 and 2
- Sigma Phi Epsilon Fraternity House Renovation

LUKE BURGE Project Manager



14 Years Experience
2 Years with CPPI

City of Residence

Gainesville, FL

Education

Indiana State University -
B.S. Building Construction

Licenses & Certifications

HVAC Certification
OSHA 30 Hr. Safety Certification
CPR / First Aid Certification

Experience With:

- Municipalities ✓
- Minor Projects ✓
- Construction Management ✓
- General Contracting ✓
- Planning ✓
- Document Management ✓
- Value Management ✓
- Constructability Analysis ✓
- Project Reporting ✓
- Procurement ✓
- Owner Direct Purchase ✓
- Scheduling ✓
- Estimating Involvement ✓
- Accounting ✓
- Cost Analysis ✓
- Quality Control ✓

About Luke

Luke will be responsible for the daily management of the project. He will participate in preconstruction, constructability analysis, development of the project schedule, scope review and project buyout. He will serve as the lead for the project management team to ensure that all goals for the project are met. Luke will be responsible for all contractual commitments, project schedule, trade partner management, cost control, owner direct purchase documentation, and quality adherence.

Primary point of contact

- Daily management of project
- Schedule adherence
- Document management

Project Experience

- Alachua County Sweetwater LID Parking Area Project
- Department of Agriculture & Consumer Services BSL-2 Greenhouse Renovation
- City of Palm Coast Holland Park Phase 2
- The Haven by Watermark - 206 Units on 6 Acres with Community Amenities
- Thrive by Watermak - 328 Units
- Dayton Station Townhomes - 63 Units UF Campus Landscape Master Plan
- University of Florida Rinker Hall Renovation
- University of Florida IFAS Agronomy Lab Renovations
- University of Florida Parking Garage II Repairs
- University of Florida Parking Garage VI Repairs
- University of Florida Parking Garage VII Repairs
- University of Florida Parking Garage XI Repairs
- University of Florida Parking Garage II Repairs





15 Years Experience
6 Years with CPPI

City of Residence

Gainesville, FL

Education

Roger Williams University -
B.S. Building Construction

Licenses & Certifications

OSHA 30 Hr. Safety Certification
CPR / First Aid Certification
FEMA Debris Management Certification

Experience With:

- Municipalities ✓
- Minor Projects ✓
- Construction Management ✓
- General Contracting ✓
- Planning ✓
- Document Management ✓
- Value Management ✓
- Constructability Analysis ✓
- Project Reporting ✓
- Procurement ✓
- Owner Direct Purchase ✓
- Scheduling ✓
- Estimating Involvement ✓
- Accounting ✓
- Cost Analysis ✓
- Quality Control ✓

About Joel

Joel will be responsible for the daily management of the project. He will participate in preconstruction, constructability analysis, development of the project schedule, scope review, and project buyout. He will serve as the lead for the project management team to ensure that all goals for the project are met. Joel will be responsible for all contractual commitments, project schedule, trade partner management, cost control, owner direct purchase documentation, and quality adherence.

- Primary point of contact
- Daily management of project
- Schedule adherence
- Document management

Project Experience

- Gainesville Regional Airport Ticket Counter Upgrades
- Gainesville Regional Airport Parking Revenue Control Upgrades
- Alachua County Courthouse Re-Roof
- University of Florida Whitney Research Village
- UF Health Sterile Processing Department Renovation
- Butler Town Center Building B
- Butler Town Center Building B-2 Expansion
- Exactech Manufacturing Building Expansion
- Exactech Parking Garage
- School Board of Alachua County Prairie View Elementary School Renovation
- School Board of Alachua County Idylwild Elementary School Redevelopment
- Trajector Tenant Upfit
- Lubavitch Jewish Student Center
- Putnam County School Board Admin Building
- Guava Sports Complex
- Willis Insurance Office Remodel
- First Coast Technical College Old Moseley Elementary School Renovation
- Paynes Prairie Visitor Center Renovation
- Barr Hammock Preserve Trailhead
- East Bushnell New Fire Station





5 Years Experience
2 Years with CPPI

City of Residence

High Springs, FL

Education

University of Florida -
B.S. Building Construction

Licenses & Certifications

LEED Accredited Professional, BD+C
Certified General Contractor, FL
ASHE Healthcare Construction
Certification

Experience With:

- Municipalities ✔
- Minor Projects ✔
- Construction Management ✔
- General Contracting ✔
- Planning ✔
- Document Management ✔
- Value Management ✔
- Constructability Analysis ✔
- Project Reporting ✔
- Procurement ✔
- Owner Direct Purchase ✔
- Scheduling ✔
- Estimating Involvement ✔
- Accounting ✔
- Cost Analysis ✔
- Quality Control ✔

About Nolan

Nolan will support the Project Manager with the daily management of the project. He will participate in preconstruction, constructability analysis, development of the project schedule, scope review, and project buyout. He will assist the project team to ensure that all goals for the project are met. Nolan will provide assistance as needed to include contractual commitments, project schedule, trade partner management, cost control, owner direct purchase documentation, and quality adherence.

- Management support throughout project
- Schedule adherence
- Document management
- Additional support as needed

Project Experience

- Department of Environmental Protection Kirkpatrick Dam & Buckman
- Department of Corrections Hollywood Work Release CCC
- Department of Management Services FSFC CHW Replacement
- Department of Military Affairs Melbourne Re-Roof
- Department of Military Affairs Arcadia Door Upgrades
- Department of Military Affairs Chipley Door Upgrades
- Department of Military Affairs Cocoa Door Upgrades
- Department of Military Affairs Lauderdale Door Upgrades
- University of Florida Campus Landscape Master Plan
- University of Florida Digital Worlds Renovation
- Valencia College Midtown Center for Accelerated Training
- Seminole County Public Schools Teague Middle School Renovation



CHARLES GARRETT Superintendent



10 Years Experience
6 Years with CPPI

City of Residence

Gainesville, FL

Education

Santa Fe College - A.S. Building Construction Management
West Virginia University - B.S. Exercise Physiology

Licenses & Certifications

OSHA 30 Hr. Safety Certification
First Aid / CPR

Experience With:

- Municipalities ✓
- Minor Projects ✓
- Construction Management ✓
- General Contracting ✓
- Planning ✓
- Document Management ✓
- Value Management ✓
- Constructability Analysis ✓
- Project Reporting ✓
- Procurement ✓
- Owner Direct Purchase ✓
- Scheduling ✓
- Estimating Involvement ✓
- Accounting ✓
- Cost Analysis ✓
- Quality Control ✓

About Charles

Charles will be responsible for all on-site construction activity, including quality control, project safety, management of on-site employees and coordination of site logistics. He will be responsible for the coordination of subcontractors as well as their adherence to the project schedule. Prior to construction, he will assist with the preparation and evaluation of bids, conduct pre-award conferences, and issue trade contracts.

- Daily on-site supervision
- Schedule adherence
- Site logistics
- Quality control
- Safety

Project Experience

- GRU Depot Sewer Bypass
- GRU MWTP Sludge Pumps
- City of Gainesville Depot Avenue Segment 4 Reconstruction
- Murphree Water Treatment Plant Basin 1& Basin 2 Lime Sludge Pump Replacement
- UF Health The Oaks - Radiology / Surgery
- Department of Environmental Protection Devils Millhopper Improvements
- Department of Environmental Protection Hawthorne Trail Reconstruction
- Department of Environmental Protection West Park Repairs
- Department of Environmental Protection Kirkpatrick Dam & Buckman
- Butler Town Center Building B
- Department of Military Affairs Melbourne Re-Roof
- Department of Military Affairs Arcadia Door Upgrades
- Department of Military Affairs Chipley Door Upgrades
- Department of Military Affairs Cocoa Door Upgrades
- Department of Military Affairs Lauderdale Door Upgrades
- Department of Military Affairs Plant City Door Upgrades
- Department of Military Affairs Starke Door Upgrades
- Department of Military Affairs Wauchula Door Upgrades
- Department of Military Affairs Sanford Door Upgrades
- Groveland Senior Center Restroom Renovation
- University of Florida Inner Road Utilities
- University of Florida Campus Landscape Master Plan
- University of Florida Microfabritech Building 226 Renovation
- University of Florida Microfabritech Building 771 Renovation
- University of Florida Dental Sciences Building Cast Iron Replacement
- University of Florida Warehouse Renovation
- University of Florida Welcome Suite Renovation
- University of Florida HUB Food Court Renovation
- University of Florida Reed Lab Renovation
- University of Florida Stuzin Hall 3rd Floor Renovation
- University of Florida Stuzin Hall 3rd Floor Renovation
- University of Florida Bruton Geer Suite 153 Renovation
- University of Florida Hub Food Court Renovations
- University of Florida Parking Garage Repairs
- University of Florida McKnight Brain Institute Office Renovation
- Santa Fe College Kirkpatrick Center Institute for Public Safety Expansion
- Sigma Phi Epsilon Fraternity House Renovation

ROB TIPTON Superintendent



18 Years Experience
6 Years with CPPI

City of Residence

Melrose, FL

Licenses & Certifications

OSHA 30 Hr. Safety Certification
First Aid / CPR

About Rob

Rob will be responsible for all on-site construction activity, including quality control, project safety, management of on-site employees, and coordination of site logistics. He will be responsible for the coordination of subcontractors as well as their adherence to the project schedule. Prior to construction, he will assist with the preparation and evaluation of bids, conduct pre-award conferences, and issue trade contracts.

- Daily on-site supervision
- Schedule adherence
- Site logistics
- Quality control
- Safety

Project Experience

- Department of Corrections Hollywood Work Release CCC
- Department of Military Affairs Bartow Upgrades
- Department of Military Affairs Bradenton Door Upgrades
- Department of Military Affairs Brooksville Door Upgrades
- Department of Military Affairs Crystal River Door Upgrades
- Department of Military Affairs Dade City Door Upgrades
- Department of Military Affairs DeLand Door Upgrades
- Department of Military Affairs Fort Myers Door Upgrades
- Department of Military Affairs Fort Pierce Door Upgrades
- Department of Military Affairs Homestead Upgrades
- Department of Military Affairs Jax Snyder Door Upgrades
- Department of Military Affairs Lakeland Structural Upgrades
- Department of Military Affairs Melbourne Door Upgrades
- Department of Military Affairs Melbourne Re-Roof
- Department of Military Affairs Miami Door Upgrades
- Department of Military Affairs Pensacola Door Upgrades
- Department of Military Affairs Plant City Door Upgrades
- Department of Military Affairs Quincy Door Upgrades
- Department of Military Affairs Sanford Door Upgrades
- Department of Military Affairs Sarasota Door Upgrades
- Department of Military Affairs Starke Door Upgrades
- Department of Military Affairs WPB-Babcock Door Upgrades University of Florida Rinker Renovation
- UF Health The Oaks
- UF Health Springhill Primary Care Building
- Infinite Energy Office Building
- North Florida Hospital Parking Garage
- North Florida Hospital South Tower Expansion
- Orange Park Hospital South Tower Expansion
- Orange Park Hospital Dietary & CEP Expansion and Renovation
- Exactech Manufacturing Building Expansion
- Exactech Bio-Spine Renovation
- Aloft Hotel
- West Florida Hospital PICU & Peds Renovation
- Baldwin Park Free Standing Emergency Room

Experience With:

- Municipalities ✓
- Minor Projects ✓
- Construction Management ✓
- General Contracting ✓
- Planning ✓
- Document Management ✓
- Value Management ✓
- Constructability Analysis ✓
- Project Reporting ✓
- Procurement ✓
- Owner Direct Purchase ✓
- Scheduling ✓
- Estimating Involvement ✓
- Accounting ✓
- Cost Analysis ✓
- Quality Control ✓



53 Years Experience
39 Years with CPPI

City of Residence

Gainesville, FL

Education

Akron University

Licenses & Certifications

OSHA 30 Hr. Safety Certification

About Harry

Harry will be responsible for all on-site construction activity, including quality control, project safety, management of on-site employees, and coordination of site logistics. He will be responsible for the coordination of subcontractors as well as their adherence to the project schedule. Prior to construction, he will assist with the preparation and evaluation of bids, conduct pre-award conferences, and issue trade contracts.

- Daily on-site supervision
- Schedule adherence
- Site logistics
- Quality control
- Safety

Project Experience

- RTI Surgical ECDS Phase 2
- City of Gainesville RTS Bus Fleet Maintenance & Operations Facility
- Eastside High School Science Building
- Mebane Middle School HVAC Renovation
- Department of Management Services FSFC CHW Replacement
- University of Florida MBI Office Renovation
- University of Florida Accounts Payable
- University of Florida Warm-Up Pool
- University of Florida Horse Barns
- UF Health Villages Regional Hospital CT Scan 1
- UF Health Villages Regional Hospital Renovation
- North Florida Hospital Med Gas & Sprinkler Renovations
- North Florida Hospital Nuclear Scan
- North Florida Hospital Cath Lab Replacement
- North Florida Hospital Major Addition & Renovations
- North Florida Hospital X-Ray Corridor Upgrade
- North Florida Hospital MRI / CT Renovation
- North Florida Hospital Conference Center Renovation
- North Florida Hospital 4th Floor Behavioral Health Unit Renovation
- North Florida Hospital Peds ED & Hybrid OR Renovation
- Ocala Hospital 2nd Floor Finish Upgrades & Renovations
- Ocala Hospital 3rd & 4th Floor Finish Upgrades & Renovations
- Ocala Hospital Admitting / Business Office Renovation
- Ocala Hospital ED/Outpatient Renovations
- Queen of Peace Fine Arts Building
- North Florida Hospital 92-Bed Patient Tower & Cardiology Renovations
- North Florida Hospital 5th & 6th Floor Addition
- North Florida Hospital Cancer Center
- North Florida Hospital 7th Floor Addition
- Oak Hammock Skilled Nursing Facility Addition
- Orange Park Hospital ED Expansion
- North Florida Hospital Newberry FSER
- Florida Clinical Practice Association
- North Florida Hospital Fast Track Emergency Department
- Sarasota Memorial Hospital Outpatient Cancer Center
- St. Johns County School District Palm Valley Academy K-8
- Millenium Bank
- Timberwood Village

Experience With:

- Municipalities ✓
- Minor Projects ✓
- Construction Management ✓
- General Contracting ✓
- Planning ✓
- Document Management ✓
- Value Management ✓
- Constructability Analysis ✓
- Project Reporting ✓
- Procurement ✓
- Owner Direct Purchase ✓
- Scheduling ✓
- Estimating Involvement ✓
- Accounting ✓
- Cost Analysis ✓
- Quality Control ✓

GLEN BECK II Superintendent



17 Years Experience
17 Years with CPPI

City of Residence

Gainesville, FL

Education

Ashworth College - A.A.S., Building Construction Management

Licenses & Certifications

OSHA 30 Hr. Safety Certification
 CPR / First Aid
 CICTI Certified Healthcare Manager
 Forklift Operator
 Scaffolding Competent Person

Experience With:

- Municipalities ✓
- Minor Projects ✓
- Construction Management ✓
- General Contracting ✓
- Planning ✓
- Document Management ✓
- Value Management ✓
- Constructability Analysis ✓
- Project Reporting ✓
- Procurement ✓
- Owner Direct Purchase ✓
- Scheduling ✓
- Estimating Involvement ✓
- Accounting ✓
- Cost Analysis ✓
- Quality Control ✓

About Glen

Glen will be responsible for all on-site construction activity, including quality control, project safety, management of on-site employees, and coordination of site logistics. He will be responsible for the coordination of subcontractors as well as their adherence to the project schedule. Prior to construction, he will assist with the preparation and evaluation of bids, conduct pre-award conferences, and issue trade contracts.

- Daily on-site supervision
- Schedule adherence
- Site logistics
- Quality control
- Safety

Project Experience

- Department of Management Services Alachua RSC Gutters
- Department of Military Affairs Orlando NTC Door Upgrades
- Exactech Renovations
- Exactech Manufacturing Building Expansion
- Alachua County Southwest Advocacy Group CHILD Center
- Florida Department of Environmental Protection Kirkpatrick Dam & Buckman
- Florida Department of Environmental Protection SFSP Canoe Launch Improvements
- Blake Hospital Surgery / ICU Expansion & Renovation
- Trinity Hospital Vertical Expansion and Renovations
- Capital Hospital Rehab Expansion and NICU Renovation
- Trulieve Building C
- Trulieve San Felasco
- Trulieve Greenhouses
- Pegasus Technologies Business Operations Center
- Gatorland Toyota Dealership
- Oxford Terrace Phase II Apartments
- Town of Tioga Buildings 5 & 8
- The Village Retirement Community Phase VIII
- Florida Cancer Specialists & Research Institute
- Baptist Primary Care Continuing Contract
- Flagler County Schools Continuing Contract
- Flying W Plastics Minor Projects
- Nassau County Schools Continuing Contract
- University of Florida Reitz Union 2nd Floor Kitchen Renovation
- University of Florida Reitz Union 1st Floor Barbershop
- University of Florida Rinker Renovation
- Santa Fe College Building A Restroom Renovation
- Santa Fe College Building C Restroom Renovation
- Santa Fe College Building W Renovation
- Santa Fe College Teaching Zoo
- Santa Fe College Charles R. Perry Construction Institute

GRUCom MECHANICAL AND ELECTRICAL RENOVATION

GAINESVILLE, FL



SCOPE:

This project was executed by GRUCom in order to replace existing HVAC systems that were underperforming and were at the end of their useful life. Their poor performance jeopardized the data systems for not only GRU but also numerous other municipalities and private clients whose server systems are housed on the Co-Location side of the state center. The project consisted of installation of four (4) new 13700 cfm dedicated split system CRAC (computer room air conditioner) units with new expanded ductwork. The new attic ductwork replaced the existing ductwork that was below ceiling in the data center. This project change improved not only the working area of data center but also aided in air-flow. The CRAC units had to be replaced one unit at a time in order to ensure that temperature and humidity remained consistent during the project. External temporary cooling was used to ensure consistent temperature and humidity. The electrical portion of the project was to replace aging deficient UPS, battery systems, and inverters as well as adding a redundant 480V 1000 Amp transformer, electrical feed, and automatic transfer switch to connect to an existing generator. This portion of the project required multiple phases and the use of a redundant generator to allow seamless transfer of power as the old systems were taken off-line and the new systems were brought on-line.

OWNER:

GRUCom
Will Rios
301 SW 5th Street | Gainesville, FL 32601
352.538.1053 | rioswa@gru.com

PROJECT START DATE:

December 2022

COMPLETION DATE:

November 2023

SIZE OF PROJECT:

N/A

COST OF PROJECT:

\$2,056,319



RELEVANCY FACTORS

- Continuing Services Project
- Under \$4 Million
- Occupied Campus
- Energy Efficiency Efforts
- Local Subcontractor Participation
- Owner Direct Purchase
- Integrated Team Approach
- Multi Phased Project

CROSS FLORIDA GREENWAY BUCKMAN LOCKS AND KIRKPATRICK DAM REPAIRS

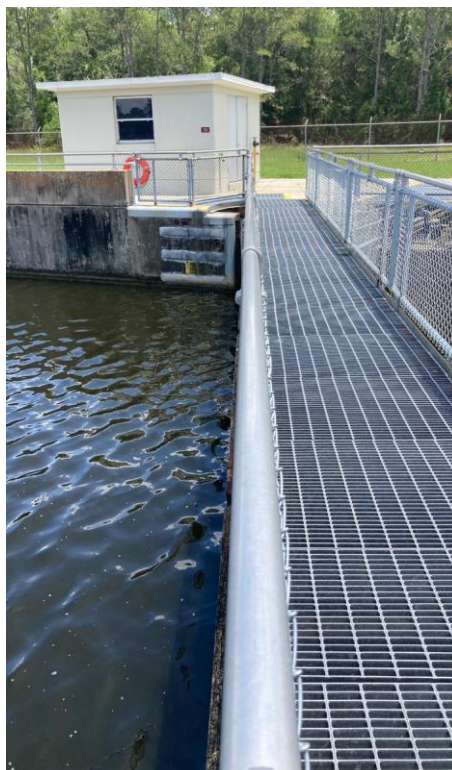
PALATKA, FL



SCOPE:

This continuing service project consisted of the repair of the Kirkpatrick Dam and Buckman Locks for the Florida Department of Environmental Protection (DEP).

Components of this project included the installation of a new underwater marine debris barrier system, new metal piling caps, installation of new chain link fencing, and change out of bolts throughout pilings.



OWNER:

Florida Department of Environmental Protection
 Uyles Keen
 4801 Camp Ranch Road | Gainesville, FL 32641
 352.955.2135 | uyles.keen@dep.state.fl.us

PROJECT START DATE:

October 2022

COMPLETION DATE:

June 2023

SIZE OF PROJECT:

N/A

COST OF PROJECT:

\$1,175,509



RELEVANCY FACTORS

- Continuing Services Project
- Under \$4 Million
- Accelerated Scheduled
- Repairs and Long Term Maintenance Considerations
- Integrated Team Approach
- Sustainability

SANTA FE COLLEGE BLOUNT ANNEX DATA CENTER

GAINESVILLE, FL



SCOPE:

This project was commissioned by Santa Fe College (SFC) in order to bring the college into regulatory compliance by providing a redundant data center to backup/store SFC's student, staff, faculty, and facilities data. The project consisted of renovating/remodeling interior spaces with the Blount Center (downtown) to create new laboratory and science lab spaces as well as a dedicated space for the new data center. The project consisted of reworking interior spaces, installation of two new dedicated split system CRAC (computer room air-conditioner) HVAC units with the associated ductwork, new 130 kW diesel emergency generator with automatic transfer switch and new stand-by panel, a new 50 kVA UPS with battery cabinet, and a new maintenance bypass panel. In addition to the internal electrical upgrades, a new 112.5 kVA pad mounted transform was added as part of the project. Laboratory and classroom spaces were renovated and upgraded with new finishes and classroom enhancements including but not limited to audio-visual systems, smart boards, and laboratory aids in the form of new cord reels. SFC requested that all work be performed in a fully operational and occupied facility with no disruption to the function of the building. The work necessitated that the existing data systems servicing the building remain fully operational which was accomplished by temporarily rewiring and re-feeding the systems in a new temporary server rack in another part of the building. The logistics of completing this technical and challenging project were made more challenging due to the long lead-times associated with much of the equipment needed for the upgrades. Prior planning and fast-tracking of the submittal and procurement process ensured schedule compliance and a successful completion to the project.

OWNER:

Santa Fe College
 Troy Johnson
 3000 NW 83rd Street | Gainesville, FL 32606
 352.225.1697 | troy.johnson@sfcollge.edu

PROJECT START DATE:

May 2021

COMPLETION DATE:

September 2021

SIZE OF PROJECT:

14,889 SF

COST OF PROJECT:

\$639,228

RELEVANCY FACTORS

- Continuing Services Project
- Under \$4 Million
- Occupied Campus
- Re-purposing Project
- Energy Efficiency Efforts
- Local Subcontractor Participation
- Accelerated Scheduled
- Reduction in Maintenance
- Integrated Team Approach

DEPARTMENT OF MILITARY AFFAIRS NAVAL TRAINING CENTER ARMORY DOOR UPGRADES ORLANDO, FL



SCOPE:

This continuing service project was part of a state-wide program to upgrade the exterior entrances to armory facilities. Scope included new electronic controlled entrance systems and level 5 ballistics exterior upgrades.

Additionally, CPPI is conducting preconstruction services for the second phase of this project that will consist of the re-roof same armory building at the Naval Training Center in Orlando.

OWNER:

Department of Military Affairs
 Krystal Sheeley
 2305 State Road 207 | Saint Augustine, FL 32086
 904.823.0284 | kimberly.a.spain2.nfg@army.mil

PROJECT START DATE:

November 2021

COMPLETION DATE:

January 2023

SIZE OF PROJECT:

N/A

COST OF PROJECT:

\$521,185



BEFORE

AFTER



RELEVANCY FACTORS

- Continuing Services Project
- Under \$4 Million
- Occupied Campus
- Renovation
- Local Subcontractor Participation
- Accelerated Scheduled
- Repairs and Long Term Maintenance Considerations
- Integrated Team Approach

CITY OF GAINESVILLE CRA DEPOT AVENUE SEGMENT 4 RECONSTRUCTION GAINESVILLE, FL



SCOPE:

This project consisted of the demolition of 6 blocks of existing roadway and streetscape to allow for new grading and layout of the street, installation of new roundabout at SE 7th Street and rebuilding of bridge/culvert at Sweetwater Branch. Work included multiple phases moving block-to-block with road closures required for four major intersections and included the complete removal and replacement of storm and water and all associated secondary services. In addition to adding new electrical service and new street lighting, CPPI reworked all driveways, sidewalks, stairways and fencing at residences, and added a new roundabout at SE 7th Street to facilitate the appropriate flow of traffic on the street to allow proper access for Alachua County Emergency Services and access for all county and municipal vehicles that utilize Lewis Oil for fueling. The Lewis Oil facility was required to be fully operational at all times during the project. Also included complete grading, paving, hardscaping, irrigation and landscaping along the street.

OWNER:

City of Gainesville
John Veilleux
4802 SW 85th Ave. | Gainesville, FL 32608
352.393.8418 | veilleuxj@cityofgainesville.org

PROJECT START DATE:

February 2017

COMPLETION DATE:

March 2018

SIZE OF PROJECT:

7 blocks of utility & streetscape

COST OF PROJECT:

\$2,757,108



RELEVANCY FACTORS

- City of Gainesville Project
- Under \$4 Million
- Roadway
- Streetscape
- Utilities
- Stormwater
- Maintaining Access
- Grading
- Paving
- MOT
- Local Subcontractor Participation
- Integrated Team Approach

CITY OF GAINESVILLE CRA NW 1ST AVENUE RECONSTRUCTION

GAINESVILLE, FL



SCOPE:

This project consisted of the demolition of existing road surface to create a new road profile with two-way traffic, new on-street vehicle and scooter parking with landscaping bump-outs. Includes replacement of existing water main with new 8" upgraded water main with new branch services, new natural gas main with new branch services and new joint utility trench to facilitate change from overhead utilities (electric, cable and phone) to all underground utilities. The utility conversion encompasses changes in secondary services at residences and business to accommodate new underground service feeds. Also includes new enhanced LED lighting, 50 new trees in underground silva cell system with irrigation, site benches, trash receptacles and dumpster enclosures to move existing dumpsters out of the right-of-way and back onto private properties.

OWNER:

City of Gainesville CRA
Tricia Lopez
802 NW 5th Ave. Suite 200 | Gainesville, FL 32601
352.393.8215 | lopeztr@cityofgainesville.org

PROJECT START DATE:

December 2016

COMPLETION DATE:

September 2017

SIZE OF PROJECT:

4 blocks of utility & streetscape

COST OF PROJECT:

\$3,731,201



RELEVANCY FACTORS

- City of Gainesville Project
- Under \$4 Million
- Roadway
- Streetscape
- Utilities
- Stormwater
- Maintaining Access
- Grading
- Paving
- MOT
- Local Subcontractor Participation
- Integrated Team Approach

NORTH FLORIDA REGIONAL MEDICAL CENTER ADA PATHWAY GAINESVILLE, FL



SCOPE:

This project consisted of the removal of existing asphalt and concrete, excavation and fill, sidewalk and driveway construction, striping, signage, handrails and a service animal area relief station. This project created ADA pathways for North Florida Regional Medical Center's new parking garage.

OWNER:

HCA Healthcare
Ben McAlpin
2545 Park Plaza, Bldg. 2-2 | Nashville, TN 37203
615.344.2604 | benjamin.mcalpin@hcahealthcare.com

PROJECT START DATE:

November 2019

COMPLETION DATE:

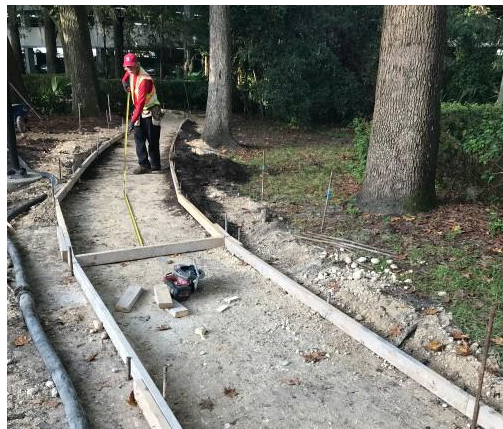
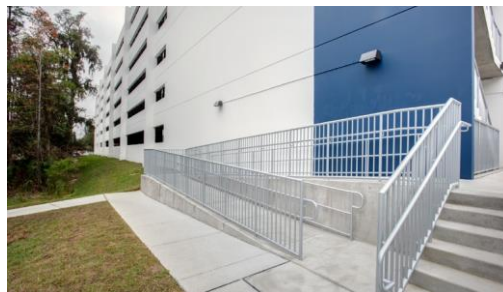
January 2020

SIZE OF PROJECT:

Sidewalk and driveway construction for parking garage

COST OF PROJECT:

\$454,878



RELEVANCY FACTORS

- Continuing Services Project
- Under \$4 Million
- Maintaining Access
- Sidewalk/Driveway Construction
- Striping
- Energy Efficiency Efforts
- Local Subcontractor Participation
- Accelerated Scheduled
- Reduction in Maintenance
- Integrated Team Approach

UNIVERSITY OF FLORIDA IT RENOVATIONS GAINESVILLE, FL



SCOPE:

This project consisted of the renovation of the second and third floors of a five-story office building located off the University of Florida campus. The renovations allowed the UF IT Department to consolidate several of their offices into one central location. The two floors were phased with some overlap. The renovated area per floor is approximately 11,675 square feet. Highlights of the new space include a new, energy efficient HVAC system for both floors and new directors' offices and innovation labs.

The data center equipment racks are powered by overhead Starline busways that can be disconnected and re-connected without shutting down the busway. The UPS battery backup system provides stabilized, redundant power to the facility.

OWNER:

UF Planning, Design, & Construction
Fred Rowe
720 SW 2nd Ave. | Gainesville, FL 32601
352.392.1795 | frowe@ufl.edu

PROJECT START DATE:

January 2018

COMPLETION DATE:

June 2018

SIZE OF PROJECT:

11,675 SF

COST OF PROJECT:

\$2,056,319



RELEVANCY FACTORS

- Under \$4 Million
- Occupied Campus
- Re-purposing Project
- Energy Efficiency Efforts
- Local Subcontractor Participation
- Accelerated Scheduled
- Reduction in Maintenance
- Integrated Team Approach

UNIVERSITY OF FLORIDA LANDSCAPE MASTER PLAN

GAINESVILLE, FL



SCOPE:

The Newell Gateway portion of this project created a pedestrian gateway entrance to the core campus and installed new paving to provide a plaza space with a major pedestrian gateway. Behind the gateway, a new shared use path connects east to west areas of campus. These improvements include enhanced crosswalks.

To support the Newell Gateway enhancements, this project included stormwater infrastructure both above and below grade, lighting improvements, protection of existing trees, new plants and trees, new brick and concrete site features such as site walls, and site furnishings.

Improvements to the Northeast Gateway created a drop-off loop and Gatehouse entrance to the core campus. Behind the Gatehouse, a new shared-use path connects east to west areas of campus. These improvements include enhanced crosswalks on SW 13th Avenue. To support the Northeast Gateway enhancements, this project includes a new Gatehouse building, stormwater infrastructure both above and below grade, bio swales, lighting improvements, protection of existing trees, new plants and trees, new brick and concrete site features such as site walls, and site furnishings.



OWNER:

University of Florida PD&C
 Frank Javaheri
 PO Box 14485 | Gainesville, FL 32604
 352.273.4017 | fjavaheri@ufl.edu

PROJECT START DATE:

August 2021

COMPLETION DATE:

June 2022

SIZE OF PROJECT:

2,500 SF

COST OF PROJECT:

\$3,636,126



RELEVANCY FACTORS

- Under \$4 Million
- Occupied Campus
- Re-purposing Project
- Energy Efficiency Efforts
- Local Subcontractor Participation
- Accelerated Scheduled
- Reduction in Maintenance
- Integrated Team Approach
- Sustainability

CITY OF GAINESVILLE - BO DIDDLEY PLAZA RENOVATIONS GAINESVILLE, FL



SCOPE:

The project consisted of ADA improvements to Bo Diddley Plaza which included regrading three terraces and adding brick pavers.



OWNER:

City of Gainesville
Betsy Waite
111 East University Avenue | Gainesville, FL 32601
352.681.7574 | waiteed@cityofgainesville.org

PROJECT START DATE:

October 2019

COMPLETION DATE:

March 2020

SIZE OF PROJECT:

6,380 SF

COST OF PROJECT:

\$129,570



RELEVANCY FACTORS

- City of Gainesville Project
- Continuing Services Project
- Under \$4 Million
- Maintaining Access
- Local Subcontractor Participation
- Accelerated Scheduled
- Reduction in Maintenance
- Integrated Team Approach



Gainesville
Community
Reinvestment
Area

City of Gainesville

2153 SE Hawthorne Road, Suite 223
Gainesville, FL 32601

Office 352 393 8200

info@gainesvillecra.com

June 18, 2020

RE: CPPI Reference Letter for Marion County

To Whom It May Concern,

I would like to offer my recommendation for construction management services provided by Charles Perry Partners, Inc. (CPPI) team. I have worked on many projects over the years with CPPI's Diversified Projects Division (DPD) with great success. CPPI has been one of our continuing service contractors for more than a decade, and over that time, has provided construction services for many important redevelopment projects throughout Gainesville. These projects have included everything from the new construction of an administration building to road reconstruction, and CPPI has delivered the same excellent results regardless of the project scope.

I have found CPPI's DPD team, led by Calvin Peterson, consistently demonstrates their excellent teamwork, creativity, continuous dedication and hard work in order to guarantee our projects are completed on time and within our budget. Time and money are just some of the constraints that we face on these projects, but CPPI is always willing to be flexible to make sure we maximize what we are working with to ensure the success of the project.

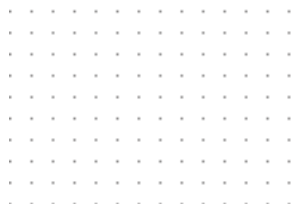
CPPI's Diversified Projects Division is an exemplary continuing service contractor. I would recommend them to any entity that is looking for a contractor that will provide them with reliable and high quality service at a competitive price.

If you wish to follow up with any questions, I can be reached via email at vidalsc@cityofgainesville.org or via phone at 352-316-6283.

Best regards,

Sarah Vidal-Finn
2020.06.18 11:08:58 -0400'

Sarah Vidal-Finn, Director



Facebook @GainesvilleCRA
Instagram @gainesville_cra

www.gainesvillecra.com



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

**Request for Taxpayer
Identification Number and Certification**

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

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

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Charles Perry Partners, Inc.

2 Business name/disregarded entity name, if different from above

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

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

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

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

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
8200 NW 15th Place

6 City, state, and ZIP code
Gainesville, FL 32606

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

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

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

Social security number

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or

Employer identification number

4	5	-	1	6	0	1	3	0	7
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Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here

Signature of U.S. person ▶

Date ▶ July 14, 2023

General Instructions

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

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

Purpose of Form

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

- Form 1099-INT (interest earned or paid)

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

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

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

W9-Form

Taxpayer ID Number: 45-01601307

Date: July 14, 2023

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

LESLIE, BRIAN KEITH
CHARLES PERRY PARTNERS, INC.
8200 NW 15TH PLACE
GAINESVILLE FL 32606

LICENSE NUMBER: CGC060191

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



State of Florida Department of State

I certify from the records of this office that CHARLES PERRY PARTNERS, INC. is a corporation organized under the laws of the State of Florida, filed on April 8, 2011.

The document number of this corporation is P11000035219.

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 10, 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 January, 2023*




Secretary of State

Tracking Number: 183765659CC

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

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

Bidders may take exceptions to any of the terms of this RFQ unless the RFQ specifically states where exceptions may not be taken. Should a Respondent take exception where none is permitted, the proposal will be rejected as non-responsive. All exceptions taken must be specific to allow the OWNER a meaningful opportunity to evaluate and rank proposals.

Where exceptions are permitted, the OWNER shall determine the acceptability of the proposed exceptions and the proposals will be evaluated based on the proposals as submitted. The OWNER, after completing evaluations, may accept or reject the exceptions. Where exceptions are rejected, the OWNER may request that the Respondent furnish the services or goods described herein, or negotiate an acceptable alternative.

CPPI does not have any exceptions to the RFQ for FPUR-230010-GD

Charles Perry Partners, Inc. v. ABO Sefen Group and Aventus Health, LLC

Filed 2019

The matter was settled amicably in the early stages of litigation.

Description of Action: CPPI was hired by ABO Sefen/Aventus to build a medical office building. While the parties were negotiating the main construction contract, they agreed that CPPI would provide certain early scopes of work including site work and pre-construction services while they negotiated the main agreement. During the time that CPPI was performing the site work, ABO Sefen/Aventus decided to suspend the project for financial reasons, and directed CPPI to stop performing work.

Parmele Contracting, Inc. v. Charles Perry Partners, Inc., et. al.

Filed 2019

This matter has been settled and dismissed.

Description of Action: Parmele was a subcontractor of Charles Perry Partners for a hotel project Charles Perry Partners built for NPI GCD West. They filed a lien transfer and breach of contract action due to a dispute over change orders and backcharges. Charles Perry Partners has filed a counterclaim because it was required to supplement Parmele’s work.

Charles Perry Partners, Inc. v. Spancrete Southeast, Inc.

Filed 2020

This matter has been settled and dismissed.

Description of Action: Spancrete was a subcontractor of Charles Perry Partners for a hotel project Charles Perry Partners built for NPI GCD West. Spancrete delayed the project, but refused to accept responsibility for the delay or the damages it caused, leading Charles Perry Partners to file suit.



October 24, 2023

Gayle Dykeman, Procurement Specialist 3
City of Gainesville & GRU
200 E University Ave
Gainesville, FL 32601

Re: **Charles Perry Partners, Inc. - Pre-qualification Letter - Project: City of Gainesville & GAINESVILLE REGIONAL UTILITIES | RFQ FPUR-230010-GD | Continuing CONSTRUCTION MANAGEMENT PROFESSIONAL SERVICES FOR MINOR PROJECTS**

To Gayle Dykeman:

It has been the privilege of Travelers Casualty and Surety Company of America (“Travelers”) 1 to provide surety bonds for Charles Perry Partners, Inc.

It is our opinion that Charles Perry Partners, Inc. is qualified to perform the above captioned project. At their request we will give favorable consideration to providing the required performance and payment bonds as noted in the RFP: (AIA Document A312-2010 and that the Surety Company(s) will comply fully with 255.05 F.S. and the requirements for Task Order bonding stipulated in the RFP).

At this time, we are currently supporting the daily surety needs of Charles Perry Partners, Inc. on a bonded work program with limits of \$300,000,000 for a single project and an aggregate of \$600,000,000.

Please note that the decision to issue performance and payment bonds is a matter between Charles Perry Partners, Inc. and Travelers, and will be subject to our standard underwriting at the time of the final bond request, which will include but not be limited to the acceptability of the contract documents, bond forms and financing. We assume no liability to third parties or to you if for any reason we do not execute said bonds.

If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



Gicelle Pajon, Attorney-in-Fact
Travelers Casualty and Surety Company of America

¹ Travelers is an A++ (Superior) A.M. Best rated insurance company (Financial Size Category XV (\$2 billion or more)).

CERTIFICATE OF LIABILITY INSURANCE

EXPIRATION: JANUARY 1, 2024



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
5/25/2023

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

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

PRODUCER M.E. Wilson Company LLC Waldorff Insurance & Bonding, Inc. 45 Eglin Parkway, NE, Ste 202 Fort Walton Beach FL 32548	CONTACT NAME: PHONE (A/C No, Ext): 850-581-4925	FAX (A/C, No): 850-581-4930
	E-MAIL ADDRESS: receptionist@waldorffinsurance.com	
INSURED Charles Perry Partners, Inc. 8200 NW 15th Place Gainesville FL 32606	INSURER(S) AFFORDING COVERAGE	
	INSURER A: The Pacific Insurance Company, Ltd	NAIC # 10046
	INSURER B: Amerisure Insurance	19488
	INSURER C: Amerisure Mutual	23396
	INSURER D: Travelers Prop & Cas Co of America	25674
	INSURER E: Amerisure Partners Ins. Co.	11050
INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** 1380690417 **REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
B	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		GL 21193650101	1/1/2023	1/1/2024	EACH OCCURRENCE	\$ 1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
						MED EXP (Any one person)	\$ 10,000
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 2,000,000
						PRODUCTS - COMP/OP AGG	\$ 2,000,000
							\$
E	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY		CA 21193640105	1/1/2023	1/1/2024	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
						PIP	\$ 10,000
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0		CU 21193660102	1/1/2023	1/1/2024	EACH OCCURRENCE	\$ 10,000,000
						AGGREGATE	\$ 10,000,000
							\$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A	WC 21193670101	1/1/2023	1/1/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER USLH	
						E.L. EACH ACCIDENT	\$ 1,000,000
						E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
						E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
D	Leased Equipment		QT-630-9M842969-23	1/1/2023	1/1/2024	Equip Limit:	\$1,000,000
A	Prof. Liab./Poll. Liab.		21 CPI DG0855	1/1/2023	1/1/2024	\$3,000,000 Each Claim	\$6,000,000 Agg.
D	Installation Floater		QT-630-9M842969-23	1/1/2023	1/1/2024	Per Jobsite Location	\$500,000

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

CERTIFICATE HOLDER	CANCELLATION
	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

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ACORD 25 (2016/03)

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TAB 10 ATTACHMENTS

DIVERSITY AND INCLUSION POLICY

CPPI is an Equal Opportunity Employer. Shown below is a statement from our corporate employee handbook regarding our EOE policy. Further information about our program can be provided upon request.

Human Resources

Human Resources

Work Philosophy

Equal Opportunity Employment & Accommodations

Charles Perry Partners Inc. (CPPI) is an Equal Opportunity Employer (EOE). Accordingly, we promote equal opportunity in the areas of recruitment, employment, training, development, transfer, and promotion. Our employment practices are without regard to race, color, religion, creed, sex, sexual orientation, age, disability or handicap, national origin, marital and veteran status, genetic information and all other categories protected by federal, state, and local anti-discrimination laws.

The Company will endeavor to make a reasonable accommodation to the known physical or mental limitations of qualified employees with disabilities unless the accommodation would impose an undue hardship on the operation of our business. If you need assistance to perform your job duties because of a physical or mental condition, please let the Human Resources Department know.

The Company will endeavor to accommodate the sincere religious beliefs of its employees to the extent such accommodation does not pose an undue hardship on the Company's operations. If you wish to request such an accommodation, please speak to Human Resources.

Any employees with questions or concerns about equal employment opportunities in the workplace are encouraged to bring these issues to the attention of Human Resources. The Company will not allow any form of retaliation against individuals who raise issues of equal employment opportunity. To ensure our workplace is free of artificial barriers, violation of this policy will lead to discipline, up to and including discharge. All employees must cooperate with all investigations pursuant to this policy.

