

THE FLANAGAN COMPANIES INC
4118 NW 69TH ST
GAINESVILLE FL 32606
352-336-0743

2024-121Y

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

RE: CONTINUING CONSTRUCTION MANAGEMENT FOR MINOR PROJECTS 230010

PROJECT UNDERSTANDING & APPROACH

The Flanagan Companies has a long history of working with the City of Gainesville (20+ years, 100+ individual projects). From our initial project building dozens of new homes in the Cedar Grove II neighborhood to the new Heartwood neighborhood project where we have built nine new homes to date, we have enjoyed a long-time partnership with the City in the quest to build new, attainable housing and remodel existing homes. In addition to building workforce housing for the City, we have built over 100 new homes for Neighborhood Housing and Development Corporation (NHDC) over a span of 20+ years in several neighborhoods including Ashley Oaks, Lake Forest Farms, and Northpoint at Ironwood. In addition, we have performed dozens of remodels for NHDC in Lincoln Estates, Porters community, and other east Gainesville neighborhoods. We recently completed the construction of Gainesville Co-Housing – a 24-home development, and a first-of-its-kind in the state of Florida.

Our experience on all of these projects exemplifies the minimum requirements the City is seeking in its RFQ of Construction Management of Minor Projects including cost estimating, scheduling, on-site management and office support.

In addition to our residential projects, we have remodeled and built new commercial projects including: United Church of Gainesville Preschool remodel; Anthem Tattoo remodel; North Central Baptist Church new school building; Academy for Five Element remodel; Yucai Pre-School remodel; Vetspace new building for homeless veterans; USDA office remodel.

As a Construction Manager for Minor Projects, we would oversee and coordinate all aspects of the construction process to ensure projects are completed on time, within budget, and to the highest quality standards. Our approach includes project planning, scheduling, budgeting, subcontractor management, and quality control. It may also encompass value engineering to optimize project costs. Communication and client engagement are key, as close collaboration ensures the client's objectives are met, while also addressing any potential challenges that may arise during the construction process. The Flanagan Companies, with 30+ years of construction management experience, has developed cost-effective and efficient management strategies tailored to the unique demands of small-scale projects, making it ideal for a range of construction endeavors.

Our small but highly experienced team is a well-rounded and dynamic force, dedicated to the success of each project we undertake. At the helm is the owner, a proud graduate of the University of Florida's Building Construction program, whose education and passion for the field infuse every aspect of our work with technical expertise and innovation. Working alongside is our skilled project manager, whose knack for problem-solving and meticulous attention to detail ensures projects run smoothly and efficiently. To keep everything organized and streamlined, we have our administrator, managing financial and paperwork requirements with precision. Together, our team combines education, experience, and dedication to deliver top-quality construction services, always keeping our clients' needs at the forefront of our endeavors.

The Flanagan Companies is a small commercial and residential home building company specializing in affordable home construction.

About Us

- Local area builder since 1998 with excellent reputation for high-quality, on-time, on-budget construction.
- Speculative and contract builder and remodeler with more than 400 successful local projects including contract workforce residences for the City of Gainesville and Neighborhood Housing Development Corp (NHDC); speculative move-up residences; residential and commercial renovations

Education/Licenses/Affiliations

- 1984 Graduate of UF School of Building Construction
- State of Florida Certified Building Contractor since 1985
- State of Florida Certified Roofing Contractor since 1993
- Member Builders Association of North Central Florida since 1997
- Executive Board member and VP of Alachua County Habitat for Humanity 2012-2017

Projects

Gainesville CoHousing LLC

Exclusive builder for innovative project in NW Gainesville designed to create a cooperative, sustainable, and inter-generational community of 23 homes.

City of Gainesville Projects

Contracted with City of Gainesville to build houses in Cedar Grove and various infill lots in East Gainesville neighborhoods

Neighborhood Housing & Development Corp

Contract with Neighborhood Housing & Development Corp to build in multiple neighborhoods including Lake Forest Farms, Bella Meadows, North Pointe at Ironwood

Habitat for Humanity Restore

2317 SW 13th Street, Gainesville

Major interior remodel over 6000 square foot total gut & rebuild

Academy for Five Element Acupuncture School

315 SE 2nd Ave, Gainesville

Major interior renovation for over 7000 square feet commercial space total gut and rebuild

VetSpace

3911 NW 7th St, Gainesville

Built new homeless veteran halfway house and remodeled existing on-site building

WHY CHOOSE US

As a small, family-owned business, The Flanagan Companies guarantees personal attention to every project. Tim, wife & co-owner Roberta, and long-time project-manager Stan Kutz have a proven record of paying attention to detail and taking the time to fully understand their client's needs, desires, budget and timeline, ensuring successful outcomes.

Roberta Gastmeyer

office@flanco.biz
(352) 494-9662 • Gainesville, FL

Expertise in bookkeeping, financial reporting, and administrative services
for small businesses and non-profit organizations.

Core Strengths

- Broad knowledge of business practices, principles, and finances
- Excellent communication, teamwork and interpersonal skills
- Motivated self-starter capable of managing multiple projects simultaneously
- Strong attention to detail, but able to see “big picture”
- Efficient, organized, able to prioritize and adapt to frequent change
- Absolute integrity and excellent judgment in maintaining confidential nature of duties

Volunteer Work

Cultural Arts Coalition: Currently serving as Treasurer/Bookkeeper (12 years) for non-profit agency whose mission is to educate and empower the community through use of arts, culture and social awareness.

Sierra Club: Performed variety of duties for 20+ years with local group of national environmental organization; served as Treasurer/Bookkeeper (15 years) and Membership Chair (8 years.)

Sierra Club ICO: Work with local agencies to provide outdoor experiences to youth from disadvantaged backgrounds. Currently serving as Chaperone and Treasurer/Bookkeeper (10 years.)

Education

BA Psychology
University of Florida, 1981
Post-Baccalaureate and Graduate work,
Computer Information Science
University of Florida, 1982 - 1984

Employment

The Flanagan Companies, Inc. **1992 – present**
Co-owner of residential building company specializing in affordable workforce housing.

- Perform all bookkeeping functions and provide financial reporting/analysis of cash flow, sales, job costing, projections.
- Manage and maintain office computer hardware/software systems and related technology.
- Review and manage health, liability, workers comp, property, and automobile insurance policies
- Create and maintain organized filing systems for all financials, project and building information, correspondence, etc.
- Provide customer, vendor, subcontractor correspondence and coordination.

Small Business Outsource LLC **April 2011 - present**
Owner of bookkeeping and financial services company.

- Provide professional financial support services to small businesses and non-profits including financial system setup, full-service bookkeeping, financial reporting, and financial review.
- Contract for short term to help companies get set up/caught up or on an ongoing basis for owners and managers who want to concentrate on growing their businesses.

Four Score Properties, Inc. **1996 - present**
Co-owner of real-estate investment company.

- Research current information regarding government regulations, taxes, population growth, property values.
- Find and analyze properties for possible purchase, negotiate property purchase/sales contracts.
- Make lease agreements, collect rents and deposits, supervise eviction in rent agreement violation cases.
- Schedule repairs and maintenance with vendors, resolve client complaints and conflicts.
- Maintain and analyze all financial records.

Computer Programmer Analyst

Independent Contractor	1991 - 1992
Restaurant Management Systems, Inc.	1989 - 1991
Independent Contractor	1988 - 1989
Digital Office Systems International, Inc.	1985 - 1988
Veterans Health Administration	1984 - 1985

Stanley G. Kutz
3 SW 84th Street
Gainesville, FL 326207
(352) 331-3730

PROFESSIONAL EXPERIENCE SUMMERY

Over 35 years of technical and practical experience in various fields in the construction industry to include fire sprinkler system installation and inspection, plumbing, underground utilities and building construction. Experience in supervisory positions of ever increasing scope and responsibility. Excellent communication and problem-solving skills.

ACHIEVEMENTS

Project Manager for Building and Roofing Contractor
The Flanagan Companies, Inc., Gainesville, Florida 1998-present

Supervises the construction of single family homes from the foundation installation to the final home inspection. Orders all construction materials. Lines up all sub-contractors. Orders up all home inspections.

Supervisor for Fire Protection Installation Company
T.B. Fire Protection, Jacksonville, Florida 1996-1997

Supervised the installation of fire protection sprinkler in new buildings constructed on the University of Florida campus.

Supervisor for Multi-licensed Contractor
Dave Lincoln Contracting, Inc., Naples, Florida 1985-1996

Supervised the installation of fire sprinkler systems, fire pumps, plumbing systems, underground utilities and building construction. Conducted NFPA mandatory sprinkler inspections. Experiences range from single family homes to multi- family dwellings of twenty stories plus commercial work of all sizes.

EDUCATION

Diploma, Riverdale High School, Ft. Myers, Florida 1981

License, Water Based Fire Protection Systems, State of Florida Dept. of Insurance and Treasurer, Division of State Fire Marshall

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): THE FLANAGAN COMPANIES INC

DBA: _____

Authorized Representative Name/Title: TIM FLANAGAN

E-mail Address: TIM@FLANCO.BIZ

Street Address: 4118 NW 69 ST

City, State, Zip: GAINESVILLE FL 32606

Mailing Address (if different): SAME

City, State, Zip: _____

Telephone: (352) 336-0743 Fax: ()

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) # NA

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: 59-2663317

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 (#J10651)

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.

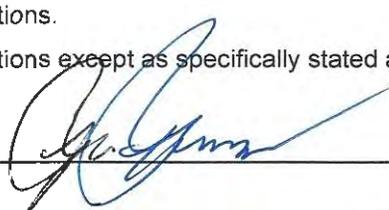
Note: Possessing a diversity and inclusion policy will have no effect on the OWNER's consideration of your submittal, but is simply being requested for information gathering purposes.

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: TIM FLANAGAN

DATE: 10/23/2023

**REQUIRED FORM B
DRUG-FREE WORKPLACE**

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

TIM FLANAGAN FOR THE FLANAGAN COMPANIES INC 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

10/23/2023

Date

**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.

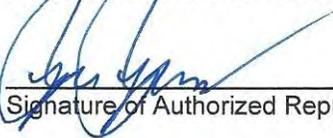
As the person authorized to sign the statement, I certify that this bidder complies fully with the above requirement.

THE FLANAGAN COMPANIES INC

Bidder's Name

TIM FLANAGAN, PRESIDENT

Printed Name/Title of Authorized Representative



Signature of Authorized Representative

10/23/2023

Date

**REQUIRED FORM D
CUSTOMER PROJECT HISTORY**

NAME OF RESPONDENT: THE FLANAGAN COMPANIES 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:	Nhydya Canicso Hutchinson		
Address:	928 Heartwood Rd		
City, State, Zip	Gainesville FL 32641		
Point of Contact:	Nhydya Canicso Hutchinson	Phone Number:	808-358-5526
E-mail:	nhydge_hutch@yahoo.com		
Project Description:	New single family residential		
Project Cost:	\$305,000		
Project Start Date:	09/01/2022	Project Finish Date:	05/26/2023

Customer Name:	Hilary Knodel & Nicholas Sharpe		
Address:	975 Heartwood Rd		
City, State, Zip	Gainesville FL 32641		
Point of Contact:	Hilary Knodel	Phone Number:	352-281-9947
E-mail:	knodelhil@gmail.com		
Project Description:	New single family residential		
Project Cost:	\$322,000		
Project Start Date:	09/01/2022	Project Finish Date:	05/26/2023

Customer Name:	Trang Dinh		
Address:	910 Heartwood Rd		
City, State, Zip	Gainesville FL 32641		
Point of Contact:		Phone Number:	
E-mail:	tndinh01@gmail.com		
Project Description:	New single family residential		
Project Cost:	\$288,000		
Project Start Date:	02/09/2023	Project Finish Date:	09/11/2023

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.
THE FLANAGAN COMPANIES 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.
4118 NW 69TH ST

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.

Social security number										
or										
Employer identification number										
5	9		-	2	6	6	3	3	1	7

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.

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 ▶ 10-23-2023
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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.



**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**

2601 BLAIR STONE ROAD
TALLAHASSEE FL 32399-0783

Congratulations! With this license you become one of the nearly one million Floridians licensed by the Department of Business and Professional Regulation. Our professionals and businesses range from architects to yacht brokers, from boxers to barbeque restaurants, and they keep Florida's economy strong.

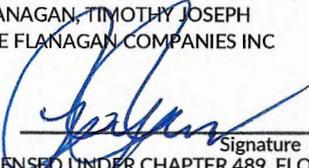
Every day we work to improve the way we do business in order to serve you better. For information about our services, please log onto www.myfloridalicense.com. There you can find more information about our divisions and the regulations that impact you, subscribe to department newsletters and learn more about the Department's initiatives.

Our mission at the Department is: License Efficiently, Regulate Fairly. We constantly strive to serve you better so that you can serve your customers. Thank you for doing business in Florida, and congratulations on your new license!



**STATE OF FLORIDA DEPARTMENT
OF BUSINESS AND PROFESSIONAL
REGULATION**

CBC034320 ISSUED: 08/16/2022
 CERTIFIED BUILDING CONTRACTOR
 FLANAGAN, TIMOTHY JOSEPH
 THE FLANAGAN COMPANIES INC



 Signature

LICENSED UNDER CHAPTER 489, FLORIDA STATUTES
 EXPIRATION DATE: AUGUST 31, 2024

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

**STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD**

LICENSE NUMBER: CBC034320

EXPIRATION DATE: AUGUST 31, 2024

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

FLANAGAN, TIMOTHY JOSEPH
 THE FLANAGAN COMPANIES INC
 4118 NW 69TH STREET
 GAINESVILLE FL 32606



ISSUED: 08/16/2022

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Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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

FLANAGAN, TIMOTHY JOSEPH

THE FLANAGAN COMPANIES INC
4118 NW 69TH STREET
GAINESVILLE FL 32606

LICENSE NUMBER: CBC034320

EXPIRATION DATE: AUGUST 31, 2024

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