



BLACKWATER
CONSTRUCTION SERVICES

RFQ-FPUR-230010-GD-0-2023/GD-
Continuing CM Professional Services
for Minor Projects

October 30, 2023

Letter of Interest

October 30, 2023

City of Gainesville –Procurement Division
PO Box 490 Station 32
Gainesville FL 32627

Re: **RFQ-FPUR-230010-GD-0-2023/GD- Continuing CM Professional Services for Minor Projects**

Members of the selection Committee,

Blackwater Construction Services LLC is pleased to submit our qualifications for the RFQ-FPUR-230010-GD-0-2023/GD-Continuing CM Professional Services for Minor Projects. Blackwater Construction Services understands that it takes a unique skill set and proactive thinking to complete a projects. By coordinating with all stakeholders to ensure all projects are built to City of Gainesville standards, Florida Building codes, and the needs of the user groups, Blackwater Construction Services gives each client the best service with transparency, honesty, and constant communication during the process. Our staff has over 150 years of experience working in the commercial construction industry with many of those years working for public entities. The experience our staff has received from working on these projects will ensure your project will be completed on time and within budget.

We look forward to working with you on the RFQ-FPUR-230010-GD-0-2023/GD- Continuing CM Professional Services for Minor Projects

Sincerely,
Blackwater Construction Services LLC



Derek Dykes

President

derek@blackwatercsllc.com

352-644-3453





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REQUIRED FORM A

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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): Blackwater Construction Services LLC
 DBA: _____
 Authorized Representative Name/Title: Derek Dykes- President
 E-mail Address: derek@blackwatercsllc.com
 Street Address: 3403 NW 97th Blvd Ste 20
 City, State, Zip: Gainesville FL 32606
 Mailing Address (if different): _____
 City, State, Zip: _____
 Telephone: (352) 372-7220 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) # _____



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: 82-2712584

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 (# L170001883)26

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: Derek Dykes **DATE:** 10/30/2023



REQUIRED FORM B DRUG-FREE WORKPLACE

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

Blackwater Construction Services LLC 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



**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.

Blackwater Construction Services

Bidder's Name

Derek Dykes- President

Printed Name/Title of Authorized Representative

Signature of Authorized Representative

10/30/2023

Date



REQUIRED FORM D CUSTOMER PROJECT HISTORY

NAME OF RESPONDENT: Blackwater Construction Services

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:	UF Health Shands Hospital		
Address:	1600 Archer Road		
City, State, Zip	Gainesville, FL 32607		
Point of Contact:	Fred Roberts	Phone Number:	352-474-7447
E-mail:	robbeff@shands.ufl.edu		
Project Description:	UF Health 1280 Conference Reno		
Project Cost:	\$425,000		
Project Start Date:	April 2020	Project Finish Date:	August 2020

Customer Name:	ThermoFisher Scientific		
Address:	13859 Progress Blvd		
City, State, Zip	Alachua, FL 32615		
Point of Contact:	Bradley Metzler	Phone Number:	352-359-1297
E-mail:	bradley.metzler@thermofisher.com		
Project Description:	TF Warehouse Renovations		
Project Cost:	\$3.4 million		
Project Start Date:	March 2022	Project Finish Date:	October 2022

Customer Name:	City of Gainesville Wild Spaces		
Address:	PO Box 490 Station 24		
City, State, Zip	Gainesville, FL 32627		
Point of Contact:	Peter McNiece	Phone Number:	352-514-8992
E-mail:	mcniecePR@GainesvilleFL.gov		
Project Description:	Forrest Park Improvements		
Project Cost:	\$2.9 million		
Project Start Date:	March 2023	Project Finish Date:	September 2023



Derek Dykes

President- Preconstruction Manager Project Experience

During Derek's 21-year career, he has experience with almost every type of construction, from million-dollar residential custom homes to multi-million-dollar governmental projects. Derek has completed over 200 projects of various types, including vertical construction, interior renovations, and horizontal projects, all of which require special knowledge to complete. Derek has renovated over 1.5 million square feet within occupied spaces for higher educational, K-12, industrial, medical offices, veterinary offices, and hospital facilities.

As preconstruction manager, Mr. Dykes will meet with the project team during pre-construction and the design phase to ensure the project is being designed within budget, present value engineering options, and ensure timely submission of budget estimates to owners for their review and choice of cost options. Once a GMP is approved Mr. Dykes duties will be complete and the Blackwater appointed project manager will assume the construction activities.



Total Experience:

21 years

Certifications

CGC 1533394

OSHA 30 HR

LEED Accredited
Professional

Personal Project Experience	DATE	SIZE	DOLLAR VALUE
Forest Park Improvements	2023	14,500SF	\$2.6 million
TCAVI Surgery Center Renovations	2020	10,000 SF	\$3 million
8 th Ave Resurfacing and Streetscape- City of Gainesville	2015	3.00 miles	\$5.2 million
Bluford Ave Streetscape- Multiple Phases	2017	1.25 mile	\$9.8 million
City of Hawthorne Athletic Park	2019	2 acres	\$300,000
IFAS Grad house and Field Lab Ground Up	2018	11,400SF	\$1.9 million
UF Veterinary Medical Dentistry Addition	2018	14,000 SF	\$4.8 million
City of Clermont Victory Pointe Park	2017	6 acres	\$10.24 million
UF Yon Hall 2nd and 3rd Floor Renovations	2016	32,000SF	\$1.8 million
Jonesville Park Baseball and Softball Fields Construction	2012	5 acres	\$3 million
Santa Fe College Charles R Perry Construction Institute	2010	33,000SF	\$5.7 million
Santa Fe College Building W MEP Renovations	2009	88,000SF	\$4.4 million

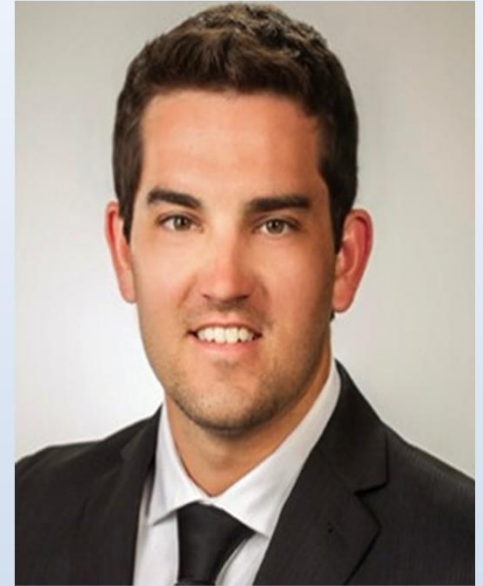
Jack McDonald

Senior Project Manager

Project Experience

Jack's 14-year career began hands-on working in the field before becoming a residential construction intern while in school. Jack had already started work as a full-time residential superintendent building custom homes before graduating from the UF Rinker school of Construction Management in May of 2014. Since April of 2015, Jack has been involved with the delivery of over 45 projects on the University of Florida campus as a superintendent, assistant project manager, or project manager. In the same capacity off campus, Jack has delivered over 15 projects each in the \$100,000 – \$2,500,000 range for the City of Gainesville, CRA of Gainesville, COG Public works department, City of Williston, Alachua County, and Thermo Fisher Scientific.

Some of Jack's duties as Project Manager will include meeting with the entire project team regularly during pre-construction, conducting regularly scheduled OAC meetings, managing the project financials, and day-to-day communication with the Design Team and Owner Team. This will be to ensure that all necessary documentation is submitted in compliance with the guidelines set forth under this continuing services contract. Jack's Primary goal is to move our projects forward with a proactive approach and a client-first mentality.



Total Experience:

14 years

Certifications

OSHA 30 HR

Infection Control Risk Assessment

First Aid and CPR Trained

Advanced MOT

Personal Project Experience	DATE	SIZE	DOLLAR VALUE
Thermo-fisher TF 1 Renovations	2023	20,000 SF	\$2.9 million
Thermo-fisher cGMP Warehouse Expansion	2022	25,000 SF	\$3.4 million
Thermo-fisher UPS Upgrade	2020	5,000 SF	\$1.25 million
City of Williston New City Hall Building Design Build	2018	14,000 SF	\$2.5 million
UF McKnight Brain Institute - Ground Floor Lab Renovation	2019	4,500 SF	\$1.25 million
UF Human Resources Renovations	2019	30,000 SF	\$1.85 million
IFAS 1265 Renovation	2017	5,000 SF	\$750,000
UF Health SMP Infusion Renovations	2017	6,000 SF	\$1.4 million
UF Criser Hall Registrars Lobby	2016	5,000 SF	\$400,000
UF Health PET CT Scan	2015	3,000 SF	\$400,000
City of Gainesville Bo Diddly Park Renovations	2015	45,000 SF	\$1.9 million

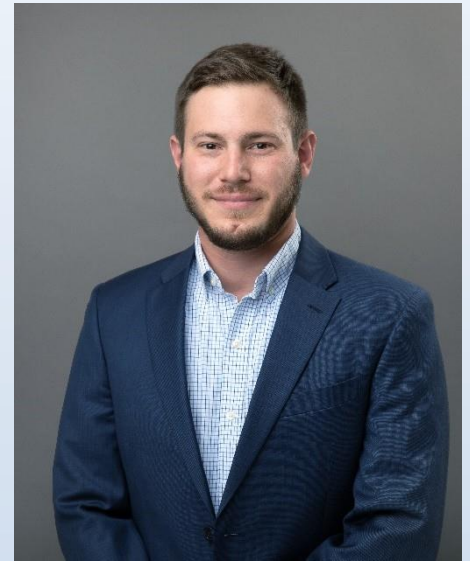
Nicholas Yaeger

Project Manager

Project Experience

As project manager of Blackwater Construction, Nick will coordinate submittals and purchasing with the trade contractors and suppliers. Will also track down and review submittals with the design team and owner team. Nick will work with the Superintendent to ensure paperwork for trade contractor contracts and change orders are up to date and accurate.

Throughout Nick's 8-year career, he has worked in various roles and position in the construction field. He started working in the field as a residential superintendent for a track home builder. After 5 years working in the residential construction industry, Nick transitioned to the commercial construction industry. Nick started in the commercial industry as a project engineer and then has worked his way to an assistant project manager.



Total Experience:

8 years

Certifications

OSHA 30 HR

First Aid and CPR
Trained

Personal Project Experience	DATE	SIZE	DOLLAR VALUE
Forest Park Improvements	2023	5 acres	\$2.9 million
Thermo-fisher cGMP Warehouse Expansion	2022	25,000 SF	\$3.4 million
Thermo-fisher UPS Upgrade	2020	5,000 SF	\$1.25 million
ALAM Phase 1 Expansion	2020	14,500 SF	\$2.6 million
IFAS Grad house and Field Lab Ground Up	2019	11,400 SF	\$1.9 million
City of Williston New City Hall Building Design Build	2018	14,000 SF	\$2.5 million
IFAS 1265 Renovation	2017	5,000 SF	\$750,000

Julie Lado

Assistant Project Manager Project Experience

As assistant project manager of Blackwater Construction, Julie will coordinate submittals and purchasing with the trade contractors and suppliers. Will also track down and review submittals with the design team and owner team. Julie will work with the Superintendent to ensure paperwork for trade contractor contracts and change orders are up to date and accurate.

Throughout Julie's 8-year career, he has worked in various roles and positions.. After 5 years working in the dental and medical field, Julie transitioned to the commercial construction industry . Julie started in the commercial industry as a project engineer and then has worked her way to an assistant project manager.



Total Experience:

2 years

Certifications

OSHA 30 HR

First Aid and CPR
Trained

Personal Project Experience	DATE	SIZE	DOLLAR VALUE
Thermo-fisher TF 1 Renovations	2023	20,000 SF	\$2.9 million
Thermo-fisher cGMP Warehouse Expansion	2022	25,000 SF	\$3.4 million
Thermo-fisher UPS Upgrade	2020	5,000 SF	\$1.25 million
ALAM Phase 1 Expansion	2020	14,500 SF	\$2.6 million

Ted Herman

Senior Superintendent

Project Experience

As superintendent of Blackwater Construction, Ted will coordinate on-site construction once the project gets into the construction phase. Ted will complete and implement project safety everyday on-site by coordinating the daily safety and sub-coordination meetings. Ted will complete a quality control check on products being installed each day and then coordinate with subcontractors each day for upcoming work activities and material deliveries. Ted controls the project site from day one of construction until the last day of the punch-list.

Throughout Ted's 25-year career, he has worked in various roles and positions in the construction field. He started working in concrete and masonry field working as a foreman for his family concrete company and worked his way up to a superintendent for both concrete and masonry divisions. He became a commercial superintendent 12 years ago and has completed various projects ranging from \$100,000 to \$12 million. Below are a few projects that he has worked on and completed as a superintendent.



Total Experience:

25 years

Certifications

OSHA 30 HR

Infection Control Risk Assessment

First Aid and CPR Trained

Advanced MOT

Personal Project Experience	DATE	SIZE	DOLLAR VALUE
Thermo-fisher cGMP Warehouse Expansion	2022	25,000 SF	\$3.4 million
Clarence R Kelly Community Park	2021	3 acres	\$2.9 million
TCAVI Surgery Center Renovations	2020	10,000 SF	\$3 million
IFAS Grad house and Field Lab Ground Up	2019	11,400 SF	\$1.9 million
City of Williston New City Hall Building Design Build	2018	14,000 SF	\$2.5 million
Hard Rock Hotel Renovations	2015-2017	110,000 SF	\$16.5 million
Grey/Robinson Attorney Renovations	2014	28,000 SF	\$2.8 million
Ball Janik Renovations	2013	4,000 SF	\$210,000
Phoenix Salons Boca Raton	2013	8,000 SF	\$480,000
Phoenix Salons Lake Mary	2013	10,000 SF	\$570,000

Leo Torres

Project Superintendent

Project Experience

As superintendent of Blackwater Construction, Leo will coordinate on-site construction once the project gets into the construction phase. Leo will complete and implement project safety everyday on-site by coordinating the daily safety and sub-coordination meetings. Leo will complete a quality control check on products being installed each day and then coordinate with subcontractors each day for upcoming work activities and material deliveries. Leo controls the project site from day one of construction until the last day of the punch-list.

Throughout Leos 20-year career, he has worked in various roles and position in the construction field. He started as a carpenter in the residential and commercial industry installing casework and trim. He worked his way to a foreman of the trim crew and then eventually the casework crew. He became a commercial superintendent 5 years ago and has completed various projects ranging from \$100,000 to \$3 million. Below are a few projects that he has worked on and completed as a superintendent.



Total Experience:

20 years

Certifications

OSHA 30 HR

First Aid and CPR
Trained

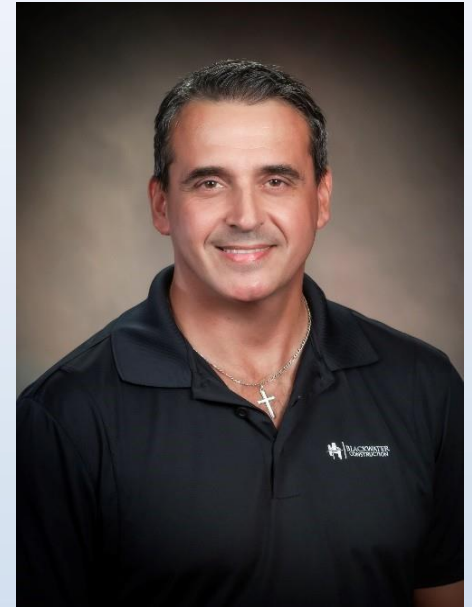
Personal Project Experience	DATE	SIZE	DOLLAR VALUE
Fernandina Beach Fire Station 02	2022	16,000 sf	\$4.5 million
Hernando Beach Fire Station 06	2021	5,000 sf	\$2.1 million
Inspired Living Assisted Living Facility- General Trades Package	2020	100,000 sf	\$800,000
Tampa Community Behavioral Hospital – General Trades Package	2019	20,000 sf	\$1 million

Greg Caruso

Project Superintendent Project Experience

As superintendent of Blackwater Construction, Greg will coordinate on-site construction once the project gets into the construction phase. Greg will complete and implement project safety everyday on-site by coordinating the daily safety and sub-coordination meetings. Greg will complete a quality control check on products being installed each day and then coordinate with subcontractors each day for upcoming work activities and material deliveries. Greg controls the project site from day one of construction until the last day of the punch-list.

Throughout Greg's 10-year career, he has worked in various roles and position in the construction field. He started as a maintenance foreman at University of Florida. He then stated a commercial demolition and general trades company that he owned and operated for several years. He became a commercial superintendent 5 years ago and has completed various projects ranging from \$100,000 to \$3 million. Below are a few projects that he has worked on and completed as a superintendent.



Total Experience:

10 years

Certifications

OSHA 30 HR

First Aid and CPR
Trained

Personal Project Experience	DATE	SIZE	DOLLAR VALUE
Buchholz Bldg. 8&9 Roof and HVAC Replacement	2023	10,000 SF	\$1.5 million
TF 1 Renovations	2022	22,000 SF	\$2.2 million
TF Warehouse Renovations	2021	10,000 SF	\$3.2 million
TCAVI Surgery Center Renovations	2020	10,000 SF	\$3 million

Esteban Morales

Project Superintendent

Project Experience

As superintendent of Blackwater Construction, Esteban will coordinate on-site construction once the project gets into the construction phase. Esteban will complete and implement project safety everyday on-site by coordinating the daily safety and sub-coordination meetings. Esteban will complete a quality control check on products being installed each day and then coordinate with subcontractors each day for upcoming work activities and material deliveries. Esteban controls the project site from day one of construction until the last day of the punch-list.

Throughout Esteban's 5-year career, he has worked in various roles and position in the construction field. He started as a carpenter building houses and then moved into the commercial industry. He has also worked as the Foreman of a commercial surveying crew for a local surveying company. He became a commercial superintendent 3 years ago and has completed various projects ranging from \$100,000 to \$3 million. Below are a few projects that he has worked on and completed as a superintendent.



Total Experience:

5 years

Certifications

OSHA 30 HR

First Aid and CPR
Trained

Personal Project Experience	DATE	SIZE	DOLLAR VALUE
Rainbow Springs Ranger Stations	2023	2,000 SF	\$500,000
Dragon Fly Bar Renovations	2022	1,000 SF	\$125,000
Howard Bishop Bldg. 26 Renovations	2021	2,000 SF	\$150,000
Ruth Kirby Ranger Residence	2021	2,000 SF	\$350,000
Tampa Behavioral Hospital – General Trades package	2020	10,000 SF	\$1 million

Kevin Rudd

Assist Project Superintendent Project Experience

As superintendent of Blackwater Construction, Kevin will coordinate on-site construction once the project gets into the construction phase. Kevin will complete and implement project safety everyday on-site by coordinating the daily safety and sub-coordination meetings. Kevin will complete a quality control check on products being installed each day and then coordinate with subcontractors each day for upcoming work activities and material deliveries. Kevin controls the project site from day one of construction until the last day of the punch-list.

Throughout Kevin's 15-year career, he has worked in various roles and position in the construction field. He started as working in the commercial painting field as a painter and then quickly moved to a paint foreman. He later then went to work for Sherwin Williams as their commercial paint salesman. He became a commercial superintendent 1 years ago and has completed various projects ranging from \$100,000 to \$3 million. Below are a few projects that he has worked on and completed as a superintendent.



Total Experience:

15 years

Certifications

OSHA 30 HR

First Aid and CPR
Trained

Personal Project Experience	DATE	SIZE	DOLLAR VALUE
Middleburg High School Cafeteria Addition	2023	3,000 SF	\$1.5 million
Forest Park Improvements	2023	5 acres	\$3 million
Fort King New Restroom Building	2022	500 sf	\$150,000
Spurgeon Aquatics Center Renovations	2022	6,000 sf	\$1.7 million

CONSTRUCTION AND PROJECT MANAGEMENT

Our team has delivered all types of minor projects from road construction projects, to interior renovations, and new ground up buildings with each type of project having a similar but different approach in planning. For road construction you ensure that you plan for the maintenance of traffic first because without a safety traffic pattern, you will not have a successful project for interior renovations you plan on how you are affecting the surrounding areas around your project, so you ensure those areas stay in operation and remain unaffected by the project you are completing.

We know every project requires little to no laydown area and Blackwater succeeds in these types of project. 90% of Blackwater's projects are interior renovations that have no laydown area and require you to use materials as you need them and don't allow you to keep large amounts of materials onsite. On projects like these we understand that the projects are in areas of high congestion and won't allow for multiple trucks to be parked or deliveries to be sent during high volume times. We ensure deliveries are made on off peak hours i.e., 6-7 AM or after 5PM and require subcontractors to drop off gang toolboxes to store tools onsite and will not require trucks to be park on site but rather offsite.

Blackwater Construction can provide BIM Coordination which includes 3D MEP coordination and as-built documentation. We have an in-house BIM coordinator that will produce estimates, clash detection, and as-builts documentation. By working with our MEP subcontractors to coordinate the project in pre-construction we will be able to identify any potential conflicts within the structure and send those to the design team to review and create a solution before we get into construction to save construction time. We also update the 3D model monthly with any changes from the field.

The Blackwater Team has extensive experience with these types of projects and the obstacles they can involve. This specific project team will be detail-oriented and embrace the requirements of the owners, architects, and review boards ensuring we have meetings in the preconstruction phase to guarantee site conditions and as-built conditions are found and documented. On these projects the major obstacle is determining what the owner expects and keeping true to those wants and expectations. Throughout the design phase, Blackwater will plan to see those expectations through the construction phase while keeping the project under budget and on time. Getting as much information from the owner up front will ensure the project will stay on schedule and within budget.

PROCUREMENT, MANAGEMENT, AND COORDINATION OF TRADE SUBCONTRACTORS

Blackwater provides an atmosphere of fair and competitive bid solicitation, and we see it as one of the most important aspects of construction management. We have access to more than 560 subcontractors around the State of Florida through the Building Connected integrated bid management system, which also hosts performance analytics, relationship tracking, and an up-to-date contact database. We will use this platform to reach out to a diverse pool of trade contractors and vendors.

We also cultivate an extensive network of reliable, pre-qualified trade subcontractors which has been established for working with those subcontractors over the past 20 years. Choosing the right subcontractors for your project is key to achieve the best quality for the best value. Also, it's the key for a successful project to ensure the subcontractor chosen has the expertise and knowledge to work on COG projects. Blackwater knows the capacity of each subcontractor we work with and would not try out a certain subcontractor on a COG project without the correct qualifications. Blackwater uses a proactive method to stopping scope gaps in contract by ensuring we review the full scope of the project with each subcontractor and review each sheet on the drawing with every subcontractor so each one knows and understands the full scope of the project and how it relates to their scope of work.

PROCUREMENT, MANAGEMENT, AND COORDINATION OF TRADE SUBCONTRACTORS

Blackwater will hold sealed bids not only for delivered hard copies, but also through our online platform program building connected so then we can open all electronic bids and hard copies all at the same time. We document these through using bid tabs and bid documents that are then signed off by the person opening the bids with Blackwater and as the person witnessing them from COG. Once all the bid tabs and documents (scope letter, award letters, and Contracts) are complete they are then scanned and uploaded to UF BIM 360 we will also send an email to the COG project manager notifying it was completed and Blackwater keeps a file for future uses.

All of Blackwater pay applications, change orders, and change order proposals are developed by the project manager on that specific project. However, all pay application items (for example subcontractor pay applications, supplier invoices, receipts for general conditions items) all will be coordinated with Blackwater's accounting department to ensure that all items are submitted accurately the first time. Blackwater's accounting department will coordinate closely with the COG fiscal department and review department so no requested items or information gets lost in translation. Also, this will allow for an easy communication vessel and information to flow from one entity to the other.

While the blackwater's project manager is involved and initiates the pay application, they will also follow up and ensure the pay application gets completed and processed through all the steps (along with the help of our accounting department).

It's the project managers and the accounting dept responsibility to ensure our trade contractors are submitting the proper back information i.e., pay applications and invoices that will be approved by COG fiscal dept.

COMMISSIONING AND SUSTAINIBILITY

All of Blackwater's Field staff has completed at least one project that included building commissioning. Some of our superintendent's have completed multiple projects. Our superintendents are aware of how critical it is in getting the MEP trades involved in the process of checking and signing off on the pre-functional check list and correcting any issues that are found during the pre-check. If all issues are resolved at pre-check, the functional checklist will go much smoother. Lastly our superintendents keep meticulous records of all the checklists during the project.



TCAVI Surgery Center Renovations

COST ESTIMATING AND CONTROL

Blackwater Construction specializes in proactive construction services. By entering a project at the 60% design development, we can provide constructability reviews, value engineering recommendations, and guarantee that the project design does not exceed the client's budget. Clients benefit from preconstruction services due to the fast-tracked project scheduling, reduced risk, increased transparency, vested responsibility, and value-added coordination. Blackwater begins each GMP by identifying all the scope items that are shown on the drawings and then going onsite to identify any potential conflicts or other items that we see in the field that could begin a potential cost issue in the future of the project. By doing these extensive field surveys we identify potential cost items that can be either added into our GMP as allowances and/or these items can be noted on the final drawings for subcontractors to review and bid at bidding. In addition, we compare the field conditions to items that we are going to be install to accurately give more information to the designers and how they show their details on the final design.

By completing an intensive plan review of the drawings and review of the field conditions Blackwater can ensure that the GMP will come in on budget and ensure the project will obtain enough money for the project. The last step is to back check all the specifications and ensure they are in compliant with the COG standards at the 60% design development phase, so it doesn't come up after the 100% drawings are complete or during construction .



Clarence R Kelly Community Park

SCHEDULING

Blackwater Construction is very sensitive to the message that is delivered to the end users and is diligent in determining any potential material delivery pitfall prior to disseminating the final project schedule. Our schedules are organized into three major categories: Pre-construction, Construction, and Project Closeout. Pre-planning upfront drives the overall success of the project. The milestone schedule will be communicated early in the Pre- construction phase, so the entire project team understands and knows when activities will be taking place, and everyone can plan effectively. The milestone schedule is developed along with the GMP, so the project manager and the superintendent work together to identify timelines, durations, and milestones. Once the project is in construction the project manager and superintendent work together to update the schedule on the project. The superintendent is in control of the schedule during the construction phase.

SCHEDULING

During the pre-construction phase of the project our pre-con team, PM, and our superintendent creates a Milestone schedule for the project to include all the critical milestones for that project. From that milestone schedule, our superintendent creates a 3-week look ahead that forecasts the work that is happening for each three-week period from the start to finish of the milestone schedule. The 3-week look ahead uses the milestone schedule as a guide and then breaks down each milestone activity into a daily activity. This allows to not only to effectively communicate the daily goals for each subcontractor onsite, but also allows to have effective coordination and communications with the subcontractors, inspectors, design team, and COG. These 3-week schedules will be communicated each week and will project the next three weeks construction activities, deliveries, inspections, and outages.

The weather in North Central Florida is tricky in the summer so when trying to complete a project during the months of April – September we always plan on a few weather days in the schedule because it will rain in the afternoon and cause delays in the schedule. Also, in the winter months of December, January, and February there are some days that get below 50 degrees and since we can work all year in Florida, and we schedule appropriately. For example, we know scheduling stucco and painting for the exterior but plan for a few days where the cold weather or raining conditions could impede work or possibly damage finish work for a few hours after the installation.



ALAM Diborane Expansion Phase 1

Blackwater Construction knows that you are only given a certain amount of time to design and construct a project so fast-track projects are necessary. While we have limited time to complete the construction Blackwater plans and coordinates extensively with the subcontractors, architect, and engineer to ensure that all design specifications are met and installed properly. Each material submittal is crosschecked by multiple parties. We understand how critical it is to verify that design review comments are fully implemented into the design documents. Prior to construction, all comments from the start of the project are reviewed to validate that the issue has been addressed or to document how the issue was modified by more recent changes. It's an asserted effort by our project managers and superintendents to review and back check materials when they are delivered to the site and then check for proper installation during the installation to catch any issues earlier.

SAFETY

From start to finish, there is nothing more important than safety—for COG staff, visitors, our subcontractors, and any other person affected by this construction project. We will have daily safety meetings in the morning to review that day's activities and the associated job hazards. We will provide a site-specific safety manual for the project for all employees and subcontractors to adhere to. We communicate this with signage and constant email notifications. We set clear barricades for the public with temporary fencing, dust separation, visual, and noise separation to ensure our site eliminates any hazards, distractions, and complaints from the public.

While the site superintendent has the ultimate oversight for site safety it is up to every person onsite to comply and maintain personal safety for them and their co-workers. Blackwater has a zero-tolerance policy when it comes to safety items and maintains its culture of safety through weekly toolbox talks and regular inspections. Everyone on our staff has a minimum of 30-hour OSHA training, CPR, and first aid. We constantly provide opportunities for our employees to continue to advance their knowledge of OSHA, CPR, first aid, equipment operation, and more. We take a proactive approach to safety management by conducting and logging weekly safety meetings at each project. Each of our subcontractors is contractually required to participate in our safety program.

If we recognize a concern in the field, all work stops, and the concern is addressed immediately. Maintaining a safe job site requires front-end planning with our subcontractors. This involves taking into consideration the concerns and issues that directly affect a facility's operations, including personnel daily practices and procedures, event schedules, heavy traffic times, and flow of traffic around and within a project site. On site safety drives all aspects of achieving an incident-free job-site, and each project presents unique challenges.

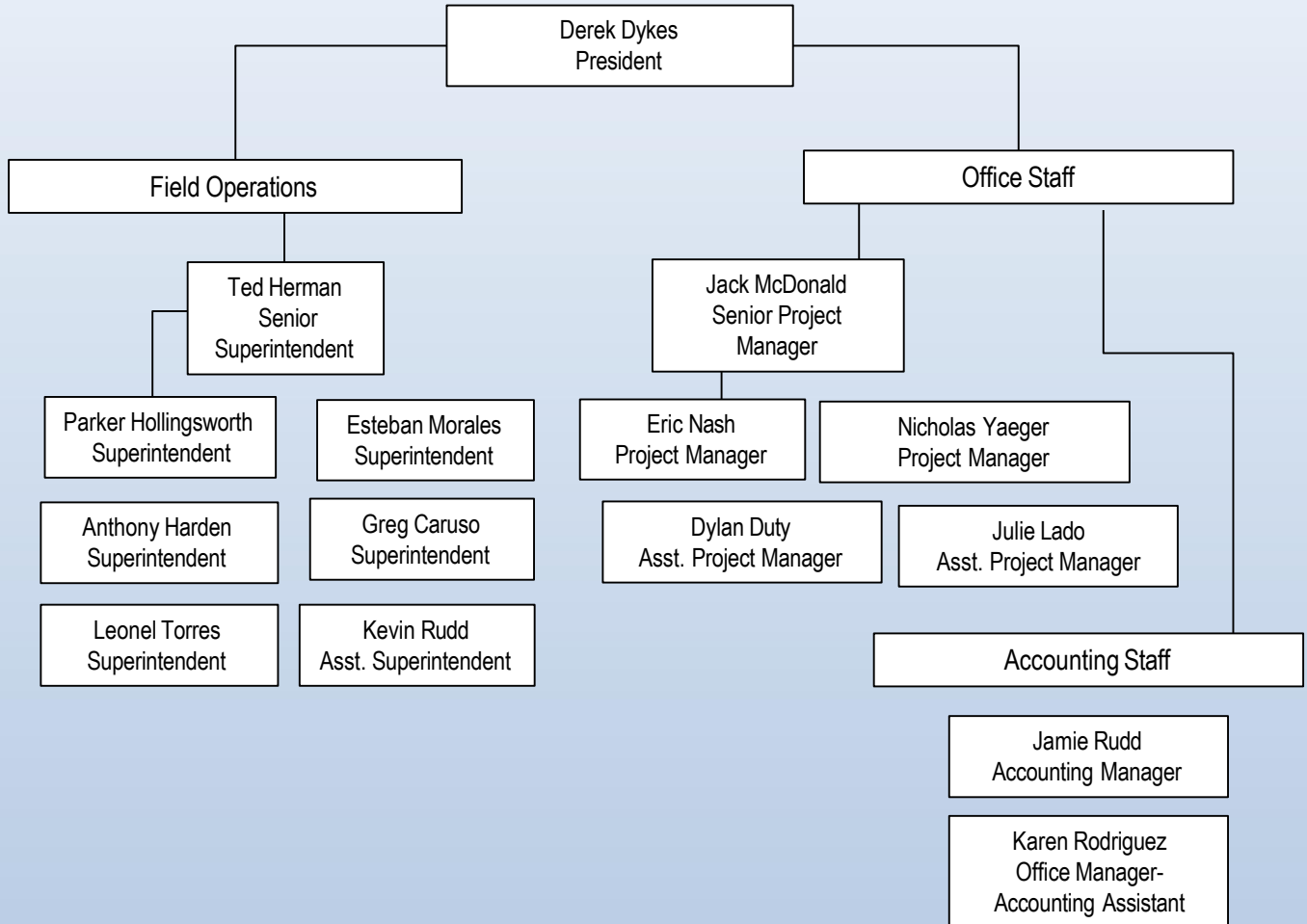
SUPPLIER DIVERSITY

Blackwater is a non-certified women owned business so making sure we use diverse trade contractors and vendors is extremely important. Blackwater has worked for several municipalities and government entities and none of them have a certain usage percent on any of our projects. However, based on our experiences over the year we have given a usage of diverse supplier over 5 of our projects. The preconstruction manager and the project manager champions the effort to ensure we prequalify a diverse base of trade contractors and suppliers depending on the scope of work for the project.

Project	Description of services	Contract Value	Business Classification	Goal Participation	Achieved Participation
TCAVI Surgery Center Renovations	Renovation	\$2.9 million	S/W/M	15%	Over
ALAM Diborane Phase 1	New Construction/ Renovations	\$2.7 million	S/W/M	10%	Over
SMP 2-3-4 th Floor Restrooms Renovation	Renovations	\$265,000	S/W/M	20%	Over
Thermo-Fisher CGMP	Renovations	\$3.4 million	S/W/M	N/A	
Thermo-Fisher Rotary UPS	New Construction	\$1.4 million	S/W/M	N/A	



Company Organizational Chart



Omni Building Shell





Bonding



NIELSON, WOJTOWICZ, NEU & ASSOCIATES
A NIELSON HOOVER GROUP COMPANY



October 17, 2023

City of Gainesville FL
200 E University Ave
Gainesville FL 32601

RE: Blackwater Construction Services, LLC
RFQ-FPUR-230010-GD-0-2023/GD- Continuing CM Professional Services for Minor Projects

To Whom It May Concern:

This is to advise you that our office provides bid, performance, and payment bonds for Blackwater Construction Services, LLC. The name of their surety is The Cincinnati Insurance Company, which carries an A.M. Best Rating of A+ XV, and it is listed in the Department of Treasury's Federal Register.

Based upon normal and standard underwriting criteria at the time of the request, The Cincinnati Insurance Company should be in a position to provide Blackwater Construction Services, LLC bonds for a single project in the amount of \$4,000,000.00 and an aggregate in excess of \$35,000,000. We reserve the right to review final contractual documents, bond forms, and obtain satisfactory evidence of funding prior to final commitment to issue bonds, and we cannot assume liability to any third party, including you, if we do not execute said bonds.

Blackwater Construction Services, LLC is an excellent contractor and we hold them in highest regard. We feel extremely confident in our contractor and encourage you to offer them an opportunity to execute any upcoming projects.

If you should have any questions, please do not hesitate to give me a call.

Sincerely,

Jessica Reno
License Agent and Surety Specialist

1000 Central Avenue
Suite 200
St. Petersburg, FL 33705
P: 727.209.8803
F: 727.209.1335
W: nielsonbonds.com



Employee Credentials



September 07, 2016

Derek Dykes
P.O box 1867
Keystone heights, FL 32656
United States
Derek:

The Green Building Certification Institute's records indicate that you passed the LEED® Professional Exam™. The following are the details for your exam appointment:

Exam Track	Exam Date	Result
LEED AP (New Construction)	03/27/2009	Pass

By passing the LEED AP exam, you are now recognized as a LEED AP by GBCI. Your GBCI # is 0010306744.

Thank you for your participation in the LEED® Professional Credentialing program, and we wish you luck in your endeavors towards a sustainable built environment.

Sincerely,

Credentialing Staff
Green Business Certification Inc.



ECRI Institute
The Discipline of Science. The Integrity of Independence.

**CENTER FOR
EDUCATION
AND TRAINING**

This is to certify that on 9/6/2017

Jack McDonald

has successfully completed the required course
**Infection Control Risk Assessment
(ICRA) for Healthcare Construction**

[Signature]
Luke A. Petosa
Director

MS17785

HEARTSAVER FIRST AID CPR AED

Training Center Name	Premedics Inc	TC ID #	TN 20259
TC Info	www.premedics.com www.AEDregistry.org	TC	877-367-3233 x8
Course Location	GatorCPR: Center for CPR (352) 727-4733 www.gatorcpr.com		
Instructor Name	Elizabeth Hart	Inst. ID #	04150321671
Holder's Signature	<i>[Signature]</i>		

© 2015 American Heart Association Tampering with this card will alter its appearance. 15-1812

Forrest Park Improvements





Certificate of Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
10/17/2023

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 Brown & Brown of Florida, Inc. P.O. Box 2412 Daytona Beach FL 32115-2412	CONTACT NAME: Laura Bell PHONE (A/C No, Ext): (386) 333-6137 FAX (A/C, No): (386) 323-9117 E-MAIL ADDRESS: Laura.Bell@bbrown.com
	INSURER(S) AFFORDING COVERAGE INSURER A: Admiral Insurance Company NAIC # 24856 INSURER B: AmGUARD Insurance Company 42390 INSURER C: Westchester Surplus Lines Insurance Company 10172 INSURER D: Travelers Property Casualty Company of America 25674 INSURER E: American Builders Insurance Company 11240 INSURER F: Evanston Insurance Company 35378
INSURED BLACKWATER CONSTRUCTION SERVICES, LLC 3715 NW 97TH BLVD SUITE B GAINESVILLE FL 32606	

COVERAGES CERTIFICATE NUMBER: 22-23/23-24 REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			CA000043767-02	11/29/2022	11/29/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 150,000 MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BLAU355387	11/21/2022	11/21/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PIP \$ 10,000
A	<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			GX000004965-02	11/29/2022	11/29/2023	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
E	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 N	N/A	WCV034033300	11/29/2022	11/29/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	CONTRACTORS EQUIPMENT			QT-660-8S788205-TIL-22	11/29/2022	11/29/2023	LEASED/RENTED \$200,000

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

SEE NOTES FOR POLICY COVERAGE FORMS
RFQ-FPUR-230010-GD-0-2023/GD- CONTINUING CM PROFESSIONAL SERVICES FOR MINOR PROJECTS

CERTIFICATE HOLDER

CITY OF GAINESVILLE PURCHASING DIVISION
PO BOX 490 STATION 32

GAINESVILLE FL 32627

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



Certificate of Status

State of Florida Department of State


I certify from the records of this office that BLACKWATER CONSTRUCTION SERVICES, LLC is a limited liability company organized under the laws of the State of Florida, filed on September 5, 2017.

The document number of this limited liability company is L17000188326.

I further certify that said limited liability company has paid all fees due this office through December 31, 2023, that its most recent annual report was filed on January 19, 2023, and that its status is active.

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




Secretary of State

Tracking Number: 7297872084CU

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

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



Contractors License



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

DYKES, DEREK STEVEN

BLACKWATER CONSTRUCTION SERVICES, LLC
3715 NW 97TH BLVD., STE. B
GAINESVILLE FL 32606

LICENSE NUMBER: CGC1533394

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



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



Clarence R Kelly Community Park