

City of
Gainesville



FPUR-230010-GD, CONTINUING CONSTRUCTION MANAGEMENT FOR MINOR PROJECTS

*Professional Services Proposal
October 30, 2023*





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CGC1510579

October 30, 2023

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

RE: RFQ FPUR-230010-GD, Continuing Construction Management for Minor Projects

Dear Gayle Dykeman and Members of the Selection Committee,

The City of Gainesville is on track to become the most citizen-centric city in the world. Being the largest city in Alachua County, it serves at the center for culture, education, and commerce in the North Central Florida region. We, at Oelrich, are honored to have grown up in this city from a Small Veteran Owned Business to what we are today, an established business with an active presence in our community. We are honored to be a part of this sustainable growth and supporting that through construction services for the City of Gainesville and for Gainesville Regional Utilities.

The secret to any successful capital project is collaboration, transparency, and dedication. We are grateful to have had the opportunity to partner with the City of Gainesville Public Works Division, Community Redevelopment Agency, and Gainesville Regional Utilities across several signature projects and community landmarks including: Depot Park, South Main Street, 13th Street Helyx Bridge, Historic Thomas Center, and GRU Kanapaha WRF. Our team's exceptional performance on these utilities, public works, and parks and recreation projects demonstrate our company's deeply-rooted 19+ years of construction management experience.

From enhancing sewer capacity to preserving historic buildings, we understand that minor projects always carry major importance for the end client. Your team has trusted Oelrich Construction to deliver outstanding construction management service on time, on budget, and to the highest quality standards across a multitude of projects, totaling more than \$25M.

Over the years, our team has worked side by side with the CRA, Public Works Department, and GRU to adapt to the many challenges of construction that can be faced every day working on City projects. As your dedicated partner, we pride ourselves on providing the most flexible and customized approach, always willing and able to adapt to changing project goals and requirements. Furthermore, we understand the critical importance of always furthering the City's reputation in the public eye. On the NW 8th Avenue project, for example, there was an ongoing public and political debate during construction regarding how many travel lanes should the project have. Knowing this, we developed a carefully coordinated phased approach to begin with the other sections of the project, leaving ample time for that portion of the work to be decided. It wasn't until there was only one week left in the project that a compromise was reached on 2 travel lanes heading east, and 1 travel lane heading west. We put down the striping the next day and finished the project on time. This example is a testament to our ability to work simultaneously with many stakeholders and our commitment to the success of all.

We hope to continue to have the privilege of serving on the City of Gainesville's and Gainesville Regional Utilities Minor Projects team, facilitating roadway reconstruction projects, 32-acre parks, and everything in between! Thank you once again for the opportunity to present the capabilities of our professional construction management team. We greatly appreciate your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ivan Oelrich', with a long horizontal line extending to the right.

Ivan Oelrich
President



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A

Firm Overview

City of
Gainesville


More than Energy



FIRM OVERVIEW



**OELRICH
CONSTRUCTION
INC.**

A PROUD VETERAN-OWNED BUSINESS

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

Our dedication to excellence is unwavering. Since our very first day as a company, we have served our clients with the utmost care and consideration, always maintaining a “guest in your house” mentality. The most important thing we have built over the years is our reputation for honesty, hard work, and outstanding customer service. Our core values of integrity, loyalty, professionalism, proactive, and confidence have afforded us the success we continue to enjoy today.

We have 32 highly-qualified, disciplined, and process-driven employees equipped with all the tools necessary to deliver maximum lifetime value to the City of Gainesville and Gainesville Regional Utilities across all projects contained within this contract.

OUR COMMITMENTS



1 We Welcome the Challenge

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

2 Excellence Through Process

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

3 Dedicated Extension of Your Team

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

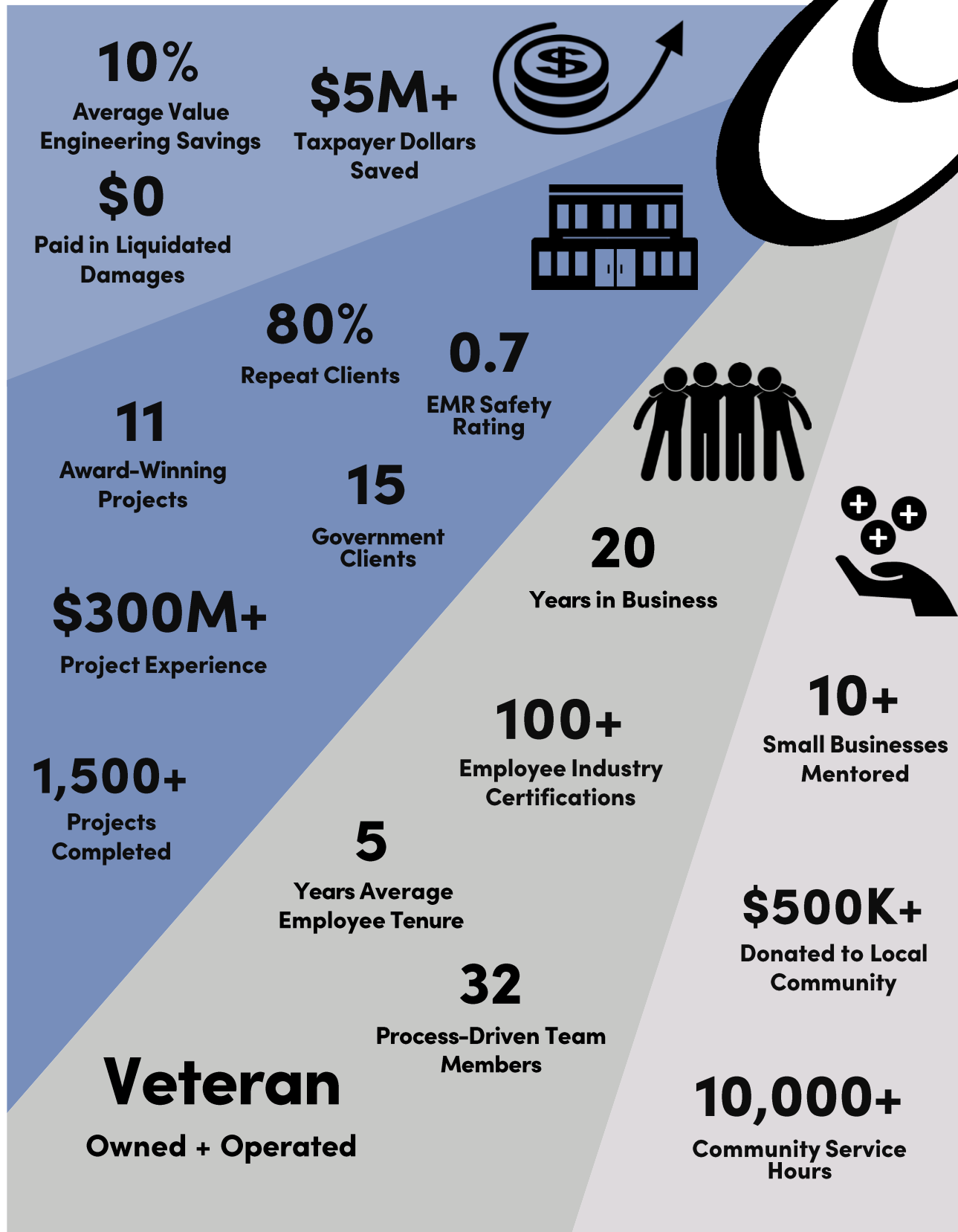


“You will not find a team that is more dedicated to the success of your project.”

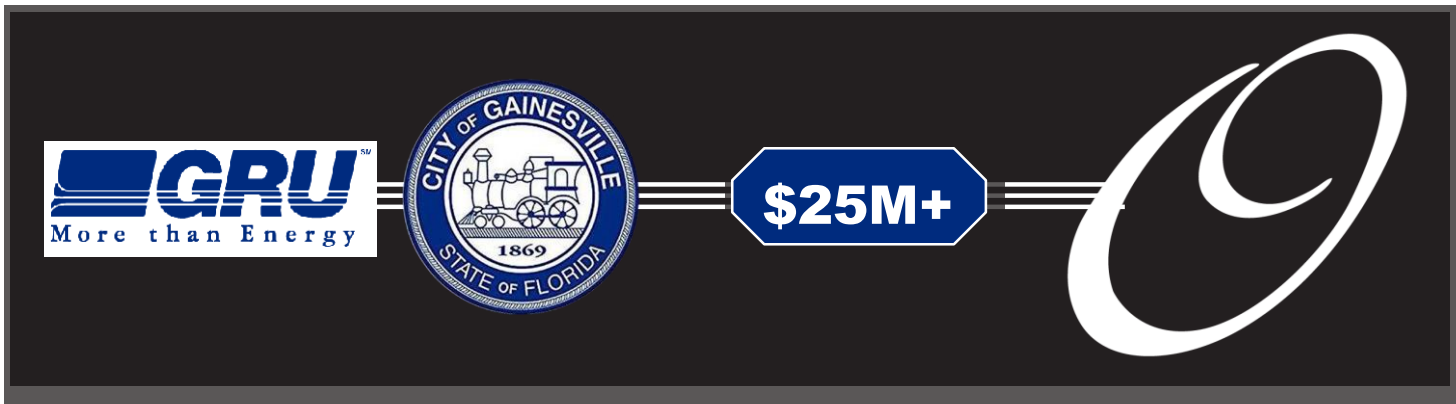
*- John Hunnicutt
Operations Manger*



OELRICH BY THE NUMBERS



A CONTINUED PARTNER



South Main Street

Oelrich Construction has completed a multitude of projects for the City of Gainesville and Gainesville Regional Utilities, totaling \$25M+. We greatly value our continued partnership and are looking forward to furthering it through this contract.



13th Street DNA Helyx Overpass



GRU KWRF Expansion



Depot Park



B

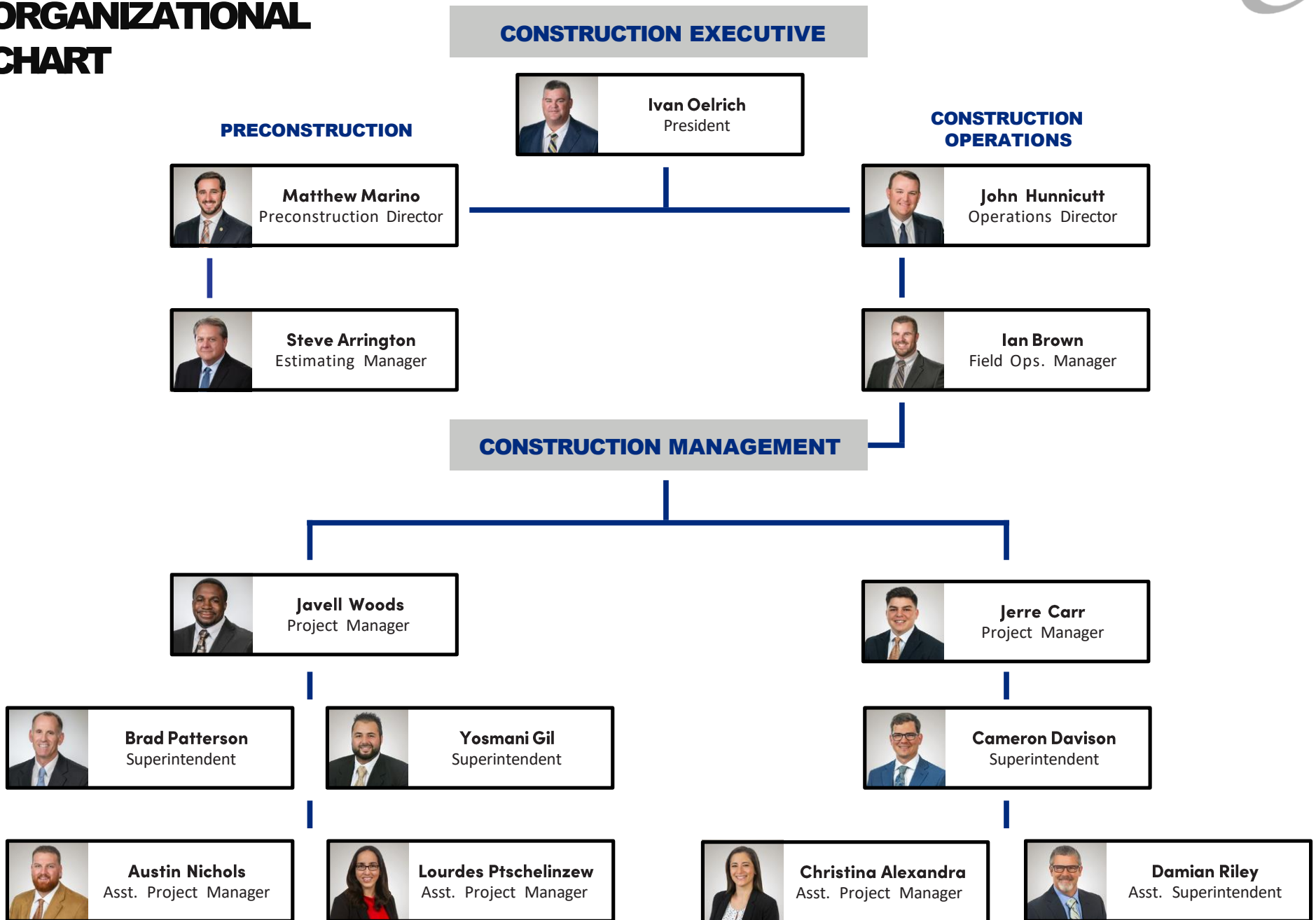
Proposed Staff

City of
Gainesville


More than Energy



ORGANIZATIONAL CHART





IVAN OELRICH

President & Principal
Resides in Newberry
26 Years of Experience | 20 Years of Experience at OCI
Colorado State University
Bachelor of Science in Construction Management



MATTHEW MARINO

Director of Preconstruction
Resides in Williston
20 Years of Experience | 19 Years of Experience at OCI
University of Florida
Bachelor of Science in Business Administration



CERTIFICATIONS

- Certified FL General Contractor, CGC1510579
- Military Experience: US Army, 25th Infantry Division, Operation Restore Democracy, Port-Au-Prince, Haiti

BACKGROUND & PROJECT RESPONSIBILITIES

Military veteran Ivan Oelrich is the founding member of the Oelrich Construction team. With more than 26 years of construction leadership expertise, Ivan is ultimately responsible for every project, whether it's worth \$1,000 or upwards of \$12 million, he ensures that each client receive outstanding service. As the Executive Manager, Ivan provides executive direction for all corporate project management and field capabilities; guaranteeing that all processes move efficiently and consistently achieve high quality standards, surpassing client expectations.

Ivan's leadership style blends long-term goals with immediate project needs. He has nearly two decades of experience working with the City of Gainesville and Gainesville Regional Utilities and has successfully overseen the completion of multiple Minor's contracts.

RELEVANT PROJECTS

- GRU 6th Street Gravity Main Improvements
- GRU Duckpond Water Main Improvements
- City of Gainesville Depot Park
- City of Gainesville South Main Street Reconstruction
- Cade Museum
- GRU Kanapaha WRF Operations Center Expansion
- City of Gainesville ADA Compliance Upgrades
- City of Gainesville Thomas Renovations
- GRU Kanapaha WRF Headworks
- City of Gainesville NW 16th Terrace Resurfacing
- GRU W/WW 4th St. Gravity Main Improvements
- GRU W/WW Possum Creek Gravity Sewer
- GRU W/WW College Park Gravity Sewer

CERTIFICATIONS

- Certified FL General Contractor: CGC1531021
- OSHA 30-Hour
- CPR/First Aid

BACKGROUND & PROJECT RESPONSIBILITIES

As Preconstruction Manager, Matthew Marino supervises cost estimating, milestone schedule development, subcontractor bid package/scope strategy, and project estimating. As one of the very first employees of Oelrich Construction and now a Principal, Matt applies a deeper level of ownership to everything he does. He leverages his many years of experience as a field Superintendent to aid in his leadership of the Preconstruction team. He has an incredible attention to detail and large body of construction knowledge that enable him to push his team to excellence.

A highly skilled Director with nearly two decades of experience working with the City of Gainesville and Gainesville Regional Utilities, he has successfully provided services on multiple Minor's contracts. Additionally, As the Diversity Committee Chair for Oelrich Construction, he leads diverse supplier engagement and reporting.

RELEVANT PROJECTS

- GRU 6th Street Gravity Main Improvements
- GRU Duckpond Water Main Improvements
- City of Gainesville NW 16th Terrace Resurfacing
- City of Gainesville South Main Street Reconstruction
- City of Gainesville Depot Park
- Cade Museum
- Lake City Fire Station #2
- City of Gainesville ADA Compliance Upgrades
- City of Gainesville Thomas Renovations
- GRU Kanapaha WRF Sludge Solids Improvements
- GRU W/WW Possum Creek Gravity Sewer
- GRU W/WW College Park Gravity Sewer
- GRU Kanapaha WRF Headworks



JOHN HUNNICUTT

Construction Operations Director
Resides in Gainesville
12 Years of Experience | 11 Years of Experience at OCI
University of Florida
Bachelor of Science in Construction Management



IAN BROWN

Field Operations Manager
Resides in Alachua
5 Years of Experience | 5 Years of Experience at OCI
University of Florida
Bachelor of Science in Sports Management



CERTIFICATIONS

- OSHA 30-hour
- CPR/First Aid
- FDOT Maintenance of Traffic Advanced

BACKGROUND & PROJECT RESPONSIBILITIES

Having started at Oelrich Construction as a field superintendent, John has hands-on experience working in congested campus environments, coordinating with regulatory agencies, and overcoming unforeseen conditions. As Operations Director his key duties will involve providing leadership and insight for OCI's construction management teams, ensure smooth team transitions between project phases. After project completion, John will work closely with the appropriate user group(s) to ensure they are continually supported through the post-occupancy period.

John has served an integral leadership role with construction operations during his time at OCI. Under his leadership, we've completed a multitude of successful projects for the City of Gainesville and GRU to include multiple minor projects of nearly every project type from roads, to parks, to underground, and new and renovation of facilities.

RELEVANT PROJECTS

- GRU 6th Street Gravity Sewer Replacement
- City of Gainesville South Main Street Reconstruction
- City of Gainesville NW 16th Terrace Resurfacing
- GRU Kanapaha WRF Sludge Solids Drainage Improvements
- GRU Kanapaha WRF Headworks
- GRU W/WW 4th Street Gravity Sewer
- GRU Duckpond Water Main Improvements
- Depot Park
- Cade Museum
- Lake City Fire Station #2
- Palms Medical Group Lake City
- UF Vet Med Clinical Skills Lab

CERTIFICATIONS

- OSHA 30-hour
- CPR/First Aid
- FDOT Maintenance of Traffic Advanced
- ICRA Inspector
- FSESCI Inspector

BACKGROUND & PROJECT RESPONSIBILITIES

Beginning his career in education, Ian has leveraged skills developed as a teacher, coach, and athletic director assistant to strengthen the development of his skills with facilities construction and renovation projects. As the Field Operations Manager, Ian is responsible for supporting the needs of the field team, ensuring on-site project needs are addressed. A confident and clear communicator, Ian excels at unifying teams. As our Safety Director, Ian is also responsible for overseeing the team's focus on safety, driving and supporting OSHA, City of Gainesville, GRU, and Oelrich Construction safety guidelines. With half a decade of construction experience in completing projects throughout Gainesville, Ian is an expert at ensuring the safety and accountability of each site. Whether it is a highly trafficked roadway or a historic rehabilitation, he treats each project with the integrity and the attention it deserves.

RELEVANT PROJECTS

- City of Gainesville Thomas Center Renovations
- Cade Museum
- South Main Street Reconstruction
- GHA Caroline Manor Renovations
- GRU 6th Street Gravity Main Replacement
- McLeod General Trades Office Warehouse
- GRU Kanapaha WRF Sludge Solids Drainage Improvements
- Resilience Room B1212
- Williston City Hall
- Alachua County Tax Collector NW Branch



JAVELL WOODS

Project Manager

Resides in Gainesville

14 Years of Experience | 8 Years of Experience at OCI

University of North Florida

B.S. in Construction Management



JERRE CARR

Project Manager

Resides in Gainesville

6 Years of Experience | 4 Years of Experience at OCI

Santa Fe College

A.S. in Construction Management



CERTIFICATIONS

- OSHA 30-hour
- CPR/First Aid
- Green Globes Certified Professional

BACKGROUND & PROJECT RESPONSIBILITIES

Javell began his career building custom private residences before overseeing construction quality control and safety on large commercial projects throughout the Southeast. From Disney World resorts to industry factories, Javell has overseen a broad spectrum of construction projects. For this contract, his responsibilities include: developing conceptual cost estimates, developing GMPs, providing constructibility reviews, finalizing contractual arrangements, reviewing drawings and change orders, approving RFIs, overseeing monthly O/A/C meetings, and ensuring exceptional client service.

Javell has extensive experience working for City of Gainesville and Gainesville Regional Utilities through these contracts for the last 8 years. His knowledge makes him a valuable team member when it comes to completing projects in congested and highly trafficked sites.

RELEVANT PROJECTS

- City of Gainesville South Main Street Reconstruction
- City of Gainesville Depot Park
- Cade Museum
- GRU SW 6th Street Sewer Replacement
- Williston Arcade & Main Street Enhancements
- GHA Caroline Manor
- GRU Duckpond Water Main Replacement
- City of Gainesville Historic Thomas Center Renovations
- Alpha Chi Omega Sorority House Renovations
- Orange County Multicultural Center
- UF McKnight Brain Institute MRI Replacement
- GRU W/WW 4th Street Utility Improvements

CERTIFICATIONS

- OSHA 30 -Hour
- CPR/First Aid
- FDOT Maintenance of Traffic Advanced

BACKGROUND & PROJECT RESPONSIBILITIES

Joining Oelrich Construction as part of the company's rotational internship program, Jerre has actively contributed to fieldwork, estimating, and project management activities. For the City of Gainesville and GRU, his responsibilities include: developing conceptual cost estimates, developing GMPs, providing constructibility reviews, finalizing contractual arrangements, reviewing drawings and change orders, approving RFIs, overseeing monthly O/A/C meetings, and ensuring exceptional client service.

Jerre is an experienced leader with a high attention to detail. His role as Project Manager will include handling communications with project stakeholders and will be responsible for documentation of construction progress. He is highly experienced with construction methodology and his leadership skills ensure excellent coordination between stakeholders and subcontractors.

RELEVANT PROJECTS

- City of Gainesville Thomas Center Renovations
- City of Gainesville Catalyst Bldg Renovations
- City of Gainesville Depot Building Egress Improvements
- City of Gainesville ADA Compliance Upgrades
- Chi University Small Animal Hospital
- Lake City Fire Station #2



STEVE ARRINGTON

Estimating Manager
Resides in High Springs
28 Years of Experience | 1 Years of Experience at OCI
North Carolina State University
B.S. Civil Engineering



BRAD PATTERSON

Superintendent
Resides in Gainesville
20 Years of Experience | 14 Years of Experience at OCI
Valdosta State University
B.S. in Health Fitness



CERTIFICATIONS

- LEED® AP
- OSHA 30-hour
- CPR/First Aid
- Engineering Training

BACKGROUND & PROJECT RESPONSIBILITIES

Estimating Manager Steve Arrington has a wide breadth of almost 30 years of industry experience. Having completed more than 50 projects as a Project Manager prior to transitioning to an estimating role, Steve has an intricate knowledge of best practices when it comes to construction cost containment and issue mitigation. His ability to cost-effectively navigate complex challenges coupled with his unparalleled attention to detail enable him to deliver the best possible price for every project he estimates.

Steve is an exceptional communicator and always goes the extra mile to ensure all critical project details are taken into account from the very beginning. As the leader of our estimating team, he is committed to exceeding all client expectations.

RELEVANT PROJECTS

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

CERTIFICATIONS

- Qualified Stormwater Management Inspector
- OSHA 30-Hour
- OSHA 10-Hour Safety
- OSHA Scaffolding
- OSHA All-Terrain Forklift

BACKGROUND & PROJECT RESPONSIBILITIES

Brad has more than 20 years of leadership experience in the building construction industry. As a Superintendent for Oelrich Construction, Brad ensures all major projects are delivered on time, on budget, and to the finest quality standards. He manages daily logistics, supervises all building trades, communicates relevant project information to trades, and records daily job-site activities. His health science/coaching background has informed his proactive approach to stakeholder safety, team building, and interpersonal communication.

Brad Patterson has extensive experience supervising, small and large, complex civil/horizontal construction, including brownfield soil remediation, roadway construction, utility infrastructure, and park development.

RELEVANT PROJECTS

- GRU 6th Street Gravity Sewer Replacement
- GRU Duckpond Water Main Replacement
- City of Gainesville South Main Street Reconstruction
- City of Gainesville 13th Street DNA Helyx Bridge
- University of Florida Broward Hall Renovations
- City of Gainesville Depot Park
- Chi University Small Animal Hospital
- UF Radio Road Roundabout Reconstruction
- UF McKnight Brain Institute MRI Replacement
- Lozano Dental Care
- Cade Museum
- UF Vet Med Clinical Skills Lab
- UF Vet Med Small Animal Hospital



YOSMANI GIL

Superintendent
Resides in Gainesville
9 Years of Experience | 4 Years of Experience at OCI
Santa Fe College
A.S. in Construction Management



CAMERON DAVISON

Superintendent
Resides in Gainesville
14 Years of Experience
3 Years of Experience at OCI



CERTIFICATIONS

- OSHA 30-hour
- CPR/First Aid
- FDOT Maintenance Traffic Control Advanced
- FDEP Stormwater Management Inspector

BACKGROUND & PROJECT RESPONSIBILITIES

Having more than 9 years of experience in the construction industry, Yosmani has been recognized for his project dedication, and strong technical and leadership skills. His experience with Oelrich Construction includes serving both the public and private sectors. Prior to joining the company he worked with a home builder and participated in the Rotational Internship Program with Oelrich Construction.

At OCI, Yosmani is responsible for QA/QC procedures, site supervision, and sub-contractor coordination. As a Superintendent, he is responsible for executing each project's management plan on site throughout all phases of the project. His focus is on helping to coordinate resources and information from day one through project completion.

RELEVANT PROJECTS

- City of Gainesville ADA Compliance Upgrades
- City of Gainesville Thomas Center Renovations
- Palms Medical Group Lake City
- McLeod General Trades Office/Warehouse
- GHA Caroline Manor Interior
- GHA Caroline Manor Exterior
- Lozano Dental
- Palms Medical Group Trenton

CERTIFICATIONS

- OSHA 30-hour
- CPR/First Aid
- FDOT Maintenance of Traffic Advanced
- Heavy Equipment Operator - Class 5

BACKGROUND & PROJECT RESPONSIBILITIES

Cameron has over 13 years of construction experience ranging from residential construction superintendent to project management specializing in fire, water, and wind mitigation.

At OCI, Cameron brings a vast knowledge of construction management to his role. His responsibilities include site supervision, maintaining clear lines of communication between project management & subcontractors, and overall quality control.

Cameron's diverse experience with many types of construction, both residential and commercial, as well as his background with safety implementation make his role vital to the overall success of projects for the City of Gainesville and Gainesville Regional Utilities.

RELEVANT PROJECTS

- City of Gainesville ADA Compliance Upgrades
- Alachua County Tax Collector NW Branch
- Lake City Fire Station #2
- Chi University Small Animal Hospital
- UF Radio Road Roundabout Reconstruction
- UF McKnight Brain Institute MRI Replacement
- Lozano Dental Care
- Cade Museum
- UF Vet Med Clinical Skills Lab
- UF Vet Med Small Animal Hospital



AUSTIN NICHOLS

Assistant Project Manager
Resides in Alachua
3 Years of Experience | 3 Years of Experience at OCI
Santa Fe College
Associate of Arts



LOURDES PTSCHELINZEW

Assistant Project Manager
Resides in Gainesville
18 Years of Experience | 5 Years of Experience at OCI
University of Florida
PhD in Construction Mgt., MEng
Bachelor of Science, Civil Engineering



CERTIFICATIONS

- OSHA 30-hour
- CPR/First Aid
- FDOT Temporary Traffic Control
- FDEP Stormwater Management Inspector

BACKGROUND & PROJECT RESPONSIBILITIES

Austin has been with OCI since the beginning of his career and grown with the company. He is a hardworking and dedicated contributor to OCI's project teams and has extensive experience working on projects with the City of Gainesville and Gainesville Regional Utilities.

As Assistant Project Manager, Austin's responsibilities engage the construction process at every level. He is responsible for quality control, site documentation, and coordination of project engineers and subcontractors. Austin's responsibilities range from billing quality control to project documentation. His role also includes the coordination of project engineers. His high degree of detail orientation and professionalism make Austin an invaluable member of OCI's construction team.

RELEVANT PROJECTS

- GRU SW 6th Street Gravity Sewer Replacement
- City of Gainesville ADA Compliance Upgrades
- City of Gainesville Thomas Center Renovations
- GRU Duckpond Water Main Replacement
- GRU Kanapaha WRF Headworks
- GRU Kanahapa WRF Operations Center
- GRU Sludge Solids and Dewatering Improvements
- UF Vet Med Surgical Renovation
- UF Vet Med Anatomy Lab Addition
- UF Reitz Union Landing

CERTIFICATIONS

- LEED® Green Associate™
- OSHA 30-hour
- CPR/First Aid

BACKGROUND & PROJECT RESPONSIBILITIES

Before joining Oelrich, Lourdes served as a Chief Design Engineer, designing and repairing steel girders per specifications and managing job workflow between engineering and fabrication deadlines. Her civil engineering background supports her attentive approach to construction management. With a strong blend of research, academic, and field work experience, she is responsible for spearheading project coordination, document management, scheduling, and quality control.

In her role as an Assistant Project Manager at Oelrich Construction, Lourdes is a pivotal component to the implementation of project management plans across all project phases, facilitating the seamless coordination of resources and information from project inception to completion.

RELEVANT PROJECTS

- City of Gainesville ADA Compliance Upgrades
- City of Williston Drainage Improvement Projects
- Alpha Chi Omega Sorority Renovations
- Williston Arcade & Main Street Enhancements
- Alachua County Tax Collector Northwest Branch
- City of Williston City Hall
- Gilchrist County Courthouse Renovations
- Meridian Behavioral Healthcare Renovations
- Palms Medical Group Trenton
- U.S. Department of Veterans Affairs Renovations
- DCA Celebration Pointe - Tioga Dental



CHRISTINA ALEXANDRA

Assistant Project Manager

Resides in Gainesville

8 Years of Experience | 4 Years of Experience at OCI

Florida International University
B.S. in International Relations



DAMIAN RILEY

Assistant Superintendent

Resides in Jonesville

28 Years of Experience | 2 Years of Experience at OCI



CERTIFICATIONS

- Certified Associate in Project Management (PMI)
- OSHA 30-hour
- CPR/First Aid
- FDOT Temporary Traffic Control

BACKGROUND & PROJECT RESPONSIBILITIES

Fluent in Spanish and English, Christina's experience includes both the public and private sectors. She holds experience overseeing new construction and renovation projects. As Assistant Project manager, she executes each project management's plan throughout all phases of the project by coordinating resources and information from inception to project completion. Her strengths include project management, communication, and quality control.

Christina has nearly 7 years of experience in the construction industry. As Assistant Project Manager at Oelrich Construction, she assists in the execution of the management plan throughout all phases of the project by helping to coordinate resources and information from inception to project completion.

RELEVANT PROJECTS

- City of Gainesville ADA Compliance Upgrades
- City of Gainesville Thomas Center Renovations
- Chi Small Animal Hospital
- Lake City Fire Station #2
- Springhill Equine Addition
- FDACS BSL 3 Lab HVAC Renovation
- UF Communicore Lab Renovation
- Meridian CSU Addition & Renovation
- UF OSMI 2nd & 3rd Floor Renovations
- Sigma Kappa HVAC Renovation

CERTIFICATIONS

- OSHA 30-hour
- CPR/First Aid
- FDOT Maintenance Traffic Control Advanced
- FDEP Stormwater Management Inspector
- ASHE ICRA 2.0: Improving Patient Protections

BACKGROUND & PROJECT RESPONSIBILITIES

Having more than 25 years of experience in the construction industry, Damian has a strong affinity for management, leadership and coordination. Prior to joining Oelrich Construction, he owned and operated his own Hardscape Construction business for several years, acquired his Residential Contractor's License, CRC1329813, successfully managed 45 employees, and worked for several years within the subcontractor trade market.

As an Assistant Superintendent, he is able to utilize his skills in organization, communication, and extensive experience with general subcontractors to facilitate smooth coordination on each jobsite he is a part of. He is a valuable team member that has proven experience.

RELEVANT PROJECTS

- City of Gainesville ADA Compliance Upgrades
- City of Gainesville Thomas Center Renovations
- UF Reitz Union Landing
- Springhill Equine Addition
- City of Gainesville Depot Building Egress Improvements
- Williston Arcade & Main Street Enhancements
- UF Campus Locksets Upgrades
- UF MSB M1-24B Telecom Room



C

Project Understanding & Approach

City of
Gainesville

**GRU**SM
More than Energy



SCOPE OF WORK

Project Understanding

Oelrich Construction understands the City of Gainesville and Gainesville Regional Utilities are looking to hire professional Construction Management firms to provide continuous Construction Management At-Risk services for projects below \$4,000,000. We understand the scope of these projects will range from roadways, utilities, stormwater, sewage, parks & recreation, water treatment facilities, new construction, rehabilitation / adaptive reuse, complex MOT, and more.

As your construction manager, it is critical that we not only grasp the weight of the investment the City of Gainesville and Gainesville Regional Utilities are prepared to make in upgrading historic infrastructure, improving roadways, providing spaces for community recreation and fellowship, etc., but that we also anticipate the many factors of construction that will be essential to collaboratively discuss and plan on the front end. It is only through the development of a well-informed, custom approach that we will be successful in carrying out these projects and being the best stewards of your taxpayer dollars.

Lessons Learned

From our 20 years of experience performing this kind of work, Oelrich Construction has a multitude of “lessons learned” that will ensure each of your projects are delivered with maximum lifetime value. To do so, we have laid out the critical elements to success on public works, utilities, and parks & recreation projects:

- ★ Early identification of existing utility systems
- ★ Practical means + methods to anticipate and avoid issues
- ★ Best Management Practices (BMPs) plan development, implementation, & tracking
- ★ Public communication and outreach to maintain positive public sentiment at all times
- ★ Testing: density testing, mandrel testing, pressure tests, wet tests, gas tests
- ★ Maintenance of all test records
- ★ Staying within the geographic limits of construction
- ★ Seasonal resiliency of installed systems
- ★ Early permitting

Specific to Public Works:

- ★ Erosion mitigation
- ★ MOT planning & execution
- ★ Maintaining clean water on jobsites at all times

- ★ Rain gauge and daily documentation
- ★ Sediment runoff prevention through silt fencing, turbidity curtains, storm drain filters, and gutter buddies
- ★ Road damage mitigation: preventing impact on roadway grade, markings, sidewalks, RPMs, curbs, etc.
- ★ Stormwater management during and after construction

Specific to Utilities:

- ★ Bypass planning, install, execution, and monitoring
- ★ Careful handling of historic infrastructure
- ★ Outage coordination with local residents and businesses
- ★ Material selection and install exactly as specified

Specific to Parks & Recreation:

- ★ Inform the public; they want to know what’s going on
- ★ Protect the public; safe separations, accessible routes, & clean site 24/7
- ★ Watch out for local wildlife, as existing parks are home to many
- ★ Coordination with specialty vendors (i.e. playground equipment, splash pads, illuminated waterfalls etc.)
- ★ Minimize footprint in existing parks so people can enjoy while work is happening





SCOPE OF WORK - CONTINUED

Important Considerations

When carrying out the City of Gainesville and Gainesville Regional Utilities's minor projects under this continuing service contract, there are 5 critical aspects that must be kept front of mind across each project during both the preconstruction planning phase and throughout construction itself. These factors directly determine overall project success:

- 1 Bypass
- 2 MOT
- 3 Testing, Inspections, & Records
- 4 Public Sentiment
- 5 Existing Utility Locates

Our staff is equipped with all of the knowledge, dedication, and discipline required to appropriately plan and account for all minute details of these critical project components. Our team will stay vigilant throughout the entire process and will act as the City of Gainesville and Gainesville Regional Utilities's dedicated partners. We will be servant leaders for the City, never failing to deliver on our promise to be the best stewards of your tax dollars.



Benefits of CMAR with Oelrich

As a highly experienced professional construction management firm, Oelrich will deliver the City of Gainesville and Gainesville Regional Utilities the following benefits across all projects encompassed within this contract:

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





FORMULATING THE PLAN

Defining Success

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

- Best budget
- Best schedule
- Stakeholder involvement
- On-time start
- On-time finish
- Online date
- Correct scope of work
- Correct material specifications
- Redundancy in execution
- Installed as designed
- Operates as designed
- Quality products
- Quality construction
- Warranty
- Will stand the test of time



Our Formula

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

1 **Discovery**

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

2 **Research**

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

3 **Development**

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

4 **Execution**

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

5 **Accountability**

We will always stand behind our product and our services. Even beyond substantial completion, we will ensure your complete satisfaction.

YOUR SUCCESS... IS OUR SUCCESS

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



CONSTRUCTION MANAGEMENT SERVICES

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

Preconstruction

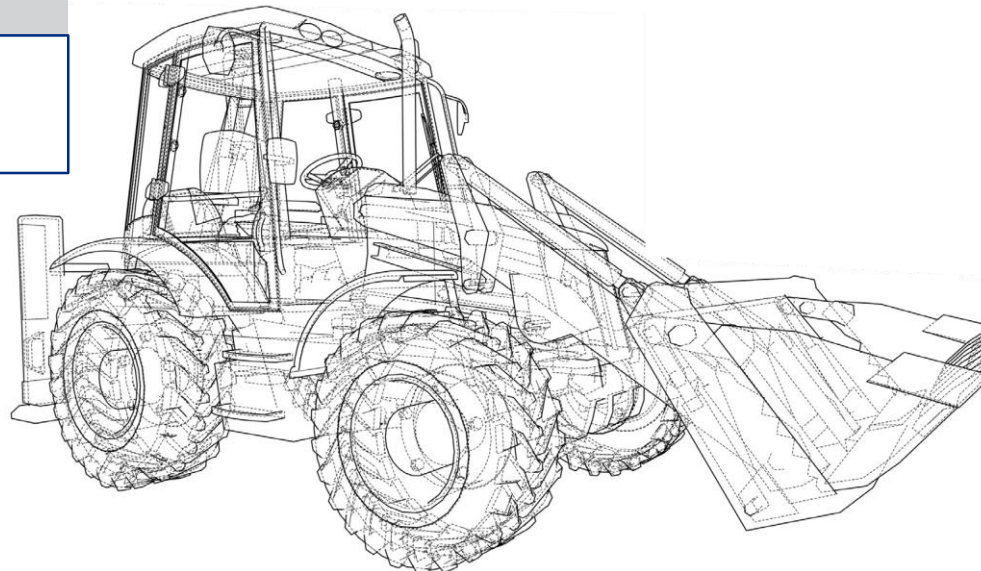
- Design Meeting Management
- Schedule Design
- Plan Review & Constructability Assessment
- Quantity Take Off
- Cost Assignment
- Historical Cost Database
- RS Means – Online Market Cost Tool
- Vendor Engagement
- Iterative Cost Estimates
- Building Connected – Online Bid Management
- Disadvantaged Business Enterprise Program
- Subcontractor Bid Instructions
- Subcontractor Bid Analysis
- Subcontractor Scope Reviews
- Subcontract Management
- Value Engineering
- Immediate Procurement Program (IPP)
- Guaranteed Maximum Price Delivery
- Buyout Summary
- Cost Control
- AHJ Coordination
- Permitting
- MOT Plan
- Owner Direct Purchase

Construction

- Utility Locate Plan
- Safety Program & Enforcement
- Project Security
- Builder's Risk & General Liability Coverage
- Payment & Performance Bonds
- Schedule Management
- Site Utilization Planning
- Cost Containment
- Material & Manpower Logistics
- Waste Management Plan
- Subcontractor Management & Coordination
- OAC Meetings
- Vista Viewpoint – Online Project Management
- Submittals, RFIs, & COPs Processing
- Pay Applications & Disbursements
- Quality Assurance & Quality Control
- AHJ Inspections
- Bypass Planning & Outage Coordination
- Public Outreach
- Testing Logs & Record Maintenance

Closeout

- Closeout Manual Delivery
- Owner / Operator Training
- 1 Year Warranty

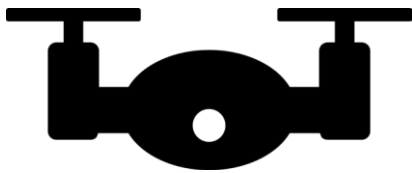




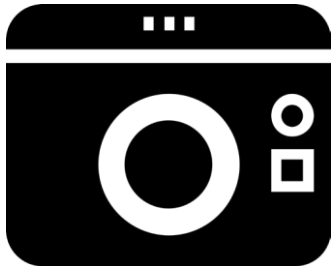
VALUE ADDED SERVICES



Community engagement services



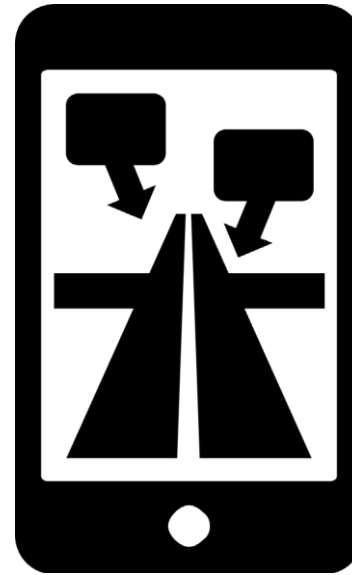
Drone progress photos and videos



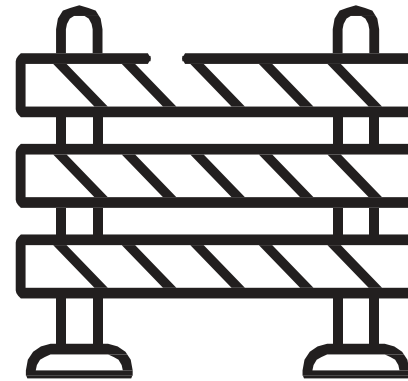
Professional completion photos taken by Johnston Photography



Time-lapse recording of project progress



Project updates featured on social media



Jobsite fence wrap with your branding and Project Name

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



PRECONSTRUCTION





PRECONSTRUCTION

Setting the Stage For Phenomenal Delivery

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

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

Timeframe for Response

As soon as the City of Gainesville or Gainesville Regional Utilities call with a new project, our team will begin working immediately. See the chart below for a general timeframe for response.

Kickoff Meeting

★ *Scheduled within 1 week

GMP Development

■ ■ ■ 3 wks

GMP Delivery

★

Owner Review

■ ■ ■ 3 wks

Notice to Proceed

★

[-----7 weeks-----]

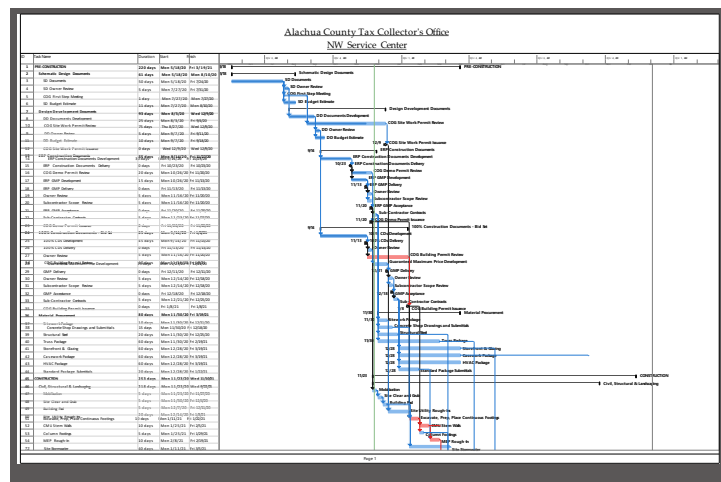
various design options, review iterative cost estimates, discuss scheduling milestones, and maintain a clear task-list to ensure every team member is held accountable. These sessions will allow our many teams to become one, setting a working relationship and operational pace that will last through the length of the projects.

Scheduling

In the early DRD sessions, Oelrich Construction will bring forth a proposed milestone schedule for construction that outlines all major milestones and critical path items. You will be able to ask questions and provide feedback so that the schedule can be custom-tailored to the needs of the City of Gainesville and Gainesville Regional Utilities and your citizens.

The construction schedule will be a fluid document during the preconstruction phase that Oelrich Construction will constantly update and adapt as the projects details become finalized. Oelrich Construction will hold the team to an aggressive schedule that starts on time, minimizes boots-on-the-ground time, and finishes on time to save the City money. We will assess the potential benefits of dividing the construction into phasing components, aiming to minimize costs and expedite the completion of the projects.

A sample milestone schedule is shown below.



Discovery-Research-Development Sessions

Immediately upon project award, our team will sit down with the City and the team of Engineers to collaborate through a series of Discovery – Research – Development (DRD) Sessions. During these sessions, we will establish a mutual understanding of all project requirements, explore and weigh



QUALITY



COST SAVINGS



MAXIMUM VALUE



PRECONSTRUCTION - CONTINUED

Plans & Budget Iterations

As the DRD sessions progress, our team will bring deliverables to the City for discussion. At each iteration of plan development, Oelrich Construction will provide the accompanying budget estimates for value-based guidance along the way. These budget estimates will be based on an expansive in-house database of historical costs, RS Means' library of current regional pricing indexes, and current market pricing feedback from our trusted subcontractor partners.

RSMeans data

The City of Gainesville and Gainesville Regional Utilities will be able to make value-based decisions at each iteration of the construction plans, given the transparent nature of the budget estimates. To aid in these decisions, Oelrich Construction will maintain a Value Engineering Log that outlines the financial benefit of potential trade-offs that do not reduce the desired intent of the projects in any way.

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

and bypass logistics are a few examples of the types of items that will be discussed during a Constructability Review.

MOT Design

If needed, our team will work with the City of Gainesville and Gainesville Regional Utilities and FDOT to design an MOT plan that eliminates any disruptions to the flow of traffic throughout all utility and public works projects. We will create this plan early on in the preconstruction process so that there is ample time to communicate the plan with the impacted residents and local businesses.

Early Permitting & Test Scheduling

We will engage the following agencies early on to secure our seat in their respective queues and to gather their input during the planning phase. We understand the critical importance of coordinating with these agencies early on and throughout any City of Gainesville or Gainesville Regional Utilities project. We have extensive experience coordinating with these agencies.



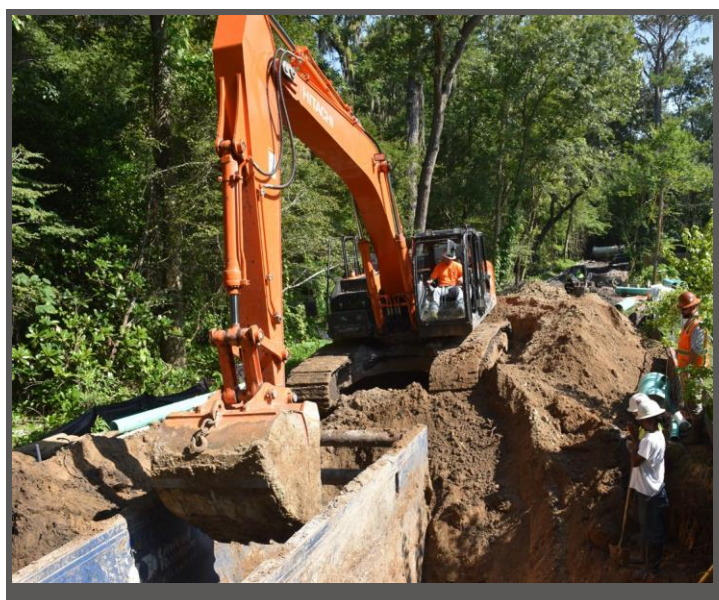
Bypass Logistics Plan

During the DRD sessions, our team will present the City of Gainesville and Gainesville Regional Utilities with a detailed plan for bypass, if applicable to the project's scope of work. Developing a thorough plan for bypass with many layers of redundancy is paramount to the success of utilities and public works projects.

Alachua County Tax Collector's New Northwest Public Branch Service Center						
Overview - Budget Iterations and GMP						
Item Package	Package Description	Base of Design Conceptual Budget	Current Design Conceptual Budget	Design Development Review 1 Budget	Design Development Review 2 Budget	100% Construction Documents GMP
BP 2A	Demolition	\$ 21,000	\$ 21,000	\$ 18,800	\$ -	\$ -
BP 2B	Adoption, Abandonment	\$ 25,000	\$ 25,000	\$ 18,800	\$ -	\$ -
BP 3A	Excavate	\$ 208,450	\$ 208,450	\$ 146,134	\$ -	\$ 153,304
BP 3B	Excavate - Concrete Footing	\$ -	\$ -	\$ -	\$ -	\$ 153,000
BP 3C	Excavate - Concrete Footing	\$ 338,363	\$ 338,363	\$ 199,094	\$ -	\$ 187,071
BP 3D	Masonry - Architectural	\$ 208,448	\$ 208,448	\$ 198,038	\$ -	\$ 181,480
BP 3E	Structural Steel	\$ 208,448	\$ 208,448	\$ 122,000	\$ -	\$ 160,000
BP 3F	Pre-Engineered Metal Truss	\$ -	\$ -	\$ -	\$ -	\$ 246,495
BP 3G	Misc. Metal	\$ 145,132	\$ 145,132	\$ 13,000	\$ -	\$ 8,000
BP 3H	General Steel	\$ 65,500	\$ 65,500	\$ 22,813	\$ -	\$ -
BP 3I	Roofs, Gutters	\$ 65,500	\$ 65,500	\$ 41,843	\$ -	\$ 50,070
BP 3J	Architectural Casework	\$ 71,875	\$ 71,875	\$ 8,204	\$ -	\$ 5,000
BP 3K	Demolition and Interpenetration	\$ 143,434	\$ 143,434	\$ 104,444	\$ -	\$ 147,270
BP 3L	Thermal Insulation	\$ 143,434	\$ 143,434	\$ 104,444	\$ -	\$ 147,421
BP 3M	Roofing	\$ 314,833	\$ 314,833	\$ 195,999	\$ -	\$ 199,000
BP 3N	Roofs and Gutters	\$ 65,500	\$ 65,500	\$ 30,000	\$ -	\$ 30,000
BP 3O	Roofing	\$ 238,300	\$ 238,300	\$ 165,999	\$ -	\$ 169,000
BP 3P	Roofing - Membrane	\$ 208,450	\$ 208,450	\$ 122,813	\$ -	\$ 120,347
BP 3Q	Roofing - EPDM	\$ 65,500	\$ 65,500	\$ 73,375	\$ -	\$ 67,287
BP 3R	Acoustical Ceilings	\$ 65,500	\$ 65,500	\$ 48,843	\$ -	\$ 48,843
BP 3S	Partitions	\$ 34,725	\$ 34,725	\$ 30,303	\$ -	\$ 30,200
BP 3T	Partitions	\$ 34,725	\$ 34,725	\$ 30,303	\$ -	\$ 30,200
BP 3U	Partitions	\$ 34,725	\$ 34,725	\$ 30,303	\$ -	\$ 30,200
BP 3V	Partitions	\$ 34,725	\$ 34,725	\$ 30,303	\$ -	\$ 30,200
BP 3W	Partitions	\$ 34,725	\$ 34,725	\$ 30,303	\$ -	\$ 30,200
BP 3X	Partitions	\$ 34,725	\$ 34,725	\$ 30,303	\$ -	\$ 30,200
BP 3Y	Partitions	\$ 34,725	\$ 34,725	\$ 30,303	\$ -	\$ 30,200
BP 3Z	Partitions	\$ 34,725	\$ 34,725	\$ 30,303	\$ -	\$ 30,200
BP 4A	Electrical Safety and Security	\$ 27,875	\$ 27,875	\$ 18,443	\$ -	\$ 18,443
BP 4B	Security	\$ 481,800	\$ 481,800	\$ 348,861	\$ -	\$ 348,861
BP 4C	Planning and Landscaping	\$ 41,700	\$ 41,700	\$ 40,700	\$ -	\$ 40,700
Contingency		\$ 330,557	\$ 247,554	\$ 198,492	\$ -	\$ 195,236
Staffing Costs		\$ 291,200	\$ 291,200	\$ 291,200	\$ -	\$ 291,200
Total of Project Costs		\$ 4,194,286	\$ 4,311,566	\$ 4,367,287	\$ -	\$ 4,060,208
City & General Conditions Fee		\$ -	\$ 237,138	\$ -	\$ -	\$ 237,138
Subtotal		\$ 4,194,286	\$ 4,548,704	\$ 4,367,287	\$ -	\$ 4,297,346
Total Allowance Contingency		\$ 4,194,286	\$ 4,548,704	\$ 4,367,287	\$ -	\$ 4,060,208
Construction Management Fee		\$ 41,800	\$ 41,800	\$ 41,800	\$ -	\$ 41,800
Items		\$ 23,000	\$ 23,000	\$ 23,000	\$ -	\$ 23,000

Constructability Review

Throughout these sessions, Oelrich Construction will also contribute a thorough Constructability Review of the plans to address all items that may not be accounted for that could potentially create issues during the construction phase. This will be a critical component of the DRD sessions, as a repetitive Constructability Review process ensures the projects will be built efficiently, accurately, and cost-effectively. Site condition concerns, material delays, subcontractor coordination issues,





PRECONSTRUCTION - CONTINUED

Immediate Procurement Program

Another critical component at this phase of the preconstruction process is the early identification of materials with long lead times due to the current market constraints. Oelrich Construction will not let material delivery delays impact your projects construction timeline. With a formal Immediate Procurement Program, Oelrich Construction will:

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

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

Depending on the project, packages that we will be building an IPP plan for may include:



- Precast Water, Storm, & Sewer Structures
- Water Treatment Equipment
- Piping
- Primary Electrical Gear – Transformers, CT Cabinets, & Meters
- Secondary Electrical Gear – Main Distribution Panel, Sub-Panels, & Components
- Emergency Generator & Automatic Transfer Switch

Final Plans, Schedule, & GMP

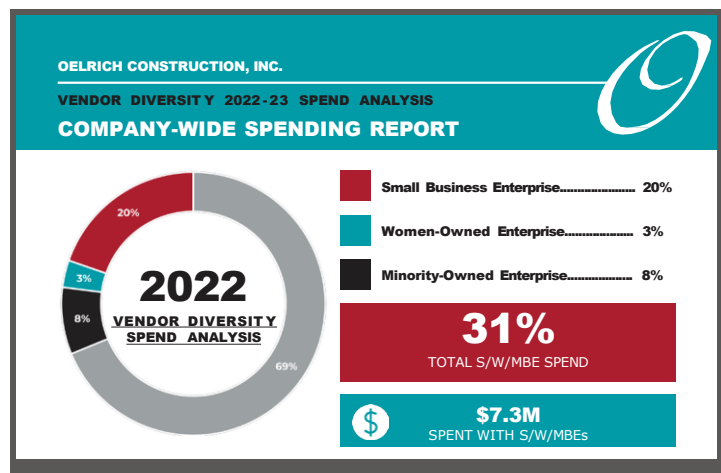
Once the plans are complete, the DRD sessions will culminate with a Guaranteed Maximum Price (GMP) proposal and complete milestone schedule for construction from Oelrich Construction. Once approved, Oelrich Construction will move on to the Competitive Bidding phase of the estimating process.

Competitive Bidding

Our 19 years in the construction management business will allow us to leverage our network of more than 1,500 trusted subcontractor partners to bring you the lowest qualified price for each division of labor required to satisfy each project’s scope of work. Our estimating team will create trade specific bidding instructions culminating in a comprehensive bid manual to ensure that bids are accurate and easy to compare with one another. We will electronically release the project bidding documents to our entire network using the Building Connected platform to ensure that each division of labor receives 3 to 5 competitive bids.



We will also deploy our Disadvantaged Business Enterprise Program to provide an opportunity to all businesses of the local market be a part of these projects. Our Disadvantaged Business Enterprise program holds us accountable to consistently achieving 30% S/W/MBE spend company-wide. Below you can see our 2022 Company-Wide S/W/MBE Spending Report.



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



PRECONSTRUCTION - CONTINUED

In-Depth Scope Reviews

Once the final GMP is approved and the schedule is set in stone, the Oelrich Preconstruction team along with our Operations staff will sit down with each subcontractor to perform a detailed review of their scope of work long before construction of each project begins. This process is critical, as it allows our team to identify any scope holes and gives us the opportunity to communicate with our subcontractor partners to ensure they are equipped with all of the tools necessary to fulfill their scope requirements. We go through each scope item one by one to remove any opportunities for confusion or miscommunication. Experience, financial capability, and insurability are other important areas we ensure meet our standards and the City's standards to mitigate risks to the projects. A buyout summary is provided at the conclusion of the scope review phase with a list of recommended subcontract awards and total amount of bid savings. An example of a buyout summary is shown below:

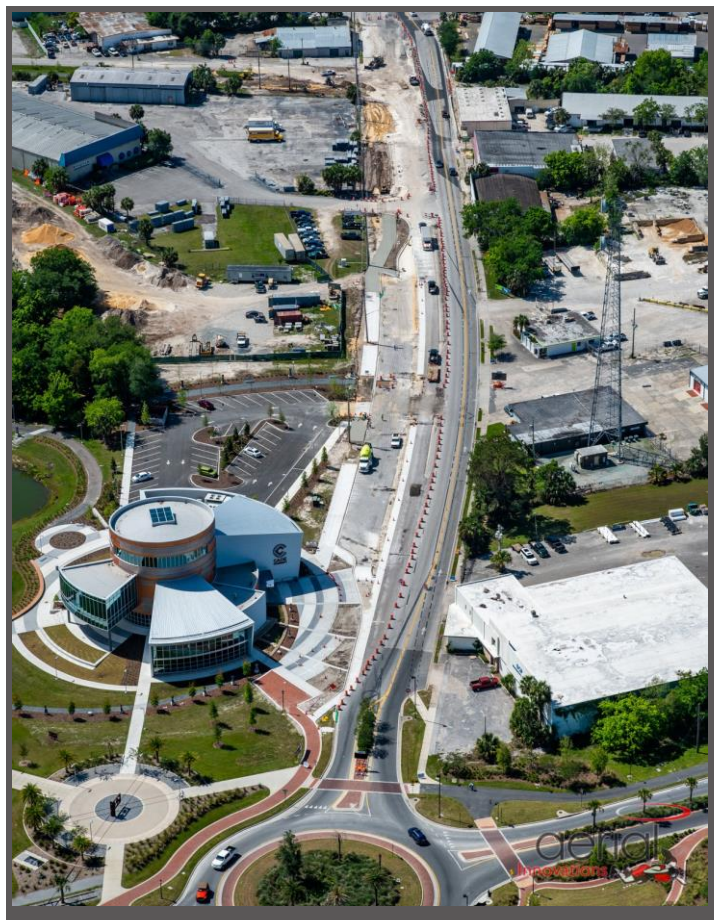
Alachua County Tax Collector's New Northwest Public Branch Service Center						
GMP Buy-Out Overview						
Sub Package	Package Description	Est. - Call & Standard GMP 1/13/2020	100% Construction Documents GMP 1/13/2020	Subcontractor Buy-Out 1/13/2021	Sub-Contractor Award	Over/Under (\$)
BP 3A	Concrete	\$ 113,304	\$	\$ 78,770	Green Construction	\$ (34,534)
BP 3B	Structural Reinforcing Formwork	\$ 139,998	\$	\$ 100,364	Forming Star Construction	\$ (39,634)
BP 4A	Masonry - Structure	\$ 13,871	\$	\$	Green Construction	\$ (13,871)
BP 4B	Masonry - Architectural	\$ 22,279	\$	\$ 21,761	Val-Cresting Masonry	\$ (518)
BP 2B.1	Masonry - Architectural Allowance	\$ 22,279	\$	\$ 22,279		\$
BP 3A	Structural Steel	\$ 8,287	\$	\$ 7,530	Evolution 3 Steel	\$ (757)
BP 4B	Masonry/Reinforcing Material Issues	\$ 48,029	\$	\$	Central Florida Buyout	\$ (48,029)
BP 5C	Misc Metals	\$ 8,000	\$	\$ 8,000		\$
BP 5D	Architectural Casework	\$ 56,070	\$	\$ 55,581	Franklin Cabinetry	\$ (489)
BP 7A	Sanitaryware and Waterlogging	\$ 7,937	\$	\$ 7,937	Strong Waterlogging	\$
BP 7B	Plumbing Installation	\$ 42,779	\$	\$ 42,284	Plumbing Team	\$ (495)
BP 7C	Heating	\$ 245,412	\$	\$ 245,412	Plumb Heating	\$
BP 8A	Doors and Hardware	\$ 10,800	\$	\$ 10,481	Taylor, Cotton, & Hedy	\$ (319)
BP 8B	Hardware	\$ 179,850	\$	\$ 179,850	Proction Glass	\$
BP 8C	Support Metal Assemblies	\$ 145,390	\$	\$ 145,390	Central Florida Buyout	\$
BP 8D	Miscellaneous E.P.C. Fixtures	\$ 76,559	\$	\$	Central Florida Buyout	\$ (76,559)
BP 8E.1	Miscellaneous E.P.C. Fixtures Allowance	\$ 76,559	\$	\$ 76,559		\$
BP 9C	Architectural Glass	\$ 17,200	\$	\$ 17,200	Academy	\$
BP 9D	Painting	\$ 26,821	\$	\$ 27,287	Proction Coatings	\$ (466)
BP 9E	Painting	\$ 69,199	\$	\$ 69,199	Proction Coatings	\$
BP 22A	Specialties	\$ 277,795	\$	\$ 275,280	Melrose General Trades	\$ (2,515)
BP 22A.1	Specialties Allowance	\$ 277,795	\$	\$ 275,280		\$
BP 22A	Roofing	\$ 24,757	\$	\$ 24,757	Florida General Trade Roofing	\$
BP 22A	Roofing	\$ 24,757	\$	\$ 24,757	Comprehensive Energy Services	\$
BP 22A	HVAC	\$ 355,300	\$	\$ 352,407	New Day Mechanical	\$ (2,893)
BP 22A	Electrical	\$ 419,200	\$	\$ 419,200	Welding Electric	\$
BP 27A	Data, Audio, and Video	\$ 39,250	\$	\$ 39,250	Complete Network Services	\$
BP 28A	Electronic Safety and Security	\$ 4,800	\$	\$ 4,800	Green Protection	\$
BP 28A.1	Electronic Safety and Security Allowance	\$ 4,800	\$	\$ 4,800		\$
BP 31A	Signage	\$ 65,973	\$	\$ 65,973	Van Johnson & Son	\$ (65,973)
BP 32A.1	Signage Allowance	\$ 65,973	\$	\$ 65,973		\$
BP 32A	Painting and Landscaping	\$ 11,084	\$	\$ 10,504	Lawn Maintenance	\$ (580)
BP 32B.1	Painting and Landscaping Allowance	\$ 11,084	\$	\$ 11,084		\$
Total of all Packages		\$ 1,272,253	\$ 1,272,253	\$ 1,272,253	Buy-Out Savings	\$ (18,627)
Contingency	\$ 63,877	\$	\$ 63,877	\$ 181,169		
Staffing Cost	\$ 176,840	\$	\$ 176,840	\$ 203,680		
Total of Project Cost	\$ 1,518,970	\$ 2,452,970	\$ 3,897,134			
CM & General Conditions Fee	\$ 83,304	\$	\$ 134,008	\$ 238,411		
Subtotal	\$ 1,602,274	\$ 2,586,978	\$ 4,135,545			
Builder Risk Insurance	\$ 4,750	\$	\$ 10,860	\$ 17,610		
Payment and Performance Bonds	\$ 17,290	\$	\$ 26,980	\$ 44,270		
General Liability Insurance	\$ 16,712	\$	\$ 26,522	\$ 43,234		
Permit	\$ 28,399	\$	\$	\$ 38,599		
Total Amount	\$ 1,670,425	\$ 2,654,338	\$ 4,269,258			
				100% CD Buy-Out Savings	\$ 98,712	
				BP 32A.1 Buy-Out Savings	\$ 2,529	
				Total	\$ 101,241	

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

Owner Direct Purchase (ODP) Program

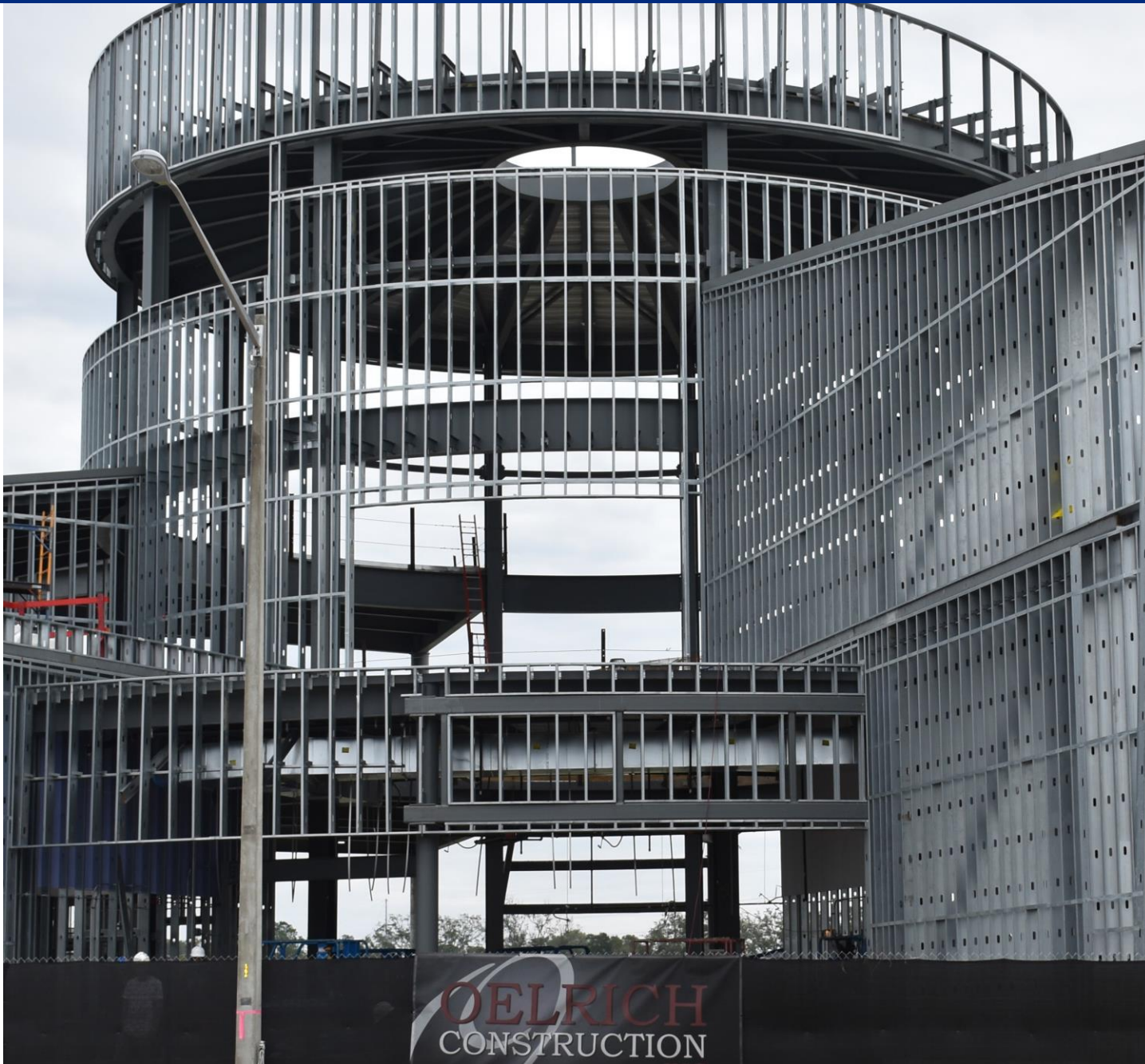
The Owner Direct Purchase Program is where the City of Gainesville and Gainesville Regional Utilities can leverage your tax-exempt status to achieve an additional 7% savings on materials. We will identify the best material & equipment packages for consideration, and guide the City on the best way to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

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





CONSTRUCTION





CONSTRUCTION

Field Management

The Oelrich Construction team is second to none when it comes to construction management. Our team members execute all project components with a level of discipline and dedication unlike any other. We will maximize your value throughout the length of the construction process and beyond by carrying out our full range of services. We have 8 points of emphasis that are the most essential components of our field management operations for public works, utilities, and parks and recreation projects:

- 1 Safety, MOT, & Site Logistics
- 2 Schedule Maintenance
- 3 Cost Containment
- 4 Document Management
- 5 Quality Control
- 6 Testing & Inspections
- 7 Bypass
- 8 Public Outreach

Safety

On all construction projects, maintaining a safe and secure jobsite at all times is paramount. Oelrich Construction will provide the City of Gainesville and Gainesville Regional Utilities with a 13-point project safety and security plan that outlines the safety protocols we will adhere to on-site at all times. An example project safety plan is shown below.

This plan takes into account all official safety requirements set by entities such as OSHA. Particularly with public works and utilities projects, maintaining safety at all times requires careful attention to detail and extreme discipline to ensure all appropriate safety precautions are being taken to avoid any catastrophic accidents on site. A major key to success is being able to anticipate and mitigate issues before they arise. This is where experience is invaluable. Our superintendents along with Safety Director Ian Brown have extensive experience working a wide breadth of projects, which they will apply to guarantee your jobsites are kept safe and secure at all times.

MOT

If needed, our team will oversee the execution of a detailed MOT plan to ensure there are no disruptions made to the flow of traffic around the jobsites. Our MOT oversight will not only guarantee an efficient traffic flow is maintained 24/7, it will reduce disruptions to pedestrians, protect the safety of all individuals involved, support timely completion of the construction projects, and aid in overall cost-reduction by saving the City time, thus money. We will develop an adaptive approach, phasing the MOT plan as the project progresses to keep the disrupted areas to a minimum at all times. Our team will frequently communicate the MOT plan phases with all local stakeholders to maintain positive public sentiment. A sample MOT plan is shown below.



PROJECT SAFETY PLAN		OELRICH CONSTRUCTION INC.
TABLE OF CONTENTS		PAGE
1.	EMERGENCY CONTACT LIST	03
2.	CONFINED SPACE ENTRY	05
3.	ICRA MANUAL	07
4.	ELEVATED WORK	23
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CONSTRUCTION - CONTINUED

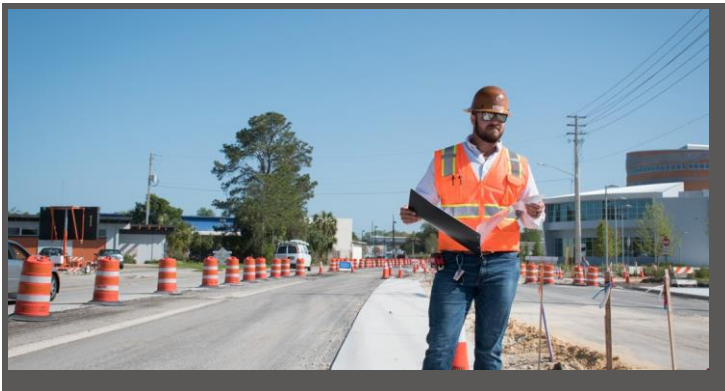


Site Utilization

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

Safety Inspections

Our on-site superintendents will conduct daily safety inspections throughout the length of the projects to hold all subcontractors accountable and Safety Manager Ian Brown will conduct weekly safety inspections to ensure safety protocols are being upheld by all of our team members.



Financial Safety

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

Schedule Maintenance

Our superintendents will be the leaders of managing the schedule throughout construction. Time is money, and the City of Gainesville and Gainesville Regional Utilities' money is precious. Our staff will take the deepest level of ownership to ensure the original schedule is met or beat.

Superintendents will host bi-weekly Owner/Architect/Contractor (OAC) meetings onsite with the engineering team and the City of Gainesville and Gainesville Regional Utilities to review any schedule updates. During these meetings, they will present a Bi-Weekly Lookahead (BWLA) schedule to illustrate specific details of the upcoming work to be conducted onsite. The BWLA will show all of the critical path

and non-critical path items to be performed in the next two weeks and which subcontractors will be performing the work. A sample BWLA schedule is shown below.

Alachua County Tax Collector NW Branch 1-27-24 to 6-9-24 BWLA Schedule		Month	Day	Month	Day	Month	Day	Month	Day	Month	Day
		May	27	May	28	May	29	May	30	May	31
		Monday		Tuesday		Wednesday		Thursday		Friday	
Critical Path Activity/Contractor											
Scope Site Prep, Utility, etc. New & Reuse Water and Sewer mains Frame Interior Partitions											
Sub Fostered Metal Panels & Columns											
Issues EIS Map											
ASPs Above Ceiling Rough In @ 2x10's & Joists Above Ceiling Rough In @ 2x4's @ Mechanical Rooms in Hall Rough In											
Inspections Above Ceiling LULU Check Sign-off Above Ceiling in Mechanical Rooms Framing & Gypsum Inspection											
Critical Path Activity/Contractor											
Scope Site Expanding Core @ Partitions											
Sub Set Gravelled Screen Metal Panels											
Issues Hanging Gypsum Board EIS Inspection											
ASPs Above Ceiling Rough In in Hall Rough In											
Inspections Gypsum Board Screen Partition Inspection											

The OAC meetings will ensure that the City of Gainesville and Gainesville Regional Utilities are well-informed about the current work going on and that our subcontractors are held accountable to the deadlines we have set.

Our superintendents will also conduct a weekly project update and safety meeting with the subcontractors. They will share the BWLA schedule, coordinate upcoming work efforts & deliveries according to the BWLA schedule, provide updates on current RFI's and construction document changes, and hold a toolbox talk to keep everyone up to date on the latest safety protocols.

Cost Containment

Even though the budget is set during preconstruction, we will go the extra mile to bring the City of Gainesville and Gainesville Regional Utilities as much cost savings during construction as possible. Our superintendents and project managers will work together to monitor and track construction costs at all times. Doing so will allow them to identify any cost-saving opportunities to immediately act upon. For example, they will keep track of load tickets and quantities of soil used to create the construction site. The superintendents will log and monitor the number of dumpsters used per week and enforce jobsite order and cleanliness by having the subcontractors provide daily clean-up.

All dollars saved during construction will go directly back to the City of Gainesville and Gainesville Regional Utilities.

CONSTRUCTION - CONTINUED



Document Management

Oelrich Construction understands the critical importance of proper document management and the way it impacts the City of Gainesville and Gainesville Regional Utilities. Keeping files in an easily accessible manner with a standard folder structure and consistent nomenclature is something we take very seriously.

Viewpoint Vista is our online project management tool that allows users to access project information anywhere and on any devices of their choosing. When processing Submittals, RFIs, and COPs, project managers will ensure these documents are stored within Viewpoint Vista for team review, transparent communication, and approval. We will also use Viewpoint Vista to maintain all daily logs, project photos, design documents, schedules, budgets, and technical documentation. All relevant team members at the City of Gainesville and Gainesville Regional Utilities will have 24/7 access to all project documents through Viewpoint Vista.



Federal Grant Reporting

Our team has extensive experience with Federal grant reporting. For example, we track all Davis Bacon requirements such as certified payroll documentation and verification of worker status and hours worked via monthly interviews. We've completed a multitude of projects funded by Federal grants, particularly for Orange County and the Gainesville Housing Authority.

Pay Applications

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

Quality Assurance / Quality Control (QA/QC)

Oelrich Construction commits to providing the City of Gainesville and Gainesville Regional Utilities with a finished product that meets the highest quality standards, no matter what. Our Operations Team leverages a 19-point QA/QC manual throughout the construction projects to ensure our quality standards are consistently being met

by subcontractors. Especially with horizontal construction projects, there is no margin for error. The Oelrich Construction QA/QC manual is the culmination of our most senior team members who have more than 20 years of hands-on experience. Superintendents will ensure all subcontractors strictly adhere to the guidelines set forth in our QA/QC manual, and frequently conduct checks on the jobsite using our trade-specific QA/QC checklists. A preview of our trade-specific QA/QC checklists is shown below.

DELRICH CONSTRUCTION EMPLOYEE HANDBOOK
QA/QC CHECKLIST

CSI DIVISION
31 00 00
EARTHWORK

QA/QC Checklist

31 00 00 DRAINAGE & UTILITIES:

Performed	Date	Initials	Responsibilities
			Coordinate inverts and elevations on existing and to be installed utilities.
			Check invert depths and slope as utilities are being installed.
			Monitor existing sub-grade for unsuitable soil. Replace with clean fill as required.
			Check soil density in lifts as shown in the specs while backfilling.

31 00 00 GRADING:

Performed	Date	Initials	Responsibilities
			Check fill material for debris, roots, rocks, etc.. Needs to be clean.
			Check layout of building footprint. Make sure pad is minimum 5 feet beyond limit.
			All sloped embankments need to have track marks running up hill, or rake flat before stabilization.
			Check soil density in lifts as shown in the specs while backfilling.
			Ensure that backfill is compacted to meet specs around stem-walls.

Testing & Inspections

Our Operations Team will also coordinate with the many Authorities Having Jurisdiction that are involved in the projects to ensure all testing and inspections are completed efficiently so that no delays to construction occur. They will communicate with the City of Gainesville and Gainesville Regional Utilities, the appropriate Water Management District, and FDOT in advance to be sure that our inspections and tests are scheduled and performed on time.



Once again, using our QA/QC program will ensure that each phase of construction will be ready for testing and inspection and pass without exception.

We also understand the critical importance of proper record keeping of all tests. We will maintain thorough documentation at all times and keep the test records on hand for 3 years after final completion.



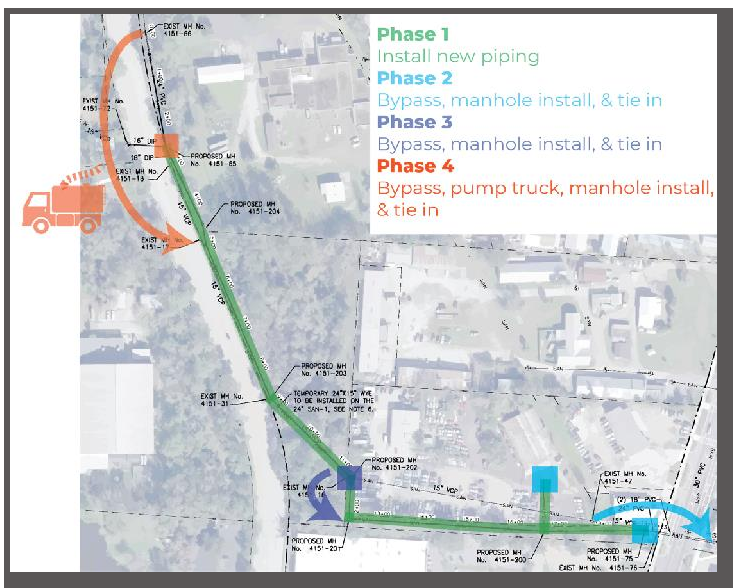
CONSTRUCTION - CONTINUED

Bypass

An essential component of most horizontal construction projects is bypass. We will do an in-depth assessment to determine the most efficient way to conduct bypass that keeps construction time to a minimum and all systems online at all times. Our team has laid out the important aspects of bypass that will be included in the plan we present to the City of Gainesville and Gainesville Regional Utilities and all relevant stakeholders:

- ★ Many Layers of Redundancy
- ★ Setup Plan
- ★ Run Plan
- ★ Demobilization Plan
- ★ Emergency Plan
- ★ 24/7 Oversight
- ★ Daily Maintenance
- ★ Correct Pipe Selection
- ★ No Outages
- ★ Minimal Noise Pollution
- ★ Phased Approach

Our superintendents will ensure every phase of our bypass plan is carried out with exact specificity. See below for a sample bypass phasing plan.



Public Outreach

One of the most critical aspects surrounding construction projects is ensuring the local citizens and businesses are properly informed of the work. This enables positive public sentiment to be maintained at all times. Our team takes the deepest level of dedication to make sure the public's needs are met. One of our frequent approaches is to go door-to-door to spread awareness and positivity about the upcoming construction project. This approach allows the public to feel cared for and considered in utilities and public works projects and sets reasonable expectations for the MOT they may encounter. See below for sample flyers we have hand delivered to nearby residents or businesses.

NOTICE TO RESIDENTS


We are scheduling the asphalt repairs to your driveway tomorrow January 31st. Please park any necessary vehicles onto the roadway before 8am so we do not block your access. After the paving is complete, we will remove the caution tape from your driveway indicating it is safe to drive on. Expect to use your driveway the same day.


Please let us know if you have any questions or concerns.



Comments or Concerns, please call:
Ethan Newport 352-246-6056
Andra Haynes, City PM 407-905-3170

Transforming Duckpond







The GRU Duckpond Water Main Replacement project is underway!

Expect exciting new changes around the Duckpond area!

For progress updates visit:

Questions, Concerns? Please contact:

<p>Justin Dean Field Engineer Oelrich Construction 352-660-4600</p>	<p>Javell Woods Project Manager Oelrich Construction 352-474-1735</p>	<p>Brad Patterson Senior Superintendent Oelrich Construction 352-514-7887</p>
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D

Qualifications of Firm

City of
Gainesville


More than Energy



Delivery Method:
CM At-Risk

Final Contract Value:
\$588K

Project Duration:
1 month

Completion Date:
December 2018

Key Personnel:

- Ivan Oelrich
- Matt Marino
- Javell Woods
- Brad Patterson
- Austin Nichols



GRU KANAPAHA WRF HEADWORKS

Gainesville, FL

PROJECT DESCRIPTION:

This project consisted of the full refurbishment of the Kanahapa Water Reclamation Facility Headworks. The KWRF processes thousands of gallons of sewage per minute. To refurbish this critical public works facility, our team designed a detailed phasing plan to ensure there were no disruptions to the flow at any time. We worked overnight to avoid rain and overflows, as overflows were a significant safety concern for workers. We led strict lock out tag out protocols and adhered to all confined space and fall prevention guidelines necessary to maintain safety at all times.

Overall, this project required significant coordination with the public works department and strict adherence to safety procedures. Work was done quickly to minimize the downtime of each section and to reduce the risk to workers. Our team managed all project components successfully and efficiently.

RELEVANCE:

- ✓ Water Reclamation Plant
- ✓ Bypass & Double Redundancy
- ✓ Tight Time-frame
- ✓ Strict OSHA Procedures
- ✓ Limited Laydown
- ✓ Operational Facility
- ✓ Critical Scheduling & Coordination

OWNER REFERENCE:

Rachel Lockhart | Gainesville Regional Utilities

- Email: lockhartra@gru.com
- Address: 4747 N Main Street, Gainesville, FL 32609
- Phone: (352) 393-1618



Delivery Method:
CM At-Risk

Size of Project:
32 Acres

Final Contract Value:
\$5.8M

Project Duration:
11 Months

Completion Date:
August 2016

Key Personnel:

- Ivan Oelrich
- Matt Marino
- Brad Patterson
- John Hunnicutt
- Javell Woods



DEPOT PARK

Gainesville, FL

PROJECT DESCRIPTION:

Listed on the National Register of Historic Places, Depot Park is anchored by a restored, 1860s-era train station that served as the City of Gainesville’s main railroad hub for 60 years. Initially an industrial brownfield site due to the site’s history as a rail yard, the park is now a blooming field of wildflowers and native plantings lined by decorative tracks that commemorate the former railroad transportation hub. During construction, our team managed the soil remediation process, carefully packaging and disposing of the soil onsite, as leftover residue remained.

The 32-acre park includes: a football field-sized children’s play area with nearly 10 play zones, two iconic gateway features, site lighting, landscaping, a water’s edge promenade designed to host food truck rallies and festivals, public pavilion’s, and a pedestrian bridge. Oelrich Construction managed the development of the fitness/vehicular access paths and a new parking lot. Project scope also included significant stormwater work, as Depot Park is a designated stormwater retention facility.

RELEVANCE:

- ✓ Parks & Recreation
- ✓ Significant Sitework
- ✓ Landscape & Hardscape
- ✓ Stormwater Management
- ✓ Adaptive Reuse
- ✓ Sustainability
- ✓ Utility Relocation
- ✓ Tight Time-Frame

OWNER REFERENCE:

Sarah Vidal-Finn | Gainesville CRA *(Point of Contact During the Project)*

- Email: svidac@aclib.us
- Address: 802 NW 5th Avenue, Suite 200, Gainesville, FL 32601
- Phone: (352) 334-3914



Delivery Method:
CM At-Risk

Final Contract Value:
\$7.0M

Project Duration:
12 Months

Completion Date:
July 2019

Key Personnel:

- Ivan Oelrich
- Matthew Marino
- Brad Patterson
- John Hunnicutt
- Javell Woods
- Ian Brown



SOUTH MAIN STREET RECONSTRUCTION

Gainesville, FL

PROJECT DESCRIPTION:

The South Main Street Reconstruction project included undergrounding utilities between Depot Avenue and South 16th Avenue. The multi-phased project involved the construction of pavement, lighting, drainage, sidewalks, utilities, furnishings, hardscape, and landscape elements. Through the duration of this project, our team replaced every single utility under South Main Street.

This complex reconstruction project required coordination with 40 business stakeholders, 2 neighborhoods, the City of Gainesville, GRU, and FDOT. Oelrich Construction was limited to working within the existing 100-foot right-of-way along the ¾-mile corridor. The project MOT plan was designed into 5 primary phases. The roadway was never shut down during construction. Our team took every precaution necessary to ensure public safety at all times. Additionally, we went door to door to keep the neighboring homeowners and business informed and to ensure there were no disruptions being made to their daily activities due to construction.

RELEVANCE:

- ✓ Roadwork
- ✓ Utility Restoration & Install
- ✓ 5-Phase MOT Plan
- ✓ Stormwater Management
- ✓ Limited Laydown
- ✓ Tight Time-frame
- ✓ Landscape & Hardscape
- ✓ Rehabilitation

OWNER REFERENCE:

Andrew Meeker | City of Gainesville *(Point of Contact During the Project)*

- Email: upstatemeeker7@ufl.edu
- Address: 802 NW 5th Avenue, Suite 200, Gainesville, FL 32601
- Phone: (352) 273-4009



Delivery Method:
CM At-Risk

Final Contract Value:
\$757K

Project Duration:
4 Months

Completion Date:
October 2019

Key Personnel:

- Ivan Oelrich
- Matthew Marino
- John Hunnicutt
- Javell Woods



GRU 4TH STREET GRAVITY SEWER

Gainesville, FL

PROJECT DESCRIPTION:

Situated on a busy residential street, this project consisted of the full replacement of gravity sewer lines under 4th Street in downtown Gainesville. The gravity sewer lines ran through multiple creeks, so the project required significant boring to route the new lines under the creeks successfully. Our team coordinated the setup and maintenance of full redundant bypass throughout the length of the replacement. Existing utilities were nearly a century old, which required careful maneuvering when removing them.

Our team built a detailed phasing plan, collaborating with GRU and the City of Gainesville, to ensure all minute details of construction were fully accounted for on the front end. This was critical to maintaining the fast paced schedule during construction. Additionally, we coordinated with all local residents and businesses to ensure no disturbances were made to their daily operations throughout the length of the project. Our team understands the critical importance of ensuring the customers of GRU are being extended the highest level of customer service through our team.

RELEVANCE:

- ✓ Sewer Bypass & Replacement
- ✓ Strict OSHA Protocols
- ✓ Tight Time-frame
- ✓ MOT
- ✓ Public Engagement
- ✓ Limited Laydown
- ✓ Critical Scheduling & Coordination

OWNER REFERENCE:

Andy Roberts | Gainesville Regional Utilities

- Email: robertsas@gru.com
- Address: 4747 N Main St, Gainesville, FL 32609
- Phone: (352) 334-3434



Delivery Method:
CM At-Risk

Final Contract Value:
\$1.1M

Project Duration:
5 Months

Completion Date:
November 2020

Key Personnel:

- Ivan Oelrich
- Matthew Marino
- Javell Woods
- Brad Patterson
- Austin Nichols



GRU DUCKPOND WATER MAIN

Gainesville, FL

PROJECT DESCRIPTION:

Located in one of Gainesville’s most historic neighborhoods, this project involved the major restoration of aging infrastructure and improvements to roads and pedestrian walkways. We were GRU’s favored partner on this project due to our proven commitment to neighborhood communication and expertise with utility coordination. Throughout the length of the project, we provided consistent updates to residents of this quiet neighborhood and kept pedestrian and vehicular traffic delays to a minimum. We are proud to report we did not receive a single resident complaint due to our proactive and personalized approach. The domestic water and sanitary sewer lines we replaced during this project were over 100 years old. Keeping the existing systems intact and operational without interruption was paramount to the success of this project. At one point in the project, we had to navigate the new water main line underneath Sweetwater Branch Creek. This required the use of a large boring machine and careful attention to detail. Our team managed all challenges exceptionally.

RELEVANCE:

- ✓ Utility Restoration & Install
- ✓ Stormwater Management
- ✓ Roadway & Hardscape
- ✓ Tight Time-frame
- ✓ Public Engagement
- ✓ Bypass
- ✓ MOT
- ✓ Limited Laydown

OWNER REFERENCE:

Andy Roberts | Gainesville Regional Utilities

- Email: robertsas@gru.com
- Address: 4747 N Main Street, Gainesville FL, 32609
- Phone: (352) 393-1639



Delivery Method:
CM At-Risk

Size:
12,000 SF

Final Contract Value:
\$685K

Project Duration:
10 Months
**split between phases*

Completion Dates:
Feb. 2017, Oct. 2022,
& April 2023

Key Personnel:

- Ivan Oelrich
- Matthew Marino
- John Hunnicutt
- Ian Brown
- Jerre Carr
- Christina Alexandra
- Lourdes Ptschelinzew
- Damian Riley
- Cameron Davison



COG THOMAS CENTER RENOVATIONS

Gainesville, FL

PROJECT DESCRIPTION:

This project was divided into three separate phases all performed at the Historic Thomas Center, an occupied city officials building. We completed work for the City of Gainesville Building Department and Codes Division, providing ADA compliance upgrades throughout the building. Upgrades included an exterior ramp, increased interior lobby space, new accessible desk stations, and bathroom upgrades throughout the building to bring it within the ADA compliant standard. Vital to our success on this project was our careful consideration for the historic nature of the building. We preserved old world finishes and masked new technology to highlight the building's rich heritage. While renovating the Code Enforcement offices, we installed a plexi peephole to showcase the original structure and materials of the iconic building that is now 113 years old. During construction, the building structure contained many unexpected elements from the past such as hidden support posts, unidentified utility pipes, and misaligned finish elements that were products of past renovations. To be successful, our team handled the unexpected finds with caution and efficiency.

RELEVANCE:

- ✓ Renovation / Revitalization
- ✓ Historic Preservation
- ✓ Occupied Building
- ✓ Tight Time-frame
- ✓ Limited Laydown
- ✓ Strict OSHA Protocols

OWNER REFERENCE:

Kurt Schuman | City of Gainesville

- Email: schumanka@cityofgainesville.org
- Address: 200 E University Ave, Gainesville, FL 32601
- Phone: (352) 393-8173



Delivery Method:
CM At-Risk

Size:
12,000 SF

Final Contract Value:
\$475K

Project Duration:
3 Months

Completion Dates:
January 2021

Key Personnel:

- Ivan Oelrich
- Matt Marino
- John Hunnicutt
- Ian Brown
- Javell Woods
- Austin Nichols



GRU KANAPAHA WRF SLUDGE SOLIDS DRAINAGE IMPROVEMENTS

Gainesville, FL

PROJECT DESCRIPTION:

Project scope included the complete installation of drainage, which impacted the flow of spillage during waste transfer. Following an extensive survey of the parcels impacted, our team completed the earthwork and grading necessary to redirect potential overflow. This included the removal and resetting of an existing sanitary trench drain, and placement of limerock and asphalt. Following the management of potential re-routing conflicts, we managed the work needed to address reconnections of existing sanitary sewer and stormwater systems.

Critical to our team's success on this project was open lines of communication with Gainesville Regional Utilities at all times. Not only was this project completed on a quick timeline, it required a lot of adaptation when problems were discovered. Our team managed all components at an aggressive operational pace to ensure timely completion and zero disruption to ongoing operations at the facility.

RELEVANCE:

- ✓ Tight Time-frame
- ✓ Water Reclamation Plant
- ✓ Sanitary Trench Drainage
- ✓ Strict OSHA Procedures
- ✓ Operational Facility
- ✓ Critical Scheduling & Coordination
- ✓ Stormwater Management

OWNER REFERENCE:

Rachel Lockhart | Gainesville Regional Utilities

- Email: lockhartra@gru.com
- Address: 301 SE 4th Avenue, Gainesville, FL 32601
- Phone: (352) 393-1618



E

LEED & Sustainability

City of
Gainesville

**GRU**SM
More than Energy

LEED & SUSTAINABILITY

Our Experience with LEED

Oelrich Construction has been a longstanding partner furthering the City of Gainesville and Gainesville Regional Utilities' commitment to improving the overall wellbeing and productivity of your facilities and the planet through supporting environmentally sustainable practices. Our team is intricately familiar with Green Globes and LEED requirements, as well as other related certifications. Multiple members of our staff are LEED or Green Globes certified, and all have extensive experience working on LEED-certified projects.

We are well equipped with the knowledge and experience required to make expert recommendations during the preconstruction stages for how to cost-effectively achieve the sustainability goals you set out to achieve. In the field, our team will relentlessly maintain our commitment to recycling construction debris, monitoring the use of low VOC materials, and maintaining clean and dry field techniques to optimize the facilities indoor air quality. For projects with specific LEED-certification goals, upon completion of work, we will submit credits and documentation to LEED Online.

Over the years, we have completed the following 7 LEED-certified projects:

- ★ UF Collaboration Commons at Marston Science Library: **LEED Gold**
- ★ UF-590 Veterinary Medicine Clinical Techniques and Research Lab: **LEED Gold**
- ★ UF-621 Veterinary Medicine Primary Care Addition: **LEED Gold**
- ★ UF Turlington Hall Addition and Plaza: **LEED Silver**
- ★ UF Corry Village 288: **LEED Silver**
- ★ UF Corry Village 282: **LEED Silver**
- ★ Alachua County Fire Station #1: **LEED Silver**





F

Supplier Diversity & Apprenticeship

City of
Gainesville





SUPPLIER ENGAGEMENT & APPRENTICESHIP

Our Diverse Supplier Engagement Program

Founded by U.S. Army veteran, Ivan Oelrich, our team uniquely recognizes the importance of engaging diverse personnel and vendors. In 2016, Oelrich Construction formed a diversity coalition designed to: increase our base of pre-qualified, small, local, minority, women-led vendor participation (S/W/MBE) firms, strengthen relationships and development opportunities with promising firms; and better track our utilization of these firms.

1 **Measurement and Tracking:**

Set a company-wide goal of 30% local, S/W/MBE vendors on capital projects. Encourage project specific goals of 15-25% participation. Assess financials regularly and report results.

• **Accessibility:**

When appropriate, split up bid packages into smaller contracts that may be more approachable for smaller vendors that may not otherwise meet the bonding requirements.

• **Vendor Outreach:**

Share vendor bidding opportunities on multiple platforms. Host project-specific, pre-bid meetings targeted at under-served vendor groups on large capital projects. Encourage eligible vendors to register as SWMBE businesses with the State.

• **Relationship-Building:**

Seek new relationships through events like small business fairs to identify prospective partners. Mentor small, rising firms through the Mentor Protege program.

• **Culture / Professional Development:**

Share diversity engagement success stories, support new ideas, and empower staff participation in supplier diversity conferences/events.



Furthering the Apprenticeship Program

To comply with Ordinance #200586 and to further the City's Apprenticeship Program, we have established the following Tracking & Monitoring Plan:

1 **Establish Metrics:**

Identify total apprentice / disadvantaged worker hours required for each subcontractor.

• **Accountability:**

During preconstruction, ensure each subcontractor has appropriate staffing plan to meet the requirements.

• **Documentation:**

Upload hours worked by apprentice / disadvantaged workers to Daily Log in Viewpoint Teams.

• **Assessment:**

Review apprentice / disadvantaged worker hours for each subcontractor weekly.

• **Assistance:**

Conduct monthly one-on-one review meetings with subcontractors and execute plan for improvement if needed, leveraging our connections with the Santa Fe College and Builders' Association of North Central Florida Apprenticeship Councils, as well as our relationship with Project Youth Build.



Acknowledgment

Oelrich Construction, Inc. (OCI) will make every reasonable effort to include certified SBE participation on any contract award under this RFQ. OCI shall comply with Ordinance #200586 and the City of Gainesville's Local Small Business Procurement Program, as described in Section 42-400 of the City of Gainesville's Purchasing Procedures. OCI shall comply with the commitment contained in OCI's Proposal, or as approved by the Office of Equity & Inclusion. OCI shall maintain all relevant records and information necessary to document compliance with Ordinance #200586 and the Local Small Business Procurement Program and shall provide proof of certification and shall allow the City to inspect and audit such records.



G

Required Forms & Documentation

City of
Gainesville


More than Energy

REQUIRED FORM A



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): Oelrich Construction, Inc.

DBA: Oelrich Construction, Inc.

Authorized Representative Name/Title: Ivan Oelrich / President

E-mail Address: ivan@oelrichconstruction.com

Street Address: 275 NW 137th Drive, Suite A

City, State, Zip: Jonesville, FL 32669

Mailing Address (if different): _____

City, State, Zip: _____

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

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) # None

REQUIRED FORM A - CONTINUED



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: **32-0128914**

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 (#**P04000144**) **64**

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.

**Policy attached on page 53*

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: **Ivan Oelrich**

DATE: **10/30/2023**

REQUIRED FORM B



REQUIRED FORM B DRUG-FREE WORKPLACE

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

Oelrich Construction, 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

Ivan Oelrich / President

10/30/2023

Date

REQUIRED FORM C



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.

Oelrich Construction, Inc.

Bidder's Name

Ivan Oelrich / President

Printed Name/Title of Authorized Representative

Signature of Authorized Representative

10/30/2023

Date

REQUIRED FORM D



REQUIRED FORM D CUSTOMER PROJECT HISTORY

NAME OF RESPONDENT: Oelrich Construction, 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, Thomas Center Renovations Phase 3		
Address:	200 E University Ave		
City, State, Zip	Gainesville, FL 32601		
Point of Contact:	Kurt Schuman	Phone Number:	(352) 393-8173
E-mail:	schumanka@cityofgainesville.org		
Project Description:	We provided ADA compliance upgrades throughout the building interior and exterior.		
Project Cost:	\$158K		
Project Start Date:	January 2023	Project Finish Date:	April 2023

Customer Name:	Gainesville Regional Utilities, Duckpond Water Main Improvements		
Address:	4747 N Main Street		
City, State, Zip	Gainesville FL, 32609		
Point of Contact:	Andrew Roberts	Phone Number:	(352) 393-1639
E-mail:	robertsas@gru.com		
Project Description:	We replaced the 100-year-old domestic water and sanitary sewer lines in the Duckpond Neighborhood.		
Project Cost:	\$1.1M		
Project Start Date:	June 2020	Project Finish Date:	November 2020

Customer Name:	Gainesville Regional Utilities, KWRF Sludge Solids Drainage Improvements		
Address:	7101 SW 41st Place		
City, State, Zip	Gainesville FL, 32608		
Point of Contact:	Rachel Lockhart	Phone Number:	(352) 393-1618
E-mail:	lockhartra@gru.com		
Project Description:	We completed drainage improvements to the existing storm water collection systems at KWRF.		
Project Cost:	\$475K		
Project Start Date:	November 2020	Project Finish Date:	January 2021

SUNBIZ CERTIFICATE OF STATUS



State of Florida Department of State

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


The document number of this corporation is P04000144764.

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

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

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




Secretary of State

Tracking Number: 2660954856CU

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

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

DIVERSITY & INCLUSION POLICY



115 AFFIRMATIVE ACTION/EQUAL EMPLOYMENT OPPORTUNITY

POLICY

The Company policy is to attract and promote the best-qualified individuals, regardless of race, color, creed, gender, national origin, age, disability, veteran status, marital status.

GENERAL

- The Company’s employment decisions are free from harassment or discrimination due to race, color, creed, gender, national origin, age, disability, veteran status, marital status, or any other factor prohibited by law.
- All Company employment activities are conducted in accordance with applicable federal, state and local laws and regulations.
- All efforts will be made to provide reasonable accommodations to “known” limitations of qualified applicants or employees with a disability, except where such accommodation imposes an undue hardship on the Company.

115.1 Responsibilities

Employees

- ◆ Employees have responsibility for promoting mutual understanding, for maintaining a spirit of cooperation, and for setting high standards of non-discriminatory behavior.

Supervisors

- ◆ Supervisors have the responsibility for maintaining a discrimination-free work environment and for advocating and applying this policy consistently and uniformly.

Management


- ◆ Management has the ultimate responsibility for implementing this policy, for ensuring that compliance is maintained and enforced consistently and uniformly, and that the Company work place is free from any circumstances, which violate this policy.

115.2 Implementation

- Employees are encouraged to seek assistance from their supervisor or anyone in management to assure that problems are prevented or promptly addressed.
- The Affirmative Action Plan may be reviewed in the Human Resources office during business hours.

CERTIFICATE OF INSURANCE



ACORD	CERTIFICATE OF LIABILITY INSURANCE	OELRCON-01	AMATTOX	DATE (MM/DD/YYYY) 7/27/2023			
<p>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.</p> <p>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).</p>							
PRODUCER Hub International Florida 2811 NW 41st Street Gainesville, FL 32606		CONTACT NAME: PHONE: (352) 377-2002 FAX: (352) 376-8393 (A/C, No, Ext): (A/C, No): E-MAIL ADDRESS:					
		INSURER(S) AFFORDING COVERAGE		NAIC #			
		INSURER A : Hanover American Insurance		36064			
INSURED Oelrich Construction, Inc. 275 NW 137th Drive Suite A Jonesville, FL 32669		INSURER B : Allmerica Financial Benefit Insurance Company		41840			
		INSURER C : Bridgefield Employers Insurance Company		10701			
		INSURER D : The Hanover Casualty Company		41602			
		INSURER E :					
		INSURER F :					
COVERAGES CERTIFICATE NUMBER: REVISION NUMBER: THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.							
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: POLICY <input checked="" type="checkbox"/> PRO JECT <input type="checkbox"/> LOC OTHER:			ZZJD993797-03	7/23/2023	7/23/2024	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 EMPLOYEE BENEFIT \$ 2,000,000
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			AWJD990410	7/23/2023	7/23/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$			UHJD993816-03	7/23/2023	7/23/2024	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	830-52844	7/23/2023	7/23/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	Crime/Client Prop <input checked="" type="checkbox"/> Crime			BDJJ26140400	12/21/2022	12/21/2023	Aggregate 1,000,000 Employee Theft 50,000
A	Crime <input checked="" type="checkbox"/> Crime			ZZJD993797-03	7/23/2023	7/23/2024	Employee Theft 50,000
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 			
ACORD 25 (2016/03)				© 1988-2015 ACORD CORPORATION. All rights reserved.			
The ACORD name and logo are registered marks of ACORD							

GC 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

OELRICH, IVAN ALEXANDER

OELRICH CONSTRUCTION INC
275 137TH DRIVE
SUITE A
NEW BERRY FL 32669

LICENSE NUMBER: CGC1510579

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



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.

VETERAN BUSINESS CERTIFICATION



State of Florida

***Veteran Business
Certification***

Oelrich Construction, Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

04/12/2023 to 04/12/2025

J. Todd Inman

Florida Department of Management Services



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



EXCEPTIONS TO THE RFQ

Oelrich Construction has no exceptions to the RFQ.





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.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Oelrich Construction, 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

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

Other (see instructions) ▶ _____

C Corporation

S Corporation

Partnership

Trust/estate

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.
275 NW 137th Street, Suite A

6 City, state, and ZIP code
Jonesville, FL 32669

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

				-					
--	--	--	--	---	--	--	--	--	--

or

Employer identification number

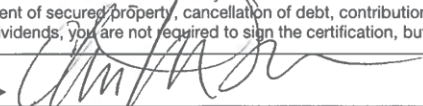
3	2	-	0	1	2	8	9	1	4
---	---	---	---	---	---	---	---	---	---

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 ▶ 01/18/23

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-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.



LITIGATION STATEMENT

Oelrich Construction has been involved in one instance of litigation in the past five (5) years. A summary is as follows:

Project Name: Veterans Affairs Boiler Replacement, Gainesville, FL

Case No. 22-10898

Oelrich Construction, Inc. v. PRC Precast, Inc.

Oelrich Construction filed suit against a subcontractor for non-performance. Oelrich Construction prevailed in December 2021. Subcontractor appealed. Oelrich Construction prevailed in the appeal in May 2023.



BONDING CAPACITY



October 27, 2023

City of Gainesville and Gainesville Regional Utilities
200 E University Avenue
Gainesville, FL 32601

RE: Oelrich Construction, Inc.

Project: Continuing Construction Management Professional Services for Minor Projects

To Whom It May Concern:

This is to advise you that M.E. Wilson Company, LLC dba Waldorff Insurance & Bonding provides bonding for Oelrich Construction, Inc. Their Surety is Great American Insurance Company, which has an A.M. Best Rating of A+ XV and is listed in the Department of the Treasury's Federal Register with an underwriting limit of \$311,389,000. The home office address is 301 E Fourth Street, Cincinnati, OH 45202.

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

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

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

Sincerely,

Paul Locascio
Agent



1110 NORTHWEST 6th STREET
GAINESVILLE, FL 32601

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

City of
Gainesville



**FPUR-230010-GD, CONTINUING
CONSTRUCTION MANAGEMENT
FOR MINOR PROJECTS**

*Professional Services Proposal
October 30, 2023*