

**J. RAYMOND**  
CONSTRUCTION

## CREDENTIALS PACKAGE



**AUGUST 25, 2016**

**SUBMITTED TO:**

**MR. CARLOS SEGRERA**

**I.M.C. PROPERTY MANAGEMENT**



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# 1

## INTRODUCTION



- A. LETTER OF INTRODUCTION
- B. LETTER OF BONDING
- C. AIA-A305 QUALIFICATION FORM
- D. CERTIFICATE OF INSURANCE



August 25, 2016

Mr. Carlos Segrera  
I.M.C. Property Management  
696 NE 125<sup>th</sup> Street  
Miami Gardens, FL 33161

**RE: Miami Gardens Redevelopment / Miami Gardens Drive & NE 27<sup>th</sup> Avenue**

Dear Carlos:

Thank you for taking the time to talk with me on Monday evening at the cocktail reception at the ICSC Florida Conference.

I also had the opportunity to talk with Chris Collins and Todd Hendrix of CPH regarding your project.

Carlos, this package will give you the “big picture” of J. Raymond’s history. It will detail our construction experience throughout Florida and the southeast United States.

I would like to share with you a few of the highlights from the package:

- ◆ 2016 is our 27<sup>th</sup> year in business
- ◆ During that time all of our work has been in the privately financed commercial market including retail, medical, office, mixed use, manufacturing, warehousing, parking structures, religious and non-profit. Approximately 70% of our work has been in retail
- ◆ We have never missed a retailers opening date nor have we been in litigation with a client, subcontractor or supplier
- ◆ 2016 Revenue projected to be \$175 Million
- ◆ Financially strong – can bond up to a \$100 Million single project, \$150 Million aggregate
- ◆ Highly advanced technologically in our estimating, project management, field operations, client communication, reporting and Building Information Modeling capabilities.
- ◆ We build the R.I.G.H.T. way, **R**espect, **I**ntegrity, **G**olden Rule, **H**umility and **T**rust

**RESPECT INTEGRITY GOLDEN RULE HUMILITY TRUST**

465 W. WARREN AVENUE / LONGWOOD / FLORIDA / 32750 / P 407.562.6966 / F 407.862.1250 / [JRAY.COM](http://JRAY.COM)



Mr. Carlos Segrera  
I.M.C. Property Management  
Page 2

In this package please find our construction history, company information, details about our services, an AIA-A305 Contractors Qualification Statement and lists of current and completed projects.

Additionally, you will find bank, bonding and client references as well as illustrations of our work and the resumes of key company personnel.

We pursue and are awarded projects via hard bid, negotiation, construction management, design/build and early teaming where we work closely with the owner, architect, consultants and other team members throughout the design and construction phases of a project.

Many times in teaming we are selected based on qualifications and/or the submission of a competitive Fee and General Conditions proposal.

Thank you for the opportunity to talk about your Miami Gardens redevelopment.

Sincerely,

J. RAYMOND CONSTRUCTION

A handwritten signature in blue ink that reads "Paul Graham".

Paul Graham  
Business Development Manager

PJG/lb

S:\businessdevelopment\credpackage\pgLETTERS2016\carlossegrera/8/25/2016DOC



# Document A305™ – 1986

## Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

**SUBMITTED TO:** Mr. Carlos Segre

**ADDRESS:**  
I.M.C. Property Management  
696 NE 125 Street  
North Miami, FL 33161

**SUBMITTED BY:** J. Raymond Construction Corp.

**NAME:** Paul Graham

**ADDRESS:** 465 W. Warren Ave  
Longwood, FL 32750  
Phone 407-862-6966  
Fax 407-571-3596

**PRINCIPAL OFFICE:** Same as above.

- Corporation
- Partnership
- Individual
- Joint Venture
- Other

**NAME OF PROJECT** (if applicable):

**TYPE OF WORK** (file separate form for each Classification of Work):

- General Construction
- HVAC
- Electrical
- Plumbing
- Other (please specify)

### § 1. ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor? 26

§ 1.2 How many years has your organization been in business under its present business name? 26

§ 1.2.1 Under what other or former names has your organization operated?

### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

None.

§ 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation: 3/1/1989

§ 1.3.2 State of incorporation: Florida

§ 1.3.3 President's name: John Raymond Sofarelli

§ 1.3.4 Vice-president's name(s)

J. Russell Suddeth

§ 1.3.5 Secretary's name: John Raymond Sofarelli

§ 1.3.6 Treasurer's name: John Raymond Sofarelli

§ 1.4 If your organization is a partnership, answer the following:

§ 1.4.1 Date of organization:

§ 1.4.2 Type of partnership (if applicable):

§ 1.4.3 Name(s) of general partner(s)

§ 1.5 If your organization is individually owned, answer the following:

§ 1.5.1 Date of organization:

§ 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

§ 2. LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

State Certified Class "A" General Contractor

John Raymond Sofarelli CGC032999 (Florida), 16-978775 (Maryland), G115786 (South Carolina), 44769 (North Carolina), 00063183 (Tennessee), Registration number K811622 (Georgia)

J. Russell Suddeth CGC048800 (Florida), GCQA002760 (Georgia), 45744 (Alabama)

Tom Lail 51276 (Louisiana)

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

§ 3. EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

Supervision, Construction Management

Concrete/Formwork

Carpentry

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

NO



§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

NO

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

NO

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

NO

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

§ 3.4.1 State total worth of work in progress and under contract:

See attached at end of this section

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

§ 3.5.1 State average annual amount of construction work performed during the past five years:

5 year average –\$62.8 million

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

See Attached

#### § 4. REFERENCES

§ 4.1 Trade References:

Diversified Concrete  
Masonry Builders  
FABCO Steel  
Craftworks  
C&S Roofing  
Coast to Coast Fire Protection  
DHR Mechanical  
OHMS Electrical

§ 4.2 Bank References:

SunTrust Bank  
Mail Code FL-Orl-2064  
200 S. Orange Avenue  
SOAB 6  
Orlando, FL 32801  
Tom Hodges  
407-237-5123

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

Liberty Mutual Insurance Company  
175 Berkeley Street  
Boston, MA 07112

§ 4.3.2 Name and address of agent:

Nielson, Wojtowicz & Associates  
33 6<sup>th</sup> Street S, Suite 700  
St. Petersburg, FL 33701  
Agent: Mr. Kevin Wojtowicz, AFSB  
Phone 727-209-1803

§ 5. FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

N/A

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

N/A

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsiary).

N/A

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

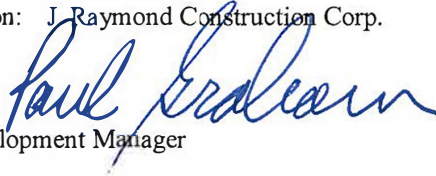
N/A

§ 6. SIGNATURE

§ 6.1 Dated at this 25th day of August  
2016

Name of Organization: J. Raymond Construction Corp.

By: Paul Graham



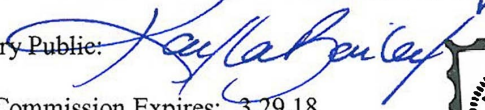
Title: Business Development Manager

§ 6.2

Ms Kayla Bailey being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 25TH day of AUGUST, 2016

Notary Public:



My Commission Expires: 3.29.18





**NIELSON, WOJTOWICZ, NEU & ASSOCIATES**

A NIELSON HOOVER GROUP COMPANY

July 19, 2016

**Re: J. Raymond Construction Corporation**

To Whom It May Concern:

This is to advise you that our office provides bid, performance, and payment bonds for **J. Raymond Construction Corporation**. The name of their surety is **Liberty Mutual Insurance Company**, which carries an A.M. Best Rating of **A XV** and it is listed in the Department of Treasury's Federal Register.

Based upon normal and standard underwriting criteria at the time of the request, we should be in a position to provide **J. Raymond Construction Corporation** Performance and Payment Bonds for single projects of **\$125,000,000.00** and aggregate support of **\$175,000,000.00**. We reserve the right to review final contractual documents, bond forms and obtain satisfactory evidence of funding prior to final commitment to issue bonds.

**J. Raymond Construction Corporation** is an excellent contractor and we hold them in highest regard. We feel extremely confident in our contractor and encourage you to offer them an opportunity to execute any upcoming projects.

This letter is not an assumption of liability, nor is it a bid or performance and payment bond. It is issued only as a bonding reference requested by our respected client. We do not assume liability to any third party, including you, if we do not execute said bonds. If you should have any questions, please do not hesitate to give me a call.

Sincerely,

Kevin Wojtowicz  
Producer  
KRW/jrs

**ST. PETERSBURG**

1000 Central Avenue, Suite 200, St. Petersburg, FL 33705  
P: 727.209.1803 F: 727.209.1335

**ASHEVILLE**

66 Elizabeth Place, Asheville, NC 28801  
P: 828.505.7431

[www.nielsonbonds.com](http://www.nielsonbonds.com)

SMART. UNCOMPROMISING. TIMELY. EFFECTIVE. NIELSON, HOOVER & COMPANY, INC. SURETY SOLUTIONS THAT MAKE A DIFFERENCE.



**Brown & Brown of Florida, Inc.**  
2600 Lake Lucien Drive, Suite 330  
Maitland, FL 32751-7234  
407-660-8282 · Fax 407-660-2012  
Email: [jkwack@bborlando.com](mailto:jkwack@bborlando.com)  
[www.bbinsurance.com](http://www.bbinsurance.com)

03/31/16

RE: J. Raymond Construction Corp.  
465 West Warren Ave.  
Longwood, FL 32750

To Whom It May Concern:

The Experience Modification Ratings for J. Raymond Construction Corp. for the current year and the prior 4 years are:

2016: .80  
2015: .80  
2014: 1.34  
2013: 1.28  
2012: 1.22

Should you have any questions, please do not hesitate to contact our office. Our staff is available to answer your questions from 8:00 to 12:00 and 1:00 to 5:00, Monday through Friday.

Regards,

Julie Kwack, CRIS  
Senior Account Executive



# CERTIFICATE OF LIABILITY INSURANCE

JRAYM-2

OP ID: JC

DATE (MM/DD/YYYY)

06/16/2016

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

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must 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).

|   |  |  |  |                       |
|---|--|--|--|-----------------------|
| <b>PRODUCER</b><br>Brown & Brown of Florida, Inc.<br>2600 Lake Lucien Dr., Ste. 330<br>Maitland, FL 32751-7234<br>Tom D'Avanzo, CPA, CPCU |  | <b>Phone: 407-660-8282</b><br><b>Fax: 407-660-2012</b> | <b>CONTACT NAME:</b><br><b>PHONE (A/C, No, Ext):</b><br><b>E-MAIL ADDRESS:</b> | <b>FAX (A/C, No):</b> |
| <b>INSURED</b><br>J. Raymond Construction Corp.<br>465 West Warren Avenue<br>Longwood, FL 32750   |  | <b>INSURER(S) AFFORDING COVERAGE</b>                   |  | <b>NAIC #</b>         |
|   |  | <b>INSURER A:</b> Amerisure Insurance Company          |  | <b>19488</b>          |
|   |  | <b>INSURER B:</b> Amerisure Mutual Insurance Co        |  | <b>23396</b>          |
|   |  | <b>INSURER C:</b> St. Paul Fire & Marine Ins. Co       |  | <b>24767</b>          |
|   |  | <b>INSURER D:</b> Travelers Prop Cas Co of Amer        |  | <b>25674</b>          |
|   |  | <b>INSURER E:</b>                                      |  |                       |
|   |  | <b>INSURER F:</b>                                      |  |                       |

**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 INSR  | SUBR WVD                     | POLICY NUMBER          | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS   |
|----------|--|--|------------------------------|------------------------|-------------------------|-------------------------|--|
| A        | <input checked="" type="checkbox"/> GENERAL LIABILITY  |  |                              | GL20118151501          | 07/01/2016              | 07/01/2017              | EACH OCCURRENCE \$ <b>1,000,000</b>  |
|          | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY   |  |                              |                        |                         |                         | DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>100,000</b>                            |
|          | <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR                           |  |                              |                        |                         |                         | MED EXP (Any one person) \$ <b>5,000</b>   |
|          | <input checked="" type="checkbox"/> Contractual Liab   |  |                              |                        |                         |                         | PERSONAL & ADV INJURY \$ <b>1,000,000</b>  |
|          | per GL Form  |  |                              |                        |                         |                         | GENERAL AGGREGATE \$ <b>2,000,000</b>  |
|          | GEN'L AGGREGATE LIMIT APPLIES PER:   |  |                              |                        |                         |                         | PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b>   |
|          | <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC |  |                              |                        |                         |                         | \$   |
| B        | <input checked="" type="checkbox"/> AUTOMOBILE LIABILITY   |  |                              | CA20013891402          | 07/01/2016              | 07/01/2017              | COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b>                                |
|          | <input checked="" type="checkbox"/> ANY AUTO   |  |                              |                        |                         |                         | BODILY INJURY (Per person) \$  |
|          | <input type="checkbox"/> ALL OWNED AUTOS   | <input type="checkbox"/> SCHEDULED AUTOS                         |                              |                        |                         |                         | BODILY INJURY (Per accident) \$  |
|          | <input type="checkbox"/> HIRED AUTOS   | <input type="checkbox"/> NON-OWNED AUTOS                         |                              |                        |                         |                         | PROPERTY DAMAGE (Per accident) \$  |
|          |  |  |                              |                        |                         |                         | \$   |
| C        | <input checked="" type="checkbox"/> UMBRELLA LIAB  |  |                              | ZUP-51M63343-16-NF     | 07/01/2016              | 07/01/2017              | EACH OCCURRENCE \$ <b>15,000,000</b>   |
|          | <input type="checkbox"/> EXCESS LIAB   | <input checked="" type="checkbox"/> OCCUR                        |                              |                        |                         |                         | AGGREGATE \$ <b>15,000,000</b>   |
|          | <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ <b>0</b>                   | <input type="checkbox"/> CLAIMS-MADE                             |                              |                        |                         |                         | \$   |
| B        | <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b>   |  |                              | WC20221681202          | 07/01/2016              | 07/01/2017              | <input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER |
|          | ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)                              | <input type="checkbox"/> Y <input checked="" type="checkbox"/> N | <input type="checkbox"/> N/A |                        |                         |                         | E.L. EACH ACCIDENT \$ <b>1,000,000</b>   |
|          | If yes, describe under DESCRIPTION OF OPERATIONS below   |  |                              |                        |                         |                         | E.L. DISEASE - EA EMPLOYEE \$ <b>1,000,000</b>   |
|          |  |  |                              |                        |                         |                         | E.L. DISEASE - POLICY LIMIT \$ <b>1,000,000</b>  |
| D        | Rented/Leased Equ  |  |                              | QT-660-5G037350-TIL-16 | 07/01/2016              | 07/01/2017              | Any One <b>350,000</b>   |
|          | Actual Cash Value  |  |                              |                        |                         |                         | Max Lim <b>350,000</b>   |

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

FOR INFORMATION PURPOSES ONLY

**CERTIFICATE HOLDER****CANCELLATION**

|  |   |
|--|---|
| <b>JRAYM03</b><br><br><b>J. Raymond Construction Corp.</b><br><b>FOR INFORMATION PURPOSES ONLY</b><br><b>465 West Warren Avenue</b><br><b>Longwood, FL 32750</b> | SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.<br><br>AUTHORIZED REPRESENTATIVE<br> |
|--|---|

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# NOTEPAD

INSURED'S NAME **J. Raymond Construction Corp.**

**JRAYM-2**  
**OP ID: JC**

PAGE 2  
DATE **06/16/16**

Contractor's Protective Professional and Pollution Liability  
Carrier: Catlin Specialty Insurance Company  
Effective: 07/01/16 to 07/01/17  
Policy #: be CPL-209205-0717  
Policy Aggregate Limit- \$2,000,000  
Coverage A - Protective Errors and Omissions  
Each Claim Limit- \$2,000,000  
In the Aggregate Limit - \$2,000,000  
Coverage B - Professional Liability  
Each Claim Limit - \$2,000,000  
Self-Insured Retention - \$25,000 Each Claim  
In the Aggregate Limit - \$2,000,000  
Self-Insured Retention - \$75,000 Aggregate, \$5,000 Maintenance  
Coverage C - Contractor's Pollution  
Each Claim Limit - \$2,000,000  
Self-Insured Retention - \$25,000 each Claim  
In the Aggregate: \$2,000,000  
Self-Insured Retention - \$75,000 Aggregate, \$5,000 Maintenance

2

## PROJECTS



**A. RELEVANT PROJECT PROFILES**

**B. PROJECT LISTINGS BY YEAR**





**MAINSTREET AT MIDTOWN**

**RAM REAL ESTATE**

**78,000 SQUARE FEET**

**\$23,000,000**





**DELRAY PLACE**  
**RETAIL PROPERTY GROUP, INC.**  
**125,000 SQUARE FEET**  
**\$13,700,000**





**SHOPS AT PEMBROKE GARDENS**

**DUKE REALTY**

**360,000 SQUARE FEET**

**\$38,000,000**





**FOUNTAIN SQUARE  
PUBLIX, ROSS & TJ MAXX  
REGENCY CENTERS  
161,248 SQUARE FEET  
\$13,500,000**





**AVENTURA TOWN CENTER RENOVATION  
TURNBERRY/SOUTHEAST CENTERS  
\$3,000,000**





LAKELAND PARK CENTER

RAMCO-GERSHENSON

211,415 SQUARE FEET

\$16,000,000





**WINTER SPRINGS TOWN CENTER**

**JAMES DORAN COMPANY**

**120,000 SQUARE FEET**

**\$8,300,000**





**BUCKINGHAM PLACE  
PEBB ENTERPRISES  
85,000 SQUARE FEET  
\$9,541,000**







**PEMBROKE LAKES SQUARE**  
**RETAIL PROPERTY GROUP**  
**100,000 SQUARE FEET**  
**\$25,000,000**





RIVERCITY MARKETPLACE  
JACKSONVILLE, FL  
RAMCO-GERSHENSON  
300,000 SQUARE FEET—RETAILS  
162 ACRES OF SITEWORK  
\$52,000,000





**PUBLIX WEST MIAMI**  
**BRANDON PARTNERS**  
**180,000 SQUARE FEET**  
**\$14,000,000**





**DICK'S SPORTING GOODS FL MALL  
ORLANDO, FL  
SIMON PROPERTY GROUP  
62,000 SQUARE FEET  
\$5,500,000**





**WHOLE FOODS SHELL PEMBROKE PINES  
KITE DEVELOPMENT  
37,400 SQUARE FEET  
\$3,500,000**



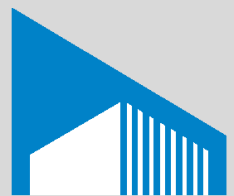


**PUBLIX LAKE WORTH**  
**PUBLIX SUPER MARKETS, INC.**  
**28,000 SQUARE FEET**  
**\$3,200,000**





**LAKE CAY COMMONS PUBLIX & RETAILS**  
**THOMAS ENTERPRISES**  
**110,000 SQUARE FEET**  
**\$11,000,000**



**J. RAYMOND**  
**CONSTRUCTION**





**THE FRESH MARKET MIAMI**  
**THE FRESH MARKET, INC.**  
**22,596 SQUARE FEET**  
**\$2,750,000**





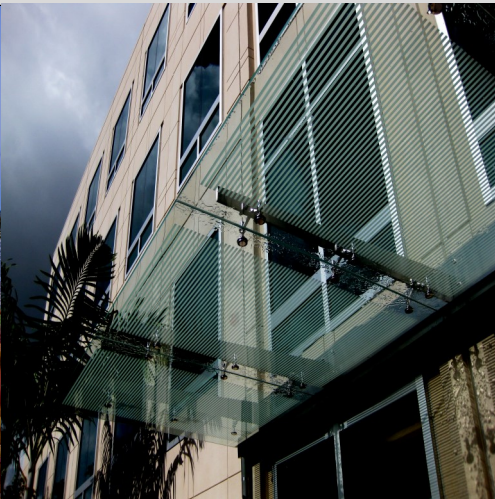


**THE FRESH MARKET MILLS PARK  
SHELL AND INTERIOR  
DEBARTOLO DEVELOPMENT  
THE FRESH MARKET, INC.  
24,613 SQUARE FEET  
\$2,500,000**





**RIVERBEND CORPORATE PARK**  
**BARRON COMMERCIAL DEVELOPMENT**  
**73,000 SQUARE FEET**  
**\$7,500,000**





**ONE CHARTER PLACE  
BARRON COMMERCIAL DEVELOPMENT  
105,000 SQ FT + 488 SPACE GARAGE  
\$25,000,000**





**CENTER WEST  
BARRON COMMERCIAL DEVELOPMENT  
60,000 SQ FT OF OFFICE SPACE  
\$5,000,000**



## PROJECT LISTINGS BY YEAR

### PROJECTS IN PROGRESS

|   |              |
|---|--------------|
| BUTLER PLAZA RETAIL AND POWER CENTER            | \$21,767,370 |
| BUTLER TOWN CENTER, SITE, DEMO, WHOLE FOODS 365 | \$15,000,000 |
| BARRON COMMERCIAL/500 NORTH FEDERAL             | \$15,058,105 |
| NORTH AMERICAN DEVELOPMENT GROUP/SEMINOLE MALL  | \$42,417,919 |
| SCHMIER & FEURRING PROPERTIES/FAIRWAY COMMONS   | \$15,057,190 |
| GATLIN DEVELOPMENT/PALMETTO POINT/PORT ORANGE   | \$4,338,453  |
| ECHION DEVELOPMENT/PORT ST. LUCIE WAL-MART SITE | \$5,270,584  |
| EARTH FARE AT SEMINOLE CITY CENTER              | \$3,387,942  |
| MISSION BAY PLAZA                               | \$4,386,000  |
| WAL-MART DISTRIBUTION CENTER                    | \$9,831,048  |
| ALDI/GAINESVILLE                                | \$1,457,955  |
| CENTER AT WINTER PARK                           | \$15,890,000 |
| ORCHARD SUPPLY / CORAL SPRINGS                  | \$3,744,835  |
| LUCKYS MARKET // MELBOURNE                      | \$1,588,979  |
| CULVERS SITE WORK                               | \$1,433,623  |
| ORCHARD SUPPLY / MIAMI                          | \$4,012,276  |
| LUCKYS MARKET / NEPTUNE BEACH                   | \$1,491,748  |

UPDATED 8/24/16

### COMPLETED 2016 PROJECTS

|  |              |
|--|--------------|
| THE FRESH MARKET/SNELLVILLE, GA                          | \$890,000    |
| THE FRESH MARKET/KISSIMMEE                               | \$881,278    |
| WAL-MART SUPERCENTER, SUNRISE, FLORIDA                   | \$12,189,813 |
| BRANDON PARTNERS/PUBLIX/WEST MIAMI                       | \$13,883,046 |
| GATLIN DEVELOPMENT/PINE ISLAND MARKETPLACE               | \$6,484,931  |
| ALAN JAY AUTOMOTIVE/MASERATI & ALFA ROMEO DEALERSHIP/ST. | \$3,698,409  |
| WAL-MART MID TOWN MIAMI                                  | \$2,100,000  |
| BUTLER PLAZA/DICK'S SPORTING GOODS                       | \$2,883,602  |
| BUTLER PLAZA/WAL-MART SUPERCENTER                        | \$13,351,655 |
| BUTLER PLAZA/SAM'S CLUB                                  | \$12,463,780 |

### 2015 COMPLETED PROJECTS:

|  |              |
|--|--------------|
| DELRAY PLACE/RETAIL PROPERTY GROUP/DELRAY BEACH          | \$14,062,155 |
| LA FITNESS, PLANTATION                                   | \$ 7,428,774 |
| COLONIAL COAST CROSSING, RAM REALTY SERVICES, TITUSVILLE | \$ 7,204,000 |
| ALDI/ROYAL PALM BEACH                                    | \$ 2,026,020 |
| ALDI/PORT ST. LUCIE                                      | \$1,896,369  |
| SIMON PROPERTY GROUP / ORLANDO                           | \$14,500,000 |
| FOUNTAIN SQUARE, REGENCY CENTERS, WEST MIAMI             | \$13,920,000 |
| CRAYOLA EXPERIENCE INTERIOR                              | \$1,000,000  |
| GATLIN DEVELOPMENT, GOLDENROD RETAILS                    | \$ 1,892,500 |
| GATLIN DEVELOPMENT/RIVERBEND SITE WORK                   | \$9,394,735  |
| GATLIN DEVELOPMENT/JACKSONVILLE SITE WORK                | \$9,208,702  |
| REGENCY CENTERS/JACKSONVILLE BUILDING D                  | \$1,843,025  |
| PIER ONE/DELRAY  | \$690,533    |
| THE FRESH MARKET/ METARIE, LA                            | \$2,937,780  |
| THE FRESH MARKET/MELBOURNE                               | \$954,066    |
| PEBB ENTERPRISES/BUCKINGHAM PLACE/WELLINGTON, FL         | \$ 9,414,346 |

### 2014 COMPLETED PROJECTS

|  |              |
|--|--------------|
| PUBLIX RETAILS SITE WORK VILLAGE CENTER/TAMPA, FL                    | \$4,759,856  |
| THE THE FRESH MARKET/RED WILLOW PLAZA/TUSCAWILLA                     | \$1,555,270  |
| FRESH MARKET/RED WILLOW PLAZA/TUSCAWILLA INTERIORS                   | \$ 700,000   |
| PARTY CITY/RED WILLOW PLAZA/TUSCAWILLA                               | \$ 644,458   |
| HARBOR FREIGHT/ORLANDO, FLORIDA                                      | \$ 385,873   |
| THE FRESH MARKET INTERIORS/ASHEVILLE, NC                             | \$ 830,000   |
| KITE DEVELOPMENT/LITHIA CROSSINGS/ VALRICO, FL                       | \$2,652,686  |
| THE FRESH MARKET INTERIORS/LITHIA CROSSINGS/VALRICO. FL              | \$ 700,829   |
| THE FRESH MARKET/ECHION DEVELOPMENT/JUPITER                          | \$2,772,340  |
| THE FRESH MARKET/ECHION DEVELOPMENT/JUPITER/INTERIORS                | \$ 700,000   |
| THE FRESH MARKET, LAKE MARY TI                                       | \$ 700,000   |
| THE FRESH MARKET SHELL, LAKE MARY                                    | \$ 634,275   |
| NEPHRON PHARMACEUTICAL CAMPUS, NEPHRON PHARMACEUTICALS, COLUMBIA, SC | \$32,000,000 |
| WAL-MART NEIGHBORHOOD MARKET ORLANDO/BALDWIN PARK                    | \$ 4,500,000 |
| DICK'S SPORTING GOODS SHELL, LAKELAND                                | \$ 5,378,823 |
| ROSS, PETSMART, RETAILS A & B, LAKELAND                              | \$ 7,151,922 |
| FLOOR AND DÉCOR, LAKELAND  | \$ 2,693,139 |
| THE FRESH MARKET/JACKSONVILLE INTERIORS                              | \$ 777,641   |
| THE FRESH MARKET, PLANTATION   | \$ 1,995,737 |
| ALDI GROCERY STORE, FLORIDA CITY, FLORIDA                            | \$ 1,738,000 |

### 2013 COMPLETED PROJECTS

|  |             |
|--|-------------|
| BOCA VILLAGE SQUARE, EQUITY ONE, INC., BOCA RATON, FL        | \$2,290,493 |
| OCOEE TOWN CENTER SITE, RAM DEVELOPMENT, OCOEE, FL           | \$1,978,947 |
| ALDI FOOD STORES, ALDI FOOD STORES, INC., WINTER HAVEN, FL   | \$1,169,647 |
| ROSS DRESS FOR LESS, PRIMERICA ONE, VALRICO, FL              | \$1,928,000 |
| WAL-MART NEIGHBORHOOD MARKET, WAL-MART, BOYNTON BEACH, FL    | \$2,736,291 |
| STAPLES ORANGE PARK  | \$ 505,054  |
| WAL-MART NEIGHBORHOOD MARKET, WAL-MART, JACKSONVILLE, FL     | \$2,044,000 |
| THE CONTAINER STORE, SIMON PROPERTIES, BOCA RATON, FL        | \$2,390,862 |
| THE FRESH MARKET WINTER PARK, FL                             | \$4,927,011 |
| THE FRESH MARKET INTERIOR, WINTER PARK, FL                   | \$ 660,000  |
| DADELAND MALL STORAGE BUILDING                               | \$ 660,000  |
| THE FRESH MARKET/BIRMINGHAM, AL/INTERIORS                    | \$ 675,040  |
| AVENTURA TOWN CENTER   | \$2,711,221 |
| GOLDENROD MARKETPLACE/MARSHALL'S, ORLANDO, FL                | \$3,021,252 |
| THE FRESH MARKET SHELL NAPLES                                | \$ 965,000  |
| THE FRESH MARKET TENANT IMPROVEMENTS NAPLES                  | \$ 700,000  |
| BOCA VILLAGE PHASE 2 AND PHASE 3, EQUITY ONE, BOCA RATON, FL | \$2,606,224 |
| PARTY CITY/SAWGRASS  | \$786,442   |

### 2012 PROJECTS COMPLETED

|  |              |
|--|--------------|
| WAL-MART #5894, WAL-MART, OVIEDO, FL                                   | \$ 4,925,000 |
| DICK'S SPORTING GOODS, SIMON PROPERTIES, SANFORD, FL                   | \$ 3,257,016 |
| DICK'S SPORTING GOODS, DICK'S SPORTING GOODS, INC., FT. LAUDERDALE, FL | \$ 1,454,000 |
| THE FRESH MARKET, THE FRESH MARKET, INC., FT. LAUDERDALE, FL           | \$ 2,460,000 |
| THE FRESH MARKET, THE FRESH MARKET, INC., PINECREST, FL                | \$ 2,483,048 |
| THE FRESH MARKET, THE FRESH MARKET, INC., ATHENS, GA                   | \$ 1,151,988 |
| THE FRESH MARKET, THE FRESH MARKET, INC., NEW ORLEANS, LA              | \$ 1,000,000 |
| THE FRESH MARKET, THE FRESH MARKET, INC., BRADENTON, FL                | \$ 725,000   |
| THE FRESH MARKET, THE FRESH MARKET, INC. SPARTANBURG, SC               | \$ 664,440   |
| THE FRESH MARKET, THE FRESH MARKET, INC., DAPHNE, AL                   | \$ 687,359   |
| ALDI FOOD STORES, ALDI FOOD STORES, INC., KISSIMMEE, FL                | \$ 1,253,849 |
| PARKWAY SHOPS, RAMCO GERSHENSON, JACKSONVILLE, FL                      | \$13,000,000 |
| WAL-MART #5875, WAL-MART, PEMBROKE PINES, FL                           | \$ 7,655,000 |
| VILLAGES AT YULEE, SLEIMAN ENTERPRISES, YULEE, FL                      | \$ 2,941,096 |

|   |              |
|---|--------------|
| BOCA VILLAGE DEMOLITION, EQUITY ONE, BOCA RATON, FL                 | \$ 200,000   |
| WHOLE FOODS BUILDING SHELL, KITE REALTY, PEMBROKE PINES, FL         | \$ 3,300,000 |
| MULTI-PURPOSE BUILDING, ST. STEPHEN'S LUTHERAN CHURCH, LONGWOOD, FL | \$ 1,888,000 |
| THE FALLS MALL SITEWORK, SIMON PROPERTIES, PINECREST, FL            | \$ 1,000,000 |
| SUNTRUST BANK, SUNTRUST BANK, LEESBURG, FL                          | \$ 995,530   |

### 2011 PROJECTS COMPLETED

|  |             |
|--|-------------|
| NEPHRON HIGH-BAY WAREHOUSE, NEPHRON PHARMACEUTICALS, ORLANDO, FL       | \$6,091,000 |
| NEPHRON WAREHOUSE, NEPHRON PHARMACEUTICALS, ORLANDO, FL                | \$ 931,780  |
| JEWETT ORTHOPAEDIC MEDICAL BUILDING, JEWETT ORTHOPAEDIC, LAKE MARY, FL | \$1,100,000 |
| ASHLEY CROSSING SHELL MODIFICATION, DDR, CHARLESTON, SC                | \$1,200,000 |
| WEST ASHLEY CANOPY RENOVATION, DDR, WEST ASHLEY, SC                    | \$1,000,000 |
| THE FRESH MARKET SHELL, RAMCO-GERSHENSON, BOCA RATON, FL               | \$1,300,000 |
| THE FRESH MARKET INTERIOR, THE FRESH MARKET, INC., BOCA RATON, FL      | \$ 630,000  |
| THE FRESH MARKET, THE FRESH MARKET, INC., STUART, FL                   | \$1,200,000 |
| T.J. MAXX, DEVELOPERS DIVERSIFIED, CASSELBERRY, FL                     | \$ 231,000  |
| HARVEST TIME MEDICAL SERVICES, HARVEST TIME INTERNATIONAL, SANFORD, FL | \$ 185,000  |
| GOLFSMITH SHELL & INTERIOR, RAMCO-GERSHENSON, BOCA RATON, FL           | \$1,010,000 |
| KOHL'S, KOHL'S DEPARTMENT STORES – DEMO & REBUILD, SARASOTA, FL        | \$1,555,000 |
| KOHL'S, KOHL'S DEPARTMENT STORES – DEMO & REBUILD, CORAL SPRINGS, FL   | \$2,189,298 |
| KOHL'S, KOHL'S DEPARTMENT STORES, MIAMI, FL                            | \$2,049,099 |
| VALRICO COMMONS/PUBLIX #1277, PRIMERICA GROUP ONE, VALRICO, FL         | \$5,470,000 |
| STAPLES INTERIOR, RAMCO-GERSHENSON, LAKELAND, FL                       | \$ 835,000  |
| H.H. GREGG, H.H. GREGG, INC., PEMBROKE PINES, FL                       | \$ 820,000  |
| TOTAL WINE, TOTAL WINE & MORE, INC., WELLINGTON, FL                    | \$ 425,000  |
| FAMOUS FOOTWEAR, DEVELOPER'S DIVERSIFIED, CASSELBERRY, FL              | \$ 400,000  |
| WAL-MART NEIGHBORHOOD MARKET, WAL-MART, ORLANDO, FL                    | \$3,193,995 |
| ALDI FOOD STORE, ALDI FOOD STORES, INC., DELRAY BEACH, FL              | \$ 780,000  |
| VILLAGE LAKES MAJOR 'B' RENOVATION, RAMCO-GERSHENSON, LAND O'LAKES, FL | \$ 335,000  |

### 2010 PROJECTS COMPLETED

|  |             |
|--|-------------|
| MEDICAL OFFICE BUILDING, LILLIBRIDGE, WINTER PARK, FL                        | \$4,500,000 |
| VALENCIA COMMONS MEDICAL OFFICE BUILDING, RAM DEVELOPMENT, BOYNTON BEACH, FL | \$1,250,000 |
| PUBLIX & SHOPPES AT ALOMA WALK, WINDCREST DEVELOPMENT, OVIEDO, FL            | \$3,700,000 |
| STAPLES, EQUITY ONE, JACKSONVILLE, FL  | \$1,069,000 |
| ALDI FOOD STORES, ALDI FOOD STORES, INC., OCOEE, FL                          | \$ 870,000  |
| ROSS/DOLLAR TREE BUILD-OUTS, RAMCO-GERSHENSON, DELRAY BEACH, FL              | \$2,163,000 |
| SODO ORLANDO ORTHOPAEDIC, KIMCO REALTY, ORLANDO, FL                          | \$1,200,000 |
| PLAZA AT DELRAY/ROSS, RAMCO-GERSHENSON, DELRAY BEACH, FL                     | \$1,000,000 |
| KAPLAN UNIVERSITY, KAPLAN, ORLANDO, FL                                       | \$ 250,000  |
| KISSIMMEE MEDICAL OFFICE BUILDING, LILLIBRIDGE, KISSIMMEE, FL                | \$ 600,000  |
| FLORIDA HOSPITAL MEDICAL OFFICE BUILDING, FLORIDA HOSPITAL, WINTER PARK, FL  | \$4,320,000 |
| DARWIN SQUARE PUBLIX, SOUTHEAST CENTERS, PORT SAINT LUCIE, FL                | \$7,200,000 |
| PUBLIX & RETAILS AT PERDIDO KEY, WINDCREST DEVELOPMENT, PERDIDO KEY, FL      | \$4,500,000 |
| WAL-MART SUPERCENTER, WAL-MART, TAMPA, FL                                    | \$6,500,000 |
| SAWGRASS PROMENADE CENTER FAÇADE, EQUITY ONE, DEERFIELD BEACH, FL            | \$ 400,000  |
| DICK'S SPORTING GOODS, DDR, PLANTATION, FL                                   | \$6,500,000 |
| PUBLIX #1381 AT ALOMA, CROSSMAN & Co., WINTER PARK, FL                       | \$4,000,000 |
| THE FRESH MARKET, THE FRESH MARKET, INC., ST. PETERSBURG, FL                 | \$ 500,000  |
| WAL-MART UTILITY WORK, WAL-MART, DORAL, FL                                   | \$ 350,000  |
| KOHL'S, DDR, LAKE WALES, FL  | \$1,800,000 |
| ALDI FOOD STORE, ALDI FOOD STORES, INC., KISSIMMEE, FL                       | \$1,100,000 |
| SWEET GREENS AT MIDTOWN, RAM DEVELOPMENT, PALM BEACH GARDENS, FL             | \$ 500,000  |
| ALDI FOOD STORE, ALDI FOOD STORES, INC., PEMBROKE PINES, FL                  | \$ 800,000  |
| DOLLAR TREE, EQUITY ONE, DEERFIELD BEACH, FL                                 | \$ 250,000  |
| PUBLIX #1384, PUBLIX, INC., LAKE WORTH, FL                                   | \$3,100,000 |

## 2009 PROJECTS COMPLETED

|   |             |
|---|-------------|
| WAL-MART NEIGHBORHOOD MARKET, WAL-MART, LAKE WORTH, FL                  | \$3,000,000 |
| JUPITER RESERVE RENOVATION, PEBB ENTERPRISES, JUPITER, FL               | \$3,000,000 |
| ALDI FOOD STORE, ALDI FOOD STORES, INC., COCOA, FL                      | \$1,600,000 |
| OFFICE DEPOT CANOPY REMODEL, RAMCO-GERSHENSON, DELRAY BEACH, FL         | \$ 237,000  |
| THE FRESH MARKET, THE FRESH MARKET, INC., VERO BEACH, FL                | \$ 560,000  |
| THE FRESH MARKET, THE FRESH MARKET, INC., JACKSONVILLE, FL              | \$ 460,000  |
| ROSS/DOLLAR TREE DEMO, RAMCO-GERSHENSON, DELRAY BEACH, FL               | \$ 130,000  |
| ALDI FOOD STORE, ALDI FOOD STORES, INC., HAINES CITY, FL                | \$1,500,000 |
| PUBLIX AT SOUTHGATE, MAURY CARTER, LAKELAND, FL                         | \$4,000,000 |
| KOHL'S, KOHL'S DEPARTMENT STORES, PLANTATION, FL                        | \$7,000,000 |
| CASSELBERRY EXCHANGE CVS RENOVATION, KITSON & PARTNERS, CASSELBERRY, FL | \$ 492,000  |
| ALDI FOOD STORE, ALDI FOOD STORES, INC., MELBOURNE, FL                  | \$1,400,000 |
| PUBLIX CORNERSTONE, PUBLIX, STUART, FL                                  | \$9,726,600 |

## 2008 PROJECTS COMPLETED

|  |              |
|--|--------------|
| LAKE CAY COMMONS PUBLIX, THOMAS ENTERPRISES, ORLANDO, FL                   | \$10,700,000 |
| PEMBROKE LAKES SQUARE, RETAIL PROPERTY GROUP, PEMBROKE PINES, FL           | \$25,000,000 |
| RIVER BEND, BUILDING B, BARRON COMMERCIAL DEVELOPMENT, FT. LAUDERDALE, FL  | \$ 7,500,000 |
| SHOPPES AT ISLA VERDE, PEBB ENTERPRISES, WELLINGTON, FL                    | \$20,000,000 |
| GOLDENROD BUILDINGS 4&5, GATLIN DEVELOPMENT, ORLANDO, FL                   | \$ 3,000,000 |
| ALDI FOOD STORE, ALDI FOOD STORES, INC., MERRITT ISLAND, FL                | \$ 1,200,000 |
| ROYAL OFFICE PARK, PEBB ENTERPRISES, ROYAL PALM BEACH, FL                  | \$ 3,250,000 |
| KOHL'S, KOHL'S DEPARTMENT STORE, HIALEAH, FL                               | \$ 6,976,000 |
| KOHL'S, KOHL'S DEPARTMENT STORE, KENDALL, FL                               | \$ 5,171,000 |
| ALDI FOOD STORE, ALDI FOOD STORES, INC., OCALA, FL                         | \$ 1,400,000 |
| ALDI FOOD STORE, ALDI FOOD STORES, INC., TITUSVILLE, FL                    | \$ 1,900,000 |
| ALDI FOOD STORE, ALDI FOOD STORES, INC., LADY LAKE, FL                     | \$ 1,500,000 |
| PALM COAST FIRE STATION & SITEWORK, CONTINENTAL PROPERTIES, PALM COAST, FL | \$ 6,000,000 |
| GOLDENROD MARKETPLACE, GATLIN DEVELOPMENT, ORLANDO, FL                     | \$ 3,500,000 |
| SIX MILE CYPRESS, UG SIX MILE, LP, FORT MYERS, FL                          | \$ 1,163,000 |
| MIRAMAR SQUARE, WMD MIRAMAR, LLC, MIRAMAR, FL                              | \$ 9,500,000 |

## 2007 PROJECTS COMPLETED

|   |              |
|---|--------------|
| CENTRAL FLORIDA COLLEGE RELOCATION, PORTER DEVELOPMENT, LARGO, FL   | \$ 1,300,000 |
| EPISCOPAL CHURCH OF THE RESURRECTION, LONGWOOD, FL                  | \$ 3,400,000 |
| MAINSTREET AT MIDTOWN, RAM DEVELOPMENT, PALM BEACH GARDENS, FL      | \$23,000,000 |
| ONE CHARTER PLACE, BARRON COMMERCIAL, CORAL SPRINGS, FL             | \$25,000,000 |
| POMPANO CITI CENTRE, PHASE 2, FAISON, POMPANO BEACH, FL             | \$ 6,300,000 |
| SCOTT PARTNERSHIP OFFICE BUILDING, KELLER ROAD, LLC, MAITLAND, FL   | \$ 5,100,000 |
| SHOPS AT PEMBROKE GARDENS, DUKE REALTY, PEMBROKE PINES, FL          | \$38,000,000 |
| STUART NORTH, WOOLBRIGHT DEVELOPMENT, STUART, FL                    | \$ 4,300,000 |
| WEST END OFFICE BUILDING, WEST END PROFESSIONAL, WINTER SPRINGS, FL | \$ 4,500,000 |
| WEST VOLUSIA TOWN CENTER, REALTY CAPITAL TCN, ORANGE CITY, FL       | \$14,000,000 |

## 2006 PROJECTS COMPLETED

|   |              |
|---|--------------|
| RIVER CITY MARKETPLACE SITEWORK, RAMCO-GERSHENSON, JACKSONVILLE, FL | \$52,000,000 |
| CIRCUIT CITY, CIRCUIT CITY STORES, MELBOURNE, FL                    | \$ 2,176,609 |
| WAL-MART NEIGHBORHOOD MARKET, WAL-MART, ORLANDO, FL                 | \$ 4,200,000 |



|   |              |
|---|--------------|
| DALE MABRY & WATERS, BOULDER VENTURE SOUTH, TAMPA, FL                     | \$ 2,723,880 |
| THE SHOPPES AT PARK PLACE, BOULDER VENTURE SOUTH, PINELLAS PARK, FL       | \$14,000,000 |
| SAWGRASS KMART REDEVELOPMENT, SOUTHEAST CENTERS, SUNRISE, FL              | \$ 2,300,000 |
| GOLDENROD MARKETPLACE EARTHWORK, GATLIN DEVELOPMENT, ORLANDO, FL          | \$ 3,653,064 |
| CENTRAL PLAZA CANOPY RENOVATION, RAM COMMERCIAL DEVELOPMENT, ST. PETE, FL | \$ 1,491,000 |

# 3

## COMPANY INFORMATION



**A. COMPANY OVERVIEW**

**B. VISION, MISSION & CORE VALUES**

**C. SENIOR MANAGEMENT PROFILES**

**D. ANNUAL REVENUE & STATE LICENSES**

**E. J. RAYMOND CONSTRUCTION SAFETY POLICY**

# COMPANY OVERVIEW

## BACKGROUND

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J. RAYMOND CONSTRUCTION CORP. WAS INCORPORATED IN MARCH 1989 BY JOHN RAYMOND SOFARELLI, MAJORITY OWNER AND PRESIDENT. IN LATE 1989, J. RUSSELL (RUSS) SUDDETH JOINED J. RAYMOND AS A PARTNER AND VICE PRESIDENT OF OPERATIONS.

TODAY, J. RAYMOND CONSTRUCTION PROVIDES CONSTRUCTION SERVICES FOR A MAJORITY OF NATIONWIDE RETAILERS AND DEVELOPERS. OVER THE YEARS, J. RAYMOND HAS EXPANDED ITS MARKET TO INCLUDE OFFICE, WAREHOUSE AND DISTRIBUTION FACILITIES, RESTAURANT, HOSPITALITY, AND HEALTHCARE, IN ADDITION TO RETAIL COMMERCIAL PROJECTS.

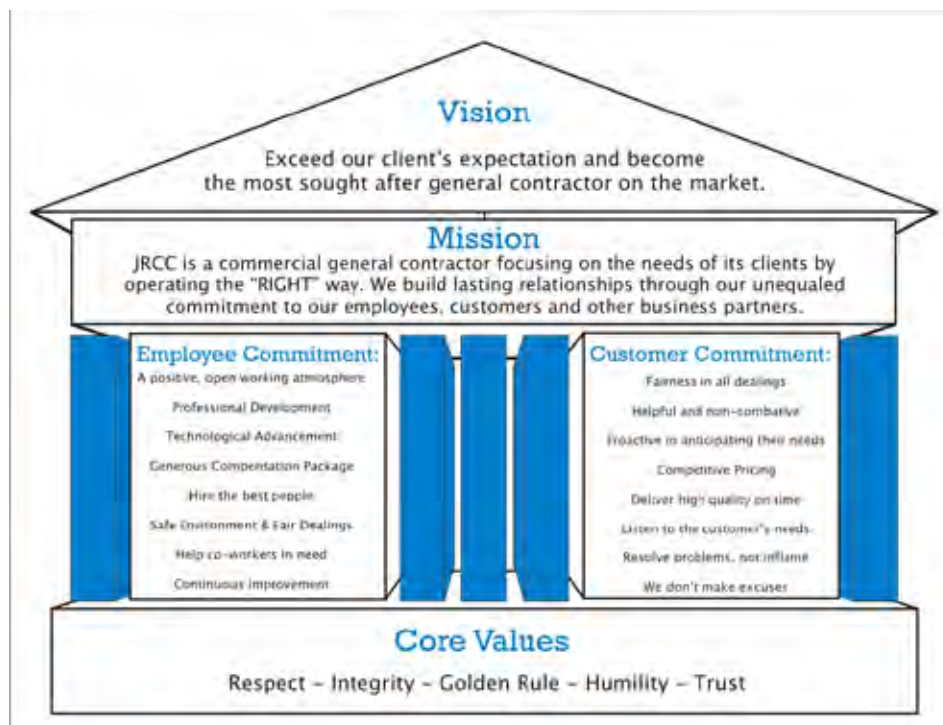
THROUGH OUR QUALITY OF WORK AND THE DEVELOPMENT OF OUR PROFESSIONAL STAFF AND RELIABLE SUBCONTRACTORS, WE HAVE CREATED AN ORGANIZATION PREPARED TO UNDERTAKE ANY TYPE OF COMMERCIAL PROJECT.

WE BELIEVE THAT OUR HISTORY WITH NATIONAL RETAILERS AND DEVELOPERS - OUR SATISFIED CUSTOMERS - IS THE BEST TESTIMONY TO J. RAYMOND CONSTRUCTION'S PERFORMANCE AND THE TRUEST INDICATION OF OUR POTENTIAL GOING FORWARD.

THE FUTURE OF OUR COMPANY IS BUILT ON THE IDEA THAT WE MUST CONTINUALLY WORK TO SATISFY OUR CLIENTS' NEEDS, BY OUR CLIENTS' CONTINUED EAGERNESS TO ENTRUST US WITH UPCOMING PROJECTS, AND BY THEIR WILLINGNESS TO SHOW THEIR SATISFACTION BY THEIR KIND RECOMMENDATIONS TO OTHERS.

## J. RAYMOND CONSTRUCTION VISION, MISSION & CORE VALUES

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## SENIOR MANAGEMENT

### JOHN RAYMOND SOFARELLI, OWNER / PRESIDENT



AS OUR PRESIDENT, JOHN SETS THE TONE FOR OUR COMPANY. HE CREATES THE VISION AND DIRECTION, LAYS OUT THE PATH OF EXPECTATION, AND KNOWS HE CAN COUNT ON HIS TEAM TO FOLLOW THAT PATH.

IN ADDITION TO THE STRONG PERSONAL ETHICS THAT DRIVE JOHN, HE HAS A COMPELLING BACKGROUND AND LIST OF ACHIEVEMENTS.

HE GRADUATED FROM THE UNIVERSITY OF FLORIDA WITH A BACHELOR'S OF SCIENCE DEGREE FROM THE COLLEGE OF ARCHITECTURE, SCHOOL OF BUILDING CONSTRUCTION IN 1981.

HE IS A 4TH GENERATION CONTRACTOR WITH OVER 20 YEARS OF CONSTRUCTION INDUSTRY EXPERIENCE.

HE IS A CERTIFIED GENERAL CONTRACTOR, AND HOLDS A STATE OF FLORIDA REAL ESTATE LICENSE.

HE WAS AWARDED THE 2002 DISTINGUISHED ALUMNUS AWARD FROM THE UNIVERSITY OF FLORIDA COLLEGE OF DESIGN, CONSTRUCTION AND PLANNING.

HE BECAME VICE PRESIDENT OF TRIBBLE & STEPHENS COMPANY AFTER ONLY 5 YEARS, AND MANAGED OVER 2 MILLION SQUARE FEET OF RETAIL, OFFICE AND INDUSTRIAL WORK.

HE FORMED J. RAYMOND & ASSOCIATES, INC. IN 1988.

JOHN CONTINUES TO SET AN EXAMPLE WITH HIS UNCEASING DEDICATION TO BOTH THE COMPANY AND ITS CLIENTS, WHILE STILL MAINTAINING A ROBUST AND ACTIVE PERSONAL LIFE THAT INCLUDES BOTH HIS FAMILY AND HIS COMMUNITY. HE IS GENEROUS WITH HIS TIME AND GETS SATISFACTION FROM HELPING THOSE IN NEED. ACCORDING TO JOHN, THE BLEND OF BUSINESS AND PERSONAL COMMITMENTS WORK HAND-IN-HAND.

### J. RUSSELL SUDDETH, OWNER / SENIOR VICE PRESIDENT



AS OUR SENIOR VICE PRESIDENT, RUSS FOCUSES ON THE DAY-TO DAY ISSUES THAT KEEP THE COMPANY ON TRACK TO PERFORM WITHIN THE VISION THAT HE AND JOHN HAVE CREATED. RUSS IS PERSONALLY INVOLVED IN EACH COMPANY PROJECT FROM BEGINNING TO END, AND APPLIES THE EXPERIENCE HIS HAS ACHIEVED THROUGH HIS SIGNIFICANT QUALIFICATIONS AND ACHIEVEMENTS.

HE IS A STATE OF FLORIDA GENERAL CONTRACTOR.

HE GRADUATED FROM THE UNIVERSITY OF FLORIDA WITH A BACHELOR OF BUILDING CONSTRUCTION DEGREE FROM THE COLLEGE OF ARCHITECTURE, SCHOOL OF BUILDING CONSTRUCTION AT THE UNIVERSITY OF FLORIDA, AS WELL AS ACHIEVING SEVERAL ACADEMIC SCHOLARSHIPS FROM THE RINKER COMPANIES FOUNDATION AND THE GAINESVILLE HOME BUILDERS ASSOCIATION.

HE WAS AWARDED "PROJECT MANAGER OF THE YEAR" AFTER JOINING TRIBBLE AND STEPHENS COMPANY, JUST 3 YEARS AFTER GRADUATION.

HE PARTNERED WITH JOHN AT J. RAYMOND IN 1989.

RUSS CONTINUOUSLY PROVIDES STRONG, UNWAVERING LEADERSHIP TO THE COMPANY, TO HIS FAMILY AND TO THE COMMUNITY BY GENEROUSLY OFFERING HIS TIME AND TALENTS WHEREVER HE FINDS NEED.

## **JON ROEMER, VICE PRESIDENT PRE-CONSTRUCTION SERVICES / PARTNER**

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AS OUR PRE-CONSTRUCTION MANAGER, JON FACILITATES ALL FACTORS OF PRE-CONSTRUCTION, FROM BUDGETS TO BILLING. HIS APTITUDE AND EFFICIENCY ARE DEMONSTRATED IN HIS DAILY TASKS, AS WELL AS IN HIS EXTENSIVE BACKGROUND AND HISTORY.

HE GRADUATED WITH HONORS FROM M.E. RINKER SCHOOL OF BUILDING CONSTRUCTION AT THE UNIVERSITY OF FLORIDA.

HE SERVED FOR 6 IMPRESSIVE YEARS AS A PROJECT MANAGER FOR VRATSINAS, A LARGE, RETAIL-ORIENTED CONSTRUCTION FIRM IN ARKANSAS, WHERE HE WAS RESPONSIBLE FOR THE MANAGEMENT OF MULTIPLE ON-GOING PROJECTS, RANGING TO OVER \$26 MILLION.

HE IS A LEED ACCREDITED PROFESSIONAL.

HE JOINED J. RAYMOND IN 1999 AS A PROJECT MANAGER.

HE MANAGED OVER 50 NOTABLE RETAIL DEVELOPMENT PROJECTS FOR OUR TEAM IN AND AROUND THE GREATER ORLANDO AREA, BEFORE TAKING ON THE ROLE AS PRE-CONSTRUCTION MANAGER AND LEAD ESTIMATOR.

JON'S DETAIL-ORIENTED APPROACH, ALONG WITH HIS FABULOUS SUPPORT STAFF, ALLOWS J. RAYMOND TO PROVIDE OUR OWNERS WITH THE BEST INFORMATION AND SUPPORT POSSIBLE DURING THE PRE-CONSTRUCTION PHASE OF THEIR UPCOMING PROJECTS.

## **DANIEL CRAMER, VICE PRESIDENT / PARTNER**

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AS A SENIOR PROJECT MANAGER, DAN SPENDS HIS TIME ORGANIZING AND KEEPING COMMUNICATION FLOWING BETWEEN PROJECT OWNERS AND SUPERVISORS IN THE FIELD.

DAN IS A METHODICAL PERSON AND A LINEAR THINKER WHO IS VERY DETAIL-ORIENTED. HE COMMANDS CONSIDERABLE RESPECT IN THE INDUSTRY DUE TO HIS EFFECTIVE COMMUNICATION SKILLS AND IMPRESSIVE EXPERIENCE.

HE IS A STATE OF FLORIDA CERTIFIED GENERAL CONTRACTOR

HE CURRENTLY HOLDS A BACHELOR'S DEGREE IN CONSTRUCTION MANAGEMENT FROM FLORIDA INTERNATIONAL UNIVERSITY AND A MASTER'S DEGREE IN BUILDING CONSTRUCTION FROM THE UNIVERSITY OF FLORIDA.

HE HAS OVER 15 YEARS OF EXPERIENCE IN THE MANAGEMENT OF COMMERCIAL AND INDUSTRIAL PROJECTS, AND HAS COMPLETED MULTIPLE RETAIL, OFFICE, DISTRIBUTION AND EDUCATIONAL FACILITIES FOR A NUMBER OF NATIONAL CLIENTS AND DEVELOPERS.

HIS EXPERIENCE ENCOMPASSES A WIDE VARIETY OF TYPES OF BUILDING CONSTRUCTION, AND HE HAS BEEN RESPONSIBLE FOR AS MUCH AS \$25 MILLION OF MULTIPLE, ON-GOING PROJECTS IN VARIOUS STAGES OF COMPLETION.

HE JOINED J. RAYMOND IN 2003 AS A PROJECT MANAGER.

DAN IS A TEAM PLAYER AND IS VERY HIGHLY REGARDED BY HIS CLIENTS, SUBCONTRACTORS AND SUPPORT STAFF ALIKE. HE HAS AN INNATE UNDERSTANDING OF THE IMPORTANCE OF STRONG INTERNAL SYSTEMS AND COMMUNICATION, WHICH ENABLES HIM TO RUN PROJECTS SMOOTHLY AND EFFICIENTLY.

## **SCOTT R. MELLEN, SENIOR PROJECT MANAGER / PARTNER**



SCOTT JOINED THE J. RAYMOND TEAM IN MAY 2013 AS A SENIOR PROJECT MANAGER. HIS RESPONSIBILITIES INCLUDE ASSISTING PROJECT MANAGERS, REVIEWING PROJECTS FOR BUYOUT, QUALITY ASSURANCE, MANAGING SCHEDULES AND MANPOWER, AND OVERSEEING COST CONTROL.

HE GRADUATED WITH A BACHELOR'S OF SCIENCE DEGREE IN BUILDING CONSTRUCTION FROM THE RINKER SCHOOL OF BUILDING CONSTRUCTION, UNIVERSITY OF FLORIDA IN 1991.

HE HAS OVER 20 YEARS OF EXPERIENCE IN COMMERCIAL BUILDING CONSTRUCTION AND SITE DEVELOPMENT.

HE HAS WORKED ON VARIOUS RETAIL DEVELOPMENTS INCLUDING GROCERY STORE ANCHORED SHOPPING CENTERS, FREE STANDING MULTI-STORY BUILDINGS, DEPARTMENT STORES, AND REMODELS AND EXPANSIONS OF EXISTING STRUCTURES.

SOME OF HIS NOTABLE PROJECTS INCLUDE

- PUBLIX WAREHOUSE LAKELAND FOR PUBLIX SUPERMARKETS – 600,000 SQ. FT. / \$20M
- PUBLIX ON BAY – MIAMI BEACH FOR PUBLIX SUPERMARKETS – 141,000 SQ. FT. / \$14M
- LORD & TAYLOR – TAMPA INTERNATIONAL FOR MAY COMPANY – 141,000 SQ. FT. / \$11.5M
- PUBLIX AT LAS OLAS FOR PUBLIX SUPERMARKETS – 135,000 SQ. FT. / 14M
- THE RESERVE FOR SUTTON MANAGEMENT – 130,00 SQ. FT. / 13M
- BISCAYNE COMMONS FOR TAUBCO – 110,000 SQ. FT. / \$15 M
- SHOPPES AT NORTHCAPE FOR HALVERSON DEVELOPMENT – 65,000 SQ. FT. / \$11M
- LONDON SQUARE FOR WOOLBRIGHT DEVELOPMENT – 220,000 SQ. FT. / \$25M
- DELRAY MARKETPLACE FOR KITE REALTY GROUP – 160,000 SQ. FT. / \$30M

HE HAS COMPLETED OVER 3.5 MILLION SQUARE FEET OF CONSTRUCTION, A TOTAL VALUE OF MORE THAN \$300 MILLION.

HE IS A LEED ACCREDITED PROFESSIONAL.

## **THOMAS BORGIA, CHIEF FINANCIAL OFFICER / PARTNER**



AS OUR CHIEF FINANCIAL OFFICER, TOM IS RESPONSIBLE FOR MANAGING ALL FINANCIAL OPERATIONS, INCLUDING REPORTING AND PLANNING FOR OUR COMPANY. HE ALSO LEADS THE INVESTMENT, BANKING AND ACCOUNTING ACTIVITIES ALONG WITH FORECASTING AND BUDGETING RESPONSIBILITY.

IN ADDITION TO HIS FINANCIAL RESPONSIBILITIES, TOM MANAGES OUR PROPERTY AND CASUALTY INSURANCE PROGRAMS AND IS INVOLVED WITH HUMAN RESOURCES AND THE FIDUCIARY RESPONSIBILITIES OF THE 401K/PROFIT SHARING PLANS.

WITH OVER 15 YEARS EXPERIENCE, HE PROVIDES GUIDANCE AND LEADERSHIP FOR THE ACCOUNTING AND OPERATIONS STAFF, WHILE FOCUSING ON RISK MANAGEMENT INITIATIVES AND SEEKING OUT THE MOST EFFECTIVE WAYS TO SERVE OUR CLIENTS.

HE HOLDS A BACHELOR'S OF SCIENCE DEGREE IN BUSINESS FROM JOHNSON AND WALES UNIVERSITY.

HE IS CURRENTLY AN ACTIVE MEMBER OF THE CONSTRUCTION FINANCIAL MANAGEMENT ASSOCIATION (CFMA), AND SERVES ON THE NATIONAL EDUCATION AND INVESTMENT COMMITTEE FOR THE ORGANIZATION. IN ADDITION HE IS A MEMBER OF FINANCIAL EXECUTIVES INTERNATIONAL (FEI).

TOM PROVIDES SOUND GUIDANCE IN MANY AREAS OF HIS LIFE. HE HAS THE CONTINUING RESPECT OF HIS FAMILY, CO-WORKERS, COMMUNITY AND PEERS.

## **THOMAS LAIL, SENIOR PROJECT MANAGER**

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AS A SENIOR PROJECT MANAGER, TOM IS EXTREMELY ORGANIZED, & BRINGS A VAST AMOUNT OF EXPERIENCE AND INDUSTRY KNOWLEDGE TO EVERY PROJECT HE LEADS.

WITH OVER 31 YEARS IN THE CONSTRUCTION INDUSTRY, TOM HAS PROVEN THAT HE CAN HANDLE THE MULTITUDE OF DETAILS INVOLVED IN EACH & EVERY PROJECT. HE IS EXTREMELY EFFECTIVE AT COORDINATING EMPLOYEES, SUBCONTRACTORS & CLIENTS TO CREATE A SUCCESSFUL RESULT.

HE GRADUATED FROM CLEMSON UNIVERSITY WITH A BACHELOR'S OF SCIENCE DEGREE FROM THE COLLEGE OF ARCHITECTURE, DEPARTMENT OF CONSTRUCTION AND SCIENCE MANAGEMENT AND AN ASSOCIATE OF SCIENCE DEGREE FROM BREVARD COLLEGE IN 1978.

HE IS EXPERIENCED IN THE FIELDS OF PRE-CONSTRUCTION, ESTIMATING, PURCHASING, SCHEDULING, AND FIELD OPERATIONS. HE HAS LEAD NUMEROUS, LARGE-SCALE PROJECTS IN A VARIETY OF COMMERCIAL MARKETS, INCLUDING THE LEE MOFFITT CANCER CENTER AND RESEARCH FACILITY IN TAMPA, FL – AN \$85 MILLION PROJECT.

HE HAS LEAD 2 LEED CERTIFIED PROJECTS AT THE UNIVERSITY OF FLORIDA. HE IS A FLORIDA CERTIFIED GENERAL CONTRACTOR.

TOM IS A RECIPIENT OF THE FOLLOWING AWARDS;

- ABC AWARD OF EXCELLENCE, SCOTT PARTNERSHIP OFFICE BUILDING, ORLANDO, FL
- COAA PUBLIC PROJECT OF THE YEAR, UF ORTHOPEDIC AND SPORTS MEDICINE INSTITUTE, GAINESVILLE, FL
- AGC HORIZON AWARD, H. LEE MOFFITT CANCER RESEARCH CENTER, TAMPA, FL
- ABC EXCELLENCE IN CONSTRUCTION AWARD, CLEARWATER LIBRARY, CLEARWATER FL

TOM'S ORGANIZATIONAL AND LEADERSHIP SKILLS PUT HIM AT THE PINNACLE OF HIS PROFESSION, AND HIS CONSIDERATION AND COURTESY FOR THOSE HE WORKS WITH MAKE THE BUILDING PROCESS AN EASILY MANAGED AND ENJOYABLE ONE FOR ALL INVOLVED.

## **JEREMY THOMPSON, SENIOR PROJECT MANAGER**

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AS A SENIOR PROJECT MANAGER, JEREMY WILL MONITOR AND SUPPORT FIELD ACTIVITIES, REPORTING TO CORPORATE OFFICE MANAGEMENT AS WELL AS ORGANIZING AND KEEP COMMUNICATION FLOWING BETWEEN PROJECT OWNERS AND SUPERVISORS IN THE FIELD.

HE HOLDS A BACHELOR'S DEGREE IN CIVIL ENGINEERING FROM CLEMSON UNIVERSITY.

JEREMY HAS OVER 12 YEARS OF COMMERCIAL CONSTRUCTION EXPERIENCE. HE HAS WORKED ON OFFICE, HOTELS, CLUB HOUSES, INTERIOR BUILDOUTS AND DATA CENTERS. HE IS FDEP AND WALMART SWPPP CERTIFIED INSPECTOR AND OSHA 30-HR CERTIFIED.

SOME OF JEREMY'S NOTABLE PROJECTS INCLUDE 200 MILTON PARK, SYNOVUS DATA CENTER, ONE GREENVILLE, PROJECT ONE, CERTUSBANK, MARIETTA COUNTRY CLUB AND MARCUS HILLEL CENTER.

## **KARL SMITH, PROJECT MANAGER**

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AS A PROJECT MANAGER, KARL SPENDS HIS TIME KEEPING PROJECTS ON TRACK.

HE HOLDS A BACHELOR'S DEGREE IN CONSTRUCTION MANAGEMENT AND A MASTER'S DEGREE IN BUSINESS ADMINISTRATION FROM THE UNIVERSITY OF FLORIDA.

KARL HAS OVER 24 YEARS OF CONSTRUCTION EXPERIENCE WITH ALMOST 20 OF THOSE IN RETAIL AND GROCERY PROJECTS. HE HAS ALSO WORKED ON HEALTHCARE, OFFICE AND HIGH-RISE PROJECTS. HE IS A FLORIDA CERTIFIED GENERAL CONTRACTOR, FDEP AND WALMART SWPPP CERTIFIED INSPECTOR, WALMART REMODEL CERTIFIED AND OSHA 30-HR CERTIFIED.

SOME OF KARL'S NOTABLE PROJECTS INCLUDE THE PUBLIX SUPERMARKET AT THE VILLAGES, FL; WALMART SUPERCENTER AT BEVERLY HILLS, FL; UNION BANK IN SAN DIEGO, CA AND GIANT DIPPER ROLLER COASTER RESTORATION AT MISSION BEACH, CA.

## **ADAM SPIEWAK, PROJECT MANAGER**

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AS A PROJECT MANAGER, ADAM SPENDS HIS TIME KEEPING PROJECTS ON TRACK.

HE HAS OVER 10 YEARS OF CONSTRUCTION EXPERIENCE WITH 10 YEARS IN RETAIL AND 7 YEARS IN GROCERY CONSTRUCTION. HE ALSO HAS EXPERIENCE WITH CIVIL CONSTRUCTION.

ADAM IS A FDEP AND WALMART SWPPP INSPECTOR AND IS ALSO AN OSHA 10-HR CERTIFIED.

SOME OF ADAM'S NOTABLE PROJECTS INCLUDE PUBLIX SUPERMARKET IN WEST MIAMI, FL, CRAYOLA EXPERIENCE IN ORLANDO, FL, PUBLIX CORNERSTONE IN STUART, FL AND PEMBROKE LAKES SQUARE IN PEMBROKE PINES, FL AND NUMEROUS FRESH MARKET STORES.

## **PAUL GRAHAM, BUSINESS DEVELOPMENT MANAGER**

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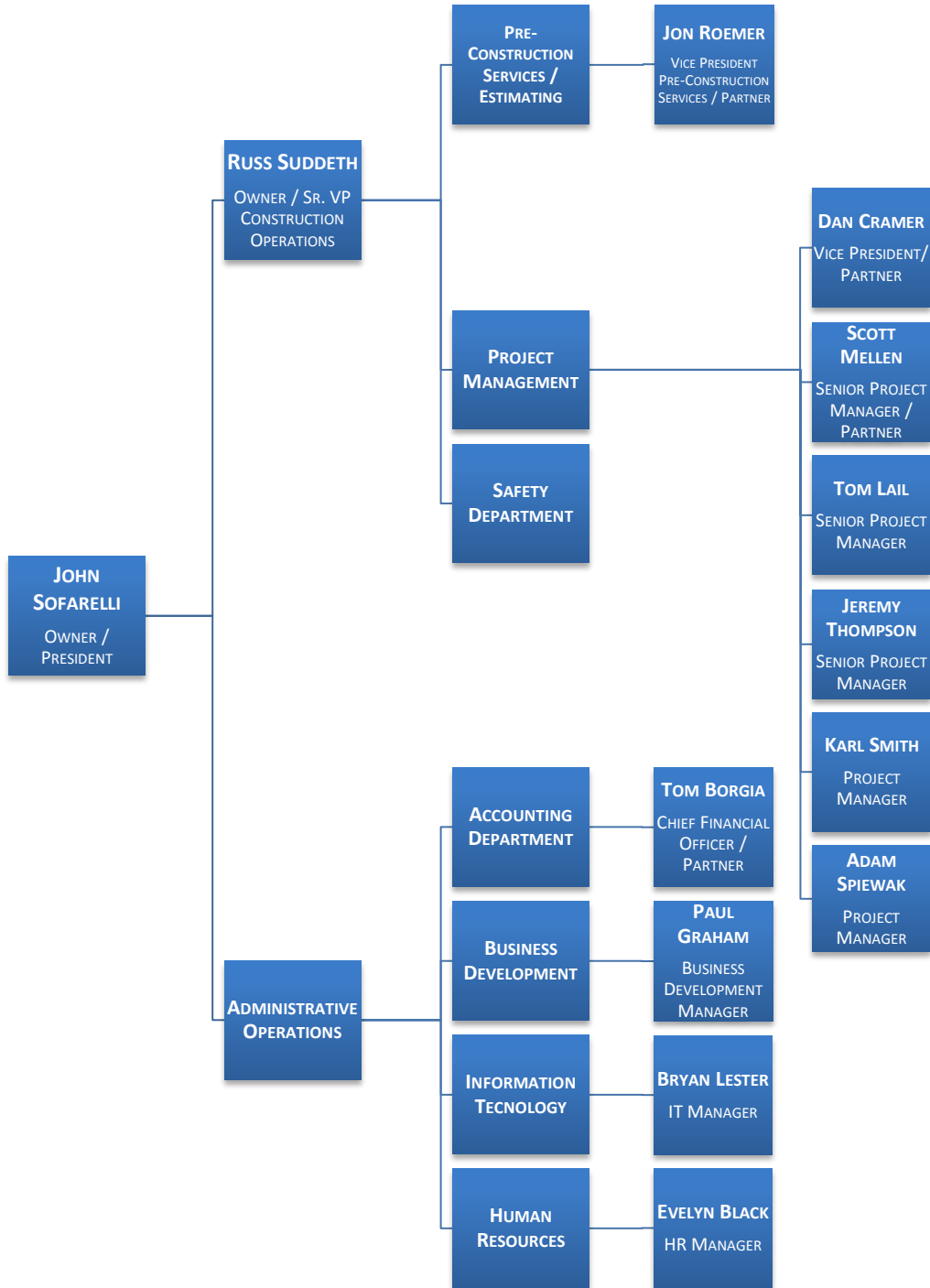
PAUL IS OUR SALES GUY, BUT HE DOESN'T FIT THE USUAL SALESPERSON STEREOTYPES. THERE'S NOTHING PUSHY OR "CHEESY" ABOUT HIM. HE HAS A PERFECT MIX OF PROFESSIONALISM AND FRIENDLINESS THAT COMES NATURALLY TO HIM AND PUTS EVERYONE AT EASE. HE'S MORE OF AN AVERAGE JOE WHO IS ALSO EXTREMELY KNOWLEDGEABLE ABOUT THE CONSTRUCTION INDUSTRY AND THE PEOPLE IN IT.

HE HOLDS A DEGREE IN BUSINESS FROM DUQUESNE UNIVERSITY AND A DEGREE IN BUILDING CONSTRUCTION FROM GEORGIA TECH IN 1976. HE SERVED A TERM IN THE UNITED STATES NAVY

WITH OVER 35 YEARS OF EXPERIENCE IN THE INDUSTRY, PAUL HAS DEVELOPED MANY LONG-TERM RELATIONSHIPS WITH DEVELOPERS, SUBCONTRACTORS, AND OTHER CONTRACTORS WHO ALL CONSIDER HIM TO BE A REAL PRO. HE HAS AN INNATE TALENT FOR KEEPING HIS FINGER ON THE PULSE OF WHAT'S HAPPENING AND DOES A GREAT JOB OF PAIRING US UP WITH FIRST-CLASS COMPANIES THAT ARE A PERFECT FIT FOR OUR BUSINESS.

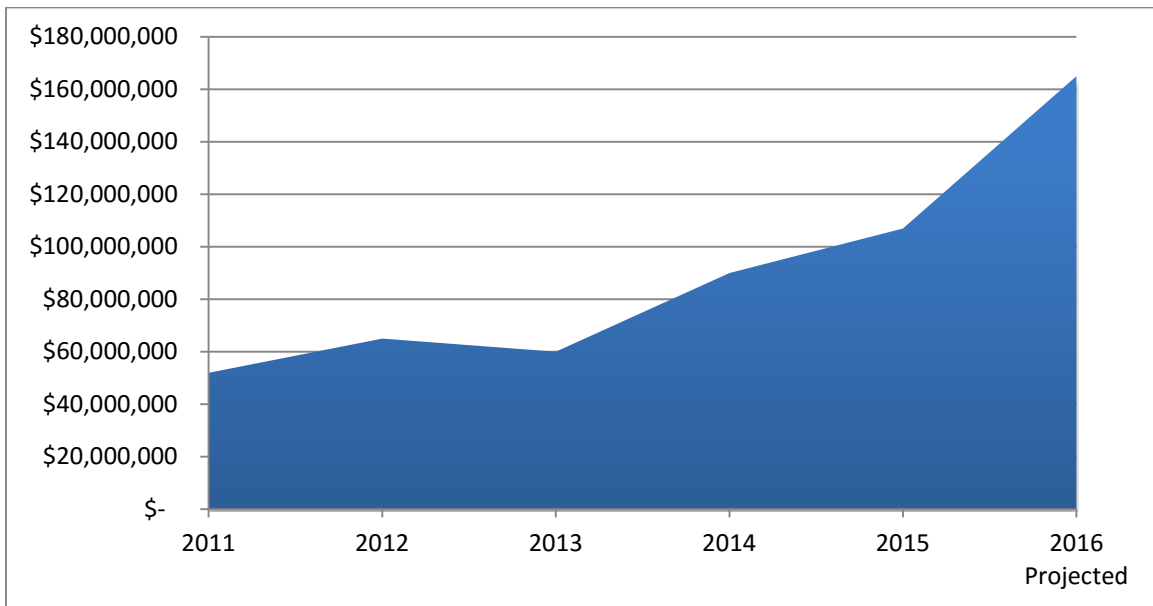


# SENIOR MANAGEMENT ORGANIZATIONAL CHART

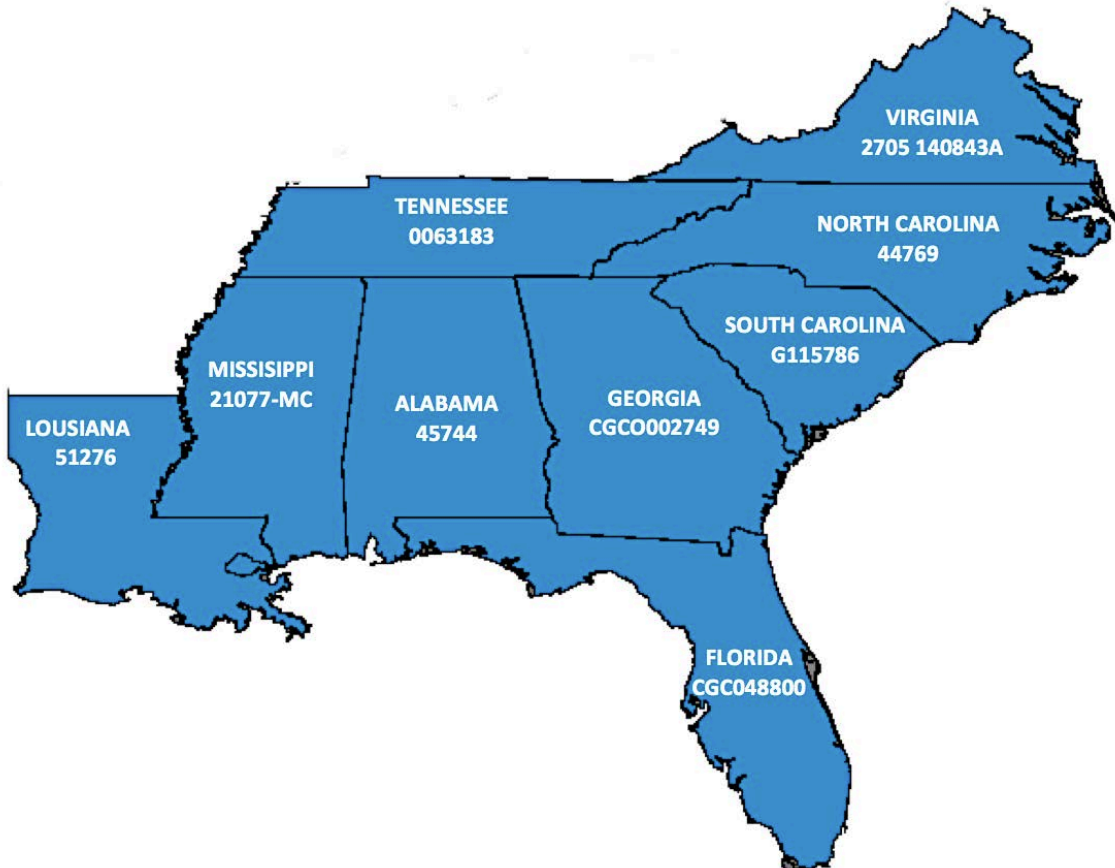


## COMPANY INFORMATION

### ANNUAL REVENUE



### J. RAYMOND CONSTRUCTION STATE LICENSING



# J. RAYMOND CONSTRUCTION CORP. SAFETY POLICY

OUR SAFETY PROGRAM IS DESIGNED TO PROVIDE SUPPORT, EDUCATION, ENFORCEMENT & SOLUTIONS FOR OUR CONSTRUCTION SITES.

## TRAINING/EDUCATION

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### **NEW EMPLOYEE TRAINING**

JRCC STANDARDS, 10 HOUR OSHA CLASSES, JOBSITE SPECIFIC TRAINING

### **QUARTERLY TRAINING**

ALL EMPLOYEES: OSHA REQUIRED & "HOT" TOPICS, GENERAL LIABILITY ISSUES

### **SUPPLEMENTAL TRAINING**

MANAGEMENT TOPICS, TEAM BUILDING, LEADERSHIP TOPICS

## OPERATIONS & PROCEDURES

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### **WRITTEN PROGRAMS:**

**JRCC SAFETY HANDBOOK:** MANUAL OF COMPANY SAFETY PROCEDURES.

**SUPERINTENDENT START-UP PACKAGE:** ALL DOCUMENTATION, REQUIRED POSTINGS & SAFETY SCHEDULES FOR EACH PROJECT.

**TOOLBOX TALKS TOPICS:** FOR USE AT WEEKLY SUBCONTRACTOR MEETINGS.

**HAZARD COMMUNICATION:** TOOL FOR IDENTIFYING DANGEROUS CHEMICALS ON THE JOBSITE & ASSISTANCE IN THE EVENT OF EXPOSURE.

**OSHA COMPETENT PERSON PROGRAM:** INDIVIDUAL PROGRAMS FOR EACH FEDERAL REGULATION REQUIRING COMPETENT PERSONS; I.E. TRENCHING, FALL PROTECTION, ELECTRICAL, SCAFFOLDING, STEEL ERECTION, CRANE SAFETY, ETC..., TO NAME A FEW.

**SUBCONTRACT AGREEMENTS:** SPECIFIC, BINDING LANGUAGE IN OUR SUBCONTRACTS TO ENFORCE JRCC SAFETY REQUIREMENTS.

### **PROJECT PROCEDURES:**

**PRE-CONSTRUCTION HAZARD ANALYSIS:** PROJECT SUPER, P.M. & SAFETY DIRECTOR DISCUSS POTENTIAL ISSUES ON NEW PROJECTS.

**PRE-CONSTRUCTION SUBCONTRACTOR MEETING(S):** P.M., SUPER AND SAFETY DIRECTOR ADDRESS ALL SUBCONTRACTORS REGARDING HAZARDS, REQUIREMENTS & EXPECTATIONS.

**PRE-EXCAVATION MEETING/DAILY TRENCH LOGS:** MANDATORY ON ALL EXCAVATIONS DEEPER THAN 4'-0".

**PRE-STEEL ERECTION MEETING:** MANDATORY ON ALL PROJECTS.

**DAILY JOBSITE INSPECTIONS:** REQUIRED FROM EVERY SUPER.

**DAILY SCAFFOLDING INSPECTIONS:** REQUIRED FROM SUBCONTRACTOR.

### **REPORTING:**

**INSPECTIONS:** OUR STANDARD IS FOR EVERY PROJECT TO BE INSPECTED AT A MINIMUM OF ONCE PER MONTH BY THE JRCC SAFETY DIRECTOR.

**LIABILITY & WORKER'S COMP CARRIERS:** EACH INSURANCE CARRIER IS NOTIFIED & GIVEN THE PROJECT INFORMATION.

**SUBCONTRACTORS:** SAFETY PROGRAMS MUST BE PROVIDED BY EACH SUBCONTRACTOR, AND MOST HAVE THEIR OWN SAFETY PERSONNEL.

**SUPERINTENDENT DOCUMENTATION:** WE HAVE A REPORTING SYSTEM TO TRACK ALL DOCUMENTATION REQUIRED.

**ACCIDENT/INCIDENT REPORTS:** A LEARNING TOOL FOR PREVENTION OF FUTURE ACCIDENTS.

**SAFETY VIOLATIONS:** A NOTICE OF NON-COMPLIANCE TO THE SUBCONTRACT AGREEMENT ISSUED TO VIOLATING SUBCONTRACTORS.

## MANAGEMENT & DIRECTION

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**SAFETY OFFICER, RUSS SUDDETH:** RESPONSIBLE FOR THE RESULTS OF THE SAFETY PROGRAM, POLICY & EXPENDITURES, HOLDS ALL WORKERS ACCOUNTABLE FOR A HIGH LEVEL OF PERFORMANCE.

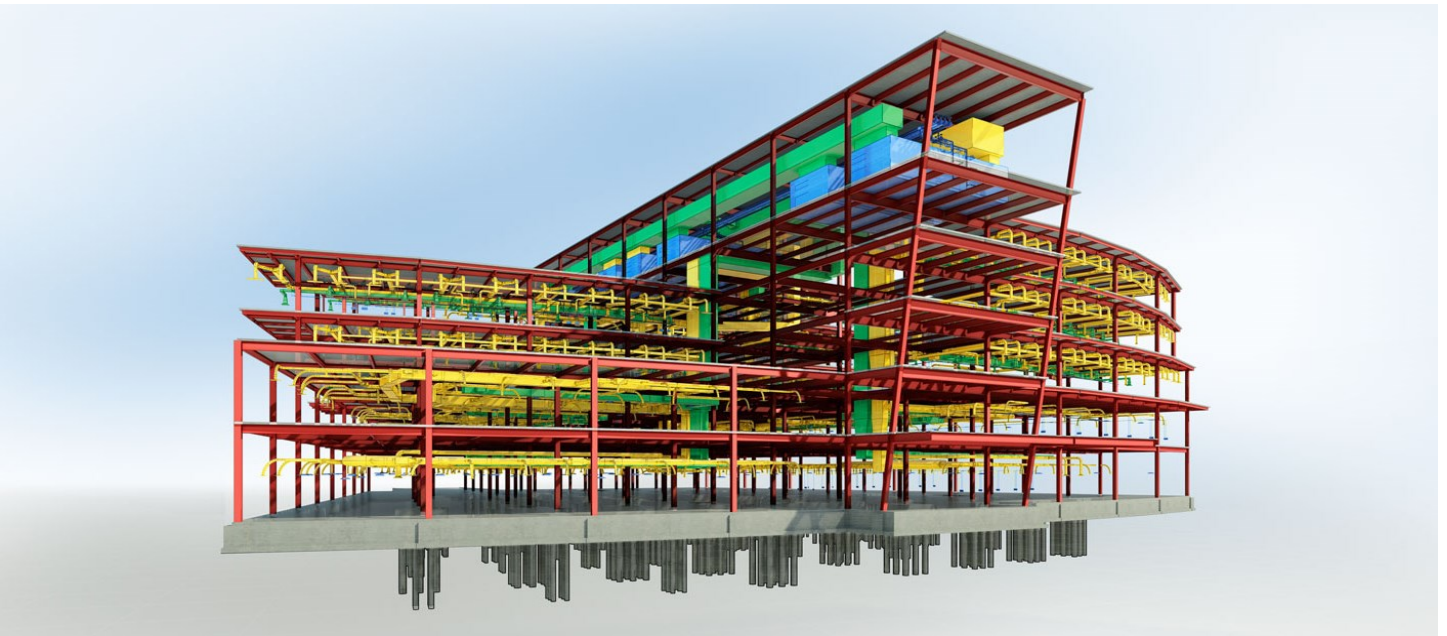
**SAFETY DIRECTOR, JOHN KROLL:** DEVELOPS, IMPLEMENTS & MANAGES ALL COMPONENTS & PROCESSES, OVERSEES THE SAFETY COMMITTEE.

**SAFETY ADMINISTRATOR, CHERIE WATKINS:** MAINTAINS ALL RECORDS, REPORTS & DOCUMENTATION.

**SAFETY COMMITTEE:** A VOLUNTARY COMMITTEE OF SUPERINTENDENTS & PROJECT MANAGERS RESPONSIBLE FOR ESTABLISHING COMPANY SAFETY GOALS & GUIDELINES, REVIEWING ACCIDENTS/INCIDENTS, PROVIDING FEEDBACK ON CURRENT POLICY & PROCEDURE. EACH MEMBER VOLUNTEERS FOR A PERIOD OF 1 YEAR.

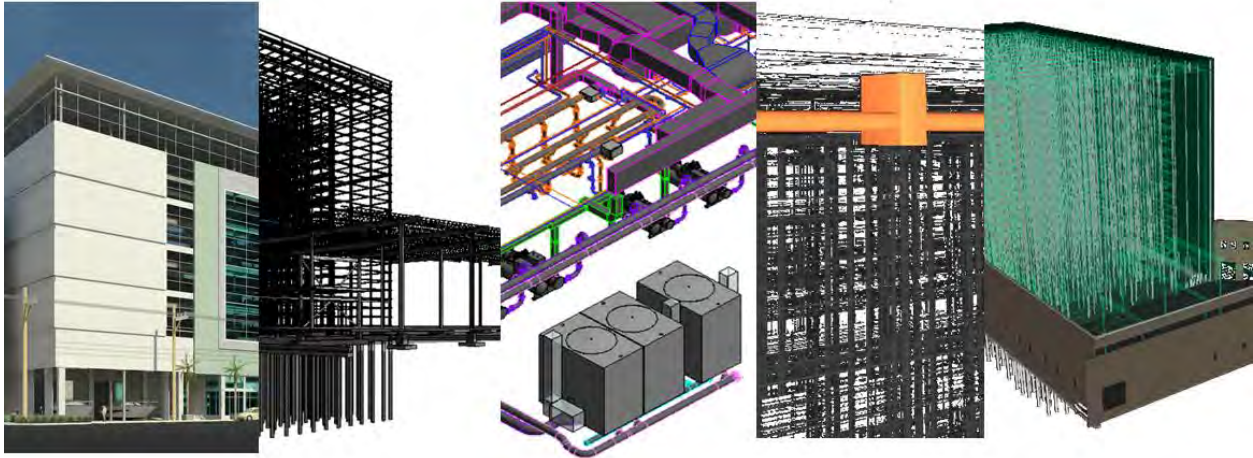
# 4

## BUILDING INFORMATION MODELING



### A. OVERVIEW & PROJECT PROFILES

## BUILDING INFORMATION MODELING (BIM)

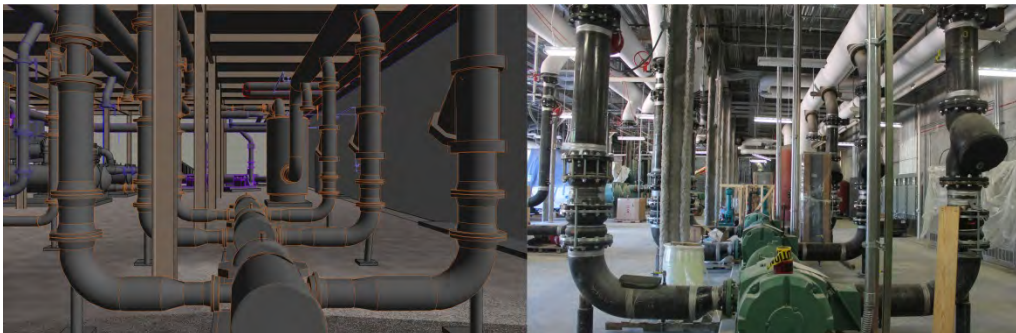


BUILDING INFORMATION MODELING OR BIM IS THE PROCESS OF DEVELOPING A VIRTUAL BUILDING MODEL THAT ALLOWS THE PROJECT TEAM TO SEE, INTERACT, ANALYZE AND COLLABORATE IN AN INTELLIGENT 3-DIMENSIONAL ENVIRONMENT. J. RAYMOND CONSTRUCTION ADOPTED THE USE OF BIM IN 2011. BENEFITS FROM BIM IMPLEMENTATION WERE IMMEDIATELY RECOGNIZED WITH A REDUCTION IN THE NUMBER OF RFIS, COSTS AND TIME DELAYS.

### BIM AT J. RAYMOND CONSTRUCTION

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A BIM KICKOFF MEETING IS HELD AT THE START OF EVERY PROJECT WHICH REQUIRES THE ENTIRE PROJECT TEAM TO ATTEND. A BIM EXECUTION PLAN FOR THE PROJECT IS DEVELOPED WITH INPUT FROM THE ENTIRE TEAM THAT WILL DEFINE THE SCOPE OF BIM IMPLEMENTATION ON THE PROJECT, IDENTIFY THE PROCESS FLOW FOR BIM TASKS, DEFINE INFORMATION EXCHANGES BETWEEN PARTIES AND DESCRIBE THE REQUIRED PROJECT AND COMPANY INFRASTRUCTURE NEEDED TO SUPPORT THE IMPLEMENTATION. 'INTELLIGENT' 3-DIMENSIONAL MODELS, THAT NOT ONLY INCLUDE THE PHYSICAL PROPERTIES OF THE PROJECT BUT ALSO ITS FUNCTIONAL PROPERTIES, ARE DEVELOPED. BIM COORDINATION MEETINGS ARE HELD THROUGHOUT THE PRE-CONSTRUCTION AND CONSTRUCTION PHASES TO RESOLVE CLASHES AND CONSTRUCTABILITY ISSUES. 4-DIMENSIONAL MODELS ARE DEVELOPED TO AID IN CONSTRUCTION SEQUENCING, PHASING AND SCHEDULING SIMULATIONS. FIELD STAFF HAS EASY ACCESS TO CUSTOM ELECTRONIC LAYOUTS OF ANY AREA THEY REQUIRE AT ANY GIVEN TIME. BIM MODELS MAYBE USED IN FUTURE FOR OPERATIONS AND MAINTENANCE PURPOSES.

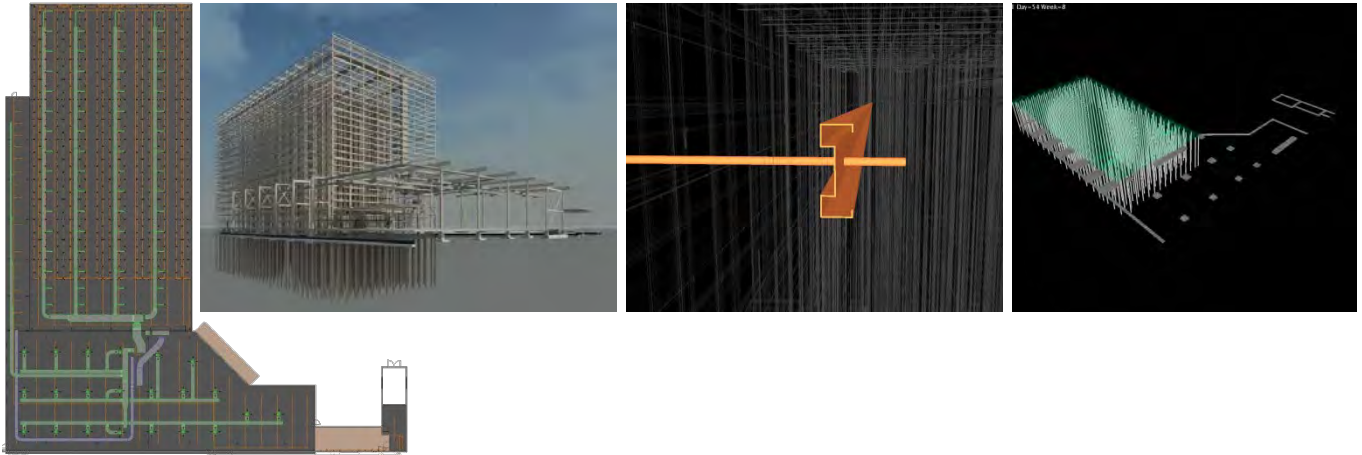


## BIM PROJECT PROFILES

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### **NEPHRON WAREHOUSE, ORLANDO, FL**

- DEVELOPED 3D ARCHITECTURAL, STRUCTURAL, MECHANICAL AND FIRE PROTECTION MODELS
- USED CLASH DETECTION AND RESOLVED CLASHES BEFORE THE START OF CONSTRUCTION
- USED 3D MODELS ON FIELD FOR VISUALIZATION AND COORDINATION OF ALL TRADES.



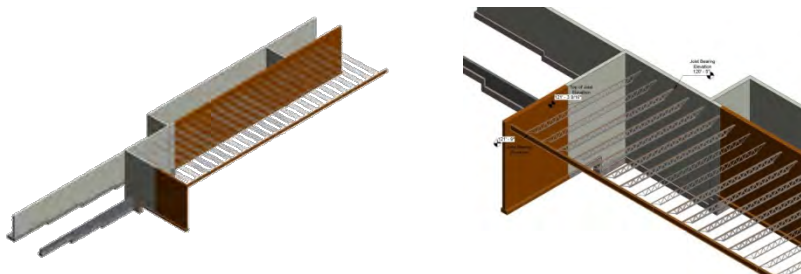
### **PROPOSED HARBORAGE BOAT CLUB, FT. LAUDERDALE, FL**

- DEVELOPED 3D ARCHITECTURAL AND STRUCTURAL MODELS
- GENERATED ANIMATIONS, RENDERINGS AND WALKTHROUGH FOR MARKETING PRESENTATIONS.



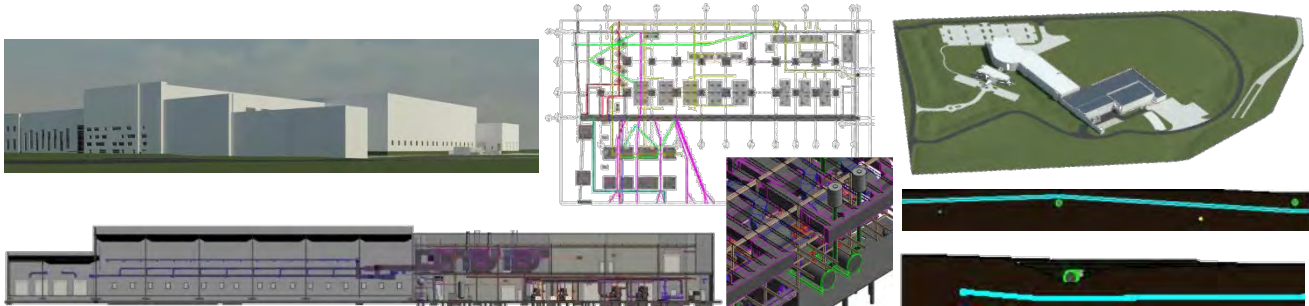
### **WALMART, BOYNTON BEACH, FL**

- DEVELOPED 3D ARCHITECTURAL AND STRUCTURAL MODELS IN PHASES FOR FIELD COORDINATION.



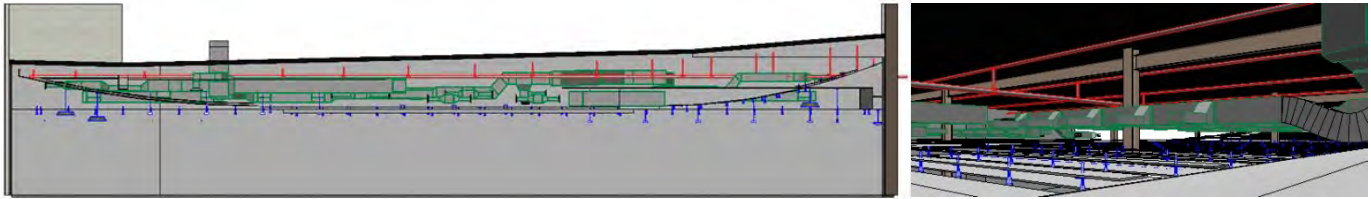
## NEPHRON CAMPUS, WEST COLUMBIA, SC

- DEVELOPED 3-D SITE, ARCHITECTURAL AND STRUCTURAL MODELS.
- RESOLVED CLASHES BETWEEN SITE UTILITIES.
- CONDUCTED COORDINATION AND CONSTRUCTABILITY REVIEWS WITH MECHANICAL, ELECTRICAL AND FIRE PROTECTION SUBCONTRACTORS WITH THEIR RESPECTIVE BUILDING INFORMATION MODELS.
- USED 3D MODELS ON FIELD FOR VISUALIZATION AND COORDINATION OF ALL TRADES



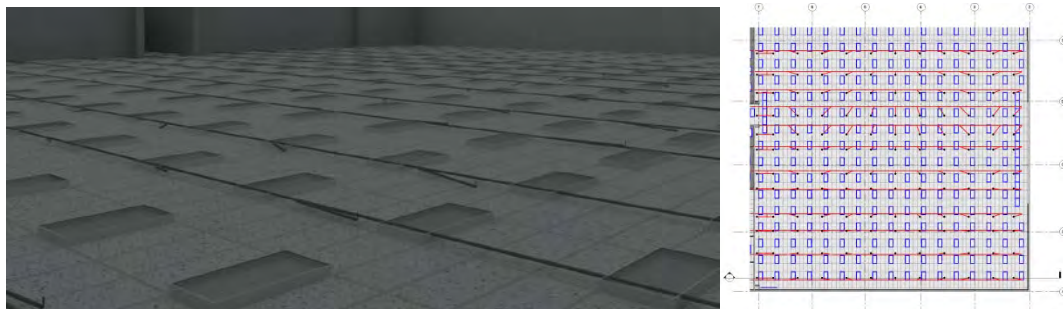
## THE CONTAINER STORE, BOCA RATON, FL

- DEVELOPED 3-D ARCHITECTURAL, STRUCTURAL, MECHANICAL AND FIRE PROTECTION MODELS WITH EXISTING AND NEW UTILITIES.
- USED CLASH DETECTION AND RESOLVED CLASHES BEFORE THE START OF CONSTRUCTION.
- GENERATED FIELD COORDINATION DRAWINGS.



## ROSS, VALRICO, FL

- DEVELOPED 3-D ARCHITECTURAL AND EXISTING UTILITIES (FIRE SPRINKLERS).
- USED CLASH DETECTION TO RESOLVED CLASHES BEFORE THE START OF CONSTRUCTION.
- GENERATED FIELD COORDINATION DRAWINGS.





# 5

## REFERENCES



**A. PROFESSIONAL REFERENCES**

**B. LETTERS OF RECOMMENDATION**

## PROFESSIONAL REFERENCES

### ARCHITECT/ENGINEER

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|   |                |
|---|----------------|
| JUAN ROMERO, PRESIDENT, ARCHITECTURE PLUS INTERNATIONAL             | (813) 281-9299 |
| STEVE STUEBS, PRESIDENT, AVID ENGINEERING                           | (727) 789-9500 |
| WILL BRASWELL, SENIOR V. P., BURTON, BRASWELL, MIDDLEBROOKS & ASSO. | (813) 873-2627 |
| GARY BURTON, PRINCIPAL, BURTON, BRASWELL, MIDDLEBROOKS & ASSO.      | (407) 425-6247 |
| JOHN CUNNINGHAM, PRINCIPAL, ACi, INC.                               | (407)740-8405  |
| LONNIE PETERSON, CHAIRMAN, CUHACI & PETERSON                        | (407) 228-4220 |
| JED DOWNS, PRESIDENT, CUHACI & PETERSON                             | (786) 235-9097 |
| CARLOS PIZARRO, PRESIDENT, DESIGN TECH INTERNATIONAL (DTI)          | (216) 755-6548 |
| MIKE CRISLIP, PRESIDENT, G. HERSCHMAN ARCHITECTS                    | (216) 464-4414 |
| PETER HISCUTT, PRINCIPAL, HISCUTT & BELL                            | (770) 753-8787 |
| CHUCK COLE, PRINCIPAL, HUNTON BRADY ARCHITECTS                      | (407) 839-0886 |
| ROCKY BIBY, PRINCIPAL, KIMLEY HORN                                  | (772) 562-7881 |
| LAWRENCE LEVINSON, PRINCIPAL, LEVINSON ASSOCIATES, LP               | (713) 787-0000 |
| BOB LOCHRANE, EXECUTIVE VICE PRESIDENT, LOCHRANE ENGINEERING        | (407) 896-3317 |
| STEVE LYMAN, PRINCIPAL, LYMAN, DAVIDSON, DOOLEY                     | (770) 850-8494 |
| ROWLAND DAVIDSON, PRINCIPAL, LYMAN, DAVIDSON, DOOLEY                | (770) 850-8494 |
| HOWARD NUDELL, PRESIDENT, NUDELL ARCHITECTURE                       | (248) 324-8800 |
| MARK SALTZ, PRINCIPAL, SALTZ MICHELSON                              | (561) 689-1870 |
| TONI FARBER, DIRECTOR OF BUSINESS DEVELOPMENT, SALTZ MICHELSON      | (561) 689-1870 |
| RAY SCOTT, PARTNER, THE SCOTT PARTNERSHIP                           | (407) 660-2766 |
| DEREK VAN DER PLOEG, PRINCIPAL, VAN DER PLOEG & ASSOCIATES          | (561) 368-1403 |
| MIKE LENTZ, DIRECTOR OF RETAIL, WAKEFIELD BEASLEY                   | (770) 209-9393 |

### OWNER/DEVELOPER

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|   |                |
|---|----------------|
| JASON POVLUCK, DIRECTOR OF REAL ESTATE, ALDI FOOD STORES                    | (863) 353-4919 |
| CHARLES LADD, PRESIDENT, BARRON COMMERCIAL DEVELOPMENT                      | (954) 344-7600 |
| ROBERT SCHMIDT, DEVELOPMENT COORDINATOR, BOULDER VENTURE, INC.              | (954) 344-7600 |
| SCOTT CROSSMAN, CEO, CROSSMAN & CO.   | (407) 423-5400 |
| MIKE HARWOOD, DIRECTOR OF CONSTRUCTION, DEVELOPERS DIVERSIFIED REALTY (DDR) | (954) 524-8686 |
| KEN CHOQUETTE, VICE PRESIDENT OF CONSTRUCTION, EQUITY ONE, INC.             | (305) 947-1664 |
| JODY BARRY, ADMINISTRATIVE DIRECTOR, FLORIDA HOSPITAL                       | (407) 303-1125 |
| DAVE PATCHIN, ADMINISTRATIVE DIRECTOR, FLORIDA HOSPITAL                     | (407) 303-1140 |
| BLANE STENDEL, FACILITIES PROJECT MANAGER, GOLFSMITH INTERNATIONAL          | (512) 821-4821 |
| ANDRE SMOLINSKY, COO, HARVEST TIME MEDICAL SERVICES                         | (407) 328-9900 |
| PASTOR JOHN MURPHY, PRESIDENT & FOUNDER, HARVEST TIME MEDICAL SERVICES      | (407) 328-9900 |
| CHARLES MAY, CEO, JEWETT ORTHOPAEDIC  | (407) 643-1203 |
| MARK TROMMSDORF, DIRECTOR OF CONSTRUCTION, KIMCO REALTY                     | (407) 302-6505 |
| STEVE OWEN, VICE PRESIDENT, LILLIBRIDGE HEALTH SERVICES, INC.               | (972) 381-4349 |
| CHRIS KEMLER, PRECONSTRUCTION MANAGER, LILLIBRIDGE HEALTH SERVICES, INC.    | (972) 381-4349 |
| DARYL CARTER, PRESIDENT, MAURY L. CARTER & ASSOCIATES                       | (407) 422-3144 |
| ROBERT SHAPIRO, PRESIDENT, MASTER DEVELOPMENT, INC.                         | (305) 936-8380 |
| LOU KENNEDY, CEO, NEPHRON PHARMACEUTICALS                                   | (407) 999-2225 |
| BILL BOUWMAN, DIRECTOR OF CONSTRUCTION, NORTH AMERICAN DEVELOPMENT GROUP    | (905) 477-9200 |
| KEVIN JOYCE, EXECUTIVE DIRECTOR, ORLANDO ORTHOPAEDIC CENTER                 | (407) 254-2555 |
| JARED & BRUCE WEINER, PRINCIPAL, PEBB ENTERPRISES                           | (954) 771-3305 |
| RICHARD TRZCINSKI, PRESIDENT, PRIMERICA ONE                                 | (813) 933-0629 |
| TONY CHIZMAR, CONSTRUCTION MANAGER, PUBLIX                                  | (863) 688-7407 |
| BOB SKINNER, VICE PRESIDENT, RAM COMMERCIAL DEVELOPMENT                     | (561) 630-6110 |
| JIM WILDER, SENIOR VICE PRESIDENT, REALTY CAPITAL                           | (407) 843-7070 |
| JOE CAROSELLA, PRESIDENT, RETAIL PROPERTY GROUP                             | (561) 961-1736 |
| LOUIS CAROSELLA, VICE PRESIDENT, RETAIL PROPERTY GROUP                      | (561) 961-1736 |
| JANET STROUP, SCHOOL DIRECTOR, THE EPISCOPAL CHURCH OF THE RESURRECTION     | (407) 781-3704 |
| FATHER JOE SITTS, PASTOR, EPISCOPAL CHURCH OF THE RESURRECTION              | (407) 781-3704 |
| STEVE SHOWALTER, PROJECT MANAGER, THE FRESH MARKET                          | (336) 272-1338 |
| BRAD GOEB, PROJECT DIRECTOR, THOMAS ENTERPRISES                             | (407) 226-8832 |
| DARRELL BAKER, DIRECTOR OF RETAIL DEVELOPMENT, THOMAS ENTERPRISES           | (407) 226-8832 |

**BARRON**  
**COMMERCIAL DEVELOPMENT, INC.**

Mr. John Sofarelli  
J. Raymond Construction Corp.  
465 W. Warren Ave  
Longwood, FL 32750

**RE: RIVERBEND BUILDING B**

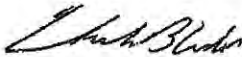
Dear John:

It is with great appreciation that I provide this letter of reference for J. Raymond Construction Corp. I would like to thank you and your team for all of your hard work at Riverbend. Your team met and even exceeded all of our expectations. The entire J. Raymond team, led by Dan Cramer, with on-site supervision and leadership by Jimmy Kiffner, exhibited a high degree of professionalism and integrity throughout the completion of this project.

I have worked with J. Raymond Construction on numerous projects and have always found your work to be exemplary. I would, without hesitation, recommend you for future work.

I look forward to a continued long and mutually successful relationship with J. Raymond Construction.

Sincerely,  
BARRON COMMERCIAL DEVELOPMENT, INC.



Charlie Ladd  
President and Principal



*Starmar* Ranaldi

Planning and Architecture Inc.

Russell Suddeth

VP Director of Operations

J Raymond Construction Corp

465 West Warren Avenue

Longwood, Florida 32750

Re: West End Professional Office Center

Russ

Having recently had the opportunity to work with J Raymond on the above referenced three story office building we write this letter of recommendation with genuine enthusiasm.

As is the case in most working relationships the success of a project comes down to the quality of the people working together on the team, and our experience with you and your staff was an extremely pleasant one.

From the very start of this project you were committed to providing the owner with the highest quality product you could deliver within their budget and on time.

Feel free to use our name and this project as a reference tool because we would recommend you highly to anyone considering a construction project that would enjoy working with a company who listens, advises, cooperates, and performs on a very professional and personal manner.

Best of luck to you and let's do this again sometime.

Regards



Wm E Starmar AIA NCARB

President

820 W. BROADWAY ST.  
SUITE 3000  
OVIEDO, FL 32765  
(P) 407-977-1080  
(F) 407-977-1019  
AA0002984  
WWW.SRIARCH.COM





January 7, 2013

Simply put, J.Raymond Construction was instrumental in the successful completion of our Community Life Center. Without their guidance, I believe we would not have the 12,000 square foot building being used today. Our Design Build Team interviewed several local and national contractors and were unanimous in our decision to choose J. Raymond.

Every aspect of the design and build process went smoothly and they were right there with us – from assisting in choosing an architect, through the design phase, budgeting, pre-construction, ground breaking, construction and grand opening. During our construction update meetings, they were very informative and patient with any and all of my questions.

Their judgment was clear and very valuable. The construction was excellent, on time and under budget. J.Ray's subcontractors were all professional which was very important to us given construction was on an active, open campus of our Church.

They went "way beyond" expectations to make sure we were happy with every detail. Many thanks to John Sofarelli, Tom Lail, Brian Giddens and the whole J. Raymond staff.

We highly recommend J.Raymond Construction. Please call or email me with any questions you may have.

Regards,

A handwritten signature in black ink that reads "Becky Rotroff". The signature is stylized and fluid, with a large loop at the end.

Becky Rotroff  
Design Build Team Lead  
321.578.0078 c  
[brotroff@embarqmail.com](mailto:brotroff@embarqmail.com)

Reverend Nathan Swenson-Reinhold

*Designing your Life*



Mr. John Sofarelli  
J. Raymond Construction Corp.  
465 W. Warren Avenue  
Longwood, FL 32789

**RE: THE SCOTT PARTNERSHIP ARCHITECTURE OFFICE BUILDING**

Dear John:

Please let this letter serve as an appreciation of your work on the above-referenced project. This project entailed extremely difficult time constraints, all of which were met and even exceeded our expectations. The entire J. Raymond team, led by Tom Lail, with on-site supervision and leadership by Frank Pando, exhibited a high degree of professionalism and integrity throughout the execution of this project.

The Scott Partnership Architecture Office building was a difficult project in the sense that the project involved the construction of our company's new corporate headquarters, always a tough assignment.

We have done multiple projects with J. Raymond and in every case have found your work to be top-notch. We have absolutely no reservations in recommending you for future work.

We look forward to a continued long and successful relationship with J. Raymond Construction.

Sincerely,

**THE SCOTT PARTNERSHIP  
ARCHITECTURE, INCORPORATED**

Raymond L. Scott, AIA  
Sr. Partner

# SCB Building LLC

**Russ Suddeth  
J. Raymond Construction Corp  
465 W Warren Ave  
Longwood, FL 32750**

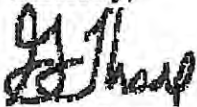
**Re: 250 N. Orange Ave., 16-story Renovation**

**I sincerely and enthusiastically compliment J. Raymond Construction Corp. for their excellent work and professionalism on this project. Throughout very hectic and challenging circumstances J. Raymond kept our best interests always in mind and made the construction portion nearly painless for me.**

**This project entailed tremendous amounts of preparation and coordination. On all but the bottom two floors, everything on every floor was demolished and replaced -- exterior glass, rest rooms, telephone and electrical rooms, every foot of copper wire, all air-conditioning handlers, ducts, and controls, and an entirely new additional 16-story fire stair. The performance and "can do" approach taken throughout each phase was exemplary, almost heroic. Your team is congratulated for their effort and for delivering what was promised.**

**I do not hesitate to refer your company to anyone desiring a reliable, highly ethical full-service contractor. I have enjoyed our relationship over the years and look forward to more projects with J. Raymond.**

Sincerely,



**Gary Tharp  
President  
GT Commercial, Inc.  
Managing Member**

**250 North Orange Avenue, Suite 1250, Orlando, FL 32801  
407/206-0060 Fax 407/206-0065**

# RETAIL PROPERTY GROUP, INC

Russ Suddeth  
Sr. Vice President  
J. Raymond Construction Corp.  
465 West Warren Ave  
Longwood, FL 32750

**RE: Letter of Recommendation – J. Raymond Construction Corp ("JRCC")**

Dear Russ:

I personally feel that this letter of recommendation is long over due. I have had the pleasure of working with you and your construction team the last nine years. The first construction project that your company built for Retail Property Group ("RPG") was the Oaks Square retail shopping center located in Gainesville, FL, consisting of approx 120,000 SF of national retail tenants. The project was completed December 1999, and, all of the tenants were able to open in accordance with their grand opening time line.

We have successfully worked together on various portions of three other RPG owned southeast FL shopping centers that total approx 600,000 SF. The end result for all these projects, were successfully completed renovations &/or new construction for our shopping centers.

This last project that we are currently in the process of closing out has been one of the most complex time consuming construction projects that I have had your company build for RPG to date. You and your construction team has successfully completed the thirty one acre off site work for a wetland mitigation restoration project, and the on site work for a twenty seven acre Home Depot shopping center, including building construction for 95,000 SF of retail and restaurant space.

I have enjoyed working with you and the JRCC construction team during the last nine years. JRCC has a great team approach which has allowed us to work thru various difficult site work and building construction situations. I have found every one that I have worked with at JRCC, starting with the preconstruction phase through issuance of certificate of completion, to be professional and knowledgeable within their field of work.

I look forward to working with you, and the JRCC construction team on our future projects. I personally want to let you know, there are very few construction companies that I would recommend to other developers. Please feel free to use me as a contact person on your reference list.

Sincerely,  
Retail Property Group, Inc.



Louis Carosella  
Vice President  
Development

cc: Joe Carosella, President  
John Ortega, CFO

S:\All\Retail Property Group\Letter of Recommendation\JRCC Recommendation Letter.doc

Royal Palm Place ♦ 101 Plaza Real South, Suite 200 ♦ Boca Raton, FL 33432 ♦ 561-961-1736 ♦ Fax: 561-961-1744  
[louis@rpg123.com](mailto:louis@rpg123.com) ♦ Commercial Retail Real Estate Developer ♦ Licensed Real Estate Broker





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Land Sales  
Buyer/Tenant Representation  
Development Services  
Leasing & Management

Mr. John R. Sofarelli  
Chief Executive Officer  
J. Raymond Construction Corp.  
465 W. Warren Ave.  
Longwood, FL 32750

Dear John:

On behalf of Realty Capital and West Volusia Towne Centre, LLLP, I am pleased to write this letter of recommendation for the services of J. Raymond Construction Company for the construction of a 250,000sf Kohl's anchored shopping center in Orange City, Florida.

As a first time developer, we lacked the experience and framework to develop such a project. There was absolutely no certainty that the project would happen, and as a potential client to an established general contractor, we represented as much liability as we did opportunity.

You and your team embraced us and the opportunity. John, we are particularly grateful for the personal commitment that you and Scott Milke showed to us from start to finish in completing the construction on schedule, on budget and to a high level of quality. In addition, you were instrumental in helping through numerous pre-development issues that were key to securing approvals and making the numbers work.

Most importantly, you and JRCC operated to the highest standard of integrity throughout the project. You operated open-book and consistently did the right thing each step of the way.

For all these reasons, I would recommend J. Raymond Construction Corp. for any construction project, and we hope to be a long-standing repeat customer.

Sincerely,

REALTY CAPITAL

A handwritten signature in black ink, appearing to be "Jh" or similar initials, written over the printed name.

M.W. Jeffrey Brock  
Chief Executive Officer

[www.realtycapitalfl.com](http://www.realtycapitalfl.com)

605 East Robinson Street Suite 500 Orlando, FL 32801  
Phone: 407.843.7070 Fax: 407.843.2070





Mr. Russ Suddeth  
J. Raymond Construction Corp.  
465 W. Warren Avenue  
Longwood, FL 32789

Re: Mainstreet at Midtown

Dear Russ:

Please let this letter serve as an appreciation of your work on the above-referenced project. This project entailed extremely difficult time constraints, all of which were met and even exceeded our expectations. The entire J. Raymond team, led by Jon Roemer, exhibited a high degree of professionalism and integrity throughout the execution of the project.

Mainstreet at Midtown was a difficult project in the sense that there were nine individual buildings, a 500 car parking structure and multiple coordination issues with our residential builder. Additionally, the project involved the construction of our company's new corporate headquarters, always a tough assignment.

We have done multiple projects with J. Raymond and in every case have found your work to be top-notch. We have absolutely no reservations in recommending you for future work.

We look forward to a continued long and successful relationship with J. Raymond Construction.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Skinner". The signature is fluid and cursive, written over a white background.

Robert Skinner  
Senior Vice President of Development

4801 PGA Boulevard  
Palm Beach Gardens,  
Florida 33418  
P: 561 630 6110  
F: 561 630 6717  
[www.ramrealestate.com](http://www.ramrealestate.com)



**G. Grady McBride, M.D.**  
*Orthopaedic Surgery  
Adult Spinal Reconstruction  
Cervical & Lumbar Spine Surgery  
Scoliosis*

**Jeffrey P. Rosen, M.D.**  
*Orthopaedic Surgery  
Joint Replacement  
Knee, Shoulder & Hip Surgery  
Sports Medicine*

**Craig P. Jones, M.D.**  
*Orthopaedic Surgery  
Orthopaedic Oncology  
Sports Medicine*

**Lawrence S. Halperin, M.D.**  
*Orthopaedic Surgery  
Hand Surgery  
Upper Extremity Surgery*

**Stephen R. Goll, M.D.**  
*Orthopaedic Surgery  
Adult Spinal Reconstruction  
Cervical & Lumbar Spine Surgery*

**Samuel S. Blick, M.D.**  
*Orthopaedic Surgery  
Knee Replacement  
Knee and Shoulder Surgery  
Sports Medicine*

**Alan W. Christensen, M.D.**  
*Orthopaedic Surgery  
Hand Surgery  
Upper Extremity Surgery*

**Joseph D. Funk, D.P.M.**  
*Foot & Ankle Surgery  
Podiatry*

**Tamara A. Topoleski, M.D.**  
*Orthopaedic Surgery  
Pediatric Orthopaedic Surgery*

**Daniel L. Wiernik, D.P.M.**  
*Foot & Ankle Surgery  
Podiatry*

**Steven E. Weber, D.O.**  
*Orthopaedic Surgery  
Adult Spinal Reconstruction  
Cervical & Lumbar Spine Surgery*

**Randy S. Schwartzberg, M.D.**  
*Orthopaedic Surgery  
Sports Medicine  
Knee & Shoulder Specialist*

**Bryan L. Reuss, M.D.**  
*Orthopaedic Surgery  
Sports Medicine  
Knee & Shoulder Surgery*

**Michael D. McCleary, M.D.**  
*Musculoskeletal Medicine*

**Eric G. Bonenberger, M.D.**  
*Orthopaedic Surgery  
Joint Replacement  
Knee, Shoulder & Hip Surgery  
Sports Medicine*

**Daniel M. Frohwein, M.D.**  
*Interventional Pain Medicine  
Diagnostic and Therapeutic Spinal  
Injections*

**Kevin Joyce, M.B.A., CMPE**  
*Executive Director*

Mr. John Sofarelli  
JRaymond Construction Corp.  
465 W. Warren Ave.  
Longwood, FL

Re: Orlando Orthopaedic Center SoDo Project

Dear John:

Orlando Orthopaedic Center recently completed the relocation of our downtown Orlando medical and corporate offices. This project was unprecedented in both size and scope for our company in its almost 40 years of business. The success of this project was largely due to the decision to hire JRaymond construction as the general contractor for the build-out of our office suite and clinical offices. The team of construction professionals at JRaymond which included Carson Brownell as Project Manager and Matt Murray as site Superintendent were able to complete this project for Orlando Orthopaedic Center in the timelines prescribed and at the highest level of quality expectant of a first class outpatient medical facility. I would like to personally thank the entire team at JRaymond Construction for their dedication, professionalism and quality of work that went into making this new facility a showcase for our company and one that we are extremely proud of.

It is without reservation that I would recommend the contracting services of JRaymond to others and consider using you for future projects for our company.

Sincerely,

Kevin Joyce  
Executive Director  
Orlando Orthopaedic Center

*Downtown Office*  
25 W Crystal Lake Street, Suite 200  
Orlando, Florida 32806-1049  
FAX (407) 423-2789 • (407) 254-2500

*Winter Park Office*  
2699 Lee Road, #100  
Winter Park, Florida 32789  
FAX (407) 897-1384 • (407) 897-1363

*Sand Lake Office*  
7350 Sandlake Commons Blvd., Suite 3315  
Orlando, Florida 32819-8031  
FAX (407) 345-1146 • (407) 354-3700  
[www.orlandoortho.com](http://www.orlandoortho.com)

*Longwood Office*  
515 W. State Road 434, Suite 310  
Longwood, Florida 32750-5163  
FAX (407) 834-2789 • (407) 834-1556

*Oviedo Office*  
1000 W. Broadway Street, Suite 200  
Oviedo, Florida 32765-9277  
FAX (407) 977-1128 • (407) 977-3500

MARC WIENER A.I.A.  
ARCHITECTURE / PLANNING

Mr. John Sofarelli  
J. Raymond Construction Corp.  
465 W. Warren Avenue  
Longwood, FL 32750

*Re: MIDTOWN, Palm Beach Gardens*

Dear John:

Please let this letter serve as an appreciation of your work on the above-referenced project. This mixed-use project made up of numerous buildings and tenants was an extremely difficult one, especially considering coordination issues. The entire J. Raymond team exhibited a high degree of professionalism and integrity throughout the execution of this project.

We have worked with J. Raymond in the past and in every case have found your work to be very good and your management always willing to be 'part of the team'.

We look forward to a continued long and successful relationship with J. Raymond Construction.

Sincerely,



Marc Wiener  
President

33 SE 4<sup>th</sup> Street Suite 101 - Boca Raton, Florida  
1-561-750-4111 Fax 561-750-5298

**SHOPPES AT ISLA VERDE, LTD.**

6400 N. Andrews Avenue, Suite 500  
Fort Lauderdale, Florida 33309

Telephone: (954)771-3305  
Fax: (954)771-3442

Mr. Russ Suddeth  
J. Raymond Construction Corp.  
465 W. Warren Avenue  
Longwood, FL 32750-4002

*Re: Shoppes at Isla Verde*

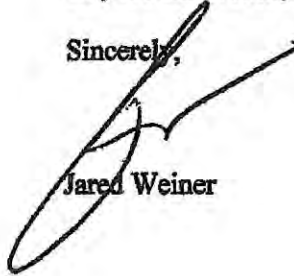
Dear Russ:

I want to extend my appreciation to you and your team for all your hard work at The Shoppes at Isla Verde. I am pleased for the opportunity to recommend the services of J. Raymond Construction Company. As you know we hired you in the beginning of 2007, amidst a disastrous situation with another contractor. J. Raymond was able to quickly work through all of the existing issues that we had and was able to deliver the project on time to all of the tenants without delay.

I believe that J. Raymond Construction Company is an excellent choice for any company seeking a general contractor. J. Raymond exceeded my expectations throughout the project with their outstanding service and professionalism. I had the pleasure of working directly with Gary Williams and Scott Bryan throughout this project and the enthusiasm and professionalism that they provided was a huge asset to this project. Your company is well represented by both gentlemen.

I look forward to working with you on our next venture, Royal Office Park in Royal Palm Beach, FL.

Sincerely,



Jared Weiner



**Cuhaci & Peterson**  
Architects Engineers Planners

Lonnie G. Peterson, AIA

James E. Downs, AIA 15 August 2012

Michael E. Lynch, RA

Norberto O. Campos

Greg N. Simpson, AIA

**LETTER OF RECOMMENDATION**

Brett C. Rylands

Paul Graham

Joseph F. Keene

J. Raymond Construction

Jay R. Adkinson

465 W Warren Ave

Betsy D. Englert

Longwood, FL 32750

Tina Kennedy

Dear Paul:

Steven A. Blevins, AIA

It is my personal pleasure as well as that of Cuhaci & Peterson Architects Engineers Planners to highly recommend the services of J Raymond Construction. We have had the privilege of working together for over 20 years, and it has always proven to be positive, proactive and exceptional experience from beginning to end.

Amin S. Fikry

Chris D. Renegar, RA

**Professional Registrations:**

- Alabama
- Arizona
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- California
- Colorado
- Connecticut
- Delaware
- District of Columbia
- Florida
- Georgia
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- Maryland
- Massachusetts
- Michigan
- Minnesota
- Mississippi
- Missouri
- Nebraska
- Nevada
- New Hampshire
- New Jersey
- New Mexico
- New York
- North Carolina
- North Dakota
- Ohio
- Oklahoma
- Oregon
- Pennsylvania
- Rhode Island
- South Carolina
- South Dakota
- Tennessee
- Texas
- Utah
- Vermont
- Virginia
- Washington
- West Virginia
- Wisconsin

We look fondly on our past and present interactions with all of the J. Raymond team. Our most recent project with J Raymond was the construction of a new Fresh Market Grocery in Pinecrest, FL. They have great skill and patience in managing tight schedules and difficult budgets yet have accommodated all of our client's requests to complete the projects on time, on budget and with quality construction and detailed close out procedures.

J Raymond's positive attitude, flexibility, professionalism and attention to detail as well as interaction with our team have been and continue to make them a truly valuable asset. Should you have any questions, please contact me; I would be pleased to share additional information.

Sincerely,

Lonnie Peterson  
Chairman/Director of Marketing  
Cuhaci & Peterson Architects Engineers Planners

**Florida Corporate Certificate:**

1925 Prospect Avenue  
Orlando, FL 32814  
Ph. 407-661-9100  
Fax 407-661-9101  
[www.c-p.com](http://www.c-p.com)



Mr. Russ Suddeth  
J. Raymond Construction Corp.  
465 W. Warren Ave.  
Longwood, FL 32750

Re: Lake Conway Woods façade renovation

Dear Russ:

As the completion of the façade renovation is in its final stages, I wanted to take a moment and thank you for the excellent job done by the entire J. Raymond crew. We're happy the project turned out as well as it did and judging by the enthusiastic input from the residence of Belle Isle, I would venture to say the community is thrilled also.

I'd like to thank Senior Project Manager, Martin Foster and Project Manager, Scott Milke for their professionalism and efforts and especially Site Superintendent, Mike Federsen, who not only kept the project going but kept all of the tenants informed and minimized business interruption.

We're hoping that you have a good before and after picture of the project that we could have to frame to place in our office. We want to show off the nicest looking retail center in the Belle Isle area.

Russ, once again thank you to the entire staff associated with the completion of this project. I look forward to working with you again in the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Harold C. Warren', with a long, sweeping underline.

Harold C. Warren  
Property Manager

Cc: Scott Crossman



John Sofarelli, President  
J. Raymond Construction Corporation  
465 West Warren Avenue  
Longwood, FL 32750

Re: Palm Coast Fire Station No. 21

Dear John,

I wanted to take a moment to compliment J Raymond Construction and your team of Tom Lail, Jeff Lang, and Matt Murray for the execution of the Palm Coast Fire Station Number 21. The construction of Fire Station No. 21 was a critical component in the development of our Kohl's shopping center in Palm Coast, Florida. The fire station was constructed in 5 months, then an existing fire station demolished and utilities and parking were installed in place of the old fire station. The demolition of the old station and reconstruction of that portion of the retail site took another 2 months.

I knew that it would be critical to bring in a proactive and team oriented contractor to finish this project. J Raymond sold us on your capabilities to finish complicated projects and then delivered.

The overall quality of workmanship was excellent. Your team coordinated in a professional manner with the City of Palm Coast, Palm Coast Fire Department, and the City's architect.

Thanks again for the hard work

Sincerely,

A handwritten signature in black ink, appearing to read "David Poquette", with a long, sweeping underline.

David Poquette  
Sr. Construction Project Manager  
Continental Properties Company, Inc





4680 Lake Underhill Road  
 Orlando, FL 32807  
 T: 407-277-1942  
 F: 407-381-0907  
 www.betacenter.org

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- Youth Development  
 Groups
- Parenting Workshops
- Parenting Skills  
 Building Courses

TO WHOM IT MAY CONCERN:

I am pleased for the opportunity to recommend the services of the J. Raymond Construction Company.

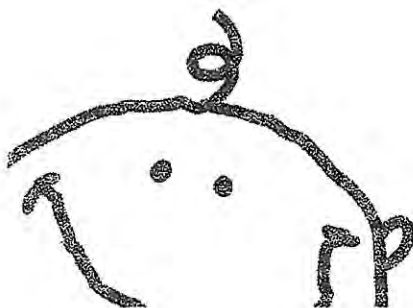
The BETA Center has had a strong working partnership with the company, and majority owner John Sofarelli, for more than a decade. In 2001, we hired J. Raymond as general contractors for a \$3.5 million building expansion/renovation project at our BETA Center facilities in East Orlando. This two-phase project was completed in 2004.

I believe that the J. Raymond Construction Company is an excellent choice for any not-for-profit organization seeking a general contractor. J. Raymond has an outstanding reputation in the community for excellent service and workmanship and completing projects on time and on budget. Furthermore, J. Raymond Construction has a thorough understanding of the needs and challenges of the not-for-profit community. John Sofarelli serves on nonprofit boards such as BETA Center's and is actively involved in volunteering with other not-for-profit and community organizations such as the Boys & Girls Clubs and his church.

To assure we would get the most value for our construction dollars, John bid all major subcontracts to at least three reputable subcontractors. He took great care to assure a trouble free project and a lien-free completion. We can't say enough about the excellence and high quality nature of the services that we enjoyed from the company. If I can answer any questions for you on the J. Raymond Construction Company and its excellent credentials, please give me a call at 407-277-1942, ext. 113.

Sincerely,

Hope Kramer  
 President & CEO



Helping children & parents grow together



# BARRON

COMMERCIAL DEVELOPMENT, INC.

John Sofarelli  
J. Raymond Construction Corp.  
465 West Warren Avenue  
Longwood, FL 32750

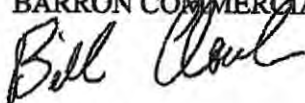
Dear John:

Now that One Charter is coming to a close, I would like to express my thanks to you, Dan and all of your staff. There certainly have been numerous issues that we have worked through over the past year.

I pride myself on my coordination abilities at the end of a job, but I think I have been upstaged on this project. Rick Liddell has done a masterful job the last two months by completing the site work under very difficult conditions. As you know this site is like working on a postage stamp. Rick sold fill, bought fill, traded fill and moved mountains of fill more than once to make the site balance. He was skillful at removing rock and gravel and replacing it with topsoil for landscaping.

I know that landscaping was not in J. Raymond's contract but Rick took on the project like it was his own. He was onsite every day coordinating Windmill Irrigation, Aucamp's Nursery and Landscape Professionals while still managing his "real" job. I look forward to working with Rick on future projects with J. Raymond.

Sincerely,  
BARRON COMMERCIAL DEVELOPMENT, INC.



William Clark



# Sweetwater Episcopal Academy

J Raymond Construction Company  
465 W. Warren Avenue  
Longwood, FL 32750

Attn: John Sofarelli

Dear John:

Words are inadequate to express our appreciation of the building project accomplished at Sweetwater Episcopal Academy/Episcopal Church of the Resurrection, Longwood, FL. The quality of work provided by J Raymond Construction Company went above and beyond our expectations! We are so proud of our new building – it is beautiful!

You are a man of integrity and an effective leader in your company. All of your employees and subcontractors were courteous and helpful. Special thanks to you, Scott Milke, and Tim Pehonsky for your patience and guidance through the process. It was all new to us, and you provided the expertise we needed. All of your employees and subcontractors were respectful and hard-working. There were no incidents of inappropriate language, music, or behavior on our campus, which we appreciated.

It is rare to complete a construction project within budget and ahead of schedule – but you did it! We are grateful for all the little (and not so little) “extras” you provided to us. Without your support of this project, we would not have a multi-purpose building today. We are already wondering, “What did we do without it?” You made the dream come true.

Thank you for caring about SEA. You have left a legacy for many students in the future. We are blessed by your kindness and generosity. Thank you for everything!

Sincerely yours,

Janet Stroup  
Head of School



**J. RAYMOND CONSTRUCTION CORP.**

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