



VALUE GENERATION STATEMENT

J. Raymond is very grateful for the opportunity to construct your new Cinepolis. As your Contractor, our mission will be to speed your building to market at the best value and within your timeframe. We feel that we are uniquely qualified to build this project for you. The following are areas in which J. Raymond Construction Corp. will bring value to this exciting project both in the Preconstruction Phase and the Construction Phase.

PRECONSTRUCTION

VDC (BIM) – Virtual Design and Construction (formerly known as BIM). J. Raymond employs two full time VDC Engineers. While every J. Raymond project does not necessitate the use of VDC, many of our projects do. The use of VDC is even more appealing if the project has initially been designed in Revit in lieu of CAD as the design represents the largest chunk of the cost of VDC.

We propose to utilize our VDC tools to streamline the construction of your building. This will help eliminate utility-utility clashes, utility-structure clashes and confirm quantities of materials that Cinepolis will be furnishing among other things. The specific software that we employ includes:

- Revit – Design and Modeling
- Navisworks – Clash Detection
- Assemble – Viewing
- Synchro – Scheduling
- Lumion – Rendering and Presentations

Value Engineering Suggestions – We propose to sit down with your design team and explore several areas of your building that may support value engineering. Some areas include

- Roofing
- Pre-Engineered Stadium Seating in lieu of structural seating construction
- Screened Tower

Establishment of GMP – We will work with your design team to flush out gaps in the current design, weigh subcontractor risk, assign appropriate contingency to deal with these unknowns and develop the project GMP.

Location Familiarity – J. Raymond is currently Boyd Development’s General Contractor for the Publix project immediately across Hamlin Groves Trail, adjacent to your site. We have developed a very good relationship with Boyd Development and are working to make that a painless project for them. Our relationship with Boyd will benefit your project.

Additionally, we are very familiar and have long established relationships with Orange County Building Department. We have assisted Boyd Development with the procurement of their permits and associated fee deferments and plan to assist Cinepolis with these tasks as well. While we plan to staff

Cinopolis with a totally separate Project Manager and Superintendent, it is always helpful to have additional resources nearby.

CONSTRUCTION

Project Management Tools – Our company utilizes Prolog Management Software to manage all of our projects. Subcontracts, RFIs, Submittals, and Change Orders are all managed through prolog. Additionally, we utilize Smartsheet to manage the distribution of our Action Item Lists between team members. Please see attached examples.

Drones/Webcam – J. Raymond Construction utilizes drone technology to document construction progress. We own several drones and will have one stationed on the Cinopolis site. Additionally, if desired, we can explore a permanent webcam solution. Please see the following links to some of our drone flights as example

Seminole City Center Theater - <https://www.youtube.com/watch?v=Zu4RgDI63bQ&feature=youtu.be>

500 Federal Project - <https://www.youtube.com/watch?v=9sFfP88gl4&feature=youtu.beLink3>

500 Federal Bldg 3 - <https://www.youtube.com/watch?v=qd3JInMBRQU&feature=youtu.be>

Weekly Progress Reports – We will host a recurring meeting either weekly or bi-weekly as Cinopolis desires. Additionally, our PM/Superintendent team will generate weekly progress reports to Cinopolis which will include

- Current Three Week Lookahead Schedule
- Photographs
- Submittal Log
- Change Order Log
- RFI Log
- Current Action Item List

In closing, I again wish to thank you for this opportunity. As a principle of the Company and the head of Preconstruction and Estimating, I will be personally involved in every aspect of this project from award to Grand Opening as I am on our other Hamlin project. We have an excellent senior and highly communicative Project Manager and Superintendent team earmarked for your project and are ready to hit the ground running.

We look forward to serving you on this project.

Sincerely

Jon Roemer – Vice President



J. Raymond Construction Corp

TEAM MEETING - TELECONFERENCE

PROJECT: RIVERBEND BLDG B / 06-024

UPDATED 10/15/2007
 PREPARED BY DAN CRAMER

PROJECT TEAM TABLE

Barron C commercial Development - Owner
 SCB - Architect
 Uzen & Case - Structural Engineer
 RPJ - Mechanical / Electrical Engineer

Company
 J. RAYMOND CONSTRUCTION CO.

J. Raymond Construction - General Contractor
 Gate Precast - Architectural Precast Panel Subcontractor



ITEM #	ACTION DESCRIPTION	ACTION UPDATE	RESP.	Created	Required By	Complete	DISCIPLINE
1	Overflow Scupper Coordination	SCB issued document outlining overflow scupper details. Review materials.	SCB	05/04/07	ASAP	06/14/07	Arch
2	Storefront System	No new comments -- topic not discussed.		10/18/06			
2	Elevator Coordination	All submittals have been reviewed & approved.		05/04/07	ASAP	06/01/07	-
4	Status of Revised Permit Documents	Reviewed status of permit comments. RPJ to provide response letter and revised drawings -- target for end of week 10/3/07. RPJ not present as part of the teleconference; RPJ new reference to Uzen & Case //S6.1 on their Mechanical Sheet for structural connections of chillers.	SCB; RPJ	10/18/06	11/03/06		ARCH; MEP
3	Radiant Barrier	Radiant barrier foil will be part of the Tenants' build out work. JRCC to research that this will not be an issue with finalizing the Shell Bldg Permit		05/04/07	Pending		
4	Fire Pump	RPJ will need to provide letter re: fire pump design so that Wigington can submit design.	RPJ	06/01/07	Past Due	7/15/2007	MEP
5	Corridor for Mechanical Rooms @ Grnd Fir	Corridor from Mechanical rooms to be anchored with the deletion of the Fire Pump Room. SCB to provide drawings for next permit resubmittal	SCB; RPJ	05/04/07	Pending		MEP
8	Full Permit	Need to obtain complete permit for start of Underground MEP's	Barron	1/5/2007	1/10/2007		
9	Fill @ Building Pad	Additional fill provided for building pad due to low elevation at corner.	Barron	01/03/07	01/09/07		Owner
11	Contract / Authorization to Proceed past Foundations	Contract / Authorization to complete work through foundations and sleeves drawings provided. Need to finalize contract.	JRCC; Barron	1/5/2007			
12	HVAC Value Engineering	JRCC to suggest possible alternates with Energy Air for cost saving					
6	Plumbing Fixtures	Revised plumbing fixtures depicted on changes to the City.		05/04/07	Pending	08/24/07	
7	Sleeves thru Post Tension Beams	Submittals reviewed to Uzen & Case and approved.		05/04/07	05/11/07	05/18/07	
8	Precast Panel - Penetrations	Penetration fixtures at front canopy depicted in precast panel joints are deleted; RPJ to incorporate this change as part of other permit revisions; hose bibs need to be added; hydrants -- BC to forward spec used on One Charter to RPJ.	RPJ; BC	05/04/07	Pending		Arch; Owner



Submittal Packages

Summary, Grouped by Package with Items and Reviewers (by CSI) [JRCC]

Riverbend - Building B
 2307 W BROWARD BLVD
 FT LAUDERDALE, FL 33312

Project # 06-027
 Tel: (954) 583-0700
 Fax: (954) 583-0700

J. Raymond Construction Corp

02250-0-001 Shoring [Signed and Sealed] Status: Closed

Register No	Rev	Description	Type	Action	Rec'd from Sub	Returned to Sub	Closed
02250.B-036	0	Signed & Sealed Shoring	Shop Drawing	Approved as Noted	4/23/2007	5/9/2007	Yes

Reviewers

From Company	To Company	Sent Date	Rec'd Date	+/-	Action	Sent For
J. Raymond Construction Corp	Uzun & Case Engineers	4/23/2007	5/9/2007	-5	Approved as Noted	Approval

03000-0-001 Beam Reinforcing Steel [R-4C] Status: Closed

Register No	Rev	Description	Type	Action	Rec'd from Sub	Returned to Sub	Closed
03800.B-065	0	Beam Reinforcing Steel - Roof [R-4C]	Shop Drawing	Reviewed as Noted	7/20/2007	8/20/2007	Yes

Reviewers

From Company	To Company	Sent Date	Due Date	Rec'd Date	+/-	Action	Sent For
J. Raymond Construction Corp	Uzun & Case Engineers	7/20/2007	8/3/2007	8/20/2007	17	Reviewed as Noted	Approval



Request for Information

Summary Log

Riverbend - Building B
2307 W BROWARD BLVD
FT LAUDERDALE, FL 33312

Project # 06-02
Tel: (954) 583-0160 Fax: (954) 583-0160

J. Raymond Construction Corp

RFI#	Subject	Author Company	Answer Company	Date Created	Date Req'd	Date Resp	Cost Impact	Amt	Sched Impact	Days	Dwg Impact
001	Bottom of Foundation Elevation @ Elevators	J. Raymond Construction Corp	Uzun & Case Engineers	12/21/2006	12/21/2006	12/15/2006	Not Sure	0	Not Sure		Not Sure
002	Plumbing / Post Tensioning Conflict	J. Raymond Construction Corp	Uzun & Case Engineers	12/24/2006	5/1/2007	4/25/2007	Not Sure	0	Not Sure		Not Sure
003	Column Concrete	J. Raymond Construction Corp	Uzun & Case Engineers	6/21/2007	7/3/2007	6/28/2007	Not Sure	0	Not Sure		Not Sure
004	Structural Steel	J. Raymond Construction Corp	Solomon Cordwell Buenz & Associates, Inc.	6/21/2007	7/5/2007	7/2/2007	Not Sure	0	Not Sure		Not Sure
005	Electrical Wiring / Conduit	J. Raymond Construction Corp	Solomon Cordwell Buenz & Associates, Inc.	9/7/2007	9/14/2007	9/11/2007	Not Sure	0	Not Sure		Not Sure
006	Switch Locations	J. Raymond Construction Corp	Solomon Cordwell Buenz & Associates, Inc.	9/7/2007	9/14/2007	9/11/2007	Not Sure	0	Not Sure		Not Sure
007	Doors	J. Raymond Construction Corp	Solomon Cordwell Buenz & Associates, Inc.	9/7/2007	9/14/2007	9/19/2007	Not Sure	0	Not Sure		Not Sure
P-001	Structural/Precast Clarification	J. Raymond Construction Corp	Solomon Cordwell Buenz & Associates, Inc.	10/11/2006	10/18/2006	10/12/2006	Not Sure	0	Not Sure		Not Sure
P-002	Structural steel penthouse	J. Raymond Construction Corp	Solomon Cordwell Buenz & Associates, Inc.	7/10/2007	7/17/2007	7/17/2007	Not Sure	0	Not Sure		Not Sure
P-003	Door size	J. Raymond Construction Corp	Solomon Cordwell Buenz & Associates, Inc.	9/12/2007	9/19/2007	9/12/2007	Not Sure	0	Not Sure		Not Sure
P-004	Access door mens	J. Raymond Construction Corp	Solomon Cordwell Buenz & Associates, Inc.	9/12/2007	9/19/2007	9/12/2007	Not Sure	0	Not Sure		Not Sure



Request for Information
Summary Log

RFI #	Subject	Author Company	Answer Company	Date Created	Date Req'd	Date Resp	Cost	Amt	Sched Impact	Days	Dwg Impact
	restrooms ceiling	Corp	Associates, Inc.								
P-005	Wall sconce HC Restrooms	J. Raymond Construction Corp	Solomon Cordwell Buenz & Associates, Inc.	9/12/2007	9/19/2007	9/12/2007	Not Sure	0	Not Sure		Not Sure
P-006	Roofing details	J. Raymond Construction Corp	Solomon Cordwell Buenz & Associates, Inc.	9/28/2007	10/1/2007	10/1/2007	Not Sure	0	Not Sure		Not Sure
P-007	Return Air at Lobby	J. Raymond Construction Corp	RPJ, Inc.	10/15/2007	10/22/2007	10/22/2007	Not Sure	0	Not Sure		Not Sure
P-008	Fire Wrap	J. Raymond Construction Corp	RPJ, Inc.	11/1/2007	11/6/2007	11/6/2007	Not Sure	0	Not Sure		Not Sure
P-009	Threshold at Restrooms	J. Raymond Construction Corp	Solomon Cordwell Buenz & Associates, Inc.	12/5/2007	12/12/2007	12/5/2007	Not Sure	0	Not Sure		Not Sure
P-010	Mens room wall.	J. Raymond Construction Corp	Solomon Cordwell Buenz & Associates, Inc.	12/5/2007	12/12/2007	12/5/2007	Not Sure	0	Not Sure		Not Sure
Total Number of RFIs for this project: 17											0



Potential Change Orders

Owner Info - Summary Log, Grouped By Category

Riverbend - Building B
2307 W BROWARD BLVD
FT LAUDERDALE, FL 33312

Project # 06-07
Tel: (954) 583-0300

Fax: (954) 583-0160

J. Raymond Construction Corp

Number	Description	CO No	Is Closed	Internal Estimate	PCCO Amount
003	Elevator Upgrades	AIA A00111-1997 - 001	X	5,887.00	0
005	Plumbing - Misc Changes [Revisions to Plumbing Drawings through 8/1/07]	AIA A00111-1997 - 001	X	12,861.00	12,861
006	Credit for Alternate Cooling Tower	AIA A00111-1997 - 002	X	(10,475.00)	(10,475)
008	Credit for Alternate Granite @ Lobby	AIA A00111-1997 - 002	X	(10,345.00)	0
009	Credit Owner's Contingency	AIA A00111-1997 - 002	X	(27,235.00)	(27,235)
013	Revised Mechanical / Fire Sprinkler - City Permit Comments	AIA A00111-1997 - 003	X	7,570.00	7,570
014	Lobby Wall Finishes	AIA A00111-1997 - 001	X	111,452.00	111,452
015	Revised Entrance Canopy Proposal	AIA A00111-1997 - 004	X	63,448.00	196,728
017	Lobby Tenant Door Upgrade East Lobby - Frameless		X	16,000.00	0
018	Lobby Tenant Door Upgrade - West Lobby		X	8,380.00	0
019	Door Changes / Added Fire Doors per City Permit Comments	AIA A00111-1997 - 005	X	30,325.00	30,325
020	Generator / Revised Electrical Riser / Credit for A/C Cab	AIA A00111-1997 - 001	X	90,714.00	90,714
022	Domestic Water Service / Fire Service to Building [Invoiced Out Side of Contract]		X	13,334.00	13,334



Potential Change Orders
 With Owner Info - Summary Log, Grouped By Category
 [JRCC]

Number	Description	COR No	PCCO No	Is Closed	Interrupt Estimate	PCCO Amount
023	Lobby Revisions - Reconfiguration for Ground Floor Tenant Access	008	AIA A00111-1997 - 006	X	28,083.00	24,685
028	Door Changes	013	AIA A00111-1997 - 007	X	976.00	976
031	Custom Light Fixture Trims @ Stainless Soffits	014	AIA A00111-1997 - 007	X	1,972.00	1,972
034	Elevator Flood Alarm	015	AIA A00111-1997 - 007	X	6,641.00	6,641
035	Stair Access @ Penthouse Mechanical Rooms				3,910.00	0
036	Reimbursement of Extended Supervision Expense	016	AIA A00111-1997 - 007	X	13,240.00	13,240
037	Lobby Directory	017	AIA A00111-1997 - 007	X	9,896.00	9,896
038	Overtime Premium for Elevator Adjustment	018	AIA A00111-1997 - 007	X	1,300.00	1,300
039	Reimbursement of Charges for Elevator Usage				380.00	0
SubTotal						\$483,984
Unsure						
029	Deletion of Plastic Laminate Partitions				(1,040.00)	0
SubTotal						\$(1,040)
						\$0



Prime Contract Change Order

Summary, Grouped by Status

Riverbend - Building B
 2307 W BROWARD BLVD
 FT LAUDERDALE, FL 33312

Project # 06-024
 Tel: (954) 583-0021 Fax: (954) 583-0160

J. Raymond Construction Co

PCCO No	Con No	Date	Description	NTP	Executed Days	Approved Amt
Approved						
001	AIA A00111- 1997	11/10/2007	Misc. Changes [Outlined Below]	11/16/2007	11/16/2007	0 \$ 220,914.00
Total for Status Approved:						\$ 220,914.00
No Status Assigned						
002	AIA A00111- 1997	11/16/2007	Misc Credits to Cont [Outlined Below]	11/16/2007	12/17/2007	0 (\$ 48,055.00)
Total for Status No Status Assigned:						(\$ 48,055.00)
Sent						
003	AIA A00111- 1997	11/16/2007	Permi...sions to...nical...tems	11/16/2007	12/17/2007	0 \$ 7,570.00
004	AIA A00111- 1997	11/16/2007	Revise Project...ng for Entrance Canopies [Quantity = 2]	11/16/2007	12/17/2007	0 \$ 63,448.00
005	AIA A00111- 1997	11/16/2007	C... Doors / Hardware Required as a Res... Comments	11/16/2007	12/17/2007	0 \$ 30,325.00
006	AIA A00111- 1997	11/16/2007	Lobby Revisions - Changes for Reconfiguration for Ground Floor Tenant [plans dated 10/19/07]	11/16/2007	12/17/2007	0 \$ 24,685.00
007	AIA A00111- 1997	3/10/2008	Misc Changes [As Outlined Below]	3/10/2008	3/13/2008	0 \$ 34,025.00
Total for Status Sent:						\$ 160,053.00