

J. RAYMOND
CONSTRUCTION

PROPOSAL FOR: Clinical Research Building / Health Village



EXTERIOR RENDERING

ONIX - GG+A - HEALTH VILLAGE
CLINICAL RESEARCH BUILDING | ORLANDO, FLORIDA
11.10.15 11.15.16

Hunton
Brady
LLP

December 21, 2016

SUBMITTED TO:

Mr. Dave Grayson
GGA, LLC



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CLINICAL RESEARCH BUILDING RFP



3. EXECUTIVE SUMMARY

- **PROVIDE NO MORE THAN TWO PAGES THAT HIGHLIGHT THE STRENGTHS OF YOUR FIRM, THE FACTORS THAT DIFFERENTIATE YOUR FIRM FROM OTHERS, AND KEY ELEMENTS THAT WILL CONTRIBUTE TO THE SUCCESS OF THE PROJECT.**

THE INTENT OF THIS EXECUTIVE SUMMARY IS TO PROVIDE ONIX GROUP AND THEIR REPRESENTATIVE, GGA, LLC WITH A WELL THOUGHT OUT PLAN FOR SUCCESS FOR THE CLINICAL RESEARCH BUILDING TO BE BUILT ON FLORIDA HOSPITAL'S HEALTH VILLAGE CAMPUS IN WINTER PARK, FL.

THE SUCCESSFUL COMPLETION OF THE PROJECT MUST INCLUDE TIMELY PRE-CONSTRUCTION WORK FOR THE SHELL THAT WILL MEET THE OWNERS SCHEDULE AND BUDGET. INTEGRATED INTO THE OVERALL SUCCESS OF THE WILL BE THE PRE-CONSTRUCTION AND CONSTRUCTION WORK FOR TWO INITIAL TENANTS, COMPASS RESEARCH WHO WILL OCCUPY THE TOP TWO FLOORS AND THE BRAIN HEALTH INSTITUTE WHO WILL ALSO OCCUPY TWO FULL FLOORS.

PREVIOUSLY, ON A SMALLER SCALE, WE DID THIS VERY SUCCESSFULLY AT THE FLORIDA HOSPITAL IN WINTER PARK WHERE WE COMPLETED THE BUILD-OUT FOR FOUR DIFFERENT USERS. PROPER INTEGRATION BETWEEN SHELL CONSTRUCTION AND TENANT BUILD-OUT WILL RESULT IN OVERALL SCHEDULE COMPRESSION AND EARLIER TENANT OCCUPANCY.

WITH THE EXTENSIVE COMPUTER SYSTEMS WE CURRENTLY HAVE IN PLACE WE ARE WELL POSITIONED TO PROVIDE PRE-CONSTRUCTION SERVICES FOR THE SHELL IMMEDIATELY INCLUDING CONSTRUCTABILITY ANALYSIS, ALTERNATE MATERIAL SELECTIONS, DESIGN ANALYSIS AND VALUE ENGINEERING TO ENSURE THAT THE FINAL GMP IS WELL WITHIN YOUR CONSTRUCTION BUDGET AS WELL AS YOUR SCHEDULE. WE ARE ALSO WELL EQUIPPED TO PROVIDE THESE SAME SERVICES FOR THE INTERIORS STARTING EARLY IN THE DEVELOPMENT OF THE INTERIOR DRAWINGS TO MEET THE ESTABLISHED BUDGETS AND TO START CONSTRUCTION AS EARLY AS POSSIBLE SO THAT A COMPLETE SHELL AND COMPLETE INTERIORS CAN HAPPEN AS CLOSE TO SIMULTANEOUSLY AS POSSIBLE.

J. RAYMOND CONSTRUCTION HAS BEEN IN BUSINESS FOR 27 YEARS, IS VERY STRONG FINANCIALLY AS EVIDENCED BY OUR ABILITY TO BOND \$125 MILLION SINGLE PROJECT AND \$175 MILLION AGGREGATE.

THE COMPANY HAS ALSO NEVER BEEN INVOLVED IN A LAWSUIT WITH AN OWNER, SUBCONTRACTOR OR SUPPLIER IN THAT 27-YEAR HISTORY.

THE J. RAYMOND TEAM THAT WILL BE ASSIGNED TO THIS PROJECT WILL BE A VERY STRONG, VETERAN GROUP.

THE PRE-CONSTRUCTION EFFORTS WILL BE LED BY JON ROEMER, VP OF PRE-CONSTRUCTION SERVICES AND A PARTNER IN THE FIRM. JON HAS BEEN WITH J. RAYMOND FOR 13 YEARS. THE CONSTRUCTION WILL BE LED BY RUSS SUDDETH, SENIOR VICE PRESIDENT AND OWNER, AS PROJECT EXECUTIVE AND TOM LAIL, SENIOR PROJECT MANAGER. TOM HAS BEEN WITH J. RAYMOND FOR 9 YEARS AND HAS COMPLETED SUCH MEDICAL WORK AS THE MOFFITT CANCER CENTER IN TAMPA, THE UNIVERSITY OF FLORIDA GENETICS AND CANCER RESEARCH CENTER IN GAINESVILLE, FL, AND THE ORTHOPEDIC AND SPORTS MEDICINE INSTITUTE ALSO IN GAINESVILLE, FL. FOR THE UNIVERSITY OF FLORIDA.

THE FIELD STAFF WILL BE LED BY MATT MURRAY.

THIS TEAMS TRACK RECORD AND DEVOTION TO COMPLETE CLIENT SATISFACTION WILL BE THE BEDROCK UPON WHICH WE WILL BUILD THIS PROJECT. WE WILL MAKE THIS ENTIRE PROCESS EASY ONE YOU AND WILL BE YOUR LOWEST RISK / HIGHEST REWARD OPTION.

WE WANT TO WORK WITH YOU ON THIS PROJECT BECAUSE OF YOUR EXPERIENCE WORKING ON THE HEALTH VILLAGE CAMPUS AND OUR STRONG WORKING RELATIONSHIP WITH HUNTON BRADY ARCHITECTS.

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4. PROJECT APPROACH

- DESCRIBE YOUR PROPOSED PRE-CONSTRUCTION AND CONSTRUCTION SERVICES PLAN THAT YOU INTEND TO PROVIDE FOR THIS PROJECT.
- YOU MAY PROVIDE WORK SAMPLES FROM COMPLETED OR ONGOING PROJECTS TO DEMONSTRATE AND/OR SUPPORT THE FIRM'S CAPABILITIES.

(SEE OTHER RELEVANT INFORMATION ALSO).

JRCC RESPONSE:

PRECONSTRUCTION SERVICES - THE FOLLOWING IS A GENERAL DISCUSSION OF OUR APPROACH TO PROVIDING PRECONSTRUCTION SERVICES:

KICK-OFF MEETING

WITH THE OWNER'S APPROVAL, WE WILL COORDINATE A MEETING TO BE ATTENDED BY THE OWNER'S KEY REPRESENTATIVES, ONIX PERSONNEL, KEY MEMBERS OF THE DESIGN TEAM AND OUR TEAM. THE AGENDA WILL TYPICALLY INCLUDE: TEAM INTRODUCTIONS, PROJECT HISTORY & AREAS OF CONCERN, INDIVIDUAL ROLES, PROJECT GOAL REVIEW, BUDGET REVIEW, TEAMING APPROACH, COMMUNICATION PROCEDURES, ESTABLISH REPORTING SYSTEM, MASTER PROJECT SCHEDULE (MILESTONE DATES, OWNER SUPPLIED ITEMS AND IMPORTANT CONSTRAINTS), DESIGN CHARRETTES & CURRENT DESIGN STATUS, DESIGN SCHEDULE, CODE CONCERNS & PREVIOUS SUBMISSIONS, SITE CONDITIONS (SOILS REPORTS AND CONSTRAINTS OF ADJACENT ACTIVITIES) AND ACTION ITEMS. AT THIS MEETING, WE WILL ESTABLISH THE FREQUENCY, DATES AND TIMES OF ALL FUTURE MEETINGS SO THAT ALL PARTICIPANTS CAN PLAN APPROPRIATELY.

SCHEDULE

BASED ON THE INFORMATION SHARED AT THE KICK-OFF MEETING, WE WILL ADJUST OUR MASTER SCHEDULE FOR THE COMPLETE PROJECT. THIS DEFINES ALL CRITICAL ACTIVITIES AND CONSTRAINTS, MILESTONES, MEETINGS, REVIEW PROCESSES, ETC. WE INCORPORATE OWNER ACTIVITIES AND ACTIVITIES OF THE DESIGN TEAM. WE GENERALLY USE MICROSOFT PROJECT. THE MASTER SCHEDULE IS USED AS A

STARTING POINT TO SPIN OFF SUB-SCHEDULES FOR DESIGN, PRE-BID, PROCUREMENT, CONSTRUCTION AND OCCUPANCY.

BUDGET ESTABLISHMENT AND CONTROL

ESTABLISHMENT OF AN INITIAL BASELINE BUDGET AND MANAGEMENT OF THAT BUDGET THROUGH THE DESIGN DEVELOPMENT PROCESS IS THE MAIN PURPOSE OF PRECONSTRUCTION SERVICES. WE HAVE FOUND THAT PROVIDING FOUR BUDGETS WORKS BEST:

- 25% BASELINE BUDGET – WE HAVE PROVIDED A CONCEPTUAL BUDGET IN THIS RFP PACKAGE. WITH THE FIRST INFORMATION THAT BECOMES AVAILABLE AND WHEN WE BEGIN TO FORM OUR DIRECTION ON STRUCTURE AND EXTERIOR FINISHES, WE WILL DEVELOP A 25% BUDGET THAT WILL SERVE AS OUR BASELINE.
- 50% BUDGET – AS OUR DESIGN DIRECTION BECOMES CLEARER AND THE DRAWINGS EVOLVE TO 50%, WE WILL BEGIN TO ENGAGE SELECT SUBCONTRACTORS FOR ASSISTANCE IN OUR BUDGETING. IF WE SEE OURSELVES DEVIATING SIGNIFICANTLY FROM OUR BASELINE BUDGET, WE WILL IMMEDIATELY EXPLORE OUR OPTIONS.
- 75% BUDGET – AS THE DRAWINGS EVOLVE TO 75%, WITH CONSTRUCTION DETAILS AND PRELIMINARY SPECIFICATIONS, WE WILL CONTINUE TO ENGAGE SELECT SUBCONTRACTORS TO CONTINUE TO FINE TUNE OUR BUDGET AND FLUSH OUT ANY ISSUES.
- 100% BUDGET – UPON COMPLETION OF 100% DRAWINGS, WE WILL BEGIN THE ESTIMATE / OUT TO BID PHASE

ESTIMATE - THE FOLLOWING IS A GENERAL DISCUSSION OF OUR APPROACH TO MANAGING THE OUT TO BID PROCESS:

ORGANIZE BID DOCUMENTS AND CREATE BID PACKAGE

OPTIMALLY, WE WANT TO BE AS FAR ALONG IN THE DESIGN DEVELOPMENT PROCESS AS POSSIBLE BEFORE BEGINNING THE FORMAL BID PROCESS. THE FARTHER A PROJECT IS IN THE DESIGN DEVELOPMENT PROCESS, THE FEWER PRICING CHANGES WILL BE INCURRED DURING CONSTRUCTION. THAT SAID, WE CAN BID THE PROJECT AT ANY TIME DURING DESIGN DEVELOPMENT. THE FORMAL BID PACKAGE WILL INCLUDE:

- BID DATE AND TIME
- PROTOCOL FOR ROUTING REQUESTS FOR INFORMATION (RFIs)
- BID FORM TAILORED TO ONIX'S REQUIREMENTS
- COMPLETE DRAWINGS ISSUED "FOR BID"
- COMPLETE SPECIFICATIONS AND REPORTS ISSUED "FOR BID"
- SUBCONTRACTOR INSURANCE REQUIREMENTS
- PRELIMINARY OVERALL PROJECT SCHEDULE

ESTABLISH SUBLIST

TOGETHER WITH ONIX, WE WILL DEVELOP A LIST OF SUBCONTRACTORS WHO WE WISH TO BID THE PROJECT. J. RAYMOND CONSTRUCTION CORP. WILL SELECT THE FIRST ROUND OF SUBCONTRACTORS FROM OUR DATABASE BASED UPON TRACK RECORD, FINANCIAL STABILITY AND FAMILIARITY WITH THE CONSTRUCTION METHODS AND MATERIALS APPLICABLE TO THIS PROJECT. WE WILL THEN REVIEW THE LIST WITH ONIX TO INCORPORATE ADDITIONAL SUBCONTRACTORS AS NECESSARY. ADDITIONALLY, WE WILL IDENTIFY ALL NATIONAL ACCOUNT VENDORS THAT SERVE ONIX AND SOLICIT THEIR PRICING.

EXTEND INVITATIONS TO SUBCONTRACTORS

THIS WILL BEGIN THE BID PROCESS. WE HAVE FOUND THAT A 2-3 WEEK BID PHASE IS OPTIMAL FOR GIVING THE SUBCONTRACTORS AND GENERAL CONTRACTOR ENOUGH TIME TO FLUSH OUT QUESTIONS AND KEEP THINGS ON AN EVEN PLAYING FIELD. A BID PHASE OF LESS THAN 2 WEEKS TYPICALLY RUSHES SUBCONTRACTORS, CAUSING THEM TO PAD THEIR NUMBERS AS A PRECAUTION AGAINST ERRORS. A BID PHASE OF LONGER THAN 3 WEEKS IS UNNECESSARILY LONG.

PREPARE IN-HOUSE QUANTITY TAKE-OFFS

DURING THE BID PROCESS, J. RAYMOND CONSTRUCTION CORP. WILL PERFORM QUANTITY TAKE-OFFS AND DEVELOP SCOPES OF WORK IN PREPARATION FOR BID DAY. THESE TAKE-OFFS AND WORK SCOPES WILL AFFORD THE TEAM THE OPPORTUNITY TO REVIEW THE MANY BIDS WE RECEIVE ON BID DAY EFFICIENTLY AND ACCURATELY.

DAY BEFORE THE BID

THE NIGHT BEFORE THE BID, WE TRADITIONALLY TAKE A FIRST PASS AT THE ESTIMATE WITH THE BIDS THAT WE HAVE IN THE DOOR AT THAT TIME. BEFORE WE LEAVE FOR THE EVENING, WE WILL HAVE A SOLID SNAPSHOT AT THE PROJECT COST AND FLUSH OUT ANY CONCERNS. THIS MAKES BID DAY GO VERY SMOOTHLY.

BID DAY

WE INVITE THE OWNER TO JOIN US AT OUR OFFICE AND ACTIVELY PARTICIPATE IN THE BID ON BID DAY. IT IS VERY EXCITING AND FAST PAGED AND WE WELCOME THE OWNER TO BE INVOLVED IN EVERY DECISION THAT GOES INTO THE ESTABLISHMENT OF THE GMP FOR THE PROJECT. AT THE END OF THE DAY, WE WILL COLLECTIVELY HAVE THE ESTIMATE COMPLETED AND THE GMP ESTABLISHED, READY TO TURN THE PROJECT OVER TO CONSTRUCTION.

CONSTRUCTION - THE FOLLOWING IS A GENERAL DISCUSSION OF OUR APPROACH TO CONSTRUCTION SERVICES:

CONSTRUCTION KICK-OFF MEETING

PRIOR TO CONSTRUCTION COMMENCEMENT, WE WILL HOLD A KICK-OFF MEETING WHICH ALL SUBCONTRACTORS WILL ATTEND. AT THIS MEETING, WE WILL REVIEW

ALL SUBCONTRACTOR EXPECTATIONS INCLUDING J. RAYMOND SAFETY PROTOCOLS, PROJECT SCHEDULE, LOCAL MUNICIPALITY INSPECTION PROTOCOL, CHANGE ORDER PROCESS, WORK HOURS, STAGING AND SITE ACCESS AND PARKING.

REPORTING

WE WILL ISSUE WEEKLY REPORTS TO THE OWNER INDICATING

- SUBMITTAL STATUS
- RFI LOG
- POTENTIAL CHANGE ORDER (PCO) STATUS
- ACTION ITEM STATUS

SAMPLES OF THESE REPORTS ARE INCLUDED IN TAB 8.

CERTIFICATE OF COMPLETION AND CLOSEOUT

THE PROJECT WILL CULMINATE WITH THE RECEIPT OF THE CERTIFICATE OF COMPLETION OF THE SHELL (AND CERTIFICATE OF OCCUPANCY ON THE TENANT INTERIORS). AT THIS TIME, WE WILL SUBMIT TO OWNER:

- CLOSEOUT BOOK CONTAINING ALL WARRANTY PROCEDURES AND POINT CONTACTS, GC WARRANTY, SUBCONTRACTOR WARRANTIES
- OPERATIONS AND MAINTENANCE (O&M) MANUAL.

WE WILL ALSO SCHEDULE AND PROVIDE THE APPROPRIATE EMPLOYEES OF OWNER TRAINING FOR ALL SYSTEMS.

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5. PROJECT TEAM

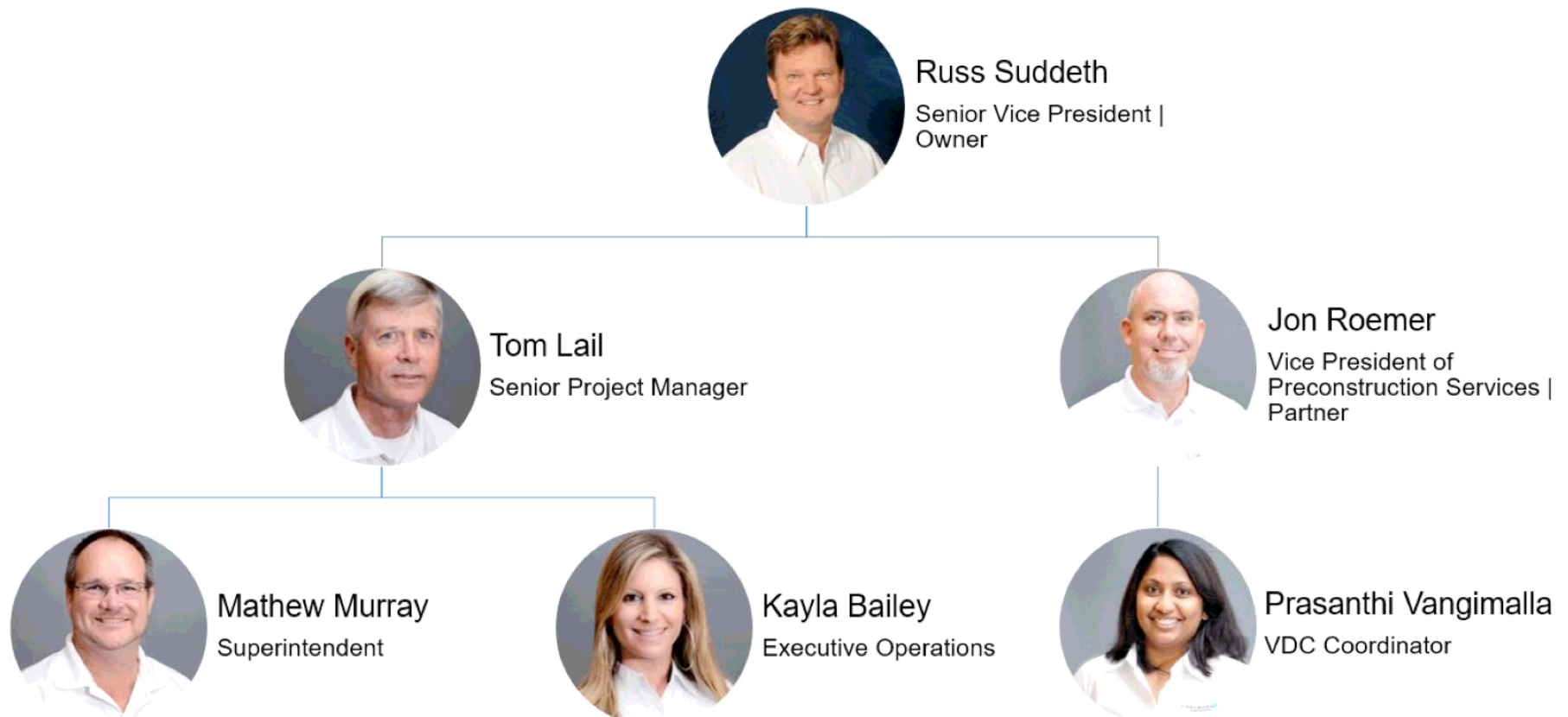
- **PROVIDE AT A MINIMUM, AN ORGANIZATIONAL CHART ALONG WITH KEY TEAM MEMBER RESUMES. DESCRIBE THE DUTIES AND RESPONSIBILITIES OF EACH.**

(SEE ATTACHED PROJECT SPECIFIC ORGANIZATIONAL CHART AND RESUMES)

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PROJECT SPECIFIC ORGANIZATIONAL CHART





RUSS SUDDETH

SENIOR VICE PRESIDENT | OWNER



RIVER CITY MARKETPLACE
JACKSONVILLE, FL



SHOPS AT PEMBROKE GARDENS
PEMBROKE PINES, FL



WINTER SPRINGS TOWN
CENTER
WINTER SPRINGS, FL

ROLE

As a Project Executive, Russ is personally involved in each project from ground breaking through obtaining the Certificate of Occupancy.

EDUCATION

Bachelor's Degree in Building Construction
University of Florida - 1984

EXPERIENCE

Russ has over 30 years of experience in the management retail, grocery, office, mixed use, manufacturing, warehouse/distribution, restaurant, hospitality and healthcare of projects.

Awarded academic scholarships from the Rinker Companies Foundation and The Gainesville Home Builders Association. Awarded "Project Manager of the Year" out of thirty candidates in six regional offices just 3 years after graduating college .

Russ is a State of Florida Certified General Contractor.

NOTABLE PROJECTS

- River City Marketplace, Jacksonville, FL - \$52,000,000
- Shops at Pembroke Gardens, Pembroke Pines, FL - \$38,000,000
- One Charter Place, Coral Springs, FL - \$25,000,000
- Winter Springs Town Center, Winter Springs, FL - \$8,300,000
- Lillibridge Medical Office Building, Winter Park, FL - \$4,700,000

JON ROEMER

VICE PRESIDENT OF PRECONSTRUCTION SERVICES | PARTNER



ROLE

As our Preconstruction Manager, Jon facilitates all factors of pre-construction, from budgets to billing. Jon's detail-oriented approach, along with his fabulous support staff, allows J. Raymond to provide you with the best information and support possible during the pre-construction phase .

EDUCATION

Bachelor of Science in Microbiology and Cell Science
University of Florida - 1993

Bachelor of Science in Building Construction
University of Florida - 1998

EXPERIENCE

Jon managed over 50 notable retail development projects in and around the Greater Orlando area, before taking on the role as Pre-Construction Manager and Lead Estimator.

Jon was responsible for the management of multiple ongoing projects for clients such as Circuit City, PetCo, PETsMART, CompUSA, Dress for Less, Ralph's, Michaels Crafts, Staples, Etc.. These projects ranged in size from \$500,000 to \$26,000,000.

NOTABLE PROJECTS

- Pembroke Lakes Square, Pembroke Pines, FL - \$25,000,000
- Mainstreet at Midtown, Palm Beach Gardens, FL - \$23,000,000
- Shoppes at Isla Verde, Wellington, FL - \$20,000,000
- Parkway Shops, Jacksonville, FL - \$13,000,000
- Wal-Mart Supercenter, Pembroke Pines, FL - \$7,655,000



PEMBROKE LAKES SQUARE
PEMBROKE PINES, FL



MAINSTREET AT MIDTOWN
PALM BEACH GARDENS, FL



SHOPPES AT ISLA VERDE
WELLINGTON, FL

PROJECT PERSONNEL



TOM LAIL

SR. PROJECT MANAGER



UF GENETICS & CANCER
RESEARCH CENTER
GAINESVILLE, FL



H. LEE MOFFITT CANCER
CENTER & RESEARCH INSTITUTE
TAMPA, FL



UF ORTHOPEDIC & SPORTS
MEDICINE INSTITUTE
GAINESVILLE, FL

ROLE

As a Senior Project Manager, Tom is extremely organized, & brings a vast amount of experience and industry knowledge to every project he leads.

EDUCATION

Bachelor's Degree in Construction Management
Clemson University

EXPERIENCE

With over 31 years in the construction industry, Tom 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.

He is a Florida Certified General Contractor and is a LEED Accredited Professional. He has lead 2 LEED certified projects at the University of Florida Campus.

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

NOTABLE HEALTHCARE PROJECTS

- UF Genetics & Cancer Research Center - Gainesville, Florida
- H. Lee Moffitt Cancer Center & Research Institute - Tampa, FL
- UF Orthopedic & Sports Medicine Institute - Gainesville, FL
- Support Services Building for a Maximum Security Prison - Jessup, MD
- Florida Hospital Medical Office Building Tenant Improvement - Kissimmee, FL
- Winter Park Medical Office Building - Winter Park, FL

UF Genetics and Cancer Research Institute - Gainesville, FL



- \$72,000,000 Research Institute and Administrative Facilities.
- 260,000 SF Cast -in-Place Concrete Facility with exterior cladding is made up of structural precast concrete panels with inset brick to give the appearance of hand laid masonry.
- Facility includes Research Laboratories, a Vivarium, a Rooftop Greenhouse, a Central Energy Plant, an Auditorium, Meeting Rooms, and Faculty and Administrative Offices.
- LEED Bronze Certified.

H. Lee Moffitt Cancer Center and Research Institute - Tampa, FL

- \$85,000,000 Research and associated facilities.
- Project also consisted of extensive site development, and a detached 600 vehicle parking garage housing a 2,000 ton central energy plant on the lower level.
- New buildings include a 160K sf, 5 level Clinic for outpatient services, a 210K sf Research Building. The Research Building has a 26K sf vivarium, an auditorium, administration, conference facilities and related functions and laboratory spaces.
- The exterior wall and roof systems are designed to withstand hurricane force winds.



UF Orthopedic & Sports Medicine Institute, Gainesville, FL



- \$25,200,000 Orthopedic and Sports Medicine Institute.
- 126,000 SF design-build, 4 story LEED Silver certified building.
- A structural steel frame building, including an elaborate entry canopy and interior lobby with a café, clinical exam rooms with supporting nurse stations, x-ray rooms, a CT room, an MRI room, rehabilitation areas, a biomechanics research area, along with offices for the physicians and staff.



MATHEW MURRAY

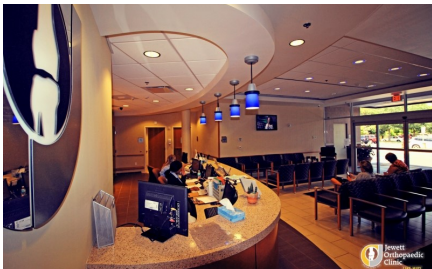
SUPERINTENDENT



PROVIDENCE HOSPITAL



ORLANDO ORTHOPEDIC CENTER



JEWETT ORTHOPEDIC CENTER

ROLE

As a Superintendent, Mathew, works on completing projects on time and within budget while ensuring the highest level of safety and quality .

EXPERIENCE

Mathew has over 32 years of experience in both commercial and residential construction supervision. He has worked on numerous healthcare projects as a Superintendent. Apart from the notable healthcare projects listed below, Mathew has been involved in the construction of an **Emergency Ward for Baltimore General Hospital** in Baltimore, a **Maternity Ward for Crittenton Hospital** in Michigan and multiple **Nursing Homes for Manor Care Facilities** in Washington, D.C. He has also worked on a **health center for National Institutes of Health (NIH)** in Bethesda, MD.

Apart from Healthcare, Mathew has also worked on Retail, Office, Restaurants, Attractions, Religious, Entertainment and Government Projects.

Mathew is a FDEP & Walmart SWPPP certified inspector and holds an OSHA 10 hr certification.

AWARDS

Mathew is the recipient of 2 National ABC Eagle Awards, 5 State ABC Eagle Awards - Florida (2), Delaware, Maryland and Virginia, Washington Building & Contractors Award for Drywall and Employee of the year Forrester Construction.

NOTABLE HEALTHCARE PROJECTS

- Providence Hospital 4th floor Oncology Renovation, ABC award winner - Successful completion of a 11,000 SF renovation with a 14 week schedule.
- Orlando Orthopedics Center, ABC Eagle award winner
- Jewett Orthopedics Center
- Florida Hospital Imaging Center

KAYLA BAILEY**EXECUTIVE OPERATIONS****ROLE**

As Executive Operations, Kayla will be responsible for all areas of construction administration including, planning job meetings, bid solicitations for negotiated projects as well as pricing for changes on current projects, maintenance and distribution of all project related documents including contracts, change orders, drawing lists and plans, preparation of closeout documents, warranty work orders, travel arrangements, screening phone calls and other tasks to assist PM's.

EDUCATION

Associate of Arts
University of Central Florida - 2000

EXPERIENCE

Kayla has over 9 years of construction experience and has been involved in retail, medical office, grocery, bank and institutional projects. She has worked with a wide variety of national retailers including Walmart, Publix, ALDI, The Fresh Market and Ross Dress for Less .

Kayla has been responsible for as much as \$50 million of multiple on-going projects at a given time.

NOTABLE PROJECTS

- Parkway Shops - Jacksonville, FL
- Delray Place - Delray Beach, FL
- Fountain Square - Miami, FL
- Boca Village Center - Boca Raton, FL
- Publix @ Village Center - Tampa, FL
- Crayola - Orlando, FL



CRAYOLA
ORLANDO, FL



BOCA VILLAGE CENTER
BOCA RATON, FL



PUBLIX @ VILLAGE CENTER
TAMPA, FL

PROJECT PERSONNEL



PRASANTHI VANGIMALLA

VDC COORDINATOR



NEPHRON CAMPUS
COLUMBIA, SC



PUBLIX SUPERMARKET
WEST MIAMI, FL



NEPHRON HI-BAY / LOW-BAY
ORLANDO, FL

ROLE

As a VDC Coordinator, Prasanthi develops BIM models to assist in clash detection and construction sequencing during the project development phase and for on-field coordination and documentation of changes during the construction phase.

EDUCATION

Bachelor of Architecture
Anna University - 2006

Master of Science in Construction Management
University of Florida - 2010

EXPERIENCE

Prasanthi has over 7 years of construction experience in residential, industrial, warehouse and retail projects. She has 5 years of experience working on VDC projects.

Prasanthi is LEED Accredited Professional (BD+C). She holds an OSHA 30 Hour certification.

NOTABLE PROJECTS

- Nephron Campus, - Columbia, SC
- Nephron Hi-Bay / Low-Bay - Orlando, FL
- Publix Supermarket - West Miami, FL
- LA Fitness - Plantation, FL
- Fairway Commons - Boca Raton, FL

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6. SIMILAR PROJECT EXPERIENCE

- INCLUDE NO MORE THAN FOUR (4) PROJECTS OF SIMILAR SIZE, SCOPE AND VALUE.
- YOU MAY INCLUDE A CASE STUDY OF A SIMILAR PROJECT AND HOW YOUR FIRM ADDED VALUE.

(SEE ATTACHED PROJECT INFORMATION SHEETS)



NEPHRON PHARMACEUTICALS COLUMBIA
NEPHRON PHARMACEUTICALS
250,000 SQUARE FEET





**ONE CHARTER PLACE
CORAL SPRINGS, FL
BARRON COMMERCIAL DEVELOPMENT
105,000 SQ FT + 488 SPACE
GARAGE**





**TRILLIUM MEDICAL OFFICE BUILDING
BOYNTON BEACH, FL
RAM REALTY
13,272 SQUARE FEET**





**WINTER PARK MEDICAL OFFICE BLDG
LILLIBRIDGE
36,210 SQUARE FEET**



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7. COMPENSATION

PLEASE PROVIDE THE FOLLOWING:

BUILDING SHELL

- **LUMP SUM PRE-CONSTRUCTION PHASE FEE INCLUDING REIMBURSABLES.**

J. RAYMOND – OUR PRECONSTRUCTION SERVICES TYPICALLY RUN BETWEEN \$5,000 AND \$7,000 PER MONTH. WITH THE GOAL OF DEVELOPING A LONG TERM RELATIONSHIP BETWEEN J. RAYMOND CONSTRUCTION CORP AND ONIX GROUP, J. RAYMOND WILL PROVIDE PRECONSTRUCTION SERVICES AT NO CHARGE TO THE OWNER. PRE-APPROVED, PRE-DEFINED REIMBURSABLE COSTS SHALL BE DIRECT PASS THROUGH CHARGES INVOICED DIRECTLY TO THE OWNER FOR PAYMENT. EXAMPLES OF REIMBURSABLE ITEMS INCLUDE: AIRFARE, CAR RENTAL AND HOTEL FOR TRIPS TO HOME OFFICE, DOCUMENT REPRODUCTION AND SHIPPING, ETC.
- **COST PER MONTH FOR EXTENDED PRE-CONSTRUCTION SERVICES BEYOND SCHEDULED COMPLETION OF THESE SERVICES**

J. RAYMOND – WE ANTICIPATE PRECONSTRUCTION SERVICES TO RUN FROM MID-JANUARY 2017 (START OF DESIGN DOCUMENTS) AND RUN THROUGH MAY 1, 2017 (PERMIT SUBMITTAL). SHOULD PRECONSTRUCTION SERVICES BE REQUIRED THROUGH PERMITTING, J. RAYMOND WILL CONTRIBUTE AT NO COST TO THE OWNER EXCEPT FOR REIMBURSABLE AS DEFINED ABOVE.
- **PERCENTAGE FEE FOR CONSTRUCTION PHASE SERVICES**

J. RAYMOND – J. RAYMOND PROPOSES A 3.25% FEE ON ALL CONSTRUCTION PHASE COSTS
- **CONSTRUCTION STAFFING MATRIX TO INCLUDE HOURS AND COSTS.**

J. RAYMOND – SEE ATTACHED GENERAL CONDITIONS ESTIMATE
- **GENERAL CONDITIONS BREAKDOWN IN DETAIL BASED ON YOUR SCHEDULE.**

J. RAYMOND – SEE ATTACHED GENERAL CONDITIONS ESTIMATE

TENANT FITOUT

- **DESCRIBE HOW YOU WOULD HANDLE THE PRE-CONSTRUCTION PHASE FEE FOR THIS PORTION AND IF ANY FEE WOULD BE CHARGED PLEASE PROVIDE SAME.**

J. RAYMOND –PRECONSTRUCTION SERVICES FOR THE FITOUT WILL BE CONTRIBUTED BY J. RAYMOND AT NO CHARGE TO THE OWNER AS PER ABOVE.

- **PERCENTAGE FEE FOR CONSTRUCTION PHASE SERVICES**

J. RAYMOND – J. RAYMOND PROPOSES A 3.25% FEE ON ALL CONSTRUCTION PHASE COSTS

- **DESCRIBE HOW YOU MIGHT STAFF THE FITOUT WORK WHILE THE SHELL IS UNDER CONSTRUCTION. WHAT ADDED STAFFING MIGHT BE NEEDED, POTENTIAL SAVINGS, ETC.**

J. RAYMOND – WE ANTICIPATE THAT THE SHELL WILL BE READY TO ACCOMMODATE FIT OUT WORK APPROXIMATELY FIVE MONTHS INTO SHELL CONSTRUCTION. PRIOR TO THAT POINT IN TIME, A SINGLE SUPERINTENDENT, PROJECT ENGINEER AND CONSTRUCTION ADMIN WILL BE ON SITE TO CONSTRUCT THE SHELL AND SITE. AFTER FIT OUT BEGINS, WE PROPOSE TO PROVIDE AN ADDITIONAL SUPERINTENDENT AND PROJECT ENGINEER TO MANAGE THE FIT OUT.

- **DESCRIBE HOW YOU WOULD TRACK AND/OR HANDLE GENERAL CONDITION COSTS FOR THE FIT OUT WHILE THE SHELL IS UNDER CONSTRUCTION.**

J. RAYMOND – APPROXIMATELY FIVE MONTHS INTO SHELL CONSTRUCTION, WE WILL INTRODUCE A TI SUPERINTENDENT AND TI PROJECT ENGINEER TO MANAGE THE FIT OUT. THEIR COSTS WILL BE EASY TO TRACK AS THEIR TIME WILL BE ALLOCATED SPECIFICALLY TO THE FIT OUT. ADDITIONAL GENERAL CONDITIONS FOR THE TI WORK WILL INCLUDE DUMPSTERS AND FINAL CLEANING. WE WILL LOCATE THE DUMPSTERS IN A SEPARATE AREA FROM THE SHELL DUMPSTERS AND WILL TRACK THEIR COSTS SEPARATELY.

OTHER

- **STATE PERCENTAGE COST TO PROVIDE A P & P BOND**

J. RAYMOND – COST TO PROVIDE A PAYMENT AND PERFORMANCE BOND WILL BE 0.75%

- **STATE PERCENTAGE COST TO PROVIDE SUBGUARD INSURANCE**

J. RAYMOND – SUBGUARD IS NOT AN INSURANCE THAT WE TYPICALLY PROVIDE ON PROJECTS OF THIS SIZE AS WE BOND SELECT SUBCONTRACTORS BASED UPON RISK ASSESSMENT. IF SUBGUARD IS DESIRED BY THE OWNER, WE ARE OPEN TO FURTHER DISCUSSION.

- **STATE PERCENTAGE COST TO PROVIDE GENERAL LIABILITY INSURANCE**

J. RAYMOND – COST TO PROVIDE GENERAL LIABILITY INSURANCE WILL BE 0.62%



**Clinical Research Bldg at Florida Hospital's Health Village Campus
General Conditions Estimate 12/21/2016**



General Requirements - Project Staffing (Shell)								
	QTY	DUR	Unit Cost	Total Cost				Total Cost
				Labor	Other	Burden	Factor	
Senior Project Manager	41	WK	\$3,000	\$49,200		\$19,680	0.4	\$68,880
Superintendent - Core, Shell and Site	41	WK	\$2,000	\$82,000		\$32,800		\$114,800
Living / Per Diem / Misc	10.0	MO	\$550		\$5,500			\$5,500
Vehicle Allowance	10.0	MO	\$600		\$6,000			\$6,000
Cellular Phone	10.0	MO	\$200		\$2,000			\$2,000
Project Engineer - Core, Shell and Site	41	WK	\$1,550	\$63,550		\$25,420		\$88,970
Living / Per Diem / Misc	10.0	MO	\$550		\$5,500			\$5,500
Vehicle Allowance	10.0	MO	\$600		\$6,000			\$6,000
Cellular Phone	10.0	MO	\$200		\$2,000			\$2,000
Construction Admin - Core, Shell and Site	41	WK	\$1,300	\$53,300		\$21,320		\$74,620
Living / Per Diem / Misc	10.0	MO	\$550		\$5,500	\$0		\$5,500
Vehicle Allowance	10.0	MO	\$500		\$5,000			\$5,000
Cellular Phone	10.0	MO	\$200		\$2,000			\$2,000
Superintendent - TI	0	WK	\$2,000	\$0		\$0		\$0
Living / Per Diem / Misc	0.0	MO	\$550		\$0			\$0
Vehicle Allowance	0.0	MO	\$600		\$0			\$0
Cellular Phone	0.0	MO	\$200		\$0			\$0
Project Engineer - TI	0	WK	\$1,550	\$0		\$0		\$0
Living / Per Diem / Misc	0.0	MO	\$550		\$0			\$0
Vehicle Allowance	0.0	MO	\$600					\$0
Cellular Phone	0.0	MO	\$200		\$0			\$0
Subtotal - Project Staffing				\$248,050	\$39,500	\$99,220		\$386,770

General Requirements - Staff Support and Logistics								
	QTY	DUR	Unit Cost	Total Cost				Total Cost
				Labor	Material	Equip.	Sub	
Office Trailer - Rental	10	MO	\$750			\$7,500		\$7,500
Office Trailer - Delivery & Removal	1	LS	\$5,000			\$5,000		\$5,000
Office Trailer - Stair Setup	10	MO	\$150			\$1,500		\$1,500
Office Trailer - Electrical Hook-up	1	LS	\$750			\$750		\$750
Office Trailer - Electrical Consumption	10	MO	\$125			\$1,250		\$1,250
Office Trailer - Water Hook-up	1	LS	\$1,100			\$1,100		\$1,100
Office Trailer - Water Consumption	10	MO	\$150			\$1,500		\$1,500
Office Trailer - Housekeeping		MO				\$0		\$0
Office Trailer - Holding Tank	10	MO	\$385			\$3,850		\$3,850
Office Supplies	10	MO	\$200			\$2,000		\$2,000
Office Equipment & Furniture	1	LS	\$2,550			\$2,550		\$2,550
Internet and VoIP Phone	10	MO	\$300			\$3,000		\$3,000
Postage & Delivery Service	41	WK	\$35		\$1,435			\$1,435
Initial Reprographics	4	EA	\$300		\$1,200			
Drinking Water Service	10	MO	\$120		\$1,200			\$1,200
Progress Photos - Drone	10	MO	\$80		\$800			\$800
Temporary Fence (chain link w/screen)	2500	LF	\$8		\$20,000			\$20,000
MOT Plan	1	LS	\$3,500		\$3,500			\$3,500
Subtotal - Staff Support and Logistics				\$0	\$28,135	\$30,000		\$56,935



**Clinical Research Bldg at Florida Hospital's Health Village Campus
General Conditions Estimate 12/21/2016**



General Requirements - Building Specific General Conditions								
	QTY	DUR	Unit Cost	Total Cost				Total Cost
				Labor	Material	Misc	Sub	
Temporary Power - Hook-up	1	LS	\$10,000.00				\$10,000	\$10,000
Temporary Power - Consumption	10	MO	\$750.00			\$7,500		\$7,500
Temporary Sanitary Facilities	10	MO	\$450.00			\$4,500		\$4,500
Construction Water - Hook-up	1	LS	\$3,000.00				\$3,000	\$3,000
Construction Water - Consumption	10	MO	\$350.00			\$3,500		\$3,500
Building Layout	1	LS	\$4,250.00				\$4,250	\$4,250
Closeout Documents and As-Builts	1	LS	\$3,550.00			\$3,550		\$3,550
Daily Cleanup	41	WK	\$1,200.00			\$49,200		\$49,200
Final Cleanup	1	LS	\$30,000.00				\$30,000	\$30,000
Trash Chute	1	LS	\$15,000.00			\$15,000		\$15,000
Dumpsters	40	EA	\$500.00			\$20,000		\$20,000
Material Unloading and Storage	10	MO	\$300.00			\$3,000		\$3,000
Small Tools and Expendables	10	MO	\$1,000.00			\$10,000		\$10,000
Safety Inspections	10	MO	\$350.00			\$3,500		\$3,500
First Aid	10	MO	\$200.00			\$2,000		\$2,000
								\$0
								\$0
								\$0
Subtotal - Bldg Specific General Conditions				\$0	\$0	\$121,750	\$47,250	\$169,000
TOTAL GENERAL CONDITIONS COST (from July 10, 2017 to March 2, 2018)								\$612,705

CLINICAL RESEARCH BUILDING RFP



B. Q & A

THE PROPOSER SHOULD INCLUDE RESPONSES TO THE QUESTIONS BELOW IN THIS SECTION WHETHER OR NOT THEY HAVE BEEN ADDRESSED ELSEWHERE IN THEIR RFP RESPONSE. PLEASE NOTE YOUR RESPONSES DIRECTLY UNDER EACH QUESTION.

Q. DO YOU ANTICIPATE SELF-PERFORMING ANY WORK? IF YES, PLEASE DESCRIBE WHICH AREAS.

A. NO, WE DO NOT ANTICIPATE SELF-PERFORMING ANY WORK. WE FEEL THE INHERENT DISTRACTIONS ASSOCIATED WITH MONITORING RESOURCES, MATERIALS AND LOGISTICS RELATED TO SELF-PERFORMING WORK WOULD TAKE US OFF OUR PURPOSE PATH OF THE OVERALL PROJECT MANAGEMENT AND SAFE GUARDING THE OWNER'S INTERESTS.

Q. WHAT LEAN CONSTRUCTION STRATEGIES WOULD YOU INCORPORATE ON THIS PROJECT?

A. WE HAVE ADOPTED VARIOUS LEAN STRATEGIES INTO OUR STANDARD PROJECT SYSTEMS. WE WOULD PLAN TO UTILIZE THE FOLLOWING SYSTEMS AND STRATEGIES ON THIS PROJECT:

- **VIRTUAL DESIGN & CONSTRUCTION:** COLLABORATION BETWEEN DESIGNERS, SUBCONTRACTORS AND OTHER STAKE HOLDERS TO DEVELOP BUILDING INFORMATION MODELING CAN ALLOW FOR EARLY CLASH DETECTION BETWEEN DIFFERENT BUILDING COMPONENTS TO HELP AVOID PROJECT DELAYS AND COST IMPACTS. J. RAYMOND HAS PROVIDED IN HOUSE BIM SERVICES FOR SEVERAL YEARS AND WILL UTILIZE THESE SERVICES TO ENSURE A THOROUGH AND SMOOTH PRECONSTRUCTION PROCESS, TRANSITION TO CONSTRUCTION AND PROJECT CLOSEOUT.
- **OWNER / ARCHITECT / CONTRACTOR (OAC) ACTION ITEM TRACKING (SMARTSHEET):** THIS TOOL NOT ONLY CLEARLY CAPTURES THE OPEN ISSUES AND NEXT PROJECT "TO-DO'S" BUT ALSO ASSIGNS TEAM MEMBER RESPONSIBILITY AND ACCOUNTABILITY (AKIN TO LAST PLANNER TYPE APPROACH)
- **PREINSTALLATION MEETINGS:** REPRESENTS EARLY PARTNERING SESSIONS WITH SUBCONTRACTORS IN ADVANCE OF THEIR SCOPE OF WORK COMMENCING ON THE PROJECT. THE GOAL IS TO RESOLVE ANY SPECIFIC PROJECT ISSUES IN ADVANCE OF THEIR COMMENCEMENT OF ACTIVITIES TO AVOID TIME LOSS AND INEFFICIENCIES.

Q. WHAT LONG LEAD ITEMS OR OTHER PROCUREMENT CHALLENGES DO YOU EXPECT TO SEE ON THIS PROJECT?

A. THIS PROJECT WILL INCLUDE SOME OF THE TYPICAL LONG LEAD ITEMS ASSOCIATED WITH A PROJECT OF THIS SCOPE AND TIME FRAME. THESE WILL INCLUDE:

- **ELEVATORS:** CURRENT FABRICATION DURATIONS ARE ESTIMATED BETWEEN 12 AND 14 WEEKS FROM APPROVED SHOP DRAWINGS. ALL TEAM MEMBERS ASSOCIATED WITH ANY OF THE FINISH SELECTIONS AND APPROVALS NEED TO BE COMMITTED TO THE EXPEDITED COMPLETION OF THE SUBMITTAL / SHOP DRAWING PROCESS FOR THIS EQUIPMENT.
- **MECHANICAL EQUIPMENT:** DEPENDING ON THE TYPE OF EQUIPMENT, LEAD TIMES OF 8 TO 12 WEEKS CAN BE EXPECTED. FOCUSING ON THESE SELECTIONS AND REVIEWING POSSIBLE ALTERNATIVES (TYPE; MANUFACTURER; ETC) MUST BE THE FOCUS OF THE PROJECT TEAM.
- **BUILDING STRUCTURAL FRAME:** IDENTIFYING THE TYPE OF BUILDING STRUCTURAL FRAME AND BACKING INTO A REQUIRED RELEASE DATE THAT ACCOUNTS FOR SHOP DRAWING CREATION, APPROVALS, FABRICATION AND DELIVERY WILL BE CRITICAL TO THE PROJECT SCHEDULE.
- **BUILDING ENVELOPE SYSTEM:** COMPLETING THE BUILDING ENVELOPE IS OF KEY IMPORTANCE TO DRYING IN THE OVERALL BUILDING AND ALLOWING FOR KEY ACTIVITIES WITHIN THE BUILDING TO PROGRESS. IT IS THEREFORE PARAMOUNT TO ACCOUNT FOR PRODUCT SELECTIONS, SHOP DRAWING REVIEW, FABRICATION AND INSTALLATION DURATIONS.

Q. WE INTEND TO ENGAGE AN ENVELOPE CONSULTANT ON THIS PROJECT. WHAT EXPERIENCES AND ISSUES HAVE YOU ENCOUNTERED WITH WATER INTRUSION IN THE LOCAL MARKET?

A. WE WELCOME AND FULLY SUPPORT THE INCLUSION OF AN ENVELOPE CONSULTANT (EC) FOR THIS PROJECT. OUR PAST EXPERIENCES INCLUDE PRE-CONSTRUCTION, CONSTRUCTION AND POST-CONSTRUCTION PARTNERING WITH ENVELOPE CONSULTANTS – BOTH DIRECTLY WITH THE EC OR AS A CONSULTANT TO THE OWNER. THROUGH PRE-CONSTRUCTION REVIEW OF DESIGN SYSTEMS AND SPECIFIC FIELD TESTING DURING THE CONSTRUCTION PHASE, WE HAVE BEEN ABLE TO SEE THE BENEFITS OF AVOIDING WATER INTRUSION ISSUES THROUGH THE BUILDING ENVELOPE. WE HAVE FOUND THE LEADING CAUSE OF WATER INTRUSION ISSUES INVOLVES THE FLASHING OF DISSIMILAR MATERIALS – AN ISSUE THAT CAN EASILY BE AVOIDED THROUGH PRE-CONSTRUCTION AND CONSTRUCTION PHASE TESTING.

Q. DESCRIBE YOUR CHANGE ORDER PROCESS AND YOUR APPROACH TO MITIGATING CHANGES.

A. WHILE EVERY PROJECT INCEPTION IS HEADLINED WITH THE STATEMENT “ZERO CHANGE ORDERS” AS THE GOAL – WE UNDERSTAND THE NEED FOR OWNER’S TO MAKE CHANGES DURING THE CONSTRUCTION PHASE TO ACCOMMODATE THE FUTURE BUILDING TENANTS. THEREFORE, OUR GOAL IS TO LIMIT CHANGES TO THOSE DIRECTLY ALTERING THE PROJECT SCOPE AT THE OWNER’S BEQUEST. J. RAYMOND CONSTRUCTION CORP UTILIZES PROLOG MANAGER V9.94 TO MANAGE THE OVERALL CHANGE ORDER PROCESS. AS POTENTIAL CHANGES (PCO’S) ARE PROPOSED OR INITIATED, THEY ARE CREATED WITHIN THE PROJECT MANAGEMENT SOFTWARE AND TRACKED THROUGH THEIR LIFE CYCLE OF CHANGE ORDER

REQUESTS (CORs) AND PRIME CONTRACT CHANGE ORDERS (PCCO). LOGS AND REPORTING FEATURES ARE TAILORED TO INDIVIDUAL CLIENT NEEDS TO PROVIDE ACCURATE UPDATED INFORMATION AT ANY INTERVAL OF THE PROCESS. SEE ATTACHED SAMPLE.

Q. WHAT CONTINGENCY DO YOU RECOMMEND BE CARRIED AT THE TIME OF A GMP? IF THE PLANS ARE 100% COMPLETE WHAT CONTINGENCY WOULD YOU CARRY?

A. AT THE TIME OF GMP ESTABLISHMENT, WE RECOMMEND THAT THE CONSTRUCTION DOCUMENTS BE 75% COMPLETE OR BETTER. IF WE GO TO GMP AT 75% CONSTRUCTION DOCUMENT COMPLETION, WE RECOMMEND CARRYING A 4% CONTINGENCY. IF WE GO TO GMP AT 100% DOCUMENT COMPLETION, WE RECOMMEND CARRYING A 1% CONTINGENCY.

Q. WHAT IS YOUR PHILOSOPHY REGARDING BUYOUT SAVINGS IF THE CONTINGENCY IS IN PLACE? ARE YOU OPEN TO RELEASING BUYOUT SAVINGS AT SOME POINT?

A. WITH CONTINGENCY IN PLACE, WE ARE OPEN TO RELEASING AGREED UPON SHARED SAVINGS TO OWNER UPON COMPLETION OF BUYOUT.

Q. WHAT ARE YOUR THRESHOLDS FOR BONDING TRADE CONTRACTORS ON YOUR PROJECTS?

A. WE HAVE AN EXHAUSTIVE SUBCONTRACTOR VETTING AND QUALIFICATION PROCESS. WE HAVE NO FIRM RULE THAT DICTATES WHICH SUBCONTRACTORS ARE TO BE BONDED. WE WEIGH THE RISK ASSOCIATED WITH EACH SUB INDEPENDENTLY ON EVERY PROJECT. WE APPRECIATE THE OPPORTUNITY TO PARTNER WITH OWNER AND MUTUALLY EVALUATE RISK VS BENEFIT.

Q. HOW LONG TO CLOSE OUT THE SHELL AFTER COMPLETION?

A. WE WILL CLOSE OUT THE SHELL WITHIN 45 DAYS OF COMPLETION

Q. IF YOU HAVE INCLUDED A SCHEDULE OR MILESTONE SCHEDULE IN YOUR PROPOSAL, WHEN WOULD YOU START FIT OUT WORK IN THE BUILDING?

A. WE RECOGNIZE THE NEED TO COMPLETE THE FIT-OUT WORK (TENANT IMPROVEMENTS) AS EXPEDITIOUSLY AS POSSIBLE IN CONJUNCTION WITH THE SHELL BUILDING SCHEDULE. OUR PROPOSAL INCLUDES STARTING THIS WORK AS SOON AS PHYSICALLY POSSIBLE WITHIN THE INDIVIDUAL FLOOR AREAS – OUR PRELIMINARY PROJECT SCHEDULE DEPICTS THIS WORK COMMENCING SIMULTANEOUSLY WITH THE CORE AREA CONSTRUCTION STARTS FOR EACH LEVEL. IN SHORT, OVERHEAD MECHANICAL ROUGH IN, WALL CONSTRUCTION, AND OTHER ACTIVITIES ON EACH FLOOR WILL ACCOUNT FOR BOTH THE SHELL CORE AND THE FIT OUT WORK SIMULTANEOUSLY. IT WOULD BE OUR GOAL TO ASSIST WITH THE FIT-OUT WORK DESIGN AND PERMITTING ASPECTS TO ALLOW FOR THIS SCHEDULE BENEFIT AND AVOID THE POTENTIALITY OF REWORKING SHELL CORE CONSTRUCTION ITEMS TO ACCOMMODATE FIT-OUT DESIGN COMPONENTS. FOR THIS PROJECT, TI WORK WOULD BEGIN APPROXIMATELY 5 MONTHS AFTER SHELL COMMENCEMENT. PLEASE REFER TO PRELIMINARY PROJECT SCHEDULE IN TAB 9.

Q. AT WHAT POINT IN DESIGN WOULD YOU RECOMMEND A GMP BE SUBMITTED?

A. AT 75% DOCUMENT COMPLETION, WE FEEL A GMP COULD BE RESPONSIBLY ESTABLISHED WITH A 4% CONTINGENCY INCLUDED.

Q. HOW DO YOU HANDLE THE WARRANTY PROCESS?

A. AT PROJECT TURNOVER, J. RAYMOND WILL INSTRUCT THE OWNER ON OUR WARRANTY PROCESS. ALL WARRANTY CALLS ARE ROUTED THROUGH OUR WARRANTY DEPARTMENT WITH REQUESTS ROUTED TO THE APPROPRIATE SUBCONTRACTORS WITHIN 24 HRS (SOONER IF CALLED FOR). OUR WARRANTY DEPARTMENT WILL NOTIFY OWNER WHEN SUBCONTRACTOR IS DISPATCHED AND AGAIN WHEN WORK IS COMPLETED.

Q. DO YOU EXPECT TO ADD STAFF AT THE END OF THIS PROJECT TO COMPLETE THE SHELL?

A. NO. WE FEEL THAT OUR ORIGINAL SHELL STAFFING IS ADEQUATE TO TAKE THE SHELL THROUGH TO CERTIFICATE OF COMPLETION.

Q. THE AIA APPLICATION FOR PAYMENT DOES NOT ACCURATELY TRACK COST ON CM-GMP PROJECTS. WHAT REPORTS CAN WE EXPECT FROM YOUR FIRM THAT DOES THIS?

A. WE UTILIZE TIMBERLINE AND PROLOG MANAGEMENT SOFTWARE THAT CAN BE TAILORED TO REPORT ANY AND ALL DATA THAT MAY BE REQUESTED BY OWNER TO TRACK COSTS ON THIS PROJECT. ADDITIONALLY, WE WILL PROVIDE SIGNED LIEN WAIVERS AND SWORN STATEMENTS.

Q. WHAT COMMUNICATION METHODS, MEETING SCHEDULES, ETC. WOULD WORK BEST FOR YOUR FIRM TO ENSURE A SUCCESSFUL PROJECT?

A. WE HAVE FOUND THAT THE OVERALL SUCCESS OF THE PROJECT TEAM, AS IN MOST THINGS IN LIFE, IS COMPLETELY DEPENDENT UPON CLEAR AND CONSISTENT COMMUNICATION BETWEEN ALL PARTIES. ALTHOUGH EMAIL, SMARTPHONES, AND OTHER TECHNOLOGIES HELP EXPEDITE DECISIONS AND RELAY MESSAGES BETWEEN THE TEAM MEMBERS – WE HAVE FOUND THERE IS NO REPLACEMENT TO HOLDING REGULARLY SCHEDULED TEAM MEETINGS FOR A PROJECT. THESE CAN BE WEEKLY OR BI-WEEKLY AND BE HELD EITHER ON SITE OR OFF SITE. CONVERSELY, WE RECOGNIZE THAT MANY OF OUR CLIENTS, AND THE VARIOUS TEAM MEMBERS, ARE FREQUENTLY LOCATED IN DIFFERENT CITIES OR EVEN STATES -- MAKING THESE HIGHLY BENEFICIAL MEETINGS DIFFICULT TO SCHEDULE. FOR THIS REASON, J. RAYMOND CONSTRUCTION CORP. HAS INVESTED IN INTERNAL CAPABILITIES TO HOST TELECONFERENCES OR WEB BASED MEETINGS SO THAT INDIVIDUAL TEAM MEMBERS CAN DISCUSS PROJECT ISSUES AS IF THEY ARE IN THE SAME ROOM.

THE USE OF SMARTSHEET ALLOWS FOR OWNER / ARCHITECT / CONTRACTOR (OAC) ISSUES TO BE TRACKED AND RESPONDED TO IN A TIMELY FASHION – SINCE THIS APPLICATION IS WEB BASED – ALL TEAM MEMBERS SHARE ACCESS TO IT AND REMAIN UP TO DATE ON ALL OPEN PROJECT ISSUES.

DIGITAL MEDIA FILES (DRONE VIDEOS, DIGITAL PICTURES, ETC) SHARED BETWEEN THE PROJECT TEAM HELPS THE DIFFERENT MEMBERS TO BE IN TOUCH WITH CURRENT CONSTRUCTION PROGRESS. WE UTILIZE PLANGRID TO MANAGE THE EVOLUTION OF OUR CONSTRUCTION DOCUMENTS. THIS SERVICE CAN BE SHARED WITH THE ENTIRE PROJECT TEAM SO THAT EVERYONE REMAINS ON THE SAME PAGE.

Q. WE HAVE SET A TARGET COST FOR THE SHELL OF \$125 S.F. BASED ON YOUR REVIEW OF THE CONCEPT, IS THIS A REASONABLE ASSUMPTION?

A. PLEASE SEE ATTACHED BASELINE ESTIMATE INCLUDED IN TAB 9. THOUGH WE ARE IN THE CONCEPTUAL PHASE WITH STRUCTURE AND FINISHES UNDETERMINED, WE FEEL THAT THIS PROJECT SHOULD BE ABLE TO COME IN UNDER \$125/SF.

TEAM MEETING - TELECONFERENCE

PROJECT: RIVERBEND BLDG B / 06-024

UPDATED PREPARED BY
10/15/2007 DAN CRAMER

Company
J. RAYMOND CONSTRUCTION CO.



PROJECT TEAM TABLE

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

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 / 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 and approved.	-	05/04/07	ASAP	06/01/07	-
4	Status of Revised Permit Documents	Reviewed status of permit comments, SCB to provide response letter and revised drawings -- target for end of week 10/3/07. RPJ not present as part of the teleconference; RPJ needs to reference 10/17/06 S6.1 on their Mechanical Sheet for structural connections to chillers.	SCB; RPJ	10/18/06	11/03/06		ARCH; MEP
3	Radiant Barrier	Radiant barrier foil will be part of the future Tenant Build Out work. JRCC to research that this will not be an issue with finalizing of the Shell Bldg Permit		05/04/07	Pending		
4	Fire Pump	RPJ will need to provide letter relinquishing RP so that Wigington can submit design.	RPJ	06/01/07	Past Due	7/15/2007	MEP
5	Corridor for Mechanical Rooms @ Grnd Flr	Corridor from Main Room was shortened with the deletion of the 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 status 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 of lot	Barron	01/03/07	01/09/07		Owner
11	Contract / Authorization to Proceed past Foundations	Currently only have authorization to complete work through foundations and shop drawings for vertical grades. Need to finalize contract.	JRCC; Barron	1/5/2007			
12	HVAC Value Engineering	JRCC is reviewing possible alternates with Energy Air for cost saving suggestions.					
6	Plumbing Fixtures	Revisions depicted on changes to the City.		05/04/07	Pending	08/24/07	
7	Sleeves thru Post Tension Beams	Submittal reviewed to Uzen & Case and approved.		05/04/07	05/11/07	05/18/07	
8	Precast Panel - Penetrations	Plumbing 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 replaced with 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 **Project # 06-02250**
 2307 W BROWARD BLVD Tel: (954) 583-0000
 FT LAUDERDALE, FL 33312 Fax: (954) 583-0000 **J. Raymond Construction Corp**

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

Items

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

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

Items

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 **Project # 06-021**
 2307 W BROWARD BLVD Tel: (954) 583-0000 Fax: (954) 583-0160
 FT LAUDERDALE, FL 33312 **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	12/1/2006	12/1/2006	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	6/2/2007	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.	6/27/2007	7/5/2007	7/2/2007	Not Sure	0	Not Sure		Not Sure
005	Electrical Wiring / Conduit	J. Raymond Construction Corp	RJ, Inc.	9/7/2007	9/14/2007	9/11/2007	Not Sure	0	Not Sure		Not Sure
006	Switch Locations	J. Raymond Construction Corp	RJ, 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	Uzun & Case Engineers	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								Total Totals for this project:		0	



Potential Change Orders

With Owner Info - Summary Log, Grouped By Category
(CC)

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

Project # 06-02
Tel: (954) 583-0... Fax: (954) 583-0160

J. Raymond Construction Corp

Number	Description	COR No	PCO No	Is Closed	Internal	PCCO
					Estimate	Amount
Reimbursable Change						
003	Elevator Upgrades	002	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	010	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	011	AIA A00111-1997 - 002	X	(27,235.00)	(27,235)
013	Revised Mechanical / Fire Sprinkler - City Permit Comments	006	AIA A00111-1997 - 003	X	7,570.00	7,570
014	Lobby Wall Finishes	001	AIA A00111-1997 - 001	X	111,452.00	111,452
015	Revised Entrance Canopy Proposal	007	AIA A00111-1997 - 004	X	63,448.00	196,728
017	Lobby Tenant Door Upgrade East Lobby - Frameless Stainless Steel			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	012	AIA A00111-1997 - 005	X	30,325.00	30,325
020	Generator / Revised Electrical Riser / Credit for MC Cable	004	AIA A00111-1997 - 001	X	90,714.00	90,714
022	Domestic Water Service / Fire Service to Building [invoiced Out Side of Contract]	009		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	Internal	PCCO
					Estimate	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					\$378,314	\$483,984
Unsure						
029	Deletion of Plastic Laminate Partitions				(1,040.00)	0
SubTotal					\$(1,040)	\$0

SAMPLE



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.
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PCCO No	Con No	Date	Description	NTP	Executed Days	Approved Amt
Approved						
001	AIA A00111- 1997	11/10/2007	Misc. Changes [Outlined Below]	11/10/2007	11/10/2007	0 \$ 220,914.00
Total for Status Approved:						\$ 220,914.00
No Status Assigned						
002	AIA A00111- 1997	11/16/2007	Misc Credits to Contract [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	Permit Revisions to Mechanical Systems	11/16/2007	12/17/2007	0 \$ 7,570.00
004	AIA A00111- 1997	11/16/2007	Revise Project Drawing for Entrance Canopies [Quantity = 2]	11/16/2007	12/17/2007	0 \$ 63,448.00
005	AIA A00111- 1997	11/16/2007	Change to Doors / Hardware Required as a Result of 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

CLINICAL RESEARCH BUILDING RFP



9. OTHER RELEVANT INFORMATION/ATTACHMENTS (OPTIONAL)

USE THIS SECTION TO INCLUDE ANY FORMS YOU FEEL ARE RELEVANT FOR YOUR PROPOSAL AND THIS PROJECT; SCHEDULE, VE LOG, CONTINGENCY LANGUAGE, ETC.

(SEE ATTACHED BASELINE BUDGET AND PRELIMINARY PROJECT SCHEDULE)



**Clinical Research Building
Florida Hospital's Health Village Campus
Orlando Florida**



Preliminary Project Budget		
	COST	\$/SF
Division 2 Sitework	\$2,996	\$0.02
Division 3 Concrete	\$645,441	\$5.00
Division 3 Precast Concrete	\$1,701,228	\$13.19
Division 4 Masonry	\$624,045	\$4.84
Division 5 Metals	\$2,891,659	\$22.42
Division 6 Carpentry	\$23,020	\$0.18
Division 7 Moisture Protection	\$960,404	\$7.44
Division 8 Doors & Windows	\$1,611,453	\$12.49
Division 9 Exterior Studs and Sheathing	\$150,214	\$1.16
Division 9 Interior Studs and Gypsum Wall Board	\$338,411	\$2.62
Division 9 All Other Finishes	\$475,217	\$3.68
Division 10 Specialties	\$180,516	\$1.40
Division 11 Equipment	\$0	\$0.00
Division 12 Furnishings	\$0	\$0.00
Division 13 Special Construction	\$0	\$0.00
Division 14 Conveying Systems	\$400,000	\$3.10
Division 15 Fire Protection	\$142,337	\$1.10
Division 15 Plumbing	\$400,000	\$3.10
Division 15 HVAC	\$1,261,333	\$9.78
Division 16 Electrical	\$838,830	\$6.50
Division 17 Contingency	\$1,264,710	\$9.80
SUBTOTAL SHELL & CORE COSTS	\$13,911,814	\$107.84
General Requirements	\$612,705	\$4.75
TOTAL SHELL & CORE COSTS	\$14,524,519	\$112.59
General Contractor Fee	\$474,974	\$3.68
General Liability Insurance	\$90,052	\$0.70
Subcontractor Bonds	\$0	\$0.00
TOTAL PROJECT SHELL BUDGET	\$15,089,545	\$116.97

