

ORIGINAL



Contact Person: Jason Rodda
250 E. Highland Dr. Lakeland, FL 33813
(863) 669-0990
jason@roddaconstruction.com



RFP #25-544

CONSTRUCTION MANAGER AT RISK (C-MAR) CONTINUING SERVICES

August 13, 2025, 2:00pm
Polk County

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ITEM A, B, & C)

August 13, 2025

Polk County- Procurement Division
330 West Church Street
Bartow, FL 33830

RE: CM at Risk- Continuing Services to Polk County- RFP #25-544

I would like to thank you for the opportunity to present our qualifications for the CM at Risk- Continuing Services. Rodda Construction has been in business for over 36 years, and we have a team of 48 employees who are the best in the industry. Our firm is large enough to handle any venture, but small enough that you get hands on participation from our Principals everyday. We develop a passion for our projects, and we are committed to being an active and highly valuable team member on these projects.

Our vision for these projects is simple. From the first day of preconstruction to the last day of construction, we commit to be the best partner, the best neighbor, the best contractor and provider of services. We will accomplish this by working hard every day to assist Polk County in meeting your every goal whether it is budget, design assistance, schedule or other project challenges that may arise.

Over the past 36+ years, we have successfully completed Construction Management at Risk Projects with such organizations as Polk County, the City of Lakeland, the City of Auburndale, St. Lucie County, the School Board of Polk County, the YMCA of Central Florida, and Florida Southern College. As we have proven in the past, our team has the experience and commitment to be an invaluable asset to Polk County, and we are committed to doing whatever it takes to make these projects a success. If you have any questions pertaining to the information provided, please do not hesitate to contact me.

Sincerely,

Jason Rodda
CEO / President

TAB 1- EXECUTIVE SUMMARY

ITEM D, E, & F)

We have not experienced any litigation, major disputes, contract defaults, or liens in the last 10 years.

LICENSE AND CORPORATE INFORMATION

Rodda Construction, Inc. is a certified Corporation, and a Certified General Contractor in the State of Florida. We have been in business for over thirty six years, and have successfully constructed hundreds of projects using the Construction Management delivery system. We are able and capable to provide the services as outlined in the Scope of Services and F.S.287.055. In accordance with Florida Statute 287.087 Rodda Construction, Inc. is a Drug Free Workplace.

State of Florida Department of State

I certify from the records of this office that RODDA CONSTRUCTION, INC. is a corporation organized under the laws of the State of Florida, filed on February 24, 1989, effective February 23, 1989.

The document number of this corporation is K68334.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 24, 2025, and that its status is active.

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

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-fourth day of January,
2025*



[Signature]
Secretary of State

Tracking Number: 8559079145CYC

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

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



TAB 2- APPROACH TO PROJECT

A) APPROACH TO PRE-CONSTRUCTION SERVICES

BUDGET ESTIMATING- As the project design progresses, detailed budgets will be developed by our estimators and project manager at each stage. We have developed a creditable historical cost database for work with all types of governmental projects, giving us the unique ability to have all of the necessary information available to be utilized on these projects in conceptual budgeting. We will utilize our experience and subcontractor relationships to develop and validate a conceptual budget. We think long and hard about the design before putting numbers to it. We also make sure the effort is a fully collaborative one involving time, manpower and equipment needed. Envisioning the budget based on the design criteria is a key and crucial step in the process, and we are known for developing extremely accurate cost estimates at the schematic design, design development, permit, and 100% Construction Document stages of the drawings.

VALUE ENGINEERING- We will take a disciplined approach to analyze the functional requirements the proposed design elements in order to achieve the lowest total cost (construction, operating, and maintenance) over the life of the project. Early in the design process, we offer our vast knowledge of construction costs when basic materials and various architectural, structural, utility systems, and construction methods are under consideration. Our team will scrutinize each scope of work and element in the building to determine if there are alternate materials or methods of construction that still meet the design intent, but can be done in a more cost effective manner. We seek unique solutions, and look to subcontractors and suppliers for input as well in the process, all the while remaining sensitive to the mandatory project requirements and design elements under consideration. In many cases, time and money can be saved simply by changing a construction detail in the plans to something that is easier to build. Our goal through-out the Value Engineering process is to develop a final product that maximizes the dollars spent by Polk County, while maintaining the architectural intent of the project, and maximizing the life span of the facility.



LAKELAND REGIONAL HEALTH- GRASSLANDS CAMPUS

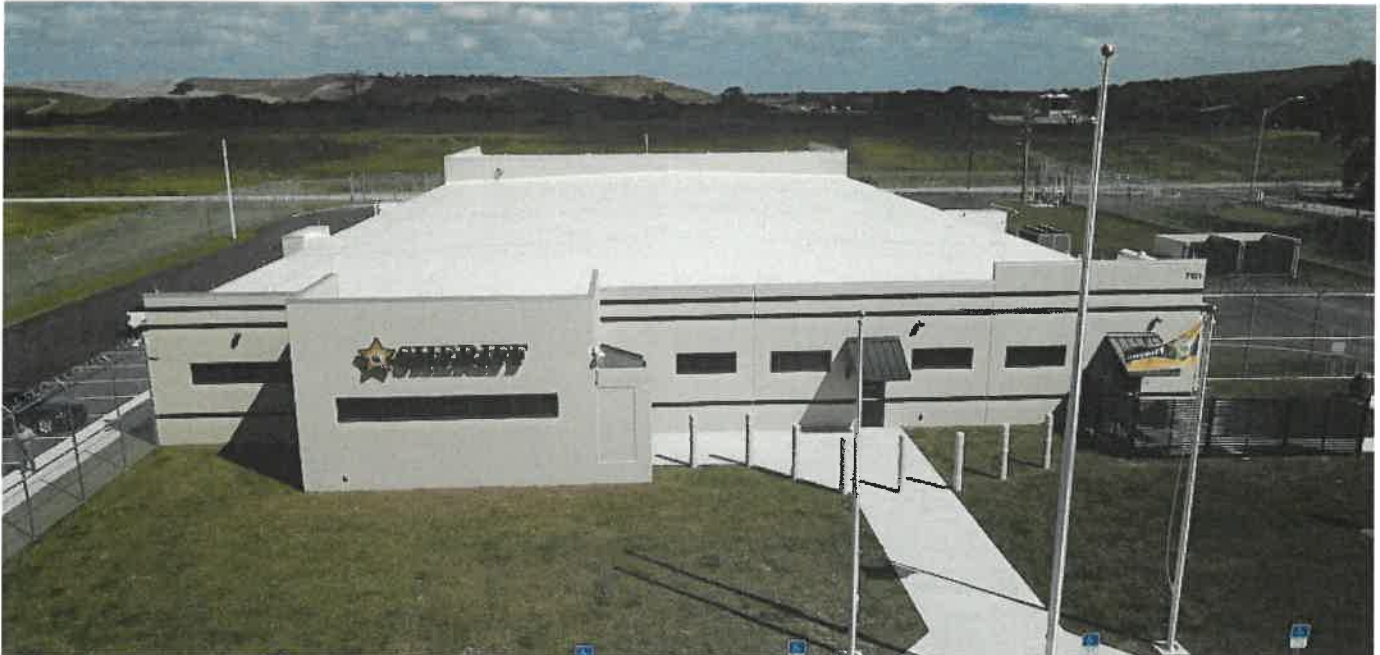
TAB 2- APPROACH TO PROJECT

CONSTRUCTABILITY RECOMMENDATIONS- We will develop an estimate based on the current program and the site and building systems under consideration. This will enable the preconstruction team to identify costs, as well as assist in final program development in the most effective way. During the design stages, we will analyze proposed systems, considering the current price and availability of materials and labor, life cycle costs, procurement durations, and other factors. We also look for coordination issues with the draws between the Civil, Structural, Mechanical, Plumbing, Electrical and site plans and how they interface with the Architectural plans. As we have on all of our previous projects, as soon as we are selected, our staff will work with Polk County and the design team to look over all options for methods and means of construction for the project.

We feel that honest and open dialogue between all parties in the precon phase leads to the greatest benefit for the Owner. **It is easiest to make changes to design before plans are fully developed.** We see our task as working closely with the architect in translating the design concept into real cost and then managing the ideas back into the desired project budget goals, if course correction is necessary.

MASTER PROJECT SCHEDULE- Together with the owner and design team, we will immediately develop a master schedule that incorporates all critical pre-construction and construction activities including design milestones, state and local authority approvals, Owner tasks, and construction durations. This will provide for early control of the process allowing for timely decisions and actions of the project team. We are ever mindful that the project schedule can have a significant impact on cost. We will continue to reevaluate the proposed sequences, milestone dates and durations to create the most efficient path to project completion.

POLK COUNTY SHERIFF'S OFFICE PROCESSING CENTER



TAB 2- APPROACH TO PROJECT

B) DETAILED BIDDING APPROACH AND GMP COMPILATION

COMPETITIVE SUBCONTRACTOR BIDDING- By developing for each trade a thorough scope of work, and a breakdown of the work, we ensure that all responses are complete and easily comparable. We are committed to an open bid process, and our W/MBE bidding plan and successes are detailed later in this proposal. Our fair solicitation, prequalification, and bid packaging efforts ensure a minimum of three competitive bids on every trade from subs and suppliers, which will facilitate the most competitive bidding environment possible, leading to lower costs! We will schedule opportunities for each trade to come on site and view existing conditions and to clarify and discuss any questions they may have. Effective bid management is the key to obtaining competitive pricing from qualified subs and for controlling the budget of a project. Well informed bidders, with adequate time to quote, and clear scopes to bid, submit lower prices because there are fewer misunderstandings and assumptions.

BEST PRICING DUE TO UNMATCHED LOCAL SUBCONTRACTOR PARTICIPATION- With thousands of projects successfully completed over the past 36+ years, we have developed an unmatched relationship with the local sub and supplier base. There are numerous local qualified subcontractors in every division, and their participation on our projects leads to a feeling of ownership and pride in every job, which in turn will lead to better pricing and quality on these projects. Our team routinely receives the best pricing in the area due to our exhaustive pre-bidding work, our exceptional relationships with local subs, and our reputation in the industry. Knowing they are on a level playing field, subs are more confident in the potential of these projects being a success, so they are more willing to give us lower pricing, which will once again lead to maximum cost savings on these projects!

GMP DEVELOPMENT- After the bids are received, we perform a thorough evaluation of the responses to validate that the scope is all embracing and all-inclusive, and represent the highest quality and the best value for Polk County. After the decisions are made on the various trades, we will complete the budgeting process to culminate with the development of the GMP. We will compile an exhaustive and complete list of the total cost for the project, with accurate, detailed and validated sub bids and all other associated costs. We will work tirelessly to make sure that all questions are resolved during the pre-construction phase so that the GMP will be the lowest possible price!



MULBERRY HIGH SCHOOL GYMNASIUM

TAB 2- APPROACH TO PROJECT

C) OWNER DIRECT MATERIALS PROJECT PROGRAM- We have completed hundreds of projects for government entities and other non-profit agencies over the past 36+ years, saving our clients over \$5M. Penny Moore in our office is dedicated to this program and she will organize the PO packages to be sent to Polk County. Our office generates all of the paperwork, taking the entire burden off of your staff. All bills are then approved by Rodda personnel, and then you are only responsible for paying for the materials. **We do all of the work, you realize all of the benefits!**



LAKELAND CHRISTIAN HIGH SCHOOL BUILDING

D) APPROACH TO PROJECT MANAGEMENT AND CONSTRUCTION-

Once the pre-construction efforts have been completed, we will guide the project team into the construction phase. Here, we have the programs and procedures in place to plan and coordinate the performance, design, procurement, and construction functions of your project with the objectives of completing the project on schedule and within budget. This philosophy will

ensure the overall success of these new projects. Our extensive experience gives our team considerable knowledge and skills to manage and administer projects of this size and complexity. Our organizational structure fosters smoothly-run projects and higher-end results. There is direct communication between the Project Manager and Field Superintendent, with oversight of each group coming from Jason and Jodie Rodda directly. This allows the Project Manager and Superintendent, who have the direct technical knowledge of the project documents to work together on a daily basis to coordinate activities, schedule work, and communicate issues effectively with all parties. However, as they do on all projects, Jason and Jodie Rodda still have close administration over each job.

E) QUALITY ASSURANCE- One of the key issues on all of our projects is compliance with the design documents and the delivery of high quality performance. Our projects exemplify our company culture of quality and contract compliance, and represent the highest standard in the industry. Each aspect of our work product contains the elements necessary to assure the highest quality will be achieved on these projects. We will develop a comprehensive Quality Control System for the projects that begin with our preconstruction services and continues through post-construction, operation and maintenance. We take pride in every facility we turn over, and demand that our tradespeople and subcontractors do as well. By focusing on doing things right, we eliminate duplicate and corrective work that can delay project progress, and hinder the completion of a job. It is our goal to complete every portion of the project right, the first time. However, as we have proven over time, we stand behind our work, and we are long-term partners with Polk County in always doing what it takes to make each project a success. We are a local firm, minutes away from these sites, and we will respond immediately if necessary to correct issues once the facility is in use, ensuring common warranty items do not adversely affect the facility.

TAB 3- EXPERIENCE AND EXPERTISE

CITY OF BARTOW 555 PARK FIELDS

Bartow, Florida



The City of Bartow 555 Park Fields in Bartow provide a premier sports destination for athletes and the local community. This expansive complex features lighted softball fields. Designed to host both local leagues and regional tournaments, the fields offer high-quality playing surfaces and ample spectator areas. Beyond athletics, visitors can enjoy additional amenities, including a playground, picnic tables, large and small pavilions, and a concession stand.

SERVICES PROVIDED FOR OPTIMUM VALUE

Throughout this successful **Construction Management continuing services project**, Rodda provided a full range of services aligned with each project phase. During Preconstruction, the team delivered schematic options pricing, systems and product analysis, value engineering, and detailed cost estimating. Rodda coordinated contract documents and developed project scheduling to guide early planning. A guaranteed maximum price (GMP) was established to maintain cost control. In the construction phase, Rodda managed planning and logistics, subcontractor procurement, project accounting, and on-site supervision. The project concluded with thorough close-out and commissioning, followed by post-occupancy services to ensure long-term success and client satisfaction.

PROJECT OWNER & USER

City of Bartow
450 N. Wilson Ave
Bartow, FL 33830
Jason Hargrove
jhargrove@cityofbartow.net
863-534-0165 (phone)

COMPLETED

Original Date: 10/1/24
Actual Date: 9/24/24

PROJECT SIZE

95 acres

ORIGINAL CONTRACT VALUE

\$3,251,259.00

FINAL COST

\$1,954,649.00

CHANGE ORDER SUMMARY

-Owner direct purchase
of materials
**-No change orders or time
extensions for unforeseen
circumstances or design errors**

KEY PERSONNEL INVOLVED

Jason Rodda, Project Manager
Jodie Rodda, Vice President
Jeff Sandman, Precon Manager
Lisa Miller, Project Accountant

WHY RELEVANT?

- CM at Risk Continuing Services
- Work on Occupied Campus
- Similar Size, Scope and Complexity
- Polk County Project
- Public Entity Project
- Local Subcontractors
- Owner Direct Purchase



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CONSTRUCTION MANAGER AT RISK (CMAR) CONTINUING SERVICES

TAB 3- EXPERIENCE AND EXPERTISE

CITY OF BARTOW 555 PARK BUILDINGS

Bartow, Florida



As part of the enhanced facilities at the Bartow Sports Complex, new restrooms and batting cages were added to improve convenience and training opportunities for athletes and visitors.

SERVICES PROVIDED FOR OPTIMUM VALUE

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PROJECT OWNER & USER

City of Bartow
450 N. Wilson Ave
Bartow, FL 33830
Jason Hargrove
jhargrove@cityofbartow.net
863-534-0165 (phone)

COMPLETED

Original Date: 10/1/24
Actual Date: 9/24/24

PROJECT SIZE

95 acres

ORIGINAL CONTRACT VALUE

\$2,248,717.00

FINAL COST

\$1,840,491.00

CHANGE ORDER SUMMARY

-Owner direct purchase
of materials

**-No change orders or time
extensions for unforeseen
circumstances or design errors**

KEY PERSONNEL INVOLVED

Jason Rodda, Project Manager
Jodie Rodda, Vice President
Jeff Sandman, Precon Manager
Lisa Miller, Project Accountant

WHY RELEVANT?

- CM at Risk Continuing Services
- Work on Occupied Campus
- Similar Size, Scope and Complexity
- Polk County Project
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CONSTRUCTION MANAGER AT RISK (CMAR) CONTINUING SERVICES

TAB 3- EXPERIENCE AND EXPERTISE

RIDGE & WINTER HAVEN HS SAND VOLLEYBALL COURTS WH & Haines City, Florida



Ridge and Winter Haven High School's new sand volleyball courts provide student-athletes with a dedicated space for training, competition, and recreational play. Designed to meet competitive standards, the three courts at each high school feature high-quality sand surfaces, boundary markings, and durable net systems, creating an ideal environment for beach volleyball.

SERVICES PROVIDED FOR OPTIMUM VALUE

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PROJECT OWNER & USER

Polk County Public Schools
1915 S Floral Ave
Bartow, FL 33830
Danny Sharpless
daniel.sharpless@polk-fl.net
863-528-8006 (phone)

COMPLETED

Original Date: 4/1/25
Actual Date: 3/3/25

PROJECT SIZE

4 acres

ORIGINAL CONTRACT VALUE

\$424,729.99

FINAL COST

\$404,134.33

CHANGE ORDER SUMMARY

-Owner direct purchase
of materials

**-No change orders or time
extensions for unforeseen
circumstances or design errors**

KEY PERSONNEL INVOLVED

Jason Rodda, Project Manager
Jodie Rodda, Vice President
Jeff Sandman, Precon Manager
Lisa Miller, Project Accountant

WHY RELEVANT?

- CM at Risk Continuing Services
- Work on Occupied Campus
- Similar Size, Scope and Complexity
- Polk County Project
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CONSTRUCTION MANAGER AT RISK (CMAR) CONTINUING SERVICES

TAB 3- EXPERIENCE AND EXPERTISE

FSC ROBERTS ACADEMY GYM

Lakeland, Florida



As part of the Roberts Academy expansion at Florida Southern College, a state-of-the-art gymnasium was constructed to enhance athletic and recreational opportunities for students. Designed to support the Academy's mission of serving students with dyslexia, the facility provides a versatile and inclusive space for physical education, sports, and school events. The gym features a basketball court and a rock wall, creating a dynamic environment for student development. In addition to athletic amenities, the facility includes locker rooms, storage areas, and spectator seating to accommodate school functions and community gatherings.

SERVICES PROVIDED FOR OPTIMUM VALUE

Throughout this successful **Construction Management continuing services project**, Rodda provided a full range of services aligned with each project phase. During Preconstruction, the team delivered schematic options pricing, systems and product analysis, value engineering, and detailed cost estimating. Rodda coordinated contract documents and developed project scheduling to guide early planning. A guaranteed maximum price (GMP) was established to maintain cost control. In the construction phase, Rodda managed planning and logistics, subcontractor procurement, project accounting, and on-site supervision. The project concluded with thorough close-out and commissioning, followed by post-occupancy services to ensure long-term success and client satisfaction.

PROJECT OWNER & USER

Florida Southern College
111 Lake Hollingsworth Dr.
Lakeland, FL 33801
Terry Dennis
vdennis@flsouthern.edu
863-680-3937 (phone)

COMPLETED

Original Date: 2/1/24
Actual Date: 2/1/24

PROJECT SIZE

25,000 SF

ORIGINAL CONTRACT VALUE

\$5,731,121.00

FINAL COST

\$4,652,086.00

CHANGE ORDER SUMMARY

-Owner direct purchase
of materials

**-No change orders or time
extensions for unforeseen
circumstances or design errors**

KEY PERSONNEL INVOLVED

Jason Rodda, Project Manager
Jodie Rodda, Vice President
Jeff Sandman, Precon Manager
Lisa Miller, Project Accountant

WHY RELEVANT?

- CM at Risk Continuing Services
- Work on Occupied Campus
- Similar Size, Scope and Complexity
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CONSTRUCTION MANAGER AT RISK (CMAR) CONTINUING SERVICES

TAB 3- EXPERIENCE AND EXPERTISE

FSC ADAMS ATHLETIC PERFORMANCE CENTER

Lakeland, Florida



The Adams Athletic Performance Center at Florida Southern College is a cutting-edge facility designed to support the training, development, and success of Moccasin student-athletes. The facility features a spacious weight room equipped with the latest strength and conditioning technology. A dedicated athletic training area ensures that student-athletes receive top-tier rehabilitation and injury prevention care. Additionally, the building houses coaching offices, team meeting rooms, and locker rooms, providing a centralized hub for Florida Southern's athletic programs.

SERVICES PROVIDED FOR OPTIMUM VALUE

Throughout this successful **Construction Management continuing services project**, Rodda provided a full range of services aligned with each project phase. During Preconstruction, the team delivered schematic options pricing, systems and product analysis, value engineering, and detailed cost estimating. Rodda coordinated contract documents and developed project scheduling to guide early planning. A guaranteed maximum price (GMP) was established to maintain cost control. In the construction phase, Rodda managed planning and logistics, subcontractor procurement, project accounting, and on-site supervision. The project concluded with thorough close-out and commissioning, followed by post-occupancy services to ensure long-term success and client satisfaction.

**PROJECT OWNER
& USER**
Florida Southern College
111 Lake Hollingsworth Dr.
Lakeland, FL 33801
Terry Dennis
vdennis@flsouthern.edu
863-680-3937 (phone)

COMPLETED
Original Date: 10/1/24
Actual Date: 10/1/24

PROJECT SIZE
16,000 SF

**ORIGINAL
CONTRACT VALUE**
\$7,896,810.00

FINAL COST
\$6,121,338.00

**CHANGE ORDER
SUMMARY**
-Owner direct purchase
of materials
**-No change orders or time
extensions for unforeseen
circumstances or design errors**

**KEY PERSONNEL
INVOLVED**
Jason Rodda, Project Manager
Jodie Rodda, Vice President
Jeff Sandman, Precon Manager
Lisa Miller, Project Accountant

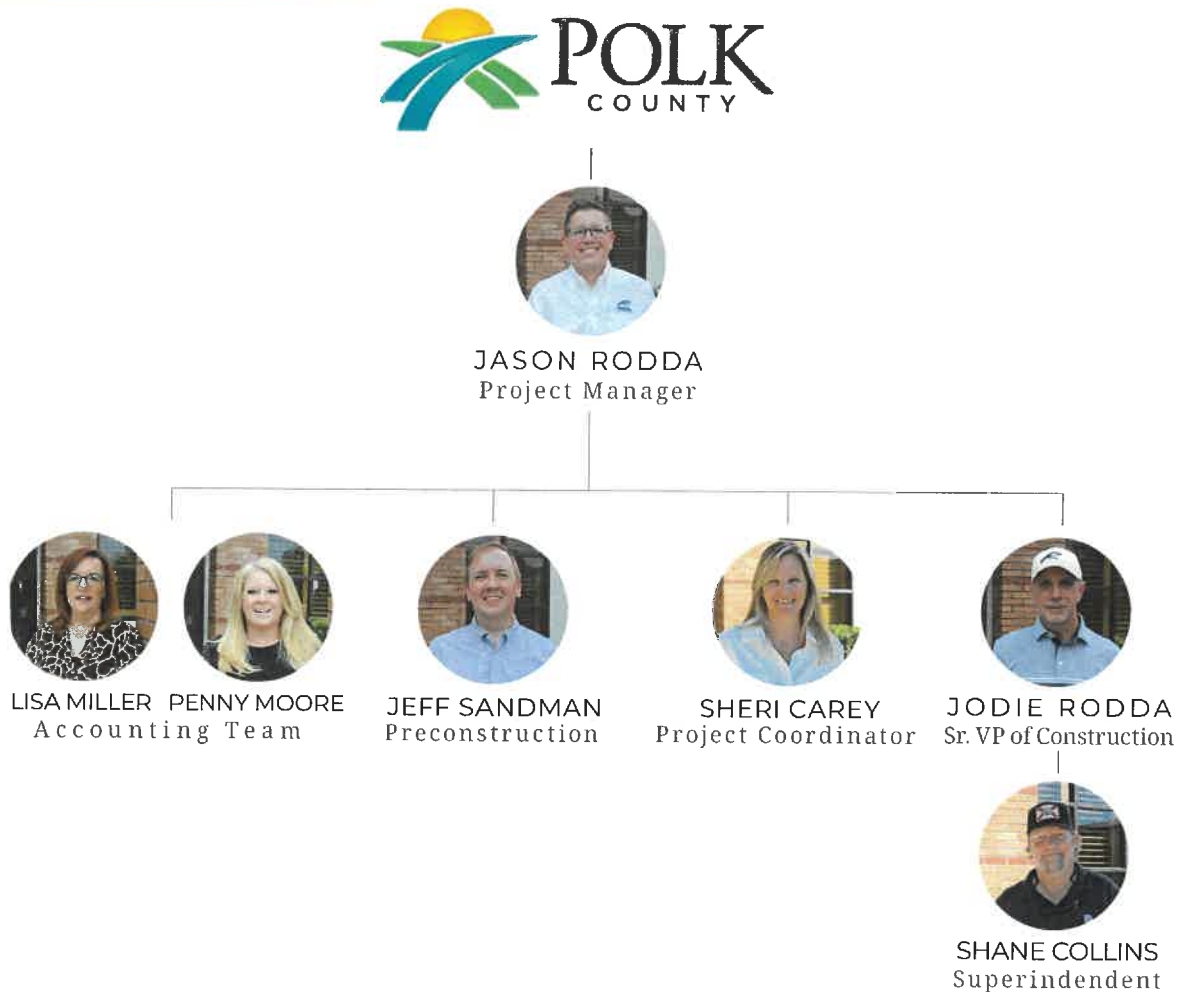
WHY RELEVANT?
- CM at Risk Continuing Services
- Work on Occupied Campus
- Similar Size, Scope and
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CONSTRUCTION MANAGER AT RISK (CMAR) CONTINUING SERVICES

TAB 3- EXPERIENCE AND EXPERTISE

ITEM II) ORGANIZATIONAL CHART



We have carefully selected this project team to meet the needs of Polk County for the Continuing Services projects. Your project team will consist of a preconstruction manager, project manager, project coordinator, general superintendent, site superintendent and others as needed. Each member of your project team will monitor your project and provide direction to those on the job-site. **As we have in the past, this proven team will ensure the project is completed on time, within budget and with the quality standards set forth in the design phase. This team has successfully completed numerous public entity projects, has worked successfully with the Polk County many times, so we will have no learning curve on these projects.**

Our Construction Management (CM) approach applies effective techniques to the planning, design, and construction of a project from preconstruction to project completion with the objective to control time, cost and quality. You benefit from our pre-planning, design, construction, engineering and management expertise that has been refined throughout our history of building in central Florida. As your CM, we are your advocate, combining detailed technical knowledge with a commitment to meeting your needs. The development of your project will begin once the project is awarded. The team assigned to your project will begin the preconstruction activities, working hand-in-hand with our preconstruction team, the Owner, and the design team.



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CONSTRUCTION MANAGER AT RISK (CMAR) CONTINUING SERVICES

TAB 3- EXPERIENCE AND EXPERTISE



BACKGROUND

23 Years in the Industry
23 Years with Rodda Construction
23 Years of Public Entity CMAR
Experience in Polk County

University of Florida
Master of Business Administration
Florida Southern College
Bachelor of Business Administration

Certified General
Contractor # CG-C1506703

LEED AP BD + C

Certified Healthcare Constructor

40 Hours of BIM Training

OSHA HAZWOPER 40 Hour Certified

COMMUNITY INVOLVEMENT

Florida Southern College Board of
Trustees

Lakeland Chamber of Commerce

Givewell Community Foundation
Board of Directors

TRUIST Polk County
Board of Advisors

Academy Prep Board of Directors

PLACE OF RESIDENCE

Lakeland, FL

OFFICE LOCATION

Lakeland, FL

(only office location)

JASON RODDA

PROJECT MANAGER

Jason's responsibilities include scheduling, constructability analysis, systems analysis, design review, budget estimating, value engineering, life cycle cost analysis, subcontractor solicitation, scope writing and verification cost control, submittal reviews, quality control, and transition planning. He works with the project team to ensure compliance with all regulations, and that the project is completed successfully.

RELATED EXPERIENCE

City of Bartow 555 Park Fields- Bartow, FL

\$3,251,259.00, 95 Acres, Continuing Services Const. Man. Project for a Public Entity

City of Bartow 555 Park Building- Bartow, FL

\$2,248,717.00, 95 Acres, Continuing Services Const. Man. Project for a Public Entity

Winter Haven & Ridge HS Sand Volleyball Courts- Winter Haven/ Haines City, FL

\$2,248,717.00, 4 Acres, Continuing Services Const. Man. Project for a Public Entity

Florida Southern College- Adams Athletic Building- Lakeland, FL

\$7,896,810.00, 16,000SF, Continuing Services Construction Management Project

Florida Southern College- Roberts Academy Gym- Lakeland, FL

\$5,731,121.00, 25,000SF, Continuing Services Construction Management Project

PCPS Single Point of Entry at 7 Campuses- Polk County, FL

\$799,778.00, 5,000SF, Continuing Services Const. Man. Project for a Public Entity

PCPS Fire Alarm Upgrade- Polk County, FL

\$970,722.00, 10 Campuses, Continuing Services Const. Man. Project for a Public Entity

PCPS Stadium Repairs- Polk County, FL

\$3,000,000.00, multiple campuses, Cont. Services Const. Man. Project for a Public Entity

PCPS Walkway Canopies Project- Polk County, FL

\$800,000.00, 2 campuses, Continuing Services Const. Man. Project for a Public Entity

PCPS 2017 Summer Kitchen Upgrades at 5 Schools- Polk County, FL

combined \$1,670,000.00, 20,000SF, Cont. Services Const. Man. Project for a Public Entity

PCPS Employee Health Clinic- Lakeland, FL

\$1,431,000.00, 3,318SF, Continuing Services Const. Man. Project for a Public Entity

McKeel High School Science Building- Lakeland, FL

\$2,600,000.00, 13,000SF, Facility Renovation & Add. on an Occupied Campus

Discovery Academy High School Humanities Building- Lake Alfred, FL

\$5,000,000.00, 24,027SF, Facility Renovation & Add. on an Occupied Campus

Ft. Meade Outdoor Air Unit Project- Ft. Meade, FL

\$536,288.00, 40,000SF, Continuing Services Const. Man. Project for a Public Entity

McKeel Downtown Elementary Academy- Lakeland, FL

\$4,000,000.00, 35,000SF, Continuing Services Const. Man. Project on an Occupied Campus

Mulberry Middle School Masterplan- Mulberry, FL

\$20,000,000.00, 125,000SF, Facility Renovation & Add. on an Occupied Campus

Achievement Academy- Lakeland, FL

\$500,000.00, 7,000SF, Facility Renovation & Add. on an Occupied Campus

Inwood Elementary Cafeteria- Winter Haven, FL

\$3,252,837.00, 16,315SF, Facility Addition on an Occupied Campus



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TAB 3- EXPERIENCE AND EXPERTISE



JODIE RODDA

SR VP OF CONSTRUCTION

Jodie manages the project superintendents for each of Rodda Construction's projects. He will work with the project superintendent and Polk County staff as an extra set of eyes to ensure the project is being completed on-time, and to the Polk County's rigorous specifications. He is truly a public entity construction expert who has successfully coordinated thousands of projects in Polk County and across Central Florida.

RELATED EXPERIENCE

City of Bartow 555 Park Fields- Bartow, FL

\$3,251,259.00, 95 Acres, Continuing Services Const. Man. Project for a Public Entity

City of Bartow 555 Park Building- Bartow, FL

\$2,248,717.00, 95 Acres, Continuing Services Const. Man. Project for a Public Entity

Winter Haven & Ridge HS Sand Volleyball Courts- Winter Haven/ Haines City, FL

\$2,248,717.00, 4 Acres, Continuing Services Const. Man. Project for a Public Entity

Florida Southern College- Adams Athletic Building- Lakeland, FL

\$7,896,810.00, 16,000SF, Continuing Services Construction Management Project

Florida Southern College- Roberts Academy Gym- Lakeland, FL

\$5,731,121.00, 25,000SF, Continuing Services Construction Management Project

PCPS Single Point of Entry at 7 Campuses- Polk County, FL

\$799,778.00, 5,000SF, Continuing Services Const. Man. Project for a Public Entity

PCPS Fire Alarm Upgrade- Polk County, FL

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McKeel High School Science Building- Lakeland, FL

\$2,600,000.00, 13,000SF, Facility Renovation & Add. on an Occupied Campus

Discovery Academy High School Humanities Building- Lake Alfred, FL

\$5,000,000.00, 24,027SF, Facility Renovation & Add. on an Occupied Campus

Ft. Meade Outdoor Air Unit Project- Ft. Meade, FL

\$536,288.00, 40,000SF, Continuing Services Const. Man. Project for a Public Entity

McKeel Downtown Elementary Academy- Lakeland, FL

\$4,000,000.00, 35,000SF, Continuing Services Const. Man. Project on an Occupied Campus

Mulberry Middle School Masterplan- Mulberry, FL

\$20,000,000.00, 125,000SF, Facility Renovation & Add. on an Occupied Campus

Achievement Academy- Lakeland, FL

\$500,000.00, 7,000SF, Facility Renovation & Add. on an Occupied Campus

Inwood Elementary Cafeteria- Winter Haven, FL

\$3,252,837.00, 16,315SF, Facility Addition on an Occupied Campus

BACKGROUND

48 Years in the Industry

35 Years with Rodda Construction

8 Years with Andras Construction

5 Years as a Carpenter

35 Years of Public Entity CMAR

Experience in Polk County

Lakeland High School - 1977

COMMUNITY INVOLVEMENT

Leadership Lakeland- 2003

PLACE OF RESIDENCE

Lakeland, FL

OFFICE LOCATION

Lakeland, FL

(only office location)



RFP #25-544

CONSTRUCTION MANAGER AT RISK (CMAR) CONTINUING SERVICES

TAB 3- EXPERIENCE AND EXPERTISE



JEFF SANDMAN

PRECONSTRUCTION MANAGER

As the Preconstruction Manager, Jeff's responsibilities include systems analysis, design review, budget estimating, value engineering, life cycle cost analysis, subcontractor solicitation, schedule development assistance, scope writing and verification. Jeff has been involved with hundreds of public entity projects over the past 23 years.

RELATED EXPERIENCE

City of Bartow 555 Park Fields- Bartow, FL

\$3,251,259.00, 95 Acres, Continuing Services Const. Man. Project for a Public Entity

City of Bartow 555 Park Building- Bartow, FL

\$2,248,717.00, 95 Acres, Continuing Services Const. Man. Project for a Public Entity

Winter Haven & Ridge HS Sand Volleyball Courts- Winter Haven/ Haines City, FL

\$2,248,717.00, 4 Acres, Continuing Services Const. Man. Project for a Public Entity

Florida Southern College- Adams Athletic Building- Lakeland, FL

\$7,896,810.00, 16,000SF, Continuing Services Construction Management Project

Florida Southern College- Roberts Academy Gym- Lakeland, FL

\$5,731,121.00, 25,000SF, Continuing Services Construction Management Project

PCPS Single Point of Entry at 7 Campuses- Polk County, FL

\$799,778.00, 5,000SF, Continuing Services Const. Man. Project for a Public Entity

PCPS Fire Alarm Upgrade- Polk County, FL

\$970,722.00, 10 Campuses, Continuing Services Const. Man. Project for a Public Entity

PCPS Stadium Repairs- Polk County, FL

\$3,000,000.00, multiple campuses, Cont. Services Const. Man. Project for a Public Entity

PCPS Walkway Canopies Project- Polk County, FL

\$800,000.00, 2 campuses, Continuing Services Const. Man. Project for a Public Entity

PCPS 2017 Summer Kitchen Upgrades at 5 Schools- Polk County, FL

combined \$1,670,000.00, 20,000SF, Cont. Services Const. Man. Project for a Public Entity

PCPS Employee Health Clinic- Lakeland, FL

\$1,431,000.00, 3,318SF, Continuing Services Const. Man. Project for a Public Entity

McKeel High School Science Building- Lakeland, FL

\$2,600,000.00, 13,000SF, Facility Renovation & Add. on an Occupied Campus

Discovery Academy High School Humanities Building- Lake Alfred, FL

\$5,000,000.00, 24,027SF, Facility Renovation & Add. on an Occupied Campus

Ft. Meade Outdoor Air Unit Project- Ft. Meade, FL

\$536,288.00, 40,000SF, Continuing Services Const. Man. Project for a Public Entity

McKeel Downtown Elementary Academy- Lakeland, FL

\$4,000,000.00, 35,000SF, Continuing Services Const. Man. Project on an Occupied Campus

Mulberry Middle School Masterplan- Mulberry, FL

\$20,000,000.00, 125,000SF, Facility Renovation & Add. on an Occupied Campus

Achievement Academy- Lakeland, FL

\$500,000.00, 7,000SF, Facility Renovation & Add. on an Occupied Campus

Inwood Elementary Cafeteria- Winter Haven, FL

\$3,252,837.00, 16,315SF, Facility Addition on an Occupied Campus

BACKGROUND

23 Years in the Industry

23 Years with Rodda Construction

23 Years Public Entity CMAR

Experience in Polk County

University of N. Florida

Bachelor of Building Construction

Vanderbilt University

30 Hours of BIM Training

COMMUNITY INVOLVEMENT

Florida Children's Museum-Board of Directors

Deacon at Trinity Presbyterian Church

PLACE OF RESIDENCE

Lakeland, FL

OFFICE LOCATION

Lakeland, FL

(only office location)



RFP #25-544

CONSTRUCTION MANAGER AT RISK (CMAR) CONTINUING SERVICES

TAB 3- EXPERIENCE AND EXPERTISE



SHANE COLLINS

SUPERINTENDENT

Shane is responsible for all work on the jobsite, which primarily consists of project scheduling, quality control, field documentation and safety meetings. Other duties include maintaining and managing an adequate work force, assuring the scope of work is accomplished according to plans and specifications, coordinating materials and equipment to ensure they are available when needed. Shane is meticulous in his oversight of each project to ensure it is completed correctly, and on-time.

RELATED EXPERIENCE

City of Lakeland Lake Crago Park- Lakeland, FL

\$12,000,000.00, 20,000SF; Const. Man. Project on Occupied Campus for a Public Entity

Denison Middle School New Gymnasium- Winter Haven, FL

\$5,999,567.00, 15,117 SF; Const. Man. Project on an Occupied Campus for a Public Entity

Westwood Middle School New Gymnasium- Winter Haven, FL

\$4,698,620.00, 15,117 SF; Const. Man. Project on an Occupied Campus for a Public Entity

Lake Gibson Middle School Gymnasium- Lakeland, FL

\$7,869,643.00, 15,117SF; Const. Man. Project on an Occupied Campus for a Public Entity

Mulberry High School New Gymnasium- Mulberry, FL

\$12,000,000.00, 28,000SF; Const. Man. Project on an Occupied Campus for a Public Entity

Academy Prep Gymnasium- Lakeland, FL

\$3,500,000.00, 17,517SF; Construction Management Project on an Occupied Campus

North Lakeland YMCA Gymnasium- Lakeland, FL

\$2,000,000.00, 9,000SF; Construction Management Project on Occupied Campus

Kate Jackson Community Center- Tampa, FL

\$4,000,000.00; 15,000SF; Const. Man. Project on Occupied Campus for a Public Entity

Melting Pot Corporate Office- Tampa, FL

\$6,000,000.00; 25,000SF; Construction Management Project on Occupied Campus

FSC Weinstein Computer Sciences Building- Lakeland, FL

\$9,000,000.00; 25,000SF; Construction Management Project on Occupied Campus

Kentucky Fried Chicken Restaurants- Multiple Locations in Florida

Various Cost and SF; Construction Management Project on Occupied Campus

Taco Bell Restaurants- Multiple Locations in Florida

Various Cost and SF; Construction Management Project on Occupied Campus

Pizza Hut Restaurants- Multiple Locations in Florida

Various Cost and SF; Construction Management Project on Occupied Campus

Wendy's Restaurants- Multiple Locations in Florida

Various Cost and SF; Construction Management Project on Occupied Campus

BACKGROUND

26 Years in the Industry

7 Years with Rodda

18 Years of Public Entity CMAR

Experience in Polk County

University of West Alabama

Plant High School

COMMUNITY INVOLVEMENT

Big Brother Big Sister

Adopt-A-Mile

Historical Bethel Church

PLACE OF RESIDENCE

Lakeland, FL

OFFICE LOCATION

Lakeland, FL

(only office location)

TAB 4- SCHEDULING AND COST CONTROL

A, B AND C) COMPUTERIZED SCHEDULING- With considerable experience, and familiarity with all types of construction methods, our staff has the insight needed to create and maintain accurate schedules. We understand the value of a schedule that properly reflects all of the Owner's requirements, accurate installation sequences, and realistic durations so that it may be used as a management tool to monitor and direct job progress. The schedule is a primary issue from project conception through completion. It will address all factors both on-site & in the design studio. We use Primavera SureTrack Scheduling software which interfaces with our own project management software. Our Critical Path Method schedules are **extremely detailed**, & broken into several sections:

- Preconstruction Activities (such as schematic plans, schematic budgeting, Owner review, and GMP)
- Construction Activities (each portion of the project is detailed and tied into subsequent tasks)
- Post Construction Activities (such as final inspections, punch list, cleaning, & move-in)

CONSTRUCTION

SCHEDULE- We develop detailed 3-week manpower schedules to ensure that the most effective number of workers are on-site each day to **complete each task as efficiently as possible**.

We define work activities with sufficient detail to include and coordinate the work of all subcontractors. This will help identify the necessary precedent activities and stacking of work for efficient crew sizing. On-site, daily morning meetings with all

subcontractors will be conducted by the management team to review progress, **resolve problems in a timely manner, and to drive production**. We hold weekly management meetings with your staff and the design team to provide an overview of the project.



BONNET SPRINGS PARK- EVENT CENTER

SUCCESSFULLY MANAGING RFIs AND ASIs- Every project will experience Requests for Information and Architects' Supplemental Instructions, **but our approach ensures they will not negatively affect the project schedule or cost**. By conducting constructability reviews during pre-construction, and carefully considering options and solutions during construction, we bring up questions well before they will impact the project schedule. This also gives the team the largest array of solutions, leading to correct responses that do not impact the cost of the project. Our computerized Project Management software helps to organize, distribute, and track the issuance of all RFIs and ASIs, and helps keep each team member accountable to produce the necessary items to keep the project moving successfully ahead. Through frequent jobsite meetings, and an open line of communications, our PM will **proactively inform the Architect and Owner of project progress and any issues that may arise during construction**. We will ensure that everyone has the info they need to be a valuable and successful team member.

TAB 4- SCHEDULING AND COST CONTROL

COORDINATION OF SUBCONTRACTORS / SCHEDULES / SHOP DRAWINGS-

We develop an overview schedule with a sufficient level of detail to define the scope of work for all subcontractors. All subs then receive a copy of the schedule to review and develop a detailed Critical Path project schedule for their particular scope of work. This info is then incorporated back into the overall project schedule. This review and input is essential to obtain “buy-in” by the subs. To establish and maintain an orderly system for the submission, review, approval and



WINTER HAVEN CHAIN OF LAKES FIELD HOUSE

distribution of shop drawings and submittals, we will develop a detailed submittal schedule, and then meet with the design team to review the submittal chart and procurement schedule. This detailed team coordination, prior to the submission of the first set of shop drawings, will ensure strict compliance with the needs of the approving authority, while maintaining the overall schedule. To guarantee the shop drawings are responsive to the needs of the project, and are prepared with the awareness of other trades' requirements, we will prepare a submittal directive for each sub. This detailed listing of items required to be submitted will tie into the overall project schedule, so that any deviations can be quickly identified and addressed. By defining each necessary work activity in great detail, Rodda includes each sub's scope of work, and coordinates the project from planning to completion. Shop drawing schedules are developed in sufficient detail to control all major sub's scopes of work and target/ identify long lead items. This allows us to develop plans to expedite their purchase and delivery to **ensure the project schedule is maintained**. The project manager will thoroughly review each shop drawing and submittal, with assistance from the project superintendent for building structural and constructability reviews. Once all items are determined to be complete and correct, the submittals are logged in and sent to the Architect for their review. After review, the shop drawings are forwarded back to the sub and a copy is sent to the jobsite.

D) HOLDING PROJECTS WITHIN BUDGET- With limited construction funds, we have to be sure that every dollar expended garners maximum value for Polk County. The outcome of our cost control measures will result in tight adherence to accurate budgets, enhanced program value, extended life cycles and improved efficiency and performance of facilities. We thoroughly pre-qualify all subcontractors to ensure we have the highest quality subs and suppliers bidding the job. By focusing on soliciting bids from our qualified local and/or WMBE firms, we have enjoyed great successes on previous projects.

COST CONTROL DURING CONSTRUCTION- Our cost control efforts continue through direct involvement by our firm's Owners in the project, selecting the most qualified subs and managing them effectively, monitoring job performance, maintaining strict adherence to the schedule, being attentive to safety and monitoring costs relative to the GMP. Rigorous cost control ensures that the cost savings and value-added items that were implemented during the design phase are maintained that the project is kept on budget during construction. We strive to run each project as efficiently as possible, and to be proactive in all situations. Each of our project Superintendents and Project Managers are experts at “in the field” problem solving, and we also feel that quality control is a key to controlling cost. We do the job right the first time, which eliminates costly rework.

TAB 4- SCHEDULING AND COST CONTROL

Our personnel are builders, as well as managers, meaning we do more than report problems- we continually develop innovative, cost-effective solutions. This leads to cost savings during construction on almost all of our projects, and helps our owners save money on the original project scope in order to re-invest in additional value-added features! Our field management continuously maintains detailed accounting of the project through-out construction. Our cost reports are comprehensive and will be responsive to the specific needs of Polk County. Each month, a project control meeting will be held to review projected costs, identify problem areas and corrective actions and discuss scheduling and project status. These forecast report and monthly project status report are communication tools throughout the project team to ensure the project is successful. Both at the jobsite and at the home office, Rodda provides cost accounting to assist in project forecasting, ensure data integrity, and perform cost analysis. These efforts culminate in an up-to-date financial status included in the monthly report, and ensure the containment of construction costs. This prompt action reduces any delays and directly controls costs. We operate in a completely transparent and open-book environment through-out each of our projects.

COST CONTROL CASE STUDY-POLK STATE COLLEGE-ADVANCED TECHNOLOGY CENTER



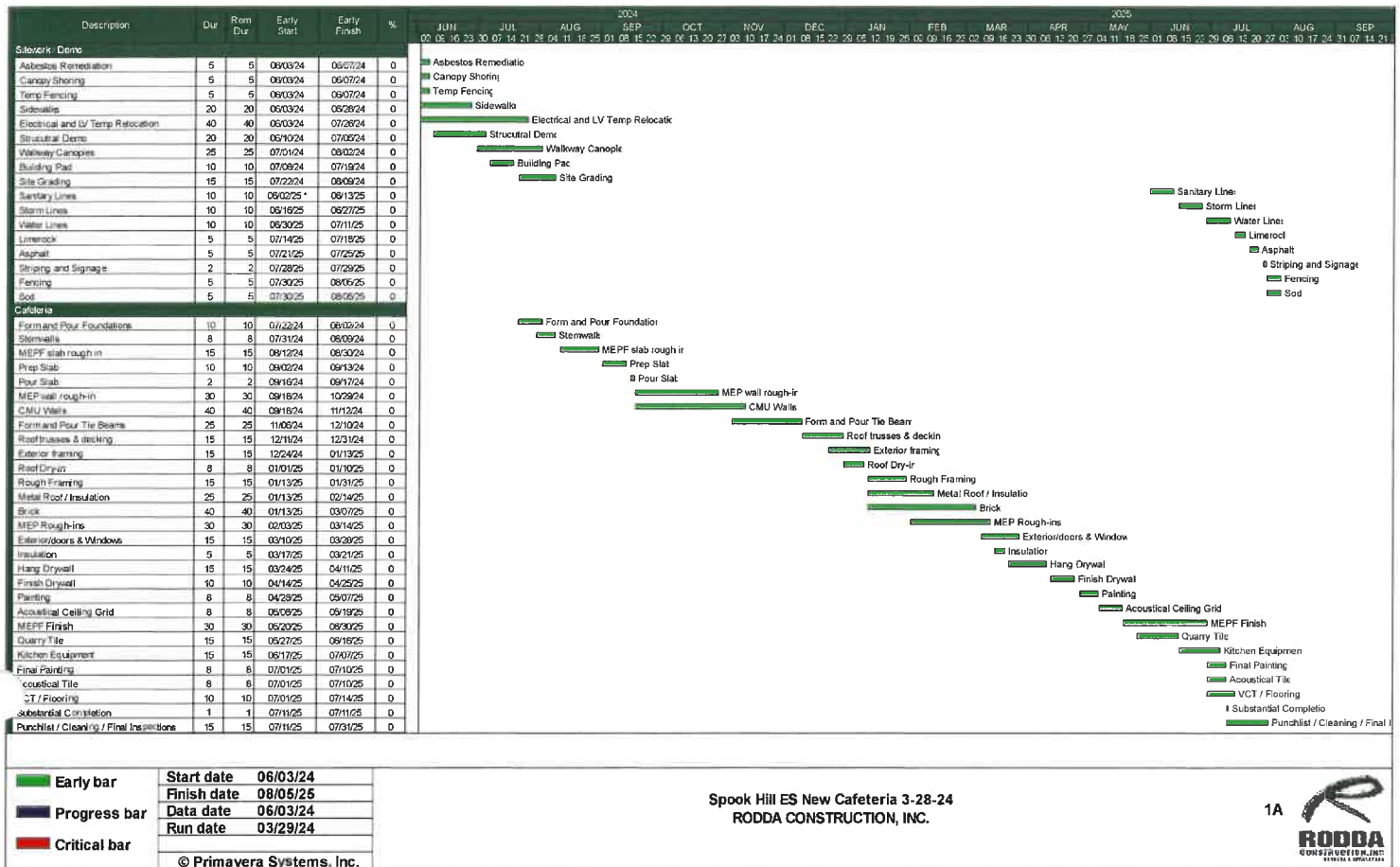
The Challenge: With a generous gift of land and funds from the Clear Springs company, Polk State College set out to transform their Corporate College program with an innovative building in Bartow to expand the breadth and quality of the training they could offer to Polk County. However, when matching funds were not approved, the ambitious project faced challenges to retain the unique design of the building with a smaller budget. Polk State College selected Rodda Construction to help them meet this challenge.

The Solution: Our project team lead a detailed effort that involved changing the HVAC & plumbing designs to incorporate less expensive materials and increase their functionality, redesigning the building controls system, suggesting alternate ceiling materials, and changing the structural elements of the building to save money and time. In the end, our team developed a list of 114 VE items, and helped to save over \$1,000,000.00 from the original project budget, all while maintain the project design and intent throughout the building.

The Result: This amazing building took shape out of the orange groves in Bartow, and remained on-budget and on-schedule to completion. With the project's successful opening, Polk State's dream to have a world-class Advanced Technology Center to train the workers in our community has become a reality!

TAB 4- SCHEDULING AND COST CONTROL

ITEM E) SAMPLE SCHEDULE



TAB 4- SCHEDULING AND COST CONTROL

ITEM E) SAMPLE COST CONTROL REPORT



CONTRACT CHANGE ORDER REPORT

Horizons Elementary Classroom Addition

Page: 1

Project No.: 776

C.O. No.	C.O. Date	Change Order Description	Detailed C. O. Amounts	C. O. Total Current Status	Time Extension
008	RCI-08	Deduct from contract difference between GMP and construction cost.	-\$269,373	-\$269,373	Days
007	RCI-07	Deduct from contract adjustment on the General Liability Insurance.	-\$14,640	-\$14,640	Days
006	RCI-06	Add back to the contract purchase orders & sales tax not utilized by the owner.	\$34,058	\$34,058	Days
005	RCI-05	Deduct from contract owner material purchase orders and sales tax.	-\$49,231	-\$49,231	Days
Approved and Signed					
004	RCI-04	VOID	\$0	\$0	Days
Approved and Signed					
003	RCI-03	Deduct from contract owner material purchase orders and sales tax.	-\$15,703	-\$15,703	Days
Approved and Signed					
002	RCI-02	Deduct from contract owner material purchase orders and sales tax.	-\$345,828	-\$345,828	Days
Approved and Signed					
001	RCI-01	Deduct from contract owner material purchase orders and sales tax.	-\$974,273	-\$974,273	Days
Approved and Signed					
Total Change Orders To Date				-\$1,634,990	Days
Original Contract Amount				\$5,250,000	08/01/15
Current Contract Amount				\$3,615,010	08/01/15

F) COST CONTROL FOR FEE PERCENTAGES- As is the process with each of our projects, we strive to deliver the lowest costs and most efficient systems to each of our Owners. Having completed dozens of similar projects in Polk County over the past 36+ years, we understand what costs will be incurred during projects, and we will be able to deliver these projects to the County for the lowest total price. On a typical project of this size, the pre-con fee is 1%, General Conditions costs typically are 5%, and the CM fee is 5% of the GMP subtotal. Our bond cost on a project of this cost would be approx. 0.9%.



RFP #25-544

CONSTRUCTION MANAGER AT RISK (CMAR) CONTINUING SERVICES

TAB 5- POLK COUNTY ENTITY

POLK COUNTY LOCAL BUSINESS TAX RECEIPT

Rodda Construction was founded in Lakeland, FL over 36 years ago. We do not have any satellite offices, and 100% of the project management for all of our projects is conducted in Polk County by our 48 employees.

POLK COUNTY LOCAL BUSINESS TAX RECEIPT		
ACCOUNT NO. 13075	CLASS: B+	EXPIRES: 09/30/2026
OWNER NAME		LOCATION
JASON RODDA		250 E HIGHLAND DR LAKELAND
BUSINESS NAME AND MAILING ADDRESS		CODE ACTIVITY TYPE
RODDA CONSTRUCTION INC RODDA CONSTRUCTION, INC 250 E HIGHLAND DR LAKELAND, FL 338131725		230150 CONTRACTOR GENERAL PROFESSIONAL LICENSE (IF APPLICABLE) DBPR-CGC1506703
OFFICE OF JOE G. TEDDER, CFC * TAX COLLECTOR		THIS POLK COUNTY LOCAL BUSINESS TAX RECEIPT MUST BE CONSPICUOUSLY DISPLAYED AT THE BUSINESS LOCATION
PAID - 3442909 07/29/2025 HSP TP 57.75 RODDA CONSTRUCTION INC		



TAB 5- POLK COUNTY ENTITY

Form W-9 (Rev. October 2018) Department of the Treasury Internal Revenue Service	Request for Taxpayer Identification Number and Certification ▶ Go to www.irs.gov/FormW9 for instructions and the latest information.	Give Form to the requester. Do not send to the IRS.
1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Rodda Construction Inc		
2 Business name/disregarded entity name, if different from above (Leave blank)		
Print or type. See Specific Instructions on page 3.	3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. ☐ Individual/sole proprietor or single-member LLC ☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. ☐ Other (see instructions) ▶ _____ ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)	
	5 Address (number, street, and apt. or suite no.) See instructions. 250 East Highland Drive	
	6 City, state, and ZIP code Lakeland FL 33813	
7 List account number(s) here (optional) (Leave blank)		
Part I Taxpayer Identification Number (TIN) Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later. Note: If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.		
Social security number OR Employer identification number 5 9 - 2 9 3 2 9 8 3		Requester's name and address (optional) (Leave blank)
Part II Certification Under penalties of perjury, I certify that: 1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and 2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and 3. I am a U.S. citizen or other U.S. person (defined below); and 4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct. Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.		
Sign Here	Signature of U.S. person ▶	Date ▶ 8/10/25
General Instructions Section references are to the Internal Revenue Code unless otherwise noted. Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9 . Purpose of Form An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following: • Form 1099-INT (interest earned or paid) • Form 1099-DIV (dividends, including those from stocks or mutual funds) • Form 1099-MISC (various types of income, prizes, awards, or gross proceeds) • Form 1099-B (stock or mutual fund sales and certain other transactions by brokers) • Form 1099-S (proceeds from real estate transactions) • Form 1099-K (merchant card and third party network transactions) • Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition) • Form 1099-C (canceled debt) • Form 1099-A (acquisition or abandonment of secured property) Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN. <i>If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.</i>		

Cat. No. 10231X

Form **W-9** (Rev. 10-2018)



TAB 6- MWBE

Rodda Construction takes an aggressive approach in order to ensure Women and Minority Business Enterprise Participation in the sub bidding process. We have a strong commitment to WMBE participation in our past and current projects, and fully support their development through our WMBE program below. As can be seen by the chart at the bottom of the page, we feel that a goal of high WMBE participation on every project can be achieved by hard work and determination to treat everyone involved in the project with honesty and fairness.

LOCAL KNOWLEDGE- We maintain an extensive and accurate database of MWBE contractors for every trade, and solicit participation from them on every project. There are dozens of local and regional, qualified MWBE firms who we work with on a daily basis who bid each of our projects.

SUPPORT- Financial and Leadership support of Minority organizations, functions and vocational training programs.

RECRUITMENT- Subcontractors, vendors and second tier contractors are contacted.

WORKSHOPS- Held in the local community to ensure full awareness of the project.

MENTORING PROGRAMS- Our team has entered into mentoring programs on several occasions in order to create a team that can be more successful in the solicitation of MWBE bids and participation.

SCOPE SEPARATION- Wherever possible, we separate out work into more manageable sizes in order to create scopes where all firms can equally participate.

MONITORING AND REPORTING- Calculation and reporting of MWBE participation results from the GMP compilation, and periodic updates in relation to the set goal to ensure success.



COMPLETED PROJECTS	PUBLIC/ PRIVATE	COST	MWBE %
Willow Oak Elementary	Public	\$25,719,018.49	23.31%
Mulberry High School	Public	\$39,478,756.86	25.84%
Bella Citta Middle	Public	\$25,513,109.77	16.00%
Lake Gibson Middle Gym	Public	\$6,354,568.62	36.27%
Denison Middle Gym	Public	\$4,770,101.96	31.86%
TOTAL		\$101,835,555.70	26.66%



Survey Questionnaire – Polk County

RFP 25-544, Construction Manager at Risk Continuing Services

To: Jason Hargrove (Name of Person completing survey)

The City of Bartow (Name of Client Company/Consultant)

Phone Number: 863-534-0165 ext.7202 Email: jhargrove@cityofbartow.net

Subject: Past Performance Survey of Similar work:

Project name: City of Bartow 555 Park Buildings

Name of Vendor being surveyed: Rodda Construction

Cost of Services: Original Cost: \$2,248,717.00 Ending Cost: \$1,840,491.00

Contract Start Date: 2/19/24 Contract End Date: 9/24/24

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Consultant /individual again) and 1 representing that you were very unsatisfied (and would never hire the Consultant /individual again). Please rate each of the criteria to the best of your knowledge. If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

NO	CRITERIA	UNIT	SCORE
1	Ability to manage cost	(1-10)	10
2	Ability to maintain project schedule (complete on-time/early)	(1-10)	10
3	Quality of workmanship	(1-10)	10
4	Professionalism and ability to manage	(1-10)	10
5	Close out process	(1-10)	10
6	Ability to communicate with Client's staff	(1-10)	10
7	Ability to resolve issues promptly	(1-10)	10
8	Ability to follow protocol	(1-10)	10
9	Ability to maintain proper documentation	(1-10)	10
10	Appropriate application of technology	(1-10)	10
11	Overall Client satisfaction and comfort level in hiring	(1-10)	10
12	Ability to offer solid recommendations	(1-10)	10
13	Ability to facilitate consensus and commitment to the plan of action among staff	(1-10)	10

Printed Name of Evaluator

Jason Hargrove

Signature of Evaluator:

[Signature]

Please fax or email the completed survey to: kelsey@roddaconstruction.com

Survey Questionnaire – Polk County
RFP 25-544, Construction Manager at Risk Continuing Services

To: Jason Hargrove (Name of Person completing survey)

The City of Bartow (Name of Client Company/Consultant)

Phone Number: 863-534-0165 ext. 7202 Email: jhargrove@cityofbartow.net

Subject: Past Performance Survey of Similar work:

Project name: City of Bartow 555 Park Fields

Name of Vendor being surveyed: Rodda Construction

Cost of Services: Original Cost: \$3,251,259.00 Ending Cost: \$1,954,649.00

Contract Start Date: 2/19/24 Contract End Date: 9/24/24

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Consultant /individual again) and 1 representing that you were very unsatisfied (and would never hire the Consultant /individual again). Please rate each of the criteria to the best of your knowledge. If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

NO	CRITERIA	UNIT	SCORE
1	Ability to manage cost	(1-10)	10
2	Ability to maintain project schedule (complete on-time/early)	(1-10)	10
3	Quality of workmanship	(1-10)	9
4	Professionalism and ability to manage	(1-10)	10
5	Close out process	(1-10)	10
6	Ability to communicate with Client's staff	(1-10)	10
7	Ability to resolve issues promptly	(1-10)	10
8	Ability to follow protocol	(1-10)	10
9	Ability to maintain proper documentation	(1-10)	10
10	Appropriate application of technology	(1-10)	10
11	Overall Client satisfaction and comfort level in hiring	(1-10)	10
12	Ability to offer solid recommendations	(1-10)	10
13	Ability to facilitate consensus and commitment to the plan of action among staff	(1-10)	9

Printed Name of Evaluator Jason Hargrove

Signature of Evaluator: [Signature]

Please fax or email the completed survey to: kelsey@roddaconstruction.com

Survey Questionnaire – Polk County

RFP 25-544, Construction Manager at Risk Continuing Services

To: Terry Dennis (Name of Person completing survey)

Florida Southern College (Name of Client Company/Consultant)

Phone Number: 863-680-3937 Email: vdennis@flsouthern.edu

Subject: Past Performance Survey of Similar work:

Project name: Adams Athletic Performance Center

Name of Vendor being surveyed: Rodda Construction

Cost of Services: Original Cost: \$7,896,810.00 Ending Cost: \$6,121,338.00

Contract Start Date: 11/3/22 Contract End Date: 10/1/24

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Consultant /individual again) and 1 representing that you were very unsatisfied (and would never hire the Consultant /individual again). Please rate each of the criteria to the best of your knowledge. If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

NO	CRITERIA	UNIT	SCORE
1	Ability to manage cost	(1-10)	10
2	Ability to maintain project schedule (complete on-time/early)	(1-10)	10
3	Quality of workmanship	(1-10)	10
4	Professionalism and ability to manage	(1-10)	10
5	Close out process	(1-10)	10
6	Ability to communicate with Client's staff	(1-10)	10
7	Ability to resolve issues promptly	(1-10)	10
8	Ability to follow protocol	(1-10)	10
9	Ability to maintain proper documentation	(1-10)	10
10	Appropriate application of technology	(1-10)	10
11	Overall Client satisfaction and comfort level in hiring	(1-10)	10
12	Ability to offer solid recommendations	(1-10)	10
13	Ability to facilitate consensus and commitment to the plan of action among staff	(1-10)	10

Printed Name of Evaluator V. Terry Dennis

Signature of Evaluator: V. Terry Dennis

Please fax or email the completed survey to: kelsey@roddaconstruction.com

Survey Questionnaire – Polk County

RFP 25-544, Construction Manager at Risk Continuing Services

To: Terry Dennis (Name of Person completing survey)

Florida Southern College (Name of Client Company/Consultant)

Phone Number: 863-680-3937 Email: vdennis@flsouthern.edu

Subject: Past Performance Survey of Similar work:

Project name: Robert's Academy Gymnasium

Name of Vendor being surveyed: Rodda Construction

Cost of Services: Original Cost: \$5,731,121.00 Ending Cost: \$4,652,086.00

Contract Start Date: 11/3/22 Contract End Date: 2/1/24

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Consultant /individual again) and 1 representing that you were very unsatisfied (and would never hire the Consultant /individual again). Please rate each of the criteria to the best of your knowledge. If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

NO	CRITERIA	UNIT	SCORE
1	Ability to manage cost	(1-10)	10
2	Ability to maintain project schedule (complete on-time/early)	(1-10)	10
3	Quality of workmanship	(1-10)	10
4	Professionalism and ability to manage	(1-10)	10
5	Close out process	(1-10)	10
6	Ability to communicate with Client's staff	(1-10)	10
7	Ability to resolve issues promptly	(1-10)	10
8	Ability to follow protocol	(1-10)	10
9	Ability to maintain proper documentation	(1-10)	10
10	Appropriate application of technology	(1-10)	10
11	Overall Client satisfaction and comfort level in hiring	(1-10)	10
12	Ability to offer solid recommendations	(1-10)	10
13	Ability to facilitate consensus and commitment to the plan of action among staff	(1-10)	10

Printed Name of Evaluator

V. Terry Dennis

Signature of Evaluator:

V. Terry Dennis

Please fax or email the completed survey to: kelsey@roddaconstruction.com

Survey Questionnaire – Polk County

RFP 25-544, Construction Manager at Risk Continuing Services

To: Daniel Sharpless (Name of Person completing survey)

Polk County Public Schools (Name of Client Company/Consultant)

Phone Number: 863-648-3582 Email: daniel.sharpless@polk-fl.net

Subject: Past Performance Survey of Similar work:

Project name: Ridge & Winter Haven High School Sand Volleyball Courts

Name of Vendor being surveyed: Rodda Construction

Cost of Services: Original Cost: \$424,729.99 Ending Cost: \$404,134.33

Contract Start Date: 1/6/25 Contract End Date: 3/3/25

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Consultant /individual again) and 1 representing that you were very unsatisfied (and would never hire the Consultant /individual again). Please rate each of the criteria to the best of your knowledge. If you do not have sufficient knowledge of past performance in a particular area, leave it blank.

NO	CRITERIA	UNIT	SCORE
1	Ability to manage cost	(1-10)	9
2	Ability to maintain project schedule (complete on-time/early)	(1-10)	9
3	Quality of workmanship	(1-10)	9
4	Professionalism and ability to manage	(1-10)	10
5	Close out process	(1-10)	10
6	Ability to communicate with Client's staff	(1-10)	10
7	Ability to resolve issues promptly	(1-10)	10
8	Ability to follow protocol	(1-10)	10
9	Ability to maintain proper documentation	(1-10)	10
10	Appropriate application of technology	(1-10)	10
11	Overall Client satisfaction and comfort level in hiring	(1-10)	9
12	Ability to offer solid recommendations	(1-10)	9
13	Ability to facilitate consensus and commitment to the plan of action among staff	(1-10)	9

Printed Name of Evaluator Daniel Sharpless

Signature of Evaluator: 

Please fax or email the completed survey to: kelsey@roddaconstruction.com

Proposers Incorporation Information

(Submittal Page)

The following section should be completed by all bidders and submitted with their bid submittal:

Company Name: Rodda Construction

DBA/Fictitious Name (if applicable): _____

TIN #: 59-2932983

Address: 250 E. Highland Dr.

City: Lakeland

State: Florida

Zip Code: 33813

County: Polk

Note: Company name must match legal name assigned to the TIN number. A current W9 should be submitted with your bid submittal.

Contact Person: Jason Rodda

Phone Number: 863-699-0990

Cell Phone Number: _____

Email Address: jason@roddaconstruction.com

Type of Organization (select one type)

- ☐ Sole Proprietorship
- ☐ Partnership
- ☐ Non-Profit
- ☐ Sub Chapter
- ☐ Joint Venture
- ☒ Corporation
- ☐ LLC
- ☐ LLP
- ☐ Publicly Traded
- ☐ Employee Owned

State of Incorporation: Florida

The Successful vendor must complete and submit this form prior to award. The Successful vendor must invoice using the company name listed above.

EMPLOYMENT ELIGIBILITY VERIFICATION (E-VERIFY) CERTIFICATION

(Florida Statutes, Section 448.095)

PROJECT NAME: 25-544, Construction Manager at Risk Continuing Services

The undersigned, as an authorized officer of the contractor identified below (the "**Contractor**"), having full knowledge of the statements contained herein, hereby certifies to Polk County, a political subdivision of the State of Florida (the "**County**"), by and on behalf of the Contractor in accordance with the requirements of Section 448.095, Florida Statutes, as related to the contract entered into by and between the Contractor and the County on or about the date hereof, whereby the Contractor will provide labor, supplies, or services to the County in exchange for salary, wages, or other remuneration (the "**Contract**"), as follows:

1. Unless otherwise defined herein, terms used in this Certification which are defined in Section 448.095, Florida Statutes, as may be amended from time to time, shall have the meaning ascribed in said statute.

2. Pursuant to Section 448.095(5), Florida Statutes, the Contractor, and any subcontractor under the Contract, must register with and use the E-Verify system to verify the work authorization status of all new employees of the Contractor or subcontractor. The Contractor acknowledges and agrees that (i) the County and the Contractor may not enter into the Contract, and the Contractor may not enter into any subcontracts thereunder, unless each party to the Contract, and each party to any subcontracts thereunder, registers with and uses the E-Verify system; and (ii) use of the U.S. Department of Homeland Security's E-Verify System and compliance with all other terms of this Certification and Section 448.095, Fla. Stat., is an express condition of the Contract, and the County may treat a failure to comply as a material breach of the Contract.

3. By entering into the Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Fla. Stat., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The Contractor shall maintain a copy of such affidavit for the duration of the Contract. Failure to comply will lead to termination of the Contract, or if a subcontractor knowingly violates the statute or Section 448.09(1), Fla. Stat., the subcontract must be terminated immediately. If the Contract is terminated pursuant to Section 448.095, Fla. Stat., such termination is not a breach of contract and may not be considered as such. Any challenge to termination under this provision must be filed in the Tenth Judicial Circuit Court of Florida no later than 20 calendar days after the date of termination. If the Contract is terminated for a violation of Section 448.095, Fla. Stat., by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination. The Contractor shall be liable for any additional costs incurred by the County as a result of the termination of the Contract. Nothing in this Certification shall be construed to allow intentional discrimination of any class protected by law.

Executed this 12th day of August, 2025.

ATTEST:

By: Kathy McCallum

PRINTED NAME: Kathy McCallum

Its: Exec. Assistant

CONTRACTOR:

By: [Signature]

PRINTED NAME: Jason Rodda

Its: President/CEO

AFFIDAVIT CERTIFICATION IMMIGRATION LAWS

SOLICITATION NO.: RFP 25-544, Construction Manager at Risk Continuing Services

POLK COUNTY WILL NOT INTENTIONALLY AWARD COUNTY CONTRACTS TO ANY CONSULTANT WHO KNOWINGLY EMPLOYS UNAUTHORIZED ALIEN WORKERS, CONSTITUTING A VIOLATION OF THE EMPLOYMENT PROVISIONS CONTAINED IN 8 U.S.C. SECTION 1324 a(e) {SECTION 274A(e) OF THE IMMIGRATION AND NATIONALITY ACT ("INA").

POLK COUNTY MAY CONSIDER THE EMPLOYMENT BY ANY CONSULTANT OF UNAUTHORIZED ALIENS A VIOLATION OF SECTION 274A(e) OF THE INA. SUCH VIOLATION BY THE RECIPIENT OF THE EMPLOYMENT PROVISIONS CONTAINED IN SECTION 274A(e) OF THE INA SHALL BE GROUNDS FOR UNILATERAL CANCELLATION OF THE CONTRACT BY POLK COUNTY.

BIDDER ATTESTS THAT THEY ARE FULLY COMPLIANT WITH ALL APPLICABLE IMMIGRATION LAWS (SPECIFICALLY TO THE 1986 IMMIGRATION ACT AND SUBSEQUENT AMENDMENTS).

Company Name: Rodda Construction, Inc

Signature: _____

Title: President/CEO

Date: 8/12/25

State of: Florida

County of: Polk

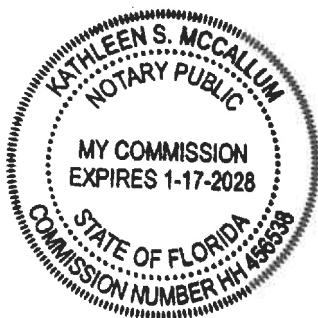
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of August, 2025, by J. Jason Rodda (name) as President/CEO (title of officer) of Rodda Construction, Inc (entity name), on behalf of the company, who ☒ is personally known to me or ☐ has produced _____ as identification.

Notary Public Signature: _____

Printed Name of Notary Public: Kathleen S. McCallum

Notary Commission Number and Expiration: HH456538 / 1-17-2028

(AFFIX NOTARY SEAL)



July 24, 2025

POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ADDENDUM #1

RFP 25-544, Construction Manager at Risk (CMAR) Continuing Services

This addendum is issued to clarify, add to, revise and/or delete items of the RFP Documents for this work. This Addendum is a part of the RFP Documents and acknowledgment of its receipt should be noted on the Addendum.

Contained within this addendum: Questions/answers and documents uploaded to FTP Site.

To obtain a copy of requested documents please go the following FTP site: <https://ftp3.polk-county.net>, you will be prompted for a User ID and Password. The User ID is *procurevendor* and the password is *solicitation*. After you have logged in to the FTP site, double click on the file folder "RFP 25-544, RFP Attachments", select "Open" or "Save As" to download the proposal documents. If you need assistance accessing this website due to ADA or any other reason, please email Tabatha Shirah at tabathashirah@polk-county.net.

Tabatha Shirah

Tabatha Shirah

Procurement Analyst

Procurement Division

This Addendum sheet should be signed and returned with your submittal. This is the only acknowledgment required.

Signature: 

Printed Name: Jason Rodda

Title: President / CEO

Company: Rodda Construction

Addendum #1

Question 1: Could you please provide who are the firms under the current CMAR Continuing Services Contract and provide a copy of their proposals for the previous RFP?

Answer 1: Yes, please refer to the instructions provided on page one of this addendum for accessing the "RFP 25-544, RFP Attachments" folder on the FTP site. These documents are for informational purposes only and will not be incorporated into the resulting agreements for RFP 25-544.

Question 2: Can you clarify how the county will procure a CM from the chosen pool of contractors for a project under this contract (i.e. will a firm be chosen and asked to give a GMP or will all the firms be invited to hard bid the project)?

Answer 2: The selection of a CM will be done in accordance with our Procurement Procedures Section 5.10:

5.10 CONSTRUCTION MANAGERS AT RISK WITH CONTINUING CONTRACTS

Selection Procedures for Construction Managers at Risk with Continuing Contracts To select a construction manager at risk ("CM at Risk") that has an existing continuing contract with the County, the Division Director may use the following process, in the order listed:

1. Verify that the proposed project is consistent with the scope of services in the Request For Proposal (the "RFP") from which the CM's at Risk were selected. If the answer is affirmative, proceed to Step 2. If the answer is negative, contact the Procurement Director for further assistance.
2. Review the current list of CM's at Risk procured under the RFP to determine whether or not any of these firms have the expertise, experience, and personnel required for the project being proposed. Elevate those firms that meet these criteria to the next step.
3. Review this list to determine whether the past projects have been satisfactory or not. Elevate those firms with a minimum of satisfactory past performance to the next step.
4. Review the firm(s) selected from Step 3 to determine whether the firm meets the needs of the proposed project as further outlined in this Step 4. Some of the qualifying factors for the firm(s) to meet the needs of the County might be: Project Manager that will be assigned to the project; location of this person and other key personnel that will work on the project; and/or, for phased projects, whether a particular CM at Risk has performed previous phases, pre-construction services, or significant portions of the project. Special needs of the proposed project and scope of work should be addressed during this review. Consideration may be given to proposed sub-consultants or subcontractors. Greater consideration may also be given to firms with higher past performance evaluation scores than the minimum requirement set forth in Step 3, so long as supporting documentation is submitted in accordance with the requirement below.
5. If multiple firms remain after Step 4, review the total amount of money the County has contracted, under the RFP, with each of the remaining firms during the last 24-month period. (A report of these contracts can be obtained from the Procurement Division.) Select the firm with the lowest dollar volume during the last 24-month period.

RFP 25-544, Construction Manager at Risk (CMAR) Continuing Services

Addendum #1

Question 3: Regarding the Surveys, if we are submitting an on-going project, the respondent will not be able to answer question #5 – Close Out Process (would be an N/A). Will that count against the average score, since we would not be eligible to receive all “10s” for that survey?

Answer 3: No, it will not be counted against you. If the project is not complete evaluator should leave it blank or put N/A. .

Question 4: If a contractor is submitting a proposal the CMAR Continuing Services RFP, will it count against a contractor if they also submit to a County CMAR RFP for project specific jobs?

Answer 4: No.

July 24, 2025

POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

ADDENDUM #2

RFP 25-544, Construction Manager at Risk (CMAR) Continuing Services

This addendum is issued to clarify, add to, revise and/or delete items of the RFP Documents for this work. This Addendum is a part of the RFP Documents and acknowledgment of its receipt should be noted on the Addendum.

Contained within this addendum: Questions and answers.

Tabatha Shirah

Tabatha Shirah

Procurement Analyst

Procurement Division

This Addendum sheet should be signed and returned with your submittal. This is the only acknowledgment required.

Signature: _____



Printed Name: Jason Rodda

Title: President / CEO

Company: Rodda Construction

RFP 25-544, Construction Manager at Risk (CMAR) Continuing Services

Addendum #2

Question 1: In Addendum #1, the County indicated that past performance surveys will not be penalized for incomplete projects - 1) Will in-progress projects, including those currently in construction or preconstruction phases, be evaluated on an equal footing to completed ones? 2) Specifically, can we include projects currently in preconstruction where CM services have been initiated but construction has not yet begun?

Answer 1: 1) Yes
2) Yes

Question 2: The RFP states that electronic proposal submittals will be accepted. Could you kindly confirm: 1) Should the electronic submittal be a single consolidated PDF or seven separate PDFs (one per required Tab)? 2) Also, could you please clarify what exactly the County expects proposers to submit under the file titled 'RFP-25-544 Submittal Documents' --Should this include only the County-provided forms, or does it refer to the entire proposal package (forms + narrative tabs + attachments)?

Answer 2: 1) Upload each "Tab" as a PDF and Please use the name convention provided in RFP Package, page 3-4.
2) The Tab labeled "RFP-25-544 Submittal Documents," proposers will upload any forms requiring signature from RFP Package and signed addendums.