ORIGINAL



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



RFP #25-600 CONSTRUCTION MANAGER AT RISK (C-MAR)

SHERIFF'S OFFICE/ POLK COUNTY JOINT-USE WAREHOUSE & FACILITIES MANAGEMENT ADMINISTRATION BUILDING

August 27, 2025, 2:00pm Polk County

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ITEM A, B & C) August 27, 2025

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

RE: CM at Risk- Continuing Services to Polk County- RFP #25-600 New Sheriff's Office/ Polk County Joint-Use Warehouse & Facilities Management Administration Building

I would like to thank you for the opportunity to present our Construction Management qualifications for the New Sheriff's Office/ Polk County Joint-Use Warehouse & Facilities Management Administration Building project. 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 this project. All of the management of this project will be from our only office in Lakeland, FL.

Over the past 36 years, our team has been actively involved with many projects, both large and small, in the immediate location of this site (including construction of the building that was previously located there), giving us unmatched knowledge and experience with the unique soils, utility locations, and challenging logistics on-site. Our many successful projects with PCSO (including Evidence and Records Storage Facilities) and Polk County are proof of our firm's ability to meet any budgeting and schedule constraints to develop a comprehensive strategy to successfully exceed expectations on this landmark project. In addition, Rodda has worked successfully with The Lunz Group on 100's of major projects in Polk County.

Our firm offers more than just top-notch Construction; we are also specialists in helping with site and building master planning, design & engineering assistance. Our team consists of experts in every aspect possible of a project: from the beginning of land panning, to governmental negotiations, planning, design, engineering, building construction systems analysis, exhaustive subcontractor bidding efforts, cost and schedule management before and during construction, impeccable quality and safety controls, and post-construction services that are second to none. We do not just build facilities; we build relationships that last decades! We have extensive experience in building high-quality Law Enforcement, Evidence & Records Storage, Warehouse, and Office projects across central Florida, and we have unmatched experience in building in close quarters to other sites without disruption to on-going activities. These experiences and partnerships have reinforced our ability to excel in the construction of complex, high-security, and high-visibility projects with precision and care.

1.000+

50+

1,000,000 SF+

60+

PUBLIC SECTOR PROJECTS LAW ENFORCEMENT/ PUBLIC SAFETY PROJECTS CONDITIONED
TILT-UP PROJECTS

MONITORED COOLER/ FREEZER INSTALLATIONS

Our experience is proven. Over the past 36+ years, we have successfully completed Construction Management at Risk projects for such organizations as Polk County, Polk County Sheriff's Office, City of Lakeland, Detroit Tigers, City of Auburndale, St. Lucie County, School Board of Polk County, Hillsborough County Public Schools, Florida Southern College, the Ledger, TRUIST Bank, Lakeland Regional Health, Polk State College, the City of Bartow, City of Winter Haven, City of Mulberry, and many others.



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TAB 1- EXECUTIVE SUMMARY

Our vision for this project 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 in meeting every goal from delivering the perfect design, staying on budget, maintaining the schedule, and overcoming any other project challenges that may arise. As we have proven in the past, our team has the experience and commitment to be an invaluable asset to Polk County and the Polk County Sheriff's Office, and we are committed to doing whatever it takes to make this project a success. If you have any questions pertaining to the information provided, please do not hesitate to contact me.

Sincerely,

Jason Rodda President / CEO 250 E. Highland Drive Lakeland, FL 33813 Phone- 863-669-0990

jason@roddaconstruction.com

ITEM D) - 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.

Please see Tab 9 for our Florida Certificate of Incorporation.

ITEM E)

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



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. Having built hundreds of Law Enforcement, Evidence & Records Storage, Warehouse, and Office projects in Polk County, we have developed a creditable historical cost database available to be utilized on this project. 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.

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 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, PCSO, 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.



TAB 2- APPROACH TO PROJECT

POLK COUNTY SHERIFF'S OFFICE PROCESSING CENTER



MASTER PROJECT SCHEDULE-

Together with the owner and design team, we will immediately develop a master schedule that incorporates critical pre-construction construction activities and including design milestones, 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.

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 this project. 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 this project!

GMP DEVELOPMENT- After the bids are received, we perform a though 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 preconstruction phase so that the GMP will be the lowest possible price!



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!



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 this

new facility. Our extensive experience gives our team considerable knowledge and skills to manage and administer projects of this size and complexity. We understand the requirements of Law Enforcement, Evidence & Records Storage, Warehouse, and Office projects including the uniqueness of the security and MEP systems required both during construction and after occupancy. Our organizational structure fosters smoothly-run projects and higher-end results. We also have experience working in security sensitive projects with Level II background check requirements. There is direct communication between the Project Managers and Field Superintendents, with supervision of each group coming from Jodie and Jason 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 this project. We will develop a comprehensive Quality Control System for this project that begins 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 this site, and we will respond immediately if necessary to correct issues once the facility is in use, ensuring common warranty items do not adversely affect operations.





POLK CO. SHERIFF'S PROCESSING CENTER Winter Haven, Florida







This Project created a new Central Processing Facility for all Law Enforcement agencies in Polk County. This state-of-the-art facility is high tech, high security, and creates maximum efficiencies for Law Enforcement personnel. The building includes an expansive Sallyport, observation and control areas, inmate holding facilities, individual holding cells, offices, storage spaces, deputy work areas, property storage, call center, laundry facility and other support service areas, all on an extremely secure site.

SERVICES PROVIDED FOR OPTIMUM VALUE

Throughout this successful Construction Management 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 ORIGINAL CONTRACT

Polk County Sheriff's Office 1891 Jim Keene Blvd Winter Haven, FL 33880 Andria McDonald 863.298.6647 (phone)

COMPLETED 2021

PROJECT SIZE 33,308 SF

KEY PERSONNEL INVOLVED

Jason Rodda, Project Manager Jodie Rodda, Vice President Jeff Sandman, Precon Manager Lisa Miller, Project Accountant VALUE \$9,382,116.00

FINAL COST \$7,649,411.00

CHANGE ORDER SUMMARY

-Owner Direct Purchase of Materials

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

- Tilt-Up Construction
- PCSO Project
- Law Enforcement Facility
- Record & Evidence Storage
- Hurricane Hardened Facility
- Extensive Security Requirements
- Administrative Offices
- Advanced MEP Systems
- Similar Size, Scope and Complexity
- Schedule Critical Project
- Public Safety Facility
- Sales Tax Savings
- Local Subcontractors
- CM at Risk Project
- CM at Risk Project
- Polk County Project



POLK CO. SHERIFF'S OFFICE TRAINING CENTER Bartow, Florida







This project includes the creation of a new 22,729SF Advanced Training Center for the Polk County Sherrif's Office. The facility includes classrooms, simulation rooms, tactical training areas, a gun repair and armory, ammunition storage, break room, offices, conference rooms, and related spaces, storage rooms, training rooms, locker rooms, and communications room.

SERVICES PROVIDED FOR OPTIMUM VALUE

Throughout this successful Construction Management 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 ORIGINAL CONTRACT

Polk County Sheriff's Office 1891 Jim Keene Blvd Winter Haven, FL 33880 Andria McDonald 863.298.6647 (phone)

COMPLETED 2024

PROJECT SIZE 22,729 SF

KEY PERSONNEL INVOLVED

Jason Rodda, Project Manager Jodie Rodda, Vice President Jeff Sandman, Precon Manager Lisa Miller, Project Accountant Derek Moxley, Superintendent ORIGINAL CONTRAC

\$6,832,695.00

FINAL COST \$5,609,477.00

CHANGE ORDER SUMMARY

- -Owner Direct Purchase of Materials
- -No change orders or time extensions for unforeseen circumstances or design errors

- PCSO Project
- Law Enforcement Facility
- Project with The Lunz Group
- Extensive Security Requirements
- Administrative Offices
- Advanced MEP Systems
- Similar Size, Scope and Complexity
- Schedule Critical Project
- Public Safety Facility
- Sales Tax Savings
- Local Subcontractors
- Public Entity Project
- CM at Risk Project
- Polk County Project



CORESLAB STRUCTURES

Leesburg, Florida





This project involved a new hollowcore concrete manufacturing and complex. The facility includes a batch plant, concrete fabrication plant, cranes, material loading and storage areas, administrative offices, and truck storage spaces.

SERVICES PROVIDED FOR OPTIMUM VALUE

Throughout this successful Construction Management 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 ORIGINAL CONTRACT

CORESLAB Structures 2720 County Rd 470 W, Okahumpka, FL 34762 Eric Pierce 407.855.3190 (phone)

COMPLETED 2018

PROJECT SIZE 100,000 SF

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

VALUE \$35,000,000.00

FINAL COST \$35,000,000.00

CHANGE ORDER SUMMARY

-Owner Direct Purchase

of Materials

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

- Tilt-Up Construction
- Large-scale Warehouse
- Hurricane Hardened Facility
- Administrative Offices
- Advanced MEP Systems
- Similar Size, Scope and Complexity
- Schedule Critical Project
- Local Subcontractors
- CM at Risk Project



POLK COUNTY UTILITIES OPERATIONS OFFICE Bartow, Florida







This 41,400SF project is the headquarters of the Polk County Water Utilities Department. Included in this facility are offices, chemist areas, showers, Conference Rooms, Flex space, instrumentation rooms, training spaces, beak rooms, storage rooms, workstations, backflow & meter testing shop, dry storage, wet storage, auditing spaces, underground / maintenance library and Map Rooms, and a massive storage and maintenance shop warehouse.

SERVICES PROVIDED FOR OPTIMUM VALUE

Throughout this successful Construction Management 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 ORIGINAL CONTRACT

Polk County Utilities 1011 Jim Keene Blvd. Winter Haven, FL 33880 Steve McMillan 863.534.5527 (phone)

COMPLETED

2018

PROJECT SIZE 41,400 SF

KEY PERSONNEL INVOLVED

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

\$5,050,137.32

FINAL COST \$3,822,432.00

CHANGE ORDER SUMMARY

-Owner Direct Purchase of Materials

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

- Large-scale Warehouse
- Extensive Security Requirements
- Project with The Lunz Group
- Administrative Offices
- Advanced MEP Systems
- Similar Size, Scope and Complexity
- Schedule Critical Project
- Sales Tax Savings
- Local Subcontractors
- Public Entity Project
- CM at Risk Project
- Polk County Project



ADVENT FIELD HOUSE AT CHAIN OF LAKES PARKWinter Haven, Florida







This amazing project includes a new gymnasium space with second-floor observation area to suitable for large sports competitions (basketball, volleyball, gymnastics, cheerleading, etc.) and other similar convention related regional events, gatherings and banquets. Facility attributes that will support these functions include smaller team meeting rooms and classrooms for coaches, officials & event organizers, training and locker rooms, laundry, and storage spaces. A double-height entry concourse space provides a central information and control desk as well as connections to a concessions window, a new public fitness/ exercise area, new recreational offices, shared restroom facilities, and renovated portions of the existing Complex facility. Additionally, a new vehicle drop-off drive on the west side serves as a complimentary new entry to a new two-story stair and elevator lobby and box office space.

SERVICES PROVIDED FOR OPTIMUM VALUE

Throughout this successful Construction Management 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 ORIGINAL CONTRACT

City of Winter Haven Steve Pruitt 451 Third Street, NW Winter Haven, FL 33883 863-291-5600 (phone)

COMPLETED 2020

PROJECT SIZE 150,000 SF

KEY PERSONNEL INVOLVED

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

VALUE

\$25,000,000.00

FINAL COST

\$18,500,000.00

CHANGE ORDER SUMMARY

-Owner Direct Purchase of Materials

-No change orders or time extensions for unforeseen

circumstances or design errors

- Tilt-Up Construction
- Administrative Offices
- Advanced MEP Systems
- Similar Size, Scope and Complexity
- Schedule Critical Project
- Public Entity Project
- Local Subcontractors
- Sales Tax Savings
- CM at Risk Project
- Polk County Project





We have carefully selected this project team to meet the needs of PCSO and Polk County for the new Sheriff's Office/ Polk County Joint-Use Warehouse & Facilities Management Administration Building project. Your project team will consist of a project executive, 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 PCSO and Polk County many times, so we will have no learning curve on this project.

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.





BACKGROUND

23 Years in the Industry 23 Years with Rodda Construction

23 Years of Law Enforcement, Evidence & Records Storage, Warehouse, and Office 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. Jason will dedicate as much time as required for this project.

RELATED EXPERIENCE

Polk County Sheriff's Processing Facility | Winter Haven, FL

\$7,649,411.00 | 33,308 SF | Tilt-Up Law Enforcement CM at Risk Public Entity Project

Polk County Sheriff's Burnham McCall Training Center | Winter Haven, FL \$5,609,477.00 | 22,729 SF | Law Enforcement CM at Risk Public Entity Project

CORESLAB Structures | Leesburg, FL

\$35,000,000.00 | 100,000 SF | Tilt-Up Warehouse CM at Risk Project

Polk County Water Utilities Administration Facility | Bartow, FL \$3,822,432.00 | 41,400 SF | CM at Risk Public Entity Project

Advent Field House at Chain of Lakes Park | Winter Haven, FL \$18,500,000.00 | 87,000 SF | Tilt-Up CM at Risk Public Entity Project

Mulberry High School Campus Modernization | Mulberry, FL \$35,953,000.00 | 200,000 SF | Tilt-Up CM at Risk Public Entity Project

Joker Marchant Stadium | Lakeland, FL

\$31,500,000.00 | 190,000 SF | CM at Risk Public Entity Project

Polk County Sheriff's Central County Jail Annex Renovation | Bartow, FL \$2,775,000.00 | 22,542 SF | Law Enforcement CM at Risk Public Entity Project

Polk County Sheriff's Work Camp | Bartow, FL

\$2,387,675.00 | 15,000 SF | Law Enforcement CM at Risk Public Entity Project

Polk County Sheriff's Frostproof Substation | Frostproof, FL

\$750,000.00 | 5,000 SF | Law Enforcement CM at Risk Public Entity Project

Bella Citta K-8 | Davenport, FL

\$57,800,000.00-comb | 244,447 SF-comb | Tilt-Up CM at Risk Public Entity Project

Advanced Auto Parts Warehouse | Jackson, MI

\$30,000,000.00 | 500,000 SF | Warehouse CM at Risk Project

Advanced Auto Parts Warehouse | Lakeland, FL

\$30,000,000.00 | 500,000 SF | Tilt-Up Warehouse CM at Risk Project

Earthlinked Technologies | Lakeland, FL

\$8,000,000.00 | 30,000 SF | Tilt-Up Warehouse CM at Risk Project

Ewell Industries | Lakeland, FL

 $8000,000.00 \mid 35,000 \text{ SF } \mid \text{Tilt-Up Warehouse CM at Risk Project}$

Heritage Business Center | Lakeland, FL

\$20,000,000.00 | 140,000 SF | Warehouse CM at Risk Project

Ritchie Bros. Auctioneers | Davenport, FL

\$15,000,000 | 100,000 SF | Warehouse CM at Risk Project

Florida Southern College Becker Business Building | Lakeland, FL \$13,842,442.00 | 50,000 SF | Tilt-Up CM at Risk Project





BACKGROUND

48 Years in the Industry
35 Years with Rodda Construction
8 Years with Andras Construction
5 Years as a Carpenter
35 Years of Law Enforcement,
Evidence & Records Storage,
Warehouse, and Office 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)

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. Jodie will dedicate as much time as required for this project.

RELATED EXPERIENCE

Polk County Sheriff's Processing Facility | Winter Haven, FL \$7.649.411.00 | 33.308 SF | Tilt-Up Law Enforcement CM at Risk Public Entity Project

Polk County Sheriff's Burnham McCall Training Center | Winter Haven, FL \$5,609,477.00 | 22,729 SF | Law Enforcement CM at Risk Public Entity Project

CORESLAB Structures | Leesburg, FL

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\$2,387,675.00 | 15,000 SF | Law Enforcement CM at Risk Public Entity Project

Polk County Sheriff's Frostproof Substation | Frostproof, FL \$750,000.00 | 5,000 SF | Law Enforcement CM at Risk Public Entity Project

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Advanced Auto Parts Warehouse | Lakeland, FL

\$30,000,000.00 | 500,000 SF | Tilt-Up Warehouse CM at Risk Project

Earthlinked Technologies | Lakeland, FL

\$8,000,000.00 | 30,000 SF | Tilt-Up Warehouse CM at Risk Project

Ewell Industries | Lakeland, FL

\$8,000,000.00 | 35,000 SF | Tilt-Up Warehouse CM at Risk Project

Heritage Business Center | Lakeland, FL

\$20,000,000.00 | 140,000 SF | Warehouse CM at Risk Project

Ritchie Bros. Auctioneers | Davenport, FL

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Florida Southern College Becker Business Building | Lakeland, FL \$13,842,442.00 | 50,000 SF | Tilt-Up CM at Risk Project





BACKGROUND

23 Years in the Industry
23 Years with Rodda Construction
23 Years of Law Enforcement,
Evidence & Records Storage,
Warehouse, and Office 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)

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. Jeff will dedicate as much time as required for this project.

RELATED EXPERIENCE

Polk County Sheriff's Processing Facility | Winter Haven, FL \$7,649,411.00 | 33,308 SF | Tilt-Up Law Enforcement CM at Risk Public Entity Project

Polk County Sheriff's Burnham McCall Training Center | Winter Haven, FL \$5,609,477.00 | 22,729 SF | Law Enforcement CM at Risk Public Entity Project

CORESLAB Structures | Leesburg, FL

\$35,000,000.00 | 100,000 SF | Tilt-Up Warehouse CM at Risk Project

Polk County Water Utilities Administration Facility | Bartow, FL \$3,822,432.00 | 41,400 SF | CM at Risk Public Entity Project

Advent Field House at Chain of Lakes Park | Winter Haven, FL \$18,500,000.00 | 87,000 SF | Tilt-Up CM at Risk Public Entity Project

Mulberry High School Campus Modernization | Mulberry, FL \$35,953,000.00 | 200,000 SF | Tilt-Up CM at Risk Public Entity Project

Joker Marchant Stadium | Lakeland, FL \$31,500,000.00 | 190,000 SF | CM at Risk Public Entity Project

Polk County Sheriff's Central County Jail Annex Renovation | Bartow, FL \$2,775,000.00 | 22,542 SF | Law Enforcement CM at Risk Public Entity Project

Polk County Sheriff's Work Camp | Bartow, FL

\$2,387,675.00 | 15,000 SF | Law Enforcement CM at Risk Public Entity Project

Polk County Sheriff's Frostproof Substation | Frostproof, FL

\$750,000.00 | 5,000 SF | Law Enforcement CM at Risk Public Entity Project

Bella Citta K-8 | Davenport, FL

\$57,800,000.00-comb | 244,447 SF-comb | Tilt-Up CM at Risk Public Entity Project

Advanced Auto Parts Warehouse | Jackson, MI

\$30,000,000.00 | 500,000 SF | Warehouse CM at Risk Project

Advanced Auto Parts Warehouse | Lakeland, FL

\$30,000,000.00 | 500,000 SF | Tilt-Up Warehouse CM at Risk Project

Earthlinked Technologies | Lakeland, FL

\$8,000,000.00 | 30,000 SF | Tilt-Up Warehouse CM at Risk Project

Ewell Industries | Lakeland, FL

\$8,000,000.00 | 35,000 SF | Tilt-Up Warehouse CM at Risk Project

Heritage Business Center | Lakeland, FL

\$20,000,000.00 | 140,000 SF | Warehouse CM at Risk Project

Ritchie Bros. Auctioneers | Davenport, FL

\$15,000,000 | 100,000 SF | Warehouse CM at Risk Project

Florida Southern College Becker Business Building | Lakeland, FL

\$13,842,442.00 | 50,000 SF | Tilt-Up CM at Risk Project





DEREK MOXLEY

SUPERINTENDENT

Derek 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. Derek is meticulous in his oversight of each project to ensure it is completed correctly, and on-time. Derek will be devoted to this project full time.

RELATED EXPERIENCE

Polk County Sheriff's Burnham McCall Training Center | Winter Haven, FL \$5,609,477.00 | 22,729 SF | CM at Risk Law Enforcement Project

Spook Hill Cafeteria | Lake Wales, FL \$10,935,762.00 | 13,837 SF | CM at Risk Public Entity Project

Florida Southern College Roberts Academy Gymnasium | Lakeland, FL \$7,500,000.00 | 22,000 SF | CM at Risk Project

24 Years in the Industry 3 Years with Rodda

21 Years with Other Contractors 9 Years of Law Enforcement, Evidence & Records Storage, Warehouse, and Office Experience in Polk County Kenan Advantage Group | Bartow, FL

\$5,000,000.00 | 25,000 SF | CM at Risk Warehouse Project

Polk County Fire Station 15 | Mulberry, FL 8,000 SF | CM at Risk Public Entity Project

Lake Wales High School

OSHA-10

Polk County Fire Station 1| Winter Haven, FL 10,000 SF | Tilt-Up CM at Risk Public Entity Project

Chipotle Buildout | Mineloa, FL

\$500,000.00 | 2,500 SF | CM at Risk Project

PLACE OF RESIDENCE

Lake Wales, FL

Molecular Retina Center Expansion & Renovation | Sebring, FL \$300,000.00 | 2,500 SF | CM at Risk Project

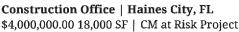
Event & Distribution Center | Sebring, FL \$18,500,000.00 | 50,000 SF | CM at Risk Project

OFFICE LOCATION

Lakeland, FL (only office location) High Point Church | Lake Wales \$8,500,000.00 | 30,000 SF | CM at Risk Project

Winter Haven Hospital, V Beam Radiation & MRI Replacements | Winter Haven, FL 1,000,000.00 | 5,000 SF | CM at Risk Project

Construction Office | Haines City, FL







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



POLK COUNTY SHERIFF'S OFFICE PROCESSING CENTER

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.

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.



POLK COUNTY SHERIFF'S OFFICE PROCESSING CENTER

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 distribution

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.

<u>D) HOLDING PROJECTS WITHIN BUDGET-</u> 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.



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 and PCSO. 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



<u>The Challenge:</u> 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 \$1,000,000,000 from the original project budget, all while maintain the project design and intent throughout the building.

<u>The Result:</u> This amazing building took shape out of the orange groves in Bartow, and remained onbudget 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!

<u>F) COST CONTROL FOR FEE PERCENTAGES</u>. 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 hundreds of Law Enforcement projects in Polk County over the past 36+ years, we understand what costs will be incurred during this project, and we will be able to deliver this project 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 4% of the GMP subtotal. Our bond cost on a project of this cost would be approx. 0.9%.



ITEM F) SAMPLE COST CONTROL REPORT



CONTRACT CHANGE ORDER REPORT

Horizons Elementary Classroom Addition

Page: 1
Project No.: 776

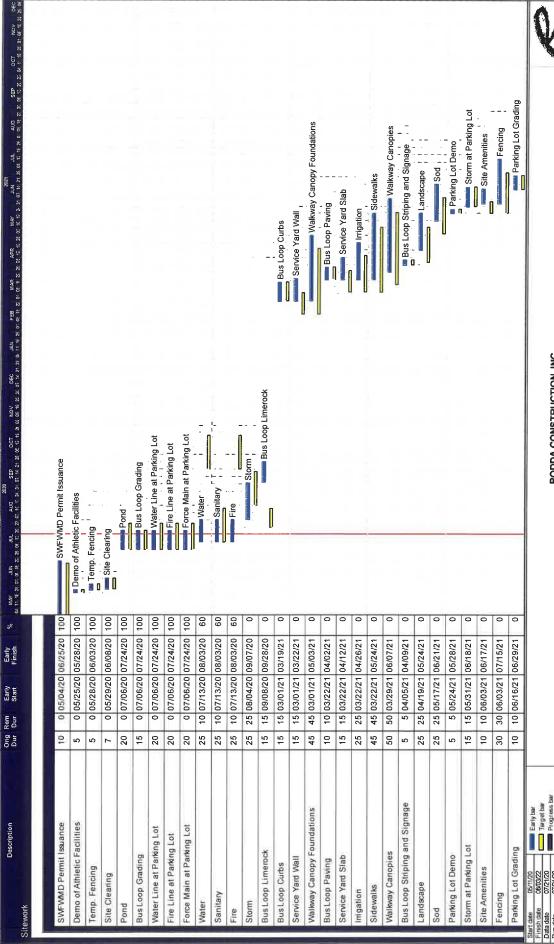
			Project No.: 776			
C.O. No. C.O. Date		Change Order Description	Detailed C. O. Amounts	C. O. Time Total Extension Current Status		
800	RCI-08	Deduct from contract difference between GMP and construction cost.	-\$269,373	-\$269,373	Days	
007	RCI-07	Deduct from contract adjustment on the General Liability 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 Approved and	Days 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 Approved and	Days Signed	
001	RCI-01	Deduct from contract owner material purchase orders and sales tax.	-\$974,273	-\$974,273 Days		
			Total Change Orders To Date Original Contract Amount	-\$1,634,990 \$5,250,000	Days 08/01/15	
			Current Contract Amount	\$3,615,010	08/01/15	

ITEM E) SCHEDULE

Please see the following pages.



26



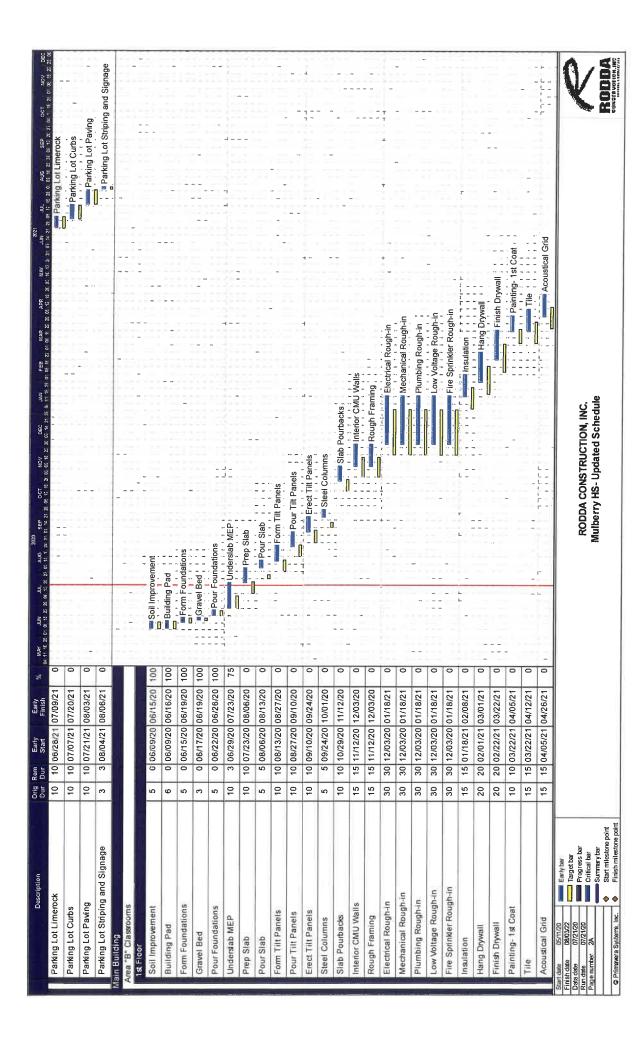


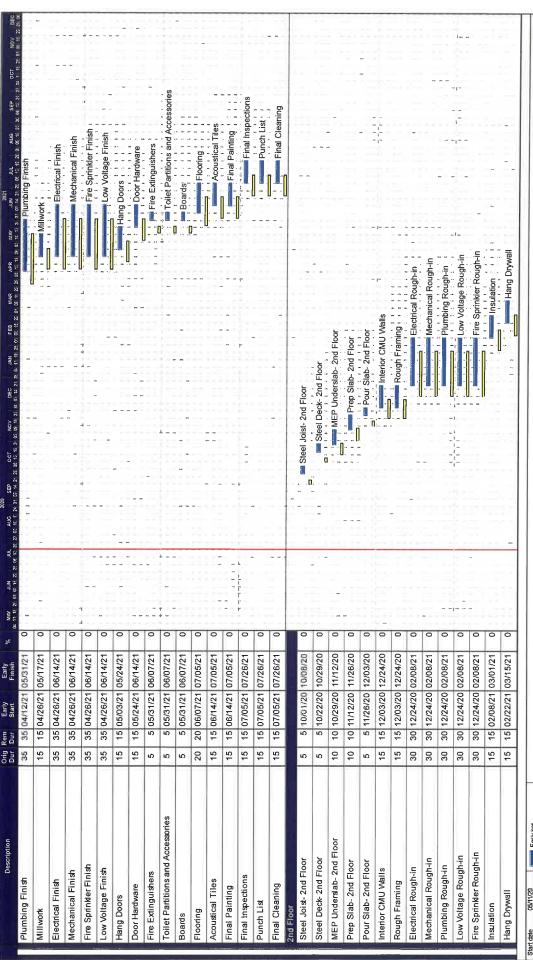
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Critical bar



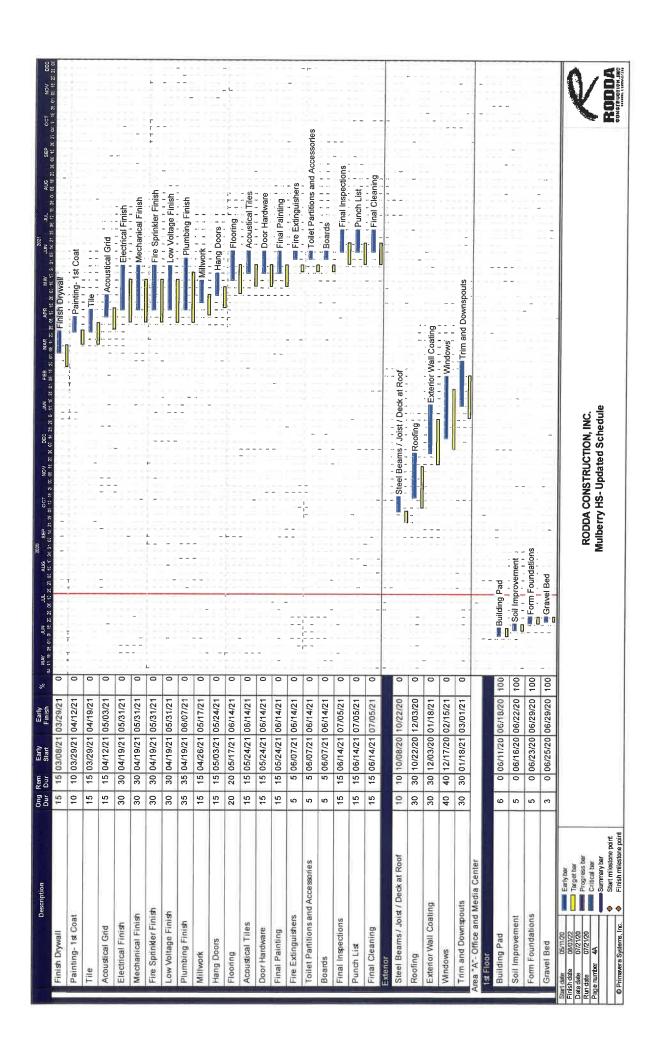


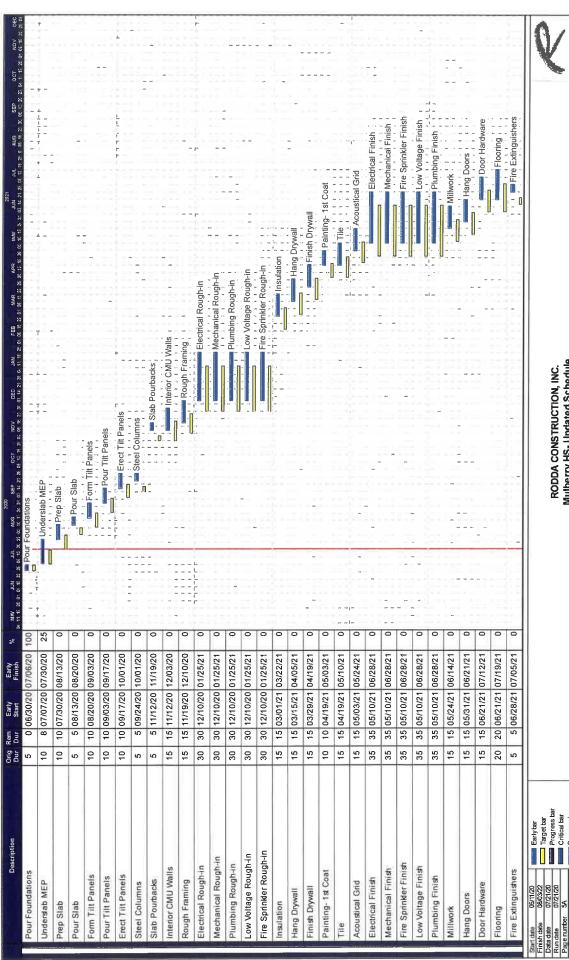






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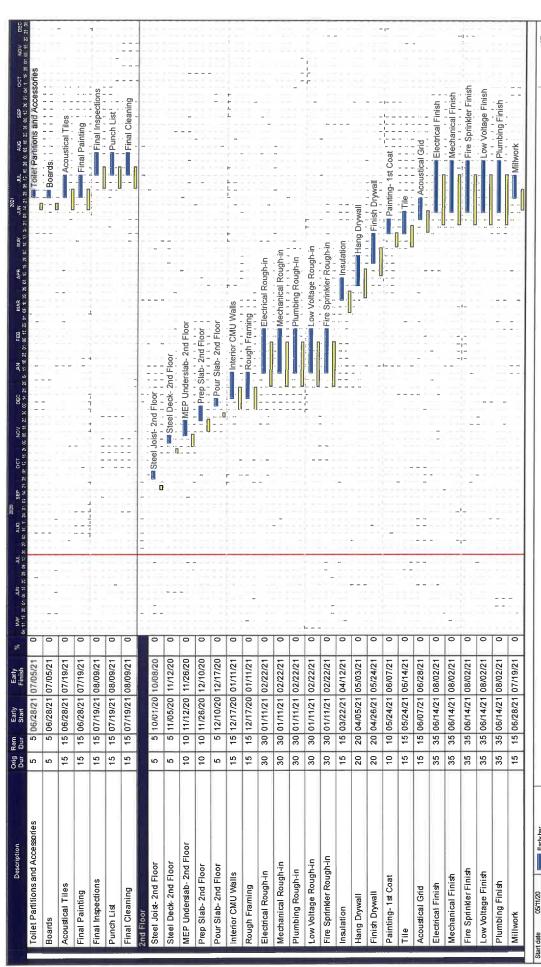




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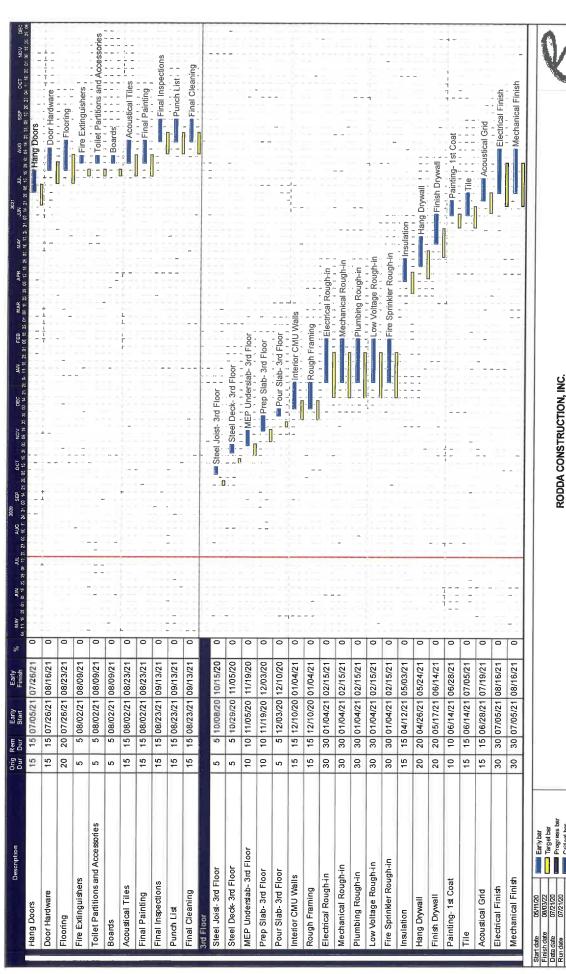
Progress bar Critical bar







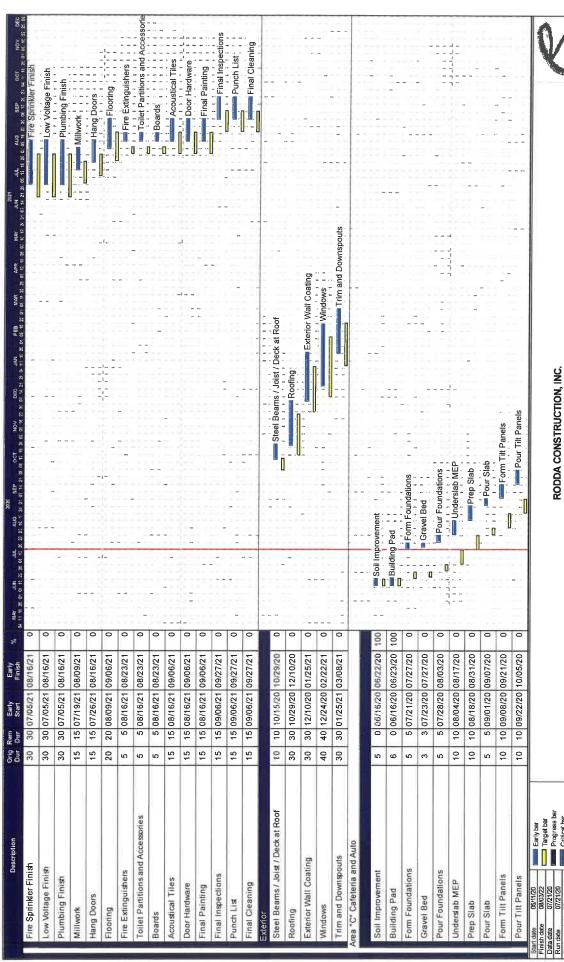






Start milestone point







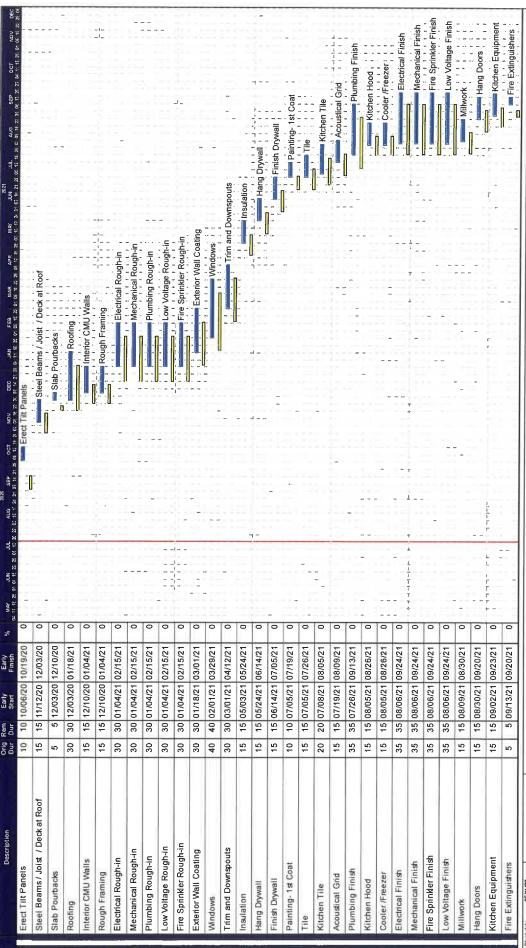


Start milestone point

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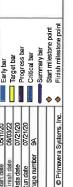
Critical bar

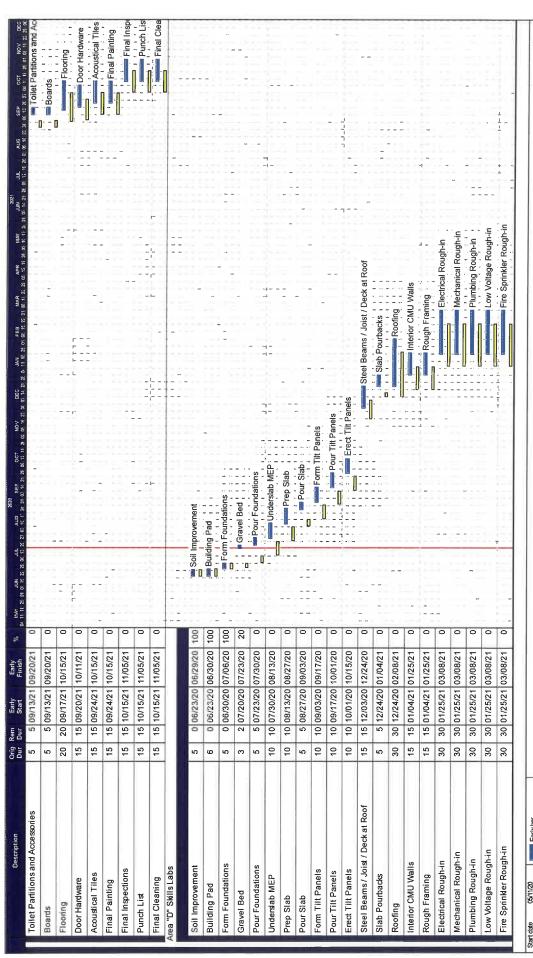




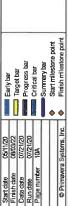


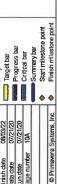
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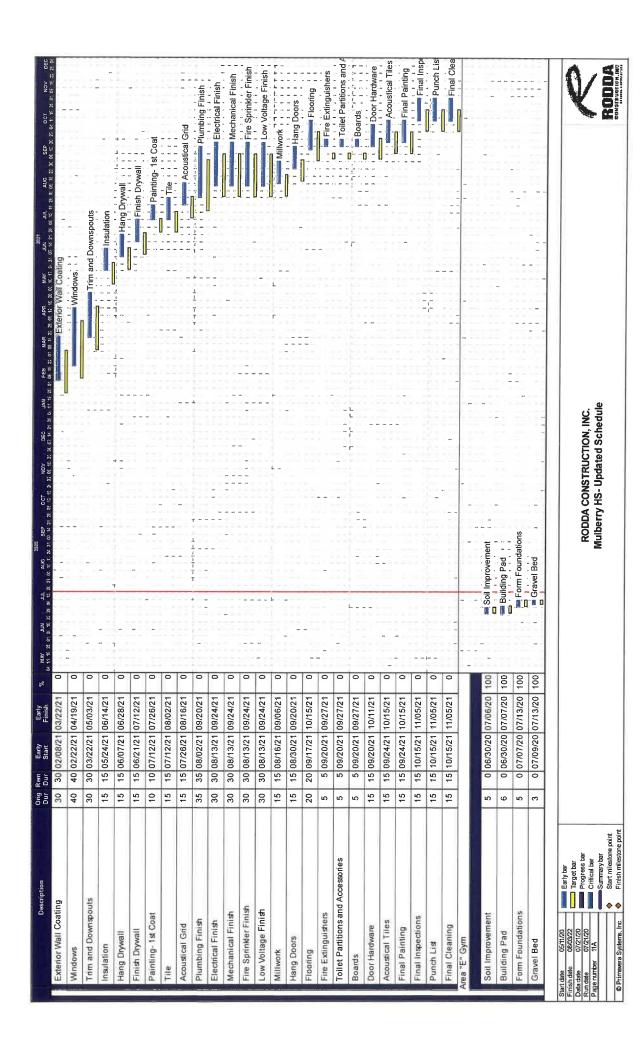


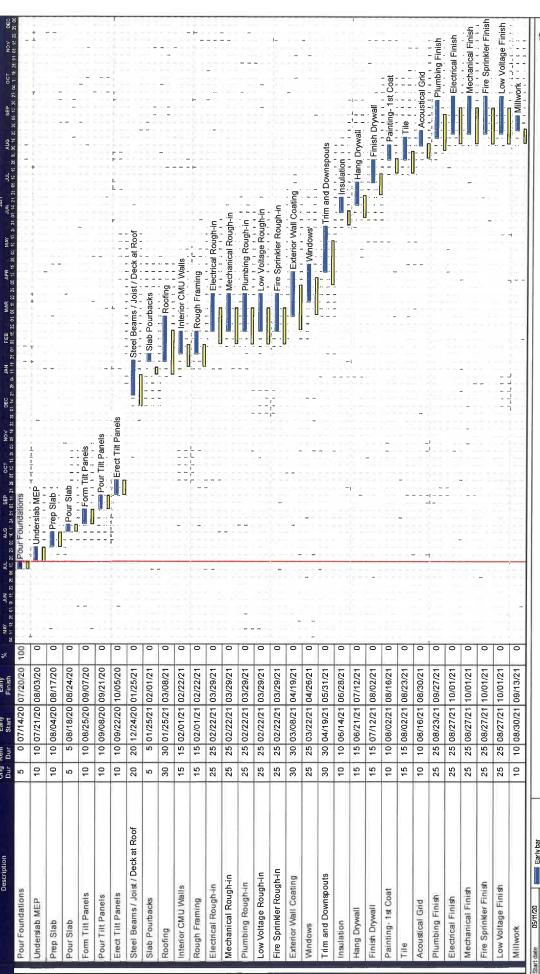








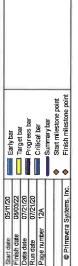


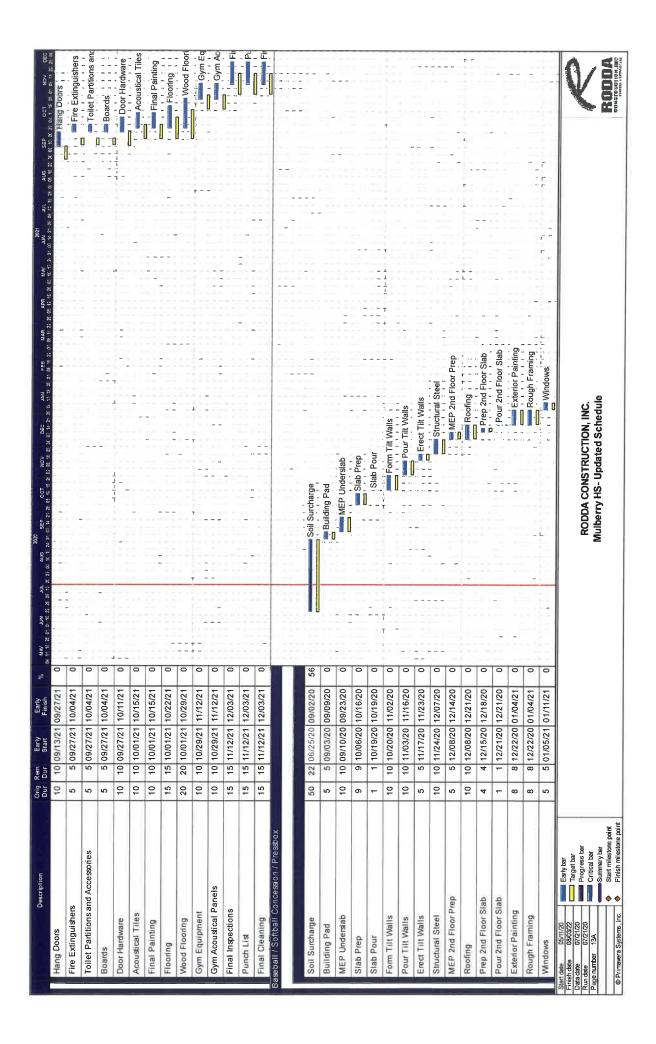


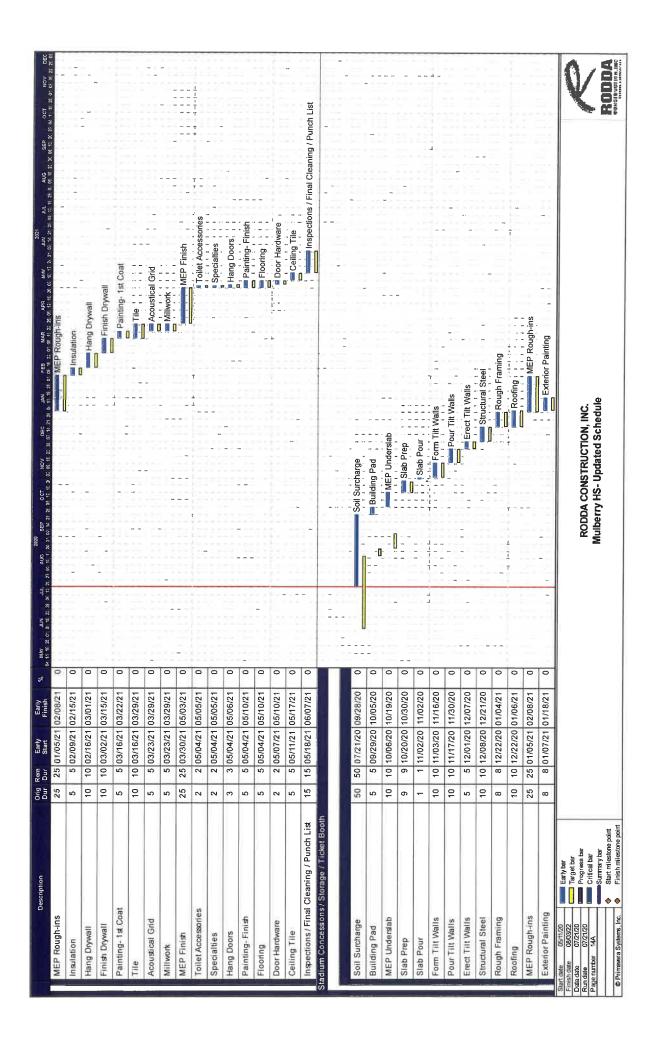


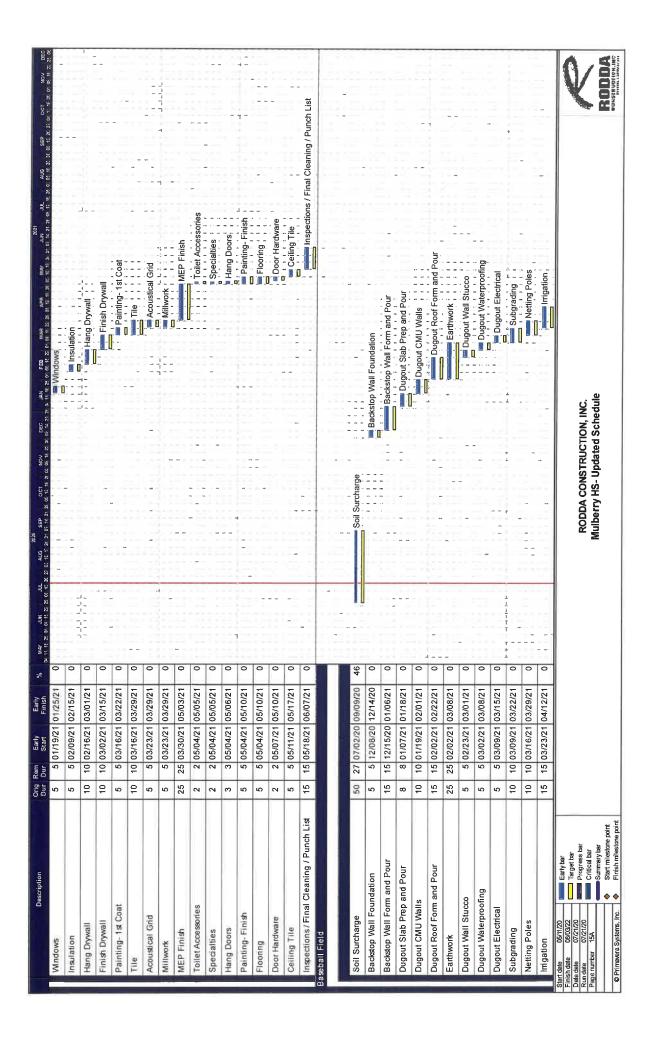


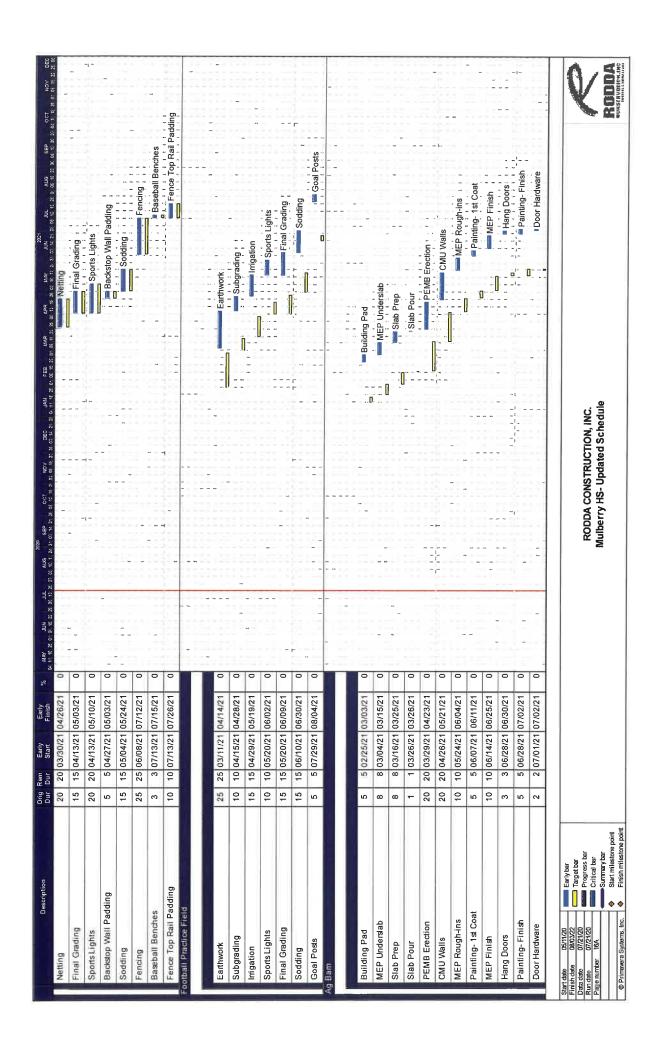
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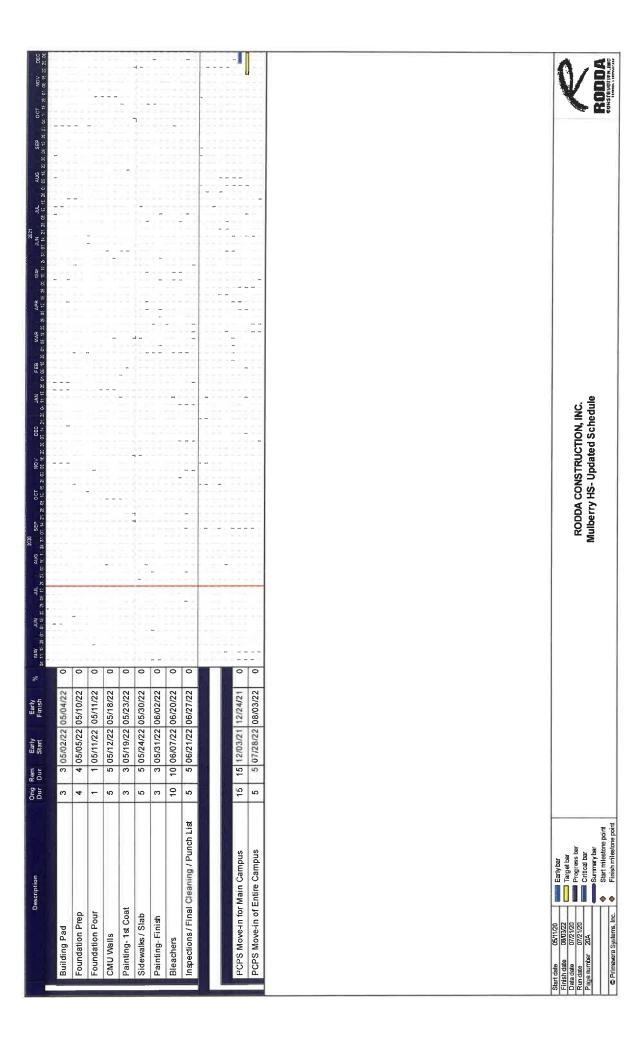


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Start milestone point									į														N.







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.

ACCOUNT NO. 13075 CLASS: B+ OWNER NAME	EXPIRES: 09/30/2026
JASON RODDA	250 E HIGHLAND DR LAKELAND
BUSINESS NAME AND MAILING ADDRESS RODDA CONSTRUCTION INC RODDA CONSTRUCTION, INC 250 E HIGHLAND DR LAKELAND, FL 338131725	CODE ACTIVITY TYPE 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



(Rev. October 2018)

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not

Interna	Revenue Service		Go to www.irs.go				t infor	mat	tion.			56	nu t	o uni	: ino.	
	1 Name (as shown	on your income	tax return). Name is n	equired on this line;	do not leave this	line blank.										_
	Rodda Cons		N. W.													
	2 business name/o	disregarded entil	ty лате, if different fro	m above												
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Print or type. Specific Instructions on page	Note: Check to LLC if the LLC another LLC to is disregarded	the appropriate to the classified as that is not disreg to from the owner	box in the line above for a single-member LLC larded from the owner should check the app	or the tax classification that is disregarded to for U.S. federal tax p	on of the single-r from the owner u ourposes. Otherv	member own inless the ow vise, a single	ner. Do iner of t	the I	1 C is	cod	mption e (if an	n -			·····	
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S	6 City, state, and Z	IP code														
	Lakeland FL 33	813														
	7 List account num	ber(s) here (option	nal)													_
Par			cation Number													Ξ
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entitie TIN, la		er identificatio	n number (EIN). If y	ou do not have a	number, see H	low to get a		or			<u></u> _		L			
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noted.			evenue Code unles		 Form 1099 proceeds) 	9-MISC (va	rious ty	уре	s of in	come	, prize	s, a	ward	s, or	gross	
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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.

<u>SUPPORT-</u> Financial and Leadership support of Minority organizations, functions and vocational training programs.

<u>RECRUITMENT-</u> Subcontractors, vendors and second tier contractors are contacted.

<u>WORKSHOPS-</u> Held in the local community to ensure full awareness of the project.

<u>MENTORING PROGRAMS</u>- 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.

<u>SCOPE SEPARATION</u>- 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%
Lake Gibson Middle Gym	Public	\$6,354,568.62	31.86%
Denison Middle Gym	Public	\$4,770,101.96	36.27%
	TOTAL	\$76,322,445.93	29.32%



TAB 7- TIMELY COMPLETION OF PROJECTS

The New Sheriff's Office/ Polk County Joint-Use Warehouse & Facilities Management Administration Building project will fit perfectly into our firm's overall workload, as much of our current work will be completed before this project is scheduled to begin.

PROJECT DESCRIPTION, LOCATION, & OWNER	DESIGN ARCHITECT/ ENGINEER	CONTRACT VALUE	PERCENT COMPLETE	ESTIMATED COMPLETION
Mulberry Depot 303 Mulberry, FL City of Mulberry	Straughn Trout Architects	\$4,700,000.00	99%	August 2025
Spook Hill Cafeteria Lake Wales, FL PCPS	Furr, Wegman, and Banks Architects	\$10,935,762.00	85%	August 2025
JA Discovery Center Lakeland , FL PCPS	Rhodes & Brito Architects	\$7,500,000.00	0%	August 2026
South Lakeland YMCA Expansion Lakeland, FL YMCA of West Central Florida	WJ Architects	\$21,000,000.00	70%	September 2025
Detroit Tigers Baseball Operations Lakeland, FL Detroit Tigers & City of Lakeland	WJ Architects	\$8,000,000.00	99%	August 2025
Mulberry Boys & Girls Club Mulberry, FL Boys & Girls Club	Straughn Trout Architects	\$3,000,000.00	80%	August 2025
Total		\$55,135,762.00		

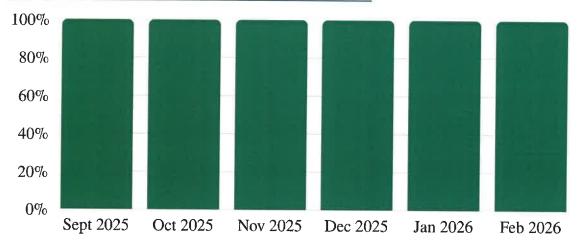
TAB 7- TIMELY COMPLETION OF PROJECTS

Our proposed staff will be free to be fully dedicated to handle each aspect of the scope of services for this project. The entire project staff will be ready in perfect time to help complete pre-construction services and begin construction for this project.

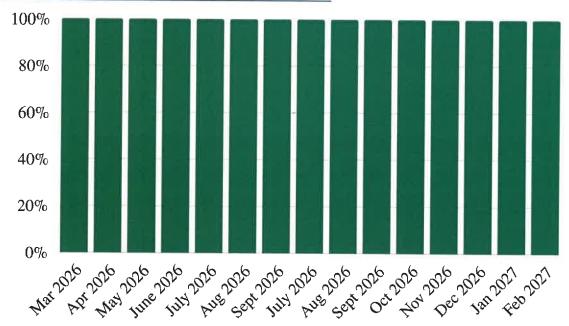
For the <u>Pre-Construction</u> Phase- Jeff Sandman, Jason Rodda, Luke Averitt, and Derek Moxley have full availability to complete any necessary tasks.

For the <u>Construction Phase</u>- Jason Rodda, Luke Averitt, and Derek Moxley will have 100% of their time dedicated to the New Sheriff's Office/ Polk County Joint-Use Warehouse & Facilities Management Administration Building.

PRE-CONSTRUCTION PHASE- STAFF AVAILABILITY



CONSTRUCTION PHASE- STAFF AVAILABILITY



RFP 25-600, Construction Manager at Risk – Sheriff's Office/Polk County Joint-Use Warehouse & Facilities Management Administration Building

To: Andria McDonald	(Name of Person completing survey)
	(Name of Client Company/Contractor
Polk County Sheriff's Office	
Phone Number: <u>863-298-6647</u>	Email: AMcDonald@polksheriff.org
Total Annual Budget of Entity \$9,382,116.00	
Subject: Past Performance Survey of Simila	ar work:
Project name: Polk County Sheriff's Office	Processing Center
. Name of Vendor being surveyed: Andria Mo	
Cost of Services: Original Cost: \$9,382,116.	
Contract Start Date: Jan 2020 C	ontract End Date: Feb 2021

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Contractor /individual again) and 1 representing that you were very unsatisfied (and would never hire the Contractor /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)	ID
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 Firth to the Printed Name of Evaluator Frith to the Printed Name of Evaluator Fritage Name of Evaluator Frith to the Printed Name of Evaluator Fritage Name of Evaluator Frita
Signature of Evaluator: Ovolve McMold
Please fax or email the completed survey to: kelsey@roddaconstruction.com

RFP 25-600, Construction Manager at Risk – Sheriff's Office/Polk County Joint-Use Warehouse & Facilities Management Administration Building

To: Andria McDonald	(Name of Person completing survey)
Polk County Sheriff's Office	(Name of Client Company/Contractor
Phone Number: 863-298-6647	Email: AMcDonald@polksheriff.org
Total Annual Budget of Entity \$6,832,695.00)
Subject: Past Performance Survey of Simila	
Project name: Polk County Sheriff's Office Bu	rnham McCall Training Center
Name of Vendor being surveyed: Andria Mc	Donald
Cost of Services: Original Cost: \$6,832,695.	-
	ontract End Date: Sept 2024

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Contractor /individual again) and 1 representing that you were very unsatisfied (and would never hire the Contractor /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)	ID
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 Hitchia
Signature of Evaluator: Andrue Mc Sonald
Please fax or email the completed survey to: kelsey@roddaconstruction.co

RFP 25-600, Construction Manager at Risk – Sheriff's Office/Polk County Joint-Use Warehouse & Facilities Management Administration Building

To: Eric Pierce	Name of Person completing survey)
CORESLAB Structures	_ (Name of Client Company/Contractor
Phone Number: 407-855-3190	Email: epierce@coreslab.com
Total Annual Budget of Entity \$35,000,000.0	00
Subject: Past Performance Survey of Simila	r work:
Project name: CORESLAB Structures	
Name of Vendor being surveyed: Eric Pierce	
Cost of Services: Original Cost: \$35,000,000	.00 Ending Cost: \$35,000,000.00
Contract Start Date: Feb 2017 Co	ntract End Date: April 2018

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Contractor /individual again) and 1 representing that you were very unsatisfied (and would never hire the Contractor /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_	CRICITERCE
Signature of Evaluator:	flyh
Disease for an array!! Also some	lated a kelsey@roddaconstruction co

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

RFP 25-600, Construction Manager at Risk – Sheriff's Office/Polk County Joint-Use Warehouse & Facilities Management Administration Building

To: Steve McMillan	(Name of Person completing survey)
Polk County	(Name of Client Company/Contractor
Phone Number: 863-534-5527	Email: stevemcmillan@polk-county.net
Total Annual Budget of Entity \$5,050,137.32	2
Subject: Past Performance Survey of Simila	ar work:
Project name: Polk County Utilities Building	
Name of Vendor being surveyed: Steve Mo	Millan
Cost of Services: Original Cost: \$5,050,137	.32 Ending Cost: \$3,822,432.00
	ontract End Date: _Dec 2018

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Contractor /individual again) and 1 representing that you were very unsatisfied (and would never hire the Contractor /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 Nam	of Evaluator Steve McMillan	

Signature of Evaluator: Steve McMillan

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

RFP 25-600, Construction Manager at Risk – Sheriff's Office/Polk County Joint-Use Warehouse & Facilities Management Administration Building

To: Steve Pruitt	(Name of Person completing survey)
The City of Winter Haven	_ (Name of Client Company/Contractor
Phone Number: 863.291.5600	Email: spruitt@mywinterhaven.com
Total Annual Budget of Entity <u>\$25,000,000.00</u>	0
Subject: Past Performance Survey of Simila	r work:
Project name: Advent Field House at Chain of	Lakes Park
Name of Vendor being surveyed: Steve Pruit	tt
Cost of Services: Original Cost: \$25,000,000	.00 Ending Cost: \$18,500,000.00
	entract End Date: March 2020

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Contractor /individual again) and 1 representing that you were very unsatisfied (and would never hire the Contractor /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 _	Steve Pruitt	
Signature of Evaluator:	Steve Pruitt On or Nove From Only Greatly upped by Great From Only of White return of the Property of the Prop	(D)

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, Inc				
DBA/Fictitious Name (if applicable):				
TIN #: 59-2932983				
Address: 250 E. Highland Dr.				
City: Lakeland				
State: FL				
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:				
Phone Number: 863-669-0990				
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.

25

Affidavit Certification Immigration Laws

POLK COUNTY WILL NOT INTENTIONALLY AWARD COUNTY CONTRACTS TO ANY CONTRACTOR 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 CONTRACTOR OF UNAUTHORIZED ALIENS A VIOLATION OF SECTION 274A(E) OF THE INA. SUCH VIOLATION OF THE RECIPIENT OF THE EMPLOYMENT PROVISIONS CONTAINED IN 274A(E) OF THE INA SHALL BE GROUNDS FOR UNILATERAL CANCELLATION OF THE CONTRACT BY POLK COUNTY.

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

Company Name: Rodda Construction
Signature:
Title: President/ CEO
Date: 8/25/25
State of: Florida
County of: Polk
The foregoing instrument was acknowledged before me by means of physical
presence or Online notarization, this 25 day of Aug., 2025, by Juston Foodo (name) as Wes (ED) (title of officer) of Reda Construction (entity name), on behalf of the company, who D is personally
Notary Public Signature: Attleen S. McCallum Printed Name of Notary Public: Attleen 5. McCallum Notary Commission Number and Expiration: HH-456538, 1-17-2028
(AFFIX NOTARY SEAL) MY COMMISSION EXPIRES 1-17-2028 OF FLORIDA ON NUMBER HAMMER AND

EMPLOYMENT ELIGIBILITY VERIFICATION (E-VERIFY) CERTIFICATION

(Florida Statutes, Section 448.095)

PROJECT NAME: RFP 25-600, Construction Manager at Risk - Sheriff's Office/Polk County Joint-

Use Warehouse & Facilities Management Administration Building

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.
- 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 25th day of August	, 2025
ATTEST:	CONTRACTOR:
By: Pathiff Caffin	By:
PRINTED NAME: Marhy Mcallum	PRINTED NAME: JUSON KODOLO
Its: Exec. ASSISTANT	Its: President/CEO

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



Secretary of State

Tracking Number: 8559079145CC

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

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

August 21, 2025

POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA ADDENDUM #1

RFP 25-600, Construction Manager at Risk (CMAR) – New Sheriff's Office/Polk County Joint-Use Warehouse & Facilities Management Administration Building

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 revision.

7abatha 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

rason Rodda

Title: President / C

Company: Rodda Construction

RFP 25-600, Construction Manager at Risk (CMAR) – New Sheriff's Office/Polk County Joint-Use Warehouse & Facilities Management Administration Building

Addendum #1

- **Question 1:** Can the County allow us to submit Polk County Survey Questionnaires that were solicited and completed by our clients for previous Polk County RFP's?
- **Answer 1:** 1) Yes, surveys from prior RFP submittals may be used if they meet the following criteria.
 - i. The survey questions are the same
 - ii. The scope of work of the prior RFP survey you are submitting is similar to the scope of the work of this RFP.
 - iii. The survey submitted is for one of the projects identified under Tab 3.
 - iv. If submitting a survey from a prior RFP, please manually strike through the RFP number and name on the top of the survey and write in the appropriate RFP number and name that matches the RFP you are submitting a proposal for.
- Question 2: The RFP states that the proposal must be submitted in a 3-ring binder. Would Polk County accept a spiral-bound format instead, provided that all requested tabs and documentation are included and clearly organized?
- **Answer 2:** Spiral-bound is acceptable format.
- Question 3: 1) Electronic submissions via Kiteworks, are we still required to submit one original and five hard-copy binders, or may we submit only the electronic package? 2) The RFP lists separate Tabs in PDF format. Should we upload five individually labeled PDFs (e.g. "RFP 25-599 Tab 1.pdf"), or combine everything into one bookmarked PDF?
- Answer 3: 1) For electronic submissions via Kiteworks, only the electronic package is required. Hard copies are required only for non-electronic submissions.2) Individual labeled PDF's for each Tab.
- Question 4: Want to confirm that Exhibit 1 is not required to be included with each survey questionnaire, and that it is only provided as a reference for completing the top portion of the survey?
- Answer 4: Exhibit 1 is detailed instructions on how to prepare and send performance surveys. It is not to be submitted with questionnaire.
- **Question 5: 1)** Regarding Tab 6 of this RFP, please advise if proposers will be allocated points for the inclusion of MBE sub-consultants.

RFP 25-600, Construction Manager at Risk (CMAR) – New Sheriff's Office/Polk County Joint-Use Warehouse & Facilities Management Administration Building

Addendum #1

2) We've noticed several municipalities removing this particular qualification from the scoring criteria and our request is if the County would give any consideration to doing so?

Answer 5:

- 1) Yes proposers will be allocated points for women or minority business enterprises as defined in Tab 6 on page 10 & 11 of RFP Package.
- 2) The County does not intend to remove this scoring criteria at this time.
- Question 6: Tab 3 states to provide similar CMAR projects performed for public entities. If a company has experience in tilt-wall facilities and warehouses in the private sector, can we use those projects as references in Tab 3?
- **Answer 6:** See revision below.

Question 7: Address for project site?

- Answer 7: The site will be located on County owned property at 2155 Bob Phillips Road, Bartow, FL 33830.
- Question 8: Are background checks required for this project? If so, do they apply to all staff involved in the project or only to personnel present during the construction phase?Answer 8: Yes, we will be requiring background checks for this project for all staff involved.

Revision 1

RFP Package, Tab 3, page 7:

Delete in entirety:

Provide a minimum of three (3) and a maximum of five (5) similar CMAR projects performed for public entities which best illustrate the experience of the prime Contractor and current staff. (List no more than five (5) projects completed within the last ten (10) years.) (Maximum of one (1) page only per project). For each project please provide:

- a) Name and location of the projects.
- b) The nature of the Contractor's responsibility on the projects.
- c) Project Owner's representative name, address and phone number.
- d) Date projects were completed or are anticipated to be completed.
- e) Size of projects (gross S.F. and/or area of construction).
- f) Cost of projects (construction cost).
- g) List of change orders, including dollar amount, which were the result of unforeseen circumstances
- or design errors/oversights; and any time extensions created as a result of the change order
- h) Work for which your staff was responsible (self performed).
- i) Project manager, superintendent and other key professionals involved in the projects.

RFP 25-600, Construction Manager at Risk (CMAR) – New Sheriff's Office/Polk County Joint-Use Warehouse & Facilities Management Administration Building

Addendum #1

Replace with:

Provide a minimum of three (3) and a maximum of five (5) similar CMAR projects performed which best illustrate the experience of the prime Contractor and current staff. **At least one of the projects should be for a public entity**. (List no more than five (5) projects completed within the last ten (10) years.) (Maximum of one (1) page only per project). For each project please provide:

- a) Name and location of the projects.
- b) The nature of the Contractor's responsibility on the projects.
- c) Project Owner's representative name, address and phone number.
- d) Date projects were completed or are anticipated to be completed.
- e) Size of projects (gross S.F. and/or area of construction).
- f) Cost of projects (construction cost).
- g) List of change orders, including dollar amount, which were the result of unforeseen circumstances or design errors/oversights; and any time extensions created as a result of the change order
- h) Work for which your staff was responsible (self performed).
- i) Project manager, superintendent and other key professionals involved in the projects.