

POLK COUNTY

# Agricultural Center Complex

RFP #25-597



### WHO WE ARE









JIMMY VESSELS

PRESIDENT / PROJECT EXECUTIVE

CBC047744



SENIOR ESTIMATOR

BRIAN BUSING

DIRECTOR OF FIELD OPERATIONS

CGCl532521

SARA MCINTYRE

SPECIAL PROJECTS LEAD























Years of Continuous Operations in Polk County

## \$197M

in Public Contracts since 1995

85%

of Our Clients Return for Another Projecta
Annually





# RELEVANT EXPERIENCE





## CMAR EXPERIENCE







# PROJECT UNDERSTANDING.

Every great plan starts with listening.





# Homeland Home to Polk County's Newest Agricultural Center

### SITE CHALLENGES

2200 Homeland-Garfield Road, Bartow, FL 33830

- Unique site: former phosphate mine, wetlands
- Gas main easement runs diagonally across site  $\rightarrow$  must construct around
- \$3M site allocation → will track site/vertical separately
- Limited primary site access
- Utility considerations: wells likely water source,
   filtration/treatment
- Septic as interim sewer  $\rightarrow$  plan for clean-outs, odor control, pump-

Floodt Zones - Cypress Trees

, max





Utilities - Gas Easement

### PHASE I CONSIDERATIONS

### Scope

- 2 Open-Air Arenas
- 2 Livestock Barns
- 1 Maintenance Building
- Restrooms

## Operations & Maintenance

- Efficient
- Clean
- Cost-effective

## Scheduling & Cost Control

- Overlapping civil, vertical, & utility work
- Early procurement of long-lead items
- & weeks bidding + 5b weeks construction
- \$18M Construction Budget
   (\$3M allocated to Site
   Work)

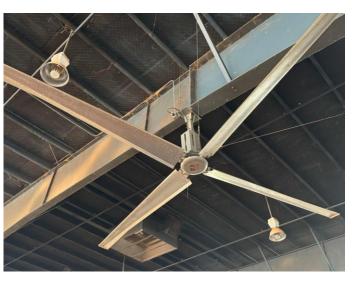
## LESSONS LEARNED

Site Visit: Okeechobee Agri-Civic Center

- RV Hookup overnight guests
- Modular stalls
- Wash stations outside of stalls
- Keeping restrooms close to main areas
- Consider and plan for economic impact on surrounding area



Josh Shorter, Manager 863-697-0917







## LESSONS LEARNED

Survey: Westgate River Ranch Resort & Dude Ranch

- Fans / Airflow No vent fans in roofs!
- · Maintenance Consideration: have fuel on-site
- Variety of RV hook-ups
- Non-freezable water spickets > no permanent troughs
- Wash racks
- Extra considerations: solid sound system, rodeo bucking chutes, and a roping box



Raymond Duncan, GM & Rodeo Announcer Raymond duncanb2@outlook.com







### LESSONS LEARNED

### Survey: Ag Educators

- Parking Logistics keep separated
- Water: have plenty of it!
- Pig pens: sloped concrete & removeable pens
- Livestock barn fit a tractor!
- Trailer Parking with RV hookups
- Student accessibility considerations

### Contacts

Warner University + Florida Farm Bureau Scarlett Jackson, Executive Director of Ag Programs

<u>scarlett.jackson@warner.edu</u>

Polk County School Board, District L Justin Sharpless Justin sharpless@warner.edu

Mulberry High School Kathryn Gelba Ag & FFA Teacher Kathryn Gelbapolk-fl net









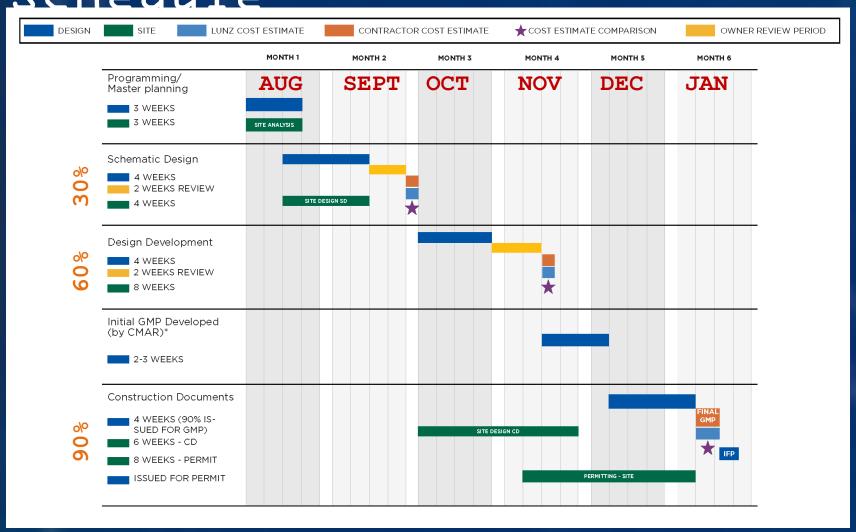


# OUR APPROACH.

Clarity, collaboration, and accountability. From day one to day done.



# Preliminary Design Schedule



### CONSIDERATIONS



DD

Construct
ion
(56 weeks)

(12/28)

### OUR STRATEGY

- Deep Trade Network already on board
- A-Team known for Fast-Track Completion
- Overlap civil, foundations, barns/arena, vertical







## PROJECT SEQUENCING

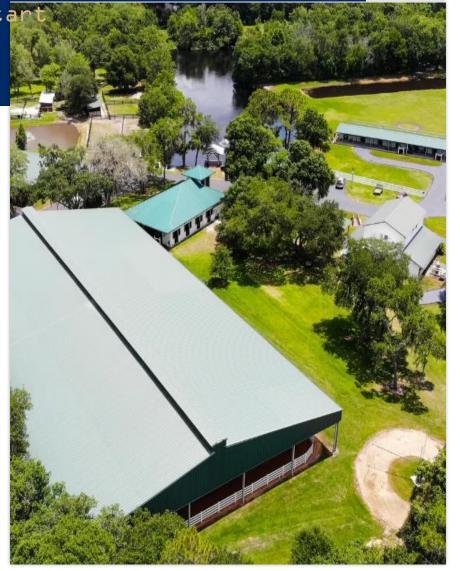
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### Built-In Advantage

Authorized steel systems partner - enabling early ordering and faster delivery of long-lead materials







# Preliminary Questions (based off limited data)

### Sitework

- Has the site been design as a balanced site?
- Is fill dirt available from the proposed pond?
- Are there areas of dirt on site that could be over excavated for fill dirt?
- Are there areas of clay on site that could be used to stabilize subgrade?
- Is there any indication there is trash  ${\sf PEMB}_{\sf debris}$  buried on site?
- Kirby Metal Building Dealer + Inland
   Building Direct Purchasing = Sales Tax
   Savings
- Incorporate standard PEMB details into design
- Create standard PEMB package that can be modified by number of bays
- PEMB columns to be on concrete piers to

## PRECONSTRUCTION

Clarity Up Front. No Surprises Later.

### Preconstruction

### Sersy is seinates

- Value Engineering Options
- · Constructability Analysis
- Schedule Development

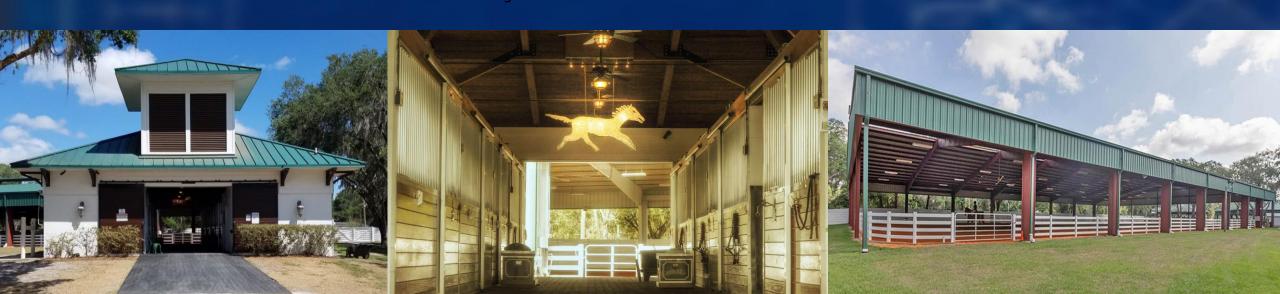
### GMP Development

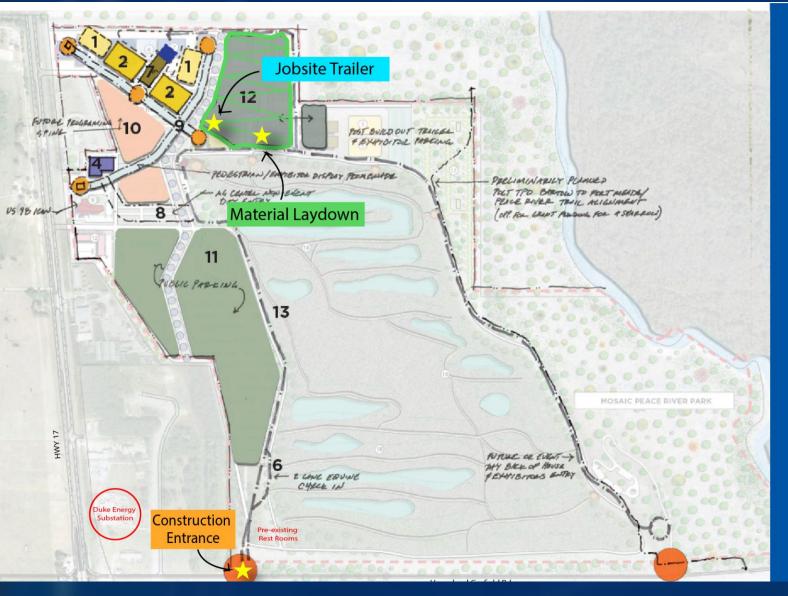
- Scope/Bid packaging & solicitation
- Public advertisement
- 3 bids per trade presented in binder
- GMP finalized & contract

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### Phase I Considerations

- A weeks for Negotiations = tight
- Early procurement: steel, utilities, specialty systems
- Lunz vertical building construction estimate: \$15M





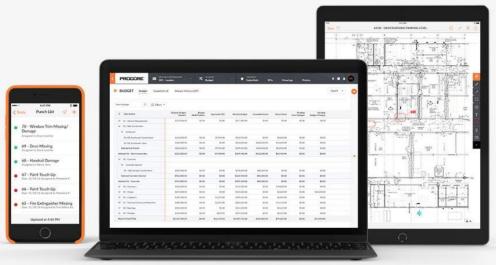
- 1 PADDOCKS
- 2 OPEN AIR ARENAS
- MAINTENANCE BUILDING
- 4 FUTURE BUILDING PROGRAM
- 5 SITE ENTRY
- 6 2-LANE EQUINE CHECK-IN
- 7 LIVESTOCK BARNS
- 8 NON-EVENT DAY ENTRY
- 9 PEDESTRIAN/EXHIBITOR DISPLAY PROMENADE
- 10 FUTURE GROWTH ALONG PROMENADE
- 11 PUBLIC PARKING
- 12 POST BUILDOUT TRAILER & EXHIBITOR PARKING
- 13 GENERAL ACCESS











# CONSTRUCTION

Coordinated. Safe. Built to Last.

### Mobilization

Early logistics planning, fencing, signage, safety orientation, site security, staging.

#### Trade Coordination

Pre-install meetings, weekly 3-week look-aheads, daily superintendent walk-throughs.

### QA/QC

Early plan reviews, material delivery inspections, daily QA/QC walks, and third-party testing.

### OAC Meetings

Structured weekly meetings with Polk County, The Lunz Group, and consultants.

### Safety

Site-specific safety plans, heat/storm protocols, subcontractor safety buy-in, zero tolerance for life-safety issues.

### Commissioning, Closeout, & Warranty

Early start on 0&M manuals, systems commissioning with owner/end-user training, tuppgver\_ef\_a,"mgve-inuneadyGRfaGillityL &pyrWarrantyExssumsRCOBAY two-ched and addressed immediately

## SALVATION ARMY COMMUNITY & WORSHIP CENTER



Fast-Track Schedule: Delivered within 12 months

Transparent GMP + Cost Savings allowed addition to Scope: Audio Visual System & upgraded flooring

### Local Subconsultants + W/MBF Participation:

• Parry's Lawn & Landscaping -

#### W/MBE

- Anthony Ogeerally Painting -W/MBE
- Ward's Heating & Air Conditioning Diversified Global Piping
- Jim Williams Fence
- Quality Contractors
- Eagle Fire Protection
- Sunshine Interiors
- Joyner Lumber + Millwork

- Dixie Signs
- Lex Construction W/MBE
- Kommercial Refrigeration
- Florida Stucco Contractors
- E & A Cleaning W/MBE
- Acoustical Services Inc.
- Maria & Alfredo Sod LLC W/MBE



# WHY MARCOBAY -

51 Years Strong. Still Local. Still Employee-Owned.







Built by Polk County hands for Polk County People.

- 50+ Years of Operation
- Employee-Ownership = accountability at every level
- Partnership with The Lunz Group + Kimley Horn + RayL = seamless delivery
- On-going commitment to youth + our community

PROUD COMMUNITY PARTNERSHIPS











Marcobay acknowledges this project has been years in the making — driven by County leadership, the ag community, and local partners who've all stepped up to make it happen.

That shared investment; from both public and private sectors; mirrors our own philosophy at Marcobay: when we build; we build together — for Polk County; by Polk County

# Thank You for the Opportunity

Questions?

