



ORIGINAL

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RFP #25-599
CONSTRUCTION MANAGER AT RISK (C-MAR)
MEDICAL EXAMINER EXPANSION & RENOVATION

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 #25-599 Medical Examiner Expansion & Renovation

I would like to thank you for the opportunity to present our Construction Management qualifications for the Medical Examiner Expansion & Renovation 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 successfully completed hundreds of complex, multi-phase surgical, medical and office expansion and renovation projects—both large and small—giving us unmatched expertise in addressing unique construction requirements, utility conditions, and challenging site logistics. Our many successful projects with 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. In addition, Rodda has worked successfully with the PBK/ Harvard Jolly on several 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 delivering high-quality, multi-phase medical and office projects throughout Central Florida, and we have unmatched experience in expansions and renovations to existing buildings 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+

PUBLIC
SECTOR
PROJECTS

20+

SURGICAL
PROCEDURE
ROOMS

2,500,000 SF+

RENOVATION &
EXPANSION PROJECTS

150+

MEDICAL
PROJECTS

Our experience is proven. Over the past 36+ years, we have successfully completed Construction Management at Risk projects for such organizations as Polk County, Lakeland Regional Health, Watson Clinic, Lakeland Volunteers in Medicine, Florida Hospital, Bond Clinic, BloodNet USA, All Children's Hospital, Lakeland Surgical & Diagnostic Center, 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, Polk State College, the City of Bartow, City of Winter Haven, City of Mulberry, and many others.



RFP #25-599

CONSTRUCTION MANAGER AT RISK (CMAR) MEDICAL EXAMINER EXPANSION & RENOVATION

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 Medical Examiner'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
CEO / President
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 Good Standing.

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 delivered hundreds of complex, multi-phase expansions and renovations for surgical, medical and office facilities throughout 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 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



MASTER PROJECT SCHEDULE-

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

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

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 medical facilities, including the uniqueness of maintaining 100% operations at all times during the expansion and renovation. Our organizational structure fosters smoothly-run projects and higher-end results. **We have experience working on security-sensitive projects requiring Level II background checks, as well as in unique settings that involve meeting sensitive privacy 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 the buildings.

TAB 3- EXPERIENCE AND EXPERTISE

FSC DEPARTMENT OF PHYSICAL THERAPY BUILDING Lakeland, Florida



An 18,000 SF, two-story Laboratory and Classroom Building on South Florida Avenue in Lakeland, Florida, designed to support advanced healthcare and science education. The facility features one-of-a-kind cadaver laboratories, including temperature and humidity controlled cadaver storage, physical therapy spaces, high-tech classrooms, a flexible learning space, workrooms, faculty offices, and common areas for collaboration. Distinctive architectural elements include cast-in-place concrete walls and expansive glass features that create an open, light-filled environment. The building was planned to foster hands-on learning and professional training in a state-of-the-art setting.

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

Florida Southern College
Terry Dennis
111 Lake Hollingsworth Dr.
Lakeland, FL 33803
863-680-3937 (phone)

VALUE

\$7,594,344.00

FINAL COST

\$5,734,000.00

CHANGE ORDER SUMMARY

-Owner Direct Purchase of Materials

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

WHY RELEVANT?

- Temperature and Humidity Controlled Cadaver Storage
- Advanced Labs
- Medical Project
- Major Expansion and Renovation
- Adv. Technology Spaces
- Extensive HVAC & IAQ Requirements
- Fast Track Project
- Administration Areas
- Local Subs and Suppliers
- Multi-Phased Project
- Sales Tax Savings
- Located in Polk County
- Similar Size, Scope & Complexity

COMPLETED

2019

PROJECT SIZE

19,500 SF

KEY PERSONNEL INVOLVED

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



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CONSTRUCTION MANAGER AT RISK (CMAR) MEDICAL EXAMINER EXPANSION & RENOVATION

TAB 3- EXPERIENCE AND EXPERTISE

LAKELAND REGIONAL CANCER CENTER EXPANSION & RENOVATION

Lakeland, Florida



The first state-of-the-art facility designed specifically for cancer treatment in Polk County. The Cancer Center houses areas for admissions, doctor's offices, nurses stations, infusion therapy, conference rooms, a library, examining rooms, therapy areas, surgery administration offices and two vault treatment areas for radiation. Rodda was also selected for a project that included extensive additions and renovations to the Cancer Treatment Center. This project created additional patient treatment areas, a surgical suite, patient exam rooms, Physicians' offices, medical records storage, pharmacy renovations, office areas, and included a pneumatic tube system. This project involved heavy Infection Control work in order to complete the work without disruption to the patients in the occupied facility.

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 VALUE	WHY RELEVANT?
Lakeland Regional Health	\$12,183,305.00	- Advanced Surgical Procedure Rooms
Elaine Thompson		- Medical Project
1324 Lakeland Hills Blvd.	FINAL COST	- Major Expansion and Renovation
Lakeland, FL 33805	\$10,125,357.00	- Adv. Technology Spaces
610-554-0022 (phone)		- Extensive HVAC & IAQ Requirements
COMPLETED	CHANGE ORDER SUMMARY	- Integrated Security
2017	-Owner Direct Purchase of Materials	- Administration Areas
PROJECT SIZE	-No change orders or time extensions for unforeseen circumstances or design errors	- Sensitive Privacy Requirements
90,000 SF		- Project on an Occupied Campus
KEY PERSONNEL INVOLVED		- No Disruption to On-Going Medical Activities
Jason Rodda, Project Manager		- Multi-Phased Project
Jodie Rodda, Vice President		- Sales Tax Savings
Jeff Sandman, Precon Manager		- Local Subs and Suppliers
Lisa Miller, Project Accountant		- Fast Track Project
Ed Holly, Superintendent		- Similar Size, Scope and Complexity
		- Located in Polk County

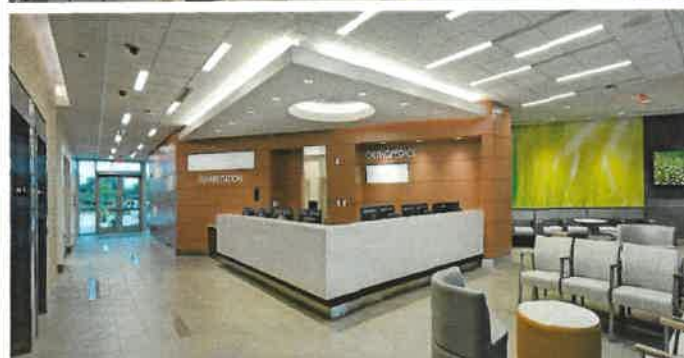


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CONSTRUCTION MANAGER AT RISK (CMAR) MEDICAL EXAMINER EXPANSION & RENOVATION

TAB 3- EXPERIENCE AND EXPERTISE

LAKELAND REGIONAL HEALTH GRASSLANDS CAMPUS Lakeland, Florida



This new 2-story, LEED certified medical facility houses new offices, exam, diagnostic and procedures areas for Lakeland Regional Health Systems including OB-GYN, ENT, Pulmonary, Primary Care, Imaging, Orthopedics, Wound Care, Adult and Pediatric Rehabilitation centers, as well as staff offices, nursing stations, storage, and other areas.

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

Lakeland Regional Health
Elaine Thompson
1324 Lakeland Hills Blvd.
Lakeland, FL 33805
610-554-0022 (phone)

VALUE
\$15,000,000.00

FINAL COST
\$12,984,729.00

COMPLETED
2017

PROJECT SIZE
60,000 SF

KEY PERSONNEL INVOLVED

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

CHANGE ORDER SUMMARY

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

WHY RELEVANT?

- Advanced Surgical Procedure Rooms
- Medical Project
- Adv. Technology Spaces
- Extensive HVAC & IAQ Requirements
- Integrated Security
- Fast Track Project
- Administration Areas
- Project on an Occupied Campus
- No Disruption to On-Going Medical Activities
- Local Subs and Suppliers
- Multi-Phased Project
- Sales Tax Savings
- Located in Polk County
- Similar Size, Scope & Complexity



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CONSTRUCTION MANAGER AT RISK (CMAR) MEDICAL EXAMINER EXPANSION & RENOVATION

TAB 3- EXPERIENCE AND EXPERTISE

LAKELAND VOLUNTEERS IN MEDICINE

Lakeland, Florida



The Lakeland Volunteers in Medicine Clinic was designed to serve as a comprehensive medical home for Polk County's working uninsured, featuring patient intake and admissions areas, multiple doctors' offices, diagnostic testing suites, laboratory space, ultrasound and x-ray rooms, and a full-service pharmacy, along with dedicated spaces for CT and MRI scans.

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

Lakeland Volunteers in Medicine

Alice Koehler

600 W Peachtree St

Lakeland, FL 33815

863-688-5846 (phone)

COMPLETED

2020

PROJECT SIZE

15,000 SF

KEY PERSONNEL

INVOLVED

Jason Rodda, Project Manager

Jodie Rodda, Vice President

Jeff Sandman, Precon Manager

Lisa Miller, Project Accountant

VALUE

\$5,000,000.00

FINAL COST

\$4,400,000.00

CHANGE ORDER

SUMMARY

-Owner Direct Purchase
of Materials

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

WHY RELEVANT?

- Advanced Surgical Procedure Rooms
- Medical Project
- Adv. Technology Spaces
- Extensive HVAC & IAQ Requirements
- Integrated Security
- Administration Areas
- Sales Tax Savings
- Local Subs and Suppliers
- Fast Track Project
- Located in Polk County
- Similar Size, Scope and Complexity

TAB 3- EXPERIENCE AND EXPERTISE

YMCA SOUTH LAKELAND EXPANSION

Lakeland, Florida



As part of a significant multi-phase expansion and renovation, this project is transforming the facility into a premier destination for wellness and community engagement, all while remaining fully operational. The project includes the construction of a state-of-the-art wellness complex, featuring updated equipment and expanded spaces for group classes. A 40,000-square-foot, two-story field house is also being added, incorporating two basketball courts, an indoor turf field, and an elevated indoor track, offering versatile athletic opportunities. This transformative initiative is being executed seamlessly in phases, minimizing disruption and ensuring continued access for the community throughout construction. This schedule critical project is being completed on an occupied campus, with no interruptions to daily activities!

SERVICES PROVIDED FOR OPTIMUM VALUE

Throughout this successful Construction Management project, Rodda is providing 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

YMCA of West Central Florida
3620 Cleveland Heights Blvd
Lakeland, FL 33803
Elaine Thompson
610-554-0022 (phone)

COMPLETED
to be completed in 2025

PROJECT SIZE
75,000 SF

KEY PERSONNEL INVOLVED

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

ORIGINAL CONTRACT VALUE

\$21,000,000.00

FINAL COST

currently under budget

CHANGE ORDER SUMMARY

-Owner Direct Purchase
of Materials

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

WHY RELEVANT?

- Major Expansion and Renovation
- Extensive HVAC & IAQ Requirements
- Integrated Security
- Sensitive Privacy Requirements
- Project on an Occupied Campus
- No Disruption to On-Going Activities
- Located in Polk County
- Multi-Phased Project
- Sales Tax Savings
- Local Subs and Suppliers
- Fast Track Project
- Similar Size, Scope and Complexity



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CONSTRUCTION MANAGER AT RISK (CMAR) MEDICAL EXAMINER EXPANSION & RENOVATION

TAB 3- EXPERIENCE AND EXPERTISE

ITEM II) ORGANIZATIONAL CHART



We have carefully selected this project team to meet the needs of Polk County for the Medical Examiner Expansion & Renovation 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 the 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.

TAB 3- EXPERIENCE AND EXPERTISE



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. **As a Certified Health Care Constructor, Jason is uniquely qualified to lead this complicated multi-phase project successfully.** Jason will dedicate as much time as required for this project.

RELATED EXPERIENCE

Lakeland Regional Cancer Center Renovation & Expansion | Lakeland, FL
\$12,183,305.00 | 90,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

Lakeland Regional Health- Grasslands Medical Wellness Center | Lakeland, FL
\$15,000,000.00 | 60,000 SF | CM at Risk Surgical Medical Facility

Lakeland Volunteers in Medicine | Lakeland, FL
\$12,183,305.00 | 90,000 SF | CM at Risk Surgical Medical Facility

Florida Southern College Center for Physical Therapy | Lakeland, FL
\$7,594,344.00 | 19,500 SF | CM at Risk Medical Facility

YMCA South Lakeland Expansion | Lakeland, FL
\$12,183,305.00 | 90,000 SF | CM at Risk Facility on an Occ. Campus

Florida Southern College Blanton Graduate Nursing Building | Lakeland, FL
\$3,000,000.00 | 38,400 SF | CM at Risk Medical Facility on an Occ. Campus

Lakeland Surgical Center | Lakeland, FL
\$2,000,000.00 | 7,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

Lakeland Regional Health Wound Care Facility | Lakeland, FL
\$1,000,000.00 | 10,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

BloodNet USA | Lakeland, FL
\$5,000,000.00 | 45,000 SF | CM at Risk Medical Facility on an Occ. Campus

All Children's Specialty Care | Lakeland, FL
\$3,000,000.00 | 20,000 SF | CM at Risk Surgical Medical Facility

V.A. Medical Center | Lakeland, FL
\$5,000,000.00 | 20,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

Mulberry High School Campus Modernization | Mulberry FL
\$35,953,000.00 | 200,000 SF | CM at Risk Public Entity Facility on an Occ. Campus

Bella Citta K-8 | Davenport, FL
\$57,800,000.00-comb | 244,447 SF-comb | CMAR Public Entity Facility on an Occ. Cam.

Advent Field House at Chain of Lakes Park | Winter Haven, FL
\$18,500,000.00 | 87,000 SF | CM at Risk Public Entity Facility on an Occ. Campus

Florida Southern College Business Building | Lakeland, FL
\$15,975,881.00 | 50,000 SF | CM at Risk Facility on an Occ. Campus

Davenport Elementary School | Davenport, FL
\$27,849,779.00 | 119,000 SF | CM at Risk Public Entity Facility on an Occ. Campus

Joker Marchant Stadium | Lakeland, FL
\$31,500,000.00 | 190,000 SF | CM at Risk Public Entity Facility on an Occ. Campus

Florida Southern College Humanities Building | Lakeland, FL
\$6,793,464.00 | 30,000 SF | CM at Risk Facility an Occ. Campus

Florida Southern College Computer Sciences Building | Lakeland, FL
\$7,594,344.00 | 19,500 SF | CM at Risk Facility an Occ. Campus

BACKGROUND

23 Years in the Industry

23 Years with Rodda Construction

23 Years of Public Entity CMAR

Experience in Polk County

University of Florida

Master of Business Administration

Florida Southern College

Bachelor of Business Administration

Certified General

Contractor # CG-C1506703

LEED AP BD + C

Certified Healthcare Constructor

40 Hours of BIM Training

OSHA HAZWOPER 40 Hour Certified

COMMUNITY INVOLVEMENT

Florida Southern College

Board of Trustees

Lakeland Chamber of Commerce

Givewell Community Foundation

Board of Directors

TRUIST Polk County

Board of Advisors

Academy Prep Board of Directors

PLACE OF RESIDENCE

Lakeland, FL

OFFICE LOCATION

Lakeland, FL

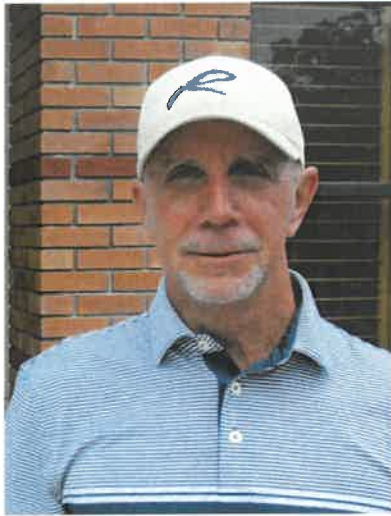
(only office location)



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CONSTRUCTION MANAGER AT RISK (CMAR) MEDICAL EXAMINER EXPANSION & RENOVATION

TAB 3- EXPERIENCE AND EXPERTISE



JODIE RODDA

SR VP OF CONSTRUCTION

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

RELATED EXPERIENCE

Lakeland Regional Cancer Center Renovation & Expansion | Lakeland, FL

\$12,183,305.00 | 90,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

Lakeland Regional Health- Grasslands Medical Wellness Center | Lakeland, FL

\$15,000,000.00 | 60,000 SF | CM at Risk Surgical Medical Facility

Lakeland Volunteers in Medicine | Lakeland, FL

\$12,183,305.00 | 90,000 SF | CM at Risk Surgical Medical Facility

Florida Southern College Center for Physical Therapy | Lakeland, FL

\$7,594,344.00 | 19,500 SF | CM at Risk Medical Facility

YMCA South Lakeland Expansion | Lakeland, FL

\$12,183,305.00 | 90,000 SF | CM at Risk Facility on an Occ. Campus

Florida Southern College Blanton Graduate Nursing Building | Lakeland, FL

\$3,000,000.00 | 38,400 SF | CM at Risk Medical Facility on an Occ. Campus

Lakeland Surgical Center | Lakeland, FL

\$2,000,000.00 | 7,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

Lakeland Regional Health Wound Care Facility | Lakeland, FL

\$1,000,000.00 | 10,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

BloodNet USA | Lakeland, FL

\$5,000,000.00 | 45,000 SF | CM at Risk Medical Facility on an Occ. Campus

All Children's Specialty Care | Lakeland, FL

\$3,000,000.00 | 20,000 SF | CM at Risk Surgical Medical Facility

V.A. Medical Center | Lakeland, FL

\$5,000,000.00 | 20,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

Mulberry High School Campus Modernization | Mulberry FL

\$35,953,000.00 | 200,000 SF | CM at Risk Public Entity Facility on an Occ. Campus

Bella Citta K-8 | Davenport, FL

\$57,800,000.00-comb | 244,447 SF-comb | CMAR Public Entity Facility on an Occ. Cam.

Advent Field House at Chain of Lakes Park | Winter Haven, FL

\$18,500,000.00 | 87,000 SF | CM at Risk Public Entity Facility on an Occ. Campus

Florida Southern College Business Building | Lakeland, FL

\$15,975,881.00 | 50,000 SF | CM at Risk Facility on an Occ. Campus

Davenport Elementary School | Davenport, FL

\$27,849,779.00 | 119,000 SF | CM at Risk Public Entity Facility on an Occ. Campus

Joker Marchant Stadium | Lakeland, FL

\$31,500,000.00 | 190,000 SF | CM at Risk Public Entity Facility on an Occ. Campus

Florida Southern College Humanities Building | Lakeland, FL

\$6,793,464.00 | 30,000 SF | CM at Risk Facility an Occ. Campus

Florida Southern College Computer Sciences Building | Lakeland, FL

\$7,594,344.00 | 19,500 SF | CM at Risk Facility an Occ. Campus

BACKGROUND

48 Years in the Industry

35 Years with Rodda Construction

8 Years with Andras Construction

5 Years as a Carpenter

35 Years of Public Entity CMAR

Experience in Polk County

Lakeland High School - 1977

COMMUNITY INVOLVEMENT

Leadership Lakeland- 2003

PLACE OF RESIDENCE

Lakeland, FL

OFFICE LOCATION

Lakeland, FL

(only office location)



RFP #25-599

CONSTRUCTION MANAGER AT RISK (CMAR) MEDICAL EXAMINER EXPANSION & RENOVATION

TAB 3- EXPERIENCE AND EXPERTISE



JEFF SANDMAN

PRECONSTRUCTION MANAGER

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

RELATED EXPERIENCE

Lakeland Regional Cancer Center Renovation & Expansion | Lakeland, FL

\$12,183,305.00 | 90,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

Lakeland Regional Health- Grasslands Medical Wellness Center | Lakeland, FL

\$15,000,000.00 | 60,000 SF | CM at Risk Surgical Medical Facility

Lakeland Volunteers in Medicine | Lakeland, FL

\$12,183,305.00 | 90,000 SF | CM at Risk Surgical Medical Facility

Florida Southern College Center for Physical Therapy | Lakeland, FL

\$7,594,344.00 | 19,500 SF | CM at Risk Medical Facility

YMCA South Lakeland Expansion | Lakeland, FL

\$12,183,305.00 | 90,000 SF | CM at Risk Facility on an Occ. Campus

Florida Southern College Blanton Graduate Nursing Building | Lakeland, FL

\$3,000,000.00 | 38,400 SF | CM at Risk Medical Facility on an Occ. Campus

Lakeland Surgical Center | Lakeland, FL

\$2,000,000.00 | 7,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

Lakeland Regional Health Wound Care Facility | Lakeland, FL

\$1,000,000.00 | 10,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

BloodNet USA | Lakeland, FL

\$5,000,000.00 | 45,000 SF | CM at Risk Medical Facility on an Occ. Campus

All Children's Specialty Care | Lakeland, FL

\$3,000,000.00 | 20,000 SF | CM at Risk Surgical Medical Facility

V.A. Medical Center | Lakeland, FL

\$5,000,000.00 | 20,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

Mulberry High School Campus Modernization | Mulberry FL

\$35,953,000.00 | 200,000 SF | CM at Risk Public Entity Facility on an Occ. Campus

Bella Citta K-8 | Davenport, FL

\$57,800,000.00-comb | 244,447 SF-comb | CMAR Public Entity Facility on an Occ. Cam.

Advent Field House at Chain of Lakes Park | Winter Haven, FL

\$18,500,000.00 | 87,000 SF | CM at Risk Public Entity Facility on an Occ. Campus

Florida Southern College Business Building | Lakeland, FL

\$15,975,881.00 | 50,000 SF | CM at Risk Facility on an Occ. Campus

Davenport Elementary School | Davenport, FL

\$27,849,779.00 | 119,000 SF | CM at Risk Public Entity Facility on an Occ. Campus

Joker Marchant Stadium | Lakeland, FL

\$31,500,000.00 | 190,000 SF | CM at Risk Public Entity Facility on an Occ. Campus

Florida Southern College Humanities Building | Lakeland, FL

\$6,793,464.00 | 30,000 SF | CM at Risk Facility an Occ. Campus

Florida Southern College Computer Sciences Building | Lakeland, FL

\$7,594,344.00 | 19,500 SF | CM at Risk Facility an Occ. Campus

BACKGROUND

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

University of N. Florida
Bachelor of Building Construction

Vanderbilt University

30 Hours of BIM Training

COMMUNITY INVOLVEMENT

Florida Children's Museum-Board of Directors

Deacon at Trinity Presbyterian Church

PLACE OF RESIDENCE

Lakeland, FL

OFFICE LOCATION

Lakeland, FL
(only office location)

TAB 3- EXPERIENCE AND EXPERTISE



ED HOLLY

SUPERINTENDENT

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

Lakeland Regional Cancer Center Renovation & Expansion- Lakeland, FL

\$12,183,305.00 | 90,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

Florida Southern College Center for Physical Therapy- Lakeland, FL

\$7,594,344.00 | 19,500 SF | CM at Surgical Risk Medical Facility

YMCA South Lakeland Expansion | Lakeland, FL

\$12,183,305.00 | 90,000 SF | CM at Risk Facility on an Occ. Campus

Lakeland Surgical Center | Lakeland, FL

\$2,000,000.00 | 7,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

Lakeland Regional Cancer Center | Lakeland, FL

\$10,000,000.00 | 40,000 SF | CM at Surgical Risk Medical Facility

Lakeland Regional Cancer Center Addition | Lakeland, FL

\$9,775,000.00 | 27,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

Florida Southern College Blanton Graduate Nursing Building | Lakeland, FL

\$3,000,000.00 | 38,400 SF | CM at Risk Medical Facility on an Occ. Campus

Certified General Contractor
CG-C1508306

Bella Citta K-8 | Davenport, FL

\$57,800,000.00-comb | 244,447 SF-comb | CMAR Public Entity Facility on an Occ. Cam.

OSHA 40 Hour Certified

Florida Southern College Business Building, - Lakeland, FL

\$15,975,881.00 | 50,000 SF | CM at Risk Facility on an Occ. Campus

PLACE OF RESIDENCE

Lakeland, FL

Davenport Elementary School- Davenport, FL

\$27,849,779.00 | 119,000 SF | CM at Risk Public Entity Facility on an Occ. Campus

OFFICE LOCATION

Lakeland, FL
(only office location)

Florida Southern College Computer Sciences Building- Lakeland, FL

\$7,594,344.00 | 19,500 SF | CM at Risk Facility on an Occ. Campus

Lakeland Regional Health Wound Care Facility | Lakeland, FL

\$1,000,000.00 | 10,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

BloodNet USA | Lakeland, FL

\$5,000,000.00 | 45,000 SF | CM at Risk Medical Facility on an Occ. Campus

V.A. Medical Center | Lakeland, FL

\$5,000,000.00 | 20,000 SF | CM at Risk Surgical Medical Facility on an Occ. Campus

Florida Southern College Humanities Building - Lakeland, FL

\$6,793,464.00 | 30,000 SF | CM at Risk Facility on an Occ. Campus

Barnett Residential Life Center, Florida Southern College | Lakeland, FL

\$15,000,000.00 | 70,000 SF | CM at Risk Facility on an Occ. Campus

Lakeland Regional Medical Center Oates Building | Lakeland, FL

\$1,000,000.00 | 40,000 SF | CM at Risk Medical Facility Project on an Occ. Campus

Highlands Grove Elementary- Lakeland, FL

\$16,500,000.00 | 78,000SF | CM at Risk Public Entity Facility on an Occ. Campus



RFP #25-599

CONSTRUCTION MANAGER AT RISK (CMAR) MEDICAL EXAMINER EXPANSION & RENOVATION

TAB 4- SCHEDULING AND COST CONTROL

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

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

CONSTRUCTION

SCHEDULE- We develop detailed 3-week manpower schedules to ensure that the most effective number of workers are on-site each day to **complete each task as efficiently as possible**. We define work activities with sufficient detail to include and coordinate the work of all subcontractors. This will help identify the necessary precedent activities and stacking of work for efficient crew sizing. On-



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

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

TAB 4- SCHEDULING AND COST CONTROL

COORDINATION OF SUBCONTRACTORS / SCHEDULES / SHOP DRAWINGS-

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



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

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

COST CONTROL DURING CONSTRUCTION-

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

TAB 4- SCHEDULING AND COST CONTROL

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

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



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

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

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

F) COST CONTROL FOR FEE PERCENTAGES- As is the process with each of our projects, we strive to deliver the lowest costs and most efficient systems to each of our Owners. Having completed hundreds of medical and office 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%.

TAB 4- SCHEDULING AND COST CONTROL

ITEM F) SAMPLE COST CONTROL REPORT



CONTRACT CHANGE ORDER REPORT

Horizons Elementary Classroom Addition

Page: 1

Project No.: 776

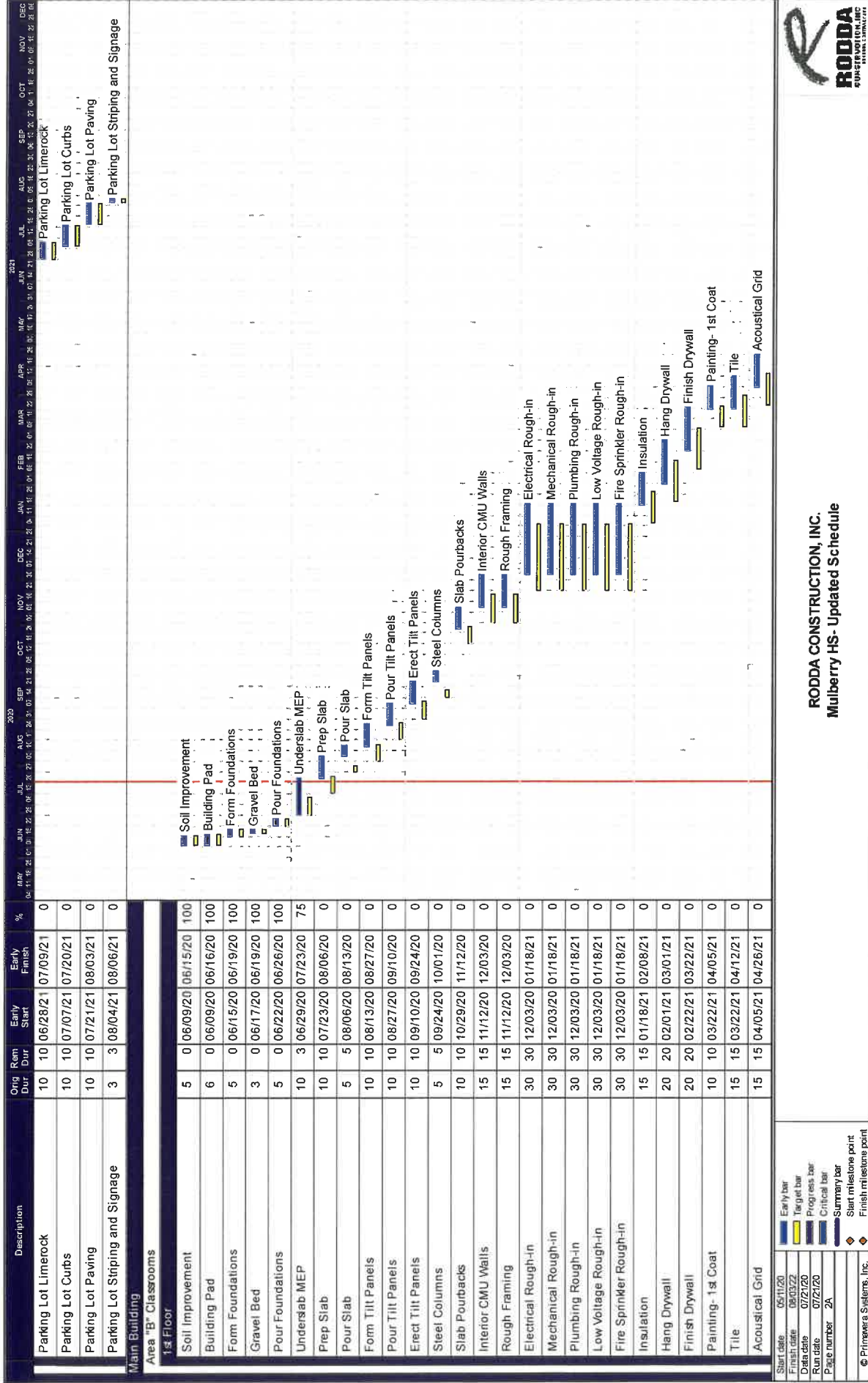
C.O. No.	C.O. Date	Change Order Description	Detailed C. O. Amounts	C. O. Total	Time Extension
				Current Status	
008	RCI-08	Deduct from contract difference between GMP and construction cost.	-\$269,373	-\$269,373	Days
007	RCI-07	Deduct from contract adjustment on the General Liability Insurance.	-\$14,640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

ITEM E) SCHEDULE

Please see the following pages.







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Finish date: 06/03/22
Data date: 07/21/20
Run date: 07/21/20
Page number: 4A

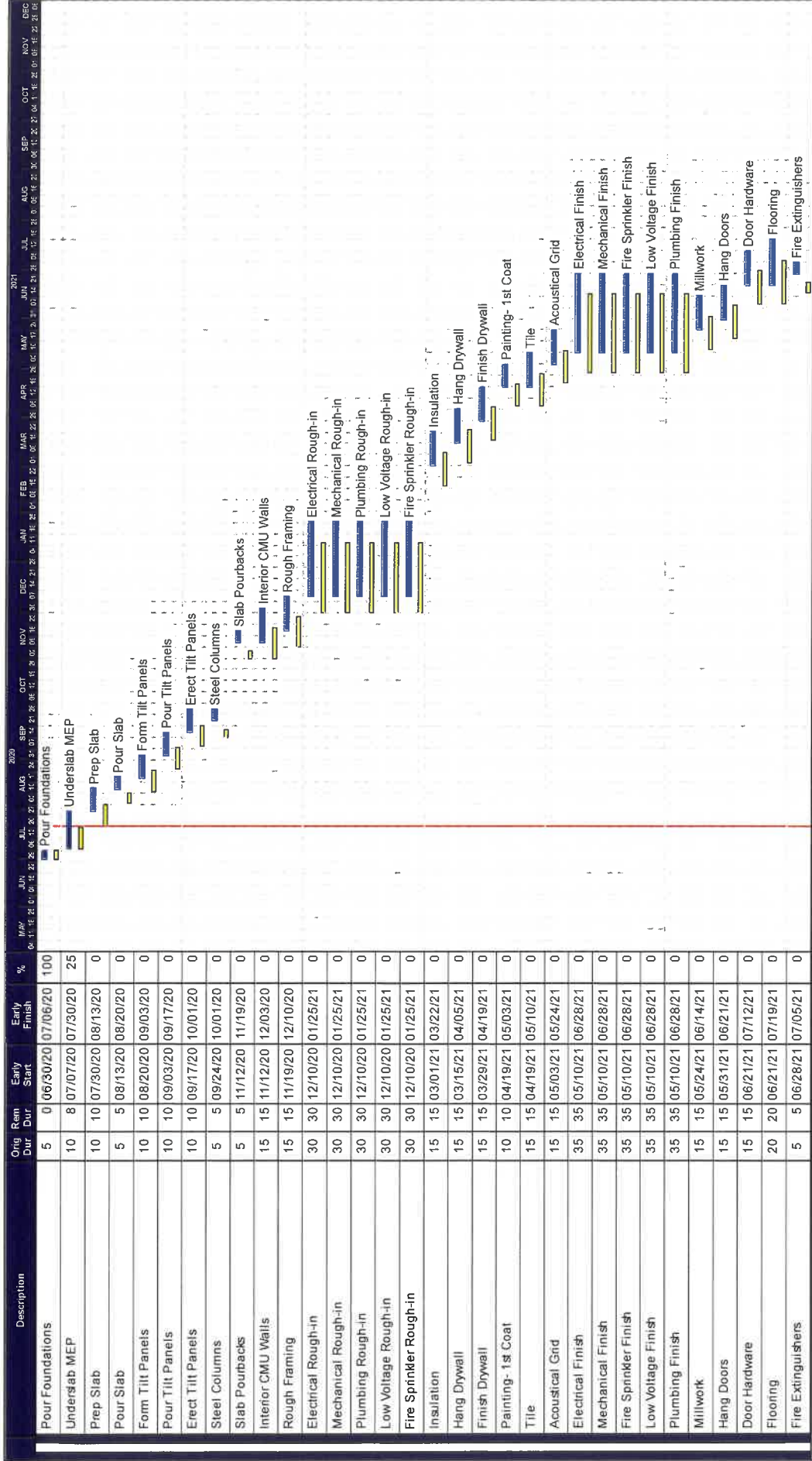
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Finish milestone point

Description	Orig Dur	Rem Dur	Early Start	Early Finish	%
Finish Drywall	15	15	03/08/21	03/29/21	0
Painting- 1st Coat	10	10	03/29/21	04/12/21	0
Tile	15	15	03/29/21	04/19/21	0
Acoustical Grid	15	15	04/12/21	05/03/21	0
Electrical Finish	30	30	04/19/21	05/31/21	0
Mechanical Finish	30	30	04/19/21	05/31/21	0
Fire Sprinkler Finish	30	30	04/19/21	05/31/21	0
Low Voltage Finish	30	30	04/19/21	05/31/21	0
Plumbing Finish	35	35	04/19/21	06/07/21	0
Millwork	15	15	04/26/21	05/17/21	0
Hang Doors	15	15	05/03/21	05/24/21	0
Flooring	20	20	05/17/21	06/14/21	0
Acoustical Tiles	15	15	05/24/21	06/14/21	0
Door Hardware	15	15	05/24/21	06/14/21	0
Final Painting	15	15	05/24/21	06/14/21	0
Fire Extinguishers	5	5	06/07/21	06/14/21	0
Toilet Partitions and Accessories	5	5	06/07/21	06/14/21	0
Boards	5	5	06/07/21	06/14/21	0
Final Inspections	15	15	06/14/21	07/05/21	0
Punch List	15	15	06/14/21	07/05/21	0
Final Cleaning	15	15	06/14/21	07/05/21	0
Exterior					
Steel Beams / Joist / Deck at Roof	10	10	10/08/20	10/22/20	0
Roofing	30	30	10/22/20	12/03/20	0
Exterior Wall Coating	30	30	12/03/20	01/18/21	0
Windows	40	40	12/17/20	02/15/21	0
Trim and Downspouts	30	30	01/18/21	03/01/21	0
Area "A"- Office and Media Center					
1st Floor					
Building Pad	6	0	06/11/20	06/18/20	100
Soil Improvement	5	0	06/16/20	06/22/20	100
Form Foundations	5	0	06/23/20	06/29/20	100
Gravel Bed	3	0	06/25/20	06/29/20	100

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RODDA CONSTRUCTION, INC.
Mulberry HS- Updated Schedule

RODDA
CONSTRUCTION, INC.
1001 S. W. 10th Ave., Suite 100
Fort Lauderdale, FL 33304
Phone: 954.578.1111
Fax: 954.578.1112
Email: info@rodda.com



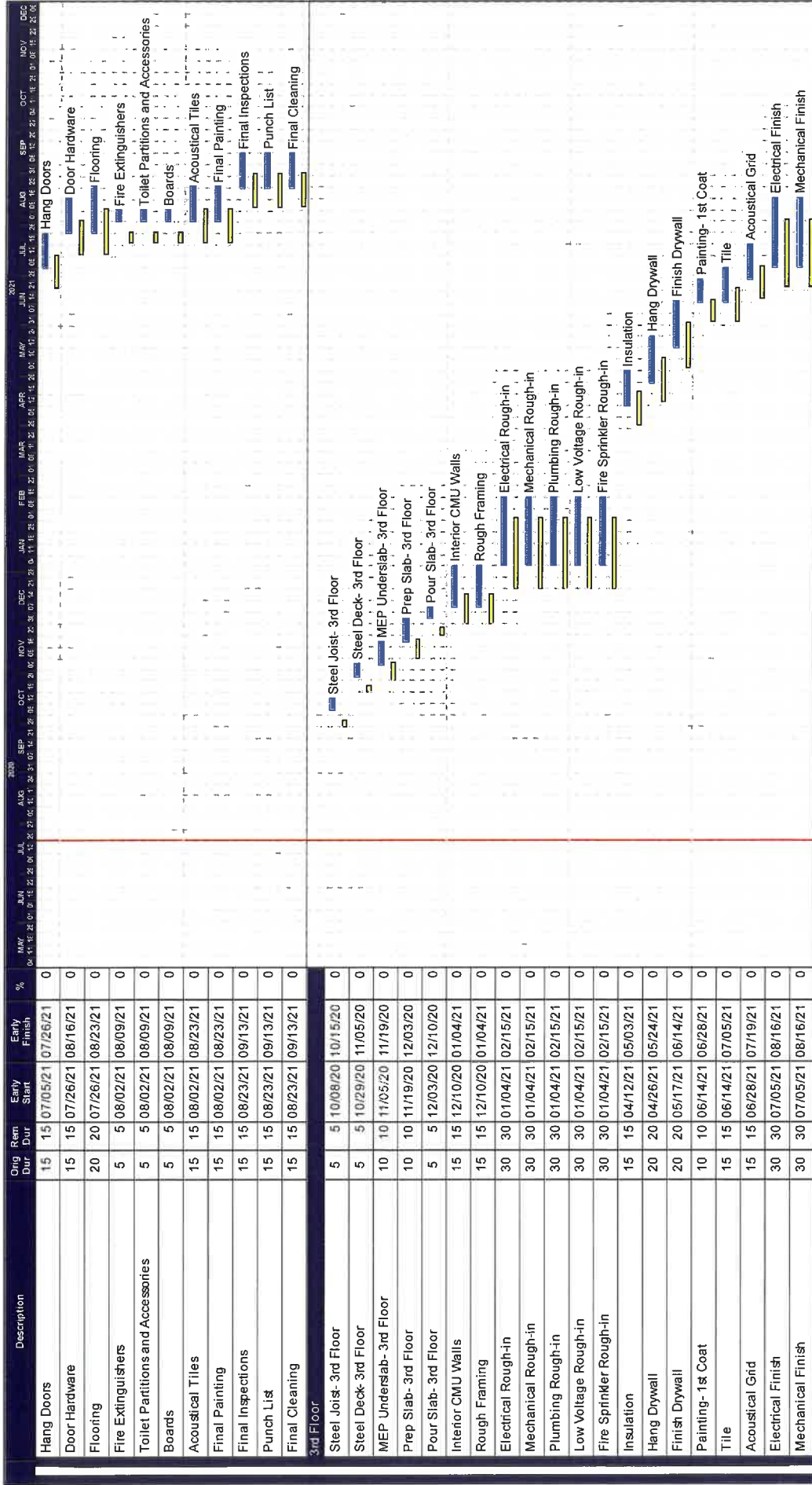
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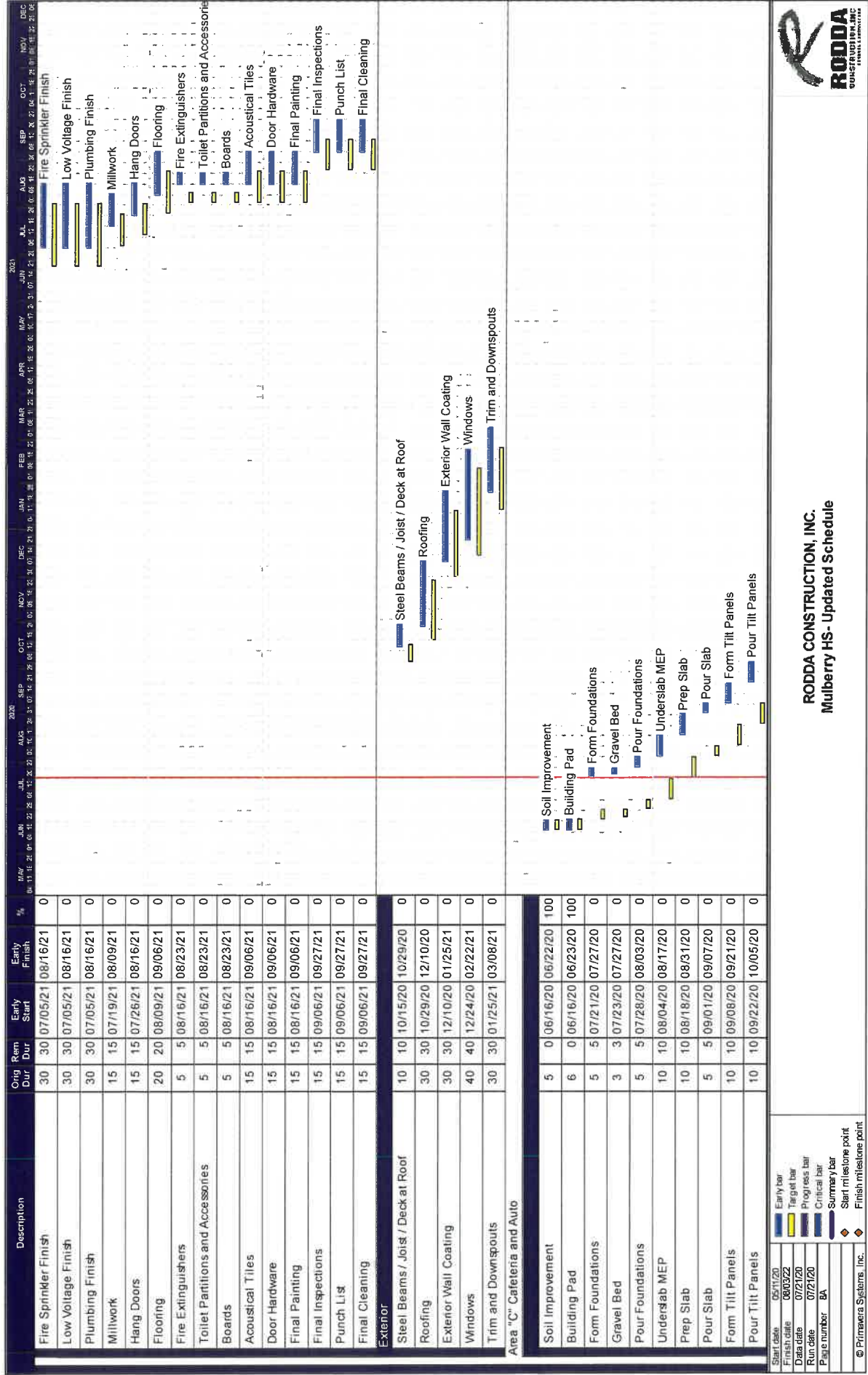
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RODDA CONSTRUCTION, INC.
Mulberry HS- Updated Schedule

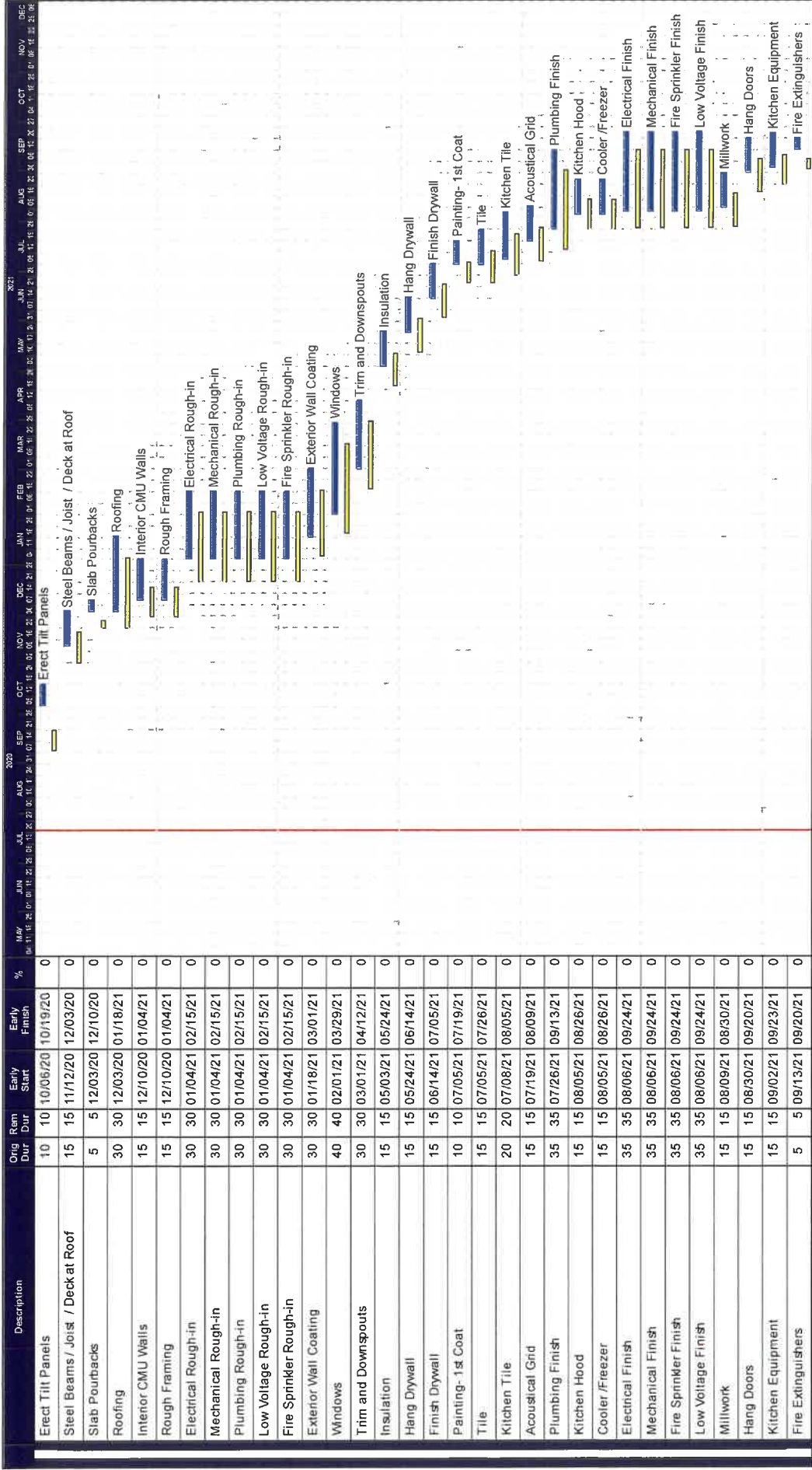




RODDA CONSTRUCTION, INC.
Mulberry HS- Updated Schedule

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Finish date	08/03/22
Data date	07/21/20
Run date	07/21/20
Page number	BA

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- Finish bar
- Target bar
- Progress bar
- Critical bar
- Summary bar
- Start milestone point
- Finish milestone point



Start date

05/11/20

Finish date

08/03/22

Data date

07/21/20

Run date

07/21/20

Page number

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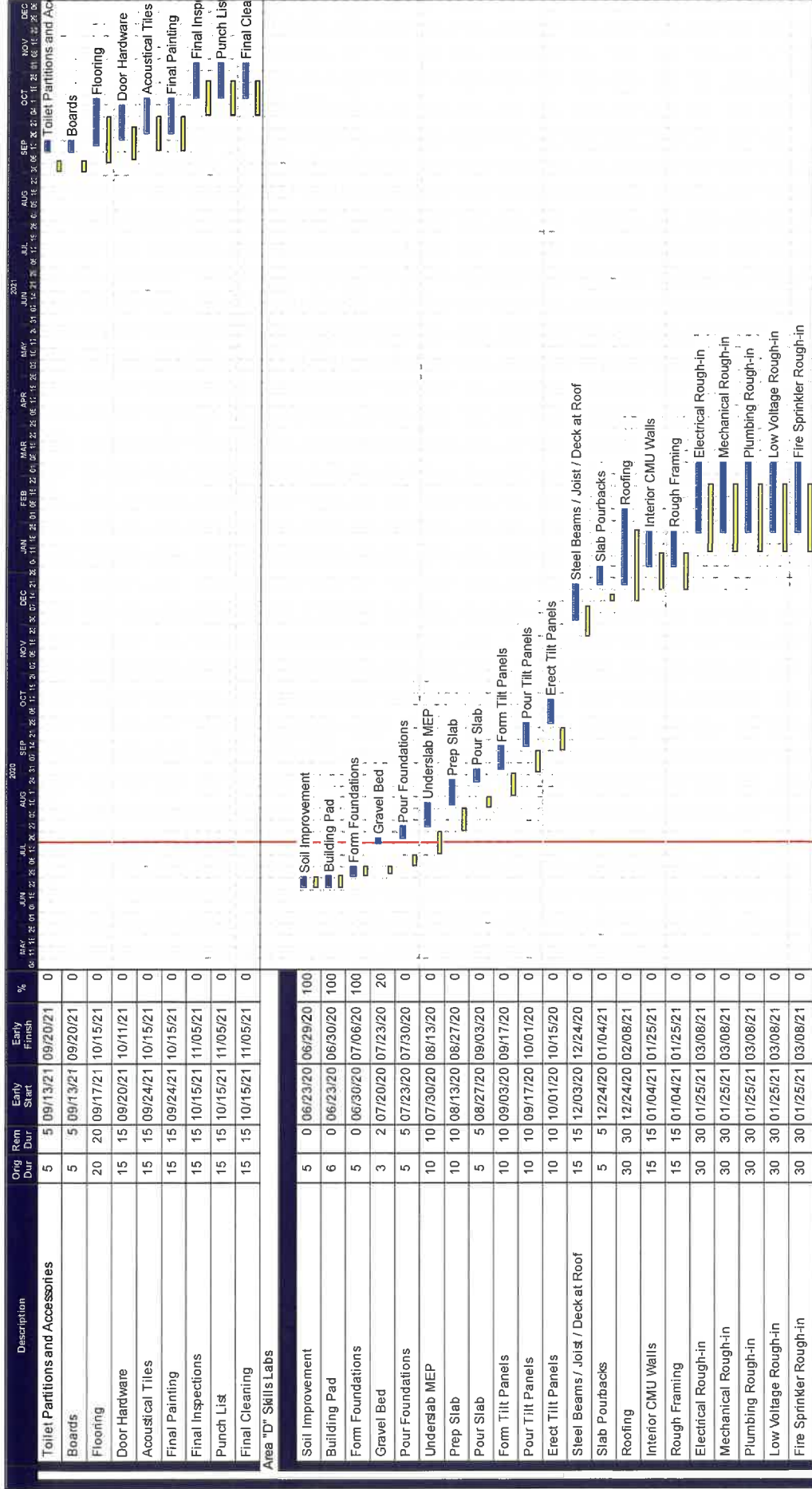
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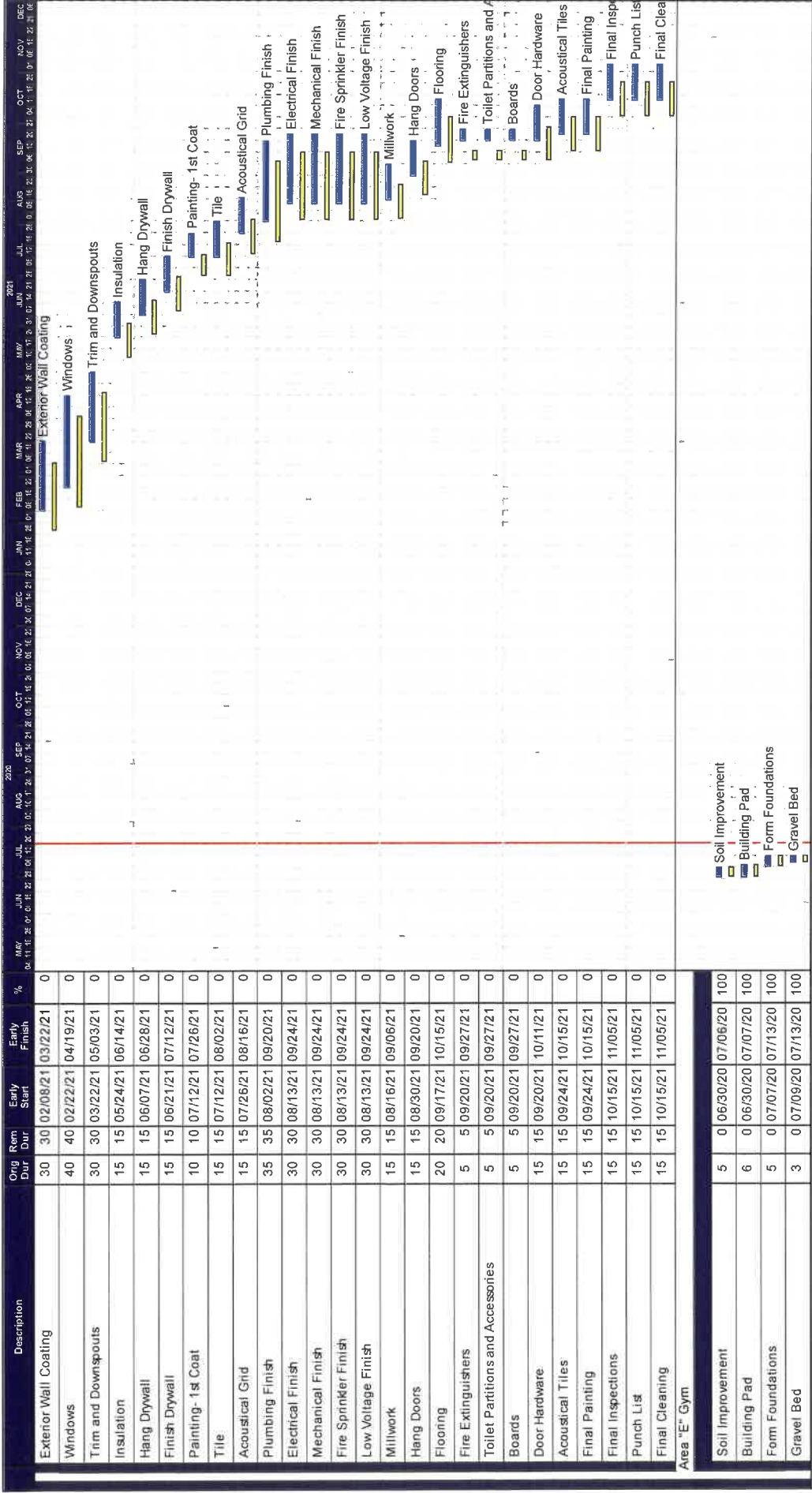
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RODDA CONSTRUCTION, INC.

Mulberry HS- Updated Schedule





Start date

05/11/20

Finish date

09/03/22

Data date

07/21/20

Run date

07/21/20

Page number

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Summary bar

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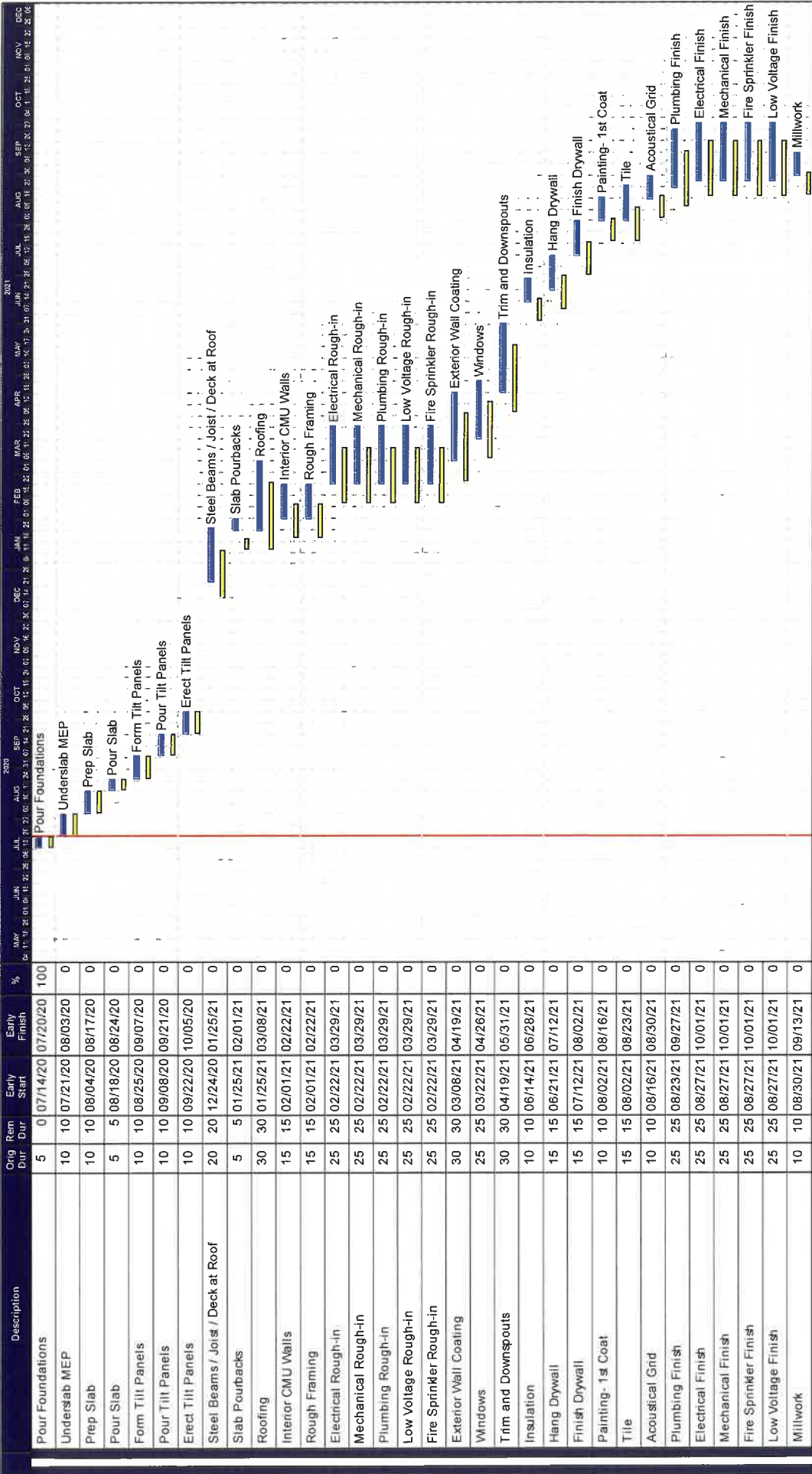
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RODDA

CONSTRUCTION, INC.

Mulberry HS- Updated Schedule



RODDA CONSTRUCTION, INC.
Mulberry HS- Updated Schedule

Start date

05/11/20

Finish date

08/03/22

Data date

07/21/20

Run date

07/21/20

Page number

12A

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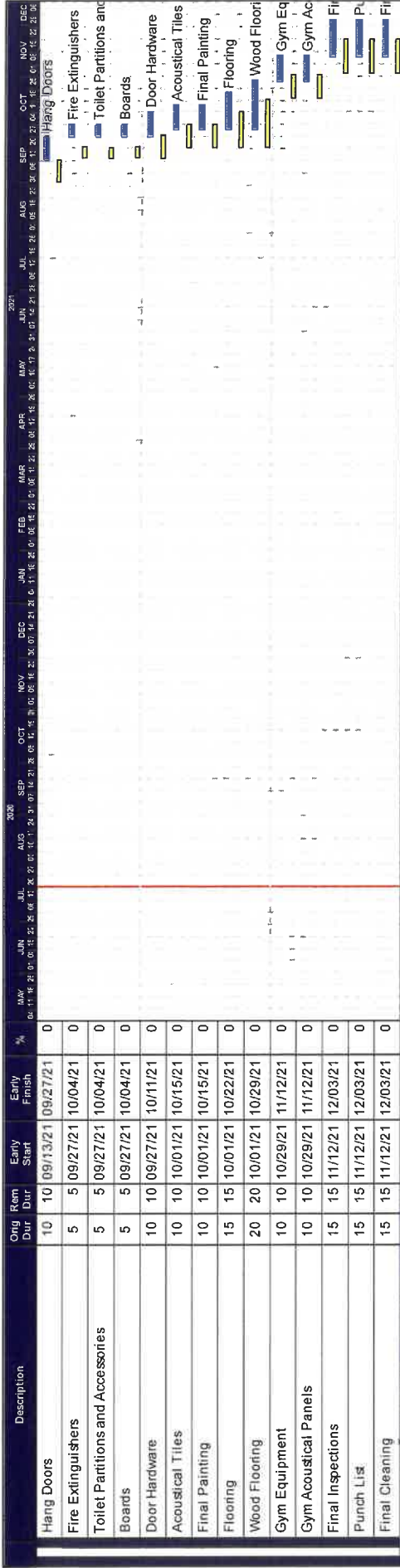
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Baseball / Softball Concession / Pressbox

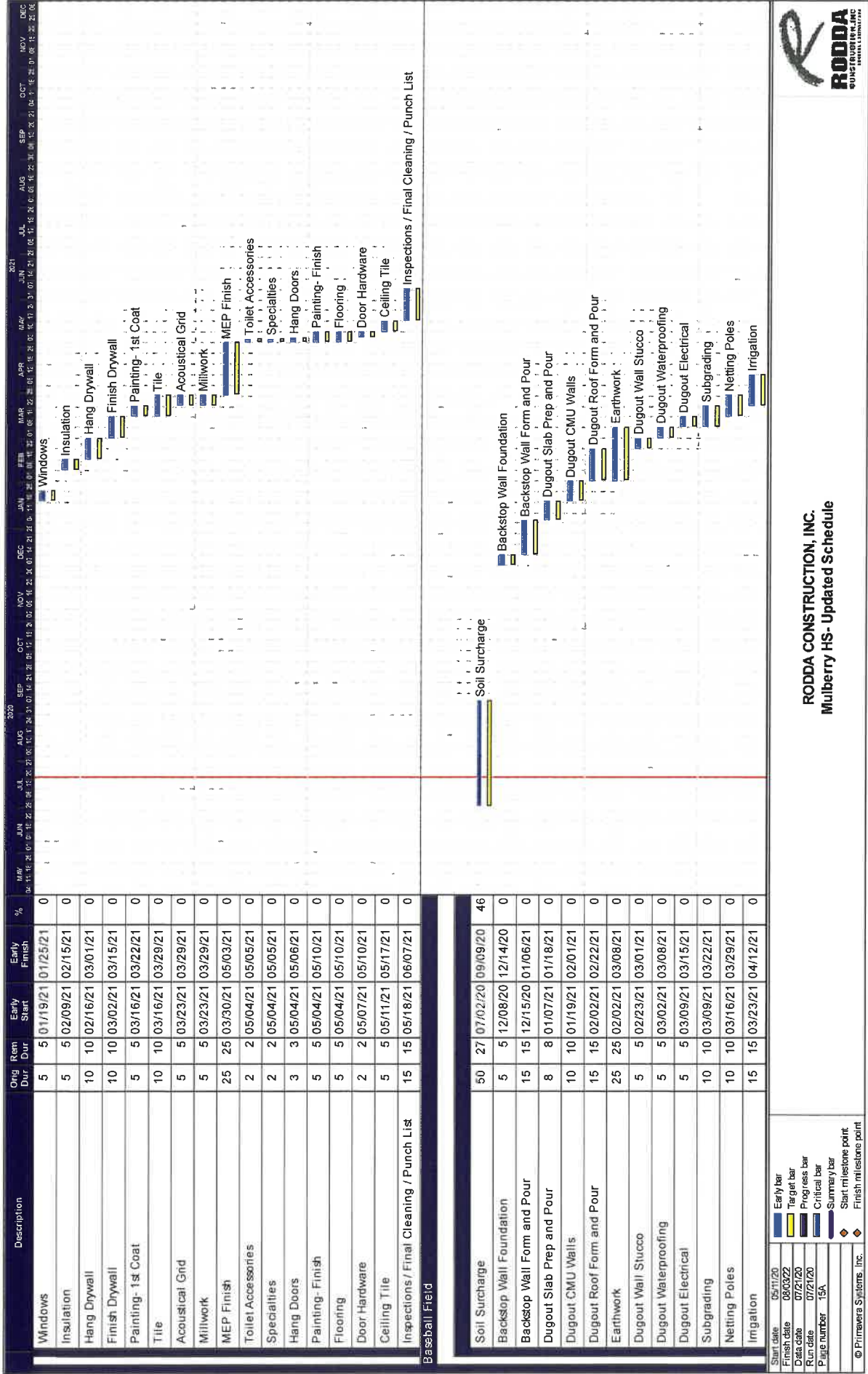
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Building Pad	5	5	09/03/20	09/09/20	0
MEP Underslab	10	10	09/10/20	09/23/20	0
Slab Prep	9	9	10/06/20	10/16/20	0
Slab Pour	1	1	10/19/20	10/19/20	0
Form Tilt Walls	10	10	10/20/20	11/02/20	0
Pour Tilt Walls	10	10	11/03/20	11/16/20	0
Erect Tilt Walls	5	5	11/17/20	11/23/20	0
Structural Steel	10	10	11/24/20	12/07/20	0
MEP 2nd Floor Prep	5	5	12/08/20	12/14/20	0
Roofing	10	10	12/08/20	12/21/20	0
Prep 2nd Floor Slab	4	4	12/15/20	12/18/20	0
Pour 2nd Floor Slab	1	1	12/21/20	12/21/20	0
Exterior Painting	8	8	12/22/20	01/04/21	0
Rough Framing	8	8	12/22/20	01/04/21	0
Windows	5	5	01/05/21	01/11/21	0

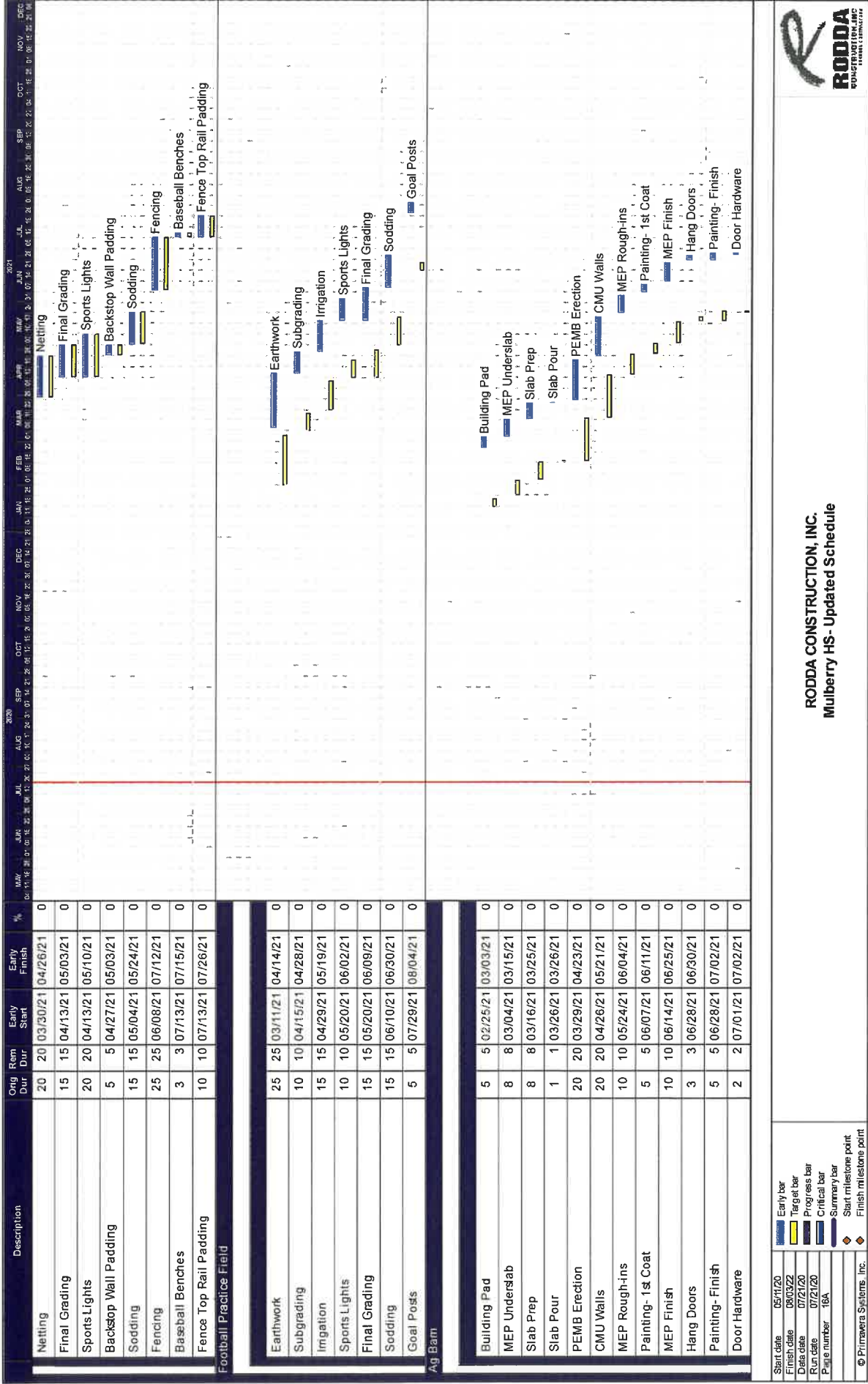
Start date 05/11/20
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RODDA CONSTRUCTION, INC.
 Mulberry HS- Updated Schedule







Description											
Inspections / Final Cleaning / Punch List											
Orig	Rem	Early	Early	Early	Early	Early	Early	Early	Early	Early	Early
Dur	Dur	Start	Start	Start	Start	Start	Start	Start	Start	Start	Start
10	10	07/05/21	07/16/21	0	0	0	0	0	0	0	0

Inspections / Final Cleaning / Punch List											
Structural Demo											
Demo of Remaining Buildings											
Building #30 Renovations											
Selective Demo											
MEP Underslab	15	15	01/03/22	01/21/22	0						
Slab Pourbacks	8	8	01/24/22	02/02/22	0						
Windows	5	5	02/03/22	02/09/22	0						
Rough Framing	5	5	02/10/22	02/16/22	0						
MEP Rough-ins	8	8	02/10/22	02/21/22	0						
Insulation	20	20	02/22/22	03/21/22	0						
Hang Drywall	5	5	03/22/22	03/28/22	0						
Finish Drywall	12	12	03/29/22	04/13/22	0						
OH Doors	12	12	04/14/22	04/29/22	0						
Painting- 1st Coat	3	3	05/02/22	05/04/22	0						
Tile	5	5	05/02/22	05/06/22	0						
Acoustical Grid	10	10	05/02/22	05/13/22	0						
Millwork	5	5	05/09/22	05/13/22	0						
Walkway Canopy Foundations	5	5	05/09/22	05/13/22	0						
MEP Finish	10	10	05/16/22	05/27/22	0						
Exterior Slab	20	20	05/16/22	06/10/22	0						
Toilet Accessories	10	10	05/30/22	06/10/22	0						
Specialties	2	2	06/13/22	06/14/22	0						
Painting- Finish	2	2	06/13/22	06/14/22	0						
Hang Doors	5	5	06/13/22	06/17/22	0						
Flooring	5	5	06/13/22	06/17/22	0						
Door Hardware	15	15	06/13/22	07/01/22	0						
Ceiling Tile	3	3	06/20/22	06/22/22	0						
Walkway Canopy	5	5	07/05/22	07/11/22	0						
Walkway Canopy	10	10	07/12/22	07/25/22	0						

Start date

05/11/20

Finish date

09/03/22

Data date

07/21/20

Run date

07/21/20

Page number

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© Primavera Systems, Inc.

RODDA CONSTRUCTION, INC.

Mulberry HS- Updated Schedule

RODDA CONSTRUCTION, INC.

Mulberry HS- Updated Schedule

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Description		Orig Dur	Rem Dur	Early Start	Early Finish	%	2020												2021												2022												2023																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
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RODDA CONSTRUCTION, INC.

Mulberry HS- Updated Schedule

RODDA

CONSTRUCTION, INC.

TAB 5- POLK COUNTY ENTITY

POLK COUNTY LOCAL BUSINESS TAX RECEIPT

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

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



RODDA
CONSTRUCTION, INC.
LAKELAND, FL

RFP #25-599
CONSTRUCTION MANAGER AT RISK (CMAR) MEDICAL EXAMINER EXPANSION & RENOVATION

TAB 6- MWBE

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

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

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

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

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

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

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

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



COMPLETED PROJECTS	PUBLIC/ PRIVATE	COST	MWBE %
Willow Oak Elementary	Public	\$25,719,018.49	23.31%
Mulberry High School	Public	\$39,478,756.86	25.84%
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 Medical Examiner Expansion & Renovation 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			

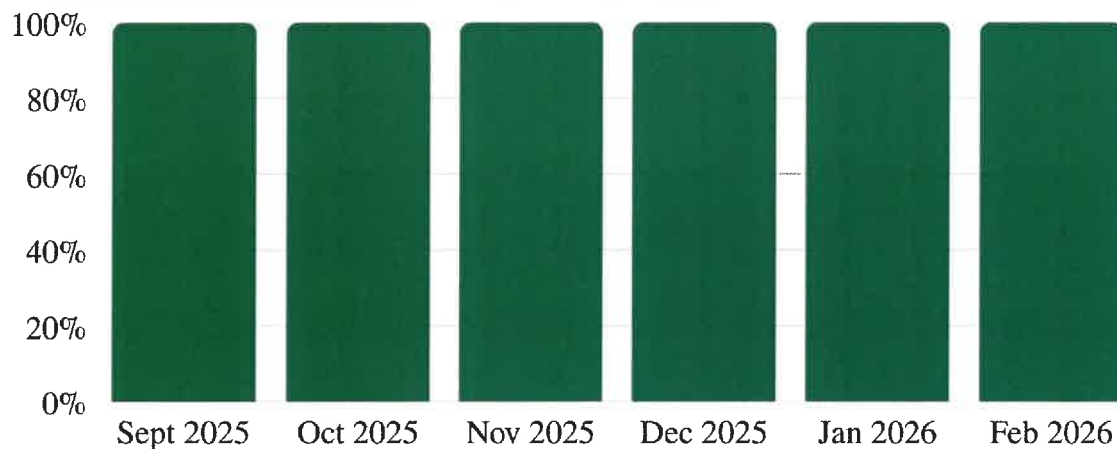
TAB 7- TIMELY COMPLETION OF PROJECTS

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.

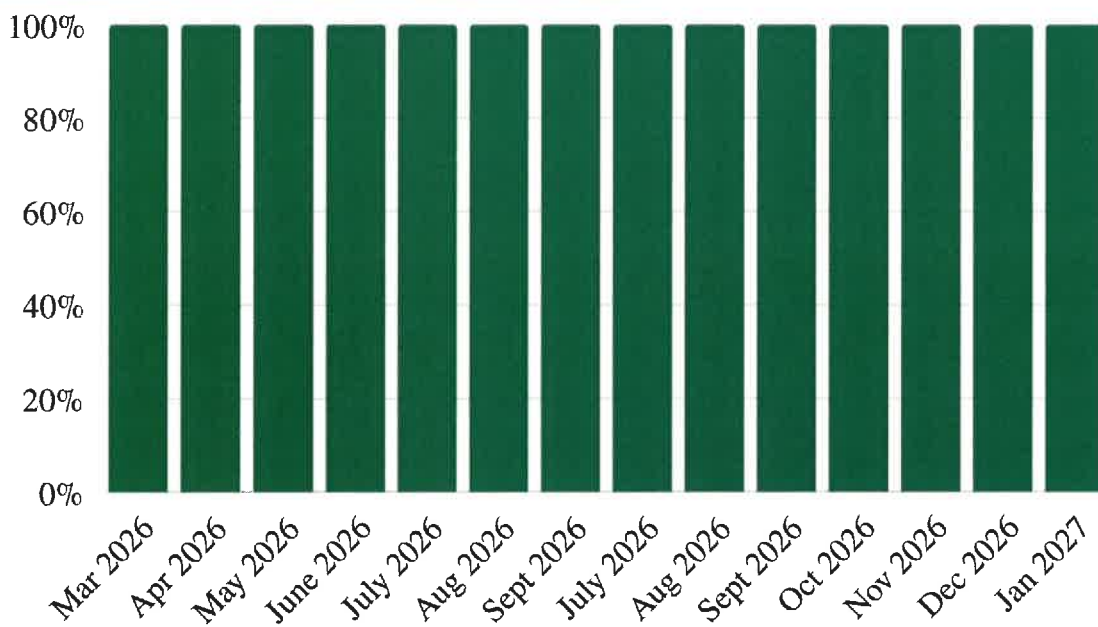
For the Pre- Construction Phase- Jeff Sandman, Jason Rodda, Jacob Koretechko and Ed Holly have full availability to complete any necessary tasks.

For the Construction Phase- Jason Rodda, Jacob Koretechko and Ed Holly will have 100% of their time dedicated to the Medical Examiner Expansion & Renovation.

PRE-CONSTRUCTION PHASE- STAFF AVAILABILITY



CONSTRUCTION PHASE- STAFF AVAILABILITY



Survey Questionnaire – Polk County

RFP 25-599, Construction Manager at Risk – Medical Examiner Expansion & Renovation

To: Terry Dennis (Name of Person completing survey)
Florida Southern College (Name of Client Company/Contractor)
Phone Number: 863-680-3937 Email: vdennis@flsouthern.edu
Total Annual Budget of Entity \$7,594,344.00
Subject: Past Performance Survey of Similar work:
Project name: FSC Department of Physical Therapy Building
Name of Vendor being surveyed: Terry Dennis
Cost of Services: Original Cost: \$7,594,344.00 Ending Cost: \$5,734,000.00
Contract Start Date: June 2018 Contract End Date: Aug 2019

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 V. Terry Dennis

Signature of Evaluator: V. Terry Dennis

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

Survey Questionnaire – Polk County

RFP 25-599, Construction Manager at Risk – Medical Examiner Expansion & Renovation

To: Elaine Thompson (Name of Person completing survey)

Lakeland Regional Health (Name of Client Company/Contractor)

Phone Number: 610-554-0022 Email: donorrelations@ymcawcf.org

Total Annual Budget of Entity \$12,183,305.00

ect1845@gmail.com

Subject: Past Performance Survey of Similar work:

Project name: Lakeland Regional Health Cancer Center Expansion & Renovation

Name of Vendor being surveyed: Elaine Thompson

Cost of Services: Original Cost: \$12,183,305.00 Ending Cost: \$10,125,357.00

Contract Start Date: Oct 2015 Contract End Date: April 2017

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 Elaine Thompson, P.I.D

Signature of Evaluator: *Elaine Thompson* (CEO 2010-2020)

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

Survey Questionnaire – Polk County

RFP 25-599, Construction Manager at Risk – Medical Examiner Expansion & Renovation

To: Elaine Thompson (Name of Person completing survey)

Lakeland Regional Health (Name of Client Company/Contractor)

Phone Number: 610-554-0022 Email: donorrelations@ymcawet.org

Total Annual Budget of Entity \$15,000,000.00 ect1845@gmail.com

Subject: Past Performance Survey of Similar work:

Project name: Lakeland Regional Health Grasslands Campus

Name of Vendor being surveyed: Elaine Thompson

Cost of Services: Original Cost: \$15,000,000.00 Ending Cost: \$12,984,729.00

Contract Start Date: Dec 2015 Contract End Date: Aug 2017

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 Elaine Thompson, P.O.

Signature of Evaluator: Elaine Thompson (Dec 2015-2017)

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

Survey Questionnaire – Polk County

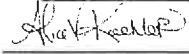
RFP 25-599, Construction Manager at Risk – Medical Examiner Expansion & Renovation

To: Alice Koehler (Name of Person completing survey)
Lakeland Volunteers in Medicine (Name of Client Company/Contractor)
Phone Number: 863-688-5846 Email: akoehler@lvim.net
Total Annual Budget of Entity \$5,000,000.00
Subject: Past Performance Survey of Similar work:
Project name: Lakeland Volunteers in Medicine
Name of Vendor being surveyed: Lakeland Volunteers in Medicine
Cost of Services: Original Cost: \$5,000,000.00 Ending Cost: \$4,400,000.00
Contract Start Date: April 2018 Contract End Date: April 2019

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)	8
4	Professionalism and ability to manage	(1-10)	10
5	Close out process	(1-10)	10
6	Ability to communicate with Client's staff	(1-10)	10
7	Ability to resolve issues promptly	(1-10)	10
8	Ability to follow protocol	(1-10)	10
9	Ability to maintain proper documentation	(1-10)	10
10	Appropriate application of technology	(1-10)	10
11	Overall Client satisfaction and comfort level in hiring	(1-10)	9
12	Ability to offer solid recommendations	(1-10)	10
13	Ability to facilitate consensus and commitment to the plan of action among staff	(1-10)	10

Printed Name of Evaluator Alice V. Koehler, MBA | President & CEO

Signature of Evaluator: 

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

Survey Questionnaire – Polk County

RFP 25-599, Construction Manager at Risk – Medical Examiner Expansion & Renovation

To: Elaine Thompson (Name of Person completing survey)

YMCA of West Central Florida (Name of Client Company/Contractor)

Phone Number: 610-554-0022 Email: donorrelations@ymcawcf.org

Total Annual Budget of Entity \$21,000,000.00 *cct1845@gmail.com*

Subject: Past Performance Survey of Similar work:

Project name: YMCA South Lakeland Expansion

Name of Vendor being surveyed: Elaine Thompson

Cost of Services: Original Cost: \$21,000,000.00 Ending Cost: to be completed (currently under budget)

Contract Start Date: Jan 2024 Contract End Date: on schedule

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)	<i>underway</i> 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 Elaine Thompson, Ph.D.

Signature of Evaluator: *Elaine Thompson* *8/19/25* *Chairperson*

Please fax or email the completed survey to: kelsey@roddaconstruction.com *Board of Directors.*

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: Jason Rodda

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 the award. The Successful vendor must invoice using the company name listed above.

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: [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 25th day of Aug., 2025, by

J. Jason Rodda (name) as Pres/CEO (title of officer) of Rodda Construction (entity name), on behalf of the company, who ☒ is personally

known to me or ☐ has produced _____ as identification.

Notary Public Signature: [Signature]

Printed Name of Notary Public: Kathleen S. McCallum

Notary Commission Number and Expiration: HH-456538, 1-17, 2028

(AFFIX NOTARY SEAL)



EMPLOYMENT ELIGIBILITY VERIFICATION (E-VERIFY) CERTIFICATION

(Florida Statutes, Section 448.095)

PROJECT NAME: RFP 25-599, Construction Manager at Risk – Medical Examiner Expansion
& Renovation

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

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

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

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

Executed this 25th day of August, 2025

ATTEST:

By: Kathy McCallum

PRINTED NAME: Kathy McCallum

Its: Exec. Assistant

CONTRACTOR:

By: J. Jason Rodda

PRINTED NAME: J. Jason Rodda

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 25-599, Construction Manager at Risk (CMAR) – Medical Examiner Expansion & Renovation

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

Contained within this addendum: Questions and answers.

Tabatha Shirah

Tabatha Shirah

Procurement Analyst

Procurement Division

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

Signature: _____

Printed Name: _____

J. Jason Rodda

Title: *President / CEO*

Company: *Rodda Construction*

RFP 25-599, Construction Manager at Risk (CMAR) – Medical Examiner Expansion & Renovation
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 inclusion of MBE sub-consultants.
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?

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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 Bid 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 medical offices and facilities in the private sector, are we able to use those in Tab 3?

Answer 6: Medical offices would not be considered a similar scope; private sector surgical centers could be considered acceptable. See "Revision 1" below.

Question 7: Address for project site?

Answer 7: The existing Polk County Medical Examiner's office located at 1021 Jim Keene Blvd., Winter Haven, FL 33880.

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.

Question 9: Would the County consider extending the timeframe from 10 years to 20 years for similar projects shown in Tab 3?

Answer 9: The County will extend Tab 3 from 10 to 20 years for similar projects. Contractor must show that it is similar in nature. See "Revision 1" below.

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).

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- i) Project manager, superintendent and other key professionals involved in the projects.

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. (List no more than five (5) projects completed within the last twenty (20) 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.