



POLK COUNTY

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



TRUST IS JUST ONE OF THE THINGS WE BUILD WELL!

WHY RODDA CONSTRUCTION?

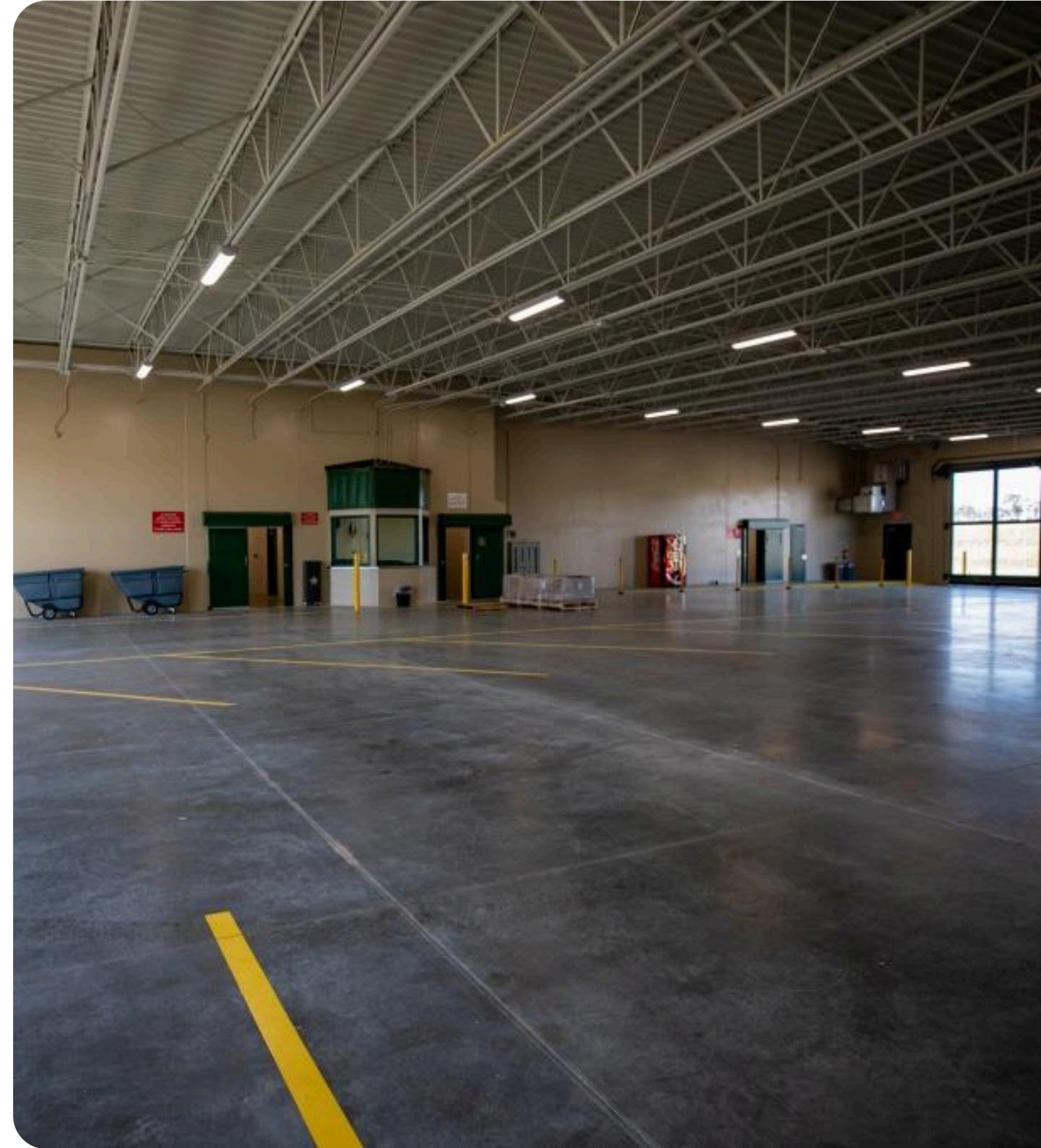
- Law enforcement & warehouse expertise
- Advanced security and safety experience
- Recent successful projects with PCSO & Polk Co.
- 95% of our work is in the public sector
- Unmatched commitment to budget & schedule
- \$1.1+ Billion in CM at Risk
- 1000's of successful projects in Polk County



POLK COUNTY IS OUR HOME!

WHAT IS IT LIKE TO WORK WITH RODDA?

- PCSO/ Polk County's goals are paramount
- Create a team atmosphere
- Proactive, organized, and comprehensive
- Find solutions that have no cost impact
- No “nickel & diming” on small issues
- Hands-on, daily project management by our Owners
- This project will fit perfectly into our workload





ABILITY OF PERSONNEL



THE
LUNZ
GROUP



PRESIDENT/SENIOR PM
Jason Rodda



PRECONSTRUCTION
Jeff Sandman



SPECIAL PROJECT MANAGER
Luke Averitt



SR VP OF CONSTRUCTION
Jodie Rodda



ACCOUNTING TEAM
Lisa Miller Penny Moore



PROJECT COORDINATOR
Sheri Carey



SUPERINTENDENT
Derek Moxley



JASON RODDA

President/ Senior PM

- Project visioning and oversight
- Procurement tracking- long lead items
- Development of schedule
- Create project-specific quality control/ plan
- Team coordination- Lead OAC meetings
- Support for project staff / team leadership
- Early procurement driver
- Permitting acceleration

Experience

- Law Enforcement & Warehouse Expert
- Design Assist
- Constructability Expertise
- Alternate Materials Analysis
- Experience Working with PCSO/ Polk Co.





JODIE RODDA

Sr. VP of Construction/ Subject Matter Expert

- Corporate officer
- Polk County construction expert
- Supervision and sub-management support
- Quality control oversight
- Constructability expertise
- Schedule development & adherence
- Planning & coordination

Experience

- Law Enforcement & Warehouse Expert
- Design Assist
- Constructability Expertise
- Alternate Materials Analysis
- Experience Working with PCSO/ Polk Co.





LUKE AVERITT

Special Project Manager

- Procurement tracking- long lead items
- Development of schedule
- Create project-specific quality control/ plan
- Provide detailed cost estimates
- Material & systems analysis
- Value management
- Scope verification
- Bidding/ GMP development
- Strong conceptual to detail estimation

Experience

- Law Enforcement & Warehouse Expert
- Design Assist
- Constructability Expertise
- Alternate Materials Analysis
- Experience Working with PCSO/ Polk Co.





JEFF SANDMAN

Preconstruction

- Maximize program budget
- Provide detailed cost estimates
- Material & systems analysis
- Value management
- Scope verification
- Bidding / GMP development
- Extensive local sub knowledge
- Strong conceptual to detail estimation
- Trained value analyst

Experience

- Law Enforcement & Warehouse Expert
- Design Assist
- Constructability Expertise
- Alternate Materials Analysis
- Experience Working with PCSO/ Polk Co.





DEREK MOXLEY

Superintendent

- Daily on-site supervision & coordination
- Trade partner management- strong relationships
- Maintain project-specific safety plan
- Develop site logistics
- Schedule development and adherence
- Proactive quality control
- Skilled Polk County construction professional
- Expertise in high-security construction
- Will be free in perfect time for this project!

Experience

- Law Enforcement & Warehouse Expert
- Schedule Adherence
- Safety Focus
- Subcontractor Management





PAST PERFORMANCE

FIRM EXPERIENCE

- 50+ Law enforcement projects
- Secure record and evidence storage
- Secure access / extensive CCTV systems
- Enhanced visual and physical security
- Hurricane-hardened facilities
- Integrated storage technology
- 1,000,000+ SF of conditioned tilt-up construction
- 60+ Monitored cooler/ freezer installations



PAST EXPERIENCE WITH LUNZ GROUP

- PCSO Training Center
- Polk Co. Utilities Operations Building
- Polk Co. Saddle Creek Fire Station
- Polk Co. Cottonwood Fire Station
- Polk Co. Bradley Junction Fire Station
- PCEMS Station- Lime Street
- PCEMS Station- McKeel Academy
- PCEMS Station- Travis Vo-Tech
- Kelly Recreation Center
- Lakeland Regional Cancer Center
- Family Worship Center
- Oates Building
- Polk Co. Government Center
- Federal Building
- Sun N Fun Aviation Hangar
- Sun N Fun Florida Air Museum
- Sun N Fun Aerospace Pavilion
- Polk County Sports Marketing Office
- U.S. Post Office & Distribution Center
- USA Waterski
- Good Shepherd Hospice
- Autobody Resurrection
- Allamanda Office
- Lake Bonny Park
- Twin Lakes
- FSC Edge Hall
- NOBAY
- Herring Office Building
- Washington Renaissance
- Hudson Pump
- FSC Miller Hall
- Club Wildwood
- Lake Mirror Tower
- Crossings at Cape Coral
- Dixieland Mini Mall
- Heritage Business Center
- Tennessee Townhouses
- Lakeland Volunteers in Medicine
- FSC Doctorate of Physical Therapy
- FSC Garden Apartments
- FSC Ingraham Apartments
- FSC Humanities Building
- FSC Barnett Athletic Complex
- Lakeland Volunteers in Medicine
- Explorations V Children's Museum
- Grasslands Medical Wellness Center
- Lake Myrtle Park Soccer Concessions
- FSC Branscomb Auditorium Box Office
- Lakeland Field Services Training Center
- Bonnet Springs Park
- Century Plaza Renovations
- Lake Bonny Park
- Lakeland T & D Safety Training Center
- Tinsley McQueen Offices
- Carter Road Sports Complex





POLK COUNTY SHERIFF'S OFFICE PROCESSING CENTER

Winter Haven, FL

Original Contract Value: \$9,382,116

Final Cost: \$7,649,411

33,308 SF

- Tilt-Up Construction
- PCSO Project
- Law Enforcement Facility
- Record & Evidence Storage
- Hurricane Hardened Facility
- Extensive Security Requirements
- Admin Offices
- Advanced MEP Systems
- Schedule Critical Project



POLK COUNTY SHERIFF'S OFFICE TRAINING CENTER

Bartow, FL

Original Contract Value: \$6,832,695

Final Cost: \$5,609,477

22,729 SF

- PCSO Project
- Law Enforcement Facility
- Project with the Lunz Group
- Extensive Security Requirements
- Admin Offices
- Advanced MEP Systems
- Schedule Critical Project



CORESLAB STRUCTURES

Leesburg, FL

Original Contract Value: \$35,000,000

Final Cost: \$35,000,000

100,000 SF

- Tilt-Up Construction
- Large-scale Warehouse
- Hurricane Hardened Facility
- Admin Offices
- Advanced MEP Systems
- Schedule Critical Project



POLK COUNTY UTILITIES OPERATIONS OFFICE

Bartow, FL

Original Contract Value: \$5,050,137

Final Cost: \$3,822,432

41,400 SF

- Large-scale Warehouse
- Extensive Security Requirements
- Project with The Lunz Group
- Admin Offices
- Advanced MEP Systems
- Schedule Critical Project



ADVENT FIELD HOUSE AT CHAIN OF LAKES PARK

Winter Haven, FL

Original Contract Value: \$25,000,000

Final Cost: \$18,500,000

150,000 SF

- Tilt-Up Construction
- Admin Offices
- Advanced MEP Systems
- Schedule Critical Project
- Local Subcontractors
- Government Project
- Polk County Project



POLK COUNTY SHERIFF'S OFFICE CENTRAL COUNTY JAIL ANNEX RENOVATIONS

Bartow, FL

Original Contract Value: \$2,775,000

Final Cost: \$2,775,000

22,542 SF

- Law Enforcement Project
- Project with PCSO
- Advanced Technology
- Integrated Security
- Advanced MEP Systems
- Schedule Critical Project
- Immediately adjacent to project site

ADDITIONAL PUBLIC SAFETY EXPERIENCE

Polk County Sheriff's East Region Command Center
Polk County Sheriff's Evidence Storage Facility
Polk County Sheriff's Frostproof Substation
Polk County Sheriff's Hangar
Polk County Sheriff's East Region Command Center
Polk County Sheriff's Helicopter Hangar
Polk County Sheriff's Work Camp
Polk County Bradley Junction Fire Station
Polk County Juvenile Detention Facility
Polk County Lime Street EMS Station
Polk County McKeel Academy EMS Station
Polk County Polk City Fire and EMS Station
Polk County Travis Technical Center EMS Station
Plant City Fire Control Station and Office Facility
Plant City Fire Substation





WILLINGNESS TO MEET TIME & BUDGET REQUIREMENTS

APPROACH TO PROJECT



PRECONSTRUCTION

- Understanding the scope
- Constructability reviews
- Preparing detailed bid packages
- Extensive sub participation
- Design option analysis
- Verification of existing conditions

CONSTRUCTION

- Subcontractor procurement
- Schedule of values
- Owner direct purchase
- Managing general requirements
- Change management
- Risk management

RODDA ALWAYS MEETS SCHEDULE & BUDGET REQUIREMENTS



PRECONSTRUCTION

Detailed analysis:

- First costs/ maintenance/ life cycle
- Constructability
- Ownership cost

Our preconstruction benefits

- Eliminate waste
- Reduce risk
- Maximize value
- Ensure long-term durability



CONSTRUCTABILITY REVIEW & BUDGET MANAGEMENT

- Provide detailed info to aid in decisions
 - Structure
 - Exterior envelope
 - Roofing
 - Finishes
 - MEP systems
- Advanced environmental monitoring solutions
- Minimize roof penetrations
- Focus on correct flashing details
- HVAC controls that meet intent- but easy to operate
- Durable and easy to clean finish options



COMPREHENSIVE DESIGN & CONSTRUCTION ANALYSIS

ON-BUDGET, AND ON-SCHEDULE

- Early & on-going, disciplined approach
- Engage local, qualified subcontractors early
- Meticulous estimates done in-house
- Estimates reconciled on detailed level at each stage
- Changes are identified and tracked since last estimate
- Continual constructability review of documents



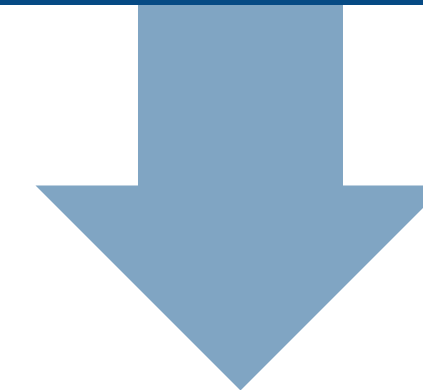
SCHEDULING, COST, AND QUALITY CONTROL

PROVEN MWBE APPROACH

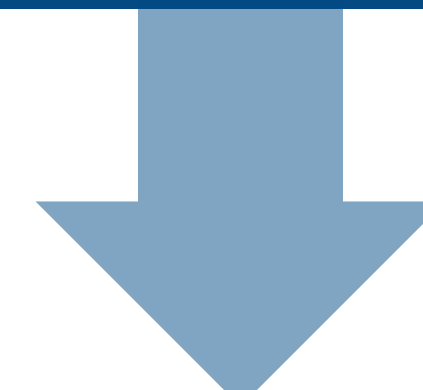
36+ Years of Relationships

- Develop bid package strategy
- 2nd-tier subs and suppliers
- Maximize outreach and one-on-one meetings
- Introduce matchmaking and partnerships
- Planning for success/ financial management
- Active involvement during construction

**PROVEN MWBE
SUCCESS
(5 RECENTLY
COMPLETED PROJECTS)**



**AVG. PARTICIPATION
20.62%**



**TOTAL DOLLARS
AWARDED:
\$40,169,111.00**

GMP COMPILATION

- Most thorough scope reviews in the industry
- Committed to an open and fair bidding process
- Actively pursue qualified local subcontractors
- Minimum 3 bids for every trade
- We understand Polk Co.'s Procurement requirements
- Proposals openly reviewed to determine best value



OWNER DIRECT PURCHASE SAVINGS

- Rodda Construction Managed Process
 - Identify during bid
 - Submittal approval
 - Request purchase orders
 - Verify accuracy
 - Submit invoices
- 100% Sales Tax Savings returned to Owner

\$15+
million
returned in sales
tax savings to our
Owners

WE DO ALL THE WORK, YOU REALIZE ALL THE SAVINGS

HOW WE SCHEDULE

DETAILED MASTER PROJECT SCHEDULE

Accuracy

- Adherence to critical milestones
- Flexible for short-term changes
- Commitment to long-term conformity

Execution

- Weekly updates with sub input
- 3 Week look-aheads
- Team review at weekly OAC meetings

OUR TOOLS	PURPOSE	FREQUENCY
Milestone Schedule	Executive Level	Monthly
Overall Project Schedule	Planning	Daily
Critical Path Schedule	Target Goals	Weekly
3-month Look Ahead	Major Material Deliveries	Weekly
2-week Look Ahead	Subcontractor Coordination	Weekly

COLLABORATION | TRANSPARENCY | ACCOUNTABILITY

SCHEDULING

Market Trend- Long Fabrication Lead Items

12 weeks

- metal panels
- millwork
- roofing

20 weeks

- metal decking
- structural steel

30 weeks

- curtain wall systems
- doors & hardware

40+ weeks

- electrical gear
- major HVAC equipment
- generators

EXPERIENCE & RELATIONSHIPS TO EXPEDITE SCHEDULE

SCHEDULING OPPORTUNITIES

- We will start immediately!
- Accelerated schedule with this type of construction
- Utilize subs we know can handle fast-track projects
- 7-day work week for key subs
- Time requested inspections
- Pre-order long-lead items



CENTRAL FLORIDA AEROSPACE ACADEMY

Project completion only 9 months from concept to opening:

- Pre-purchased materials
- Expedited submittal reviews
- Involved key subcontractors
- Walked permitting through with agencies
- Worked 7 days per week
- Concurrent work with subcontractors
- Incorporation of pre-assembled materials and systems
- Implementation of most efficient workflow possible



QUALITY RESULTS IN doing the job right the first time

- Project specific quality control plan
- “Zero rework” mentality
- Quality control inspections by Jodie Rodda
- Constructability reviews
- Mock-ups / pre-installation meetings
- Weekly walk-thrus with The Lunz Group
- Coordination meetings with end-user groups

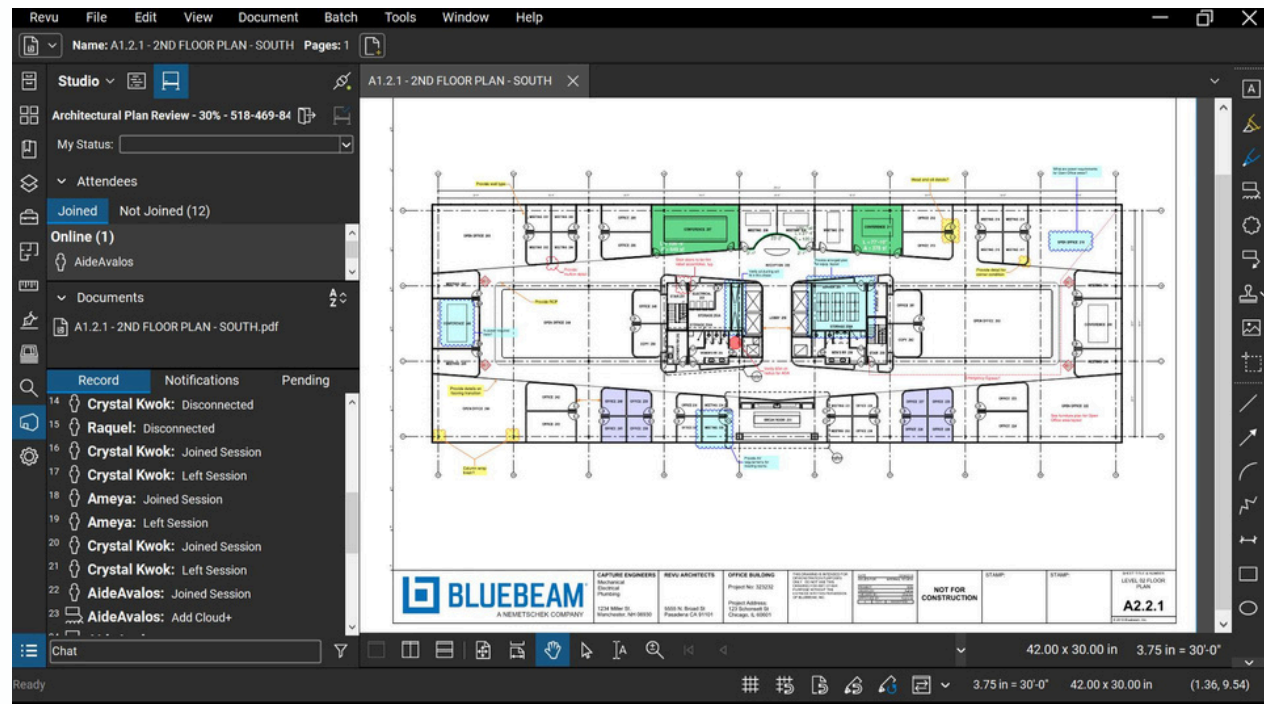
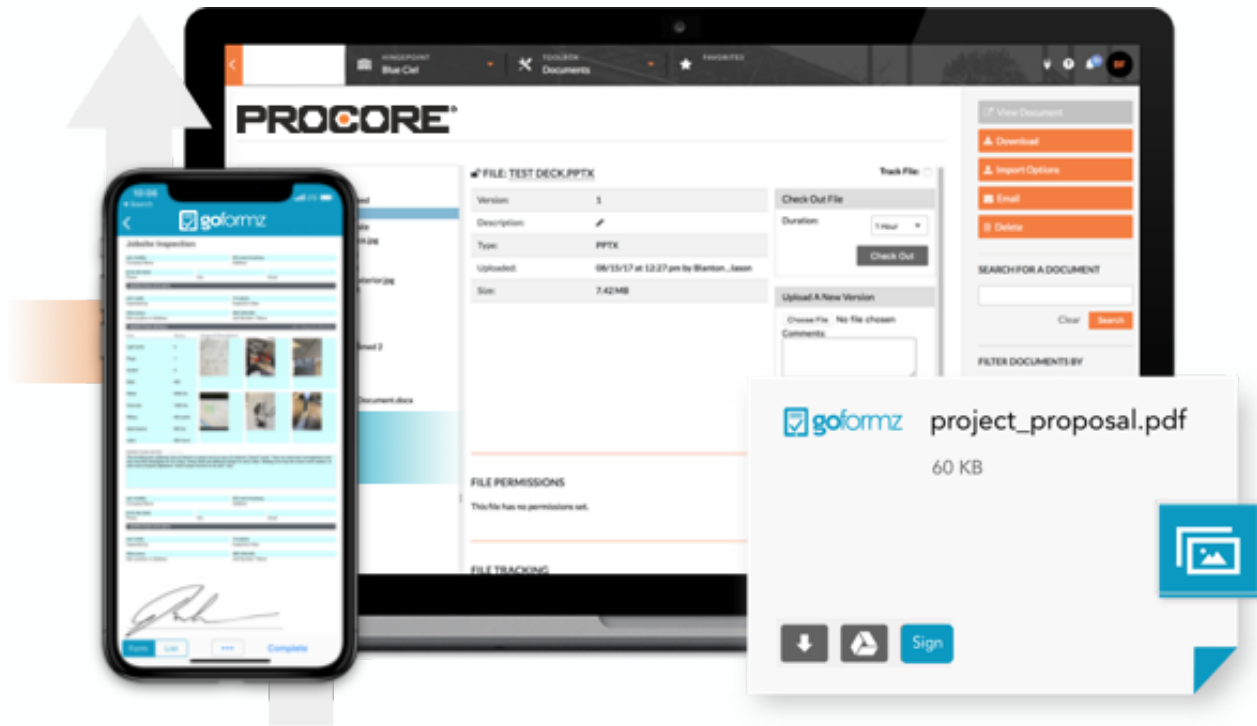


ALL STAFF IN LAKELAND FOR ANY POST-OCCUPANCY NEEDS

INTEGRATED PROJECT MANAGEMENT

Procore Cloud-Based Project Management System

- Instantly connecting the jobsite, Rodda office, design team, and Owner
- On-site computers, mobile devices & tablets
- Full BIM capabilities
- Real-time collaboration
- Access by all parties
- Integrated pre-construction
- Immediate decision-making information



ACQUIRED KNOWLEDGE = PROVEN RESULTS



FSC ADMISSIONS BUILDING
AHEAD OF SCHEDULE
(\$1,009,748.00)
UNDER BUDGET



FSC COMPUTER SCIENCE
AHEAD OF SCHEDULE
(\$799,530.00)
UNDER BUDGET



BELLA CITTA ELEMENTARY
AHEAD OF SCHEDULE
(\$5,920,046.89)
UNDER BUDGET



DAVENPORT ELEMENTARY
AHEAD OF SCHEDULE
(\$6,588,330.65)
UNDER BUDGET



WILLOW OAK ELEMENTARY
AHEAD OF SCHEDULE
(\$3,361,636.55)
UNDER BUDGET



MULBERRY HIGH SCHOOL
AHEAD OF SCHEDULE
(\$10,608,136.00)
UNDER BUDGET



BARTOW HS PHASE 1
AHEAD OF SCHEDULE
(\$4,338,309.09)
UNDER BUDGET



WINTER HAVEN FIELDHOUSE
AHEAD OF SCHEDULE
(\$5,750,853.00)
UNDER BUDGET



DISCOVERY HIGH SCHOOL
AHEAD OF SCHEDULE
(\$3,915,700.70)
UNDER BUDGET



FSC ROBERTS ACADEMY
AHEAD OF SCHEDULE
(\$1,150,112.00)
UNDER BUDGET

UNMATCHED BUDGET & SCHEDULE SUCCESS



BUDGET & SCHEDULE COMMITMENT

Elementary 21-C	\$47,305,561
Other Builder	17-month duration

Elementary 21-B	\$27,783,953
Rodda Construction	11-month duration

Cost Differential of (\$19,521,608)
(6- months sooner)

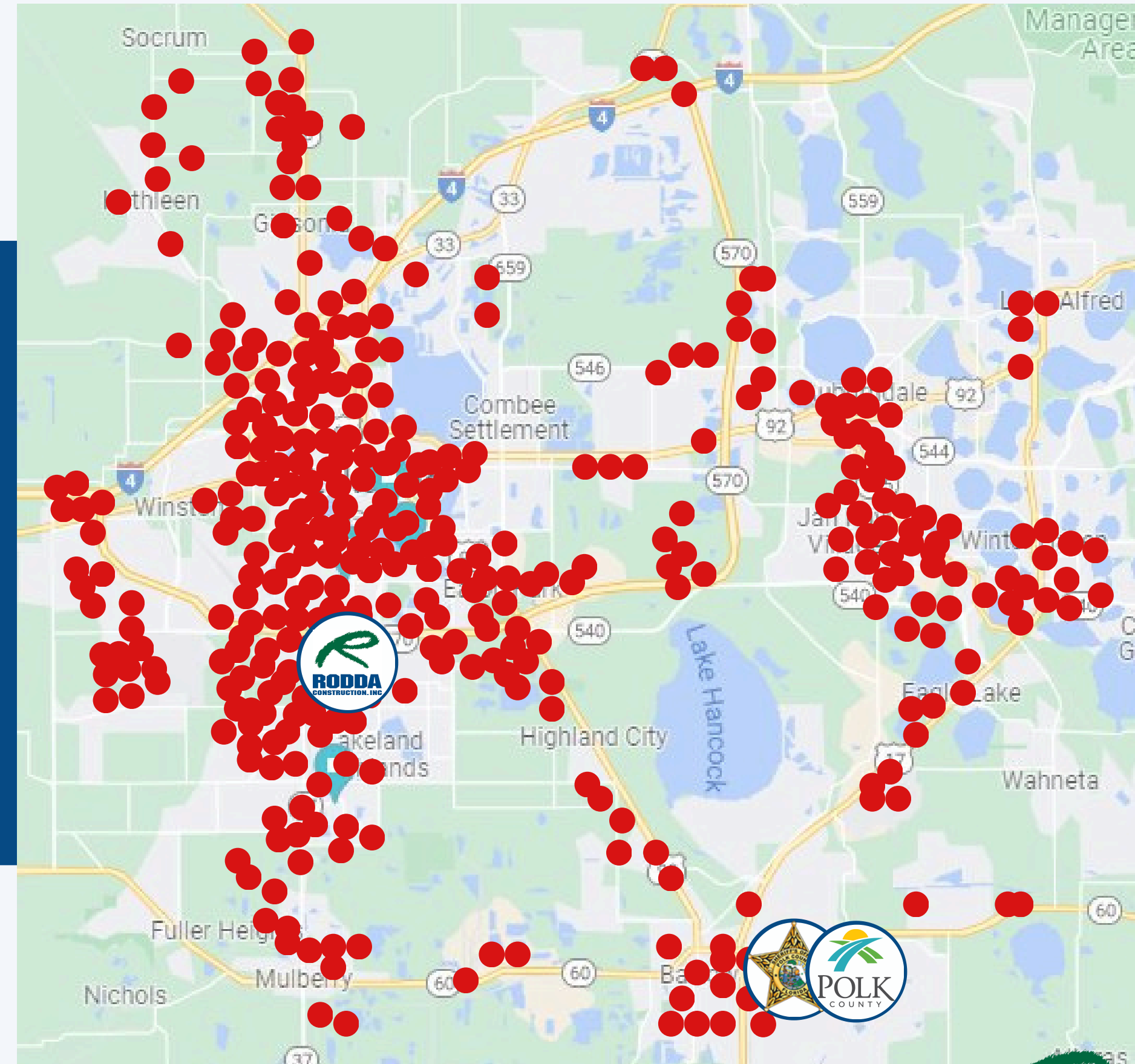


LOCATION

UNMATCHED LOCAL KNOWLEDGE

- Largest contractor in Polk County
- Database of 500+ prequalified local subs
 - Maximizes total number of bidders
 - Control of sub's workflow
- All work currently in Polk County
- Completed 1,000's of projects in Polk Co.
- Only office is in Lakeland

85% LOCAL PARTICIPATION RATE





KNOWLEDGE OF LOCAL CONDITIONS

- No interruptions to adjacent activities
- Controlled check-in and single point of entry
- Pre-planning heavy lifts
- Use of proper signage
- Project-specific safety plan
- Daily communication with key staff
- Coordinate deliveries around heavy traffic times
- Understanding of PCSO security protocols
- Extensive relationships with PCSO, IT, & County staff

RODDA HAS WORKED ON THIS SITE BEFORE!



RECENT, CURRENT, & PROJECTED WORKLOAD

MAKING POLK COUNTY THE PRIORITY

- All Rodda projects located in Polk County
- Most projects are finishing now
- Jason, Jodie, & Jeff are ready to start pre-construction today!
- Derek's current project is nearly completed.

He will be available perfectly in time!

- All staff will be free to give these projects our full attention!





SUMMARY

BENEFITS OF RODDA CONSTRUCTION

Expertise in all types of Law Enforcement & Warehouse Projects

Lessons learned = Better results

Proven Low-Cost, High-Quality Builder

Saving money, every time

Model MWBE Program

Mentoring & assisting Polk County's MWBE firms to grow

Always Deliver Projects to Polk Co. Early

All work completed on-time!

Polk County Owned & Managed

Committed to the community, and right down the street

Successful Recent CM Experience with Polk Co.

Know-how and relationships for a successful project

Unmatched Experience with Public Entities

Focus on local public sector CM at risk projects

