



WHITEHEAD CONSTRUCTION

Building Florida Since 1954

WHITEHEAD CONSTRUCTION

We put our client's needs first.

Integrity with a focus on developing
and maintaining
long-term relationships –

We work here, we live here, and we will be
here after the job is complete.

AGENDA

CMAR TEAM

LOCAL HISTORY

EXPERIENCE

PROJECT APPROACH

CONSTRUCTION ADMINISTRATION



SMITH LANE JOINT USE FIRE RESCUE STATION

AGENDA

CMAR TEAM





VP of PRE-CONSTRUCTION
SERVICES

CHRIS SZUCS



PRESIDENT

RYAN WHITEHEAD
CBC



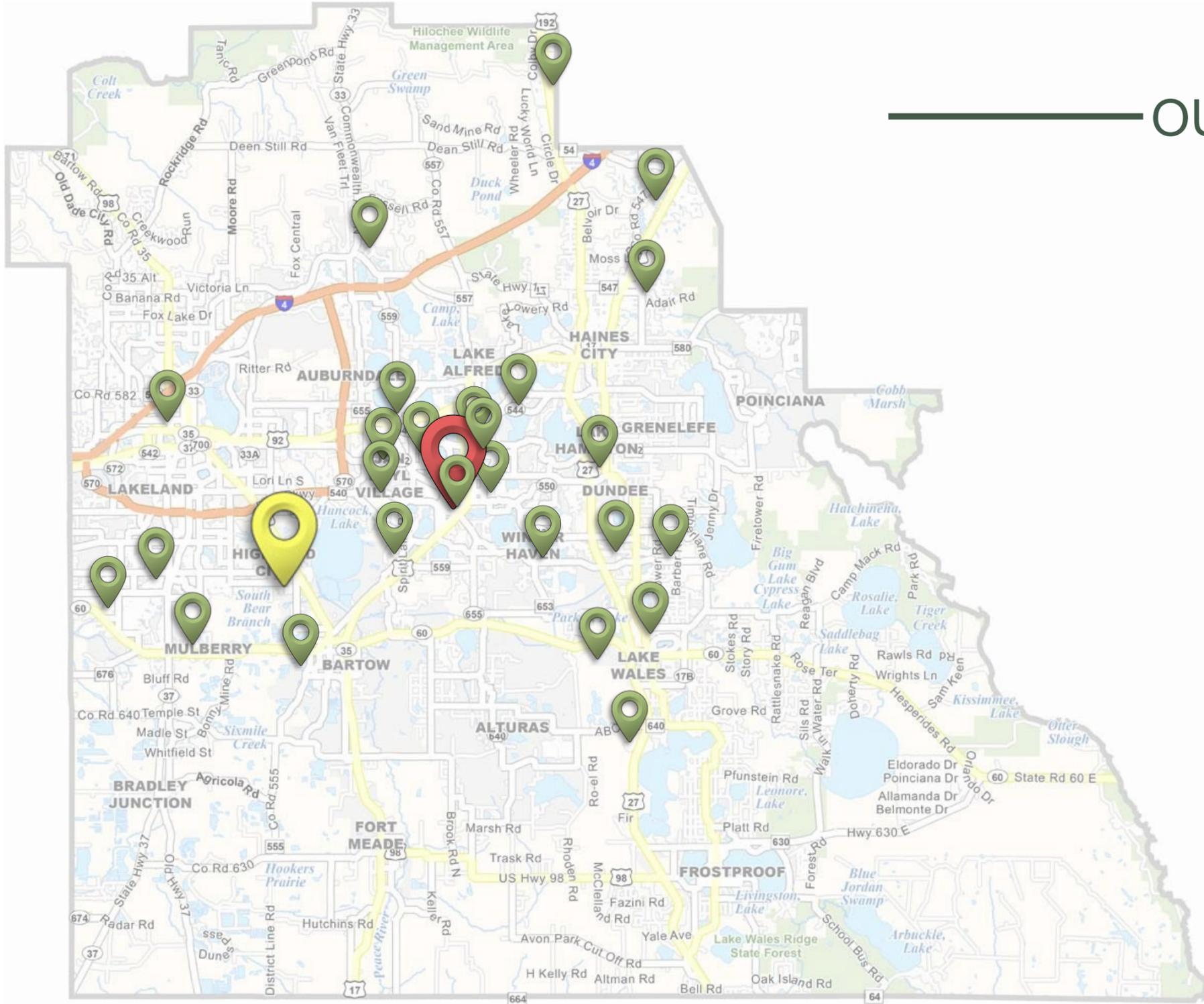
PROJECT MANAGER

CALEB BROSEY



VP of CONSTRUCTION
OPERATIONS

WAYNE MULLEN
CGC

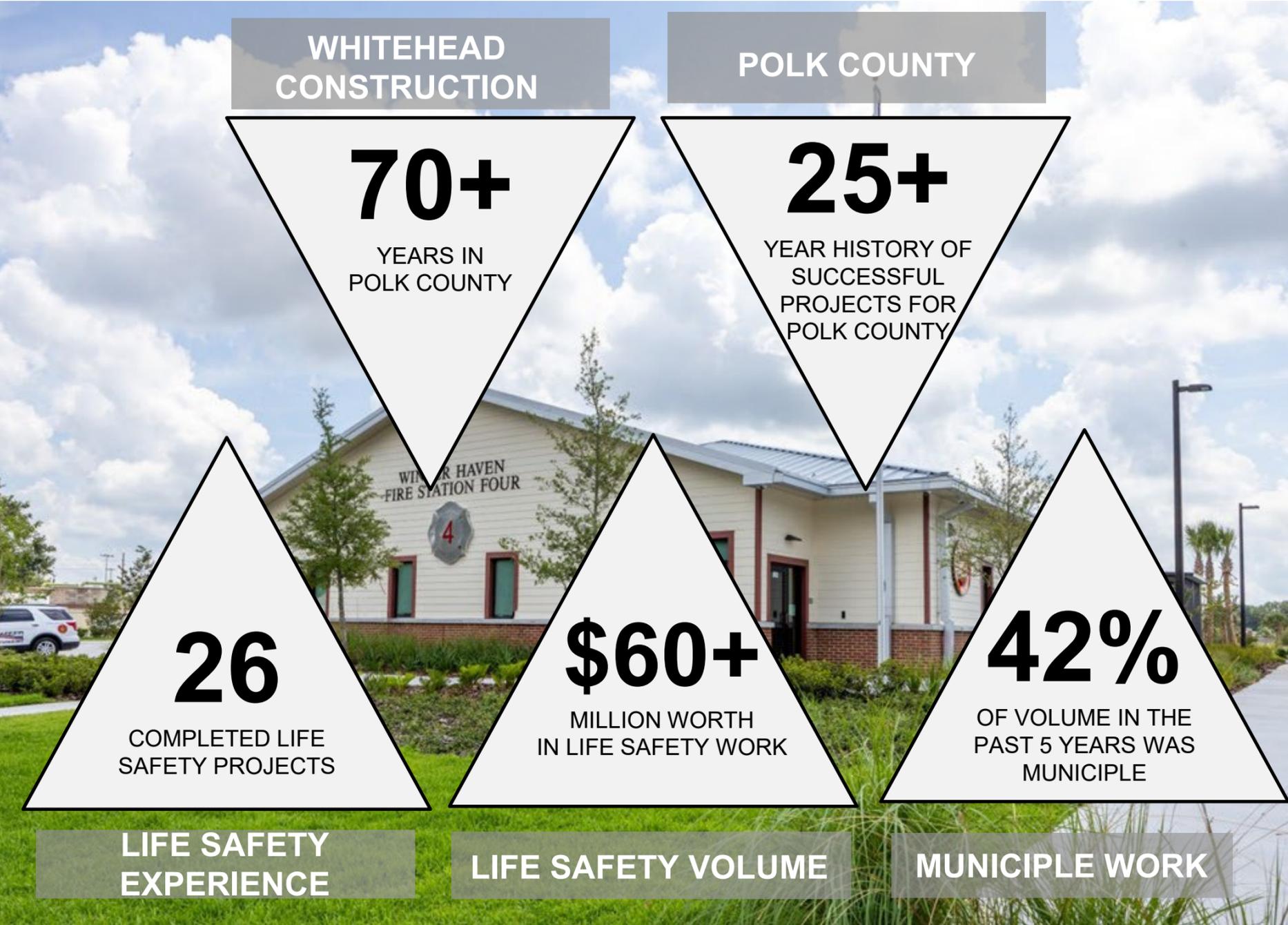


OUR LOCATION TO THE PROJECT

-  HOME OFFICE LOCATED IN WINTER HAVEN – HEART OF POLK COUNTY
-  IN OPERATION IN POLK COUNTY FOR OVER 70YRS
-  LARGE DATABASE OF LOCAL SUBCONTRACTORS
-  COMPLETED LIFE SAFETY PROJECTS
-  SITE LOCATION

TEAM OVERVIEW

OUR EXPERIENCED TEAM IS READY AND EAGER FOR THE OPPORTUNITY TO BE A PART OF POLK COUNTY'S SMITH LANE JOINT USE FIRE RESCUE STATION PROJECT



CMAR TEAM

SMITH LANE JOINT USE FIRE RESCUE STATION

PROJECT EXPERIENCE



CMAR TEAM

SMITH LANE JOINT USE FIRE RESCUE STATION

RECENT PROJECTS



- City of Bartow Sports Courts
- Polk County Masterpiece Rd Fire Rescue Station
- Polk County EOC Warehouse
- Polk County Willow Oak Fire Station Renovations
- City of Winter Haven Fire Station #4
- City of Winter Haven Lake Conine Park
- City of Winter Haven Willowbrook Golf Course Improvements
- Millenium Physicians Group Winter Haven
- Boys & Girls Club of Polk County

CURRENT PROJECTS



- Polk County Fire Rescue Training Facility
- City of Lake Wales Fire Station Expansion
- City of Winter Haven Construction Services
- City of Winter Haven Fire Station #5
- City of Winter Haven So Lake Howard Park
- City of Winter Haven Motorpool Road
- Peterson Industries 28K SF Expansion
- Lake Mattie Clubhouse & Pool
- Misc Renovations for Legoland
- First Christian Church Youth Center

PROJECTED WORKLOAD



- City of Winter Haven Annex / Building Department
- City of Winter Haven Diamondplex Renovations
- Polk County Cypress Gardens Fire Station 18 Remodel
- New 43,000sf Car Dealership
- New 292 Space Parking Garage
- Atlantic Payroll Office Renovations
- Lake Alfred Pharmacy

CITY OF WINTER HAVEN ANNEX EXPANSION

PROJECT APPROACH

CMAR SMITH LANE JOINT USE FIRE RESCUE STATION

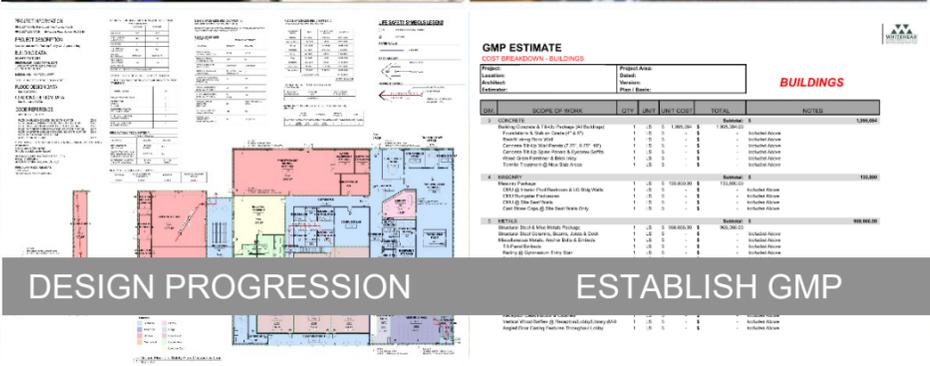
PRE-CONSTRUCTION



COLLABORATE



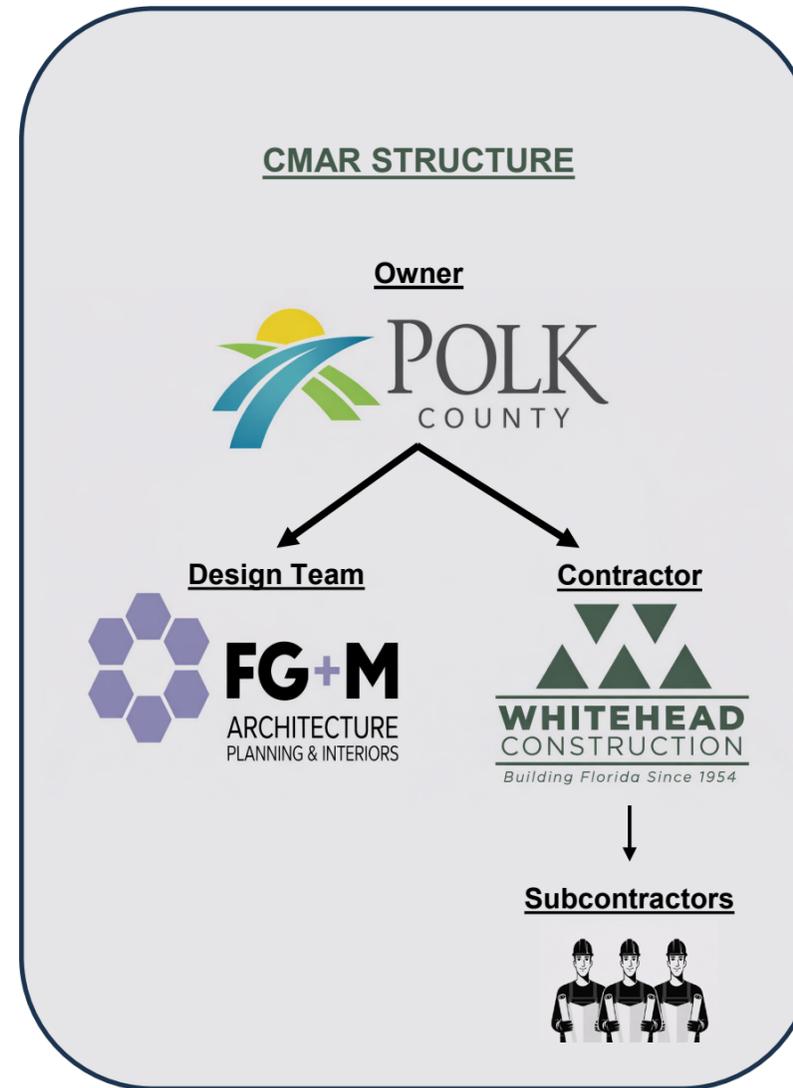
INVESTIGATE



DESIGN PROGRESSION

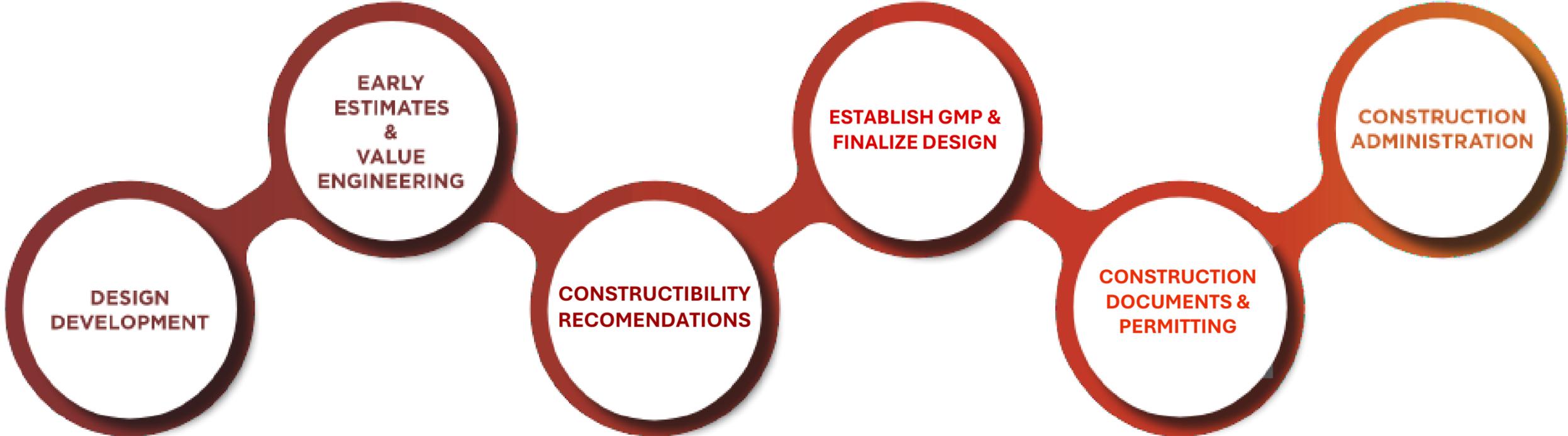
ESTABLISH GMP

NO.	SCOPE OF WORK	QTY	UNIT	UNIT PRICE	TOTAL	NO.	NO.
BUILDINGS							
1	CONCRETE					1	1,000,000
2	ROOFING & Siding (incl. gutters)					2	100,000
3	MECHANICAL					3	500,000
4	ELECTRICAL					4	200,000
5	PAINTING					5	100,000
6	LANDSCAPING					6	50,000
7	IT/AV					7	50,000
8	CONTINGENCY					8	100,000
TOTAL							2,100,000



PROJECT APPROACH

CMAR SMITH LANE JOINT USE FIRE RESCUE STATION



- Project Analysis
- Evaluate Building Systems
- Analyze Construction Techniques



- Value Engineering
- Optimize Budget
- Detailed Estimates at Every Stage of Design

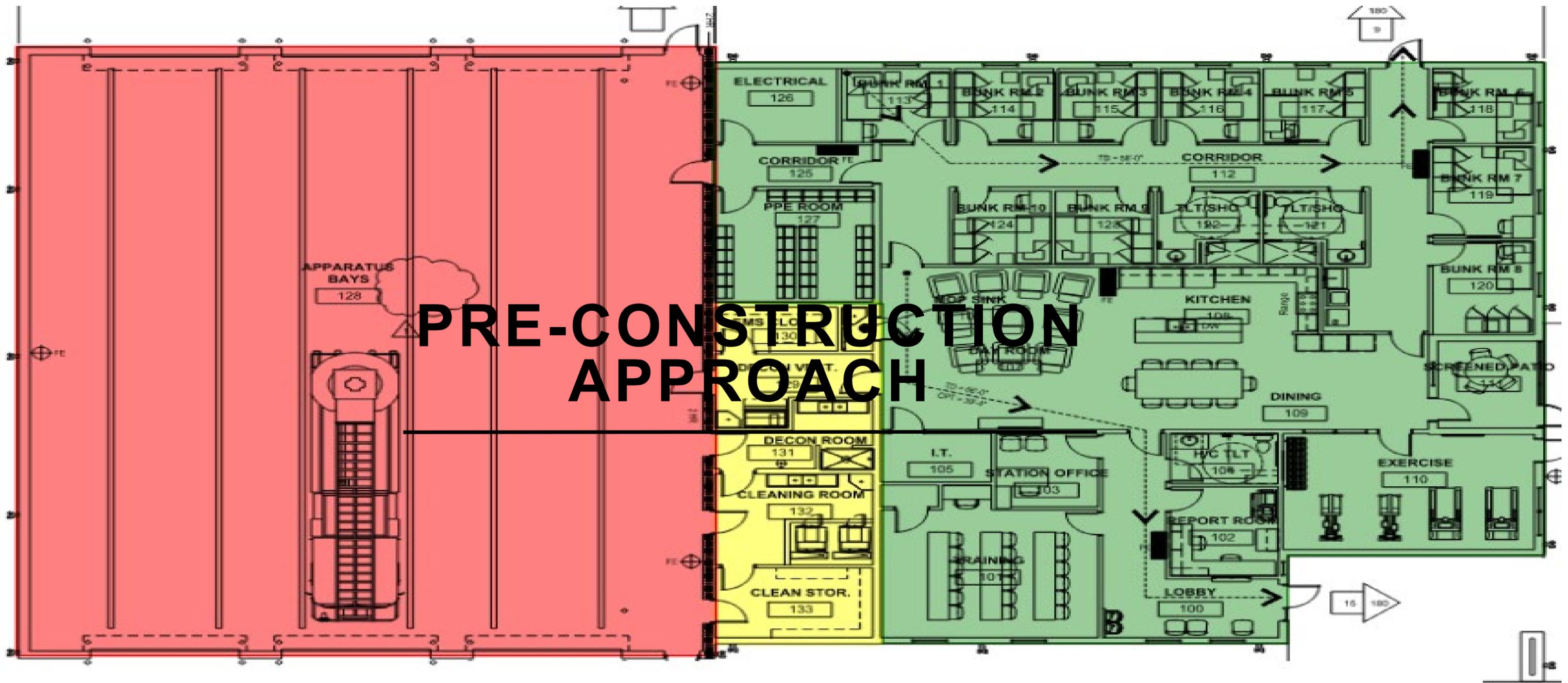


**“NO SURPRISES”
GMP**

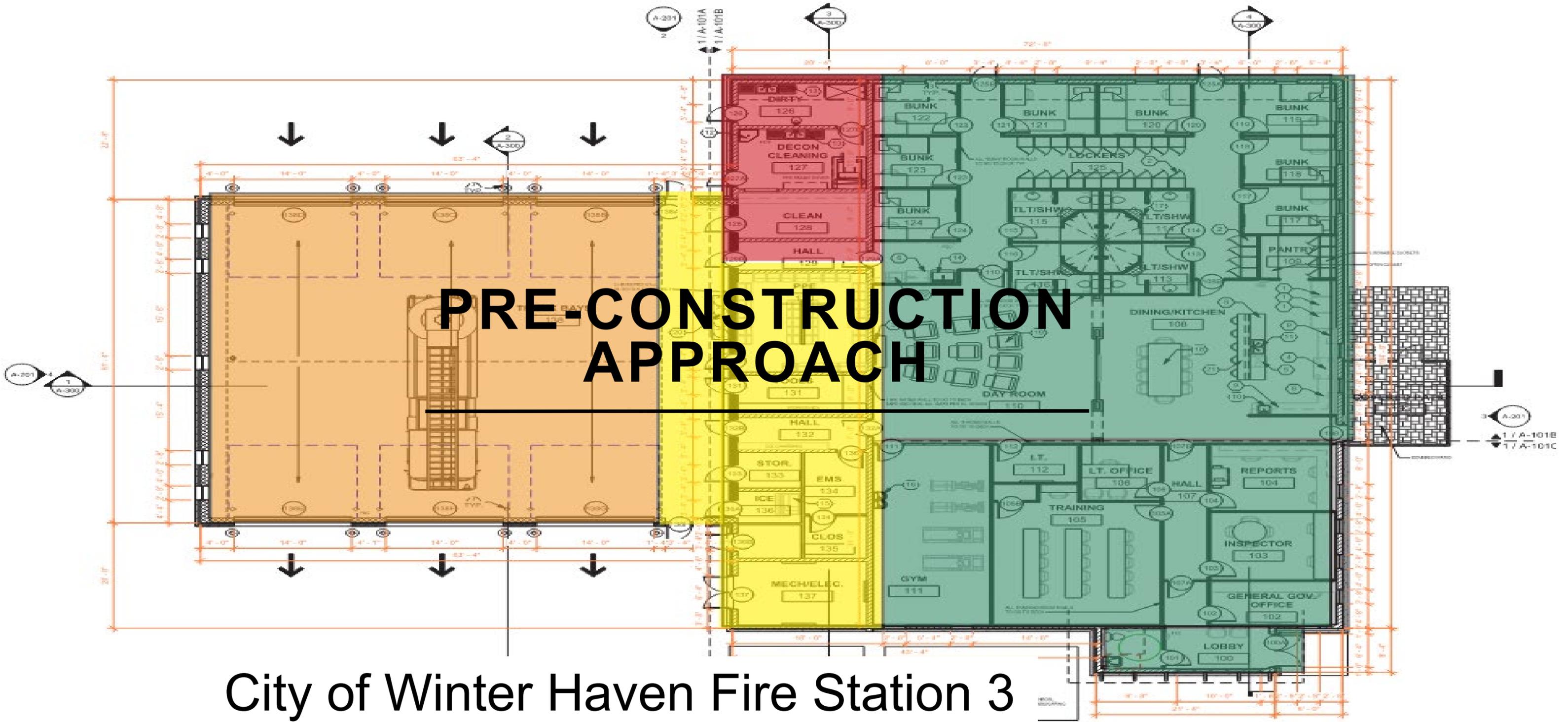


SMITH LANE JOINT USE FIRE RESCUE STATION

PROJECT APPROACH



Masterpiece Road Fire Rescue Station



City of Winter Haven Fire Station 3

HOT ZONE
HIGH HAZARD

- Vehicle Exhaust
- Fire Scene Items
- Cascade Compressor



TRANSITION ZONE
MODERATE HAZARD

- Extractors
- Decontamination Shower
- Clean Room Storage



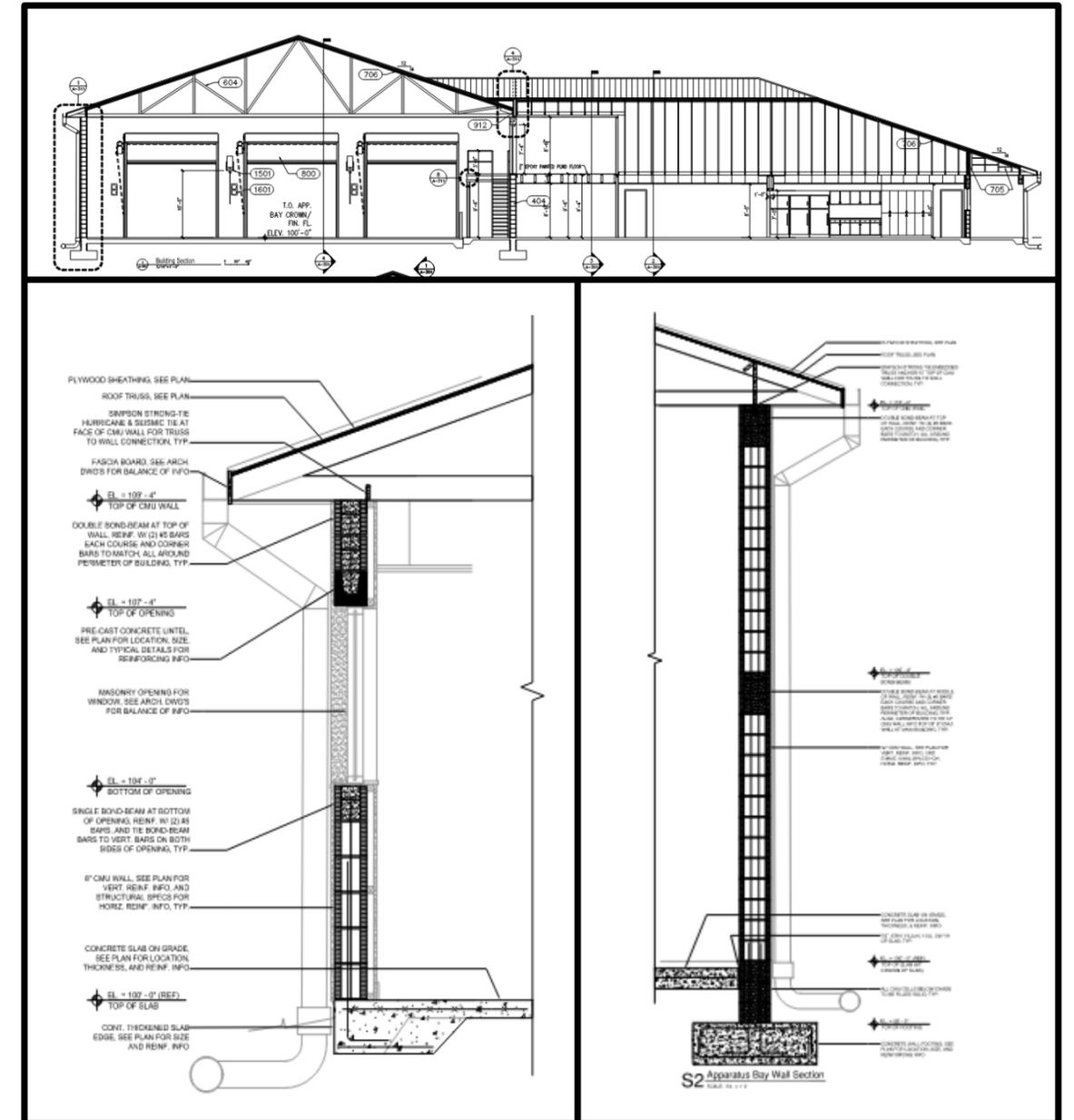
COLD ZONE
LOW HAZARD

- PPE
- Bunk Rooms
- Kitchen
- Fitness



Constructability Review & Value Engineering

- Fire Station Accessibility
- Hardening – (Roof, Walls, Windows)
- Ventilation
- Generator Sizing
- Extractor & SCBA rough-in requirements
- Overhead Doors
- Hard Ceiling at Decon Rooms
- Metal Ceilings in Apparatus Bay
- Flooring Types (Polished Concrete, Stonhard, LVT)



Pre-Construction Services

- Subcontractor Pre-Qualification
- Coordinate Pre-Bid Meetings
- Competitive Subcontractor bidding
- Phased pricing throughout design
- Open Book Approach – Fixed Cost GMP



GMP ESTIMATE

COST BREAKDOWN - BUILDINGS

Project:	Project Area:
Location:	Dated:
Architect:	Version:
Estimator:	Plan / Book:

QTY	SCOPE OF WORK	UNIT	UNIT COST	TOTAL	NOTES	
3 CONCRETE					Subtotal: \$	1,894,384.00
1	Building Concrete & T&G Package (All Forming)	LS	1,894,384.00	1,894,384.00		
1	Foundations & Slabs on Grade (4" & 8")	LS	-	-	Included Above	
1	Block along Floor Wall	LS	-	-	Included Above	
1	Concrete Block (20' x 20' Blocks) (7.5" x 10" 10")	LS	-	-	Included Above	
1	Concrete Block (8' x 8' Square Panels & Eyebrow Girders)	LS	-	-	Included Above	
1	Block Grid Panels & Block Mats	LS	-	-	Included Above	
1	Formal Treatment @ New Sub Areas	LS	-	-	Included Above	
4 MASONRY					Subtotal: \$	103,890.00
1	Masonry Package	LS	103,890.00	103,890.00		
1	CMU @ Interior Pool Restroom & LG Rest Walls	LS	-	-	Included Above	
1	CMU Dumpster Restroom	LS	-	-	Included Above	
1	CMU @ Tile Rest Walls	LS	-	-	Included Above	
1	Cast Stone Caps @ Tile Rest Walls Only	LS	-	-	Included Above	
5 METALS					Subtotal: \$	968,580.00
1	Structure Steel & Iron Metal Package	LS	968,580.00	968,580.00		
1	Structure Steel Columns, Beams, Joists & Deck	LS	-	-	Included Above	
1	Nonstructural Metals - Anchor Bolts & Embeds	LS	-	-	Included Above	
1	T&G Panel Embeds	LS	-	-	Included Above	
1	Rebar @ Compression Entry Wall	LS	-	-	Included Above	
1	Rebar & Mechanical Embeds	LS	-	-	Included Above	
1	Reinforcing Bars	LS	-	-	Included Above	
1	Rebar @ Dumpster & Entry Support	LS	-	-	Included Above	
1	Aluminum Extrusion Columns	LS	-	-	See Summary of Costs	
6 CARPENTRY & MILLWORK					Subtotal: \$	323,891.00
1	Rough Carpentry, Siding & Blending	LS	323,891.00	323,891.00		
1	Millwork & Casework Package	LS	-	-	Included Above	
1	All Base Cabinets, Upper Cabinets & Countertops	LS	-	-	Included Above	
1	Reception Desk/Partition & Columns	LS	-	-	Included Above	
1	Vertical Wood Panels @ Reception Lobby/Entry Area	LS	-	-	Included Above	
1	Angled Door Casing Features Throughout Lobby	LS	-	-	Included Above	



PROJECT APPROACH

SMITH LANE JOINT USE FIRE RESCUE STATION

- New 20,000 SQFT joint-use fire rescue station on 4 Acre Site: 2421 Smith Lane Bartow, Florida
- Spessard Holland Elementary
Traffic along E.F. Griffin Road & Smith Lane
Drop off 7:15-8:00 & pick-up 2:45-3:15
- Large buffer between site & neighboring homes
- Soil Conditions
- Madrid onsite doing borings for Geotech report
- FWC – Prime Gopher Tortoise habitat
- Utility Coordination – Utilities all Nearby
Power & water along west side of Griffin Rd
Gas & fiber along east side of Griffin Rd
Sanitary lift station just west of site
- Existing Apron to Lakeland Regional property just east of site.



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CONSTRUCTION ADMINISTRATION



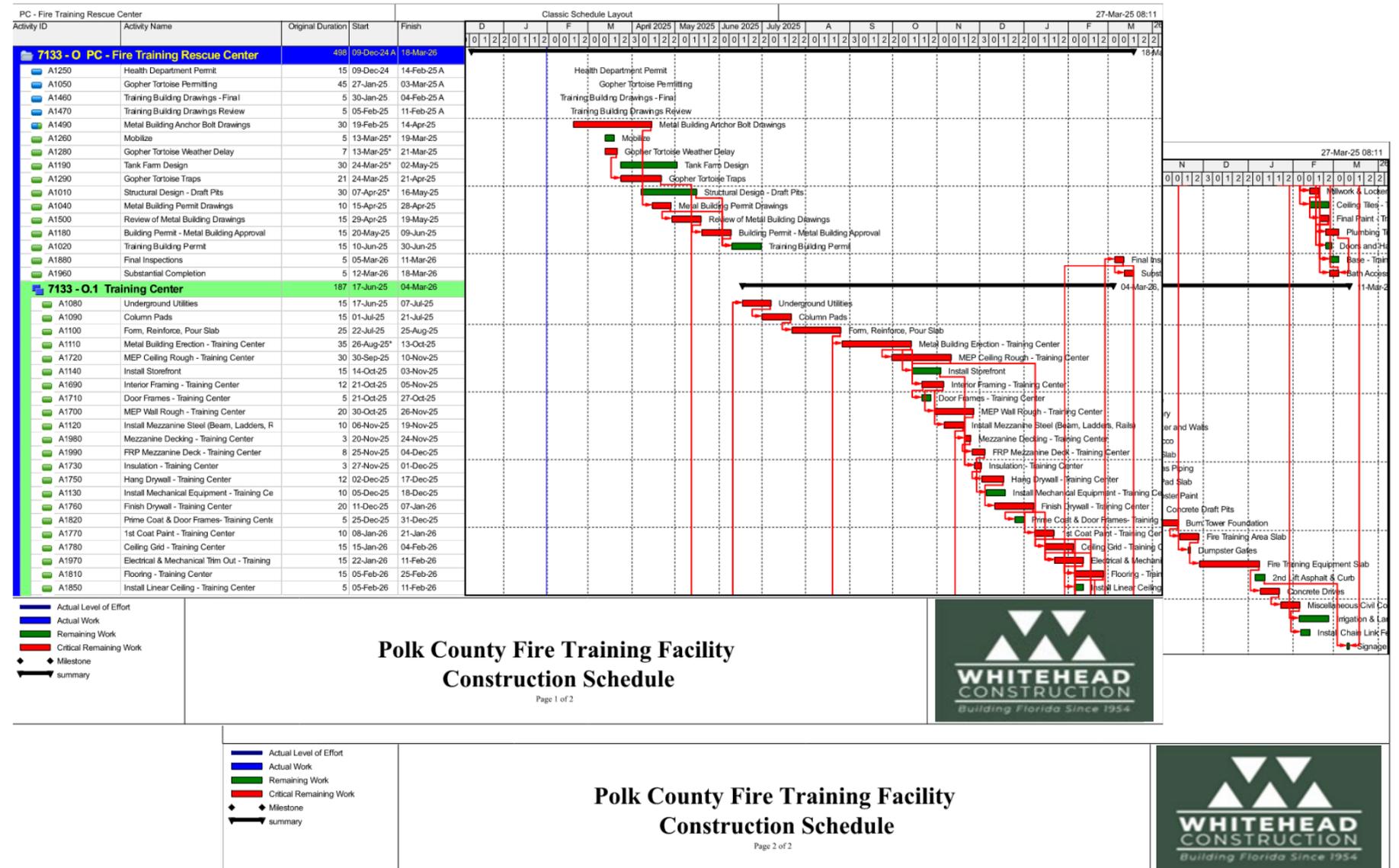
CONSTRUCTION **ADMIN**

SMITH LANE JOINT USE FIRE RESCUE STATION

CONSTRUCTION ADMINISTRATION

PROJECT SCHEDULING

- Primavera P6 Scheduling Software
- Developed Early by In-house On-site Team
- Subcontractor Input
- Updated Weekly
- Lookahead Schedules
- Includes Pre-construction through Project Closeout
- Procurement & Material Expediting Schedules



SMITH LANE JOINT USE FIRE RESCUE STATION

SCHEDULING

CONSTRUCTION ADMINISTRATION

DOCUMENT CONTROL

- Procore Project Management Software
- Submittals
- RFIs
- Current Drawing Log
- Meeting Minutes
- Punch Lists
- Daily Logs & Photos

Whitehead Construction

Printed on Fri Jul 11, 2025 at 07:13 am EDT

Job #: 6508 COWH FIRE STATION #4
1334 Fairfax Street NE
Winter Haven, Florida 33881
8632936473

All Submittals

Spec Section	#	Rev.
334000 - Drainage Structures	334000-1	0
333213 - Packaged Lift Station	333213-1	1
333213 - Packaged Lift Station	333213-1	0
330000 - Utilities	330000-1	1
330000 - Utilities	330000-1	0
283100 - Fire Alarm	283100-1	0
265000 - Lighting	265000-1	0
264123 - Lighting Protection	264123-1	0
263200 - Generator	263200-1	0
261300 - Switchgear	261300-1	0
260513 - Cord Reels	260513-1	0
237000 - HVAC	237000-1	1

RFI LOG

#	Subject
23	Cascade Rm
22	Knox Box
21	Flagpole Location
20	Heavy Duty Concrete Pav
19	Power for Exterior Signag
18	Dryer Vent at Laundry Ar
17	Generator Pad Structural
16	Roof Drains
15	Sanmy Pipe Hanger
14	Partitions & Bunk Rooms
13	Pinned Insulation
12	Mounting Height of LLLS Storage/Maintenance Bu
11	Floor Box
10	Fire Line Size
9	Water Line Tap
8	Fire Line Size
7	Coverage Over Water & S
6	Ceiling Height at Gym
5	Discontinued Fire Alarm C

Current Drawings

Drawing No.	Category
A-CVR	Cover
G-001	Life
G-002	Gen
G-003	Inter
S-001	GEN
S-101	FOUR
S-102	FOUR
S-103	FOUR
S-104	FOUR
S-105	MEZ
S-106	STAG
S-201	STRU
S-301	MEZ
S-302	COL
S-303	STRU
S-304	STRU
A-101	Trar
A-101A	Mezz
A-102	Enla
A-111	App
A-112	Over
A-120	Over
A-201	Exte
A-301	Trar
A-302	Trar
A-311	App
A-312	Trar
A-313	Det
A-401	Enla
A-402	Inter
A-403	Asse

Subcontractor Coordination Minutes: Meeting #27

Meeting Date: Nov 14, 2024 Meeting Time: 08:30 am - 09:00 am Eastern Time (US & Canada)

Meeting Location: Jobsite

Overview

Notes

Attachments

Scheduled Attendees

Name	Company
Shane Birthisel	Whitehead Construction
James Flemming	Whitehead Construction
Wayne Mullen	Whitehead Construction
Ed Register	Whitehead Construction

All Punch List Items

#	Title	Type	Assignee	Company	Status	Assignee	Company	Priority	Due Date	Location	Trade	Reference	Priority
1	Paint curb in APP Bay	Paint	Ricky Wilson	RICK WILSON PAINTING, INC.	Closed	Wayne Mullen	Whitehead Construction	09	09/15/2025	127 Bay	09 - PAINTING		
2	General Cleaning	Cleaning	Wayne Mullen	Whitehead Construction	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	124 Storage	01 - FINAL CLEAN		
3	Block masonry	Masonry	Walter Cullum	COMPLETE MASONRY (under order)	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	124 Storage	04 - MASONRY		
4	Paint	Paint	Ricky Wilson	RICK WILSON PAINTING, INC.	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	113 Storage	09 - PAINTING		
5	Ceiling Tile	Ceiling	Andrew Saldan	IMPACT FIRE SERVICES LLC (FORMERLY ALLIANCE FIRE AND SAFETY INC. SEAN PATRICK ENTERPRISES INC.)	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	110 Lobby	21 - FIRE SUPPRESSION		
6	Touchup paint	Paint	Ricky Wilson	RICK WILSON PAINTING, INC.	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	111 Hall	09 - PAINTING		
7	Ceiling Tile	Ceiling	Andrew Saldan	IMPACT FIRE SERVICES LLC (FORMERLY ALLIANCE FIRE AND SAFETY INC. SEAN PATRICK ENTERPRISES INC.)	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	114 Office	21 - FIRE SUPPRESSION		
8	Ceiling Panel	Ceiling	Ricky Wilson	RICK WILSON PAINTING, INC.	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	114 Office	09 - PAINTING		
9	Ceiling Tile	Ceiling	Edi Neel	ACOUSTICAL SERVICES, INC. (ASB)	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	118 Office	09 - ACUSTICAL CEILING		
10	Light fixture	Lighting	Edi Neel	ACOUSTICAL SERVICES, INC. (ASB)	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	118 Office	09 - ACUSTICAL CEILING		
11	Garbage Disposal	Plumbing	Alex Papanicolaou	LAWRENCE PLUMBING, INC.	Ready for Review	James Flemming	Whitehead Construction	09	09/15/2025	120 Office	22 - PLUMBING		
12	Ceiling Tile	Ceiling	Edi Neel	ACOUSTICAL SERVICES, INC. (ASB)	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	120 Office	09 - ACUSTICAL CEILING		
13	Lavette/urinal hangers	Plumbing	James Flemming	Whitehead Construction	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	126 Office	06 - TIME COMPENSARY		
14	Clean floor tile	Interior	Janet Blackburn	BLACKBURN'S INTERIORS, INC.	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	130 Bath	09 - CERAMIC TILE		
15	Clean floor tile	Interior	Janet Blackburn	BLACKBURN'S INTERIORS, INC.	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	140 Bath	09 - CERAMIC TILE		
16	Paint/Drywall patch	Paint	Ricky Wilson	RICK WILSON PAINTING, INC.	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	142 Bath	09 - PAINTING		
17	Paint	Paint	Ricky Wilson	RICK WILSON PAINTING, INC.	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	143 Bath	09 - PAINTING		
18	Paint	Paint	Ricky Wilson	RICK WILSON PAINTING, INC.	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	137 Bath	09 - PAINTING		
19	Ceiling Tile	Ceiling	Ricky Wilson	RICK WILSON PAINTING, INC.	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	131 Bath	09 - ACUSTICAL CEILING		
20	Ceiling Panel	Ceiling	Ricky Wilson	RICK WILSON PAINTING, INC.	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	132 Bath	09 - PAINTING		
21	Missing room sign	Signage	James Flemming	Whitehead Construction	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	132 Bath	09 - PAINTING		
22	Drywall Patch/Repair	Interior	Ricky Wilson	RICK WILSON PAINTING, INC.	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	133 Bath	09 - PAINTING		
23	Clean floor tile	Interior	Janet Blackburn	BLACKBURN'S INTERIORS, INC.	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	134 Bath	09 - CERAMIC TILE		
24	Clean floor tile	Interior	Janet Blackburn	BLACKBURN'S INTERIORS, INC.	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	135 Bath	09 - CERAMIC TILE		
25	Beet exhaust grille	Mechanical	Chris Healey	REFRIGERATION & ELECTRICAL	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	135 Bath	23 - HVAC		
26	Missing cabinet handles	Cabinetry	Larry Penning	D&L CABINETRY, LLC	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	140th Area	06 - CHAIRS & MELLOWING		
27	Paint	Paint	Ricky Wilson	RICK WILSON PAINTING, INC.	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	138 Gym	09 - PAINTING		
28	Need outlets in cabinet	Electrical	Carl Frederick	A&I ELECTRICAL CONSTRUCTION, INC.	Work Required	James Flemming	Whitehead Construction	09	09/15/2025	123 Hall	24 -		

Page 1 of 2

CONSTRUCTION ADMINISTRATION

Owner Direct Purchase

- Meet with County to establish minimum value limits & identify potential materials to pursue
- Process material submittals for approval.
- Once submittal is approved, request material quote and submit a purchase order request.
- The County then issues a PO directly to the Vendor.
- Whitehead remains responsible for coordination of delivery, installation and review/approval of invoices.
- Whitehead issues deductive change order backing out cost of materials from their contract
- Log all direct purchases & tax savings

PURCHASE REQUEST Direct Purchase Request No. 06

STAN WEAVER & COMPANY
 4607 N CORTEZ AVE
 TAMPA FL 33614-7061
 Phone: (813) 879-0383 Fax: (813) 878-2932
 accounting@stanweaver.com
 www.stanweaver.com

INVOICE
 Number 381449
 Date 05/14/2024
 Page 1

Bill-to: 6997
 CITY OF WINTER HAVEN
 C/O REFRIGERATION & ELECTRIC SVC
 435 6TH ST SW
 WINTER HAVEN FL 33880-3316

Ship-to: TEMP
 REFRIGERATION & ELECTRIC Co / o
 435 6TH STREET SW
 WINTER HAVEN, FL 33880

Customer Po #	Shipped	Sales Rep	Terms	Tax Code	Doc #	Wh	Freight	Ship Via
2024-00000147	05/14/2024	114 Mark Strei	Net 30	FLPOL	D15853	01	PREPAID	BEST WAY

Job # Job Name Item Amount

1142333

WHITEHEAD CONSTRUCTION
 Building Florida Since 1954

COWH FIRE STATION #4
 DIRECT PURCHASE TAX SAVINGS LOG

Subcontractor	Vendor	DPO #	Submitted	City PO #	PO Amount	PO Adjustments	Tax Savings	C.O. Amount
AEI Electric	TAW Power Sys	001	02/08/24	2024-00000142	\$ 111,520.00	\$ -	\$ 6,741.20	\$ (118,261.20)
AEI Electric	Consolidated Electric	002	02/08/24	2024-00000143	\$ 105,257.58	\$ (3,475.67)	\$ 6,156.91	\$ (107,938.82)
Tucker Paving	Atlantic TNG	003	02/08/24	2024-00000144	\$ 41,711.00	\$ -	\$ 2,552.66	\$ (44,263.66)
Tucker Paving	Hayes Pipe Supply	004	02/08/24	2024-00000145	\$ 149,860.43	\$ (193.21)	\$ 9,030.03	\$ (150,697.25)
Maschmeyer Concrete Co	Maschmeyer Concrete Co	005	02/12/24	2024-00000146	\$ 78,884.00	\$ (57,314.40)	\$ 1,332.18	\$ (22,701.78)
Refrigeration & Electric	Stan Weaver	006	02/13/24	2024-00000147	\$ 59,985.00	\$ (11,200.00)	\$ 2,437.10	\$ (42,222.10)
Refrigeration & Electric	Carrier	007	02/13/24	2024-00000148	\$ 67,590.00	\$ -	\$ 4,105.40	\$ (71,695.40)
Trimak	Trimak	008	02/13/24	2024-00000149	\$ 123,739.25	\$ (9,240.00)	\$ 6,919.96	\$ (121,419.21)
Atlantic Southern	ABC Supply Co	009	02/16/24	2024-00000154	\$ 48,835.20	\$ 75.00	\$ 2,980.11	\$ (51,890.31)
Whitehead	McMaster Concrete Products	010	02/28/24	2024-00000163	\$ 42,075.20	\$ 2,008.90	\$ 2,695.05	\$ (46,779.15)
Whitehead	Progress Truss	011	02/27/24	2024-00000164	\$ 59,618.00	\$ -	\$ 3,627.08	\$ (63,245.08)
Whitehead	Smyrna Ready Mix	012	02/27/24	2024-00000165	\$ 203,098.00	\$ 3,897.00	\$ 12,469.70	\$ (219,464.70)
I.W.F.	Specialty Distribution Group	013	03/21/24	2024-00000183	\$ 29,743.63	\$ (1,338.07)	\$ 1,754.33	\$ (30,159.89)
Jimmy Blackwell	Manning	014	04/18/24	2024-00000207	\$ 40,795.02	\$ (892.60)	\$ 2,444.15	\$ (42,346.57)
Whitehead	Manning	015	04/18/24	2024-00000206	\$ 28,592.00	\$ (28,592.00)	\$ 1,765.52	\$ (1,765.52)
Jimmy Blackwell	Gator Gypsum	016	05/02/24	2024-00000215	\$ 47,304.65	\$ (1,504.59)	\$ 2,888.28	\$ (48,688.34)
Acoustical Services	Foundation Building Materials	017	05/15/24	2024-00000224	\$ 18,029.16	\$ -	\$ 1,131.75	\$ (19,160.91)
TOTALS TO DATE:					\$ 1,247,438.12	\$ (107,769.64)	\$ 71,031.40	\$ (1,210,699.88)

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 invoice ba
 Credit Hol
 State Statu

Do not write

SOINV

Page 1 of 1



SMITH LANE JOINT USE FIRE RESCUE STATION

OWNER DIRECT PURCHASE

CONSTRUCTION ADMINISTRATION

QUALITY CONTROL

- Prequalification of Subcontractors
- Submittal Review
- Material Testing
- Mockups
- Daily “Plans in Hand” Inspections
- Immediate Correction of Non-conforming Work



IN CLOSING....





WHITEHEAD
CONSTRUCTION

Building Florida Since 1954

whiteheadconstruction.com