



SEMCO
CONSTRUCTION, INC.

Celebrating 50 Years



POLK COUNTY BOARD OF COUNTY COMMISSIONERS

25-544 CONSTRUCTION MANAGER
AT RISK CONTINUING SERVICES

Prepared for

Polk County Procurement Division

330 West Church Street, Room 150
Bartow, Florida 33830

August 13, 2025

PROPOSING FIRM:

SEMCO Construction, Inc.

205 Century Blvd.
Bartow, FL 33830
(P) 863-533-7193
bids@semco.cc



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August 13, 2025

Polk County Procurement Division
330 West Church Street, Room 150
Bartow, FL 33830

RE: RFP #25-544 Construction Manager at Risk Continuing Services

SEMCO Construction, Inc. is proud to present our qualifications and experience to the Polk County Board of County Commissioners for the Construction Manager at Risk Continuing Services.

With decades of experience in Construction Manager at Risk projects, we maintain numerous continuing services agreements with various public entities. Our professional and dedicated management team consistently delivers exceptional service to our clients, with the majority of our personnel having been with SEMCO for over 20 years. We have a proven track record of delivering high-quality construction projects on time and within budget. SEMCO has also established robust relationships with local subcontractors and suppliers, ensuring competitive pricing and superior workmanship. Furthermore, SEMCO's size enables us to undertake multi-million dollar projects while still providing our clients with personalized attention from our company President, Ed Locke, and unwavering support from our management team to field personnel.

As requested in the RFQ, please find the following information:

- a. Jennifer Hall, Executive Vice President
SEMCO Construction, Inc.
205 Century Blvd, Bartow, FL 33830
863-533-7193 x222 Office
jhall@semco.cc Email
- b. 50+ years in business (incorporated January, 1975)
- c. 30+ full time employees
- d. Florida Secretary of State Incorporation-documentation attached
- e. State of Florida General Contractor Licenses-attached
- f. SEMCO has not experienced any litigation, major disputes, contract defaults, or liens in the last (10) years

As you review all qualifications submitted, please consider the advantages SEMCO Construction has to offer:

- We have maintained Continuing Service Agreements (via initial qualification, contract renewal, and re-qualification) with multiple Public Entities - some for over 20 years:
 - Polk County BOCC – since 2002
 - Osceola County Public Schools – since 2010
 - Florida Polytechnic University – since 2014
 - Polk State College – since 2016
 - Highlands County BOCC – since 2023

- Strong history of delivering high quality construction projects on-time and within budget
- Strong relationships with local subcontractors and suppliers
- Highest level of commitment from Principal to Field Personnel

We have assembled a true team of professionals for this contract. Our Preconstruction Team will be coordinated by our Executive Vice Presidents, Mac McMillen and Jennifer Hall. The construction projects will be managed by our Vice President-Operations, Jason Nettles. Depending on the type of project, our highly skilled Superintendents will be Mike Pilkenton, Joey Howard, Matt Spaker, or Robby Haines, each of whom have over 20 years of experience in the construction industry.

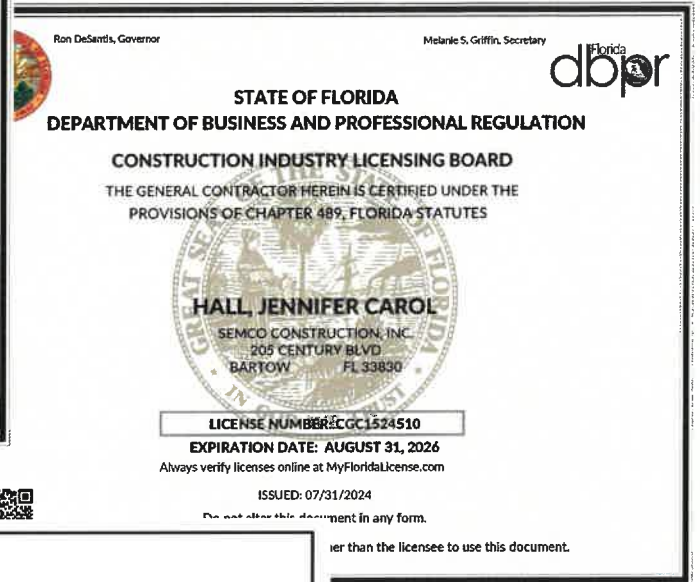
We look forward to the opportunity to continue working with The Polk County Board of County Commissioners as Construction Manager. Thank you for your consideration.

Respectfully submitted,



Jennifer Hall
Executive Vice President

01 - EXECUTIVE SUMMARY



State of Florida Department of State

I certify from the records of this office that SEMCO CONSTRUCTION, INC. is a corporation organized under the laws of the State of Florida, filed on January 29, 1975.

The document number of this corporation is 468738.

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 February 5, 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 Seventeenth day of February,
2025*



[Signature]
Secretary of State

Tracking Number: 1893298384CU

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

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

SEMCO Construction, Inc. has a longstanding history of executing CMAR contracts with various public entities for over two decades. Our expertise in the CMAR process ensures a comprehensive approach to project management. This Polk County RFP presents opportunities for a diverse array of projects, including renovations, remodels, and new construction, potentially involving work in occupied or secure facilities, as well as previously undeveloped site locations. Our methodology is customized to meet the specific requirements of each project and end user; nonetheless, certain fundamental elements are consistently incorporated into every CMAR project, as outlined below.

a) **Pre-construction Services**

The pre-construction phase is a critical component of a successful construction project. It ensures comprehensive planning, detailed development, and predictability throughout the project's lifecycle.

During the pre-construction process, SEMCO will provide:

- *Initial budget estimation*, based on our understanding of the proposed project and our experience with similar projects. This collaborative approach aims to involve all stakeholders to develop a comprehensive budget.
- *Schedule review*, which includes SEMCO gaining a thorough understanding of all activities, including consideration of the immediate environment, conditions, and work schedule. It is essential to comprehend not only the components of the schedule but also the in-field conditions that may impact schedule adherence.
- *Continuous collaboration*, which includes review of the evolving design with the entire project team. SEMCO will evaluate construction methods, value engineering, and the application of design details to actual field conditions.
- *Detailed workflows*, as necessary. These should include task schedules, submittal timelines, procurement schedules, and overall construction timelines, which may encompass phasing, traffic management, environmental controls, and coordination with occupied facilities. Identifying long-lead items is vital, as their early procurement may require advancing design activities to ensure project deadlines are met.

Budget Estimating and Budget Verification

Our initial obligation is to convene with the primary stakeholders involved in the project to thoroughly review and evaluate the needs, requirements, concerns, and critical items of significance to the end-user.

The Owner's program budget will be the baseline from which the overall flow & scope of the project will move forward.

SEMCO will oversee the budget during the pre-construction phase to ensure that the project design and associated costs remain within the established financial parameters. The objective of Budget Verification is to incorporate detailed cost analysis, Value Engineering suggestions, and comprehensive lifecycle and maintenance assessments.

The estimate will be reviewed and re-evaluated at the completion of the various major design milestones. As the design moves forward, items within the estimate may be re-evaluated due to conflicts in the initial anticipated costs versus final costs.

Value Engineering

The purpose of Value Engineering is to optimize project value without compromising quality, scope, or performance. It involves identifying alternative methods, materials, and processes that enhance value through comprehensive evaluation of maintenance, lifecycle costs, and direct costs associated with various systems and components. Value Engineering supports maintaining the project budget throughout the pre-construction and design phases. Genuine Value Engineering focuses on cost impact analysis and provides timely recommendations to achieve project objectives efficiently, ensuring that quality, quantity, scope, and budget are preserved.

Constructability Recommendations

Constructability reviews are integral to maintaining project budgets and adhering to schedules. An initial review is essential to establish a correct trajectory from the outset and to ensure the design process remains aligned with project objectives. Continuous collaboration and thorough review of the evolving design with the entire project team are imperative. As part of our constructability assessment, SEMCO will provide recommendations considering construction methods and means, the availability of local materials, the accessibility of qualified local subcontractors, and the cost-effectiveness of the design relative to construction expenses. These reviews and recommendations will be conducted at key milestones throughout the design development phase.

Master Project Schedule

Following the award of the project, a preliminary schedule will be developed, aligned with the Owner's intended use and occupancy plans. SEMCO will assess the end-user's requirements, anticipated workflow, delivery timelines for long lead-time items, and actual field conditions. This Preliminary Master Schedule will encompass the pre-construction phase, detailed construction timeline, and closeout/commissioning activities. SEMCO recognizes that certain projects may necessitate phased execution, work within occupied or operational facilities, or adhere to stringent schedules that require multiple shifts.

All stakeholders, including the Owner, Architect/Engineer (A/E), suppliers—particularly those managing long-lead time items—and key subcontractors, will collaborate closely to develop and execute the comprehensive Master Project Schedule.

b) Detailed Approach

Competitive Bidding for Subcontracts

SEMCO diligently endeavors to promote competition and diversity among subcontractors and suppliers for each project. We continuously prequalify new vendors to participate in bidding processes by attending trade shows, utilizing online platforms such as BuildingConnected.com and PROCORE, and maintaining an internal database of prequalified subcontractors and suppliers. Our objective is to secure a minimum of three bids for each trade scope of work. To achieve this, we typically solicit bids from up to six or seven subcontractors within each category. During the bidding process, we personally contact each bidder to confirm receipt of the Invitation to Bid, ensure they possess the necessary plans and specifications, and fully understand the scope of work. Additionally, we conduct pre-bid meetings and site visits to provide all potential bidders with the opportunity to review the project site and clarify project scope and documentation.

Other Cost of the Work, General Conditions Cost Summary, CM Fee Negotiations, GMP Compilation

SEMCO recognizes that cost items outside the scope of the "cost of the work" can significantly influence the overall Guaranteed Maximum Price (GMP). Consequently, Preconstruction Phase Services are negotiated to minimize project impact, with the primary goal of recovering direct costs only. SEMCO ensures that General Conditions are not burdened with unnecessary items such as ice or paper; instead, they are tailored specifically to the project's requirements using a logical approach. The negotiated Construction Management (CM) fee reflects the project's complexity, the number of subcontractors, construction costs, and unique challenges. The final GMP Compilation represents the General Requirements, General Conditions, Cost of the Work (subcontractors and suppliers), the CM Fee, and Owner's Allowance.

c) Owner Direct Purchase and Sales Tax Savings

SEMCO has established proven procedures for Owner Direct Purchases, enabling tax-exempt owners to acquire materials directly and realize savings on sales tax. Our subcontractors are familiar with these procedures and collaborate with us to ensure the seamless delivery of materials. Typically, owners can reduce approximately 1% of the total construction costs through direct material purchases. SEMCO and our subcontractors manage all aspects of ordering, receiving, and approval processes. The County's role is limited to issuing Purchase Orders, then payments, upon receipt of approved invoices. Early procurement of bidding documents and prompt bid processing enhance the likelihood of securing long lead items such as electrical, HVAC, and masonry materials on a direct purchase basis.

d) Management and Construction of the Project

It is important to have a seamless transition from pre-construction to construction. A successful construction program requires proper phasing beginning with the pre-construction and design activities and throughout the construction process.

During the Construction Phase, SEMCO will maintain sufficient full-time on-site staff to ensure efficient coordination and communication with Owner, Subcontractors, and Suppliers. The on-site project superintendent will be responsible for the coordination, inspection, and management of the subcontractors to ensure the work progresses with high quality, efficiency and on-schedule completion.

Off-site support staff will be dedicated to the project to ensure that the project progresses as required and to the complete satisfaction of the County. The off-site support staff will assist in the administration of the project to include processing and dissemination of project drawings & specifications, submittals, RFI's, ASI's, meeting minutes, and to ensure complete and proper communication to all team members.

SEMCO executes projects through disciplined project management, constant communication, and a culture of accountability.

- **Project Controls:** Utilize advanced project management tools, such as PROCORE online project management for scheduling, cost tracking, and document control.
- **On-Site Supervision:** Experienced superintendents manage daily site activity, enforce safety protocols, and monitor quality.

- **Schedule Management:** Regular look-ahead schedules and weekly coordination meetings keep all trades aligned.
- **Change Management:** Proactive issue resolution and documented change control procedures minimize disruptions.
- **Closeout & Commissioning:** Comprehensive turnover process includes systems training, O&M manuals, and warranty support.

Construction Management Services can be provided by most all Certified General Contractors. However, SEMCO Construction, Inc. provides high-quality construction along with highly effective communication via our PROCORE online project management portal. This website is the “hub” for all parties involved in the project – Owner, Architect, Subcontractor, and SEMCO – to access project information such as Drawings, Specifications, RFIs, Submittals, Site Contacts, Meeting Minutes, Photos, and Daily Job Logs. All personnel involved in the project will receive access to this web portal and have instantaneous information of revisions to drawings, field questions, and photos of completed work. While many other contractors use PROCORE, we believe SEMCO offers the best approach for all team members to access the project information they need. We have worked with many Architects, subcontractors, and Owners using PROCORE for our projects and the results and information sharing have been extremely successful.

e) Quality Workmanship and Contract Compliance Control Measures

At SEMCO Construction, excellence is not just an aspiration—it is the foundation upon which our reputation is built. From preconstruction through project closeout, we prioritize quality, accountability, and precision in everything we do. Our unwavering commitment to excellence is driven by three core pillars: quality assurance, rigorous oversight, and strong contract management.

- **Quality assurance** at SEMCO is not a passive process—it is a culture actively cultivated through established standards, skilled craftsmanship, and continuous training. We ensure that every team member, from site personnel to project managers, is equipped with the knowledge and tools necessary to deliver superior outcomes. Detailed construction standards serve as the benchmark for all phases of our work, guiding our teams in executing projects to exact specifications and minimizing the risk of errors.
- Complementing our internal standards are **rigorous inspections and third-party verifications** that provide an added layer of accountability. These mechanisms allow SEMCO to proactively identify and resolve any potential defects before they escalate, ensuring project timelines and client expectations are upheld. By incorporating external reviews and independent quality checks, we reinforce our internal quality controls and deliver results that exceed industry benchmarks.
- Equally vital to our performance is **strong contract management**, which ensures that every project is executed with clarity, transparency, and fairness. SEMCO maintains a disciplined approach to contract administration, including regular internal audits, clearly defined deliverables, and structured communication with all stakeholders. This proactive strategy not only mitigates the potential for disputes but also builds trust among clients, subcontractors, and partners—further reinforcing SEMCO's standing as a dependable and ethical contractor.

Through these combined efforts, SEMCO has earned a reputation for delivering projects of exceptional quality and integrity. Our dedication to craftsmanship, oversight, and contract discipline reflects our enduring promise: Traditional Foundation, Visionary Building.

RENOVATION DESOTO COUNTY BOCC DESOTO ADMIN BUILDING



Location:

815 N. Mills Ave
Arcadia, FL 34266

Firm's Responsibility:

General Contractor

Owner:

Cindy Talamantez
Purchasing Director
863-993-4816
c.talamantez@desotobocc.com

Project Size:

15,541 SF

Project Cost:

Original Budget: \$3,375,892.90
Final Cost: \$2,857,020.70

Changes:

Credit ODP of materials
(\$518,872.20)

Anticipated Completion:

August, 2025

Compared to Original Date:

On Schedule

DESCRIPTION:

Interior remodel of a 15,541SF metal building. County Health Department, Property Appraiser's Office, and Tax Collector's Office were relocated to create more efficient public access to services. Scope included site demolition, interior demolition, cast-in-place concrete, block masonry, metal fabrication, rough carpentry, casework, countertops, batt insulation, hollow metal doors & frames, overhead door, curtain wall, glazing, metal studs/drywall, stucco, acoustical ceilings, wall & floor tile, carpeting, painting, signage, toilet partitions & accessories, fire sprinklers, plumbing, HVAC, HVAC Test & Balance, HVAC ductwork, electrical, data communications, fire alarm, sitework, & asphalt paving.

TEAM MEMBERS:

Project Manager
Superintendent
Contract Administration

Mac McMillen
Matt Spaker
Jennifer Hall



RENOVATIONS / SYSTEM UPGRADE
HARDEE COUNTY BOCC

HARDEE COUNTY JAIL - HVAC REPLACEMENT

Firm's Responsibility:

Construction Manager

Owner:

Christopher Simpron
Hardee County BOCC
412 W. Orange St., Suite 103
Wauchula, FL 33873
863-773-3272
Christopher.simpron@hardeecounty.net

Project Size:

23,680SF

Project Cost:

\$1,999,795.74 (GMP)
\$1,525,288.87 (Final)

Changes:

Credit unused GMP Funds
(\$474,506.87)

Date Completed:

May, 2024

Compared to Original Date:

6 weeks added for cooling
tower components lead time
after approval.

DESCRIPTION:

This project consisted of selective replacement of specific equipment in the existing HVAC system. This included replacing the two existing cooling towers with new and current units, furnishing and installing new below and above-grade polypropylene hydronic piping, new chilled water supply and return pumps, a new air separator tank, new related valving and new electrical connections, disconnects and breakers for the new equipment.

PreConstruction Phase Services

- Developed bidding packages for all trades and advertised for bids.
- Received subcontractor bids, confirmed responsive and responsible bidders, and assembled Guaranteed Maximum Price to submit to Owner for Board Approval.

Construction Phase Services

- Daily coordination with Hardee County Jail staff, as well as coordination of project material deliveries
- Ensure daily clean up of project site to secure all tools, material, etc. due to presence of inmates.

Occupancy/Close-Out Services

- As-Built drawings (electronic and hard copy)
- One Year Warranty

TEAM MEMBERS:

Senior Project Manager	Carl "Ed" Locke, Jr.
Project Manager	Jason Rice
Superintendent	Joey Howard
Contract Administration	Jennifer Hall

Experience with implementation, coordination and funding plans:

Successful implementation & coordination.
Funding within budget.

BEFORE



AFTER



HISTORICAL RENOVATION/REPAIRS LAKE WALES CHARTER SCHOOLS 1919 BUILDING



Location:

401 4th Street
Lake Wales, FL 33853

Firm's Responsibility:

Construction Manager

Owner:

Alricky Smith
Lake Wales Charter Schools
201 W Central Avenue
Lake Wales, FL 33853
(863) 679-6560
Alricky.smith@lwcharterschools.com

Project Size:

19,951SF

Project Cost:

Original Budget: \$7,007,511
Current Cost: \$6,289,415

Project Cost Changes:

Savings for Owner
Direct Purchases

Anticipated Completion:

May 2025

Compared to Original Date:

90 day extension for window
manufacturing delays

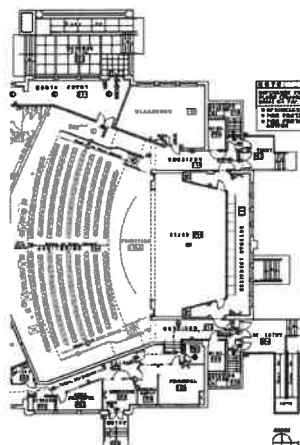
DESCRIPTION:

This project involved transforming a two-story theatre building into a functional classroom building and auditorium. Work included interior framing and drywall to construct (7) new classrooms, administrative offices, restrooms, and a media center. An elevator was installed, and a forestage area added to the existing theater stage to expand the stage area. New exterior windows, new thermoplastic roof, and brick repointing and repairs were made to the exterior. Additional structural steel was installed for building support and for future theatre rigging and lighting.

TEAM MEMBERS:

Senior Project Manager
Project Manager
Superintendent
Contract Administration

Carl "Ed" Locke, Jr.
Mac McMillen
Jason Nettles
Jennifer Hall



RENOVATIONS SCHOOL DISTRICT OF OSCEOLA COUNTY DISTRICTWIDE SECURE LOBBIES AT 17 SCHOOLS

Schools

Celebration K-8
Michigan Ave. Elem
OTECH
OTECH East
PATH
Harmony Middle
Partin Settlement
St. Cloud High
Tohopekaliga High
Zenith Accelerated Learning Acad
Boggy Creek Elem
Chestnut Elem
Kissimmee Elem
Thacker Ave
Reedy Creek Elem
Highlands Elem
Harmony Community

Location:

Osceola County
Districtwide

Firm's Responsibility:

Construction Manager

Owner:

Seth Mikell
817 Bill Beck Blvd.
Kissimmee, Florida 34744
407-518-2964 ext. 65417
Seth.Mikell@osceolaschools.net

Project Size:

(17) Schools throughout
Osceola County

Project Cost:

Original Budget: \$2,172,914.08
Final Cost: \$2,196,495.56

Changes:

1. Add (3) additional schools
\$651,691.82
2. Credit unused GMP funds
(\$628,110.34)

Date Completed:

August 2024

Compared to Original Date:

90 days added for change to
add 3 additional schools.

DESCRIPTION:

Provide construction management to convert school entrances into Single Point Entries at (17) schools.

Preconstruction Phase Services

- Established workflow in coordination with SDOC and School Staff
- Established procedures for workflow that did not interfere with school activities
- Established traffic flow delivery of equipment and materials to school site
- On-site pre-bid meeting for subcontractors to ensure communication of project requirements and on-site issues
- Review of Jessica Lunsford Act requirements and prequalification of all subcontractors

Construction Phase Services

- Work completed included demolition of existing doors, masonry wall construction, installation of new doors and hardware with electric strikes and openers, installation of cameras to connect to school computer systems, reconstruction of existing storefront entry systems, and miscellaneous painting and floor repairs.
- Daily communication with SDOC project manager, Principal of school, and school facilities staff.

Occupancy/Close-Out Services

- As-Built drawings (electronic and hard copy)
- One Year Warranty

TEAM MEMBERS:

Senior Project Manager Carl "Ed" Locke, Jr.
Project Manager Mac McMillen
Superintendents Joey Howard
Matt Spaker
Contract Administration Jennifer Hall

Experience with implementation, coordination and funding plans:

Successful implementation
& coordination. Funding within budget.



NEW CONSTRUCTION
CITY OF HAINES CITY

MYERS & WILEY PARK CONCESSION AND BATHROOM



Location:

2701-2721 E. Johnson Ave
Haines City, FL 33844

Firm's Responsibility:

Construction Manager

Owner:

Terrell Griffin
City of Haines City
620 East Main Street
Haines City, FL 33844
863-421-9902
Terrell.griffin@hainescity.com

Project Size:

4,387 SF

Project Cost:

Original Budget: \$1,312,401.27
Final Cost: \$1,312,401.27

Changes:

No changes to date.

Anticipated Completion:

May, 2025

Compared to Original Date:

On Schedule

DESCRIPTION:

This project included the design and construction of a new Concession Building and Restroom Building with associated sitework and utilities. Concession building has meeting room, field storage, and complete kitchen for storing, preparing, and serving.

Construction Phase Services

- Daily communication with City staff
- Daily inspections for quality, conformance to design, and safety

Occupancy/Close-Out Services

- As-Built drawings (digital and hard copy)
- One Year labor and material warranty
- Zero Safety Incidents

TEAM MEMBERS:

Project Manager
Superintendent
Contract Administration

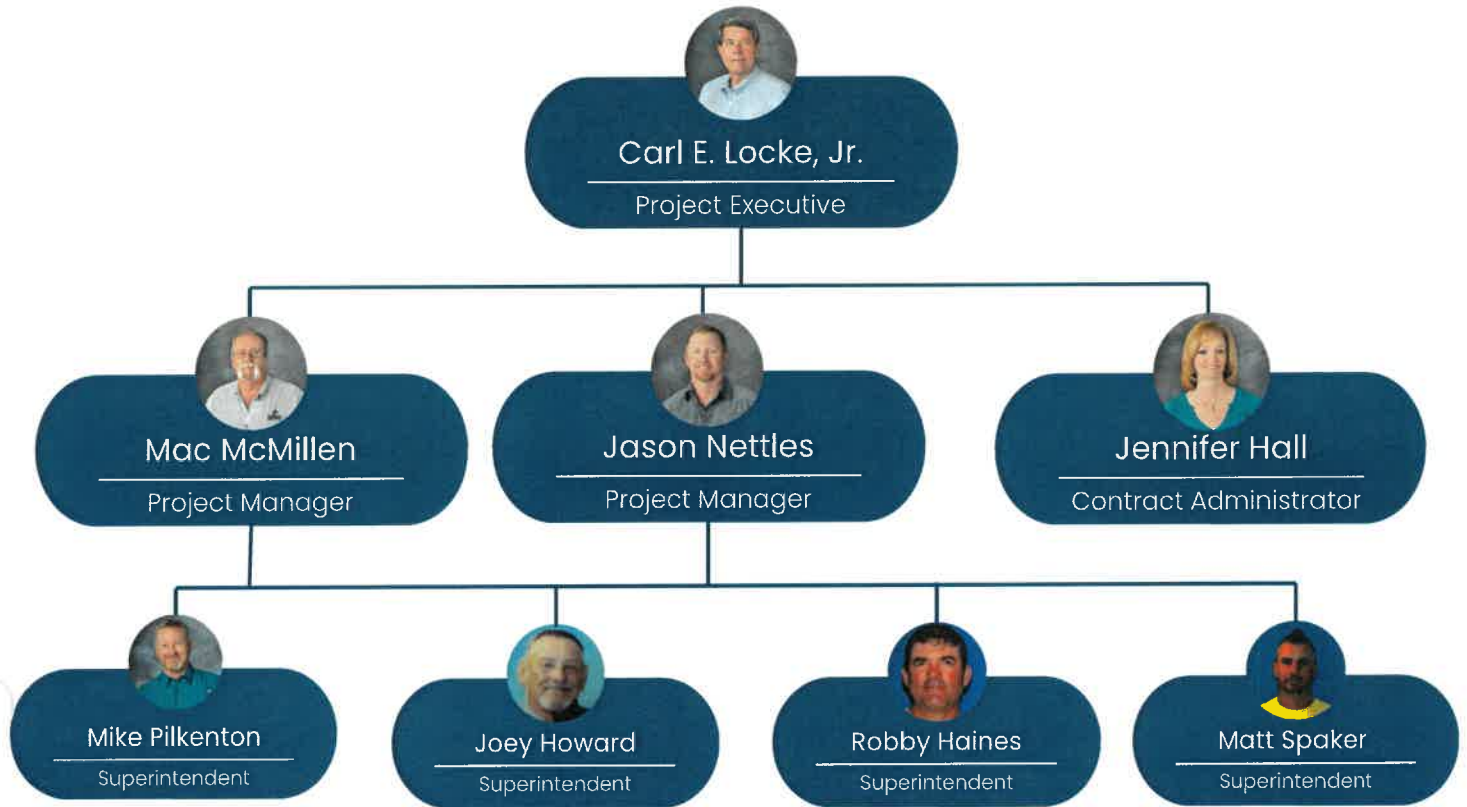
Mac McMillen
Mike Pilkenton
Jennifer Hall

**Experience with implementation, coordination
and funding plans:**

Successful implementation
& coordination. Funding
within budget.



03 - EXPERIENCE, EXPERTISE, PERSONNEL AND
TECHNICAL RESOURCES





Carl "Ed" Locke, Jr.

President

Job Assignment

Preconstruction Phase:	10%
Construction Phase:	10%

Experience

45+ Years Experience
40+ Years with SEMCO

Education

Master's Building Construction
University of Florida

Bachelor's Building Construction
University of Florida

Registrations & Certifications

General Contractor License
#CGC040492

Roofing Contractor License
#CCC056927

Project Executive

As Project Executive, Ed will work with the entire project team from Pre-Construction Services through Project Closeout. Ed will have oversight on GMP development, schedule development, quality control, and will perform a pre-punch list inspection of the project to ensure quality assurance.

Experience and Qualifications

School District of Osceola County—Secure Lobbies @ (17) Schools

Districtwide, Osceola County *\$2.8million*
SEMCO provided Design and Construction Management Services to convert school entrances to "Single Point" Entries at (17) schools. Work was substantially complete in (60) calendar days over the Summer break.

Hardee County Jail HVAC Replacement

Wauchula, FL *\$1.9million*
This project consisted of replacement of (2) existing cooling towers, new piping and chilled water supply to replace the existing chiller system at the operating jail. All work was completed with no disruptions to inmates or staff.

Haines City 7-Acre Park Soccer Complex

Haines City, FL *\$ 2.2million*
Demolition of existing pine tree area, excavation of storm water ponds, construction of certified-turf soccer field and (2) parking lots. SEMCO also designed and constructed a restroom facility.

Haines City Myers & Wiley Field Concession and Restroom Buildings

Haines City, FL *\$1.3million*
Design and construction of new Concession building and Restroom building, with associated sitework and utilities. Concession building has meeting room, field storage, and complete kitchen for storing, preparing, and serving.

Stan Weaver Facility Expansion

Tampa, FL *\$2.8million*
Design-Build of new 14,337SF warehouse complex including all sitework and utilities, dock-height warehouse building with sprinkler system, interior build-out for office, breakroom, and restrooms.



Mac McMillen

Executive Vice President

Job Assignment

Preconstruction Phase:	25%
Construction Phase:	25%

Experience

45+ Years Experience
40+ Years with SEMCO

Project Manager

As Project Manager, Mac will work with the Superintendent to ensure the project schedule is maintained and quality is upheld. Mac is an excellent trouble shooter and his commitment to excellence helps guarantee that all SEMCO projects are completed to the Owner's total satisfaction. His responsibilities will include conducting project coordination meetings, submittal review, punchlist inspections, and final closeout documents.

Experience and Qualifications

School District of Osceola County—Secure Lobbies @ (17) Schools

Districtwide, Osceola County

\$2.8million

SEMCO provided Design and Construction Management Services to convert school entrances to "Single Point" Entries at (17) schools. Work was substantially complete in (60) calendar days over the Summer break.

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Stan Weaver Facility Expansion

Tampa, FL

\$ 2.8million

Design-Build of new 14,337SF warehouse complex including all sitework and utilities, dock-height warehouse building with sprinkler system, interior build-out for office, breakroom, and restrooms.

Haines City Myers & Wiley Field Concession and Restroom Buildings

Haines City, FL

\$1.3million

Design and construction of new Concession building and Restroom building, with associated sitework and utilities. Concession building has meeting room, field storage, and complete kitchen for storing, preparing, and serving.

Polk County South County Jail—Inmate Booths and Infirmary Modifications

Frostproof, FL

\$535,000

While maintaining all activities at the jail, work completed consisted of demolition of (12) existing visitation booths and installing (10) private Video Visitation booths and (1) ADA Video Visitation booth. SEMCO also completed modifications to Infirmary Cells to add security cameras and a raised platform officer station for enhanced observation and security.



Jason Nettles

Vice President-Operations

Job Assignment

Preconstruction Phase:	25%
Construction Phase:	25%

Experience

35+ Years Experience
35+ Years with SEMCO

Project Manager

As Project Manager, Jason will work with the Superintendent to ensure the project schedule is maintained and quality is upheld. Jason has been with SEMCO over 35 years, and has worked in all phases of construction from field worker to foreman to superintendent and project manager. His responsibilities will include conducting project coordination meetings, submittal review, punchlist inspections, and final closeout documents.

Experience and Qualifications

School District of Osceola County—Secure Lobbies @ (17) Schools

Districtwide, Osceola County \$2.8million
SEMCO provided Design and Construction Management Services to convert school entrances to "Single Point" Entries at (17) schools. Work was substantially complete in (60) calendar days over the Summer break.

Stan Weaver Facility Expansion

Tampa, FL \$ 2.8million
Design-Build of new 14,337SF warehouse complex including all sitework and utilities, dock-height warehouse building with sprinkler system, interior build-out for office, breakroom, and restrooms.

Haines City 7-Acre Park Soccer Complex

Haines City, FL \$ 2.2million
Demolition of existing pine tree area, excavation of storm water ponds, construction of certified-turf soccer field and (2) parking lots. SEMCO also designed and constructed a restroom facility.

Ben Hill Griffin Elementary - Chiller/HVAC Replacement Polk County Public Schools

Frostproof, FL \$4.7million
Campus-wide HVAC Replacement at Ben Hill Griffin Elementary. Responsible for daily coordination with PCPS staff, as well as coordination of project material deliveries. Responsible for demolishing all ceilings, lights, ductwork, existing chiller system and air handlers. Replaced with all new acoustical ceilings, LED lights, ductwork and upgraded chiller system and air handlers in four(4) buildings.



Jennifer Hall

Executive Vice President

Job Assignment

Preconstruction Phase:	50%
Construction Phase:	25%

Experience

30+ Years Experience
30+ Years with SEMCO

Education

Master's Business Administration
Warner University

Bachelor's Business Administration
University of South Florida

Registrations & Certifications

General Contractor License
#CGC1524510

Contract Administrator/Precon Manager

As Contract Administrator, Jennifer will be the Primary Point of Contact and will work with the entire project team from Pre-Construction Services through Project Closeout. Jennifer has administered contracts for over \$50 million of construction projects. During Pre-construction, Jennifer will work with the team to provide complete pre-construction services. This includes creation of project scopes and bid packages, schedule development, value engineering, and constructability analysis, as well as final GMP development.

Experience and Qualifications

School District of Osceola County—Secure Lobbies @ (17) Schools

Districtwide, Osceola County *\$2.8million*
SEMCO provided Design and Construction Management Services to convert school entrances to "Single Point" Entries at (17) schools. Work was substantially complete in (60) calendar days over the Summer break.

Hardee County Jail HVAC Replacement

Wauchula, FL *\$1.9million*

This project consisted of replacement of (2) existing cooling towers, new piping and chilled water supply to replace the existing chiller system at the operating jail. All work was completed with no disruptions to inmates or staff.

Stan Weaver Facility Expansion

Tampa, FL *\$2.8million*

Design-Build of new 14,337SF warehouse complex including all sitework and utilities, dock-height warehouse building with sprinkler system, interior build-out for office, breakroom, and restrooms.

Haines City Myers & Wiley Field Concession and Restroom Buildings

Haines City, FL *\$ 1.3million*

Design and construction of new Concession building and Restroom building, with associated sitework and utilities. Concession building has meeting room, field storage, and complete kitchen for storing, preparing, and serving.

DeSoto County Mills Building Renovations

Arcadia, FL *\$3.3million*

Renovations to existing building to create new office/medical space for the DeSoto County Health Department, Property Appraiser's Office, and Tax Collector. Work includes demolition, new framing/drywall, restroom renovations, all interior finishes, HVAC upgrades, fire sprinklers, and new electrical. Exterior work consists of new fire line to building and parking lot improvements.



Robert "Mike" Pilkenton

Superintendent

Job Assignment

Preconstruction Phase:	10%
Construction Phase:	100%

Experience

35+ Years Experience
15+ Years with SEMCO

Superintendent

As Superintendent, Mike's primary role will be the day-to-day supervision of the construction phase. This includes coordinating the work of all trades to ensure adherence to the project schedule, inspecting the work to ensure all specifications are met, scheduling all materials testing, maintaining quality control and keeping daily job logs and photos. Mike will also work with our Safety Director to provide Site Specific safety training to all on-site personnel.

Experience and Qualifications

Haines City Myers & Wiley Field Concession and Restroom Buildings

Haines City, FL

\$1.3million

Design and construction of new Concession building and Restroom building, with associated sitework and utilities. Concession building has meeting room, field storage, and complete kitchen for storing, preparing, and serving.

Haines City 7-Acre Park Soccer Complex

Haines City, FL

\$ 2.2million

Demolition of existing pine tree area, excavation of storm water ponds, construction of certified-turf soccer field and (2) parking lots. SEMCO also designed and constructed a restroom facility.

Polk County Public Schools Bartow High School Historic Building 12 Renovations

Haines City, FL

\$ 2.3million

All work preparing for and related to the HVAC upgrades to Building 12, an historic building housing the Administrative Offices, Auditorium, and Classrooms. Preconstruction Services.

Florida Polytechnic University Wellness Building Addition and Infrastructure Expansion

Lakeland, FL

\$ 1.8million

This project was a 5,172SF addition to the existing Wellness Building/Cafeteria. Also incorporated in this project was the addition of a service drive and expansion of underground utility piping to connect storm, water, sanitary, and communication conduit to connect to other campus buildings.

School District of Osceola County Celebration High School Kitchen and Serving Line Renovation

Celebration, FL

\$ 1.6million

This project consisted of the demolition of existing equipment, flooring, finishes, HVAC, and electrical. Installation of a new cooler/freezer, relocation of dish room and manager's office, creation of (3) custom serving lines with specialty signage, custom wall tile, and all associated plumbing, mechanical, electrical, fire alarm, and technology/datacom upgrades. All work, was completed on an accelerated schedule due to summer break.



Celebrating 50 Years



Joey Howard

Superintendent

Job Assignment

Preconstruction Phase:	10%
Construction Phase:	100%

Experience

35+ Years Experience
10+ Years with SEMCO

Superintendent

As Superintendent, Joey's primary role will be the day-to-day supervision of the construction phase. This includes coordinating the work of all trades to ensure adherence to the project schedule, inspecting the work to ensure all specifications are met, scheduling all materials testing, maintaining quality control and keeping daily job logs and photos. Joey will also work with our Safety Director to provide Site Specific safety training to all on-site personnel.

Experience and Qualifications

School District of Osceola County—Secure Lobbies @ (17) Schools

Districtwide, Osceola County

\$2.8million

SEMCO provided Design and Construction Management Services to convert school entrances to "Single Point" Entries at (17) schools. Work was substantially complete in (60) calendar days over the Summer break.

Hardee County Jail HVAC Replacement

Wauchula, FL

\$1.9million

This project consisted of replacement of (2) existing cooling towers, new piping and chilled water supply to replace the existing chiller system at the operating jail. All work was completed with no disruptions to inmates or staff.

Stan Weaver Facility Expansion

Tampa, FL

\$ 2.8million

Design-Build of new 14,337SF warehouse complex including all sitework and utilities, dock-height warehouse building with sprinkler system, interior build-out for office, breakroom, and restrooms.

City of St. Cloud 17th Street Baseball Fields

St. Cloud, FL

\$13.4million

Project includes demolition of existing ballfields, construction of (4) new baseball fields, reconstruction of (2) T-Ball fields, new dugouts, fencing, field lighting, irrigation, stabilized parking, and construction of (2) bathroom/storage buildings.



Robby Haines

Superintendent

Job Assignment

Preconstruction Phase:	10%
Construction Phase:	100%

Experience

30+ Years Experience
30+ Years with SEMCO

Superintendent

As Superintendent, Robby's primary role will be the day-to-day supervision of the construction phase. This includes coordinating the work of all trades to ensure adherence to the project schedule, inspecting the work to ensure all specifications are met, scheduling all materials testing, maintaining quality control and keeping daily job logs and photos. Robby will also work with our Safety Director to provide Site Specific safety training to all on-site personnel.

Experience and Qualifications

Polk County Public Schools—Districtwide Water Cooler Replacement

Districtwide, Polk County

\$4.6million

This project included the removal and replacement of all water coolers in over 130 schools throughout the District. Coordination with onsite staff, scheduling work during after-school hours, and detailed reports indicating serial numbers for each cooler.

Stan Weaver Facility Expansion

Tampa, FL

\$2.8million

Design-Build of new 14,337SF warehouse complex including all sitework and utilities, dock-height warehouse building with sprinkler system, interior build-out for office, breakroom, and restrooms.

Winter Haven Regional Airport Security Upgrades

Winter Haven, FL

\$1.8million

This project was to perform security upgrades at the Winter Haven Airport. Upgrades included new AOA Security gates with barbed wire. Directional boring was required with 2 mobilizations. Physical access control system, and Key management system were installed. Video surveillance system for gates and terminal building and T-Hangar were added. Since work occurred on an active airport, careful attention was paid to air traffic and taxiway traffic of planes.

Arcadia Municipal Airport Security Upgrades

Arcadia, FL

\$341,400

Security Improvements which included the construction of security gate openers at four (4) existing entrance gate locations. Scope included furnishing all gate and fence materials, concrete maintenance slabs, all electrical and associated work for each gate location. Cameras and remote entry access were installed at two(2) gates.

Arcadia Municipal Airport Shade Hangars

Arcadia, FL

\$278,300

This project was the Design and Construction of (3) 44'W x 31'L shade hangars for aircraft parking/storage. Work included design and permitting documents, earthwork for slab preparation, concrete foundation and slab, and the installation of the shade hangars. Aircraft tie downs were also installed in each hangar.



Matt Spaker

Superintendent

Job Assignment

Preconstruction Phase:	10%
Construction Phase:	100%

Experience

20+ Years Experience
15+ Years with SEMCO

Superintendent

As Superintendent, Matt's primary role will be the day-to-day supervision of the construction phase. This includes coordinating the work of all trades to ensure adherence to the project schedule, inspecting the work to ensure all specifications are met, scheduling all materials testing, maintaining quality control and keeping daily job logs and photos. Matt will also work with our Safety Director to provide Site Specific safety training to all on-site personnel.

Experience and Qualifications

School District of Osceola County—Secure Lobbies @ (17)

Schools

Districtwide, Osceola County

\$2.8million

SEMCO provided Design and Construction Management Services to convert school entrances to "Single Point" Entries at (17) schools. Work was substantially complete in (60) calendar days over the Summer break.

DeSoto County Mills Building Renovations

Arcadia, FL

\$3.3million

Renovations to existing building to create new office/medical space for the DeSoto County Health Department, Property Appraiser's Office, and Tax Collector. Work includes demolition, new framing/drywall, restroom renovations, all interior finishes, HVAC upgrades, fire sprinklers, and new electrical. Exterior work consists of new fire line to building and parking lot improvements.

Arcadia Municipal Airport Security Upgrades

Arcadia, FL

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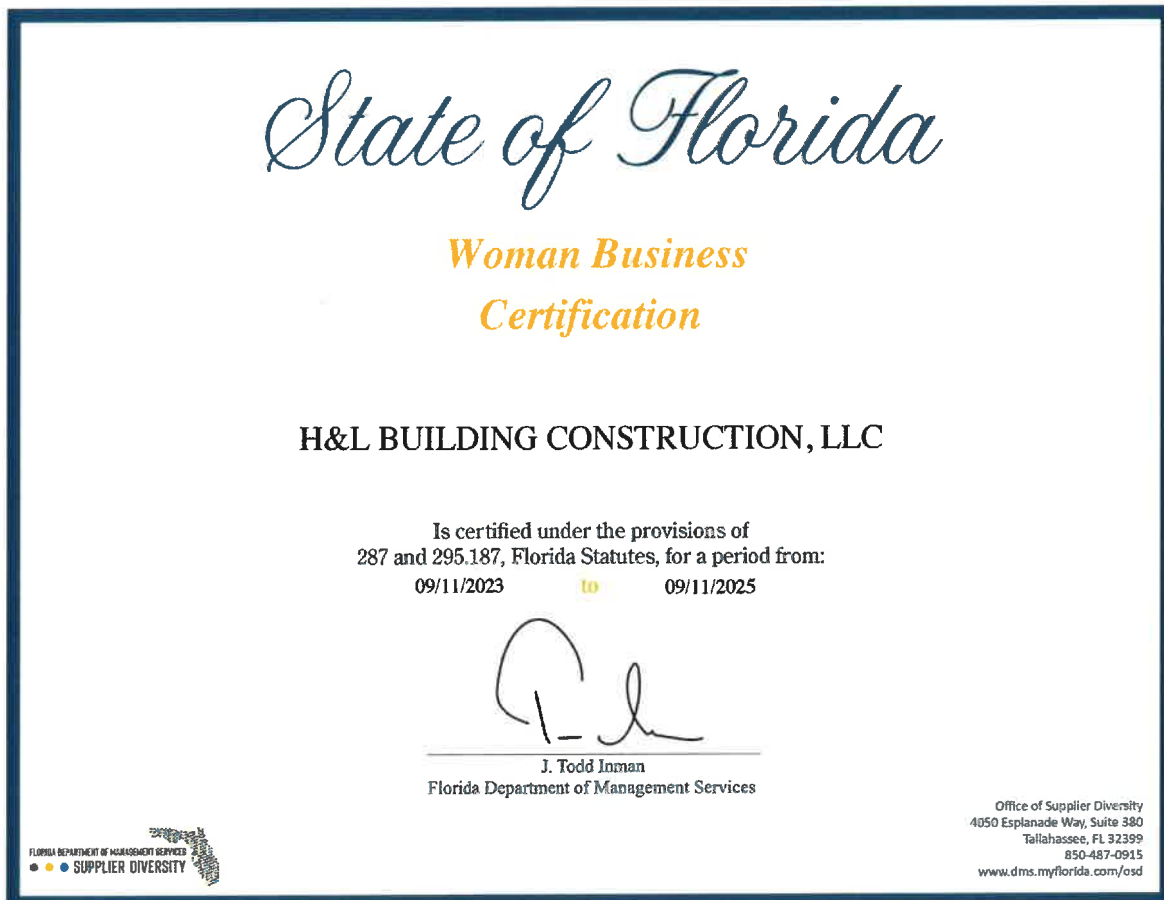
03 - EXPERIENCE, EXPERTISE, PERSONNEL AND TECHNICAL RESOURCES

SEMCO Construction, Inc. has elected to partner with H&L Building Construction, LLC, a State of Florida Certified WBE firm. A copy of their certificate is presented in Tab 6.

H&L will deliver Pre-Construction Consulting services under this Continuing Services Contract to support SEMCO in enhancing the engagement of Woman and Minority-owned businesses across all projects.

As our partner, H&L will:

- Identify potential M/WBE bidders for the project
- Make recommendations as to how to best achieve M/WBE participation
- Work with our Preconstruction Manager on scope development and breakdown to further assist potential M/WBE bidders that may be considered
- Provide a source of continual contact with potential M/WBE bidders during the Preconstruction phase of each project
- Provide on-site supervision/management services, as needed, depending upon the needs of the project



a) Computer Generated Schedules

Computer-generated schedules are a crucial tool in the planning, coordination, and control of construction projects. SEMCO utilizes Microsoft Project to develop our project schedule, and we upload that schedule to PROCORE so that all stakeholders have access to the overall project schedule and look ahead schedules.

We develop our initial Master Schedule by visualizing and reviewing the overall project plan, determining the Owner's project timeline, and identifying any potential long-lead items.

b) Level of Detail

The level of detail required to define a schedule is contingent upon several factors, including the complexity of the project, the timeline established by the Owner, the number of subcontractors and trades involved, and whether the project is situated within an occupied facility. A highly complex project may necessitate a more granular breakdown of the tasks involved, such as underground locates, trenching, utilities placement, compaction, fill, limerock base, and asphalt. Conversely, a more straightforward project may suffice with a single task line encompassing the aforementioned items, categorized under Sitework.

Managing Shop Drawings

Our PROCORE online project management platform enables the creation of a comprehensive Submittal Log, facilitating the tracking of requests and returns from subcontractors, submissions to the Architect/Engineer, and the return of reviewed shop drawings and submittals to the subcontractor. All stages of this process are conducted online and are accessible to all stakeholders.

Managing RFIs and ASIs

SEMCO effectively records and monitors all Requests for Information (RFIs) and Architectural Supplemental Instructions (ASIs) through the PROCORE platform. A comprehensive log meticulously tracks the RFI or ASI process from initiation to closure, ensuring that responses are efficiently disseminated to all relevant subcontractors and suppliers. Furthermore, in instances where an RFI or ASI incurs additional costs or time, we can seamlessly trace the connection from the original RFI to the Change Event. All phases of this process are conducted online and are accessible to all stakeholders.

c) Scheduling and Coordination of Subcontractors

Effective project scheduling and coordination of subcontractors are essential for the successful maintenance of the overall project timeline. Inadequate management and scheduling of subcontractors can jeopardize the ability to meet project deadlines. A pivotal aspect of the project schedule and the coordination of subcontractors involves the project manager and the project superintendent. Their continuous oversight in maintaining the schedule is crucial for achieving success.

The following process is employed for scheduling and coordinating subcontractors:

1. Review the project schedule with all subcontractors at the earliest logistical opportunity.
2. Solicit input from subcontractors regarding their capacity to adhere to the scheduled timeline for their respective tasks.
3. Assess the workflow of the schedule with all subcontractors to ensure they understand how to collaborate effectively with one another.

4. Discuss the workflow of the schedule with all subcontractors, taking into account any requirements from the Owner concerning potentially occupied and operational facilities.
5. Evaluate the possibility of overtime or after-hours work with subcontractors to ensure adherence to the schedule.
6. If necessary, provide tailored project schedules for individual subcontractors.
7. Continuously update the project schedule in collaboration with subcontractors to guarantee that the timeline is upheld.

d) Method for Holding Projects within Budget

A fundamental aspect of maintaining a project within budget begins at the outset of the pre-construction phase, specifically through the establishment of comprehensive and detailed scopes of work for each trade, subcontractor, and bid package. The more thorough the scope of work, the clearer and more complete the understanding each subcontractor has regarding their responsibilities. By addressing this from the beginning, the likelihood of conflicts arising from subcontractors overlooking specific work items is significantly reduced. This approach represents the initial step in effectively managing project budgets. SEMCO utilizes our PROCORE Project Management platform to establish the project budget and track costs. We have included a sample report showing budget and costs for the DeSoto Mills Building Renovation project.

Effectively managing the project schedule is crucial for maintaining the project budget. Delays in the project not only incur additional time but can also result in cost escalations. By developing a clear and realistic schedule for each project, all stakeholders can achieve a mutual understanding and commitment to adhere to the project timeline, thereby minimizing both additional costs and time.

A recent example of a project that SEMCO held within budget would be the DeSoto County Mills Building Renovation. The original project cost submitted was approximately \$500,000 over budget. SEMCO was selected as the Contractor for this project, based upon our Interview and Value Engineering ideas. Without deleting from the scope, SEMCO was able to provide \$531,000 of Value Engineering, bringing the project within budget. Additionally, we utilized Owner Direct Purchase for Sales Tax Savings and incorporated an additional \$25,000+ savings.

e) Sample Schedule and Reports

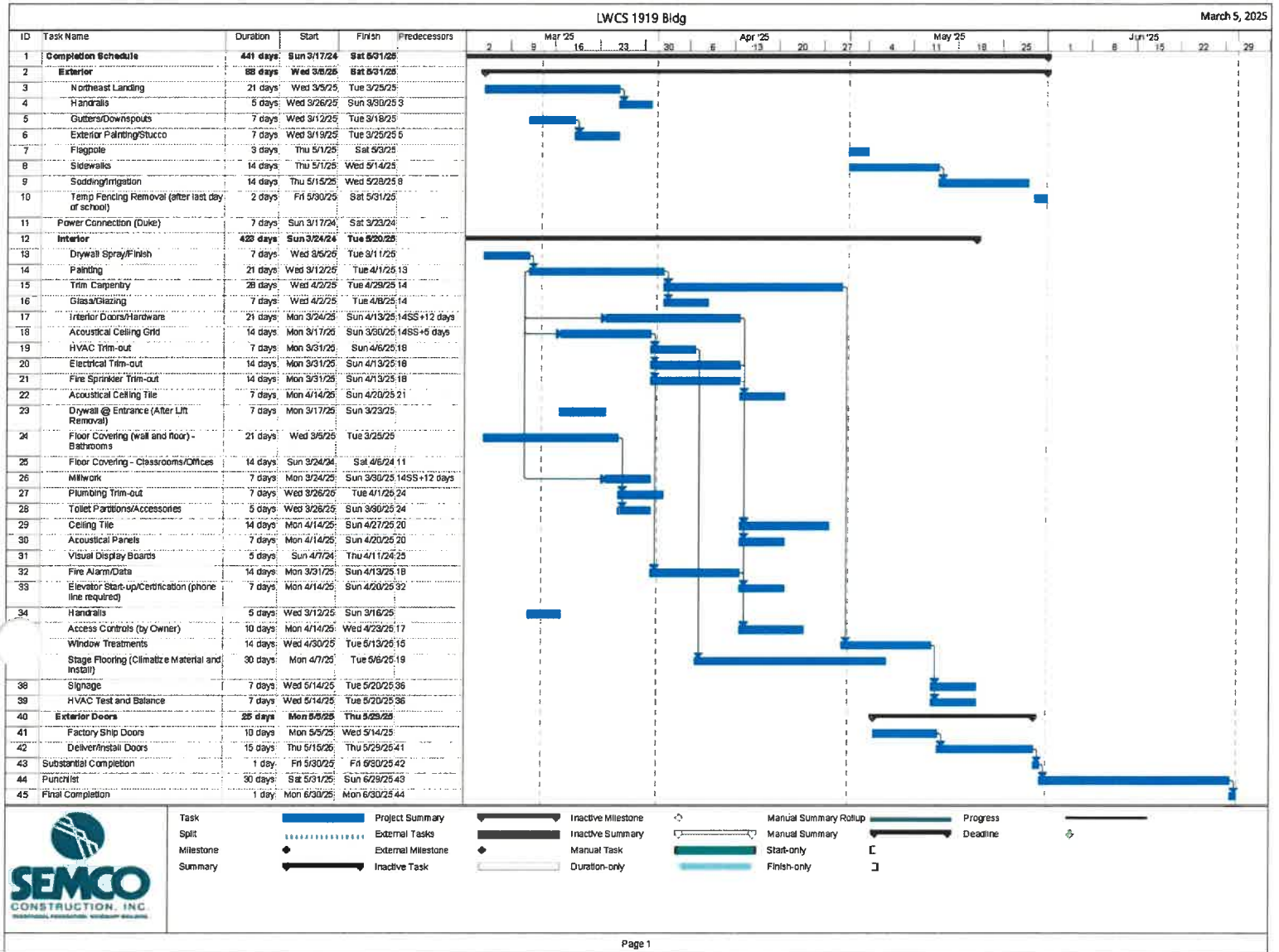
Please find attached a sample schedule from the Lake Wales Charter Schools project we will be completing this May. We have also attached a sample cost control report for the DeSoto Mills project, which shows the original budget and spend-to-date.

f) Items Outside the Cost of the Work

SEMCO recognizes that cost elements beyond the "cost of the work" can significantly influence the total Guaranteed Maximum Price (GMP). Consequently, our Preconstruction Phase Services are negotiated to minimize impact on the project, with a focus on recovering only direct costs. SEMCO is committed to avoiding the inclusion of excessive items in General Conditions, such as ice and paper. General Conditions are meticulously defined and developed based on the specific requirements of the project. The negotiated Construction Management (CM) fee is determined by factors including project complexity, the number of subcontractors, construction costs, and unique project challenges. Our bond fee is competitively set at 1.44%, while our negotiated CM fee ranges from 5% to 12%, contingent upon the project's complexity and the number of subcontractor trades involved.

04 - SCHEDULING AND COST CONTROL

ample Schedule:



04 - SCHEDULING AND COST CONTROL

ample Budget:

SEMCO Construction, Inc.
205 Century Blvd.
Bartow, FL 33830
P 1863537193

Job #: 240125 Desoto Admin / Mills Building
815 N. Mills Avenue
Arcadia, FL 34265

Procure Standard Budget

Budget Code	Description	Original Budget Amount	Approved Budget Changes	Approved Cds	Revised Budget	Pending Cds	Projected Budget	Committed Costs	Direct Costs	Job to Data Costs	Pending Cost Changes	Projected Costs	Forecast To Complete	Estimated Cost at Completion	Projected over Under
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-0	General Requirements/General	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-0110.G	Safety Training	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00
01-0520.G	Structural Design/General	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-2100.L	Supervision	\$118,018.00	\$0.00	\$0.00	\$118,018.00	\$0.00	\$118,018.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$118,018.00	\$118,018.00	\$0.00
01-2101.L	Outside Sales Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-4126.G	Permit Requirements/General	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-4323.S	Testing and Inspecting Services/General	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-4333.S	Testing and Inspecting Services	\$3,000.00	\$0.00	\$0.00	\$3,000.00	\$0.00	\$3,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00	\$3,000.00	\$0.00
01-5133.G	Temporary Telecommunications	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01-5213.G	Field Office and Sheds	\$6,000.00	\$0.00	\$0.00	\$6,000.00	\$0.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00	\$6,000.00	\$0.00
01-5213.G	Sanitary Facilities	\$6,750.00	\$0.00	\$0.00	\$6,750.00	\$0.00	\$6,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,750.00	\$6,750.00	\$0.00
01-5813.S	Temporary Project Signage	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,000.00	\$1,000.00	\$0.00
01-7419.S	Construction Waste Management and Disposal	\$5,500.00	\$0.00	\$0.00	\$5,500.00	\$0.00	\$5,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,500.00	\$5,500.00	\$0.00
01-7423.S	Rinal Cleaning	\$8,000.00	\$0.00	\$0.00	\$8,000.00	\$0.00	\$8,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,000.00	\$8,000.00	\$0.00
01-7633.G	Bonds/General	\$25,641.00	\$0.00	\$0.00	\$25,641.00	\$0.00	\$25,641.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,641.00	\$25,641.00	\$0.00
02-4113.S	Structure Demolition	\$169,220.00	\$0.00	\$0.00	\$169,220.00	\$0.00	\$169,220.00	\$171,739.00	\$0.00	\$171,739.00	\$0.00	\$171,739.00	\$0.00	\$171,739.00	(\$2,519.00)
03-0001.L	Concrete - General Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03-0001.M	Concrete - General Material	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03-1521.M	Yarmite Barriers/General	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
03-3003.S	Miscellaneous Cast-In-Place Concrete	\$32,622.44	\$0.00	\$0.00	\$32,622.44	\$0.00	\$32,622.44	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,622.44	\$32,622.44	\$0.00
06-2023.M	Interior Finish Carpentry/Material	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
06-2023.S	Interior Finish Carpentry	\$255,798.00	\$0.00	\$0.00	\$255,798.00	\$0.00	\$255,798.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$255,798.00	\$255,798.00	\$0.00
06-1100.S	Architectural Wood Casework	\$134,675.00	\$0.00	\$0.00	\$134,675.00	\$0.00	\$134,675.00	\$136,500.00	\$0.00	\$0.00	\$0.00	\$136,500.00	\$0.00	\$136,500.00	(\$1,825.00)
08-1113.M	Hollow Metal Doors and Frames/Material	\$16,288.00	\$0.00	\$0.00	\$16,288.00	\$0.00	\$16,288.00	\$31,454.95	\$0.00	\$31,454.95	\$0.00	\$31,454.95	\$0.00	\$31,454.95	(\$15,171.95)
08-3003.M	Overhead Ceiling Doors	\$5,000.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$5,000.00	\$0.00
08-4113.S	Aluminum Framed Entrances and Revolving	\$15,480.00	\$0.00	\$0.00	\$15,480.00	\$0.00	\$15,480.00	\$268,881.62	\$0.00	\$268,881.62	\$0.00	\$268,881.62	\$0.00	\$268,881.62	(\$249,401.62)
08-7100.M	Door Hardware/Material	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
08-7100.G	Clear Glazing	\$1,000.00	\$0.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	\$22,271.50	\$0.00	\$22,271.50	\$0.00	\$22,271.50	\$0.00	\$22,271.50	(\$21,271.50)
09-2116.M	Gypsum Board Assemblies/Material	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
09-2116.M	Concrete Slab/Concrete/Concrete	\$12,950.00	\$0.00	\$0.00	\$12,950.00	\$0.00	\$12,950.00	\$16,390.00	\$0.00	\$16,390.00	\$0.00	\$16,390.00	\$0.00	\$16,390.00	(\$3,440.00)
1123.S	Acoustical Tile Ceilings	\$55,799.00	\$0.00	\$0.00	\$55,799.00	\$0.00	\$55,799.00	\$36,538.62	\$0.00	\$36,538.62	\$0.00	\$36,538.62	\$0.00	\$36,538.62	\$19,260.38
15.S	Laminate Flooring	\$126,000.00	\$0.00	\$0.00	\$126,000.00	\$0.00	\$126,000.00	\$132,700.00	\$0.00	\$132,700.00	\$0.00	\$132,700.00	\$0.00	\$132,700.00	(\$6,700.00)
1100.S	Painting/Subcontractor	\$64,536.00	\$0.00	\$0.00	\$64,536.00	\$0.00	\$64,536.00	\$65,112.00	\$0.00	\$65,112.00	\$0.00	\$65,112.00	\$0.00	\$65,112.00	(\$655.00)
10.G	Specialties/General	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10-2113.M	Signage/General	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
10-2113.M	Tollie Accessories	\$25,568.00	\$0.00	\$0.00	\$25,568.00	\$0.00	\$25,568.00	\$56,112.00	\$0.00	\$56,112.00	\$0.00	\$56,112.00	\$0.00	\$56,112.00	(\$30,544.00)
21-1300.S	Pipe Suppment on Sprinkler Systems	\$45,933.00	\$0.00	\$0.00	\$45,933.00	\$0.00	\$45,933.00	\$28,943.00	\$0.00	\$28,943.00	\$0.00	\$28,943.00	\$0.00	\$28,943.00	\$16,990.00
22-1000.S	Plumbing Piping	\$147,176.00	\$0.00	\$0.00	\$147,176.00	\$0.00	\$147,176.00	\$123,936.32	\$0.00	\$123,936.32	\$0.00	\$123,936.32	\$0.00	\$123,936.32	\$23,239.68
Report Grand Total		\$2,761,088.39	\$0.00	(\$518,872.00)	\$2,242,216.39	\$0.00	\$2,242,216.39	\$2,087,451.69	\$0.00	\$1,247,512.48	\$0.00	\$2,087,451.69	\$569,429.44	\$2,656,881.13	(\$414,664.74)

* Cost Code or Cost Type is missing or not on budget

SEMCO Construction, Inc.

Page 1 of 2

Printed at: 4/9/2025, 12:54 PM EDT

SEMCO Construction, Inc.
205 Century Blvd.
Bartow, FL 33830
P 1863537193

Job #: 240125 Desoto Admin / Mills Building
815 N. Mills Avenue
Arcadia, FL 34265

Procure Standard Budget

Budget Code	Description	Original Budget Amount	Approved Budget Changes	Approved Cds	Revised Budget	Pending Cds	Projected Budget	Committed Costs	Direct Costs	Job to Data Costs	Pending Cost Changes	Projected Costs	Forecast To Complete	Estimated Cost at Completion	Projected over Under
29-0000.S	HWAC Air Distribution	\$666,000.00	\$0.00	\$0.00	\$666,000.00	\$0.00	\$666,000.00	\$411,774.40	\$0.00	\$411,774.40	\$0.00	\$411,774.40	\$0.00	\$411,774.40	\$254,225.60
26-0001.S	Electrical General	\$701,879.00	\$0.00	\$0.00	\$701,879.00	\$0.00	\$701,879.00	\$553,971.82	\$0.00	\$553,971.82	\$0.00	\$553,971.82	\$0.00	\$553,971.82	\$147,907.18
31-0001.S	Strewn/Subcontractor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,729.45	\$0.00	\$25,729.45	\$0.00	\$25,729.45	\$0.00	\$25,729.45	(\$25,729.45)
32-0200.M	Turf and Grasses	\$3,300.00	\$0.00	\$0.00	\$3,300.00	\$0.00	\$3,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,300.00	\$3,300.00	\$0.00
33-0000.S	Sanitary Sewerage Utilities	\$95,300.00	\$0.00	\$0.00	\$95,300.00	\$0.00	\$95,300.00	\$95,300.00	\$0.00	\$95,300.00	\$0.00	\$95,300.00	\$0.00	\$95,300.00	\$0.00
60-1000.G	General/General	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
60-0000.L	Labor/Labor	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
60-3000.M	Material/Material	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Report Grand Total		\$2,761,088.39	\$0.00	(\$518,872.00)	\$2,242,216.39	\$0.00	\$2,242,216.39	\$2,087,451.69	\$0.00	\$1,247,512.48	\$0.00	\$2,087,451.69	\$569,429.44	\$2,656,881.13	(\$414,664.74)

* Cost Code or Cost Type is missing or not on budget

05 - IS THE FIRM A "POLK COUNTY ENTITY"?

SEMCO Construction, Inc. has been located in Polk County, Florida, since our inception in 1975. Our headquarters and only office is at 205 Century Blvd, Bartow. We have been in this same location for over 40 years.

We maintain approximately (30) full time employees that all work out of our Bartow office.

All business activity is managed and controlled on a day to day basis from our Bartow office.

We have attached City of Bartow utility bills as evidence of our location within the boundaries of Polk County for a minimum of 12 months.

Our Bartow location gives SEMCO a distinct advantage of being able to provide efficient service to all areas of Polk County.

05 - IS THE FIRM A "POLK COUNTY ENTITY"?



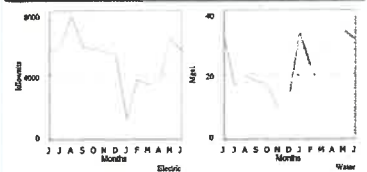
City of Bartow
450 North Wilson Avenue
P.O. Box 1069
Bartow, Florida 33831



HAUTOMATEN 5-31617 33831 3 P55 153304A26-A-1
515 3 AV 0.540
SEMCO CONSTRUCTION
205 CENTURY BLVD
BARTOW FL 33830-7705

For Inquiries, please call: 863-534-0188
For Emergency Repairs call: 863-534-0134
Office Hours: Mon-Fri 8:00 am - 5:00 pm
Email: csr@cityofbartow.net

YOUR MONTHLY USAGE



SPECIAL MESSAGE

REMARK: If your service is suspended for a past due balance, additional deposit may be required. If required, that deposit is equal to two times your average bill.

ACCOUNT INFORMATION

ACCOUNT: 074-1450-00
CYCLE: 48
SERVICE ADDRESS: 205 CENTURY BLVD
LAST PAYMENT: 06/17/2023
SERVICE PERIOD:
BILLING DATE:

DUE DATE:

DISCONNECT DATE:

CURRENT CHARGES (ELECTRIC)

Meter	Previous	Current	Multi Usage
10704	91372	90960	1

POWER COST

CURRENT CHARGES (WATER)

Meter	Previous	Current	Usage
29827	1646	1677	Usage

CURRENT CHARGES (OTHER)

Description	Amount
FLA GR REC	23.00
SEWER	88.88
SOLID WASTE	84.85
SOLID WASTE	5.00
ROLL-OFF CHG	5.00
LANDFILL FEE	100.00

TOTAL TAX

AMOUNT DUE

TOTAL CURRENT CHARGES
TOTAL AMOUNT DUE BY DUE DATE
TOTAL DUE IF PAID AFTER 07/17/2023
PAID BY CREDIT CARD



City of Bartow
450 North Wilson Avenue
P.O. Box 1069
Bartow, Florida 33831



HAUTOMATEN 5-31617 33831 3 P55 147257A27-A-1
167 3 AV 0.540
SEMCO CONSTRUCTION
205 CENTURY BLVD
BARTOW FL 33830-7705

For Inquiries, please call: 863-534-0188
For Emergency Repairs call: 863-534-0134
Office Hours: Mon-Fri 8:00 am - 5:00 pm
Email: csr@cityofbartow.net

YOUR MONTHLY USAGE



ACCOUNT INFORMATION

ACCOUNT: 074-1450-00
CYCLE: 48
SERVICE ADDRESS: 205 CENTURY BLVD
LAST PAYMENT: 08/16/2024
SERVICE PERIOD:
BILLING DATE:

DUE DATE:

DISCONNECT DATE:

CURRENT CHARGES (ELECTRIC)

Meter	Previous	Current	Multi Usage	Amount
10704	42760	50484	1	487.49

POWER COST

CURRENT CHARGES (WATER)

Meter	Previous	Current	Usage	Amount
29827	1421	1441	20	101.79

CURRENT CHARGES (OTHER)

Description	Amount
FLA GR REC	23.00
SEWER	88.88
SOLID WASTE	84.85
SOLID WASTE	5.00
ROLL-OFF CHG	5.00
LANDFILL FEE	100.00

TOTAL TAX

AMOUNT DUE

TOTAL CURRENT CHARGES
TOTAL AMOUNT DUE BY DUE DATE
TOTAL DUE IF PAID AFTER 09/17/2024
PAID BY CREDIT CARD



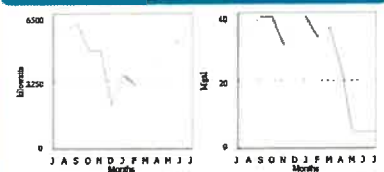
City of Bartow
450 North Wilson Avenue
P.O. Box 1069
Bartow, Florida 33831



HAUTOMATEN 5-31617 33831 3 P55 137575A33-A-1
10 3 AV 0.475
SEMCO CONSTRUCTION
205 CENTURY BLVD
BARTOW FL 33830-7705

For Inquiries, please call: 863-534-0188
For Emergency Repairs call: 863-534-0134
Office Hours: Mon-Fri 8:00 am - 5:00 pm
Email: csr@cityofbartow.net

YOUR MONTHLY USAGE



SPECIAL MESSAGE

REMARK: If your service is suspended for a past due balance, additional deposit may be required. If required, that deposit will be equal to two times your average bill.
The City of Bartow is committed to your safety. We use the SmartSense system to monitor water emergencies & water pressure. Customers that report a problem, the system will alert the City of Bartow. For more information, please visit the SmartSense page on the front page of the City's website www.cityofbartow.net.
CALL 863-534-0134 in your community you may recognize when you are looking for a SmartSense.

ACCOUNT INFORMATION

ACCOUNT: 074-1450-00
CYCLE: 48
SERVICE ADDRESS: 205 CENTURY BLVD
LAST PAYMENT: 07/17/2023
SERVICE PERIOD:
BILLING DATE:

DUE DATE:

DISCONNECT DATE:

CURRENT CHARGES (ELECTRIC)

Meter	Previous	Current	Multi Usage	Amount
10704	84479	90131	1	365.91

POWER COST

CURRENT CHARGES (WATER)

Meter	Previous	Current	Usage	Amount
29827	1119	1124	5	38.57

CURRENT CHARGES (OTHER)

Description	Amount
FLA GR REC	17.01
SEWER	62.18
SOLID WASTE	84.85
SOLID WASTE	5.00
ROLL-OFF CHG	5.00
LANDFILL FEE	100.00

TOTAL TAX

AMOUNT DUE

TOTAL CURRENT CHARGES
TOTAL AMOUNT DUE BY DUE DATE
TOTAL DUE IF PAID AFTER 08/21/2023

E-MAILED
9.3.24

DUE BY DUE DATE: 1,804.82

D: 1,804.82

DESD

\$

Payment

Coupon

ACCOUNT INFORMATION

ACCOUNT: 074-1450-00
CYCLE: 48
SERVICE ADDRESS: 205 CENTURY BLVD
SERVICE PERIOD: 06/22/2023 TO: 07/21/2023

DUE DATE:

DISCONNECT DATE:

SEMCO CONSTRUCTION
205 CENTURY BLVD
BARTOW FL 33830-7705



PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT AND MAKE YOUR CHECK PAYABLE TO THE CITY OF BARTOW.

AMOUNT DUE

TOTAL AMOUNT DUE BY DUE DATE: 1,156.44
TOTAL DUE IF PAID AFTER 08/21/2023: 1,173.81

AMOUNT ENCLOSED

\$

CITY OF BARTOW
PO BOX 1069
BARTOW FL 33831-1069

07414500000115644



Celebrating 50 Years

06 - IS THE FIRM A "CERTIFIED WOMAN OR MINORITY BUSINESS ENTERPRISE"?

SEMCO believes that diversity and inclusion are essential components of a strong and successful project team. Our firm is deeply committed to fostering equitable opportunities for minority-owned, women-owned, veteran-owned, and disadvantaged business enterprises (MBE/WBE/VBE/DBE) on every project.

1. Proactive Outreach and Engagement

To maximize minority participation, SEMCO, along with our consultant, H&L Construction, will conduct early and consistent outreach to certified minority-owned subcontractors and suppliers through multiple channels. These efforts include:

- Hosting workshops specifically targeting MBE/WBE/DBE firms.
- Partnering with local chambers of commerce, economic development councils, and minority business associations to advertise subcontracting opportunities.
- Utilizing State, County, and other databases that document and track certified minority contractors.

2. Breaking Down Bid Packages for Greater Accessibility

SEMCO is intentional about structuring bid packages to allow for participation from smaller firms that may not have the bonding capacity or financial backing to take on large scopes of work. We will divide scopes into smaller, manageable bid packages to open the door for more minority participation.

3. Mentorship and Capacity Building

We view this contract as an opportunity to help grow the capabilities of minority firms through:

- One-on-one mentoring in areas such as estimating, scheduling, safety compliance, and document control.
- Prompt payment processes that reduce financial barriers for small and minority contractors.
- Collaboration on joint ventures or teaming agreements with larger trade partners, allowing smaller firms to gain experience on significant public projects.

4. Ongoing Monitoring and Reporting

To ensure our goals are not only aspirational but also measurable, SEMCO maintains a comprehensive tracking system to monitor MBE/WBE/VBE/DBE participation and workforce diversity. Regular reports will be provided to Polk County facilities personnel to demonstrate compliance with established goals.

Our consultant, H&L, will help oversee these efforts, ensuring continuous improvement and accountability.

5. Consistent Minority Firms Utilized

We have developed strong relationships with several minority subcontractors who have provided excellent service on various projects. We have included copies of the certifications for the subcontractors listed below.

While all projects will necessitate bidding for each trade, these subcontractors below would be directly solicited to bid on each project involving their scope of work.

06 - IS THE FIRM A "CERTIFIED WOMAN OR MINORITY BUSINESS ENTERPRISE"?

Subcontractor

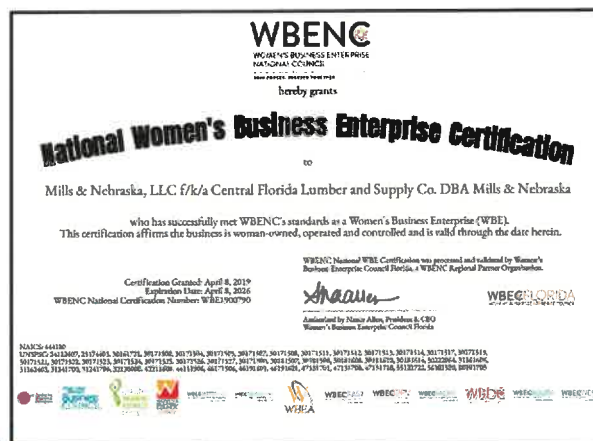
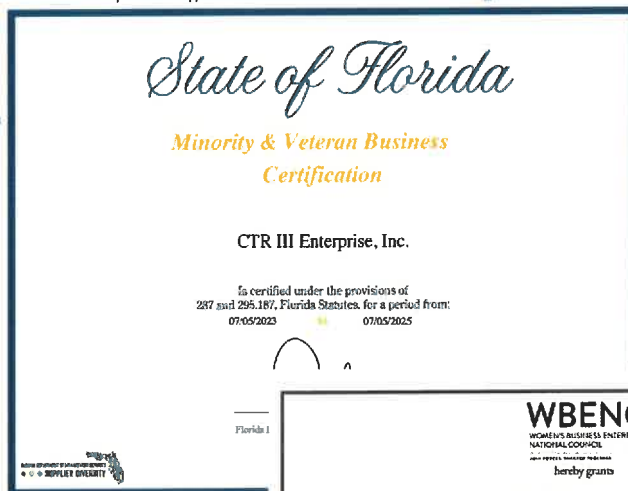
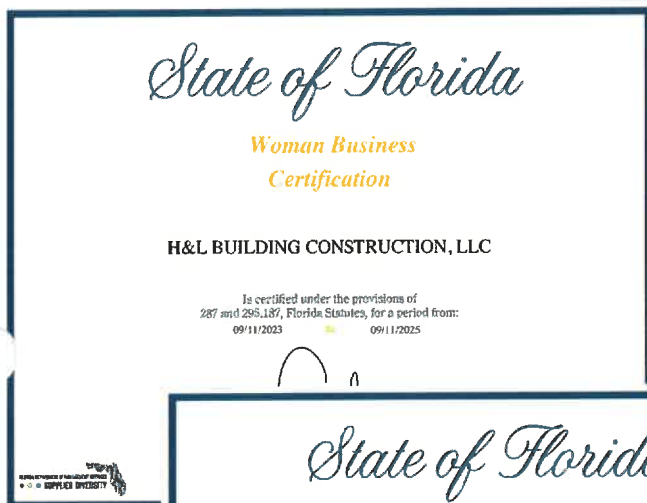
H&L Building Construction
E&A Cleaning
Silver Meteor Installations
Mills & Nebraska
Control Engineering Group

Minority Certification

WBE
WBE
WBE
WBE
MBE

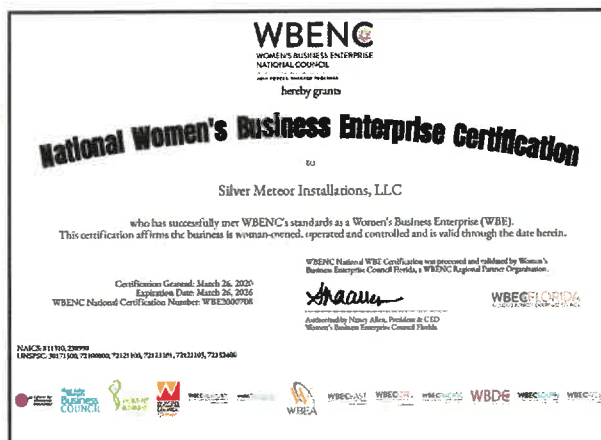
Trade

Concrete
Construction Cleaning
Trim Carpentry
Doors and Hardware
Electrical



General Vendor Information

Vendor Status: Active / Jun 4, 2013
Vendor 1099 Name: E & A Cleaning, Inc. (NOT CONTESTED)
Vendor Name: E & A Cleaning, Inc.
Short Name (Doing business as):
Dun and Bradstreet Number (DUNS): 013977249
Website: www.eacleaning.com
W9 Status: Valid W-9 on file
DFS W9 Last Update Date: Jun 9, 2017
Business Designation: US Corporation
Primary Place of Business: FL



BE)
an-Owned Designation: Woman Owned
Veteran-Owned Designation: Non-Veteran Owned
4
Expiration Date: 11/19/2026

Survey Questionnaire – Polk County

RFP 25-544, Construction Manager at Risk Continuing Services

To: Cindy Talamantez (Name of Person completing survey)DeSoto County BOCC (Name of Client Company/Consultant)Phone Number: *863) 993-4816 Email: C.talamantez@desotobocc.com

Subject: Past Performance Survey of Similar work:

Project name: DeSoto Administration Building RemodelName of Vendor being surveyed: SEMCO Construction, Inc.Cost of Services: Original Cost: \$3,375,892.90 Ending Cost: \$2,857,020.70Contract Start Date: September, 2024 Contract End Date: _____

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Consultant /individual again) and 1 representing that you were very unsatisfied (and would never hire the Consultant /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)	9
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)	N/A
6	Ability to communicate with Client's staff	(1-10)	10
7	Ability to resolve issues promptly	(1-10)	9
8	Ability to follow protocol	(1-10)	9
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)	9

(Not closed out yet.)

Printed Name of Evaluator Cindy TalamantezSignature of Evaluator: Cindy TalamantezPlease fax or email the completed survey to: ddebeck@semco.cc

Survey Questionnaire – Polk County

RFP 25-544, Construction Manager at Risk Continuing Services

To: Christopher Simpron (Name of Person completing survey)
Hardee County BOCC (Name of Client Company/Consultant)
 Phone Number: (863) 773-3272 Email: Christopher.simpron@hardeecounty.net

Subject: Past Performance Survey of Similar work:

Project name: Hardee County Jail - HVAC Replacement

Name of Vendor being surveyed: SEMCO Construction, Inc.

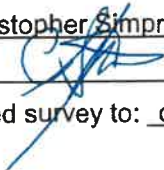
Cost of Services: Original Cost: \$1,999,795.74 Ending Cost: \$1,525,288.87

Contract Start Date: August, 2023 Contract End Date: May, 2024

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Consultant /individual again) and 1 representing that you were very unsatisfied (and would never hire the Consultant /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 Christopher Simpron

Signature of Evaluator: 

Please fax or email the completed survey to: ddebeck@semco.cc

Survey Questionnaire – Polk County

RFP 25-544, Construction Manager at Risk Continuing Services

To: Seth Mikell (Name of Person completing survey)School District of Osceola County (Name of Client Company/Consultant)Phone Number: (407) 518-2964 ext. 65417 Email: Seth.Mikell@osceolaschools.net

Subject: Past Performance Survey of Similar work:

Project name: Districtwide Secure Lobbies at 17 SchoolsName of Vendor being surveyed: SEMCO Construction, Inc.Cost of Services: Original Cost: \$2,172,914.08 Ending Cost: \$2,196,495.56Contract Start Date: May, 2024 Contract End Date: August, 2024

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Consultant /individual again) and 1 representing that you were very unsatisfied (and would never hire the Consultant /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)	9
6	Ability to communicate with Client's staff	(1-10)	10
7	Ability to resolve issues promptly	(1-10)	9
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 Seth MikellSignature of Evaluator: Please fax or email the completed survey to: ddebeck@semco.cc

Survey Questionnaire – Polk County

RFP 25-544, Construction Manager at Risk Continuing Services

To: Alricky Smith (Name of Person completing survey)
Lake Wales Charter Schools (Name of Client Company/Consultant)
 Phone Number: (863) 679-6560 Email: Alricky.smith@lwcharterschools.com

Subject: Past Performance Survey of Similar work:

Project name: 1919 Building

Name of Vendor being surveyed: SEMCO Construction, Inc.

Cost of Services: Original Cost: \$7,007,511.00 Ending Cost: \$6,289,415.00

Contract Start Date: February, 2024 Contract End Date: May, 2025

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Consultant /individual again) and 1 representing that you were very unsatisfied (and would never hire the Consultant /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 Alricky Smith

Signature of Evaluator: 

Please fax or email the completed survey to: ddebeck@semco.cc

Survey Questionnaire – Polk County

RFP 25-544, Construction Manager at Risk Continuing Services

To: Terrell Griffin (Name of Person completing survey)

City of Haines City (Name of Client Company/Consultant)

Phone Number: (863) 421-9929 Email: Tgriffin@hainescity.com

Subject: Past Performance Survey of Similar work:

Project name: Myers & Wiley Field Concession & Restroom Buildings

Name of Vendor being surveyed: SEMCO Construction, Inc.

Cost of Services: Original Cost: \$1,312,401.27 Ending Cost: \$1,312,401.27

Contract Start Date: April, 2024 Contract End Date: May, 2025

Rate each of the criteria on a scale of 1 to 10, with 10 representing that you were very satisfied (and would hire the Consultant /individual again) and 1 representing that you were very unsatisfied (and would never hire the Consultant /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)	9
3	Quality of workmanship	(1-10)	9
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 Terrell Griffin

Signature of Evaluator: T. Griffin

Please fax or email the completed survey to: ddebeck@semco.cc

Proposers Incorporation Information

(Submittal Page)

The following section should be completed by all bidders and submitted with their bid submittal:

Company Name: SEMCO Construction, Inc.

DBA/Fictitious Name (if applicable): N/A

TIN #: 59-1570067

Address: 205 Century Blvd.

City: Bartow

State: Florida

Zip Code: 33830

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: Jennifer Hall

Phone Number: 863-533-7193 ext. 222

Cell Phone Number: 863-559-1435

Email Address: bids@semco.cc

Type of Organization (select one type)

- ☐ Sole Proprietorship
- ☐ Partnership
- ☐ Non-Profit
- ☐ Sub Chapter
- ☐ Joint Venture
- ☒ Corporation
- ☐ LLC
- ☐ LLP
- ☐ Publicly Traded
- ☐ Employee Owned

State of Incorporation: Florida

The Successful vendor must complete and submit this form prior to award. The Successful vendor must invoice using the company name listed above.

AFFIDAVIT CERTIFICATION IMMIGRATION LAWS

SOLICITATION NO.: RFP 25-544, Construction Manager at Risk Continuing Services

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

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

Company Name: SEMCO Construction, Inc.

Signature: _____

Title: Executive Vice President

Date: August 11, 2025

State of: Florida

County of: Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of August, 2025, by Jennifer Hall (name) as Executive Vice President (title of officer) of SEMCO Construction, Inc. (entity name), on behalf of the company, who ☒ is personally known to me or ☐ has produced N/A as identification.

Notary Public Signature: _____

Printed Name of Notary Public: Donna DeBeck

Notary Commission Number and Expiration: HH527510, July 29, 2028

(AFFIX NOTARY SEAL)



EMPLOYMENT ELIGIBILITY VERIFICATION (E-VERIFY) CERTIFICATION

(Florida Statutes, Section 448.095)

PROJECT NAME: 25-544, Construction Manager at Risk Continuing Services

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 11th day of August, 2025.

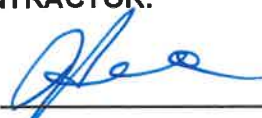
ATTEST:

By: 

PRINTED NAME: DONNA DEBECK

Its: COORDINATOR

CONTRACTOR:

By: 

PRINTED NAME: Jennifer Hall

Its: Executive Vice President

July 24, 2025

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

RFP 25-544, Construction Manager at Risk (CMAR) Continuing Services

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

Contained within this addendum: Questions/answers and documents uploaded to FTP Site.

To obtain a copy of requested documents please go the following FTP site: <https://ftp3.polk-county.net>, you will be prompted for a User ID and Password. The User ID is *procurevendor* and the password is *solicitation*. After you have logged in to the FTP site, double click on the file folder "RFP 25-544, RFP Attachments", select "Open" or "Save As" to download the proposal documents. If you need assistance accessing this website due to ADA or any other reason, please email Tabatha Shirah at tabathashirah@polk-county.net.

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: *Jennifer Hall*
Printed Name: Jennifer Hall
Title: Executive Vice President
Company: SEMCO Construction, Inc.

July 24, 2025

**POLK COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
ADDENDUM #2**

RFP 25-544, Construction Manager at Risk (CMAR) Continuing Services

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: *Jennifer Hall*
Printed Name: Jennifer Hall
Title: Executive Vice President
Company: SEMCO Construction, Inc.