



**Art and Culture
Center/Hollywood**

REQUEST FOR PROPOSAL

RFP-4763-23-WV

CONSTRUCTION MANAGER AT RISK SERVICES
FOR THE ART AND CULTURE CENTER EXPANSION PROJECT

February 15, 2023 at 3 p.m. ET



**YOUR VISION
OUR MISSION**

KAST
CONSTRUCTION

FORM B
CONSTRUCTION MANAGER FEE PROPOSAL

Proposers should provide fees as outline below for Preconstruction and Construction Management Services. Use the following assumptions for your proposed fees;

- Project design is complete and permitted
- See Attachment C for Design drawings and specifications
- Preconstruction services as per Section III Scope of Services
- City will be ready to begin construction upon GMP acceptance and City Commission Approval
- The fees will be based on an estimated construction cost of \$6,000,000
- Estimated construction schedule 12 months to substantial completion
- See Attachment A - Sample Contract
- See Attachment M for clarifications on items included in each fee % breakdown.

Phase I Pre-Construction Phase

Lump Sum Fee: \$ 75,000.00

Builder's Risk Quote \$ 137,529.00

Phase II Construction Phase

General Construction Manager's Fee: % 4.0

Change Order Fee: % 4.0

General Conditions % 16

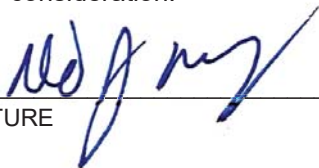
General Liability Insurance Rate % 1.8

Payment and Performance Bond % 1.0

*Subcontractor Default Insurance % 1.5

*In the event your firm offers subcontractor default insurance, provide your proposed rate for consideration.

SIGNATURE



David DeMay

PRINTED NAME

KAST Construction Company, LLC
COMPANY OF NAME

2/15/23
DATE



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Executive Summary



Firm Overview

KAST Construction Company LLC is one of Florida's most prolific general contracting firms. Based in West Palm Beach (founded 2005) with regional offices located in Miami and Tampa, KAST is firmly rooted in Florida's major markets including Miami/Dade County, Ft Lauderdale, Boca Raton, West Palm Beach, Orlando, Tampa, St Petersburg and Sarasota.

KAST is ranked by ENR as a top 400 Contractor (2020 Ranking: 189), ranked by the South Florida Business Journal as Florida's 4th largest contractor and frequently ranked by Fortune Magazine, Florida Trend Magazine and the South Florida Business Journal as being a Best Place to Work. KAST's team of 275 energized and motivated employees assure that our projects are completed on time and within budget but more importantly have allowed KAST to have a customer retention rate of over 75%.

KAST's business is diversified across multiple market sectors including multifamily, condominium, hospitality, senior living, office, retail, K-12 education and mixed use. The firm is privately owned and our customers enjoy a "hands on" approach from each of KAST's business partners who are active in the firm. KAST has a very sophisticated platform using the latest cutting edge technology to perform analysis of all of its projects and to assure quality, schedule and safety performance on each project.

Size Matters/Experience and Execution Matter More

While KAST is a very large regional construction firm, we don't focus on size alone. We do believe that our size is important and very influential to our purchasing power in all of the markets we serve. Size is important to our deep financial strength and bonding capacity. Size is important relative to the number of resources we have to provide our customers with detailed pre-construction services through our deep bench of over 25 pre-construction services team members, our BIM capability's and our in house scheduling and quality assurance departments. We believe that we have been successful in scaling our company and our growth because of our intense focus on doing the right things the right way!

We focus our efforts and attention on adding value to our customers business through the collective knowledge and experience our team members bring to each and every project we undertake. We focus intensely on having a great company culture which promotes enthusiastic driven and accountable employee behavior. We focus intensely on quality, safety and execution at our jobsites. We focus on being proactive in solving problems while they are small and on building long term relationships with every project stakeholder who we rely upon to deliver successful projects.

KAST Company Structure

KAST Construction Company, LLC is a Delaware limited liability company authorized to transact business in the State of Florida, qualified on May 16, 2005.

CEO: Michael Neal

**KAST Main Office is located at: 701
Northpoint Parkway, Suite 400
West Palm Beach, FL 33407
Phone: 561-689-2910 Fax: 561-689-2911**

KAST Satellite Offices are located at:

KAST Construction, Miami Office
4535 Ponce de Leon Blvd.
Coral Gables, FL 33146

KAST Construction, Tampa Office
3615 Bromley Grand Ave., Suite 210
Tampa, FL 33607



KAST currently employs 300 employees, providing us with flexibility to properly staff all of our projects. The company's exceptionally talented and experienced management, technical and support personnel truly function as a team. Our diversely-experienced team members, as employees are known, individually and collectively possess the expertise necessary to ensure a project's successful delivery. Everyone at KAST works together to maintain the excellent reputation that KAST developed over the past 17 years.



State of Florida

Department of State

I certify from the records of this office that KAST CONSTRUCTION COMPANY LLC is a Delaware limited liability company authorized to transact business in the State of Florida, qualified on May 16, 2005.

The document number of this limited liability company is M05000002601.

I further certify that said limited liability company has paid all fees due this office through December 31, 2022, that its most recent annual report was filed on February 1, 2022, and that its status is active.

I further certify that said limited liability company has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Third day of February, 2021*



Randy Lee
Secretary of State

Tracking Number: 7584697192CU

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

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



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

NEAL, MICHAEL RAY

KAST CONSTRUCTION COMPANY LLC
701 NORTHPOINT PARKWAY
SUITE 400
WEST PALM BEACH FL 33407

LICENSE NUMBER: CGC1505619

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



KASTCON-05

STWIGGS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/26/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NHG Specialty, LLC 15050 NW 79th Court Suite 200 Miami Lakes, FL 33016	CONTACT NAME:	
	PHONE (A/C, No, Ext):	FAX (A/C, No): (305) 558-4294
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Starr Indemnity & Liability Co	38318
INSURED Kast Construction Company, LLC 701 Northpoint Parkway, Suite 400 West Palm Beach, FL 33407	INSURER B : Insurance Company of the West	27847
	INSURER C : Indian Harbor Ins. Co.	36940
	INSURER D : Federal Insurance Company	20281
	INSURER E :	
	INSURER F :	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input checked="" type="checkbox"/> OTHER: RETENTION \$10,000			1000025948221	4/1/2022	4/1/2023	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 AGG LIMIT ON EM \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			1000672952221	4/1/2022	4/1/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			1000587682221	4/1/2022	4/1/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	WFL505740002	10/1/2021	10/1/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C	POLLUTION/PROF.			CEO742093602	4/1/2022	4/1/2023	POLLUTION/PROF. 5,000,000
D	LEASED AND RENTED			06705303EUC	4/1/2022	4/1/2023	LEASED AND RENTED 1,166,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



Firm Qualifications and Experience

OUR APPROACH HINGES ON TRUST, ACCURACY, TRANSPARENCY, AND COLLABORATION



The strongest relationships are based on shared values and trust, which we have proven time and again converting virtually all of our clients into repeat clients. Anything is possible when all stakeholders come together to form a world-class team where organizational lines are blurred and the entire team owns the outcome, regardless of the circumstances or any challenges that may arise. It is this culture of shared ownership and our ability to act as a trusted advisor to our clients that has allowed us to build long term strategic relationships that focus on our client's success and the execution of their vision.

GOAL 1



Align Client Needs with the whole team and develop a coordinated plan; Work together outside the vacuum.

GOAL 2



Shape the Design, Program and Budget to fit the needs.

GOAL 3



Provide constant feedback for informed decisions; Team can react before we go too far and result in redesign and re-work.

TO WIN IN THE MARKETPLACE, YOU MUST FIRST WIN IN THE WORKPLACE



DECENTRALIZED COMMAND

Simply put, everyone leads. Leaders at all levels are empowered to make decisions in key tasks necessary to accomplish the mission in the most effective and efficient manner possible. Information is shared freely up & down the chain of command so that everyone understands not just what they're doing, but WHY they're doing it.



TRAINING & DEVELOPMENT

Opportunity and growth emerge from big challenges, great teammates, and impactful training. We help our people grow – personally and professionally.



HIGH PERFORMANCE

Our version of a great workplace is a dream team of extremely impressive colleagues in pursuit of ambitious common goals. It is on such a team that you learn the most, perform your best work, improve the fastest, and have the most fun. We are constantly seeking to improve, add capability, and push the standards higher.



HIGHLY ALIGNED DEPARTMENTS

All departments work seamlessly together in order for the company to be fast and versatile. Strategy and goals are clear, specific, and broadly understood across all departments. There is tremendous collaboration between sales, preconstruction, operations, accounting, warranty, quality, and safety.

1818 Park | Hollywood, FL

19-story, mixed-use development consisting of 166 residential units, a 103-room hotel (Hilton Garden Inn) with a nationally recognized restaurant, and 9,793 SF of retail & office space. **Project also included historical reconstruction of the Great Southern Hotel.**

Project Delivery Method: CMAR
Owner: Block 40, LLC

Owner Contact

Name: Dimitris Papaikonomou
Address: 290 N Federal Hwy,
Hollywood, FL 33020
Telephone: (954) 448-7951
Email: dpapaikonomou@gcfr.com

Architect

Name: Adache Group Architects
Address: 550 S Federal Hwy,
Fort Lauderdale, FL 33301
Telephone: (954) 525-8133

**Orig. Contract
Price/Fin.**

Contract Price
\$89.3 million
\$90 million

Project Size
415,323 SF

Complete
April 2022

Key Personnel Involved

David Alexander
Rob Sloyer
Larry Weidman
Kelli Osborne

Vero Beach Museum of Art | Vero Beach, FL

30,000 SF, 2-story addition and renovation focused primarily on improving art storage and exhibitions. Addition is 16 feet above sea level, ensuring that hurricane flood waters won't harm the art. The museum's entire air conditioning system was also changed to control humidity. This was critical to protecting the artwork. **Facility remained open during construction.**

Project Delivery Method: CMAR
Owner: Vero Beach Museum of Art

Owner Contact

Name: Ms. Lucinda Gideon, Dir./CEO
Address: 3001 Riverside Park Drive
Vero Beach, Florida 32963
Telephone: (772) 231-0707 x-113
Email: lgideon@verobeachmuseum.org

Architect

Name: Barganier Davis Sims Architect
Address: 624 South McDonough Street
Montgomery, AL 36104
Telephone: (334) 834-2038

Orig. Contract Price/Fin.

Contract Price

\$6,027,941

\$6,329,551

Project Size

30,000 SF

Complete

Nov. 2013

Personnel Assigned to Project

Matt Still
David Zorrilla

Vero Beach Museum of Art | Vero Beach, FL



Large Capacity Freight Elevator for Oversized Exhibits



Specialized HVAC/Chiller units to Maintain Precise Humidity in Exhibit Halls



Temperature and Humidity Controlled Gallery Space

Bath & Tennis Club | Palm Beach, FL

Bath and Tennis Club Two Phase Renovation. Renovation and restoration of a historic Palm Beach Club. Renovation included removal and replacement of several roofs throughout the facility. Protection of existing finishes and maintaining a 100% dry building. Renovation of existing fitness space. Renovation of Ballroom including new cast stone fireplace to match existing at other end of room.

Project Delivery Method: CMAR
Owner: Bath and Tennis Club

Owner Contact

Name: Gene Paul Stifter, GM/COO
Address: 1170 South Ocean Boulevard
Palm Beach, FL 33480
Telephone: 561-671-6005
Email: genepaul@bathandtennisclub.com

Architect Glidden-Spina & Partners
Name: 1401 Forum Way, Suite 100
Address: West Palm Beach, FL 33401
561-684-6844
Telephone: keith@gliddenspina.com

Original GMP

\$3,409,698 Phase I
\$3,125,000 Phase II

Final Construction Cost

\$4,851,257/Phase I
\$3,494,200 Phase II

Project Size

44,000 SF

Completed

October 2010 Phase I
October 2011 Phase II

Key Personnel Involved

Matt Still
Kelli Osborne

Palm Beach Gardens Municipal Center | Palm Beach Gardens, FL

Demolition and addition to the city hall building which will include 17,000 SF of new space for offices and conference rooms. Another 9,000 SF of existing space included minor renovations, with a new break room for employees. *The Police Station and City Hall were renovated while on operation.*

Project Delivery Method: CMAR
Owner: Palm Beach Gardens

Owner Contact

Name: Scott Danielski, Building Official
Address: 10500 N. Military Trail
Palm Beach Gardens, FL 33410
Telephone: (561) 799-4274
Email: sdanielski@pbgfl.com

Architect

Name: Synalovski Romanik Saye
Address: 1800 Eller Drive, Suite 500
Fort Lauderdale, FL 33316
Telephone: (954) 961-6806

**Orig. Contract
Price/Fin.**

Contract Price

\$6.9 million

\$7.2 million

Project Size

26,000 SF

Completed

Oct. 2020

Key Personnel Involved

Jason Bowden
Marco Viteri
Kelli Osborne
Larry Weidman
Winston Newman

PGA of America | Palm Beach Gardens, FL

44,000 SF renovation and addition of corporate office, including lobby/reception, offices, conference rooms, training rooms, elevator cabs, exterior glazing, hardscape, landscape and irrigation.

Project Delivery Method: CMAR
Owner: PGA of America

Owner Contact

Name: Kristi Jung
Address: 100 Ave of the Champions
Palm Beach Gardens, FL 33418
Telephone: (561) 630-1754
Email: kjung@pgahq.com

Architect

Name: Leo A. Daly
Address: 1400 Centrepark Blvd., Suite 500
West Palm Beach, FL 33401
Telephone: (561) 688-2111

**Orig. Contract
Price/Fin.**

Contract Price

\$6 million

\$6 million

Project Size

44,000 SF

Completed

April 2021

Key Personnel Involved

Jason Bowden
David Zorrilla
Kelli Osborne
Larry Weidman
Winston Newman

Downtown at the Gardens | Palm Beach Gardens, FL

Renovation of the 598,000 SF retail and entertainment center. Improvements include new landscaping, hardscape, exterior walk-ways, water features and an exterior modernization.

Project Delivery Method: CMAR
Owner: ShopCore Properties

Owner Contact

Name: Stephen Hutzal
Address: 233 South Wacker Drive, Suite 4600
Chicago, IL 60606
Telephone: (312) 798-5179
Email: shutzal@shopcore.com

Architect

Name: CREATE Architecture Planning & Design
Address: 45 W 34th St. Ph,
New York, NY 10001
Telephone: (212) 297-0880

Orig. Contract Price/Fin.

Contract Price

\$14.6 million

\$15 million

Project Size

44,000 SF

Completed

June 2021

Key Personnel Involved

David Zorrilla
Kelli Osborne
Larry Weidman
Winston Newman

PBSO Headquarters | West Palm Beach, FL

Complete interior and exterior renovation of the 3 story, 200,000 SF facility. Exterior renovation includes hurricane hardening and roof replacement. The interior includes removal of all interior and upgrades to infrastructure increasing energy efficiency.

Project Delivery Method: CMAR
Owner: Palm Beach County

Owner Contact

Name: Fernando Del Dago
Address: 2633 Vista Parkway
West Palm Beach, FL, 33411
Telephone: (561) 233-5276
Email: fdeldago@pbcgov.org

Architect

Name: Leo A. Daly
Address: 1400 Centrepark Blvd., Suite 500
West Palm Beach, FL 33401
Telephone: (561) 688-2111

**Orig. Contract
Price/Fin.**

Contract Price

\$30 million

\$35 million

Project Size

200,000 SF

To be Complete

August 2023

Key Personnel Involved

Jason Bowden
Larry Weidman
Kelli Osborne
Winston Newman

X Tampa | West Palm Beach, FL

28-story, 306 residential unit building in downtown Tampa. Also included is parking for 409 cars and amenity space on the ground floor and above the parking podium. The amenity space has restaurants, a gym, a co-working space, an outdoor pool, a deck, and a lounge. **KAST is also restoring a 100-year-old church and building a connected high rise on the site.**

Project Delivery Method: CMAR
Owner: The X Company

Owner Contact

Name: Jeremy Jacinth, AIA
Address: 113 N May St., 2nd Floor
Chicago, IL 60607
Telephone: (916) 832-1321
Email: jeremy@thexcompany.com

Architect

Name: Lamar Johnson Collaborative
Address: 35 East Wacker Drive, Suite 1300,
Chicago, IL
Telephone: (312) 429-0400

Contract Price
\$156 million

Project Size
689,130 SF

To be Complete
August 2023

Key Personnel Involved
Larry Weidman
Kelli Osborne

Innovation Center Addition | Palm Beach Gardens, FL

Addition of approximately 7100 square feet of warehouse space on the Jenoptik campus. Work included new masonry block addition and corresponding site improvements and parking spaces. Special attention was paid to the irrigation and planting of additional trees on campus.

Project Delivery Method: CMAR
Owner: Divosta Investments

Owner Contact

Name: Phil Brandt
Address: 4500 PGA Boulevard, Suite 207
FL, Palm Beach Gardens 33418
Telephone: (561) 691-9050
Email: pbrant@divosta.com

Architect

Name: Currie Sowards Aguila Architects
Address: 185 NE 4th Ave,
Delray Beach, FL 3348
Telephone: (561) 276-4951

**Orig. Contract
Price/Fin.**

Contract Price

\$2,422,442

\$2,394,459

Project Size

7,100 SF

Complete

February 2023

Key Personnel Involved

Jason Bowden
Rob Sloyer
Larry Weidman
Kelli Osborne



Organizational Profile and Project Team Qualifications



**Art and Culture
Center/Hollywood**

EXECUTIVE TEAM

Matt Still
Vice President/
Project Executive

PRECONSTRUCTION

David Zorrilla
Sr. V.P. of
Preconstruction

Estimating Dept.
Team of 25

CONSTRUCTION

Jason Bowden
Project Manager

David Alexander
Sr. Superintendent

SUPPORT

Larry Weidmann
V.P. of Quality
Management

Winston Newman
Regional Safety
Manager

Rob Sloyer
V.P. Innovation &
Strategic Services

Kelli Osborne
Warranty Director

**KAST's success is directly attributed to its employees,
the most qualified and experienced in the industry.**





Matt Still
Vice President/
Project Executive



Experience
18 years

Education
University of Florida
BS in Building Construction

Registrations
OSHA 30 hour certificate
American Red Cross
First Aid/CPR

Other Experience
Experience in full onsite
construction management,
schedule monitoring,
and coordinated
inspections,
subcontractor coordination,
site logistics and delivery
schedules.

Matt is experienced in overall project estimating, scheduling and construction. He has an extensive background in subcontractor negotiations and buyout and preconstruction. He is familiar with processing of typical construction paperwork as well as being well versed in dealing with owners, architects and engineers.

Partial Listing of Projects

- **Vero Beach Museum of Art:** Vero Beach, FL - \$6.3 million, 30,000 SF, 2-story addition and renovation focused primarily on improving art storage and exhibitions.
- **Bath & Tennis Club:** Palm Beach, FL - \$6.5 million, 44,000 SF 2 phase renovation & restoration of historic club on Palm Beach.
- **Avalon West Palm Beach:** West Palm Beach, FL - \$48 million, 19-story, 200 unit, luxury high rise with a 374 space parking garage. This project will include ground level retail.
- **Current Apartments:** West Palm Beach, FL - \$33 million, 8-story development totaling 212,120 SF with 217 micro-apartments, 6,400 SF of retail/restaurant space and a 200 space parking garage.
- **350 Australian:** West Palm Beach, FL - \$103 million, 22-story, 458 unit apartment building will include a gym, a resort-style pool with amenities and a 612 space parking garage.
- **Jupiter Country Club:** Jupiter, FL - \$6 million, 2-story 25,000 SF clubhouse with a main dining room, commercial kitchen, offices and locker rooms



David Zorrilla
SVP of Preconstruction



Experience
16 years

Education
University of Florida

Registrations
LEED Certified
OSHA 30 hours certificate

Other Experience
Experience in estimating and budgeting.
Constructability review.
Schedule analysis and logistics. Logistic planning.
MEP review. Value engineering. Quality control & loss prevention risk management

David is the senior level member of KAST's preconstruction team. David provides leadership to KAST's estimating and technical services group through his "hands on approach" and extensive experience in multiple market sectors including municipal, high rise residential, multifamily, hospitality, senior living, commercial and retail.

Partial Listing of Projects

- **Block 40:** Miami FL - \$90 million, 19-story, mixed-use development consisting of 166 residential units, a 103-room hotel (Hilton Garden Inn) with a nationally recognized restaurant, and 9,793 SF of retail & office space. Project also included historical preservation of the Great Southern Hotel.
- **Vero Beach Museum of Art:** Vero Beach, FL - \$6.3 million, 30,000 SF, 2-story addition and renovation focused primarily on improving art storage and exhibitions.
- **Palm Beach Gardens Municipal Center:** Palm Beach Gardens, FL - \$7 million, Demolition and construction of the new city hall building which include 17,000 SF of new space for offices and conference rooms. Another 9,000 SF of existing space will undergo minor renovations, with a new break room for employees.
- **PGA of America:** Palm Beach Gardens, FL - \$6 million, 44,000 SF renovation of corporate office, including lobby/ reception, offices, conference rooms, training rooms, elevator cabs, golf simulators, exterior glazing, hardscape, landscape and irrigation.
- **PBSO Headquarters:** West Palm Beach, FL - \$35 million, Renovation and improvements to mechanical including HVAC, fire protection, plumbing, electrical, low voltage electrical systems.



Jason Bowden Project Manager



Experience
21 years

Education
Purdue University
BS in Civil Engineering

Registrations
OSHA 30 hour certificate
American Red Cross
First Aid/CPR

Other Experience
Experience in estimating
and budgeting.
Constructability review.
Schedule analysis and
logistics. Logistic planning.
MEP review. Value
engineering. Quality control
& risk management

Jason is a high-performance professional with progressive leadership in the construction industry. He has a proven ability to complete project scopes on time and within budget. Experience with large aquariums, public and private sector jobs, government funded projects, commercial office buildings, and residential. He has a proactive mind, and is a skilled problem solver.

Partial Listing of Projects

- **Palm Beach Gardens Municipal Center:** Palm Beach Gardens, FL - \$7 million, Demolition and construction of the new city hall building which include 17,000 SF of new space for offices and conference rooms. Another 9,000 SF of existing space will undergo minor renovations, with a new break room for employees.
- **PGA of America:** Palm Beach Gardens, FL - \$6 million, 44,000 SF renovation of corporate office, including lobby/ reception, offices, conference rooms, training rooms, elevator cabs, golf simulators, exterior glazing, hardscape, landscape and irrigation.
- **PBSO Headquarters:** West Palm Beach, FL - \$35 million, Renovation and improvements to mechanical including HVAC, fire protection, plumbing, electrical, low voltage electrical systems.
- **National Amphibian Conservation Center @ The Detroit Zoo:** Detroit, MI - 12,000 SF facility is fully integrated into a 2-acre Michigan wetland area called Amphibiville. The village is dedicated to and inhabited by amphibians from around the world. The wetland and pond is teeming with bullfrogs and other wildlife.



David Alexander
Sr. Superintendent



Experience
34 years

Registrations
OSHA 30 hour certificate
American Red Cross
First Aid/CPR

Other Experience
Experience in estimating
and budgeting.
Constructability review.
Schedule analysis and
logistics. Logistic planning.
MEP review. Value
engineering. Pre-
construction permitting.
Quality control & loss
prevention risk management

David is a superintendent with more than 34 years experience building large commercial projects including luxury high-rise condominiums inception to completion. David consistently improves productivity, quality and safety by training, coaching and managing crews to peak performance. He possesses strong planning, cost containment, delegation and execution skills. He is familiar with coordinating all trades, daily operations and site inspections. He is also well versed in working with architects, engineers and owners. He is skilled and proficient in subcontractor buyout and negotiations.

Partial Listing of Projects

- **1818 Park:** Hollywood FL - \$90 million, 19-story, mixed-use development consisting of 166 residential units, a 103-room hotel (Hilton Garden Inn) with a nationally recognized restaurant, and 9,793 SF of retail & office space. Project also included historical reconstruction of the Great Southern Hotel.
- **Palmetto Promenade:** Boca Raton, FL - \$85 million, 9-story mixed-use building spread over a 6 acre site with a 680 space parking garage
- **The Mark at Cityscape:** Boca Raton, FL - \$37 Million, Project consists of 208 residential units, 23,000 sf of retail space, and a 686 space garage
- **Jade Ocean:** Sunny Isles Beach, FL - \$200 million, 50-story high-rise condominium, 256 units, 565 structured parking spaces
- **Ocean Point Hotel/Condo:** Sunny Isles Beach, FL - 28-story high-rise, 166 units, 332 structured parking spaces



Larry Weidmann
V.P. of Quality
Management



Experience
18 years

Education
The University of Georgia
B.S.E.S. Environmental
Economics Management

Registrations
OSHA 10 - OSHA 30
CPR Certified

Other Experience
Project Tracking
Final Finishes & Trim
Inspection,
Commissioning, Test and
Balances of Equipment

As an integral piece of KAST's project team, Larry provides comprehensive quality control management for some of the KAST's most complex structures. Larry evaluates construction sites, building plans and designs, to confirm compliance with the approved construction documents. Larry is skilled working with the Owner, Project Manager & the Architect to ensure all materials, products, machinery and equipment have been manufactured in compliance with all specified requirements, while utilizing Procore's Quality Control Management System.

Partial Listing of Projects

- **1818 Park:** Hollywood FL - \$90 million, 19-story, mixed-use development consisting of 166 residential units, a 103-room hotel (Hilton Garden Inn) with a nationally recognized restaurant, and 9,793 SF of retail & office space. Project also included historical reconstruction of the Great Southern Hotel.
- **Palm Beach Gardens Municipal Center:** Palm Beach Gardens, FL - \$7 million, Demolition and construction of the new city hall building which include 17,000 SF of new space for offices and conference rooms. Another 9,000 SF of existing space will undergo minor renovations, with a new break room for employees.
- **PGA of America:** Palm Beach Gardens, FL - \$6 million, 44,000 SF renovation of corporate office, including lobby/ reception, offices, conference rooms, training rooms, elevator cabs, golf simulators, exterior glazing, hardscape, landscape and irrigation.



Winston Newman Regional Safety Manager



Experience
16 years

Education
University of Florida

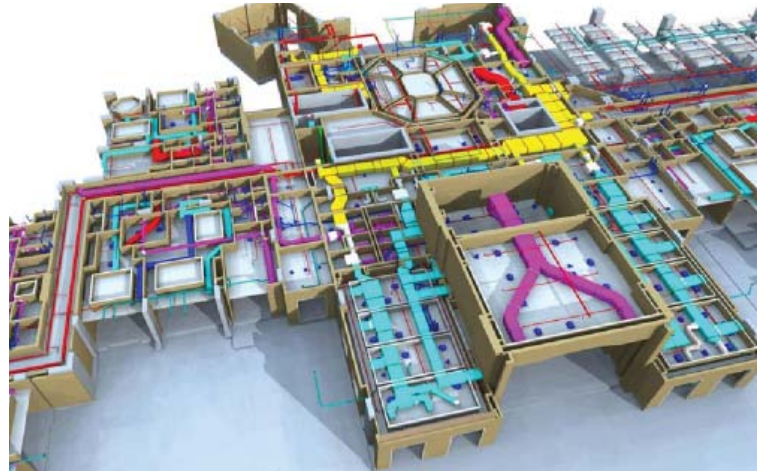
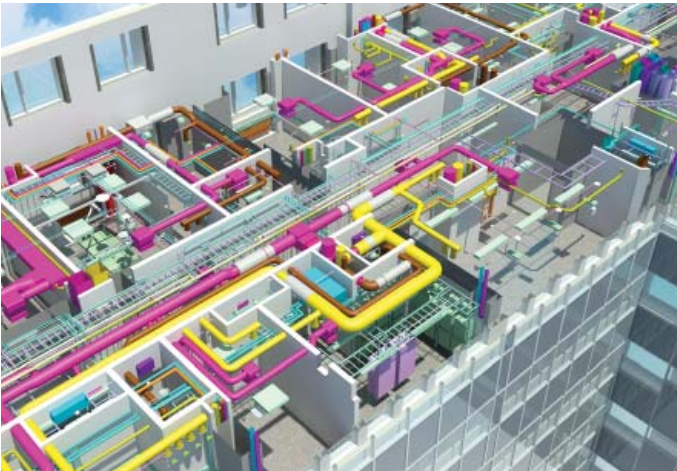
Registrations
Certified Safety Professional
OSHA 500 hour Certificate
CPR/First Aid Certified

Other Experience
Safety Programs & Protocol,
OSHA Standards &
Compliance, Site
Inspections,
Training & Coaching,
Subcontractor
Management, Building Key
Relationships, Advanced
Communications

As an integral KAST's project team, Winston provides a comprehensive safety management for some of the KAST's most complex sites and structures. Winston evaluates construction sites, building plans and designs, to confirm compliance with the approved safety protocols. Winston is skilled with working with the Owner, Project Manager & OSHA to ensure all personnel, products, machinery and equipment are in compliance with all specified requirements.

Partial Listing of Experience

- **1818 Park:** Hollywood FL - \$90 million, 19-story, mixed-use development consisting of 166 residential units, a 103-room hotel (Hilton Garden Inn) with a nationally recognized restaurant, and 9,793 SF of retail & office space. Project also included historical reconstruction of the Great Southern Hotel.
- **Villa Solé at Solé Mia:** North Miami, FL - \$40 million, 7-story, 187 unit residential project complete with a fitness center, pool deck, club room, dog spa and business center.
- **Villa Laguna at Solé Mia:** North Miami, FL - \$41 million, 190 residential units, including 42 furnished rentals, and an array of resort-style amenities highlighted by a fitness center, pool deck, club room, dog spa, business center, covered parking and more.
- **Natiivo:** Miami, FL - \$197 million, 52-story high rise that incorporates 448 condominium residences, a 240 unit hotel and with 70,000 plus square feet of amenities.
- **Wynwood Square:** Miami, FL - \$73 million, A 12-story mixed-use project with 267 apartments, 52,908 SF of office space, 24,908 SF of retail, and 496 parking spaces.



Robert Sloyer
V.P. of Innovation &
Strategic Services



Experience
18 years

Education
University of Florida
MS Building Construction

Registrations
OSHA 30 hour Certificate
CPR/First Aid Certified

Other Experience
BIM Coordination.
Construction management,
schedule monitoring,
and coordinated
inspections,
subcontractor coordination,
site logistics, final punch list
completion

Rob brings 18 years of experience to KAST's technical services group. Rob has extensive experience across a wide variety of market sections. He also leads and manages KAST's BIM efforts keeping KAST on the leading edge of technology in the construction industry.

BIM Responsibilities

- Creating a virtual 3D model to extract quantity takeoffs and aid in developing a detailed estimate.
- Developing construction/design alternatives that offer a client more choices and more flexibility through the use of model presentations.
- Resolving errors, omissions, clashes and conflicts in the documents stage before construction begins.

Partial Listing of Projects

- **1818 Park:** Hollywood FL - \$90 million, 19-story, mixed-use development consisting of 166 residential units, a 103-room hotel (Hilton Garden Inn) with a nationally recognized restaurant, and 9,793 SF of retail & office space. Project also included historical reconstruction of the Great Southern Hotel.
- **PBSO Headquarters:** West Palm Beach, FL - \$35 million, Renovation and improvements to mechanical including HVAC, fire protection, plumbing, electrical, low voltage electrical systems.
- **100 Las Olas:** Ft Lauderdale, FL - \$148 Million, 46-story, 121 unit luxury condominium units, 238 hotel units along with of retail space on the ground floor.



Kelli Osborne
Warranty Director



Experience
27 years

Education
Palm Beach State College

Registrations
OSHA30 hour Certificate
CPR/First Aid Certified

Other Experience
Performs required final inspection service within KAST standards,
Respond to daily incoming customer calls within 24 hours, Directs staff to ensure all work is scheduled, performed, and completed in a timely and professional manner.

KAST understands that our work is not done once we achieve final completion of the project. We also understand that we need to continue the great service we provide to our customers after their projects are occupied. To ensure that the needs of our customers are met after the project is completed, KAST's Director of Warranty Services, Keli Osborne leads our Warranty Services Group which provides timely professional service to KAST customers during the warranty period.

Partial Listing of Projects

- **KAST's warranty processes are fully integrated with our customized warranty software Punch List Manager**
 - Access to your buyer/customer Information 24/7
 - Separate portal for homeowners & vendors
 - Create customizable quality control checklists
 - Automated alerts and notifications
 - Rate your vendors on work order performance
 - Centralized storage for documents, pictures, videos, & notes
 - Detailed scheduling, reporting
- **1818 Park:** Hollywood FL - \$90 million, 19-story, mixed-use development consisting of 166 residential units, a 103-room hotel (Hilton Garden Inn) with a nationally recognized restaurant, and 9,793 SF of retail & office space. Project also included historical reconstruction of the Great Southern Hotel.
- **X Tampa:** Tampa, FL - \$156 million, 28-story, 306 residential unit building in downtown Tampa. Also included is parking for 409 cars and amenity space on the ground floor and above the parking podium. The amenity space has restaurants, a gym, a co-working space, an outdoor pool, a deck, and a lounge. KAST is also restoring a 100-year-old church and building a connected high rise on the site.

PRIORITIZING QUALITY MANAGEMENT



The larger the construction project, the more critical the need for precise and immediate quality assurance and quality control services. KAST specializes in meeting the challenges of large scale construction efforts by providing dedicated preconstruction planning, construction phase services, virtual design construction, post-construction services, safety implementation, and sustainability.

PRECONSTRUCTION PLANNING

Without exception, pre-construction services set the stage for a successful project. KAST clients find that by engaging our team during the design phase they benefit in the following ways:

- A seamless team approach among all project team members
- Lower initial costs and budget attainment
- Coordinated construction documents
- Subcontractor input and buy in to project objectives
- Value-added project planning and scheduling
- Predictable results



VIRTUAL DESIGN CONSTRUCTION

KASTs technical services group is on the leading edge of VDC and BIM technology. VDC is a powerful tool that allows KAST to collaborate with our clients, design team members and subcontractors throughout the design and construction phases. VDC is implemented on nearly all KAST projects to assure that issues such as design conflicts, space constraints and coordination among trade contractors are resolved prior to the start of work. Other benefits of KASTs use of this technology include:

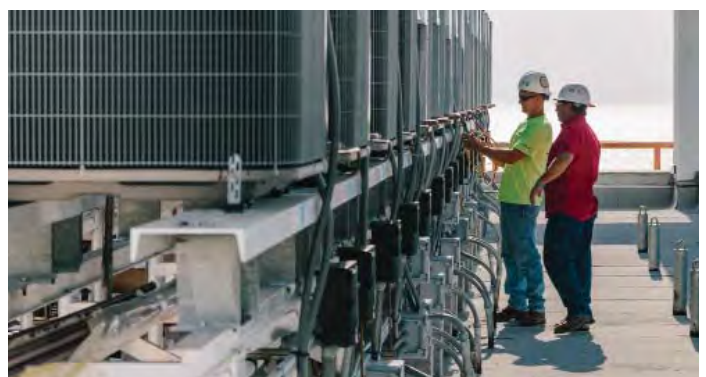
- Communicating at a higher level with our clients, design team members and subcontractors when documents are at a conceptual stage of development
- Performing document coordination
- Performing clash detection on MEP systems
- Resolving complex issues in 3 dimensions which are difficult to identify from simple plans
- Performing detailed estimates and take-offs with greater accuracy

CONSTRUCTION PHASE SERVICES

Seamless transition from the pre-construction phase into the construction phase assures that KAST's on-site construction team (including all subcontractors) fully understand the plans, specs and the overall expectations of the client.

Setting the stage for good communication among the project stakeholders is a vital role we play on each project. To accomplish this, we listen, we ask the right questions, we understand expectations. Good communication enables the entire project team to work more effectively, to solve problems when they are small and to be very proactive in dealing with the myriad of issues on a project both short term and long term. It is this passion, comprehensive planning, and resource management that ensures field operations run smoothly and the owner's objectives are met in the following ways:

- Excellent communication and teamwork
- Documents are well coordinated
- Improved quality
- Efficient scheduling
- Improved coordination and cooperation from subcontractors
- Cost savings
- Meeting deadlines and schedules
- Predictable project outcomes



POST CONSTRUCTION

Obtaining the Certificate of Occupancy doesn't mean the end of the job for KAST. That's just the beginning of our post-construction phase to familiarize and train the owner(s) with all the major components of the building from the mechanical and electrical systems to the fire/life safety systems. KAST's Warranty Services Director, Kelli Osborne will make sure that our clients' building managers and engineers have a clear understanding on how to properly operate and maintain the many complex systems within the facility and test each one for quality assurance. Our post-construction phase includes:

- Conduct filmed training on all mechanical, electrical, plumbing and fire systems
- Provide instruction on proper care and maintenance of all building systems
- Schedule and conduct warranty walkthroughs with building owners and managers, subcontractors and manufacturers at the scheduled date prior to warranty expiration
- Provide owners and building managers with KAST and subcontractor emergency contact information
- Provide owners and building managers with detailed operations and maintenance manuals and as-built documents along with filmed manufacturer training on all equipment
- Organize and complete any final punch list items at times convenient to owner and building occupants

SAFETY

KAST is relentless in its mission to send every worker home every day to their families and loved ones. This is a responsibility that we don't take lightly. KAST is deeply committed to having the safest jobsites in the industry. This happens by paying attention to the little things like keeping our jobsites clean and organized, training 100% of our Project Managers and Superintendents in OSHA 30-Hour Safety Courses and CPR Certifications. We partner with our subcontractors to assure they are in complete alignment with KAST's requirements for maintaining a safe work environment at each of our projects sites. KAST is proud of the low EMR of 0.65 that we have worked so hard to earn.





Approach to Scope of Work

KAST approaches all new projects with a standard project startup program which all centers around communication to and with all project stakeholders and is translated into a living list of action items and responsibilities to create actionability and accountability to the numerous tasks requiring focus in order for a project schedule to succeed. We envision providing a full-time on-site superintendent for the entire duration of the project and a full-time on-site project manager for at least a significant portion of the project.

KAST maintains a full slate of projects, currently we are operating on 28 active sites. This number will reduce toward the middle and later part of 2023 which will slot perfectly with this project.

The majority of KAST projects are complex, urban infill projects which must respond to adjacent structures, balance competing design intents, and coordinate time and space constraints to succeed; we will bring the tools and talents earned on those projects to this project.

KAST has in-house multi-person departments for Building Information Modeling (BIM), Drone Services, Project Planning and Scheduling, Quality Control and Moisture Management, Safety, and a 25-person in-house Preconstruction Department, in addition to our 200-person construction operations team.

KAST utilizes its in-house Planning & Scheduling Department to lead planning sessions with stakeholders and convert those ideas to visual communication tools and then to Oracle Primavera CPM schedules which are then updated and re-evaluated on a bi-weekly (or more) basis throughout the course of construction.

Many KAST projects are fully operational facilities



throughout the course of construction and the team we assign to this project has extensive experience working on and in occupied facilities – we do not anticipate significant disruption to the Center’s ongoing functions.

KAST utilized both our in-house Quality Control department as well as a third-party Quality Verification consultant to pre-coordinate, inspect, and test all roofing, glazing, and all other envelope components.

KAST phasing and logistics would be designed to complete as much of the new wing as possible prior to any tie-in to the existing facility, then we would look to establish an alternative entrance prior to temporary closure of the current entrance in order to complete the canopy tie-in work.

Project Approach

KAST utilizes the state of the art software available for each aspect of our work, as follows:

- **Scheduling:** Oracle Primavera Cloud and **Procore**
- **Cost Control:** Sage 300 and Procore
- **Quality Control:** Procore
- **Submittals:** Procore
- **RFIs:** Procore
- **Safety:** Procore
- **VE:** Procore and Excel
- **Coordination:** Procore, Outlook, and Navisworks

KAST completes all of its projects on time and within budget; we have never paid liquidated damages nor have we ever pursued legal action against our clients with regard to time or budget-related issues.

KAST has extensive experience with green building including LEED, and we have numerous LEED-certified professionals on staff.

Construction Phase Cost Management is accomplished via budget projections in Procore; all changes are managed in Procore, and KAST will provide to the Owner a monthly report on all aspects of budget, cost, and pending changes.

KAST is 100% open book with the Owner on the numerous bid packages required for our projects – we provide all received subcontractor bids, scopes, and bid leveling sheets and hold meetings to review them with our clients.

Many KAST projects, like the 1818 Park project on Young Circle which we recently completed, are on busy urban corridors. The same experience and know-how we applied on that project and our many other urban projects will be applied to this project, and to MOT operations planning.

KAST provides an extensive project-specific quality control and assurance plan for all of our projects, which is administered by our in-house Quality Department.

KAST project managers lead our close-out managers, responsible for training and video recording, owners manuals, and finally handoff to our Warranty Department.





Preconstruction Services

Overview

Successful projects start with strong preconstruction teams and a collaborative effort between all project stakeholders. KAST understands the importance of beginning preconstruction while the design is in the early stages as this provides the project team the opportunity to “shape” every aspect of the project to attain The Owner’s goals and objectives. We see ourselves as an extension of your staff and our goal is to play a key role in guiding the team’s efforts in a meaningful way to assure that The Owner’s goals and objectives for the project are met. We view this an obligation to take a leadership role in the project, and we have the resources and capacity to begin work on your project immediately.

From the outset, we will assign a team of preconstruction professionals who will live, eat, breathe, and sleep your project. KAST has demonstrated to its clients over and over again that through a collaborative process as described above that it can influence results and provide economic value to the project in order to achieve the Owner’s vision and budgetary goals. This of course takes commitment, teamwork, communication and a desire by the entire team to put the interests of the project first.

Proven Benefits/Predictable Results

We are cost experts who price over 150 projects each year and we have a vast historical cost data base for these projects throughout Florida. We understand that the glory is in the details. We know what each element of the project should cost, and we start the budgeting process with the end in mind. Our integrated preconstruction and project delivery process creates tremendous strategic and economic value for our clients. By first establishing written design parameters and communicating these to the design team, we eliminate the lost time created by the inefficient, business as usual process of design > price > too expensive > meet to review/discuss > value engineer > re-design > re-price, etc. We can reduce the preconstruction timeline by months, providing quicker time to market for our projects, shorter overall schedules, and higher than average returns for our clients.

First and foremost, we will define success by developing a plan and preconstruction phase schedule with the Owner and the Design Team that defines what needs to happen, by when, and who is responsible for each activity on the schedule. Even with limited initial information, we can use our historical metrics along with proactive management of the design and the schedule to consistently deliver GMP pricing within 2%-3% of our

initial schematic budget. Modeling costs early in the design phase allows us to “diagnose” the characteristics of a project in the schematic design phase against similar projects which have the characteristics of an efficiently well designed projects which makes economic sense. This early snapshot and “diagnosis” allows KAST to communicate with its clients on issues or concerns which we identify as we prepare our initial schematic budget. We then can address any issues which are taking individual project component costs outside the parameters of an efficiently designed building. By communicating these issues and concerns to our clients and the design team early, we capture the opportunity to “course correct” early in the design phase to put the project on track to attain a reasonable cost. Project elements that drive costs that are analyzed early in the design phase include:

- Foundation Systems
- Dewatering Systems
- Structural Design
- MEP Systems
- Building Envelop/Glass/Glazing

Note: The above areas typically represent 80% of the projects overall hard cost value and are the “impact” areas that must be focused on early.

As part of our services we understand that we will be expected to attend regular meetings with the design team and The Owner and provide open feedback and update our deliverables multiple times during the design development phase. As products and building systems are discussed and analyzed, KAST will provide meaningful insight and advice on cost, constructability, availability and local familiarity with these products and systems. As building layout, shape and scope are discussed, we will communicate with the project team through our deliverables, data and information which allows the project team to understand every aspect of the project from a cost, schedule and logistics perspective. We will as needed and requested by The Owner’s, provide additional studies & analysis on any aspect of the design or of the project which is needed to provide The Owner and design team with clarity prior to mak-

ing important decisions regarding such aspects. Our goal is to give you the information and tools you need to allow an informed decision making process.

Preconstruction and Technical Services Approach

As an overview, KAST’s Preconstruction Service Deliverables are inclusive of a complete menu of items that are updated with each phase of the design process commencing with Schematic Design documents, then to Design Development level documents and finally to the Construction Documents which generally become the basis for the GMP. KAST’s menu of Preconstruction Deliverables remain consistent with each phase of design and The Owner can expect to receive a comprehensive package of deliverables at each phase of design to include:

- A detailed budget (including quantity take offs)
- Estimate Summary
- Alternates / Value Engineering Opportunities
- Special Studies (as needed) – Analysis of Systems for Cost, Constructability, Functionality and Aesthetics
- Area Analysis
- Staging and Logistics Plan
- Detailed Project Schedule
- Qualifications and Assumptions

The above deliverables will be consistent in format at each design phase with an analyses of “what changed” with each budget update. We track this to keep our client and design team informed of document changes that impact pricing as we believe that communication is the best tool we have as the construction manager to enable the entire team to manage to the budget.

In addition to the above basic components of KAST’s deliverables, the menu expands as the document becomes further developed. The added components to KAST’s deliverables can and will include:

- Construction Market Analysis (Survey the Local Subcontractor Data Base to determine if

there is ample interest in the project from local subcontractors and also determine if there are any concerns regarding manpower)

- Explore interest from out of town (National and Regional Subcontractors)
- Meetings with local construction firms, S/M/ WBE, and other minority firms who may have an interest
- Host "Pre-Bid" meetings with firms interested in pursuing the project
- Preparation of Strategically Created Bid Packages that are coordinated with the overall project schedule, early release packages, and respect the nature of the local, regional and national subcontractors.
- Coordination with local utility providers, Power, Gas Company, Phone, Internet and other utilities which are required to commence work. (Frequently we find that overhead power lines, underground utilities, and other site constraints are not dealt with early enough or that agreements with utility providers are not made in a timely manner)
- With The Owner's approval, KAST frequently identifies early key subcontractors who have the capability of providing "design assist" services. This happens most commonly in the areas of structural systems, glass envelope, mechanical, electrical, plumbing and fire life safety systems. Subs in the areas of interior finishes, millwork and specialty systems are engaged and provide these services which are highly productive in steering design to the budget.

Assuring the Highest Quality at the Lowest Cost



such elements are integrated into the construc-

tion documents. Throughout the preconstruction and design phase, we will monitor and provide opportunities for cost savings solutions and best value changes to the project. We will also track potential bid alternates for The Owner's consideration. It is understood that early feedback on these items is critical, before major design decisions are made and

tion documents. We are sensitive to the investment made into the design and are dedicated to being an integral part of the team.

Performing a specific study on cost saving alternates during the preconstruction phase will provide a "check" to ensure that the project is achieving the highest quality possible at the lowest cost. It will provide The Owner with the flexibility and option to consider the substitution of materials and methods that may reduce costs without sacrificing functionality or quality. We will review not only architectural items but MEP systems and structure, to evaluate the hidden systems of the building. The study will be focused on the functions of various components and materials, rather than physical attributes.

Key Areas of Focus During Preconstruction

Constructability Reviews

Once the drawing details/product specifications begin taking form, KAST will engage both our preconstruction and operation teams to perform a constructability review of the documents. We will evaluate the suitability of products, clarification of design details, and sequencing of installations and document it in an itemized report for the team, in order to identify any voids in the documents, or field condition concerns.

KAST will also engage Redicheck, a third-party consultant, prior to construction documents for a final check of missing or incomplete details.

Our goal is to minimize scope gaps and risk while proactively solving problems on paper rather than solving them while the project is in progress.



Bid Packaging

- KAST will work to recommend the most cost effective subcontractor bidding procedures with consideration for schedule and cost, which will maximize competitive bids and minimize cost.
- Subcontractor scopes of work, KAST estimates, take-offs and a thorough review of plans and

specifications will provide comprehensive and competitive subcontractor pricing.

- Upon subcontractor bid receipt, KAST will qualify, analyze and report each bid in a bid tabulation form for each trade bid package, and make award recommendations. Upon owner approval, the KAST will award the work.
- Knowledge of long lead items and construction sequencing will guide the bid packaging, early releases and pre-purchasing of items where required.

Construction Market Analysis/SLBE Inclusion

KAST will analyze market factors that could impact the construction, specifically:

- Current availability of skilled trade contractors
- Availability of specialized craftsman
- Projection of future construction workloads
- Prequalification/financial capability (including quality and workload) or potential bidders

Scheduling

- At an early stage in the development of the project, KAST prepares a preliminary schedule, which shows milestone dates for the project (planning phase, completion of working drawings, occupancy, etc.)
- This schedule is updated periodically as the project develops and is used to ensure that time commitments to The Owner are satisfied.
- KAST will prepare a CPM schedule and develop a projected cash flow analysis in conjunction with the schedule and update as needed by The Owner.

Logistics Planning

KAST will review the specific site conditions in depth to determine their impact on construction logistics. These analyses will involve the number and frequency of construction vehicles per day, staging areas for labor and materials, crane locations, site security, gate locations, and existing traffic requirements surrounding the facility.

As part of this process, KAST will meet with the proper authorities and the project representatives to develop a site plan and conditions that meet all requirements.

Document Coordination/State of The Art Technology

KAST through its Virtual Design Department will implement a BIM modeling effort which will involve building a 3D model of the project which will enable us to identify conflicts among the various design disciplines. We have found that the more complex the project the greater the value of this effort. Through the use of BIM technology we are able to identify conflicts between structural and architectural documents as well as areas where electrical, mechanical and plumbing systems simply cannot fit into walls, ceiling areas or other elements of the building architecture as designed. KAST will additionally prepare a 4D Schedule which will assist us in understanding the flow, sequence and coordination efforts required by our project team and trade subcontractors well in advance of the work actually being put in place.

KAST's Operations Team will begin setting up operational project management systems (PROCORE) during the preconstruction phase. These systems are web based, collaborative and

PROCORE

are intended to be "inclusive" and available to all project stakeholders including the Architect, The Owner, Subcontractors and other parties. This system operates in real time and tracks key project issues and data including RFI's, Contract Documents, Submittals, Meeting Minutes and other data that is critical to communication among members of the project team.





COST MANAGEMENT

Cost Control

KAST's approach to budget and cost control starts with its partnering approach, which is designed to allow for all phases of the construction process to be performed within an environment of mutual trust, commitment to shared goals, and open communication between the Owner, the A/E, KAST and its subcontractors. In this approach we will establish a working relationship among all team members based on a plan of cooperation and teamwork, which will allow the team to work together to ensure the project remains within budget.

GMP Budget Control: KAST takes a holistic approach to budget and cost control of a project beginning in the preconstruction phase during design development. David Zorrilla, KAST's V.P. of Preconstruction and his team will lead the budgeting efforts with cost estimates at every phase of design, beginning with schematics, design development, and continuing on through 100% construction documents. The team will know at each of these phases where the budget stands.

Cost Control in Construction: During construction, KAST constantly monitors budgets weekly and tracks job costs in real time via our collaborative cloud based construction management software, Procore® integrated with our accounting software Sage Timberline®. This software combined with our ability to cost load our Primavera P6 schedule ensures that KAST's on-site management team is always aware of the project's financial status. Some of the cost control measures utilized by KAST during construction include:

- **Contingency Management** - When initial budgets are developed in the preconstruction phase, KAST analyzes the potential exposures.

Based on our previous experience and recorded data, we will forecast exposures and establish Owner controlled contingencies to address unforeseeable issues during construction. Historically KAST has found that these Owner controlled contingencies offer the project team the latitude to project risk expeditiously and within the GMP budget.

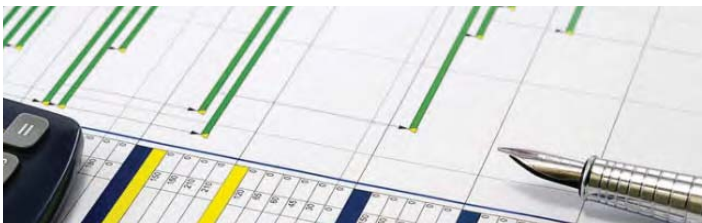
- **Allowance Management** – Often during the development of a GMP, specific design elements are still in the process of design. KAST works with the Owner and Design team to establish well defined allowances that provide for further development on these elements. KAST manages these allowances through their life cycle until reconciled with the final design.
- **Change Events** – KAST utilizes our Procore® project management software to manage all project related change events (e.g., RFIs, CCDs, ASIs, Revisions, Owner Change requests) through their life cycle. As events occur, KAST can identify the change and detail the nature of the change and track all the critical elements, whether or not it has cost associated with it, until they are resolved. This real-time process allows KAST to forecast potential cost in a Rough Order of Magnitude (ROM) which provides the Owner and project team with visibility to potential changes while they can still be influenced.

Subcontractor Proposal Analysis: Should an unforeseen condition or Owner requested change be encountered which requires an adjustment to a subcontractors scope, KAST will solicit pricing from the vendor and analyze the costs via internal estimates to assure competitive pricing guidelines are followed.

Unitary Pricing Options: Another cost control tool utilized by our team is the use of unitary pricing schedules as part of a subcontractor's negotiated agreement. KAST will secure unit pricing with bids and prior to contracting, whenever possible, to assure competitive pricing for additive or deductive changes. This approach offer is best used to minimize our Clients exposure for changes.

Monthly Cost to Complete Analysis - As noted above, KAST develops and maintains project budgets and committed costs in its collaborative cloud based construction management software, Procore® integrated with our accounting software Sage Timberline®. This software allows the project team to track costs in real-time and takes into consideration original budget, approved budget modifications, such as Owner directed Change Orders, as well as pending changes and projected future costs to generate a monthly cost to complete.

PLANNING AND SCHEDULING



Scheduling

Our approach to achieving success on all projects focuses on collaboration, communication, and coordination throughout the team from award through final completion. KAST knows that continual and effective communication is a key to delivering projects on-time and budget. Creating a collaborative environment that keeps all parties informed throughout construction, allows for near instantaneous feed-back and buy-in on critical decisions in a timely manner, and eliminates unnecessary surprises and rework.

Nowhere is this collaborative approach more important than during project schedule development. By taking a total team approach to build the project schedule, KAST will leverage the knowledge and expertise of our staff members and projects stakeholders, to develop an efficient and realistic project schedule with complete buy-in from all parties.

KAST will prepare a baseline project schedule utilizing the Critical Path Method (CPM) to detail, coordinate, and sequence all activities by all participants in the construction of the project. KAST develops and manages the project schedule using Primavera P6 Software. Monitored daily, and

updated on a monthly basis throughout the construction of the project, KAST's schedules reflect the services performed, the work accomplished, and the work scheduled for accomplishment accurately.

The baseline schedule establishes those major activities and major milestone objectives derived for the project to help guide the development of each of the appropriate and related sub-schedules. Such planning and subsequent scheduling accommodates the various phases of the project delivery processes, including the following:

- Pre-Construction and Design Phases
- Estimating, Budgeting and Bid Packaging
- Trade Proposal Solicitation
- Purchasing and Procurement Phases
- Those subsequent procedures dedicated to Submittals, Shop Drawings and Associated Approvals
- The Hard Construction Phase, dedicated to the management and sequencing of all the interconnected work of the numerous trades and suppliers
- Latter phases, encompassing Project Occupancy, Building Turnover, and Post Construction Phase obligations.

Resource/Cost Loaded Schedules: KAST has completed several projects requiring cost and resource loading of the project schedule. Our experience is that this can be a helpful tool to track and forecast their expenditures over the life of the project and help them plan accordingly. We are well versed in the additional detail required to develop an effective cost/resource loaded schedule necessary to provide an accurate financial snapshot of the project.

By cost loading the project schedule, our management team is able to have a clear and immediate picture of the status of each project's cost to date and cash flow projections. It further allows for a more accurate assessment of cost to complete when analyzed in tandem with the monthly cost to complete calculations generated in our construction management software Procore®.

Weekly Work Plan and Look-Ahead-Schedules

Weekly Work Plan and Look-Ahead Schedules (developed and controlled by the Project Superintendent) are reviewed on a weekly basis at the on-site subcontractor meetings held under his lead direction. During these meetings, the Superintendent reviews with all parties the weekly activities needed to achieve critical work schedule as well as a look-ahead schedule (4-6 weeks) identifying critical milestones and any constraints that need to be cleared in order to achieve the milestone.

Schedule Updates: Throughout the life of the project, the schedule will be used to gauge the impact of scope changes and predictable project challenges, and to develop strategies for ensuring key milestones and the project's overall completion. The schedule will be updated monthly to show actual progress against the project's baseline schedule expectations. This enables the current status of the project to be rapidly determined, and if the updated schedules indicate a slippage, problem areas are immediately identified and subcontractors are brought together to organize a recovery schedule.

Submittals Schedule: One of the keys to effective project management is coordinating the purchase of project materials so that this process serves the construction schedule, and not the other way around. If work on the job-site is to proceed in an efficient manner, then the materials and prefabricated components should be scheduled for on-time delivery. Otherwise, the work sequence is interrupted and must be altered to accommodate disjointed delivery schedules. If materials and prefabricated components are to arrive on time, then, the submittal process must be streamlined and closely managed.

The best way to ensure timely material delivery is to treat the assembly of submittal data, the assembly of shop drawing data, A/E review times, and the procurement of critical long lead items as construction activities. These activities will be assigned durations and their relationship to successor construction activities will be clearly defined. Shop drawings will be 'fast tracked' whenever possible. One or more KAST staff members will be

dedicated exclusively to this task. The processing of each individual drawing scope set will be separate and distinct activities, as will the support activities related to each.

Subcontractor Schedule Adherence: Ensuring subcontractor adherence to the schedule begins in preconstruction with early buy-in from key subcontractors during schedule development. By collaborating early with critical trades, KAST is able to produce a realistic schedule based on achievable durations in lieu of forcing subcontractors to adhere to schedule dates they don't believe can be met. In addition to these early collaboration efforts, KAST also takes the following steps at various stages of the project to ensure that subcontractors are adhering to the projects baseline schedule:

- **Buy-in at Buy-Out** - At buy-out, KAST discusses project schedule requirements with all subcontractors and requires that they submit schedules showing their ability to conform to the durations and completion dates identified in the Master Schedule. This commitment is then included in the language of their Master Subcontract Agreement to ensure complete subcontractor buy-in.
- **Schedule Responsibilities** - During schedule development, KAST creates custom activity codes in P6 to link specific subcontractors to activities that fall under their scope of work. This technique allows us to produce trade specific schedules for tracking various activities during construction, as well as hone in on any activities that show a potential for schedule slippage in the future.
- **Weekly Subcontractor Meetings** - As part of our weekly subcontractor coordination meetings, KAST produces look ahead schedules and discusses subcontractor production and manpower. When a drop in production or schedule delay is identified, KAST works with the responsible subcontractor to identify the cause and develop a recovery plan to ensure adherence with the original completion date for the affected activity.

QUALITY ASSURANCE & CONTROL



Our quality management systems and construction processes are tried and tested, ensuring that the highest standards of construction services will be provided to the project team. The goal of the KAST Quality Management program is to achieve Zero Defect Projects. This applies to initial quality as measured by minimal-to-zero client and consultant punch lists and overall excellent-appearing completed projects. This also applies to enduring quality as measured by limited ongoing warranty requirements, absence of latent defects, and little to no “come back” work.

The strategies employed to implement this program, which are defined below in more detail, are based on KAST leadership, sound project planning (prevention), collaboration software, inspection-correction-re-inspection processes, and third-party verification. Our approach has been codified, and we are able to duplicate the same successful outcome on every project we undertake.

Understanding Expectations: Quality assurance and control begins with an understanding of the Client’s expectations and the project requirements. This includes an understanding of the Architect and Client’s vision for the area, element, or project along with their aesthetic requirements. During this process, KAST identifies distinguishing features of work that are important to the Owner and the Architect, and we ask ourselves these questions:

What does success look like to The Owner & Project Team?

What are they most concerned about, and what did they like or dislike from previous projects?

By having a comprehensive understanding of the expectations, KAST will be able to ensure that specific details make it on to the drawings.

At KAST we have a dedicated QA/QC department comprised of a Director (Larry Weidman) and Regional QA/QC Managers to support project teams at managing quality. The Quality Assurance process begins early and is broken down into 3 phases: Pre-Construction, Course of Construction, and Unit Delivery.

Pre-Construction Quality Assurance Phase

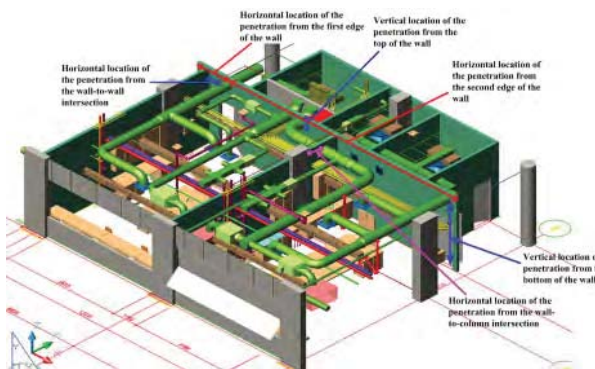
Plan Review & MEP Coordination: In order to manage quality, we must have a good baseline from which to measure and inspect the work, perform testing, and understand the overall design intent of the project. KAST retains the services of Redi-checkSM to perform plan (peer) review services checking the quality of the documents, inconsistencies, errors, and omissions between and within design disciplines. This review significantly reduces the amount of discrepancies that can lead to change orders, delays and disputes. The **Redi-check** review is typically performed on the permit set of documents.

Following their review **Redicheck** will present their findings to KAST, the Owner and the Architect. Any discrepancies found are corrected/updated/clarified by the Architect prior to construction. The result is reduced change order rates, reduction of RFI’s, and time/cost savings allowing the project to remain on schedule during the construction process.

MEP Coordination is another critical component of our Quality Assurance Program. In accordance with our MEP Coordination Execution Plan, KAST uses **Revit®** (BIM) to perform 3D clash detection with our subcontractors each week on a virtual meeting. If the design models are not available from the Architect, KAST will source the Architectural model. Most large concrete and MEP subcontractors produce their own models as part of their internal coordination and job set-up process.

Building Information Modeling

Building Information Modeling (BIM) can be fundamental to a collaborative construction approach. BIM enables interdisciplinary coordination, communication, visualization, and analysis to facilitate decisions by the Owner, the design and the construction teams. BIM allows us to more fully evaluate design, planning, and performance options and to improve the coordination and quality of our services.



Using BIM for Clash Detection

Our BIM-enabled work process facilitates the efficient management and exchange of information across the project team. We have developed an advanced technology infrastructure to support engagement among our teams, our collaborators, and our clients. This infrastructure, which is integrated with our **Procore®** project management software, can play a vital collaborative role by creating virtual hubs that allow distributed client, design, and construction teams to meet and work together.

Advanced BIM Strategies: Beyond our baseline use of building information modeling for design analysis, documentation, and collaboration, BIM information enables a number of more advanced capabilities from which complex projects can benefit. As part of the planning process for each project, we define with the client a customized approach for using BIM. Some of the advanced uses of BIM include the following:

1. Constructability Analysis
 - Allows cross-system cost/ benefit analysis

- 3D Clash Detection to analyze conflicts between building systems
2. Virtual Prototyping
 - Facilitates prefabrication and modularization
 - Standardizes program spaces for operation efficiency
 3. 4D Time Integration
 - Visually communicates the project plan with relation to schedule
 - Enhances project control capability
 - Highlights critical path activities to identify areas of focus visually
 4. Facility Management
 - Supports progressive scheduled maintenance
 - Optimizes operation of building systems
 5. Laser Scanning of Existing Facility

Analyzing Products, Systems & Procurement: During preconstruction it is critical that the appropriate products and systems are analyzed, reviewed and selected in accordance with the Owner and Architect's aesthetic & performance requirements for the project. Although reducing cost is a major part of our preconstruction effort, the use of alternate products to reduce cost needs to be carefully studied and analyzed by the entire project team. It is KAST's job to set expectations in this regard and communicate the pros and cons to the Owner and the Architect.

During the procurement phase of the project, the KAST project team will ensure that all submittals and shop drawings are in compliance with the contract documents, products submitted are correct for their intended use, dimensions are accurate, tolerances are accounted for, materials fit where proposed, specified warranties are achieved, and that fit and finish details along with colors are provided.

In-House QA/QC Department Plan Review: KAST's QA/QC Department will conduct a plan review of contract documents with a focus on constructability of design details, sequencing of work activities, and compliance with material and product specifications. Based on this review any critical

QA/QC items discovered will be discussed with the Owner, architect, and the KAST project team to ensure quality objectives are achieved.

Course of Construction Quality Assurance Phase

Upon commencement of construction a QA/QC project team kick-off meeting will be held. At this meeting the QA/QC department will:

- Outline the quality benchmarks/checkpoints specific to the project and ensure they are accounted for in the project schedule.
- Discuss with the project team project specific items/details that may need additional QA/QC attention based on the departments pre-construction plan review.
- Review the QA Meetings that will be needed prior to start of a definable feature of work
- Review QC Inspections, including first in place work inspections, which will commence at the start of each definable feature of work.

The assigned KAST superintendent is the on-site primary Quality Assurance project lead. With the support of the QA/QC department, this superintendent will ensure all QA meetings and inspections are conducted at the appropriate times throughout the duration of the project. The KAST superintendent will utilize the following tools/resources to ensure compliance with KASTS Quality Management Program and ensure a quality deliverable.

Mock-Ups: Mock-ups, both interior and exterior, will be constructed for the Owner and the Architect regardless of whether or not it is a stated requirement in the project specifications. Mock-ups are constructed to review constructability, evaluate fit and finish, and ensure quality expectations are met. Project specific building elements and components will be reviewed as mock-ups, including at a minimum:

- Exterior envelope elements – windows, curtain wall, precast, architectural Concrete, metal panels, etc.
- Interior finishes – millwork, flooring, wall finishes, hard surfaces, kitchens, bathrooms, etc.
- Any other unique elements or as requested by the owner and/or Architect.

Mock-ups will remain in place during construction to serve as a standard for evaluating fit and finish of future in-place work. They will also be used to establish the contractor/ subcontractor quality control inspections.



We implement mock-ups on every project whether or not it is stated in the specifications.

3rd Party QA/QC Consultant Partner: As yet another check on the quality, KAST has partnered with a nationally recognized (LJP Construction Services) Quality Assurance consulting firm to review in-place work at different stages of construction, and ensure work being performed is in conformance with plans, specifications, and manufacture requirements. Any discrepancies found are photo documented, corrective work performed, and photo documented as corrected prior to moving forward.

Manufacture Engagement: KAST has long standing relationships with building product and system manufacturers. This provides leverage to control cost while ensuring the quality of systems installed meet plans, specs, and manufacture requirements. We receive direct technical (field) support from these relationships as well as KAST specific extended warranty packages which in-turn we are able to pass along to our clients.

QA/QC Collaborative Software

Procore is a cloud-based construction management software platform that covers the entire project lifecycle. This software provides an integrated, transparent, and collaborative system to connect people, applications, and devices in a central workspace. Besides using this platform as a holistic approach to project management, KAST utilizes the "Quality & Safety" product within this platform to document (in real time) inspections and QA/QC meetings at critical stages of construction. If during an inspection a quality deviation is observed, a Procore "observation" can be created

If during an inspection a quality deviation is observed, a Procore "observation" can be created and immediately sent to the responsible party for correction. On a weekly basis quality deviations are tracked and reviewed with our trade partners to ensure proper/timely resolution.

By using the Procore platform, the project teams have access to a set of KAST standard inspection and QA/QC meeting agenda templates. These templates were developed based on construction experience and lessons learned. They can be modified to meet the specific needs of the project and incorporated into the project schedules. There are multiple points during the construction process at which quality assurance meetings and quality control inspections are performed by KAST personnel and our trade partners in conjunction with jurisdiction code compliance inspections. These checkpoints ensure nothing falls through the cracks and eliminates delays due to incorrect information or application/installation error.

Collaborative Quality Walks

The Owner, Architect, KAST team, and our Trade Partners, will perform quality walks to observe, record, and report on various stages of construction. Any areas that are noncompliant with the established quality standards will be addressed by the KAST project team. These quality walks ensure full engagement with the Owner & the Architect and

occur at various stages of construction including:

- Box Walks: will be performed with The Owner, & Architect prior to drywall installation to verify the location of all MEPF devices and partitions.
- Mock-Ups Review Walks: will be performed with The Owner & Architect on all mock-up assemblies (both interior and exterior). This will ensure quality expectations are met ahead of mass production of building components.
- Punch-List Development Walks: will be performed with The Owner & Architect after completion of KAST internal punch-list.

QA/QC Department Site Visit Inspections:

The KAST QA/QC department has over 47 years of collective construction quality experience. With this experience the department can perform project quality assurance audits and provide support to the KAST project teams to ensure we build it right the first time. The QA/QC department will (at a minimum) perform bi-monthly site visits to review quality of construction and issue a quality report documenting work in progress. The project teams will resolve any items in the report that require attention and close-out the items with the KAST QA/QC department. The QA/QC department also maintains a library of standard details and best practices for building systems and component as an additional resource to support our project teams.

Examples of meeting/inspection templates include:

QA/QC Meeting Templates

QA/QC & Safety Department Project Kick-Off Mtg.
KAST Building Envelope Coordination Mtg.
KAST Pre-Drywall Coordination Mtg.
KAST - Exterior Mock-Up Review Mtg.
KAST Building Layout & Control Mtg.
KAST Box walk interior mock-up Mtg.
KAST Final finish mock-up Mtg.
KAST Roof top Coordination Mtg.
KAST Internal Pre-Punch Mtg.
Pre-Start/First Work Façade Finish Mtg.
Pre-Start/First Work roofing Mtg.
Pre-Start/First Work Waterproofing Mtg.
Pre-start/First Work Architectural Concrete Mtg.

QA/QC Inspection Templates

First Delivery of Materials Inspection
Pre-Pour KAST Inspection
Drywall Pre-Hang – KAST Field Inspection
KAST – Post Drywall Inspection
KAST – Roofing Inspection
KAST – Façade Finish Inspection
KAST – Pre-Tile Installation Inspection
KAST Window & Curtain Wall Inspection
KAST – Architectural Concrete Inspection

COMMUNICATION TOOLS



KAST understands the importance of communication to the success of complex construction projects. In order for the Owner, KAST Construction and our trade partners to execute this project as a high performing team, we will need to communicate at a very high level. Technology is very important to communication and helps us communicate more efficiently and to a broader audience with tools such as Procore®, but technology does not replace great project management. Below we have highlighted several tools that KAST feels are critical to executing a great project.

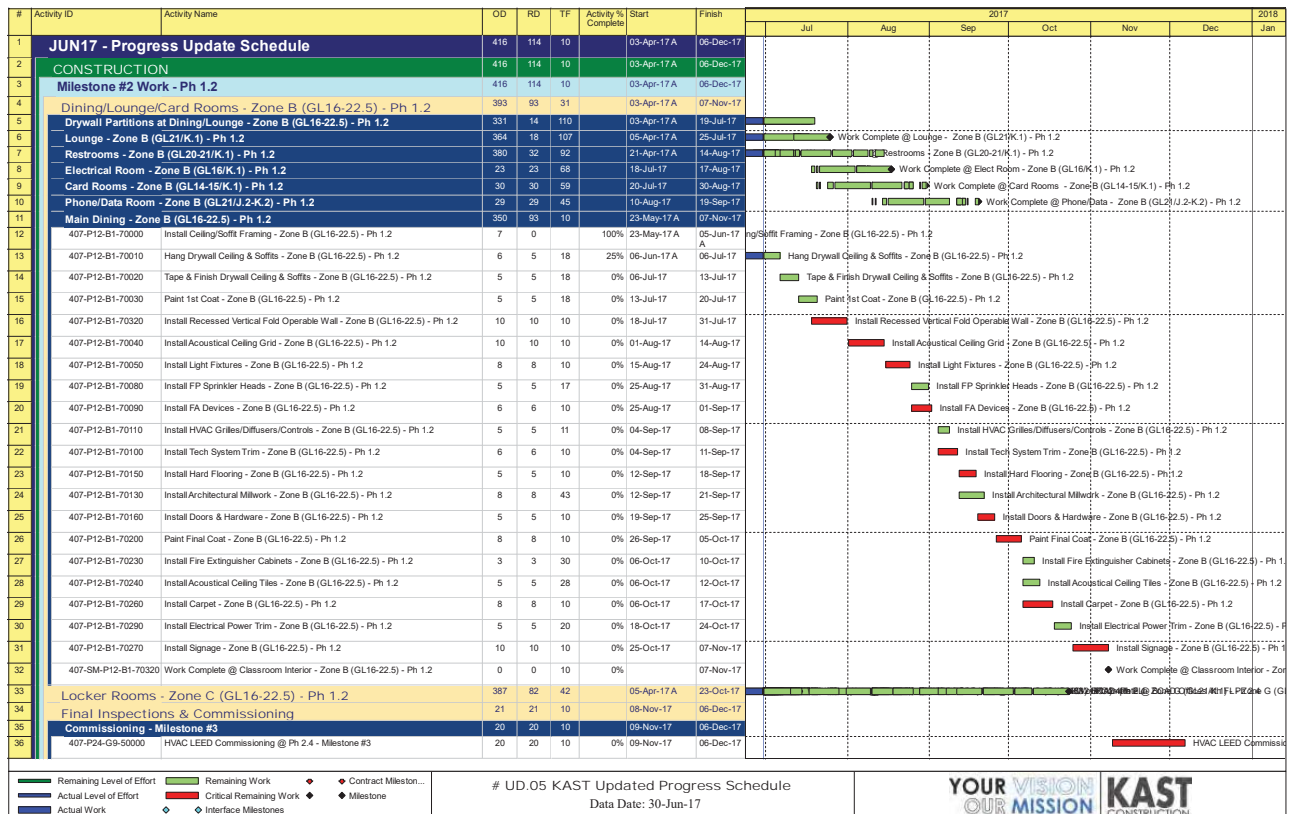
Alignment Critical Deliverables

The first step to a successful project is for the team to define and review responsibility for critical project deliverables. Often times, teams do not take the time necessary to align their individual objectives in a cohesive plan for the team to execute. As the Construction Manager, KAST Construction will take ownership for leading and organizing this process to keep this dynamic team on track and accountable to each other.

Project Startup

During preconstruction, we would recommend establishing a weekly or bi-weekly meeting with the team to discuss deliverables and activities critical to decision making. As we move closer to construction start, a more detailed startup schedule will be defined not only to manage preconstruction deliverables but also critical construction and development activities that must take place in order to start the project. These critical activities and deliverables will be managed bi-weekly by Primavera P6 project schedule.

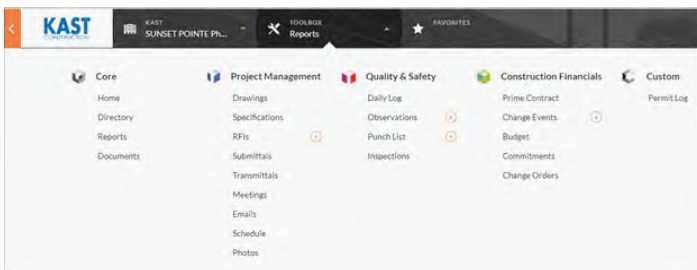
(See Screenshot below)



In addition to a logical schedule for tracking the path of the project startup, there are typically hundreds of miscellaneous task that need to be managed by the broader team to get the project off the ground. KAST Construction again takes the ownership of leading and organizing this process for the team.

Construction Process

As construction begins, the communication effort is even more critical to the project. Through the use of tools such as Procore® the day to day project information is managed in real-time and accessible to the broader team. All project management, quality management, cost management, and safety tasks are managed, documented and reported through the Procore® platform.



Procore® Real-Time Project Tracking

By managing the day to day tasks in real-time through the Procore® platform, each of our teams are able to be more efficient and meetings, are focused more on critical decision making and less on reporting. Supporting the construction management process, KAST will facilitate weekly OAC meetings with the Owner and related design consultants as well as weekly Trade Contractor meetings with the KAST and trade contractor supervision.

In addition to weekly meetings focused on critical decision making and scheduling, KAST places an enormous amount of effort on project planning. As detailed in the quality management section of this RFP response, KAST will custom tailor quality control coordination and first work meetings to work through critical details in advance of production work ensuring the highest level of quality and mitigation of unnecessary rework and waste.

Another critical planning effort is our 3D coordination process which requires efficient management and exchange of information across the entire project team including several tiers of consultants, trade contractors and suppliers. This process is a significant benefit to the project and results in cost and time savings, higher quality and mitigates re-work. During the coordination phase of the project, the 3D coordination will demand its own weekly meeting. KAST technical services department along with our on-site project team will facilitate and lead this effort. By integrating our 3D coordination process with our Procore® platform we create a workspace which allows the client, design, construction and trade teams to collaborate more efficiently.

Monthly Reporting

On monthly basis, KAST summarizes the key schedule, financial status, quality and safety metrics for the project in a monthly report. The monthly report provides an executive summary and key insights to progress of trade work, status of document control, change events, schedule milestones, contingency/allowance management and critical project issues requiring action.



PROJECT TURNOVER AND DELIVERY



Objective

Our goal at KAST is to deliver a Zero Defect building (i.e., punch list signed off prior to occupancy). We understand this is a major contributing factor to overall customer satisfaction. To achieve this goal, the entire project team must be on the same page and working in the same direction well ahead of the actual turnover and delivery of the project. This process starts in the early phases of planning and reinforced throughout the project with a finish strong mindset. KAST prides itself on its ability lead the team in this effort.

Finishing Strong

Finishing strong requires a strong start, a good schedule, schedule management, comprehensive MEP coordination, and quality control throughout the project. The punch list process must be managed like any other phase of construction, and it must be treated as a separate process, independent from production. Success in the finishing stage is the result of proper sequencing, communication, focus and discipline (more detail on this to follow). The subcontracts must be bought out this way and scopes of work must include specific performance requirements for punch list completion and quality control. The subcontractors' schedule of values must have specific line items for the completion of these punch lists.

KAST will manage the flow of work to complete areas/floors 100% before moving to the next area or floor avoiding an unmanageable list of incomplete work. This strategy must be adhered to, otherwise the punch effort turns into a 'shotgun' approach which will be unsuccessful. Supply chain management is also critical to the process. All material needs to be on site and readily available in

order. Continually going back into areas, even for small items, leads to additional damage, a longer duration, and is a recipe for disaster.

Clearly defined roles and responsibilities are defined for the project team. Ensuring trade contractors provide dedicated resources to the completion and punch list process. KAST punch crews will also be available to take care of immediate needs; the size and quantity of these punch crews will vary by project. The KAST superintendent will 'own' the punch list and will be responsible for obtaining sign-off.

Weekly work plans will be developed and punch list coordination meetings with the subs will be held on Monday, Wednesday, and Friday mornings to review what is finished, what is not finished, where the subs will be working next, etc. At the end of the job it all comes down to relentless list making and list walking by our superintendent, and bringing the subcontractors out to walk the work as well.

Detailed completion schedules will be prepared that will map out the plan to energize the building, bring MEP, and life safety systems on line as well as activate utility service to the project. The completion schedule will also detail out all final inspections, punch list activities, and walk-throughs. This schedule will also detail out which floors or units will be delivered at the time of TCO/CO and how many floors/units will be turned over per week after TCO/CO.

The Punch List Process

At the appropriate time, a pre-punch meeting with the project team will be scheduled to outline the KAST project delivery process. At this meeting discussions will begin as to how KAST will perform the completion of the punch work in order to hand over the completed building or portions thereof to the Owner. The Owner, the Architect, and KAST will walk and punch the first area together to further understand expectations. Following this initial punch walk, KAST will develop a punch list KAST will follow the following procedure for project delivery:

- **Completion lists** – a pre-punch inspection conducted by KAST, issued to subs, and followed-up by KAST in order to prepare individual units and/or portions of the project for the detailed Owner/Architect walk-through.
- **KAST Punch List** – KAST will move from completion list status to punch-list once all trade scope of work items are complete.
- **Owner/Architect Punch List** – KAST will invite the Owner/Architect to perform an inspection to determine if the Work is Substantially Complete. The Owner/Architect will either add items to the KAST punch-list, or create their own punch list from scratch.
- **Acceptance Walks** – upon completion of the Punch List, each unit or area will be presented to the Owner/Architect for their acceptance.

KAST completion and punch lists are developed, tracked, and resolved using Procore's punch list tool. Procore allows KAST to maintain a clear list of punch items, assign responsibility, select a due date, and track individual items until completion, all in a transparent way to our trade partners, the Owner, and the Architect.

Once the KAST Completion List process starts, KAST will control access to all parties performing punch work to ensure additional work is not needed due to trade damage. The goal of the project delivery process is to deliver the building on schedule with a minimal-to-zero punch list.

SAFETY



It is the policy of KAST to provide a safe and healthful place to work for its employees, customers, other contractors, visitors, and invitees. We expect our employees to perform their assigned tasks in

competent, safe manner and to follow operating practices that will safeguard all other employees, our customers, supplies, and the public. Accident prevention, quality, and efficient production are essential components of a safe work place. All levels of management have a primary responsibility for the safety and wellbeing of their employees. KAST meets this responsibility by working continuously to comply with applicable safety and health laws, by promoting safe work practices and by maintaining property and equipment in safe operating condition.



Our Safety Plan identifies and corrects potential hazards before they occur through a system of on-going training and communications. KAST reinforces our company's goals through this program. The program reduces and ultimately prevents the chance of our employees becoming injured or ill.

KAST prepared our plan and associated materials and programs in order to comply with required standards and statutes. Safety Training includes the mandatory topics under the Occupational Safety and Health Administration and the Environmental Protection Agency, as well as all of the other areas that address the tasks we perform. Mandatory topics include Asbestos Awareness Training, Hazard Communications, Fall Protection, Personal Protective Clothing, and the General Health and Safety Guidelines as required by 29 CFR 1910. Emergencies including medical, electrical, fire, etc. shall also be included. All staff members must participate in this program.



An effective safety program includes provisions for the systematic identification, evaluation, and prevention or control of general workplace hazards, specific job hazards and potential hazards, which may arise from foreseeable conditions.

Our Safety and Health Policy Includes:

- Providing mechanical and physical safeguards to the maximum extent that is possible
- Developing and enforcing safety and health rules as per OSHA, that all employees accept as a condition of employment
- Conducting a program of safety and health inspection to find and eliminate unsafe working conditions or practices; to control health hazards and to comply fully with the safety and health rules for every job
- Training all employees in good safety and health practices
- Investigating promptly and thoroughly every accident to find out what caused it and to correct the problem to prevent recurrence

Commitment to Safety

- KAST's mod rate is .89



KAST LEED & Green Building Experience

As a member of the Florida Green Building Coalition and the US Green Building Council, KAST is committed to leadership in sustainable design and construction practices. KAST continues to invest in sustainability training for its employees and has a deep bench of **18 LEED accredited professionals on staff**. Through our LEED accredited professionals, KAST routinely assists clients in the integration of environmentally responsible design technologies. These same technologies and sustainable building practices increase the efficient use of resources including land, energy, water and materials while eliminating negative impact to our environment.

Putting sustainability into practice, KAST provides the following green/sustainable construction services:

- Concept planning
- Feasibility studies
- First-cost evaluation for lifecycle analysis
- Evaluation of building systems, equipment and materials
- Cost/benefit LEED credit strategies
- Materials and equipment procurement
- Transition planning and support of Commissioning efforts

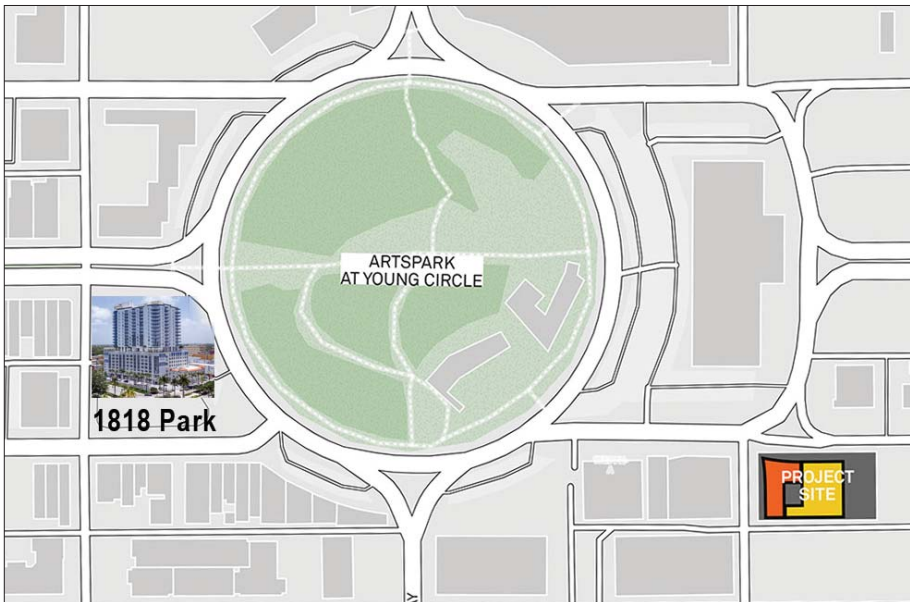
Partial list of KAST LEED or Green Projects

- Palmetto Promenade
- Spodak Dental
- Hyatt Place Hotel
- Gardens Innovation Center
- Fire Station #5 & EOC
- PBC Fire Station #72
- Indian River Recreation Center





Knowledge of the Site and Local Conditions



1818 Park Hollywood, FL

KAST demonstrated its knowledge of the site, State, County, and City requirements, codes, and ordinances with our 1818 Park Project in Hollywood.

The aspect that makes 1818 Park stand out is its incorporation of the historic Great Southern Hotel into the building's overall design. Originally built in 1924, The Great Southern Hotel was once the focal point of Downtown Hollywood however, after numerous years of



abandonment and neglect, this property became an eye-sore to the neighborhood; that is, until the development and construction of the project. The overall design for 1818 Park incorporated a historically accurate re-creation of the Great Southern Hotel encompassing every last detail from the aluminum marquees to the barrel tiled roof, the cast stone veneer and candy-striped canvas awnings all while ensuring that every aspect of the re-creation met all current building codes. The resurrection of the Great Southern Hotel was a monumental task which entailed a great deal of coordination amongst The City of Hollywood, the Hollywood Historical Society, KAST Construction and all members of the design team. After two years of construction during a global pandemic, the historic Great Southern Hotel is once again a focal point of Downtown Hollywood all thanks to the development and construction of 1818 Park.



KAST Local Building Officials Contacts

Transportation Engineer	954-921-3990	rmitinger@hollywoodfl.org
Parking Operations Manager	954-921-3535	akelsheimer@hollywoodfl.org
Building Inspector	954-743-9563	tjones@hollywoodfl.org
Building Compliance Officer	954-921-3061	rorodriguez@hollywoodfl.org
Fire Prevention Officer II	954-967-4404	hmontellanico@hollywoodfl.org
Department of Public Utilities	954-921-3302	averea-feria@hollywoodfl.org
Fire Prevention Officer III	954-967-4404	mhofle@hollywoodfl.org
Chief Electrical Inspector	954-921-3490	jstewart@hollywoodfl.org
Redevelopment & Ops. Mgr.	954-924-2980	lliotta@hollywoodfl.org
Chief Building Official	954-921-3335	rlong@hollywoodfl.org
Chief Mechanical Inspector	954-921-3576	rjbesu@hollywoodfl.org
Chief Plumbing Inspector	954-921-3919	gdiaz@hollywoodfl.org

KAST has extensive experience working in areas affected by low elevations, in flood zones, and areas affected by hurricane force winds as all of our projects are in Florida and virtually all of our projects are affected by one or more of those factors.

Because all of our work is in Florida, and because we have two regional offices in South Florida, and because we have worked extensively in the City of Hollywood, KAST has extensive knowledge of local subcontractors and suppliers who are capable of meeting the quality that this project requires.

Again because of our extensive local work experience, including experience in Hollywood, KAST is thoroughly familiar with the local permitting agencies, procedures, and testing protocols.

Because nearly all of our projects are on previously-developed sites, KAST engages in an enhanced program to identify and work around existing utilities and unforeseen subsurface conditions including ground penetrating radar, photo and video documentation including 3d scanning and drone capture.





References



1818 Park

Hollywood, FL

19-story, mixed-use development consisting of 166 residential units, a 103-room hotel (Hilton Garden Inn) with a restaurant, **Project also included historical preservation of the Great Southern Hotel.**

Project Delivery Method: CMAR

Owner: Block 40, LLC

Owner Contact

Name: Dimitris Papaikonomou

Address: 290 N Federal Hwy,
Hollywood, FL 33020

Telephone: (954) 448-7951

Email: dpapaikonomou@gcfr.com



PBSO Headquarters

West Palm Beach, FL

Complete interior and exterior renovation of the 3 story, 200,000 SF facility.

Project Delivery Method: CMAR

Owner: Palm Beach County

Owner Contact

Name: Fernando Del Dago

Address: 2633 Vista Parkway
West Palm Beach, FL, 33411

Telephone: (561) 233-5276

Email: fdeldago@pbcgov.org



PGA of America

Palm Beach Gardens, FL

44,000 SF renovation of corporate office, including lobby, offices, conference rooms, hardscape, landscape & irrigation.

Project Delivery Method: CMAR

Owner: PGA of America

Owner Contact

Name: Kristi Jung

Address: 100 Ave of the Champions
Palm Beach Gardens, FL 33418

Telephone: (561) 630-1754

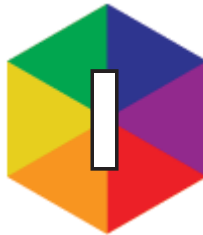
Email: kjung@pgahq.com



Sub Consultants Information

KAST does not intend to use any sub-consultants for this project.





Financial Resources

The present financial condition of KAST is very strong as evidenced by our bonding capacity and the faith and trust placed in us by the institutions providing these financial services. KAST is not involved in any current or prior bankruptcy proceedings.



Revenues Generated for the past 5 years

2021: \$655,822,614.00

2020: \$681,358,185.00

2019: \$516,824,176.00

2018: \$534,818,643.00

2017: \$510,623,673.00

2016: \$456,349,601.00

Current workload of committed revenue per year (backlog)

2022: \$752,200,000.00

2021: \$595,135,000.00

2020: \$522,902,000.00

2019: \$479,564,000.00

2018: \$592,835,000.00

2017: \$604,188,000.00

Financial References

Emilio F. Alvarez

Managing Partner | Audit Division

H&CO, LLP

2320 Ponce de Leon Blvd., Coral Gables, FL 33134

305.444.8800 | ealvarez@hcoadvisors.com

David Albright

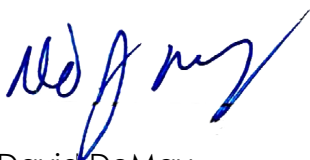
Senior Vice President, Market Executive Palm Beach

City National Bank

1120 South Federal Highway

Delray Beach, FL 33483

Phone: 561-243-2920, Cell: 561-302-2340



David DeMay

Sr. Vice President/Principal



NIELSON, WOJTOWICZ, NEU & ASSOCIATES
A NIELSON HOOVER GROUP COMPANY



February 14, 2023

RE: Kast Construction, LLC

To Whom it May Concern:

This is to advise you that our office provides Bid, Performance, and Payment Bonds for **Kast Construction, LLC**. Their surety **Travelers Casualty and Surety Company of America** which carries an A.M. Best Rating of A++ XV and listed in the Department of the Treasury's Federal Register. Their corporate address is One Tower Square, Hartford CT 06183, phone 813-357-6250.

Based upon normal and standard underwriting criteria at the time of the request, we should be in a position to provide a Performance and Payment Bond for the above listed project. **Kast Construction, LLC** has a current single capacity of **\$400,000,000.00** and **\$800,000,000.00** aggregately. We obviously reserve the right to review final contractual documents, bond forms and obtain satisfactory evidence of funding prior to final commitment to issue bonds, and we cannot assume liability to any third party, including you, if we do not execute said bonds.

Kast Construction, LLC is an excellent contractor, and we hold them in highest regard. We are extremely confident in our contractor and encourage you to offer them an opportunity to execute any upcoming projects.

This letter is not an assumption of liability, nor is it a bid or performance and payment bond. It is issued only as a bonding reference requested by our respected client. If you should have any questions, please do not hesitate to give me a call.

Sincerely,

Brett Rosenhaus
Attorney-in-Fact
BR/as



Legal Proceedings and Performance

KAST Claims and Litigation History

KAST Construction Prides itself on its long history of building long term solid business relationships with our clients, subcontractors and suppliers. That said there will unfortunately be circumstances when business disputes arise and we always work hard to resolve these disputes amicably and without support from our attorneys. We have however over the years found it necessary to seek legal support to resolve certain business disputes. While we believe that our list of active legal activity is reasonably small for a firm of our size, we unfortunately find ourselves involved in limited litigation with several parties.

The majority of our business disputes comes from a small group of projects where subcontractors have defaulted on their obligations and/or have gone out of business during the projects completion. The attached list describes KASTs current legal activity.

KAST has never been required to pay liquidated damages nor has KAST been terminated for default on any of our projects.



KAST Construction Company, LLC
Fed ID # 98-0456507

KAST Construction
Litigation Report

Entity	Parties	P/D	Issue	Project	Case #	File Date	Court	Disposed/ Pending
KAST CONSTRUCTION COMPANY, LLC	FallZone Safety Surfacing	Defendant	Contract Dispute	Loggerhead Marine	50-2021-CC-013630-xxxx-NB	12/23/2021	PALM BEACH COUNTY CIRCUIT COURT	Open
KAST CONSTRUCTION COMPANY, LLC	Frankenmuth Mutual Ins.	Defendant	Contract Dispute	Palm Bech Gardens Municipal complex	50-2021-CA-012182-xxxx MB	10/29/2021	PALM BEACH COUNTY CIRCUIT COURT	Closed
KAST CONSTRUCTION COMPANY, LLC	Rosebud 3rd Ave LLC	Defendant	Contract Dispute	Delray Market Place	50-2021-CA-010872-XXXX-MB	9/28/2021	PALM BEACH COUNTY CIRCUIT COURT	Open - Agreed Settlement
KAST CONSTRUCTION COMPANY, LLC	Certified Pool Mechanics	Defendant	Contract Dispute	Metropolitan Apts	21-CA-10764	6/17/2021	BROWARD COUNTY CIRCUIT COURT	Open
KAST CONSTRUCTION COMPANY, LLC	RRPIV Cortina, LLC	Defendant	Contract Dispute	Cortina Apts	TBD	3/22/2021	PALM BEACH COUNTY CIRCUIT COURT	Open
KAST CONSTRUCTION COMPANY, LLC	CL Loftin Place LP	Defendant	Breach of Warranty	Loftin Place Apts	50-2020-CA-004861-xxxx-MB	5/12/2020	PALM BEACH COUNTY CIRCUIT COURT	Closed
KAST CONSTRUCTION COMPANY, LLC	FORMCRETE, LLC	Defendant	Contract Dispute	Metropolitan Apartments	CACE-20-006650 Div 8	4/20/2020	BROWARD COUNTY CIRCUIT COURT	Closed
KAST CONSTRUCTION COMPANY, LLC	Reiter Bunsic Contractors, Inc.	Plaintiff	Breach of Contract	Clubhouse Construction	50-2019-CA-003959-xxxx-MB	4/6/2020	PALM BEACH COUNTY CIRCUIT COURT	Closed
KAST CONSTRUCTION COMPANY, LLC	HUNTERS RUN PROPERTY OWNERS ASSOCIATION, INC	Plaintiff	Collection	Clubhouse Construction	50-2015-CA-000769 XXXXMB	2/4/2020	PALM BEACH COUNTY CIRCUIT COURT	Open
KAST CONSTRUCTION COMPANY, LLC	United States Surety Company	Defendant	Subcontractor Default/Contract Dispute	Alexander Apts	9:19-cv-81319-RKA	10/2/2019	US DISDTRICT COURT	Closed



Construction Manager Fee Proposal



Required Forms

FORM 2

ACKNOWLEDGMENT AND SIGNATURE PAGE

This form must be completed and submitted by the date and the time of bid opening.

Legal Company Name (include d/b/a if applicable): KAST Construction Company, LLC

If Corporation - Date Incorporated/Organized: 2005 Federal Tax Identification Number: 98-0456507

State Incorporated/Organized: Delaware

Company Operating Address: 701 Northpoint Parkway #400

City: West Palm Beach State: FL Zip Code: 33407

Remittance Address (if different from ordering address):

City: _____ State: _____ Zip Code: _____

Company Contact Person: David DeMay Email Address: ddemay@kastbuild.com

Phone Number (include area code): 561-402-8625 Fax Number (include area code): 561-689-2911

Company's Internet Web Address: www.kastbuild.com

IT IS HEREBY CERTIFIED AND AFFIRMED THAT THE BIDDER/PROPOSER CERTIFIES ACCEPTANCE OF THE TERMS, CONDITIONS, SPECIFICATIONS, ATTACHMENTS AND ANY ADDENDA. THE BIDDER/PROPOSER SHALL ACCEPT ANY AWARDS MADE AS A RESULT OF THIS SOLICITATION. BIDDER/PROPOSER FURTHER AGREES THAT PRICES QUOTED WILL REMAIN FIXED FOR THE PERIOD OF TIME STATED IN THE SOLICITATION.

Bidder/Proposer's Authorized Representative's Signature:  Date: 2/15/2023

Type or Print Name: David DeMay

THE EXECUTION OF THIS FORM CONSTITUTES THE UNEQUIVOCAL OFFER OF BIDDER/PROPOSER TO BE BOUND BY THE TERMS OF ITS PROPOSAL. FAILURE TO SIGN THIS SOLICITATION WHERE INDICATED BY AN AUTHORIZED REPRESENTATIVE SHALL RENDER THE BID/PROPOSAL NON-RESPONSIVE. THE CITY MAY, HOWEVER, IN ITS SOLE DISCRETION, ACCEPT ANY BID/PROPOSAL THAT INCLUDES AN EXECUTED DOCUMENT WHICH UNEQUIVOCALLY BINDS THE BIDDER/PROPOSER TO THE TERMS OF ITS OFFER.

FORM 5

HOLD HARMLESS AND INDEMNITY CLAUSE

KAST Construction Company, LLC

(Company Name and Authorized Signature, Print Name)

, the contractor, shall indemnify, defend and hold harmless the City of Hollywood, its elected and appointed officials, employees and agents for any and all suits, actions, legal or administrative proceedings, claims, damage, liabilities, interest, attorney's fees, costs of any kind whether arising prior to the start of activities or following the completion or acceptance and in any manner directly or indirectly caused, occasioned or contributed to in whole or in part by reason of any act, error or omission, fault or negligence whether active or passive by the contractor, or anyone acting under its direction, control, or on its behalf in connection with or incident to its performance of the contract.



Signature

David DeMay

Printed Name

KAST Construction Company, LLC

Name of Company

Sr. Vice President/Principal

Title

FORM 6

NON-COLLUSION AFFIDAVIT

STATE OF: Florida

COUNTY OF: Palm Beach, being first duly sworn, deposes and says that:

- (1) He/she is David DeMay of KAST Construction, the Proposer that has submitted the attached Proposal.
- (2) He/she has been fully informed regarding the preparation and contents of the attached Proposal and of all pertinent circumstances regarding such Proposal;
- (3) Such Proposal is genuine and is not a collusion or sham Proposal;
- (4) Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant has in any way colluded, conspired, connived or agreed, directly or indirectly with any other Proposer, firm or person to submit a collusive or sham Proposal in connection with the contractor for which the attached Proposal has been submitted or to refrain from bidding in connection with such contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm or person to fix the price or prices, profit or cost element of the Proposal price or the Proposal price of any other Proposer, or to secure an advantage against the City of Hollywood or any person interested in the proposed Contract; and
- (5) The price or prices quoted in the attached Proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.


Signature

KAST Construction Company, LLC

Name of Company

David DeMay
Printed Name

Sr. Vice President/Principal

Title

FORM 7

SWORN STATEMENT PURSUANT TO SECTION 287.133 (3) (a) FLORIDA STATUTES ON PUBLIC ENTITY CRIMES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY
PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS

1. This form statement is submitted to the City of Hollywood by
David DeMay, Sr. Vice President/Principal for KAST Construction Company, LLC
(Print individual's name and title) (Print name of entity submitting sworn statement)
whose business address is
701 Northpoint Parkway #400, West Palm Beach, FL 33407
and if applicable its Federal Employer Identification Number (FEIN) is 98-0456507. If the
entity has no FEIN, include the Social Security Number of the individual signing this sworn
statement.
-

2. I understand that "public entity crime," as defined in paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid, proposal, reply, or contract for goods or services, any lease for real property, or any contract for the construction or repair of a public building or public work, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misinterpretation.
3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in an federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that "Affiliate," as defined in paragraph 287.133(1)(a), Florida Statutes, means:
1. A predecessor or successor of a person convicted of a public entity crime, or
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5 I understand that "person," as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or any entity organized under the laws of any state or of the

United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.

6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Please indicate which statement applies.)

X Neither the entity submitting sworn statement, nor any of its officers, director, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime, but the Final Order entered by the Hearing Officer in a subsequent proceeding before a Hearing Officer of the State of the State of Florida,

Division of Administrative Hearings, determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. (attach a copy of the Final Order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THAT PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017 FLORIDA STATUTES FOR A CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.



(Signature)

Sworn to and subscribed before me this 15th day of February, 2023.

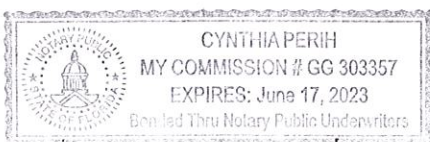
Personally known _____

Or produced identification _____ Notary Public-State of Florida

(Type of identification) my commission expires 6/17/23



(Printed, typed or stamped commissioned name of notary public)



FORM 8

CERTIFICATIONS REGARDING DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS

The applicant certifies that it and its principals:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, sentenced to a denial of Federal benefits by a State or Federal court, or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) Have not within a three-year period preceding this application been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State, or local) transaction or contract under a public transaction, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (b) of this certification; and
- (d) Have not within a three-year period preceding this application had one or more public transactions (Federal, State, or local) terminated for cause or default.

Applicant Name and Address:

KAST Construction Company, LLC

701 Northpoint Parkway

West Palm Beach, FL 33407

Application Number and/or Project Name:

RFP-4763-23-WV CONSTRUCTION MANAGER AT RISK SERVICES FOR THE ART AND CULTURE CENTER EXPANSION PROJECT

Applicant IRS/Vendor Number: 98-0456507


Signature

David DeMay

Printed Name

KAST Construction Company, LLC

Name of Company

Sr. Vice President/Principal

Title

FORM 9

DRUG-FREE WORKPLACE PROGRAM

IDENTICAL TIE PROPOSALS - Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie proposals will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program (if such is available in the employee's community) by, any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of these requirements.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



Signature

David DeMay

Printed Name

KAST Construction Company, LLC

Name of Company

Sr. Vice President/Principal

Title

FORM 10

SOLICITATION, GIVING, AND ACCEPTANCE OF GIFTS POLICY

Florida Statute 112.313 prohibits the solicitation or acceptance of Gifts. "No Public officer, employee of an agency, local government attorney, or candidate for nomination or election shall solicit or accept anything of value to the recipient, including a gift, loan, reward, promise of future employment, favor, or service, based upon any understanding that the vote, official action, or judgment of the public officer, employee, local government attorney, or candidate would be influenced thereby." The term "public officer" includes "any person elected or appointed to hold office in any agency, including any person serving on an advisory body."


The City of Hollywood/Hollywood CRA policy prohibits all public officers, elected or appointed, all employees, and their families from accepting any gifts of any value, either directly or indirectly, from any contractor, vendor, consultant, or business with whom the City/CRA does business.

The State of Florida definition of "gifts" includes the following:

Real property or its use,
Tangible or intangible personal property, or its use,
A preferential rate or terms on a debt, loan, goods, or services,
Forgiveness of indebtedness,
Transportation, lodging, or parking,
Food or beverage,
Membership dues,
Entrance fees, admission fees, or tickets to events, performances, or facilities,
Plants, flowers or floral arrangements
Services provided by persons pursuant to a professional license or certificate.
Other personal services for which a fee is normally charged by the person providing the services.
Any other similar service or thing having an attributable value not already provided for in this section.

Any contractor, vendor, consultant, or business found to have given a gift to a public officer or employee, or his/her family, will be subject to dismissal or revocation of contract.

As the person authorized to sign the statement, I certify that this firm will comply fully with this policy.



Signature

David DeMay

Printed Name

KAST Construction Company, LLC

Name of Company

Sr. Vice President/Principal

Title