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PRIMARY CONTACT

JOSEPH SANCHES

President, D. Stephenson Construction

o 954.315.7020 m 954.326.5698 e jsanches@dstephenson.com

LETTER OF TRANSMITTAL

January 22, 2019

Mr. Terrence Comiskey
Engineering Support Services Manager
City of Hollywood
Office of the City Clerk
2600 Hollywood Blvd., Room #221
Hollywood, Florida 33020

RE: Request for Proposals - Solicitation DS 19-007
Construction Manager at Risk Services for Various Capital Improvement Projects on a Continuing Contract Basis

Dear Mr. Comiskey:

These are extremely exciting times and we could not possibly be more thrilled about this opportunity to work with the City on your upcoming capital improvement projects. For nearly 27 years, D. Stephenson Construction (DSC) has been providing construction management at risk services for private and public sector clients on projects both large and small. We have completed hundreds of Capital Improvement projects for City and County entities. We understand the work to be completed, are committed to the success of these projects, and have dedicated a very knowledgeable team of construction professionals, with extensive experience working in Broward County, to ensure your projects are completed on time and within budget.

Experience with Similar CM at Risk Contracts

Over the last 5 years we have completed over \$20 million in contracts with the following agencies to provide construction management at risk services for projects up to \$2 million: Broward County Public Schools, Broward College, Pompano Beach Community Redevelopment Agency, Miami Dade College and Miami-Dade County Public Schools. We have experience on multiple sites, in occupied buildings and with flexible work hours, while still keeping overhead costs low and attracting quality subcontractors to work on these projects.

Experience with Municipal Facilities – Our experience with municipal facilities includes renovations, remodeling and new construction on dozens of municipal buildings, including fire stations, parks, police stations, libraries and office buildings. We were selected by Broward County under a continuing contract to renovate over a dozen libraries and police stations throughout the county. We also replaced the building envelope on Broward County's Mid-Rise Office Building, which houses sensitive court records, and we did a similar project on the County's old courthouse building. In addition, we constructed new fire stations in Miramar and Coconut Creek. In addition, we constructed new fire stations in Miramar and Coconut Creek, as well as a \$2 million 911 Call Center for the City of Boca Raton. We are currently building another fire station for the City of West Palm Beach.

Very Experienced Pre-Construction and Construction Personnel – The proposed pre-construction and construction team members, including our estimator, project manager and superintendents, average more than 20 years of South Florida construction experience. With over 40 employees working out of our three South Florida offices, we have the depth of resources to take on multiple projects simultaneously. We have preliminarily identified an estimator, a project manager and two superintendents who can be immediately assigned to your projects. Additional staff is available if needed. Our project personnel will be supported by Jay Angel, Vice President of Operations, who will manage the preconstruction phase including estimating and subcontractor buy-out, and continue in the construction phase with handling the Project Executive responsibilities. This provides the City with leadership continuity throughout the life-cycle of each project and across projects.

LETTER OF TRANSMITTAL

Collaborative Project Management Approach – We utilize the latest tools and technology to ensure transparency and collaboration with the City, design consultants and end users. Our project management software, Procore®, is web-based and can be accessed by all project participants 24/7 based on permissions. With this tool, everyone will have immediate access to the latest drawings, RFIs, submittals, progress photos, meeting minutes, schedules, punch lists and other project information.

Since 1992, we have consistently earned our clients' trust by successfully completing projects and exceeding our clients' expectations. Because of our outstanding commitment to integrity, quality, community and customer service, we can proudly say that over 90% of our business comes from repeat clients. We look forward to the opportunity to add the City of Hollywood to our long list of satisfied customers. Joseph Sanches and I are the authorized representatives for DSC. Should you have any questions, please do not hesitate to contact me directly at 954-315-7020 or dstephenson@dstephenson.com or our President, Joseph Sanches, at 954-326-5698 or jsanches@dstephenson.com.

We acknowledge receipt of Addendum No. 1 dated December 26, 2018 and Addendum No. 2 dated January 8, 2019.

Sincerely,
D. Stephenson Construction, Inc.



Dwight Stephenson
Founder & CEO

ACKNOWLEDGEMENT OF ADDENDA



**CITY OF HOLLYWOOD
DEPARTMENT OF DEVELOPMENT SERVICES
ARCHITECTURE, ENGINEERING & MOBILITY DIVISION**

2600 HOLLYWOOD BOULEVARD
Hollywood, FL 33022
Phone (954) 921-3900 Fax (954) 921-3418

ADDENDUM NUMBER 1

Date: 26 December 2018

**FOR: RFQ TO PROVIDE CONSTRUCTION MANAGEMENT AT RISK
SERVICES FOR CITY CAPITAL IMPROVEMENT PROJECTS**

FILE NUMBER: **DS 19-007**

ALL BIDDERS BE ADVISED OF THE FOLLOWING CHANGES TO THE ABOVE
REFERENCED PROJECT AS LISTED BELOW:

This addendum is issued as part of the Bidding Documents for the above described project. The changes incorporated in this addendum shall be considered as a part of the documents and shall supersede, amend, add to, clarify, or subtract from those conditions shown in the original documents dated 17 December 2018. The bidder shall coordinate all modifications herein with all trades and disciplines related to the work. The Bidder shall acknowledge receipt of this addendum on the Bid Form by addendum number and date. Failure to do so may subject Bidder to disqualification.

Item 1: The submittal deadline has been extended to Tuesday, January 22, 2019 at 10AM. The "Short List" Meeting will be Thursday January 31, 2019 from 1 to 3 PM in Room 215. Oral Interviews will be Monday February 11, 2019 from 9 to 12 PM and 2 to 4 PM in Room 215.

ALL OTHER TERMS, CONDITIONS AND SPECIFICATIONS SHALL REMAIN THE SAME.

THIS ADDENDUM SHALL BE ATTACHED TO THE CONTRACT DOCUMENTS AND THE RECEIPT OF THE SAME SHALL BE NOTED IN THE PROPOSAL IN THE SPACE PROVIDED.

Terrence Comiskey, A.I.A., Department of Development Services

ACKNOWLEDGEMENT OF ADDENDA



**CITY OF HOLLYWOOD
DEPARTMENT OF DEVELOPMENT SERVICES
ARCHITECTURE, ENGINEERING & MOBILITY DIVISION**

2600 HOLLYWOOD BOULEVARD
Hollywood, FL 33022
Phone (954) 921-3900 Fax (954) 921-3418

ADDENDUM NUMBER 2

Date: 8 January 2019

**FOR: RFQ TO PROVIDE CONSTRUCTION MANAGEMENT AT RISK
SERVICES FOR CITY CAPITAL IMPROVEMENT PROJECTS**

FILE NUMBER: **DS 19-007**

ALL BIDDERS BE ADVISED OF THE FOLLOWING CHANGES TO THE ABOVE
REFERENCED PROJECT AS LISTED BELOW:

This addendum is issued as part of the Bidding Documents for the above described project. The changes incorporated in this addendum shall be considered as a part of the documents and shall supersede, amend, add to, clarify, or subtract from those conditions shown in the original documents dated 17 December 2018. The bidder shall coordinate all modifications herein with all trades and disciplines related to the work. The Bidder shall acknowledge receipt of this addendum on the Bid Form by addendum number and date. Failure to do so may subject Bidder to disqualification.

Question 1: Please specify how many years this continuous contract will be?

Answer: It will be for 3 years with an optional two (1) year extensions.

Question 2: Please advise if an office located in Miami Dade County considered close enough to receive the full 10%.

Answer: It depends on how close it is to the City of Hollywood.

Question 3: Please specify if there is a maximum number of projects that can be placed in relation to a firm's experience.

Answer: There is no maximum.

Question 4: Please indicate in the financial statements and bonding letter are required for bullet point 7 financial capability under part V Initial Selection Criteria page 10.

ACKNOWLEDGEMENT OF ADDENDA



**CITY OF HOLLYWOOD
DEPARTMENT OF DEVELOPMENT SERVICES
ARCHITECTURE, ENGINEERING & MOBILITY DIVISION**

2600 HOLLYWOOD BOULEVARD
Hollywood, FL 33022
Phone (954) 921-3900 Fax (954) 921-3418

ADDENDUM NUMBER 2

Answer: It does not need to be submitted as part of the Public Record. It can be submitted separately.

Question 5: Please elaborate on the specifications on bullet point H under part VI Submittal page 10.

Answer: You can eliminate bullet point H under Part IV.

Question 6: Please indicate if Design Build projects will be scored with the same relevancy as CM at Risk projects.

Answer: Yes

Question 7: Please indicate if Job Order Contracts will be scored with the same relevancy as CM at Risk projects.

Answer: No.

Question 8: Can you provide some information regarding the type and size of projects which will be assigned to the construction manager under this contract?

Answer: Each project will be under \$2,000,000.

Question 9: Several municipalities have deadlines around the same time for proposals. Will the City consider extending the deadline for the proposal?

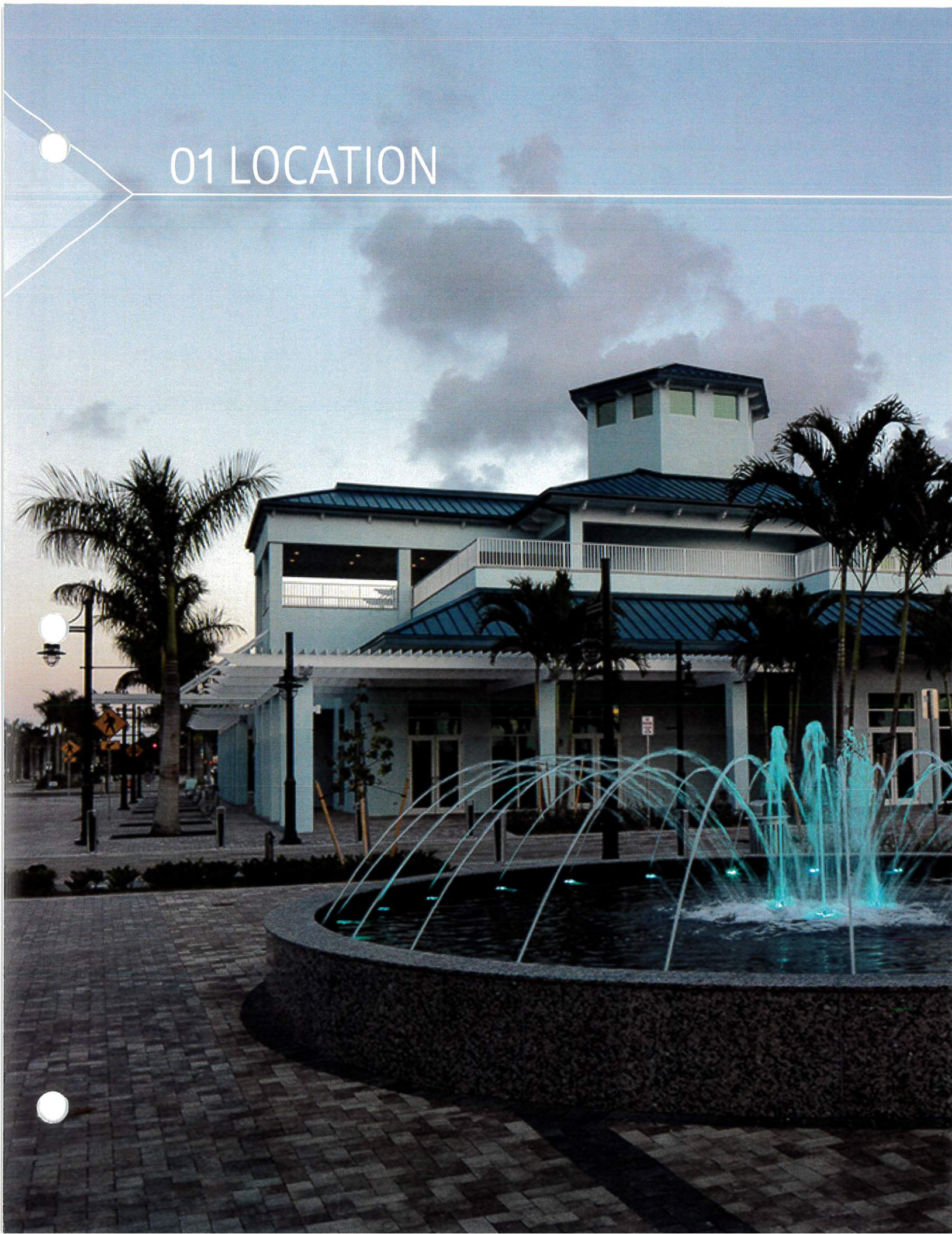
Answer: No extension.

ALL OTHER TERMS, CONDITIONS AND SPECIFICATIONS SHALL REMAIN THE SAME.

THIS ADDENDUM SHALL BE ATTACHED TO THE CONTRACT DOCUMENTS AND THE RECEIPT OF THE SAME SHALL BE NOTED IN THE PROPOSAL IN THE SPACE PROVIDED.

Terrence Comiskey, A.I.A., Department of Development Services

01 LOCATION



01 LOCATION

State whether your organization is national, regional or local

D. Stephenson Construction is a local, Broward County owned firm.

State the location of the office from which your work is to be performed

Location A: D. STEPHENSON CONSTRUCTION, INC.
6241 North Dixie Highway
Fort Lauderdale, FL 33334

Location B: CITY OF HOLLYWOOD
Office of the City Clerk
2600 Hollywood Blvd., Room #221
Hollywood, Florida 33020



PERSONNEL BY SKILL GROUP

Management	7
Preconstruction	3
Accounting	3
Administrative Assistants	4
Project Managers	9
Assistant Project Managers	3
Superintendents	11
Project Engineers	2
Contract Administrators	2
Laborers	2
Total	46

PERSONNEL BY LOCATION

Palm Beach County	16
Broward County	22
Miami Dade County	8
Total	46

02 FIRM PROFILE



02 FIRM PROFILE

D. Stephenson Construction, Inc. is a Florida Corporation established in 1992 by Dwight and Dinah Stephenson, who instilled their own values of honesty and integrity in establishing a company dedicated to building long-lasting client relationships by providing unequalled service. Since inception, D. Stephenson Construction, Inc. has provided Construction Management, General Contracting and Design-Build services to various clients throughout Broward, Miami-Dade and Palm Beach Counties and has earned a reputation for delivering complex projects on time and within budget.

Our team of dedicated professionals, known for being the best in their specialties, was carefully assembled from across the construction and administration disciplines to provide first class construction services for each project. In our constant pursuit of providing quality service, we offer clients the services of more than 45 employees from our offices in

Fort Lauderdale, Miami Dade and Palm Beach Counties. Our valued clients include Municipal, K-12 Educational, Higher Education, Aviation, Parks and Recreation and Healthcare agencies as well as non-profit and private entities.

D. Stephenson Construction is a Florida Certified MBE firm that is committed to helping small, local and minority-owned firms. We are also committed to providing job opportunities to local residents living near our projects. Understanding our clients' goals and seamlessly integrating them into operations has been the key to our success. As our company expands, our primary commitment remains unchanged: our clients are our first priority. We are proud that much of our work is a result of repeat clients, confirming that our "client first" philosophy is more than just a phrase – it's our way of doing business.

DSC
FIRM DETAILS

46
STAFF
MEMBERS

27
YEARS
IN SOUTH FLORIDA

Bonding
CAPACITY
\$20MM | \$60 MM

SERVICES
GENERAL CONTRACTOR
CONSTRUCTION MANAGER
PROGRAM MANAGER
DESIGN BUILDER



OFFICES:

6241 North Dixie Highway | Ft. Lauderdale, FL 33334

270 NW 12th Street, 345 | Miami, FL 33126

401 W. Atlantic Ave., Ste. 9 | Delray Beach, FL 33444

INSURANCE COVERAGE:

DSC carries liability insurance of \$5 million | Automobile of \$1 million | Umbrella Liability of \$5 million | Workers Compensation of \$500 K and Pollution of \$1 million. DSC is covered by Amerisure Mutual Insurance Co., North River Insurance Company and Indian Harbor Insurance Co.

WEB ADDRESS: www.dstephenson.com

03 RELATED EXPERIENCE

3. Related
Experience



03 RELATED EXPERIENCE

Dan Marino Foundation Vocational College
Fort Lauderdale, FL



PROJECT DESCRIPTION

D. Stephenson Construction, Inc. provided Construction Management at Risk services for the new Dan Marino Foundation Vocational College. The scope of work included site, interior, exterior, building envelope, and MEP&FP. The project consisted of the renovation and fit-out of the First & Second Floors for educational programs that will include the addition of a new internal stair between levels 1&2 only. The existing exterior egress stair required renovations and upgrades. The existing elevator cab received new finishes and upgrades. New mechanical, electrical, plumbing and fire protection on Levels 1&2 supplemented limited existing conditions

DELIVERY METHOD.

Construction Manager at Risk

REFERENCE

Mary Partin, CEO, 400 North Andrews Ave., Fort Lauderdale, FL 33301 | PH 954-533-5957

SIZE OF PROJECT

16,400SF

CONSTRUCTION COST

\$1.2M

COMPLETION DATE

12/2013

KEY PROFESSIONALS INVOLVED

Dwight Stephenson, Dinah Stephenson, Joseph Sanches, Steve Carlstedt, Jorge Choiseul_Praslin, and Tamika Knight

03 RELATED EXPERIENCE

City of Boca Raton PSIMS Center (911 Call Center)
Boca Raton, FL



PROJECT DESCRIPTION

D. Stephenson Construction provided CM@Risk services for the City of Boca Raton interior build out space for the Public Safety Information Management System (PSIMS) Center. The project consisted of approximately 12,500SF of interior build out space, including the installation of partition walls, doors, door frames and hardware, millwork, finishes, mechanical, electrical power and lighting distribution, specialty equipment, communications and audio/visual systems. New security devices and system elements were integrated into the City's existing building security system. D. Stephenson Construction coordinated the installation of the owner's furnishing and equipment. The City occupied the site and existing building during the entire construction of the project.

DELIVERY METHOD

Construction Manager at Risk

REFERENCE

Contact: Jim Burke, 201 W. Palmetto Park Road, Boca Raton, FL 33432
jburke@ci.boca-raton.fl.us | PH 561-416-3384

SIZE OF PROJECT

12,500SF

CONSTRUCTION COST

\$2M

COMPLETION DATE

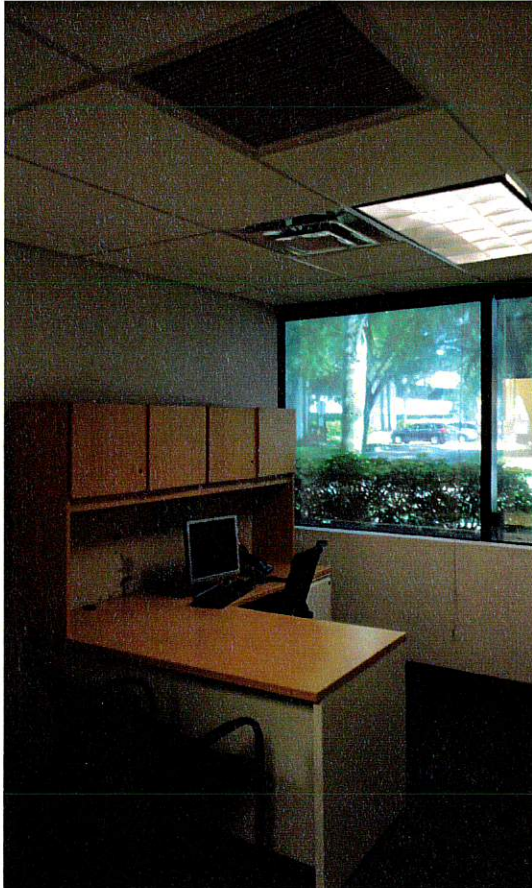
3/2017

KEY PROFESSIONALS INVOLVED

Dwight Stephenson, Dinah Stephenson, Joseph Sanches, Jay Angel, Stan Francis, Jorge Choiseul Praslin, Lisa Basini and Tamika Knight

03 RELATED EXPERIENCE

Broward College Incubator Interior Renovations Fort Lauderdale, FL



PROJECT DESCRIPTION

The scope of work consisted of protecting existing finishes, floor selective demolition, framing, drywall, new finishes, painting, concrete acoustical ceilings, new doors and hardware, miscellaneous steel, replacement of HVAC duct work, HVAC condensing unit and air handler for the first floor North Wing Incubator and Human Resource Department and minor electrical revisions required for interior renovations interior improvements for Broward College Cypress Creek Administrative Center.

DELIVERY METHOD

Construction Manager at Risk

REFERENCE

Deborah Czubkowski 3501 SW Davie Road, Davie, FL 33314
| PH 954-201-6900

SIZE OF PROJECT

11,000SF

CONSTRUCTION COST

\$887K

COMPLETION DATE

9/2014

KEY PROFESSIONALS INVOLVED

Dwight Stephenson, Dinah Stephenson, Joseph Sanches, John Gordon, Steve Carlstedt and Tamika Knight

03 RELATED EXPERIENCE

South Tech Academy Interior Renovations
Boynton Beach, FL



PROJECT DESCRIPTION

The scope of work consisted of interior demolition of rooms 313 through 323 and adjacent covered area to the north of Building No. 3 of South Tech campus. Interior remodeling of these spaces into 9 classrooms, 2 group restrooms, a custodial closet and an electrical/data room.

DELIVERY METHOD

Construction Manager at Risk

REFERENCE

James R. "Jim" Kidd 1300 SW 30th Avenue, Boynton Beach,
FL 33426 | PH 561-318-8087

SIZE OF PROJECT

8,200SF

CONSTRUCTION COST

\$749K

COMPLETION DATE

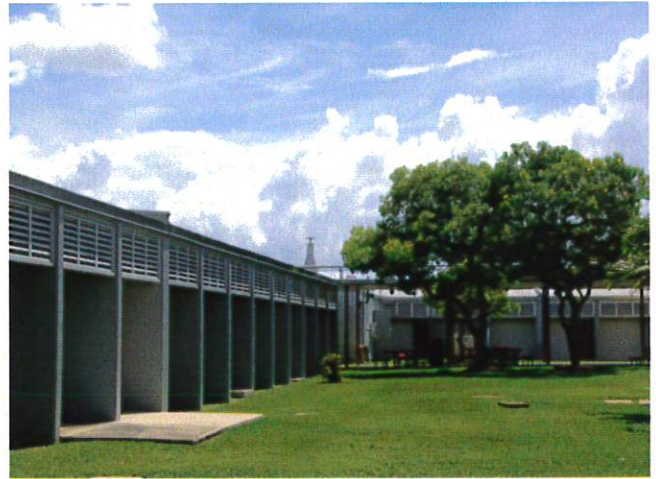
8/2014

KEY PROFESSIONALS INVOLVED

Dwight Stephenson, Dinah Stephenson, Joseph Sanches, John Gordon, Jorge Choiseul-Praslin and Tamika Knight

03 RELATED EXPERIENCE

Arthur & Polly Mays Conservatory of the Arts
Miami, FL



PROJECT DESCRIPTION

The scope of work consisted of upgrade to the HVAC, Plumbing Flooring and Painting.

DELIVERY METHOD.

Construction Manager at Risk

REFERENCE

Peter de la Horra 1450 NE 2nd Avenue, Miami, FL 33132 | PH 305-995-4893

SIZE OF PROJECT

Campus-wide improvements

CONSTRUCTION COST

\$1.8M

COMPLETION DATE

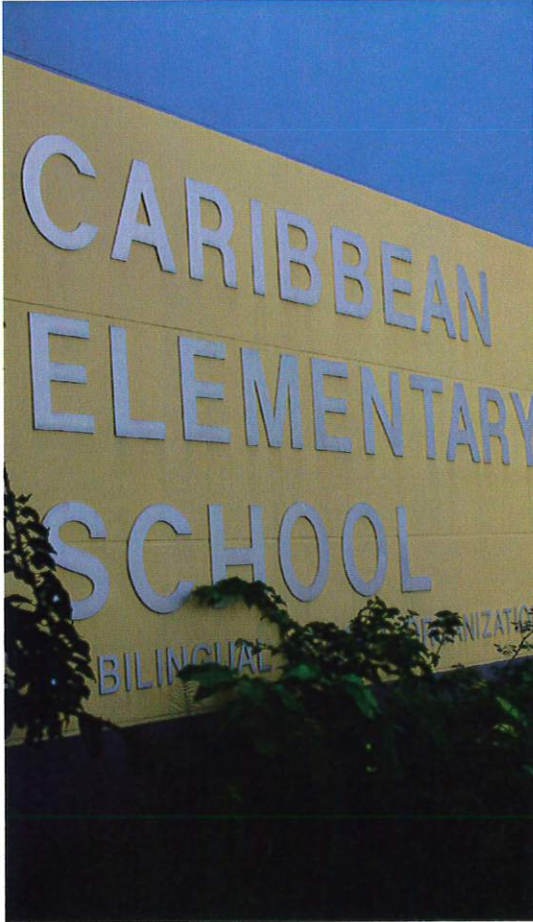
6/2015

KEY PROFESSIONALS INVOLVED

Dwight Stephenson, Dinah Stephenson, Joseph Sanches, John Gordon, Jorge Choiseul Praslin, and Tamika Knight

03 RELATED EXPERIENCE

Caribbean Elementary School Renovations Miami, FL



PROJECT DESCRIPTION

The scope of work consisted of installation of new windows, HVAC, exit lights and security cameras. Painting work was also required.

DELIVERY METHOD

Construction Manager at Risk

REFERENCE

Peter de la Horra 1450 NE 2nd Avenue, Miami, FL 33132
| PH 305-995-4893

SIZE OF PROJECT

Various

CONSTRUCTION COST

\$1.2M

COMPLETION DATE

12/2015

KEY PROFESSIONALS INVOLVED

Dwight Stephenson, Dinah Stephenson, Joseph Sanches,
John Gordon, Jorge Choiseul Praslin and Tamika Knight

03 RELATED EXPERIENCE

Broward College Graphic & Studio Arts Bldg.
Davie, FL



PROJECT DESCRIPTION

D. Stephenson Construction provided Construction Management at Risk Services for the renovation of Broward College Graphics and Studio Arts.

DELIVERY METHOD

Construction Manager at Risk

REFERENCE

Deborah Czubkowski 3501 SW Davie Road, Davie, FL 33314
| PH 954-201-6900

SIZE OF PROJECT

11,200SF

CONSTRUCTION COST

\$534K

COMPLETION DATE

7/2015

KEY PROFESSIONALS INVOLVED

Dwight Stephenson, Dinah Stephenson, Joseph Sanches, John Gordon, Jorge Choiseul Praslin, Steve Carlstedt and Tamika Knight

03 RELATED EXPERIENCE

Dr. William Chapman Elementary School
Miami, FL



PROJECT DESCRIPTION

The scope of work included complete HVAC replacement, Electrical, Plumbing, Painting, Flooring and Ceiling.

DELIVERY METHOD

Construction Manager at Risk

REFERENCE

Peter de la Horra 1450 NE 2nd Avenue, Miami, FL 33132
| PH 305-995-4893

SIZE OF PROJECT

Campus-wide improvements

CONSTRUCTION COST

\$864K

COMPLETION DATE

5/2015

KEY PROFESSIONALS INVOLVED

Dwight Stephenson, Dinah Stephenson, Joseph Sanches, John Gordon, Jorge Choiseul Praslin, and Tamika Knight

03 RELATED EXPERIENCE

Miami Heights Elementary School Renovations
Miami, FL



PROJECT DESCRIPTION

The scope of work included window repairs, electrical, plumbing, flooring painting, finishes and complete HVAC replacement.

DELIVERY METHOD

Construction Manager at Risk

REFERENCE

Peter de la Horra 1450 NE 2nd Avenue, Miami, FL 33132 | PH 305-995-4893

SIZE OF PROJECT

Campus-wide improvements

CONSTRUCTION COST

\$1.1M

COMPLETION DATE

7/2015

KEY PROFESSIONALS INVOLVED

Dwight Stephenson, Dinah Stephenson, Joseph Sanches, John Gordon, Jorge Choiseul Praslin, Lisa Basini and Tamika Knight

03 RELATED EXPERIENCE

South Miami Heights Elementary School Renovations
Miami, FL



PROJECT DESCRIPTION

The scope of work included window replacement, HVAC replacement and painting.

DELIVERY METHOD

Construction Manager at Risk

REFERENCE

Peter de la Horra 1450 NE 2nd Avenue, Miami, FL 33132 | PH 305-995-4893

SIZE OF PROJECT

Campus-wide improvements

CONSTRUCTION COST

\$1.7M

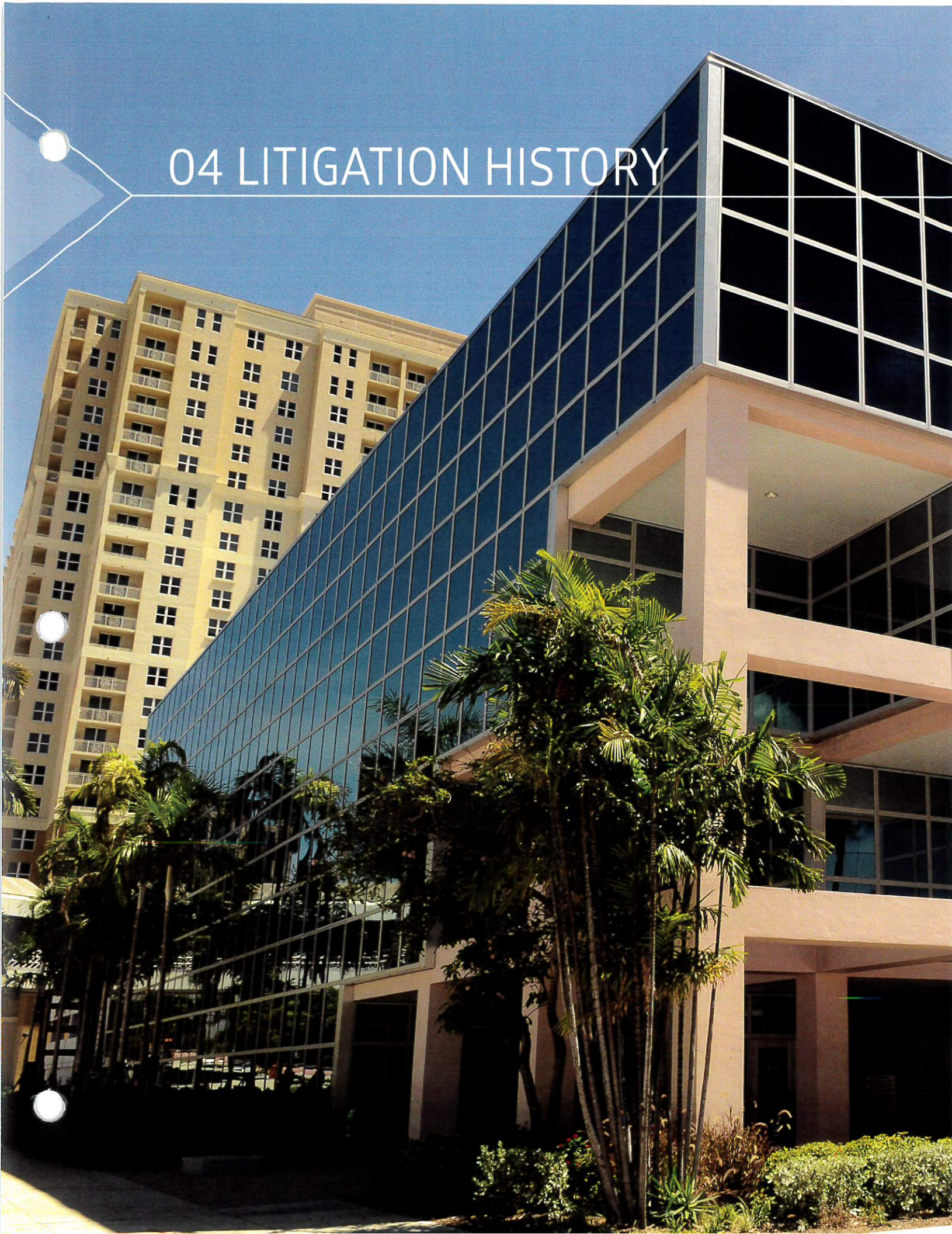
COMPLETION DATE

9/2015

KEY PROFESSIONALS INVOLVED

Dwight Stephenson, Dinah Stephenson, Joseph Sanches, John Gordon, Jorge Choiseul Praslin, Lisa Basini and Tamika Knight

04 LITIGATION HISTORY



04 LITIGATION HISTORY

D. Stephenson Construction endeavors to manage all of its projects in a transparent and collaborative manner. It is our belief that this approach minimizes risks and issues. We currently have no actions, claims or litigation that will affect the net worth, bondability, or insurance levels of our company. Further, we have never failed to complete a construction contract in our 26 year history.

CURRENT CASES

Case No. 1

JD's Asphalt Engineering Corp (Plaintiff) v. ARCH Insurance Company, D. Stephenson Construction, Inc. and Dwight Stephenson (Defendants)

Case No.: 2017-017390-CA-01

This Complaint involves a Contract Dispute related to work performed by a subcontractor on our project at Arthur & Poly Mays Conservatory of the Arts Middle School.

Current Status of the Claim: We feel that this lawsuit, which is in the ordinary course of business, will be amicably resolved between all parties.

Case No. 2

Stanford & Sons Trucking Corporation (Plaintiff) v. D. Stephenson Construction, Inc. (Defendant)

Case No.: 2018-012218 CA 01

This Complaint involves a Contract Dispute relating to work performed by a subcontractor on our project at American Senior High School in Miami-Dade County.

Current Status of the Claim: We feel that this lawsuit, which is in the ordinary course of business, will be amicably resolved between all parties.

Case No. 3

Varoarda Group, Inc. (Plaintiff) v. D. Stephenson Construction, Inc. (Defendant)

Case No.: 18-30154-CA (05)

This Complaint involves a Contract Dispute related to work performed by a subcontractor on various school projects in Miami-Dade County.

Current Status of the Claim: We feel that this lawsuit, which is in the ordinary course of business, will be amicably resolved between both parties.

CLOSED CASES

Case No. 4

Universal Electric, Inc. v. D. Stephenson Construction, Inc. & Western Surety Co.:

Case No.: CONO 13-116841

This Complaint involved a Contract Dispute involving work performed by a subcontractor at our project at Broward College

Current Status of the Claim: This Complaint has been settled and a Notice of Dismissal with Prejudice has been entered in this case.

Case No. 5

DAW Builders, Inc. (Plaintiff) v. D. Stephenson Construction, Inc. and Arch Ins. Company (Defendants)

Case No.: 2015-0289900 CA 01, Circuit Court, Miami-Dade County

This Civil Suit was received by D. Stephenson Construction (DSC) on December 16, 2015. This Complaint involves a Contract Dispute relating to work performed by a sub-contractor on our project at Sun Life Stadium.

Current Status of the Claim: This case has been settled and Dismissed with Prejudice.

04 LITIGATION HISTORY

Case No. 6

East Coast Metal Structures, Corp (Plaintiff) v. D. Stephenson Construction, Inc., Coal Lake Worth, LLC and Arch Insurance Company (Defendants)

Case No.: 2015-CA014271 Division: AH, Circuit Court, Palm Beach County

This Complaint involved a Contract Dispute relating to work performed by a subcontractor on our project in Lake Worth referred to as the Retreat at Palm Beach.

Current Status of the Claim: This complaint has been settled and a Notice of Voluntary Dismissal without Prejudice has been entered in this case.

Case No. 7

The GA Group, LTD dba GA Construction Group (Plaintiff) v. Florida Memorial College, Inc., D. Stephenson Construction, Inc. and Arch Insurance Company (Defendants)

Case No.: 16-006261 CCA 01, Circuit Court, Miami-Dade County

This Civil Suit was received by D. Stephenson Construction (DSC) on March 21, 2016. This Complaint involves a Contract Dispute related to work performed by a subcontractor on our project at Florida Memorial University.

Current Status of the Claim: We have reached a Settlement Agreement. The Plaintiff Defaulted on this Agreement. This case has been Dismissed and no monies were paid out.

Case No. 8

Rosen Materials, LLC (Plaintiff) v. Arch Insurance Company and D. Stephenson Construction, Inc. (Defendants)

Case No.: 50-2016-CA-009437-XXXX-MB

This complaint involved a Contract Dispute with a supplier on our project in Lake Worth referred to as the Retreat at Palm Beach.

Current Status of the Claim: This case has been settled and a Notice of Dismissal with Prejudice has been entered in this case.

Case No. 9

Snapp Industries, Inc. (Plaintiff) v. D. Stephenson Construction, Inc. & Arch Insurance Company (Defendants)

Case No.: 2017-023281-CA-01

This Complaint involved a Contract Dispute relating to work performed by a subcontractor on our project at Melrose Elementary School in Miami Dade County.

Current Status of the Claim: This complaint has been settled and a Notice of Voluntary Dismissal without Prejudice has been entered in this case.

Case No. 10

The Sandy Corporation (Dade County) (Plaintiff) v. Arch Insurance Company & D. Stephenson Construction, Inc. (Defendants)

Case No.: 2017-025090CA01

This Complaint involved a Contract Dispute relating to work performed by a subcontractor on our project at Arthur and Poly Mays Conservatory of the Arts Middle School

Current Status of the Claim: This Complaint has been settled and a Notice of Dismissal with Prejudice has been entered in this case.

Case No. 11

Stanford & Sons Trucking Corporation (Plaintiff) v. D. Stephenson Construction, Inc. (Defendant)

Case No.: CACE 18009031CA

This Complaint involves a Contract Dispute relating to work performed by a subcontractor on our project in the City of Coconut Creek.

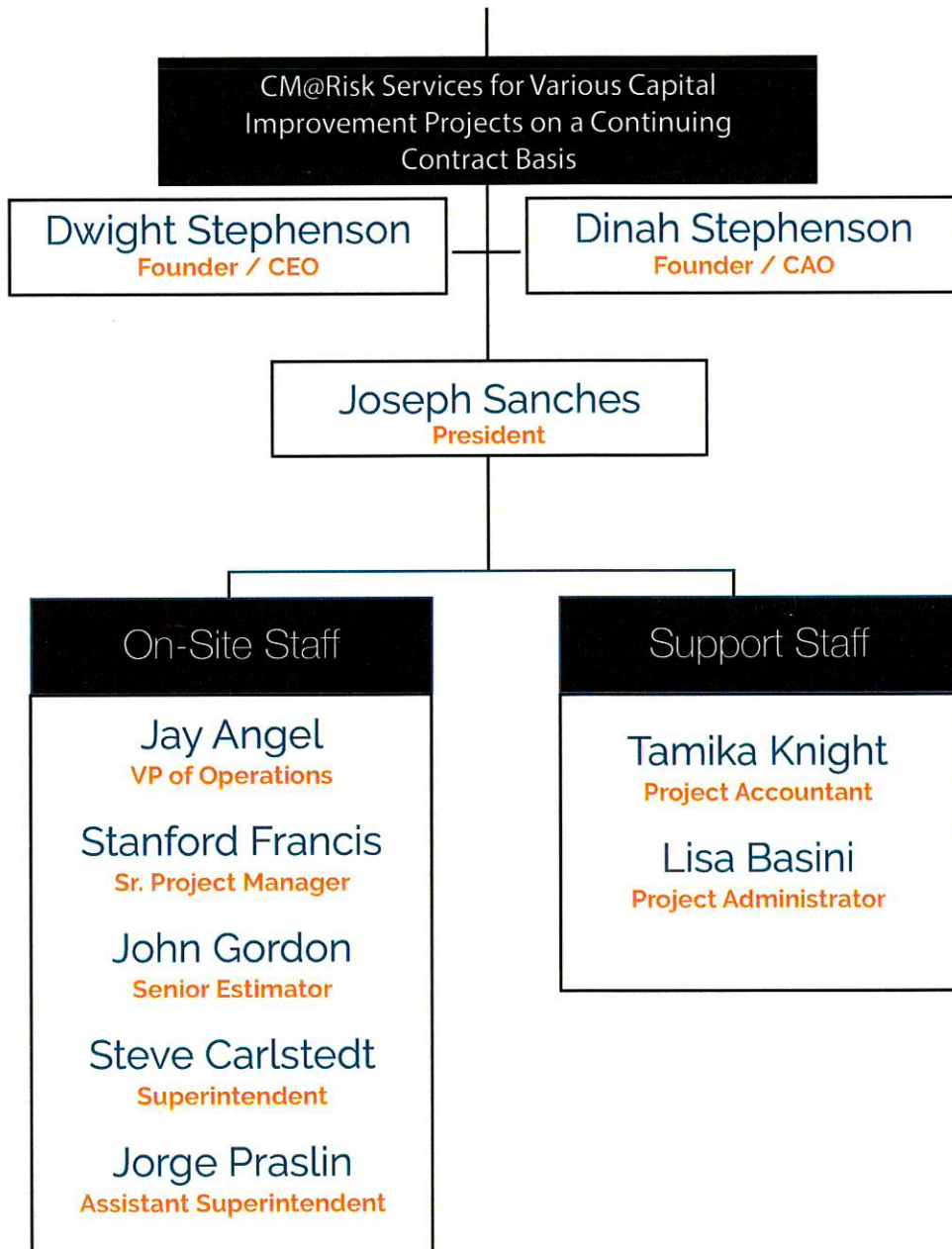
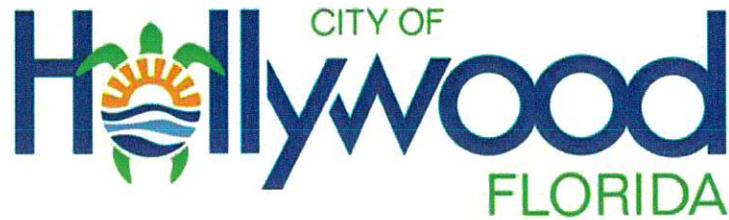
Current Status of the Claim: This case has been settled and Dismissed with Prejudice.

05 CONSTRUCTION SERVICES STAFF



05 CONSTRUCTION SERVICES STAFF

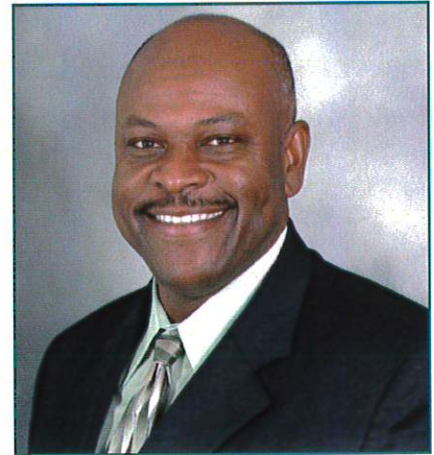
Project Organizational Chart



TEAM EXPERIENCE

Key Personnel

Dwight co-founded D. Stephenson Construction Inc. with wife Dinah with a philosophy of providing quality service and products through instilling their own values of honesty and integrity. Dwight provides leadership, control for all field operations and supervision for all projects. Dwight has successfully completed many projects similar in size & scope and provides leadership for all field operations and supervision for all projects. He has a strong client base of repeat clients, including: Broward College, the School District of Palm Beach County, the School Board of Broward County, the City of Lauderdale, including the City Hall - **LEED Silver Certified**, Broward County- which includes renovations of the Broward County Courthouse and Mid-rise totaling nearly \$20 million and the Fort Lauderdale Hollywood International Airport. Dwight's role for Quality Control includes ensuring that all D. Stephenson projects adhere to the project specifications and meet or exceed the highest levels of quality in the industry.



Dwight Stephenson
Founder / CEO

Current Project Assignments
Not assigned to any specific project.
Overall company oversight and QA/
QC

Years With Firm
26

Years With Other Firms
2

Education And Registrations
Social Work
University of Alabama

Professional & Community
Affiliations
Dwight Stephenson Foundation
The Lauderdale Business Alliance
Associated Builders & Contractors

Relevant Project Experience

- South Tech Academy, Boynton Beach, FL | \$749K
- Dan Marino Foundation College, Ft. Lauderdale, FL | \$1.2M
- Broward College Incubator, Ft. Lauderdale, FL | \$887K
- Broward College Bailey Hall, Davie, FL | \$1.4M
- Broward College Bldg. 17 Storefront, Davie, FL | \$200K
- Broward College Bldg. 22 Site Improvements, Davie, FL | \$480K
- Broward College Bldg. 32 - 3rd Floor Renovation, Ft. Lauderdale, FL | \$534K
- Broward College Bldg. 32 - 6th Floor Renov. Davie, FL | \$413K
- Broward College Central Campus Lightning, Davie, FL | \$600K
- Broward College Security Operations Center, Ft. Lauderdale, FL | \$369K
- William Chapman Elementary School, Homestead, FL | \$846K
- Arthur & Polly Mays Middle School, Miami, FL | \$1.8M
- Miami Sunset ADA Renovations, Miami, FL | \$913K
- Caribbean Elementary School, Miami, FL | \$1.2M
- Morningside Elementary School, Miami, FL | \$407K
- Miami Heights Elementary School, Miami, FL | \$1.1M
- South Miami Heights Elementary School, Miami, FL | \$1.7M

Showcased Project: Dan Marino Foundation



TEAM EXPERIENCE

Key Personnel

As a Co-founder of D. Stephenson Construction, Inc. Dinah has over 20 years of experience in various aspects of construction and construction management, including contract negotiations, insurance issues, human resources management and development, and overseeing and handling of all legal issues. Dinah is responsible for daily management, including risk management, and general supervision of all administrative and legal functions of the company, including contract administration. Dinah also oversees workers compensation issues, business ethics, employee conduct, policies or issues related to drug and alcohol use, harassment and other personnel issues.



Dinah Stephenson Founder / CAO

Current Project Assignments
Not assigned to any specific project.
Overall company oversight and QA/QC

Years With Firm: 26

Education And Registrations
University of Miami School of Law,
Juris Doctorate (J.D.) 1988

University of Alabama
Bachelor of Science (B.S.) 1981

Professional & Community
Affiliations
Dwight Stephenson Foundation
American Diabetes Association
YMCA of Broward County
The Florida Bar: Member
The City of Delray Beach: Public
Employees Relations Commission

Relevant Project Experience

- South Tech Academy, Boynton Beach, FL | \$749K
- Dan Marino Foundation College, Ft. Lauderdale, FL | \$1.2M
- Broward College Incubator, Ft. Lauderdale, FL | \$887K
- Broward College Bailey Hall, Davie, FL | \$1.4M
- Broward College Bldg. 17 Storefront, Davie, FL | \$200K
- Broward College Bldg. 22 Site Improvements, Davie, FL | \$480K
- Broward College Bldg. 32 - 3rd Floor Renovation, Ft. Lauderdale, FL | \$534K
- Broward College Bldg. 32 - 6th Floor Renov. Davie, FL | \$413K
- Broward College Central Campus Lightning, Davie, FL | \$600K
- Broward College Security Operations Center, Ft. Lauderdale, FL | \$369K
- Dr. William Chapman Elementary School, Homestead, FL | \$846K
- Arthur & Polly Mays Middle School, Miami, FL | \$1.8M
- Miami Sunset ADA Renovations, Miami, FL | \$913K
- Caribbean Elementary School, Miami, FL | \$1.2M
- Morningside Elementary School, Miami, FL | \$407K
- Miami Heights Elementary School, Miami, FL | \$1.1M
- South Miami Heights Elementary School, Miami, FL | \$1.7M

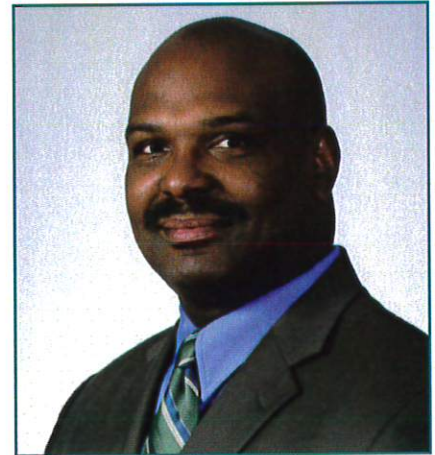
Showcased Project: Caribbean Elementary School



TEAM EXPERIENCE

Key Personnel

Joseph is a results-oriented leader and project executive with over 30 years of experience successfully managing private and government organizations with program budgets of over \$1 billion. Approximately 11 years experience in education business operations managing and working with a large staff (almost 3,000 employees), working with academic administrator, interacting with governing boards, fielding questions from the press and presenting to elected officials and the public. As a former facility manager for a university, Joseph understands the unique challenges faced by higher education institutions. Active community participant who has been recognized with several prestigious board appointments and awards from community organizations. He is recognized as a leader in the industry and DSC relies on his capabilities. Joseph is a former member of the Board of Directors for the U.S. Green Building Council.



Joseph Sanches,

LEED AP BD+C

President

Current Project Assignments

Not assigned to any specific project.

Overall company oversight and QA/QC

Years With Firm: 5

Years With Other Firms: 31

Education And Registrations

MBA in Management

Baruch College, CUNY, NY

BPS in Construction Management

Pratt Institute, Brooklyn, NY

Licenses/Certifications

Leadership in Energy and Environmental
Design

Certified General Contractor

Relevant Project Experience

- South Tech Academy, Boynton Beach, FL | \$749K
- Dan Marino Foundation College, Ft. Lauderdale, FL | \$1.2M
- Broward College Incubator, Ft. Lauderdale, FL | \$887K
- Broward College Bailey Hall, Davie, FL | \$1.4M
- Broward College Bldg. 17 Storefront, Davie, FL | \$200K
- Broward College Bldg. 22 Site Improvements, Davie, FL | \$480K
- Broward College Bldg. 32 - 3rd Floor Renovation, Ft. Lauderdale, FL | \$534K
- Broward College Bldg. 32 - 6th Floor Renov. Davie, FL | \$413K
- Broward College Central Campus Lightning, Davie, FL | \$600K
- Broward College Security Operations Center, Ft. Lauderdale, FL | \$369K
- Dr. William Chapman Elementary School, Homestead, FL | \$846K
- Arthur & Polly Mays Middle School, Miami, FL | \$1.8M
- Miami Sunset ADA Renovations, Miami, FL | \$913K
- Caribbean Elementary School, Miami, FL | \$1.2M
- Morningside Elementary School, Miami, FL | \$407K
- Miami Heights Elementary School, Miami, FL | \$1.1M
- South Miami Heights Elementary School, Miami, FL | \$1.7M

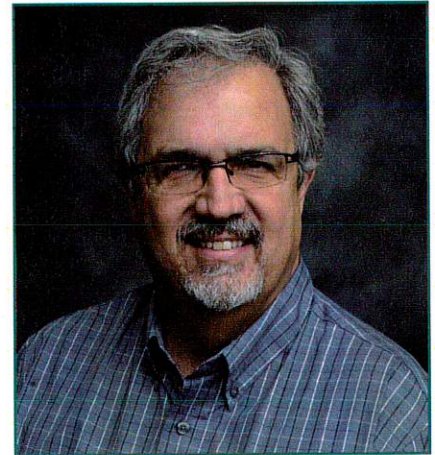
Showcased Project: South Tech Academy



TEAM EXPERIENCE

Key Personnel

Jay is a senior executive with over 30 years of progressive experience in the construction, program, operations and facilities management industry. Jay exercises full operational management of multiple projects including: estimating, design review, cost control, scheduling, quality control, safety, project administration, purchasing and subcontractor management. He has a demonstrated ability to coordinate all aspects of construction and lead, direct and motivate staff to accomplish desired goals. Jay has excellent analytical and problem solving skills with an expert eye for detail. He is also proficient in the use of Program Management and Construction Management tools. Julian has significant accomplishments in the municipal, aviation, education, residential and hospitality market segments.



Julian "Jay" Angel

VP of Operations

Current Project Assignments
Not assigned to any specific project.
Overall company oversight and QA/QC

Years With Firm: 1

Years With Other Firms: 34

Education And Registrations
B.S. of Science in Civil Engineering
Tulane University

Professional Affiliations
Associated Builders and Contractors

Former Board Member of
Construction Association of South FL

Relevant Project Experience

- City of Boca Raton Public Safety Information Management System, Boca Raton, FL | \$2M
- Broward College B-20 Campus Safety Renovation & Site Improvements, Davie, FL | \$743K
- Broward College Central Campus Parking Lot Lighting, Davie, FL | \$600K
- Miami Dade College Wolfson Architecture Lab Improvements, Miami, FL | \$106K
- Miami Dade College Advisement Office, Miami, FL | \$93K
- FL Memorial University Wellness Center, Miami Gardens, FL | \$6.8M
- Broward College Continuing Services Contract, Davie, FL
- FL Atlantic University, Boca Raton, FL
- FL Atlantic University Sea Tech Research Facility, Boca Raton, FL
- University of FL Indian River Research Center, Indian River, FL
- Melrose Elementary School, Miami, FL | \$4.8M
- Oak Grove Elementary School, Miami, FL | 2.9M
- Miami Southridge High School, Miami, FL | \$4.9M
- American Senior High School, Miami, FL | \$5.5M
- Caribbean Elementary School, Miami, FL | \$1.2M
- City of Coconut Creek Fire Station No. 50, Coconut Creek, FL | 9,000SF | \$4.9 Million

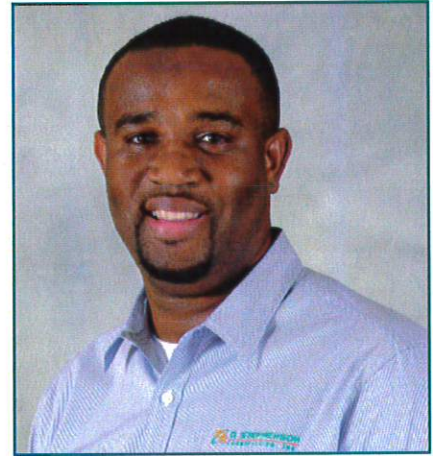
Showcased Project: City of Boca Raton PSIMS Center



TEAM EXPERIENCE

Key Personnel

Stanford has extensive managing multiple CM at Risk projects. His has been involved with all aspects of project stages from programming to closing out. He maintains excellent working relationships with clients and design professionals while helping to drive decision making and bringing projects to completion. He will be responsible for managing all project administrative duties and supervising fieldwork. Additional responsibilities include developing scopes of work for bidding, the bidding process, contract negotiations, submittal & shop drawing review, pay requisitions and change order request processing, meeting minutes documentation, schedule analysis, RFI processing, and more. Stan has managed projects of various sizes and challenging complexities.



Stanford Francis Sr. Project Manager

Current Project Assignments
City of West Palm Beach Fire Station
No. 8

City of Miramar Public Safety Complex

Years With Firm
6

Years With Other Firms
14

Education And Registrations
Associate of Arts - Architecture
Miami Dade College

Relevant Project Experience

- City of West Palm Beach Fire Station No. 8, WPB, FL | \$5M
- City of Miramar Public Safety Complex, Miramar, FL | \$10M
- City of Coconut Creek Fire Station No. 50, Coconut Creek, FL | \$5M
- American Senior High School, Miami, FL | \$5.5M
- Coral Sunset Elementary School, Boca Raton, FL | \$9M
- AC Perry Elementary School Renovation, Miramar, FL | \$1.3 M
- Seminole Trails Elementary School, West Palm Beach, FL | \$11M
- Palm Beach Lakes High School, West Palm Beach, FL | \$10.2M

Broward County Public Schools Program Management

- Walter C. Young, Pembroke Pines, FL | \$5.1M
- Silver Trail Middle School, Fort Lauderdale, FL | \$2.8M
- McFatter Technical Center, Davie, FL | \$3.2M
- Lauderhill Middle School, Lauderhill, FL | \$6.3M
- Pasadena Lakes Elementary School, Pembroke Pines, FL | \$4M
- Sea Castle Elementary School, Miramar, FL | \$2.3M
- Flamingo Elementary School, Davie, FL | \$1.4M
- Forest Hill Elementary School, Coral Springs, FL | \$1.1M
- Plantation High School, Plantation, FL | \$154K

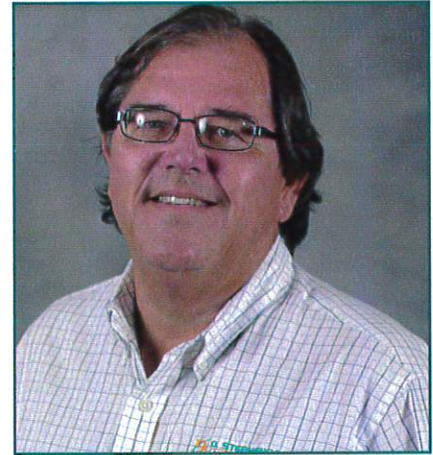
Showcased Project: American Senior High School



TEAM EXPERIENCE

Key Personnel

As Senior Estimator for D. Stephenson Construction, John Gordon is responsible for managing and coordinating all aspects associated with estimating and project pre-planning services. His duties include budget and detail estimating, value analysis, comparison and cost model reporting, cash flow analysis, and preliminary scheduling for design/build, general contractor and construction management assignments. His extensive knowledge of Broward County subcontractors will be invaluable during the Preconstruction Phase.



John Gordon
Sr. Estimator

Current Project Assignments
Not assigned to any specific project.
Overall company oversight and QA/QC

Years With Firm
5

Years With Other Firms
28

Certifications
Sure Track Expedition
Expedition Primavera

Relevant Project Experience

- South Tech Academy, Boynton Beach, FL | \$749K
- Dan Marino Foundation College, Ft. Lauderdale, FL | \$1.2M
- Broward College Incubator, Ft. Lauderdale, FL | \$887K
- Broward College Bailey Hall, Davie, FL | \$1.4M
- Broward College Bldg. 17 Storefront, Davie, FL | \$200K
- Broward College Bldg. 22 Site Improvements, Davie, FL | \$480K
- Broward College Bldg. 32 - 3rd Floor Renovation, Ft. Lauderdale, FL | \$534K
- Broward College Bldg. 32 - 6th Floor Renov. Davie, FL | \$413K
- Broward College Central Campus Lightning, Davie, FL | \$600K
- Broward College Security Operations Center, Ft. Lauderdale, FL | \$369K
- Dr. William Chapman Elementary School, Homestead, FL | \$846K
- Arthur & Polly Mays Middle School, Miami, FL | \$1.8M
- Caribbean Elementary School, Miami, FL | \$1.2M
- Morningside Elementary School, Miami, FL | \$407K
- Miami Heights Elementary School, Miami, FL | \$1.1M
- South Miami Heights Elementary School, Miami, FL | \$1.7M
- FL Memorial University Science Annex, Miami Gardens, FL | \$2M
- Carver Apartments & Shoppes Bldg., Miami, FL | \$1.2M
- McClure Village, Pahokee, FL | \$1.1M
- City of Opa-locka Helen Miller Community Center, Opa-locka, FL | \$2.5M

Showcased Project: City of Opa-locka Helen Miller Center



TEAM EXPERIENCE

Key Personnel

Steve has over 25 years of construction industry experience. He is responsible for day-to-day supervision and coordination of subcontractors and all construction activities, as well as assisting in the development and implementation of the schedule, site logistics plan, and quality control. Steve is also responsible for on-site documentation including contractor's activity, and daily reports, safety incidents and unusual project conditions and/ or problems. He will also be responsible for the preparation of daily construction reports, monitoring and documenting contractor's activity, manpower, weather and equipment on the site. He will also organize and conduct Weekly Subcontractor meetings and publish minutes.



Steve Carlstedt Superintendent

Current Project Assignments
Miami Dade Police Academy Building

Years With Firm
15

Years With Other Firms
12

Education And Registrations
B.S. Electrical Engineering
FL State University

Licenses
B.S. Applied Technology
Florida Institute of Technology

Relevant Project Experience

- Dan Marino Foundation College, Ft. Lauderdale, FL | \$1.2M
- Broward College Incubator, Ft. Lauderdale, FL | \$887K
- Broward College Hardware, Ft. Lauderdale, FL | \$130K
- Broward College Bldg. 32 - 3rd Floor Renovation, Ft. Lauderdale, FL | \$534K
- Broward College Bldg. 32 - 6th Floor Renov. Davie, FL | \$413K
- Broward College Security Operations Center, Ft. Lauderdale, FL | \$369K
- Coral Park Elementary School, Coral Springs, FL | \$1.2M
- Eagle Point Elementary School, Weston, FL | \$900K
- Meadowbrook Elementary School, Ft. Lauderdale, FL | \$500K
- Carver Ranches Library, Hollywood, FL | \$1.5M
- City of Dania Beach Library, Dania Beach, FL | \$3M
- Tyrone Bryant Branch Library, Ft. Lauderdale, FL | \$3.5M
- City of Lauderhill City Hall, Lauderhill, FL | \$12.8M
- Urban League of Broward County, Ft. Lauderdale, FL | \$5M

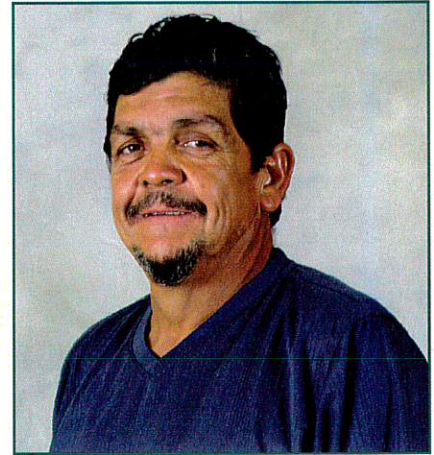
Showcased Project: City of Dania Beach Paul DeMaio Library



TEAM EXPERIENCE

Key Personnel

George has over 20 years of construction industry experience. He is responsible for day-to-day supervision and coordination of subcontractors and all construction activities, as well as assisting in the development and implementation of the schedule, site logistics plan, and quality control. George is also responsible for on-site documentation of the subcontractors' activities including daily reports, safety management and checking as-built drawings.



George Choiseul-Praslin
Assistant Superintendent

Relevant Project Experience

- Dan Marino Foundation College, Ft. Lauderdale, FL | \$1.2M
- William Chapman Elementary School, Homestead, FL | \$846K
- Arthur & Polly Mays Middle School, Miami, FL | \$1.8M
- Caribbean Elementary School, Miami, FL | \$1.2M
- Morningside Elementary School, Miami, FL | \$407K
- Miami Heights Elementary School, Miami, FL | \$1.1M
- South Miami Heights Elementary School, Miami, FL | \$1.7M
- Miami Sunset ADA Renovations, Miami, FL | \$913K
- FL Memorial University Science Annex, Miami Gardens, FL | \$2M
- Carver Apartments & Shoppes Bldg., Miami, FL | \$1.2M
- City of Miami Beach Bandshell Park, Miami Beach, FL | \$600K
- University of Miami Interiors Renovations, Miami, FL | \$600K
- Urban League of Broward County, Ft. Lauderdale, FL | \$5M
- Baptist Westchester, Miami, FL | \$600K
- FLL-Hollywood Intl. Airport Ramp Rehab Concourses D, E and F, Ft. Lauderdale, FL | \$5M
- Broward College Public Safety Bldg. No. 22, Davie, FL | \$8.3M | 62,000SF | **LEED Gold**
- Broward College Health Sciences Simulator Center Bldg. No. 8, Davie, FL | \$17.7M

Current Project Assignments
Oak Grove Elementary School
American Senior High School
Melrose Elementary School
Miami Southridge Senior High

Years With Firm
11

Years With Other Firms
15

Showcased Project: Dan Marino Foundation



TEAM EXPERIENCE

Key Personnel

Tamika joined the D. Stephenson Construction team in early 2007, and works as one of the company's project accountants. She brings over 15 years of hands-on accounting and financial management experience, with over 10 years specifically within the construction industry in South Florida. Her primary role under this contract will be to prepare the monthly payment applications with supporting documentation and provide accurate and timely financial information that will assist in monitoring the progress of the projects collected on time.



Tamika Knight Project Accountant

Current Project Assignments
Assigned to Multiple Projects

Years With Firm
10

Years With Other Firms
5

Education And Registrations
B.A. Economics
Pennsylvania State University

Relevant Project Experience

- Dan Marino Foundation College, Ft. Lauderdale, FL | \$1.2M
- William Chapman Elementary School, Homestead, FL | \$846K
- Arthur & Polly Mays Middle School, Miami, FL | \$1.8M
- Caribbean Elementary School, Miami, FL | \$1.2M
- Morningside Elementary School, Miami, FL | \$407K
- Miami Heights Elementary School, Miami, FL | \$1.1M
- South Miami Heights Elementary School, Miami, FL | \$1.7M
- Miami Sunset ADA Renovations, Miami, FL | \$913K
- FL Memorial University Science Annex, Miami Gardens, FL | \$2M
- Carver Apartments & Shoppes Bldg., Miami, FL | \$1.2M
- City of Miami Beach Bandshell Park, Miami Beach, FL | \$600K
- University of Miami Interiors Renovations, Miami, FL | \$600K
- Urban League of Broward County, Ft. Lauderdale, FL | \$5M
- Baptist Westchester, Miami, FL | \$600K
- FLL-Hollywood Intl. Airport Ramp Rehab Concourses D, E and F, Ft. Lauderdale, FL | \$5M
- Broward College Public Safety Bldg. No. 22, Davie, FL | \$8.3M | 62,000SF | **LEED Gold**
- Broward College Health Sciences Simulator Center Bldg. No. 8, Davie, FL | \$17.7M

Showcased Project: City of Dania Beach Paul DeMaio Library



TEAM EXPERIENCE

Key Personnel

As Project Administrator, Lisa establishes and processes monthly reports, invoices, Subcontractors and Vendors contracts, assists in Owner AIA contract preparation, administers change orders, processes and tracks submittal packages and requests for information, maintains drawing logs, attends and takes minutes of project meetings (Owner/Architect/Subcontractor), and maintains the project's filing system both in the jobsite offices and corporate office.

Relevant Project Experience

- Broward College B-20 Campus Safety Renovation & Site Improvements, Davie, FL | \$743K
- Broward College Central Campus Parking Lot Lighting, Davie, FL | \$600K
- Miami Dade College Wolfson Architecture Lab Improvements, Miami, FL | \$106K
- Miami Dade College Advisement Office, Miami, FL | \$93K
- Norland Elementary School, Miami, FL | \$2.4M
- FL Memorial University Wellness Center, Miami Gardens, FL | \$6.8M
- All Aboard FL Catering Bldg., Fort Lauderdale, FL | \$1M
- The Retreat at Palm Beach County, Lake Worth, FL | \$7M
- City of Coconut Creek Fire Station, Coconut Creek, FL | \$4.9M
- Miami Heights Elementary School, Miami, FL | \$1.1M
- South Miami Heights Elementary School, Miami, FL | \$1.7M
- Melrose Elementary School, Miami, FL | \$4.8M
- City of Boca Raton PSIMS Center, Boca Raton, FL | \$2M
- City of Tamarac Fire Station, Tamarac, FL
- City of Tamarac Development Services Bldg., Tamarac, FL
- Riverside Hotel Expansion, Fort Lauderdale, FL



Lisa Basini
Project Administrator

Current Project Assignments
Assigned to Multiple Projects

Years With Firm
1

Years With Other Firms
20

Certifications
Procore Fundamentals

Showcased Project: City of Boca Raton PSIMS Center



06 TEAM ORGANIZATION & COMMITMENT



06 TEAM ORGANIZATION & COMMITMENT

The number of hours for each team member will depend on the size, complexity and timing of the projects assigned.

Time Commitments of Key Staff

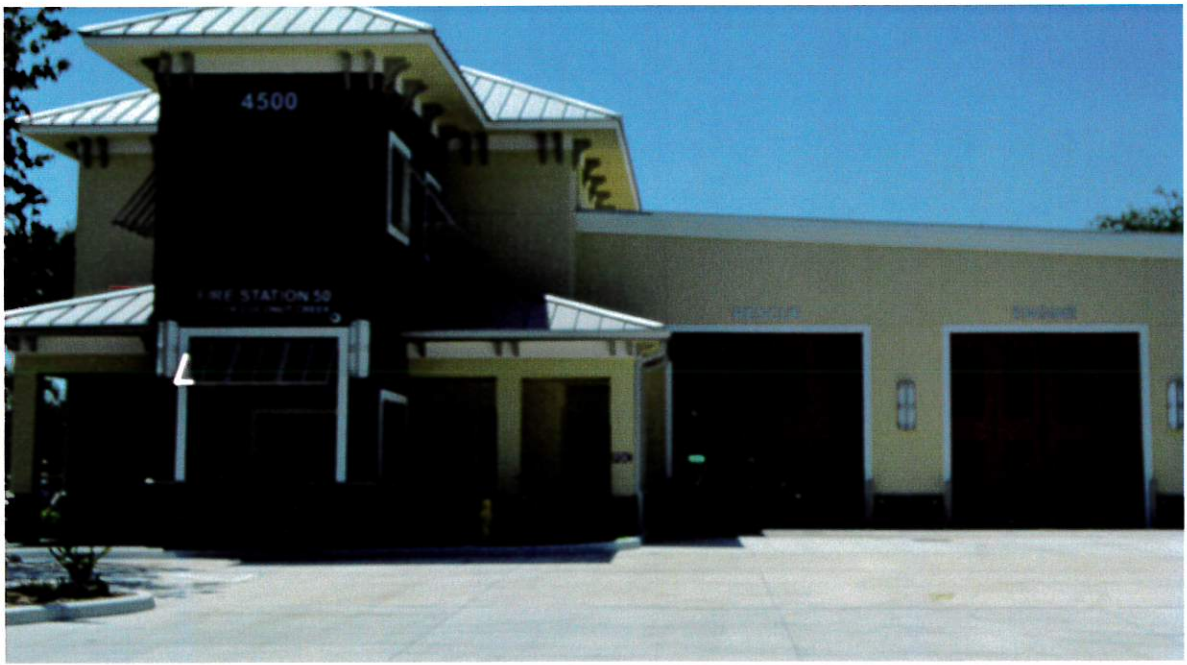
				Renovations	Vertical Construction	Site Work	Park Improvements
	Team Member	Time Commitment PRECONSTRUCTION	Time Commitment CONSTRUCTION				
	Joseph Sanches President	10%	10%	✓	✓	✓	✓
	Jay Angel VP of Operations	15%	20%	✓	✓	✓	✓
	Stanford Francis Senior Project Manager	20%	100%	✓	✓	✓	✓
	John Gordon Senior Estimator	30%	5%	✓	✓	✓	✓
	Steve Carlstedt Superintendent	20%	100%	✓	✓	✓	✓
	Jorge Praslin Assistant Superintendent	5%	100%	✓	✓	✓	✓
	Tamika Knight Project Accountant	10%	25%	✓	✓	✓	✓
	Lisa Basini Project Administrator	10%	30%	✓	✓	✓	✓

07 MUNICIPAL STAFF SUPPORT



07 MUNICIPAL SUPPORT STAFF

The amount of support that will be needed from municipal staff will depend on the project size and complexity. Based on our previous experience with similar contracts for other clients, we recommend scheduling a bi-weekly meeting with Department of Development Services staff. This Owner/Architect/Contractor (OAC) will also be attended by the design professionals and we would cover the project status, schedule, budget, safety, Requests for Information, submittals, payments and any other project-related issues.

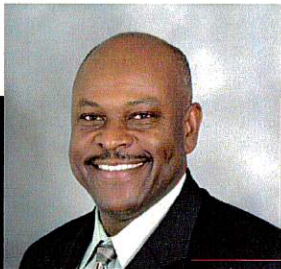


08 PROJECT APPROACH

08 PROJECT APPROACH

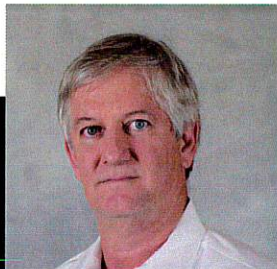
MEET OUR EXPERTS

One of the things our clients appreciate most about us is that we are able to combine the unique perspective of the owner with the deep knowledge of Building Code issues and the practical construction techniques to deliver high quality projects. We are able to do this because our team includes individuals like:



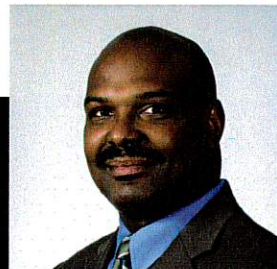
DWIGHT STEPHENSON

who has, over his 28 year career, managed projects for over two dozen South Florida public agencies including dozens of libraries, schools and public safety facilities.



HARRY DARLING

who has built over \$1 billion in South Florida projects over his 30 year career including several years as COO for a \$300 million a year construction firm.



JOSEPH SANCHES

who, during his 30 year career, has overseen the construction of more than \$2 billion in capital improvements in South Florida and has managed various construction projects including public safety facilities, schools, hospitals and offices.



JAY ANGEL

who brings over 35 years of experience including over 25 years with a \$10 billion a year construction firm where he lead their South Florida preconstruction and special projects divisions.

KNOWLEDGE OF LOCAL CONDITIONS

The individuals on our team have had project management and/or senior level management responsibility for the construction of over \$3 billion in projects in South Florida. We have worked with practically hundreds of commercial subcontractors doing work in Broward County over the past 30 years. Our comprehensive database of bidders includes over 3,500 local subcontractors who provide us with current pricing on a routine basis.

Our team members' experience cover practically every construction type and we are in the offices of the various regulatory agencies and departments almost every week. This includes, but is not limited to:

- Broward County Department of Planning, Zoning & Building
- Engineering and Public Works Department
- Environmental Resources Management
- Broward County Health Department
- South Florida Water Management District

We also have excellent working relationships with the utility providers including, but not limited to Comcast, Florida Public Utilities, and Florida Power & Light.

The services described below will be adjusted based upon the project size, schedule and complexity.

08 PROJECT APPROACH

Describe your approach to performing the work. This should include the following points: Your plan for the projects, outlining major tasks and responsibilities, project time schedules and staff assignment.



COLLABORATIVE APPROACH

We understand that the best plans come from a **collaborative** approach in which our practices are adapted to the specific needs of the City. Based on the success we have achieved with other similar clients, we propose designating a **principal point of contact** for our team. Our primary point of contact will be our **Project Manager, Stan Francis**, who will keep the project team informed and on track as we add and subtract staff depending on workload.

Equally as important as collaboration is **accountability**. Great teams hold each other accountable through an established method of tracking and checking progress, and a means of taking immediate corrective action when and where required. A third important element of collaborative teams is **communication**. This is accomplished with a clear, disciplined and comprehensive plan in place to listen, document, integrate, and disseminate information. Our Project Executive, working with the Project Manager(s) serves as the quarterback for the team and has the authority, tools, support and overall capability to "drive the projects" at his fingertips. He will be supported by the Project Executive, Jay Angel, who will make sure he has the resources needed to be successful.



PRECONSTRUCTION PHASE

Preconstruction is the start of the project team's joint collaboration in managing the design intent and the City's project requirements. Our team is thoroughly familiar with and understands the pre-construction process and its importance to the overall success of each project. During this phase the team helps to identify and resolve critical challenges and issues.

DSC USES INDUSTRY LEADING TOOLS	
Management	Procore®
Estimating	PlanSwift®
Scheduling	Primavera P6®
Bidding	Pipeline®
Accounting	Sage 100®
PDF	BlueBeam®
BIM	Navisworks®

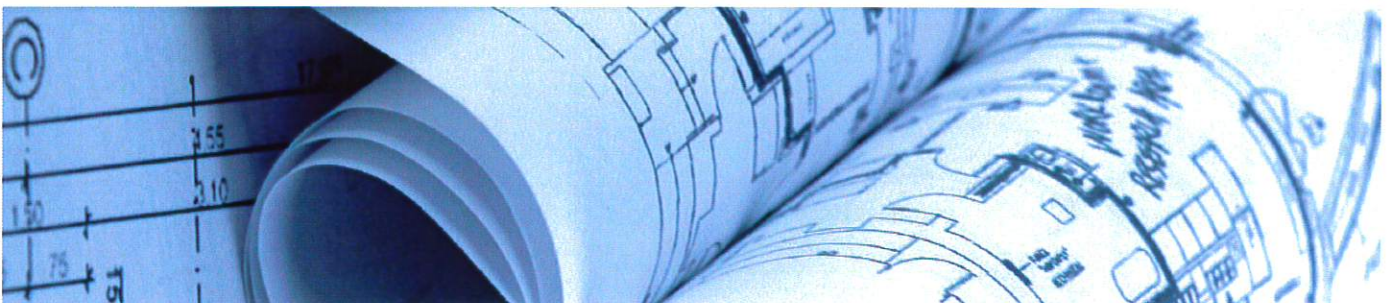


COMMUNICATIONS AND REPORTING SYSTEMS

Shortly after we are retained as the construction manager, the team will establish and distribute a project communication grid to all key staff/team members. We will hold weekly or bi-weekly status meetings to identify, discuss and resolve critical challenges and issues associated with design and permitting. In addition, we will schedule meetings with all pertinent governmental agencies as needed, to assist with expediting the permitting processes for each project.

DSC realizes the importance of keeping all stakeholders informed and updated on all issues related to project controls. By using Procore®, we track all areas of each project on a daily basis. Procore® enables us to create cost reports, track changes, expedite materials, manage all subcontracts and drawing revisions, record meeting minutes, request and process information and

maintain practically all information for the project. Procore® provides complete project control by automating various aspects of the construction lifecycle – from project design to close out.



08 PROJECT APPROACH

Utilized by local, national and international design and construction organizations, Procore® has become the AEC industry standard for construction companies and owners. Procore® delivers in-depth project management features across projects and programs in the areas of collaboration, purchasing management, scheduling, cost control, document management and field administration.

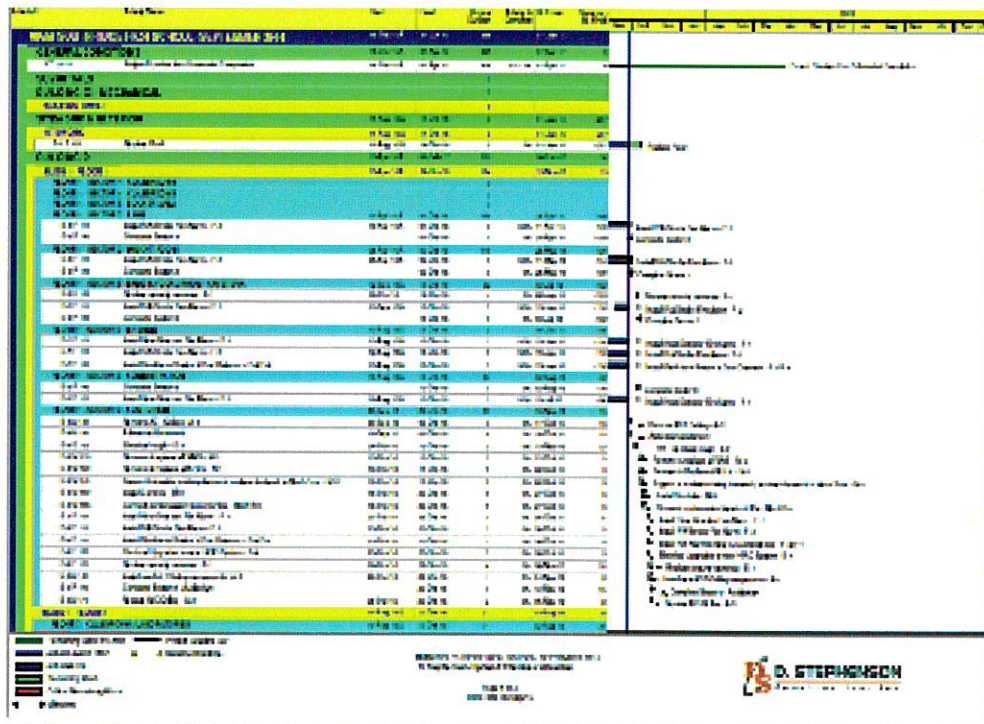
One of the great features of Procore® is that we can have unlimited users, therefore the City Staff and design professionals can have 24/7 access to project information maintained in Procore®. This includes, but is not limited to, meeting minutes, project photos, RFI logs and more. There is never a need to wait for a monthly report because all of the information is right there available to the team.



PROJECT SCHEDULING

- We have extensive scheduling capabilities utilizing Primavera® as well as Microsoft Project®. The following steps will be taken so that our services and projects stay on schedule:
- At each project kick-off, we will meet with the City's staff to verify the time constraints within which the project team must performed.

- The initial project schedule will be developed for each project in concert with the City and design team and include mobilization, submittals, milestones, permits, construction, commissioning, move-in and close-out. All milestones will be evaluated and agreed to by all parties to ensure accountability. This schedule is then reviewed at each meeting and updated monthly.
- We will prepare detailed schedules of our work for the duration of each project addressing each component of the work to be done. We will review all approval points, deadlines and key points of integration. This schedule will be included in the bid packages for bidding purposes.
- Once the subcontractors have been selected for a designated project, we will work with them to refine the detailed construction schedule. Subcontractor input is important because they need to understand their requirements and commit to meeting them as these requirements will be included in their subcontractor agreements.



08 PROJECT APPROACH



DESIGN REVIEWS

Thorough design reviews will save the City time and money. Our approach to design review is to conduct design reviews consistent with the architect's scheduled design phases which are Design Development, 50% Construction Documents and 100% Construction Documents per the City's sample contract. We ensure experienced construction professionals are involved with design review and stay involved from beginning to end. This starts with our preconstruction team which includes 30-year veteran estimator John Gordon who is supported by two other senior estimators and a junior estimator. As they are going through the drawings to prepare the phase estimates, John and his team will likely discover issues that will need to be recorded and submitted to the design team for consideration or resolution.

Our project manager, **Stan Francis** will also be dedicating several hours per design phase for design review. He is responsible for gathering all design review comments from the Preconstruction Team. He will also provide a detailed page by page review of the drawings and specifications and attend all preconstruction meetings to provide feedback directly to the design team.

A third aspect of our design review process is subcontractor input. Once a set of drawings have reached the Design Development stage, we start involving some subcontractors in the design review and cost estimating process. This gives the projects additional sets of experienced eyes to see if there are any problems or opportunities with the drawings as they progress.

As part of our design review efforts, we also make ourselves available to attend meetings with permitting agencies to address any questions regarding conditions during construction. This may include temporary water retention, emergency exits and any temporary structures that may be required for construction. These will also be addressed in the logistics plan discussed below.



CONSTRUCTABILITY ANALYSIS

Once a set of drawings reaches the Design Development Phase, we propose to provide a detailed constructability review. This involves a detailed 15-page checklist that provides a structured review of each component of the design. The checklist forces the reviewers to look for conflicts between the design disciplines, between the design and the site conditions, the drawings and specifications and the design and the market availability. During this review, we also evaluate the

maintainability of the design by checking to make sure things such as filters can be replaced, coils can be pulled, and access doors are provided where necessary.

At this point the estimators, project manager and superintendent work together to virtually construct the project, check with suppliers and subcontractors and compare the schedule to the drawings to identify any inconsistencies. This process takes at least a week to complete and results in the team's more thorough understanding of the projects and significant useful feedback for the design team(s) and the owner.

We also have the ability to accept BIM files from architects and engineers and run clash detection analyses to identify conflicts in the design documents. In addition, if required, we have access to BIM consultants who can enhance the design team's Level of Development (LOD) 300 files and take them to LOD 400 or 500.



VALUE ENHANCEMENT

On each project, we employ Value Enhancement instead of Value Engineering because our goal is always to provide the client with the best value which includes making each facility as sustainable as possible. Every project is reviewed by our team of LEED-trained estimators and project managers to identify cost effective ways to lower life-cycle costs while keeping an eye on first costs.

Our method of Value Enhancement is a continuous process in which we are looking at and identifying VE issues during each phase of design review as well as between formal design submissions. We recommend including VE as a standing agenda item during the design phase and digging deep into specific design considerations throughout this stage of each project. This has the benefit of avoiding design stoppages and redesigns.

All VE items are estimated and cost options provided either by our estimators or subcontractors or both. This provides the City with the information it needs, on a timely basis, to make well-informed decisions.

08 PROJECT APPROACH



EVALUATION OF BUILDING SYSTEMS AND CONSTRUCTION TECHNIQUES

Directly related to VE is the evaluation of alternative building systems and construction techniques. As we are going through the VE process for each project, we will likely come upon some forks in the road related to design options. Two things are critical about this; first is to identify them as early as possible and the second is to make a decision and stick to it.



LOGISTICS PLANNING

During the Preconstruction Phase we develop each project's logistics in cooperation with the City as Project Manager and end users. Our logistics plans will consider such factors as deliveries, security, safety, staging, noise, dust and traffic. From our extensive experience working in Municipal Facilities, we know that night shifts and phasing are typically required. We will work with the Department of Development Services to address life safety issues, security and badging of workers when required.

GUARANTEED MAXIMUM PRICE DEVELOPMENT

The development of the GMP involves the following activities:

- **Generate Bidder Interest** – We hold outreach workshops specifically designed to attract local subcontractors, however these workshops will be open to all potential bidders interested in learning more about the projects. We also email and call subcontractors we believe will be a good fit for each project to make sure they include us on their bid schedule. With this heated construction market, it is critically important that we get these projects on the radar for the best subcontractors as early as possible and keep them interested by feeding them information about the projects on a regular basis.
- **Prequalify Subcontractors** – We have an ongoing process of prequalifying subcontractors to make sure they meet the requirements for the projects in terms of experience, bonding, insurance and resources. This will ensure a smooth process by eliminating possible low bidders who may not qualify.
- **Bid Package Development** – Depending on the project scope and complexity, our team develops bid packages including some smaller packages specifically designed to attract small local subcontractors. The bid packages include the Invitation to Bidder and Instructions to Bidders which clearly spell out the requirements necessary to submit a responsive bid.
- **Pre-Construction Schedule** – To ensure all bidders have a clear understanding of the schedule and manpower expectations, we include schedules showing how each trade and bid package fits into the overall project schedule. This includes phasing as well as a logistics plan to make sure all bidders are aware of the project requirements.
- **Bid Advertisement** – Bids will be advertised in local newspapers and online as well as other cost-effective means. We will also send out ITBs through our bid management system, Pipeline®, and through third party project lead generation services.
- **Pre-bid Meetings** – Approximately two weeks prior to the receipt of bids, we conduct a non-mandatory pre-bid meeting. This will give bidders the opportunity to ask questions and visit the project site. Meeting minutes are taken and photos of existing conditions are made available for attendees as well as other bidders who are not able to attend the pre-bid meeting.
- **Bid Opening** – Sealed bids will be received at our office unless the City prefers to have them opened at their office. All bid openings will be done in the presence of a representative of the City. The bids will undergo a preliminary review for such things as acknowledgment of addenda and a bid tabulation sheet will be prepared.
- **Bid Analysis** – A thorough scope review will be conducted of the 2-3 lowest bids to determine the completeness of the bids and to ensure there are no bid gaps or overlaps. An analysis will be conducted by our Preconstruction Team to determine the best value for the City of Hollywood.

08 PROJECT APPROACH

- **Proposed GMP** – Once the bids have been analyzed, we prepare a detailed GMP proposal including subcontractor bids, qualifications and assumptions, schedule and any other additional information required by the City.
- **Bonds** – Following approval of the GMP, we will provide the City of Hollywood with Payment and Performance bonds and any other required documentation not previously submitted.



COST CONTROL

Our team's 100+ years of combined experience on public projects and our proven cost control systems ensure our clients benefit from effective cost controls with zero surprises. Exposure to unforeseen events are minimized by our deep understanding of insurance and bonding requirements, thorough prequalification of subcontractors and various cost control measures.

The approach we utilize to make sure the projects stay on budget starts with managing the design to the budget. This means making sure the design team is well-aware of the cost impacts of their design decisions. We provide cost feedback at each phase of the design and point out cost outliers compared to similar projects.

As discussed earlier, we continuously look for opportunities to implement **Value Enhancement** suggestions to reduce both first cost and life cycle costs whenever possible. We do this regardless of whether our phase estimates are showing the project to be tracking within budget or not.

Starting as early as the Design Development and 50% Construction Documents phases, we begin engaging subcontractors to provide pricing to provide an added layer of cost verification. At the same time, we ask subcontractors to submit their VE suggestions for the City's consideration.

Once we get to the GMP Development stage we will issue ITBs using Pipeline® which allows us to track expected bidders by bid package. If it appears that we may be light on bids in certain areas, which should not happen due to our upfront work to generate bidder interest, we can seek out additional bidders in those areas to ensure we have at least three bidders for each bid package.

As construction begins, our cost control efforts focus on the efficient coordination of field activities and strict adherence of trade contractors to contractual requirements. Throughout the project we utilize Procore® to track RFIs, proposed, pending and approved changes to make sure we can track all cost issues whether in the design or construction phase.



BUDGET ESTIMATING

During each of the design review phases, we create progress estimates that increase in detail as more design information is provided. As the design documents progress there is a decrease in contingencies, assumptions, and qualifications. We provide a detailed variance report that indicates and identifies changes from one estimate to the next.

Beginning with the initial Design Development Phase estimate, the total anticipated construction costs will be indicated. We input information based on experience, knowledge, and historical data, to eliminate any potential increase in the budget as the design is finalized. We have a historical database of cost history based on facility type, we have local marketplace knowledge, and we have a pool of local, experienced and competent subcontractors who consistently provide fair and complete bids.

08 PROJECT APPROACH



PRECONSTRUCTION PHASE QUALITY ASSURANCE

We put a great deal of emphasis on quality control. We prepare a detailed Quality Control and Assurance Plan following the award of the contract. While there are many things that are done to ensure a quality project, the following key points are stressed on every project:

- **Respect the owner's standards and preferences.** These standards may have been developed over several years of trial and error, and making substitutions could result in problems with stocking, maintenance or compatibility.
- **Continuous value enhancement.** Throughout the course of design, our pre-construction and project management staff, several of which are LEED APs, find and present alternatives which will reduce life-cycle costs with little to no impact on first costs whenever possible.
- **Thorough constructability reviews.** Our constructability reviews are performed by seasoned estimators, project managers and superintendents who are actively engaged in current projects. We have developed a 15-page checklist that considers such issues as serviceability, availability of materials, consistency of dimensions, delivery access points, impact to schedule and many others.
- **Design review meetings.** Even excellent architects and engineers can benefit from dialog with contractors who are experienced with various building systems. We also assist the designers with scheduling meetings with regulatory agencies to minimize delays when plans are submitted for permits.
- **Prequalification of subcontractors.** Before we recommend using any subcontractor we do a recent prequalification even for firms we have worked with in the past because we know a company can get too busy, lose key staff or run into financial problems at any time.
- **Review shop drawings.** We take the responsibility of reviewing submittals before they go to the architect and engineers seriously. We have been known to reject subcontractors' submittals if they fail to meet the design requirements rather than wasting the time of the design professionals and possibly delaying projects.
- **Subcontractor kick-off and progress meetings.** Prior to the start of construction or new phase of work, and once per week thereafter, we meet with all subcontractors to review the QAQC Manual and the quality control requirements outlined in the specifications including the experience, training and certification of staff as well as any required mock-ups and samples.
- **Field inspections and Notices to Comply.** Our superintendents and other field staff will provide continuous inspections of all work to make sure everything is done correctly the first time. All deficiencies identified are entered into Procore® and discussed with the subcontractors at the weekly meetings.
- **Use of mock-ups, samples and testing.** We typically include requirements for mock-ups, samples and testing in our bid packages for assemblies and finishes even if the designer's specifications do not require them. Testing building envelop assemblies and commissioning of MEP equipment are our standard practice.



CONSTRUCTION PHASE

Once each GMP has been approved, the project team turns its attention towards expeditiously starting and completing the construction as quickly as possible in order to control costs and meet or exceed the City's expectations for move in. In addition to the continuation of services started during the Preconstruction Phase, the project management services below will be provided, depending on project needs, during the Construction Phase to ensure the successful completion of the project.

08 PROJECT APPROACH

CONSTRUCTION KICK-OFF MEETING

We will work with the City of Hollywood's Development Services staff to schedule an initial construction kick-off meeting to review the project status, discuss logistics, the project schedule, safety and security programs as well as review relevant operational and financial policies and procedures.



CONSTRUCTION SCHEDULING

At the start of the construction phase for each project, schedule coordination meetings will be held with all major subcontractors to determine where there are opportunities to improve upon the schedule, discuss manpower requirements and resolve any scheduling conflicts. This is also where we develop the submittal schedule and make sure all long-lead items such as new door hardware, HVAC equipment, generators, etc. are properly addressed. The result of these meetings is a more detailed construction schedule which will be used to monitor construction. We will also prepare a Project Control Schedule which will summarize the detailed project schedule.

Throughout construction we prepare 3-week look ahead schedules which are reviewed at the weekly subcontractor meetings. Each month we include an updated schedule with our application for payment.

We will evaluate project schedules to ensure we are on schedule to not just complete construction on time, but also closeout the projects by the contracted date. This continual monitoring of time will allow us to make managerial adjustments in workforce, work days and hours as well as other resources should this be necessary. It is important that the time management system allow "in progress" adjustments to keep the projects on course. Early issue identification and resolution is the best approach.

COST CONTROL

The cost control measures started during Preconstruction are carried forward into the Construction Phase with the following additional measures taking place:

- **Quick resolution of issues and RFIs.** These items will be discussed at each project meeting.
- **Tracking of PCOs and change orders.** Throughout the project we will track the PCOs and COs in Procore® and discuss them at the OAC meetings.
- **Manage project risks.** We will issue safety notices to subcontractors, check for compliance with insurance requirements, review our hurricane plan at our subcontractor meetings and keep track of subcontractor payments to their suppliers and lower tier subcontractors through lien waivers and other payment verification methods.
- **Review subcontractors' Schedule of Values (SOV).** Another cost control measure which also protects the City is making sure subcontractor SOVs are not front-loaded yet provide them with enough funds to carry them through the project.
- **Negotiating change orders with subcontractors.** Our estimator will stay involved throughout the projects and work with the Project Manager(s) and design team(s) to validate and negotiate all subcontractor change orders.
- **Direct material purchases to realize sales tax savings.** We will work with the subcontractors, vendors and City staff to take advantage of sales tax savings and include a guaranteed savings amount in the GMP.
- **Take advantage of pricing discounts for materials through payment options.** We will negotiate discounts for prompt payments and pass those savings on to the City.

08 PROJECT APPROACH

CLAIMS MANAGEMENT

Our claims management approach is designed to eliminate claims by resolving issues upfront whenever possible yet making provisions for the quick resolution of problems should they occur. There are various types of construction claims, however, the most common claims are related to delays, differing site conditions, errors and omissions in the contract documents and defective materials or poor workmanship.

We commend the City for using the construction management at risk (CM@R) project delivery method as CM@R projects typically have less claims than hard bid projects. We have found that one of the best ways of avoiding claims is by having clear drawings and specifications, bid documents and subcontractor agreements. This starts with making sure we have thorough site information including borings, environmental assessments and accurate as-built drawings.

As explained earlier, we conduct detailed design and constructability reviews to uncover conflicts and inconsistencies. Next, we make sure our ITBs include detailed instructions for bidders, clear scopes of work, our standard subcontractor agreement, detailed bid sheets and the Pre-Bid Schedule and logistics plan so all bidders understand our expectations. Once the bids have been received, we go through a detailed scope analysis prior to recommending any subcontractor for inclusion in the GMP.

Following GMP approval, we go through another review of each subcontractor's bid prior to execution of the subcontractor agreement. This contract goes through an internal review which includes the Estimator, Project Manager and Project Executive. Any proposed changes to the standard agreement are reviewed by our in-house attorney.

Once construction begins, we manage all questions from our staff, subcontractors and suppliers through the RFI process. RFIs are submitted to the Architect through Procore® and responses are distributed to all impacted subcontractors. If any changes are necessary either for money, time or both, we evaluate all subcontractor requests and submit a request to use contingency funds, if justified. In no case will the subcontractor be authorized to proceed without written authorization to do so unless it is an emergency.



SAFETY & RISK MANAGEMENT

Our prime responsibility on these projects will be to minimize the exposure to risk for the City as well as DSC. One risk factor is the safety of the workers, City staff and the public. We will make certain our project sites and the construction activities do not pose a danger to anyone.

We will tailor our Safety & Health Manual to the needs of these projects following meetings with City staff. Our detailed 337-page safety plan covers all the necessary topics including, but not limited to, training, first aid, emergencies, accident reporting, record keeping, hazard communication and hurricane preparedness.

Safety will be the chief responsibility of our OSHA 30-Hour certified superintendents. Our superintendents will provide safety orientations to all workers on each project site and weekly safety meetings will be held for all subcontractors. He will also make sure the subcontractors are conducting their required safety toolbox meetings with their workers.

In addition to the safety inspections by our superintendents, we have unscheduled, independent safety inspections by our outside safety consultant. This additional resource ensures our safety program meets all regulatory requirements, our people are fully trained, our records are well-maintained, and everyone is kept safe on our projects.

08 PROJECT APPROACH

PROJECT ADMINISTRATION

We administer the projects including, but not limited to, conduct bi-weekly Owner/Architect/Contractor Meetings, weekly subcontractor meetings, utilize our online project management system, Procore®, to manage drawings and specifications, submittals, RFIs, and meeting minutes. We will review subcontractors' applications for payment, track subcontractors' insurance and licenses, manage direct material purchases, update the project schedules and control each project's costs.

FIELD MANAGEMENT

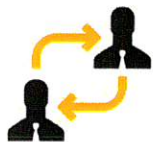
To ensure the projects progress in accordance with the approved schedules, we prepare daily reports, track field progress compared to the project schedules, conduct safety meetings, coordinate inspections and testing, issue Quality or Safety Observations, ensure as-built drawings are kept up to date, prepare punch lists for each subcontractor and verify corrections and deficiencies have been corrected.

PREVAILING WAGE REQUIREMENT

We are very familiar with the City's Prevailing Wage Ordinance and will ensure all bidders are aware of the requirement when bidding on our projects. We will require certifications from all subcontractors that all of their employees are being properly paid. In addition, notifications will be posted and provided to all workers on the project.

POST-CONSTRUCTION PHASE

Following Substantial Completion, it is important that the team maintain focus on completing the contract requirements and properly closing out each project in a timely manner. While first impressions are important, we also believe last impressions are lasting impressions, therefore we place a significant amount of importance on how we closeout projects.



COMMISSIONING & TRAINING

Our construction schedules will include activities for commissioning as well as training the City's maintenance staff to ensure they are comfortable with operating and maintaining the facility. The commissioning will be done in accordance with the specifications and performed by authorized equipment and systems representatives in cooperation with the engineers. Inspection records maintained throughout the course of construction will be maintained and subcontractors will be required to demonstrate that all deficiencies discovered during construction have been resolved.

Training will be scheduled at a time that is convenient for the City's staff and digitally recorded for future training purposes. Training will be done using the exact tools, O&M manuals and as-built documents which will be left with the maintenance staff.

FF&E DELIVERY AND MOVE IN

Our project staff will work with the City's staff and vendors to coordinate the delivery and installation of Owner furnished FF&E. We will also assist with move-in activities including making sure entrances are clear, elevators, if any, are operational, and dumpsters are available.

08 PROJECT APPROACH

CLOSEOUT MANAGEMENT

Our closeout preparations start during the Preconstruction Phase with our review of the drawings and specifications to make sure they include submittal requirements for closeout. During our review of the subcontractors' schedule of values, we make sure there are activities and contract dollars associated with closeout activities such as commissioning, training, as-built drawings and O&M manuals. This makes it easy for us to withhold money should any subcontractor fail to execute their closeout requirements.

DSC will continue the process during the submittal phase by requiring the submittal of closeout documents, including warranties and O&M manuals, with other project submittals. Throughout the Construction Phase these documents will be reviewed and submitted to the design team for approval versus waiting to submit everything at the end of the projects.

Once we have collected all the necessary documents including final verifications of payment, Consent of Surety and other pertinent information, we will prepare the final contract reconciliation. This will include returning unused contingency funds and settling on any allowances and reimbursable portions of the contract.



WARRANTY MANAGEMENT

During the Construction Phase we will collect all warranties and maintain a log of them to be turned over to the City. The log will indicate the start date, typically Substantial Completion, and termination date for all warranties.

Warranty inspections will take place 11 months after Substantial Completion and prior to the expiration of the 1-year warranty period. We will contact subcontractors as required to correct any deficiencies and recommend extending the warranty period for work if necessary.

We have been working in South Florida for over 27 years and we expect to be around for many more years. DSC has always stood by our projects, and we have an outstanding reputation of being responsive to our clients' concerns on those very rare call backs. Fortunately, the quality control program which we have developed and refined over the years has resulted in numerous satisfied customers and a repeat business rate of over 90%.

09 FINANCIAL CAPABILITY



09 FINANCIAL CAPABILITY

D. Stephenson Construction, has included a letter with an indicatin of the resources and the necessary working capital available. These can be found in a separate, sealed envelope, pursuant to Florida Statutes 119.071(1) (c) that authorizes exeption from the Public Records Law.

INSURANCE/SURETY BONDS
JOHNSON
& COMPANY

January 4, 2019

City of Hollywood
Office of the City Clerk
2600 Hollywood Blvd., Room #221
Hollywood, FL 33020

RE: RFQ Construction Management at Risk Services // Solicitation DS 19-007

To Whom It May Concern,

We handle the surety bond program for D. Stephenson Construction, Inc. They are bonded through QBE Insurance Corporation.

QBE Insurance Corporation has a current A.M. Best rating of "A XV" (Excellent). QBE Insurance Corporation has a United States Department of the Treasury Limitation of \$67,799,000.

D. Stephenson Construction, Inc. has ample bond capacity to support this project. They have obtained single bonds in excess of \$20,000,000 with an aggregate bond capacity of \$60,000,000. We welcome the opportunity to provide a bond for this project if requested by D. Stephenson.

This letter is not an assumption of liability, nor is it a bid bond or performance bond. It is issued only as a bonding reference as requested by our client. Any arrangement for surety credit is a matter between D. Stephenson Construction, Inc. and the surety.

If you have further questions or require additional information, please call me at (407) 843-1120.

Best regards,


Brett A. Ragland
Senior Vice President

P.O. Drawer 672 • Orlando, FL 32802-0672 • 801 N. Orange Avenue, Suite 510 • Orlando, FL 32801-5202 (407) 843-1120
(800) 331-3379 • FAX (407) 843-5772

10 LICENSES & INSURANCE



10 LICENSES & INSURANCE



RICK SCOTT, GOVERNOR

JONATHAN ZACHEM, 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

SANCHES, JOSEPH MONTEIRO

D. STEPHENSON CONSTRUCTION, INC.
6241 NORTH DIXIE HIGHWAY
FORT LAUDERDALE FL 33334

LICENSE NUMBER: CGC1521515

EXPIRATION DATE: AUGUST 31, 2020


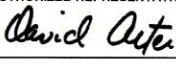
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10 LICENSES & INSURANCE

	CERTIFICATE OF LIABILITY INSURANCE	DSTEPHE-01	CBARTON DATE (MM/DD/YYYY) 10/25/2018																																																							
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 Collinsworth, Alter, Fowler & French, LLC 8000 Governors Square Blvd Suite 301 Miami Lakes, FL 33016	CONTACT Victoria Plumley NAME: PHONE (A/C, No, Ext): E-MAIL: vplumley@caffllc.com ADDRESS: FAX (A/C, No): (305) 558-4294																																																									
INSURED D Stephenson Construction, Inc. 6241 North Dixie Highway Ft. Lauderdale, FL 33334	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: left;">NAIC #</th> </tr> <tr> <td>INSURER A : Amerisure Insurance Co</td> <td>19488</td> </tr> <tr> <td>INSURER B : North River Insurance Company</td> <td>21105</td> </tr> <tr> <td>INSURER C : Amerisure Mutual Ins Co</td> <td>23396</td> </tr> <tr> <td>INSURER D : Indian Harbor Ins. Co.</td> <td>36940</td> </tr> <tr> <td>INSURER E : Travelers Property & Casualty Co. of America</td> <td>25674</td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </table>			INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Amerisure Insurance Co	19488	INSURER B : North River Insurance Company	21105	INSURER C : Amerisure Mutual Ins Co	23396	INSURER D : Indian Harbor Ins. Co.	36940	INSURER E : Travelers Property & Casualty Co. of America	25674	INSURER F :																																										
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<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">INSR LTR</th> <th style="text-align: left;">TYPE OF INSURANCE</th> <th style="text-align: left;">ADDL SUBR INSD WVD</th> <th style="text-align: left;">POLICY NUMBER</th> <th style="text-align: left;">POLICY EFF (MM/DD/YYYY)</th> <th style="text-align: left;">POLICY EXP (MM/DD/YYYY)</th> <th style="text-align: left;">LIMITS</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;">A</td> <td style="vertical-align: top;"> <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"/> PROJECT <input type="checkbox"/> LOC OTHER: </td> <td style="vertical-align: top;">X</td> <td style="vertical-align: top;">X</td> <td style="vertical-align: top;">GL20575031101</td> <td style="vertical-align: top;">11/01/2018</td> <td style="vertical-align: top;">11/01/2019</td> <td style="vertical-align: top;"> EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 </td> </tr> <tr> <td style="vertical-align: top;">A</td> <td style="vertical-align: top;"> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY </td> <td style="vertical-align: top;">X</td> <td style="vertical-align: top;">X</td> <td style="vertical-align: top;">CA20575011201</td> <td style="vertical-align: top;">11/01/2018</td> <td style="vertical-align: top;">11/01/2019</td> <td style="vertical-align: top;"> COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ </td> </tr> <tr> <td style="vertical-align: top;">B</td> <td style="vertical-align: top;"> <input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0 </td> <td style="vertical-align: top;">X</td> <td style="vertical-align: top;">X</td> <td style="vertical-align: top;">5811097167</td> <td style="vertical-align: top;">11/01/2018</td> <td style="vertical-align: top;">11/01/2019</td> <td style="vertical-align: top;"> EACH OCCURRENCE \$ 6,000,000 AGGREGATE \$ 12,000,000 </td> </tr> <tr> <td style="vertical-align: top;">C</td> <td style="vertical-align: top;"> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? 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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) JOB/Project: General Contractor Certificate holder is to be named additional insured on the general liability and auto liability policies as respects to the following Job/Project: . The insurance evidenced by this certificate shall be primary as in relation to the additional insureds own policy which is to be non-contributory for the Owner and General Contractor. Waiver of Subrogation is provided to Owner and General Contractor under general liability, automobile liability and workers compensation.																																																										
CERTIFICATE HOLDER SAMPLE Sample		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 																																																								
ACORD 25 (2016/03)		© 1988-2015 ACORD CORPORATION. All rights reserved. The ACORD name and logo are registered marks of ACORD																																																								