



City of Riviera Beach  
**RFQ 995-20-2, Owner's Representative  
Construction Management Services**

Response to Request for Qualifications  
August 18, 2020

**Copy**



**SKANSKA**

**MESSAM**  
CONSTRUCTION

August 18, 2020

Skanska USA Building Inc.  
330 S.W. 2nd Street, Suite 207  
Fort Lauderdale, Florida 33312  
curtis.elswick@skanska.com  
540.423.2860  
www.usa.skanska.com

City of Riviera Beach, Office of the City Clerk  
600 W. Blue Heron Boulevard, Suite 140  
Riviera Beach, FL 33040  
Attention: Althea Pemsel, MA, CPSM, Procurement Director

**Re: RFQ 995-20-2 Owner's Representative Construction Management Services**

Dear Althea,

The Skanska Messam team is very pleased to submit this proposal to provide owner's representative construction management services to the City of Riviera Beach for various upcoming projects. The services requested in your RFQ directly align with the strengths of our two outstanding firms. Skanska USA Building Inc. (Skanska) will serve as the prime consultant and contracting entity for this assignment. Messam Construction will be a subconsultant to Skanska.

**Skanska**

Founded in 1887, Skanska is one of the largest construction project delivery firms in Florida and the U.S. We have offices in Maitland, Tampa, Fort Lauderdale, and in 26 other metro areas in the country. We have had a continuous track record of successful project delivery in Florida for nearly 100 years.

Skanska has successfully delivered each of the project types listed in your RFQ. In Florida alone, we managed the construction of the Nassau County Sheriff Administration Building and 911 Call Center; the City of Green Cove Springs' Police Facility/Emergency Operations Center; the Public Safety Complex in Daytona Beach Shores; and the Emergency Dispatch and Operations Center, Police Training Facility, and Traffic Management Center Buildout in Orlando.

Our parks and recreation facilities experience in Florida includes: the Town of Cutler Bay's Lakes by the Bay Park Improvements; the City of Miami Gardens' Municipal Complex; the City of Fort Lauderdale's Las Olas Boulevard Improvements; and the City of Tampa's Julian B. Lane Riverfront Park and Curtis Hixon Park.

Skanska's experience managing the construction of over \$2 billion of bridge, roadway, and highway projects in Florida also strongly differentiates our firm. These include the Pensacola Bay Bridge; the Choctawhatchee Bay Bridge; the Bridge of Lions; the I-10 Bridges over Escambia Bay; and the I-4 Ultimate project.

Our in-house owner's representative group is known as Skanska Integrated Solutions (SIS). SIS has a 30-year track record of success and is currently overseeing over \$1.5 billion of public-sector projects throughout the U.S., including in Florida, where we are assisting Bay County with a series of FEMA-funded fire station, bridge, road, wastewater treatment facility, courthouse, library, jail, and government center repair projects. SIS has managed the design and construction of numerous project types, including police and public safety facilities, parks and recreation facilities, parking

garages, maintenance buildings, courthouses, justice centers, clubhouses, community centers, educational facilities, healthcare facilities, office buildings, and transportation and infrastructure projects throughout the U.S.

SIS is able to offer an unmatched level of service because of our “builder’s expertise,” which is essential to ensuring that quality is built into the final product. This enables us to be far more than a purely administrative owner’s representative and strongly distinguishes us from our competition.

### **Messam Construction - Small Business Enterprise (SBE)**

Founded in 2003, Messam Construction is an SBE construction services firm with offices in Palm Beach County and Broward County. Messam provides services to county and municipal governments, federal agencies, school districts, and private corporations. The firm brings together the elements of general construction and construction management in every project.

Messam also assists with SBE/MBE and M/WBE outreach and will play a significant role in maximizing the participation of local, SBE, and MBE firms on your projects.

Current and recent projects managed by Messam include the City of West Palm Beach Fire Station #8; Broward County Civil Courthouse; Ballpark of the Palm Beaches; Galaxy Elementary School; Deerfield Beach International Pier; Pompano Beach Cultural Center & Public Library; and over \$650 million of expansion and modernization projects at Fort Lauderdale International Airport.

Messam is the proud recipient of the Palm Beach Partners Advocate of the Year award (2011, 2012, 2015) and the Small Business of the Year award (2018). Messam holds multiple certifications, including Certified Small & Minority Owned Business; Certified Florida State & Inter-local - MBE & WBE; Palm Beach County School District M/WBE; Palm Beach County School District SBE; Department of Transportation DBE; and several others.

### **Our commitment**

We understand that each of your projects is unique; each one is important; and each one represents a significant investment of time and money on the part of the City. As shown throughout our proposal, the Skanska Messam team has a unique and unsurpassed ability to deliver exceptional results on the City’s upcoming projects, regardless of type, size, or complexity. We will get you the most scope for your dollar and maximize taxpayers’ return on investment in each project.

We would be very pleased to serve as your owner’s representative and are ready, willing, and able to start work immediately. Please feel free to contact me at 540-423-2860 or at [curtis.elswick@skanska.com](mailto:curtis.elswick@skanska.com). We acknowledge receipt of Addendum No. One (1) and Addendum No. Two (2).

Sincerely,  
Skanska USA Building Inc.



Curtis Elswick CCM, LEED AP  
Senior Vice President/Regional Executive

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# 1.

## Firm Qualifications and Experience

Overall approach and project management style.

### Overall approach and management style

A detailed description of our management approach is provided in section 3 (Approach to Scope of Work). Highlights of our approach and management style are listed below.

- Serve as a trusted partner and “extension of staff” to the City
- Provide complete transparency and demonstrate absolute integrity
- Manage expectations and engage in continuous coordination and communication with stakeholders
- Foster a partnering approach with all project participants, the goal being to make all parties successful
- Solve issues through collaboration
- Develop high-level strategies at the program level to be implemented at the project level
- Develop a Project Management Plan (PMP) at the outset of each project that defines the roles, responsibilities, procedures and processes for all stakeholders to ensure that your projects are completed: on time, on budget, safely, and to the highest degree of quality
- Conduct up-front due diligence to mitigate project risks
- Match the seniority and level of experience of each team member with the complexity of each project
- Use our “builder’s expertise” to review

drawings and specifications for completeness, coordination, and accuracy in order to minimize change orders

- Provide cost certainty by using Skanska's in-house estimating staff to validate initial budgets, contractor pricing, and proposed change orders
- Save money through innovation and creativity, rather than by cutting scope and reducing value
- Incorporate safety and risk management principles into the earliest phases of preconstruction
- Ensure that all project scope is identified and purchased in the bid process; this is the single most cost-saving activity throughout the process
- "De-risk" projects for bidders to obtain lower pricing
- Keep the maximum amount of money in the local community by maximizing opportunities for local, SBE, and MBE contractors, vendors and materials suppliers
- Use Skanska's and Messam's background as a CM to conduct a detailed review of trade costs, markups, fee, general conditions, general requirements, and assumptions and qualifications
- Provide seasoned construction professionals to oversee contractors during every step of the construction process
- Have field support staff oversee the administrative functions of a project, such as document control and progress reporting, enabling our project managers and inspectors to focus on quality assurance and monitoring the progress of the work
- Maximize safety for the construction workers, city employees, and members of the public alike. Projects must be constructed in the most efficiency manner possible, but speed of construction cannot come at the cost of safety.
- Develop quick / appropriate response to unforeseen challenges
- Provide accurate and timely reporting on schedule, cost, budget, and SBE/MBE participation, to name a few
- Utilize lessons learned from completed projects to benefit upcoming projects

We understand that your construction projects and overall construction program are about much more than "bricks and mortar," budget and cost control, schedule management, change management, project controls, and overseeing the work of designers and contractors. Your upcoming projects are about enhancing the quality of life for the residents of

the City of Riviera Beach for decades into the future. We are excited at the prospect of working with you.

## Business history

Skanska has been in business since 1887. We have provided owner's representative services of the type described in your RFQ for 30 years. We provide this service through an in-house group known as Skanska Integrated Solutions (SIS). SIS serves as an "extension of staff" to counties, cities, towns, state agencies, federal agencies, transportation agencies, corporations, educational institutions, hospitals, and non-profit clients. At present, we have over \$2 billion of consulting and project management assignments underway across the country.

## Builder's expertise

We are able to offer superior owner's representative services in comparison with firms or individuals who function in a purely administrative capacity. Our staff members entered the owner's representative profession after having worked on projects in the field. They know how to perform technical reviews of architectural, mechanical, electrical, plumbing and fire protection drawings; they have direct experience resolving issues on construction sites; and they are able to suggest ways to optimize phasing and logistics to maximize safety, minimize disruption, reduce costs, and optimize schedule. The benefit for the City is that a major, national company – with all of its resources, experience, reputation and solid track record – will serve as a trusted advocate and extension of staff throughout construction and closeout and ensure that quality is built into the final product.

In addition, SIS has cost-efficient, ready access to Skanska's in-house resources in areas such as estimating, constructability review, scheduling, permitting/codes, Building Information Modeling, commissioning, environmental health and safety, and LEED planning. We are virtually unique in that we are a major company that can tailor its services in a very cost competitive manner to the highly-specialized needs of our clients.

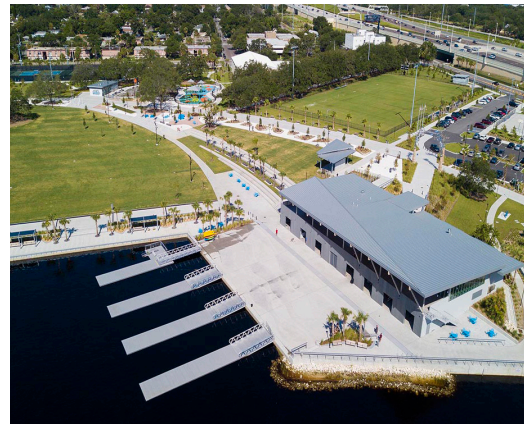
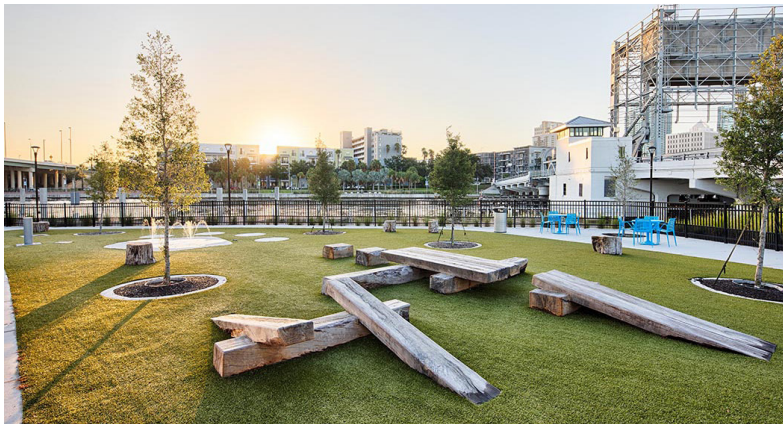
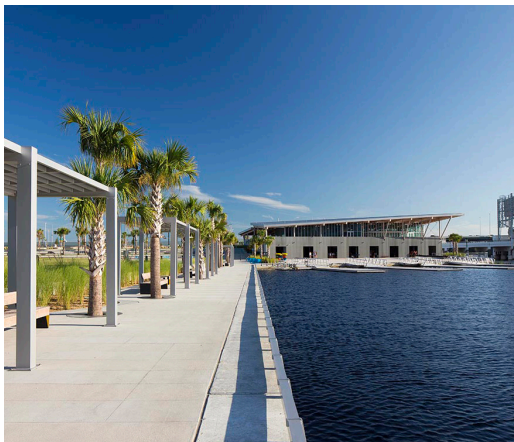
## Florida experience

Skanska has successfully provided services to numerous clients throughout Florida including the following:

- Bay County
- Broward County
- Hillsborough County
- Nassau County

- Okaloosa County
- Pinellas County
- Seminole County
- City of Daytona Beach Shores
- City of Green Cove Springs
- City of Kissimmee
- City of Miami
- City of Orlando
- City of Tampa
- Town of Cutler Bay
- Orange County Public Schools
- Brevard County Public Schools
- Broward County Public Schools
- School Board of Duval County
- School Board of Hernando County
- School Board of Pinellas County
- School District of Osceola County
- The Guardian Catholic School
- Orange County Library System
- Florida Polytechnic University
- Seminole State College
- University of South Florida
- University of Central Florida
- Florida International University
- University of Miami
- Hillsborough Community College
- Lee Memorial Health System
- UF Health
- Nemours Children’s Hospital
- Health Care District of Palm Beach County
- Parrish Medical Center
- Sarasota Memorial Hospital
- Boca Raton Community Hospital
- Life Care Pastoral Services
- Gainesville Regional Utilities
- Tampa International Airport
- Florida Department of Transportation

We have successfully delivered numerous types of projects to these clients, including police and public safety facilities, courthouses, correctional facilities, public schools, higher educational facilities, libraries, aviation facilities, museums, hospitals, highways, residential facilities, energy plants, and parks.



City of Tampa, Julian B. Lane Riverfront Park, Tampa, FL

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### **Firm History**

Asset Builders, LLC d/b/a Messam Construction, founded in 2003, is a statewide construction management firm organized in the State of Florida. The firm brings together the elements of general construction and construction management in every project. This offers our clients a firm of seasoned professionals who are leaders in the construction industry.

**Business Structure:** Limited Liability Corporation

**Number of Years in Business:** 17 Years

**Bonding Capacity:** \$15,000,000 Single / \$30,000,000 Aggregate

**Project Types:** Construction Manager at Risk / Design Build / Owner Rep-Program Management



Gove Elementary School Modernization



Galaxy Elementary School Modernization

### **Mission**

The firm specializes in commercial construction projects, in Florida. Our approach is best characterized by a "Partnering Relationship". We dedicate ourselves to turning our client's designs and construction documents to life. We are committed to sustainable construction practices; that commitment is evidenced by the LEED Accredited Professional designation held by Wayne Messam, CGC, LEED AP & Angela Messam, LEED AP, the principals of Messam Construction. Clients know Messam Construction for the creativity of its solutions and the sense of urgency we bring to each and every project.

### **Local Knowledge, Clients & Partners**

Our client list includes Federal government agencies, school districts, county and municipal governments and many private corporations. Messam Construction has also established strategic alliances with many of the country's largest builders providing them with construction management staff support and LEED Accredited Professionals. Our alliances have contributed and built many iconic projects throughout Florida.

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CONSTRUCTION MANAGER & GENERAL CONTRACTOR



### **Sustainable Construction**

Messam Construction is currently building and managing over 1 million square feet of construction that is seeking LEED certifications from Platinum, Gold and Silver. We are that 95% of every K-12 project we have built has achieved or is registered to receive a LEED certification. Our associates are either Accredited LEED AP's or LEED GA candidates.

### **Client Satisfaction**

Messam takes a client's-eye view of our work, planning and designing to accomplish the client's goals in the most effective manner. Our proactive communication principles identify goals and expectations upfront. This ensures that the client is always in the loop and no assumptions are made. Messam Construction is the proud recipient of the South Florida Minority Supplier Development Council 2013 MBE Supplier of the Year & the Palm Beach Partners Advocate of the Year (2011, 2012, 2015) and Small Business of the Year (2018).



Pompano Beach Cultural Center & Public Library



2013 SFMSDC MBE Supplier of the Year

### **SMALL BUSINESS OF CHOICE**

Messam was recently commissioned by the M-DCPS Board as the #1 ranked MBE firm for the CMR Sheltered Marked Miscellaneous Projects Program. Our firm also assist with MBE/SBE and M/WBE Outreach and Construction Management Services on the team.

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CONSTRUCTION MANAGER & GENERAL CONTRACTOR

## SIMILAR PROJECT FORM

Name of Project: Bay County Facilities Disaster Recovery Effort
Location: Panama City, FL
Owner Contact Information:-----
Owner Name: Bay County Facilities, Mike Miller
Phone Number: (850) 248-8123
Email Address: mmiller@baycountyfl.gov

Sign Location:
Owner Contact Information:-----
Owner Name:
Phone Number:
Email Address:

### Picture of Miscellaneous Projects

Skanska is providing construction project management services in partnership with CDR Maguire in the overall management of the FEMA-funded disaster recovery efforts that follow the aftermath of Hurricane Michael in October 2018. Our services have included damage assessments, re-construction estimating, bid package preparation, and construction and budget oversight. Projects include reconstruction of school facilities, housing units, court facilities and other government buildings. Projects include:

- Bay County Jail: Replacement roof, replacement exhaust fans, RTU units, FEMA and insurance support for all county expenses, TAB setup, lighting and CCTV. \$11,342,284
- Roads & Bridges Majette Complex Hurricane Repairs: Siding and gutter replacement to upgrade buildings to HVHZ rating, removal and replacement of fuel canopy, FEMA and insurance support. \$496,000
- Michigan Avenue Fire Station Shell: Construction management and design oversight for new construction building. \$190,500
- Military Point Advanced Wastewater Treatment Facility (MPAWTF) located on Tyndall Air Force Base. Replacement roof, exhaust fans, operations building build-out, replacement doors and windows in all buildings, structural retrofit to upgrade buildings to HVHZ rating, FEMA and Insurance support. \$1,608,466
- Mosquito Control Facilities: campus, Fish Hatchery and Pole Barn \$265,000
- Courthouse \$2,390,466
- Juvenile Justice Courthouse \$702,815
- Dental Clinic \$400,140
- Government Center \$1,350,000
- Health Department \$295,867
- Library \$1,144,780
- Tax Office \$480,524



## SIMILAR PROJECT FORM

Name of Project: City of Miami Gardens, Municipal Complex
Location: Miami Gardens, FL
Owner Contact Information:-----
Owner Name: City of Miami Gardens, Jimmie Allen
Phone Number: (305) 622-8000
Email Address: jallen@miamigardens-fl.gov

Sign Location:
Owner Contact Information:-----
Owner Name:
Phone Number:
Email Address:

### Picture of Miscellaneous Projects

On this new construction project, our team:

- Met the customer’s need for an energy-efficient municipal complex that would house all city departments and better support business activities
- Built a city hall building, council chambers building, police department headquarters and parking garage
- Installed an elevator, a new/upgraded electrical system, a mechanical plant system, closed-circuit security cameras and controlled-access security systems
- Executed key green design features, including rainwater harvesting, energy-efficient mechanical systems and equipment, native landscaping, bike racks, an onsite bus stop, parking preference for fuel-efficient cars and photovoltaics on the roof of the police department building
- Saved client \$778,000 in taxes through owner-direct material and equipment purchases and an additional \$40,700 through value engineering
- Engaged 19 percent local and SBE subcontractors



## SIMILAR PROJECT FORM

Name of Project: Las Olas Improvements
Location: Fort Lauderdale, FL
Owner Contact Information:-----
Owner Name: City of Fort Lauderdale, Thomas Green PE
Phone Number: (954) 828-4008
Email Address: TGreen@fortlauderdale.gov

Sign Location:
Owner Contact Information:-----
Owner Name:
Phone Number:
Email Address:

### Picture of Miscellaneous Projects

The Las Olas Corridor Improvements consists of three (3) primary improvement areas including Oceanfront Plaza and Festival Street, the North Intracoastal Lot with Parking Garage, and the South Intracoastal Lot. This project is envisioned as a quality of life project for the residents and visitors of Fort Lauderdale. The design improvements have addressed the following directives from the City of Fort Lauderdale:

- Pedestrian Connectivity – Make pedestrians the priority
- Gathering Spaces – Allow for all types of events (regardless of size)
- Streetscape – Enhance the brand of Fort Lauderdale
- Parking – Consolidate and accommodate the needs
- Multi-modal transportation center – help move people around the beach and City
- Make it Iconic and Memorable

Oceanfront Plaza will require demolition and removal of existing asphalt parking lot and installation and relocation of underground utilities. New construction consists of flexible event lawn, iconic water feature with supportive equipment (pumps), water feature equipment room (approximately 1,600 sq-ft), bathroom facilities (approximately 1,600 sq-ft), architectural shade canopy, and iconic porte cochere covering the vehicle drop-off. The area will be covered with extensive new landscaping, which will include trees, shrubs, and ground coverings. The Oceanfront Plaza will also include several locations for pedestrian paths and gathering areas. Festival Street improvements consist of demolition and removal of existing asphalt roadway and concrete sidewalks, and replacement with new architectural hardscapes.

North Intracoastal Lot includes one (1) precast parking garage (approximately 250,000 sq-ft) which will include +/- 674 parking spaces and has an amenity/deck/function terrace on the top level. As part of the ground floor of the garage, there is room for commercial space which will be used for the Transportation Office. The existing Marina control building and the existing parking lot will be demolished to make space for the new garage and roadway. Extensive utility relocation will be required for this area.

South Intracoastal Lot includes demolition of existing parking lot, roadway, and relocation/removal of existing trees. The area when complete will consist of large flexible greenspace, intracoastal promenade, hardscapes, and new landscaping.



## SIMILAR PROJECT FORM

Name of Project: Gulf State Park Project
Location: Gulf Shores, AL
Owner Contact Information:-----
Owner Name: State of Alabama Department of Conservation and Natural Resources, Tye Warren
Phone Number: (205) 240-5172
Email Address: tye.warren@gsp.ua.edu

Sign Location:
Owner Contact Information:-----
Owner Name:
Phone Number:
Email Address:

### Picture of Miscellaneous Projects

Skanska provided program management, commissioning and sustainability consultant services to the State of Alabama Department of Conservation and Natural Resources and Volkert Inc. on the Gulf State Park project.

The \$140 million project involved enhancement of the 6,100-acre Gulf State Park, including: construction of a new, 350-room lodge with meeting space, a research and education center, and an interpretive learning center; visitor enhancements with trail improvements and signage; and dune restoration with protection of the environmentally sensitive area a key focus.

Currently the project is considering several environmental rating systems, including Living Building Challenge 3.0, LEED Platinum, LEED Gold and SITES Gold.



## SIMILAR PROJECT FORM

Name of Project: Julian B. Lane Riverfront Park
Location: Tampa, FL
Owner Contact Information:-----
Owner Name: City of Tampa, David Vaughn
Phone Number: (813) 274-8568
Email Address: david.vaughn@tampagov.net

Sign Location:
Owner Contact Information:-----
Owner Name:
Phone Number:
Email Address:

### Picture of Miscellaneous Projects

This project includes the renovation of the existing neglected 23-acre park overlooking the Hillsborough River and downtown Tampa. The revitalized park hosts a wide array of activities including the children’s play/splash area and the new 20,000-SF River Center, designed and built to be the hub of boating activities on the river.

There are abundant spaces for guests to congregate, experience outdoor events and stroll along the river as well as:

- Football/Soccer/Lacrosse, Basketball, Tennis, Pickleball, Bocce, Fitness Area
- Watercraft, Rowing, Kayak
- Community Center
- Children’s Playground and Splash Pad
- Picnic Pavilions
- Dog Parks
- Event Lawn
- Greenway Trail



## SIMILAR PROJECT FORM

Name of Project: Tampa Museum of Art and Curtis Hixon Waterfront Park
Location: Tampa, FL
Owner Contact Information:-----
Owner Name: City of Tampa, Santiago Corrado
Phone Number: (813) 274-7938
Email Address: santiago.corrado@tampagov.net

Sign Location:
Owner Contact Information:-----
Owner Name:
Phone Number:
Email Address:

### Picture of Miscellaneous Projects

On this new construction project, our team:

- Helped the City of Tampa revitalize the waterfront and create a true Arts District with a new art museum, a nine-acre park overlooking the Hillsborough River and a redesigned Riverwalk
- Constructed art gallery space, storage/work areas, educational spaces, conference and lecture rooms, and offices
- Installed a pierced aluminum façade with LED lighting within the metal skin to allow the building's exterior to become a "canvas" with thousands of options for changing designs
- Executed a challenging design with vast interior spaces and a jewel box-like structure that cantilevered beyond its base on three sides, using building mock-ups, collaborative sequencing of construction events, and eliminating any scope gap
- Demolished the old museum, repaired a seawall, renovated a chiller plant and restored an existing concrete parking structure with a rooftop garden
- Built the park's Great Lawn with its flexible perimeter seating, a dog run, a kiosk with restrooms and a pavilion building with restrooms
- Restored 5,000 park elements of historical significance by hand, and removed and replanted 400 trees throughout the City of Tampa
- Earned multiple awards, including Southeast Construction magazine's Award of Excellence in the Cultural category



## SIMILAR PROJECT FORM

Name of Project: Pensacola Bay Bridge Design-Build
Location: Pensacola/Gulf Breeze, FL
Owner Contact Information:-----
Owner Name: Florida Department of Transportation, Ed Hudek
Phone Number: (850) 330-1617
Email Address: ed.hudek@dot.state.fl.us

Sign Location:
Owner Contact Information:-----
Owner Name:
Phone Number:
Email Address:

### Picture of Miscellaneous Projects

Skanska will complete this design-build contract for the replacement of the deteriorating Pensacola Bay Bridge. The replacement bridge will consist of two separate and parallel structures — one for eastbound traffic, the other for westbound traffic. Each structure will feature three 12' lanes, 10' wide shoulders, and a 10' wide pedestrian/ bike path that will be completely separate from the flow of vehicular traffic. Known as the Three Mile Bridge project, this is the largest transportation project in history for Northwest Florida. The new structures will ease congestion and improve safety for the more than 55,000 drivers who travel on the bridge each day.

Along with construction of the new bridge, Skanska is handling demolition of the existing bridge, reconstruction of the roadway merging lanes, and reconstruction of the Wayside parks on the Pensacola and Gulf Breeze sides. Skanska will handle utility relocation, roadway lighting and traffic signalization as well.

The new bridges will have a 65' of vertical clearance and 150' of horizontal clearance. The new bridge calls for approximately 1,880 driven concrete piles, ranging from 97' to 210' in length, which will be driven into the bottom of Pensacola Bay. Skanska will precast the piles, the roadway girder beams, and the massive concrete connection structures — known as “trophies” — that will sit on the piles and support the roadway girders.

All of the structural components installed below the cast in place bridge deck will be fabricated in the Pensacola precast yard. The three-mile-long bridge deck, extra wide shoulders and the new approaches will all be cast-in-place concrete, installed by Skanska.

The Pensacola Bay Bridge carries U.S. 98 across Pensacola bay, connects the cities of Gulf Breeze and Pensacola. The Pensacola Bay Bridge is a critical route necessary for evacuating the Northwest Florida coast in the event of a hurricane or any other state of emergency.





# PROJECT PROFILE

Modernization + New Construction

**ZYSCOVICH**  
ARCHITECTS



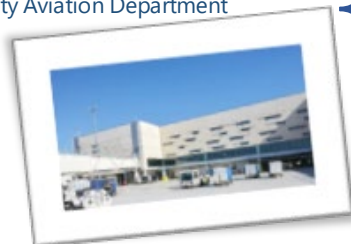
## Ft. Lauderdale Terminal 4 Expansion

Ft. Lauderdale, Florida

This complicated project includes the expansion of Terminal 4 east and west concourses. As the Construction Project Management Team, we are responsible for managing two separate construction managers at risk, Balfour Beatty and MCM, to ensure the project is built to BCAD, Department of Homeland Security and FAA specifications. **Messam provides a Project Engineer, Superintendent and a Document Control Manager as a part of the Owner Rep Team with Turner Construction.**



**Location:** Ft. Lauderdale International Airport  
**Scope of Services:** Owner Representation  
**Size:** East and West Terminals including 34,000 sf of concessions  
**Project Cost:** \$450,000,000  
**Project Role:** Owner Representative Partner / Turner Construction  
**Project Completion:** August 2020  
**Project Owner:** Broward County Aviation Department



**Broward County Project**  
**Aviation**  
**Terminal**  
**Apron**  
**Site Work**  
**Occupied Site**

# PROJECT PROFILE

Modernization + New Construction



## Ft. Lauderdale Terminal 2 Modernization

Ft. Lauderdale, Florida

This complicated project includes the complete renovation of Terminal 2 for Delta. As the Construction Project Management Team, we are responsible for managing Turner Construction, to ensure the project is built to BCAD/Delta, Department of Homeland Security and FAA specifications. **Messam provides a Project Engineer, Superintendent and a Document Control Manager as a part of the Program Management team with PMT Technologies.**



**Location:** Ft. Lauderdale International Airport  
**Scope of Services:** Program Management  
**Size:** Terminal 2 34,000 sf of concessions  
**Project Cost:** \$220,000,000  
**Project Role:** Program Management Partner / PMT Technologies  
**Project Completion:** August 2022

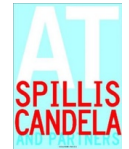
**Project Owner:** Broward County Aviation Department



- Broward County Project
- Aviation
- Terminal
- Apron
- Site Work
- Occupied Site

# PROJECT PROFILE

Modernization + New Construction



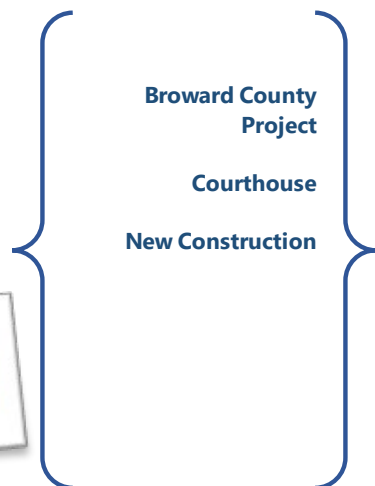
## Broward County Civil Courthouse

Ft. Lauderdale, Florida

The Weitz Company/Messam Construction team was selected as the Construction Project Management (CPM) firm for the design and construction of the New Civil/Family Courthouse. The facility is a high rise building that has approximately 22 floors of programmed space with a shelled floor.

**Location:** Ft. Lauderdale  
**Scope of Services:** Owner Representation  
**Size:** 730,000 sf  
**Project Cost:** \$191,000,000  
**Project Role:** Construction Project Management / Weitz  
**Project Completion:** August 2017

**Project Owner:** Broward County



# PROJECT PROFILE

Sitework + New Construction



## BALLPARK OF THE PALM BEACHES

West Palm Beach, Florida

156 Acres Dual Spring Training Facilities for the Houston Astros and Washington Nationals. Messam Construction was the SBE CM partner for Hunt Construction on this Palm Beach County Project. **Messam Construction provided pre-con services and provided an Assistant Project Manager on this project.**

<b>Location:</b>	West Palm Beach, FL
<b>Scope of Services:</b>	Pre-Construction + Construction Management
<b>Project Cost:</b>	\$135,000,000
<b>Project Role:</b>	Construction Management Partner w/ Hunt
<b>Project Completion:</b>	Feb 2017
<b>Project Owner:</b>	Palm Beach County
<b>Client Contact</b>	Doug Utt – <a href="mailto:douglas.utt@aecom.com">douglas.utt@aecom.com</a> Hunt Construction PX (407) 248-4842



Palm Beach County  
Project

New Construction

Sitework

MEP

Parks & Recreations

Landscape



# PROJECT PROFILE

Modernization + New Construction



## Galaxy Elementary School

Boynton Beach, Florida

103,000 g.s.f. K-5 facility and City Park. Project is registered LEED Platinum. Project requirements included extensive pre-construction Services to identify LEED Platinum features. **Messam provided Project Executive oversight and a Project Engineer as a part of the CM Team.**



<b>Location:</b>	Boynton Beach, FL
<b>Scope of Services:</b>	Pre-Construction + Construction Management
<b>Size:</b>	103,000 gsf
<b>Project Cost:</b>	\$20,700,000
<b>Project Role:</b>	Construction Manager Partner
<b>LEED Goal:</b>	Silver
<b>LEED Certification:</b>	Platinum
<b>Project Completion:</b>	August 2013

<b>Project Owner:</b>	School District of Palm Beach County
<b>Client Contact</b>	Angel Garcia (561) 882-1916 angel.garcia.1@palmbeachschools.org

**School District of Palm Beach County Project**

**New Construction**

**LEED Platinum**

**MEP**

**Site Work**

THIS LEED PLATINUM CERTIFIED PROJECT REQUIRED A HIGH LEVEL OF SUSTAINABLE CONSTRUCTION KNOW HOW. MESSAM PROVIDED 3 LEED AP CM PROFESSIONALS TO THE TEAM.



# PROJECT PROFILE

New Construction

Stephen Boruff  
AIA Architects + Planners, Inc.



## City of West Palm Beach | Fire Station #8

West Palm Beach, Florida

Fire Station No. 8 consisting of three (3) bays with approximately 10,000 square foot of programmed floor space on a 3.76 acre site. This Station was built for a Category 4 storm event and to achieve "certified level" Leadership in Energy and Environmental Design (LEED) certification.

**Messam Construction provided value engineering, estimating and site supervision on the project.**

<b>Project Owner:</b>	City of West Palm Beach
<b>Firm's Responsibility:</b>	CM@R Subconsultant to D. Stephenson
<b>Owner's Representative:</b>	Kevin Volbrecht (561) 494-1091 kcvolbrecht@wpb.org 401 Clematis Street West Palm Beach, FL
<b>Size of Project:</b>	10,000 gsf
<b>Project Cost:</b>	\$5,100,000
<b>Project Completion:</b>	June 2019
<b>Project Architect:</b>	Stephen Boruff Architects   Robert Curto 561-471-8520 rcurto@sba-arch.com 901 Northpoint Parkway #101, West Palm Beach FL



WEST PALM BEACH

# PROJECT PROFILE

Case Study:  
Modernization + New Construction

SILVA ARCHITECTS



## Pompano Beach Cultural Center & Public Library

Pompano Beach, Florida

Messam provides pre-construction and construction management services to the City of Pompano Beach for the construction of a new two-story 46,000 SF library and cultural center building. Additional scope of work includes site development, demolition work, new utility connections, paving, grading, drainage, new parking lots, service area, and a dedicated book drop. Site improvements include a new civic plaza featuring raised planter areas, street furniture, a lightning bolt plaza and a new paved breezeway connecting the parking areas to the civic plaza. **Messam provides a Project Superintendent, LEED Consultant and a Document Control Manager as a part Construction Manager @ Risk Team with OHL Building.**



<b>Location:</b>	Pompano Beach, FL
<b>Scope of Services:</b>	Pre-Construction + Construction Management
<b>Size:</b>	46,000 gsf
<b>Project Cost:</b>	\$17,000,000
<b>Project Role:</b>	Construction Manager Partner w/ OHL
<b>LEED Goal:</b>	Silver
<b>LEED Certification:</b>	Silver Pending
<b>Project Completion:</b>	December 2017

**Project Owner:** Broward County & Pompano Beach CRA

THIS PROJECT INCLUDES THE CONSTRUCTION OF A CULTURAL CENTER AND A BROWARD COUNTY LIBRARY



# PROJECT PROFILE

Case Study:  
Modernization + New Construction

GARCIA STROMBERG



## Deerfield Beach International Pier

Deerfield Beach, Florida

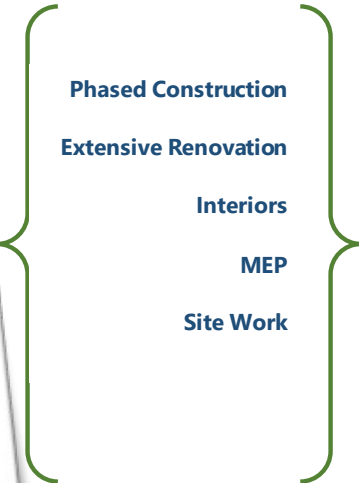
The Deerfield Beach International Pier is the city's main tourist attraction attracting visitors from around the globe. The old pier was aging and the bait shop and restaurant had seen its best years. The project called for a new pier and ancillary structures. **Messam Construction provided site supervision and project management services.**

Project features included a mixed use facility consisting coastal board walk, restaurant, bait shop and observation deck.



<b>Location:</b>	Deerfield Beach, FL
<b>Scope of Services:</b>	Pre-Construction + Construction
<b>Size:</b>	25,000 gsf
<b>Project Cost:</b>	\$4,800,000
<b>Project Role:</b>	Construction Manager Partner
<b>LEED Goal:</b>	Silver
<b>LEED Certification:</b>	Silver

**Client Contact:** City of Deerfield Beach, FL





»» **2.**

# Organizational Profile and Project Team Qualifications

MBE and SBE efforts and project team information.

The Skanska + Messam Construction team is committed to the successful utilization of SBE firms for this project. We are committed to achieving/exceeding the mandatory minimum SBE subcontracting goal of 20%.

Skanska + Messam Construction will achieve the SBE goal for this project by executing our 3-phase participation plan in coordination with the City of Riviera Beach Purchasing Department. Local and small business firms are an important focus for the city which is why we will conduct multiple outreach events in the city, to encourage and promote those firms to participate in all city projects.

Our three phase SBE participation plan is as follows: (Special Note: All owner contractual requirements supersede any processes notes in below plan.)

**1. Outreach Phase**

- Arrange and participate in seminars/workshops with local and SBE subs.
- Solicit and attract participants to achieve goals via newspaper, project website & purchasing department email blasts.
- Maintain a record and file of all correspondence and list of attendees at seminars and workshops of SBE firms to facilitate partnerships with prime subs for scopes that are too large for smaller firms.

**2. Bid Process Phase**

- Review of all bids by contractor/supplier for effect and compliance with agency

to achieve goal participation and ensure LOI's have been included in Prime subs bids.

- Work with awarded primes to conduct prebid and preconstruction conferences to explain the requirements.
- Review bid responses in relation to specific bid notices targeting goal participants.
- Maintain record of responses in relation to bid requests and negotiations including the goal and dollar value.

**3. Contract Award - Construction Phase**

- Prepare utilization reports to ascertain that the established goals are being achieved which includes tracking subs payments.
- Conduct regular monitoring and review with each successful bidder to assure compliance with all requirements.
- Track and prepare report on goal participants' contract awards/successful participants as to bid activity, scope, description of job categories, numbers participating, and dollar value.
- Prepare and update report on all subcontractors.
- Prepare monthly (cumulative) reports of compliance that will be shared with client.

**Palm Beach County  
Office of Small Business Assistance**

Certifies That


**Asset Builders, LLC d/b/a Messam Construction  
Vendor # VC0000138546**

*is a Small/Minority Business Enterprise as prescribed by section 2-80.21 – 2-80.35 of the Palm Beach  
County Code for a three year period from*

***April 23, 2018 to April 22, 2021***

The following Services and/or Products are covered under this certification:

Wall and Ceiling Maintenance, Repair and Replacement Services, Including Drywalling  
Painting and Wallpapering  
Construction Management Services

  
**Allen F. Gray, Manager**

April 23, 2018



**Palm Beach County Board of County Commissioners**

Melissa McKinley, Mayor  
Mack Bernard, Vice Mayor  
Paulette Burdick  
Hal Valeche  
Dave Kerner  
Steven L. Abrams  
Mary Lou Berger

**County Administrator**  
Verdenia C. Baker



THE SCHOOL DISTRICT OF  
PALM BEACH COUNTY, FL

DICKY SYKES  
DIRECTOR

WANDA F. PAUL  
CHIEF OPERATING OFFICER

OFFICE OF DIVERSITY IN BUSINESS PRACTICES  
3300 SUMMIT BOULEVARD  
WEST PALM BEACH, FL 33406  
PHONE: 561-681-2403 / FAX: 561-434-7405  
[WWW.PALMBEACHSCHOOLS.ORG/DIVERSITYINBUSINESS](http://WWW.PALMBEACHSCHOOLS.ORG/DIVERSITYINBUSINESS)

April 6, 2020

ASSET BUILDERS, LLC dba Messam Construction  
220 SW 7th Ave  
South Bay, FL 33493

**Attention:** Angela Messam

RE: Temporary SBE Congratulations Letter & Certificate

**Congratulations!** Please find enclosed is your School District of Palm Beach County, **Small Business Enterprise (SBE)** Certificate. A copy of this **SBE** certificate letter must be included in all proposals or bids that your firm participate on as a prime or subcontractor.

Your firm is certified as a **Small Business Enterprise (SBE)** between April 6, 2020 Through April 5, 2023 under the following Codes.

NIGP CODES: 90740, 90903, 90921, 90922, 91051, 91075, 91831, 91888, 92544, 95826, 95877, 96121

**DESCRIPTION:** Administration of Contracts, Building Construction, Industrial, Warehouse, Office Building, Commercial and Institutional, Masonry, Concrete, and Stucco, Wall and Ceiling Maintenance, including Drywall, Construction Consulting, General Construction: Management, Project & Construction Management Services, Cost Estimating

Permanent Certificates will be automatically updated and emailed to applicants upon return to our SDPBC Offices. All currently certified vendors can be verified in our online Certified Vendor Directory. If we can be further assistance to your firm, please feel free to contact the ODBP at (561) 681-2410.

Sincerely,

Heidi Galloway - Intentionally left without Signature Temp Certificate  
Analyst Business Compliance & Outreach  
Office of Diversity in Business Practices School District of Palm Beach County  
Ph: (561)681-2410 Fax: (561) 434-7405  
E-Mail: [Heidi.Galloway@palmbeachschools.org](mailto:Heidi.Galloway@palmbeachschools.org)

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The School District of Palm Beach County, Florida  
**A Top-Rated District by the Florida Department of Education Since 2005**  
*An Equal Education Opportunity Provider and Employer*



## Curtis Elswick, CCM, LEED AP Principal-in-Charge

21 years in industry  
11 years with Skanska

Virginia Polytechnic  
Institute and State  
University  
M.S., Architecture  
(Construction  
Management)

Radford University  
B.S., Business  
Administration

LEED AP

Certified Construction  
Manager (CCM)

### Bay County Facilities Disaster Recovery Effort, Panama City, FL

Skanska is providing construction project management services in partnership with CDR Maguire in the overall management of the FEMA-funded disaster recovery efforts that follow the aftermath of Hurricane Michael in October 2018. Our services have included damage assessments, re-construction estimating, bid package preparation, and construction and budget oversight. Projects include reconstruction of various projects that include repairs to the Bay County Jail, roads and bridges, Majette Complex, Michigan Avenue Fire Station shell, Military Point Advanced Wastewater Treatment Facility (MPAWTF) located on Tyndall Air Force Base, Mosquito Control facilities, courthouse, Juvenile Justice Center, dental clinic, government center, Health Department, library, and Tax Office.

### Gulf State Park Project, Gulf Shores, AL

\$140 million, program management and other consulting services jointly provided by Skanska and Volkert on the Gulf State Park project. This initiative encompasses multiple, concurrent projects, including the construction of trails, shelter facilities, pedestrian bridges, and parking areas; dune restoration; and the construction of a 350-room lodge with meeting space, a research and education center, and an interpretive center. The project is targeting several environmental certifications, including Living Building Challenge 3.0, LEED Platinum, and SITE Gold.

### City of Augusta, Transit Bus Operations and Maintenance Facility, Augusta, GA

\$15 million, 23,000-SF facility to house administration and operations and maintenance staff with maintenance bays and storage space and a new 12,000-SF facility for bus wash and service.

### Seminole County Term Contract, Sanford, FL

Owner's representative project management for the Seminole County Annex, Parking Deck, and Juvenile Assessment Center (JAC) Building Addition. The construction will take place in Seminole County Five Points Complex utilizing the design build method of construction delivery. The Skanska project management team will provide services in support of the Seminole County Public Works Department staff during project construction of these projects, acting as Owner's Representative.

### Seminole State College, Multiple Campus Project Oversight, Sanford, FL

Skanska was awarded the role of Owner's Construction Program Manager for capital improvement projects by Seminole State College. Skanska has been engaged in scope and project estimating services for surrounding campuses, assisting the college in decisions impacting its annual capital improvement budget.

### City Of Kissimmee, Term Contract for Cost Estimating and Scheduling Services, Kissimmee, FL

Skanska was obtained to provide cost estimating and schedule evaluation services for a variety of building construction projects administered by the City to include development of a cost estimate for an airport administration building renovation.

### Kissimmee Gateway Airport (ISM), Cost Estimate, Kissimmee, FL

Cost estimating included: climate/temperature/environmental controls; communications - data/video/voice; electric service; electric service; secondary; facade - masonry; furniture installation; landscaping; site improvements; structure - open-web steel joists/girders; underground utilities and utility relocation.

**Angela Messam CGC, LEED AP, BD+C: EXECUTIVE SUPPORT**



**Project Experience**

As Project Executive, Angela is responsible for the oversight of the Pre-Construction activities.

She ensures the successful coordination of activities to deliver all required deliverables during the pre-construction phase including but not limited to: cost estimates, value engineering, scheduling, constructability reviews and project procurement.

**Projects Experience**

**North Palm Beach Elementary**  
Village of North Palm Beach, FL  
\$21,000,000  
CM@ Risk – Partner

**Galaxy Elementary Modernization**  
Boynton Beach, FL  
\$22,000,000  
CM@Risk Partner

**Gove Elementary Modernization**  
Belle Glade, FL  
\$29,000,000  
CM@Risk Partner

**Current Projects**

**Jackson North Medical Center Renovations**  
North Miami, FL  
\$68,000,000  
Construction Management – Partner

**Ft. Lauderdale International Airport**  
Delta Airlines Terminal 2  
Fort Lauderdale, FL  
\$110,000,000  
Program Management – Partner

**Ft. Lauderdale International Airport**  
Terminal 4 Expansion  
Fort Lauderdale, FL  
\$350,000,000  
Owner Representation – Partner



Years of Experience: 17 Years  
Years with Messam: 17 Years

**Education**

Bachelor of Science in  
Management Information Systems,  
Florida State University,  
Tallahassee, FL – 1996

**Certifications**

LEED AP, BD+C  
General Contractor

**KEY STRENGTHS**

- MISCELLANEOUS RENOVATIONS
- NEW CONSTRUCTION
- MEP UPGRADES
- OCCUPIED SITE
- COST CONTROL
- ADDITIONS

**Wayne M. Messam, CGC, LEED AP, BD+C: EXECUTIVE SUPPORT**



**Project Experience**

As Project Executive, Wayne is responsible for negotiating the Owner’s contract and will be main day-to-day contact for the client team for questions related to the budget, billing and overall project compliance.

He ensures the day-to-day project operations are transitioned from pre-construction to construction and will visit the site weekly basis to monitor the project’s performance, schedule and expenditures with the project staff.

Wayne Messam has an extensive miscellaneous renovations portfolio. He has managed over \$100 Million in projects ranging from major modernizations to miscellaneous projects. His Construction Management Experience includes Institutional and Private Clients.

**KEY STRENGTHS**

- MISCELLANEOUS RENOVATIONS
- NEW CONSTRUCTION
- MEP UPGRADES
- OCCUPIED SITE
- COST CONTROL
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 \$22,000,000  
 CM@Risk Partner

**Gove Elementary Modernization**  
 Belle Glade, FL  
 \$29,000,000  
 CM@Risk Partner

**Miami Jackson Senior High School**  
 Miami, FL  
 MDCPS GOB – 01333600  
 Project Executive

**Ada Merritt K-8 Center**  
 Miami, FL  
 MDCPS GOB – 1329200  
 Project Executive

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 North Miami, FL  
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 \$350,000,000  
 Owner Representation – Partner



Years of Experience: 17 Years  
 Years with Messam: 17 Years

**Education**

Bachelor of Science in Management Information Systems, Florida State University, Tallahassee, FL – 1997

**Certifications**

LEED AP, BD+C  
 General Contractor – Florida (CGC1512276)



## Nicole Heran

### Project Executive

14 years in industry  
14 years with Skanska

Palm Beach State  
College  
A.S., Social Science

Colorado Technical  
University  
B.S., Business  
Administration

ICRA

OSHA 10

OSHA 30-Hour Trained

Project Management  
Professional  
Certification

#### City of Miami Gardens, Municipal Complex, Miami Gardens, FL

\$42.7 million, 306,262-SF municipal complex that includes a city hall building, council chambers building, police department headquarters and parking garage. We also installed an elevator, a new/upgraded electrical system, a mechanical plant system, closed-circuit security cameras and controlled-access security systems. The building includes several green design features such as rainwater harvesting, energy-efficient mechanical systems, and photovoltaics on the roof of the police department building.

#### City of Fort Lauderdale, Las Olas Improvements, Fort Lauderdale, FL

\$49.7 million, 547,700-SF (12.57 acres) corridor improvements to 3 separate areas including Oceanfront Plaza and Festival Street, North Intracoastal Lot and South Intracoastal Lot. Design improvements include pedestrian connectivity, new gathering spaces, streetscape, additional parking and a multi-modal transportation center.

#### Fort Lauderdale-Hollywood International Airport (FLL), Terminal 4 Expansion, Fort Lauderdale, FL

\$42 million, 80,000-SF, expansion and renovation of Terminal 4. Expansion included the federal inspection services areas, passenger queuing, customs and border protection, Transportation Security Administration, airline ticket offices, carrier spaces, Broward County Aviation Department (BCAD) office spaces and incorporation of an explosives detection system (EDS), new baggage make-up equipment and other support areas.

#### Phillip and Patricia Frost Museum of Science, Miami, FL

\$250 million, 258,000-SF state-of-the-art science and technology museum, planetarium and aquarium. The world-class, five-story facility includes a 500,000-gallon saltwater aquarium, a 220-space parking garage and the fit-out for 3,500-SF in tenant space. We came onto the project after the original contractor was let go and overcame enormous challenges as we also completed underground utilities, ticketing and office areas, concessions and other amenities.

#### Florida Atlantic University, Student Union Expansion, Boca Raton, FL

\$6.5 million renovation of the existing student union increased dining and retail options, along with more flexible event space and enhanced services for students. The existing 13,000-SF union, which will be completely renovated including interior finishes and exterior plazas.

#### Jackson Health Systems, Modernization, Project D, Miami, FL

\$112 million, multiple phase modernization project at six separate locations at the main campus for Florida's largest indigent healthcare provider. The scope includes cosmetic upgrades, ADA upgrades and relocations and renovations of existing clinics and office spaces.

#### Health Care District of Palm Beach County, Lakeside Medical Center, Belle Glade, FL

\$50 million, 145,000-SF, 70-bed, new regional hospital for the Health Care District of Palm Beach County. The new hospital was constructed on a 50 acre green-field site and replaced the existing Glades Regional Hospital.



## Scott Penton

### Senior Construction Project Manager

23 years in industry  
6 years with Skanska

Army Corp of  
Engineers QA/QC  
Management Training

CPR and First Aid  
Training

OSHA 30

VDC Training

#### **Bay County Facilities Disaster Recovery Effort, Panama City, FL**

Skanska is providing construction project management services in partnership with CDR Maguire in the overall management of the FEMA-funded disaster recovery efforts that follow the aftermath of Hurricane Michael in October 2018. Our services have included damage assessments, re-construction estimating, bid package preparation, and construction and budget oversight. Projects include reconstruction of various projects that include repairs to the Bay County Jail, roads and bridges, Majette Complex, Michigan Avenue Fire Station shell, Military Point Advanced Wastewater Treatment Facility (MPAWTF) located on Tyndall Air Force Base, Mosquito Control facilities, courthouse, Juvenile Justice Center, dental clinic, government center, Health Department, library, and Tax Office.

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#### **UF Health, Shands Heart & Vascular Hospital Expansion, Gainesville, FL**

\$225 million, 540,000-SF expansion with 216 inpatient beds, an outpatient clinic area, 16 OR suites, CTs, MRIs and multiple single and biplane labs. It also included an eight-level parking garage with 10,655-SF of retail space and an underground walkway to connect the new building to the cancer hospital. The building became the first medical facility in the southeast to achieve Four Green Globes certification.

#### **City of Augusta, Transit Bus Operations and Maintenance Facility, Augusta, GA**

\$15 million, 23,000-SF facility to house administration and operations and maintenance staff with maintenance bays and storage space and a new 12,000-SF facility for bus wash and service.

#### **City of Birmingham, Alabama, BRT, Birmingham, AL**

\$48 million, 10-mile corridor. Skanska is serving as program manager on the FTA-funded bus rapid transit project which will connect neighborhoods along a 10-mile corridor in downtown Birmingham.





## Jesus Suarez, P.E. Construction Project Manager

25 years in industry  
17 years with Skanska

Purdue University  
B.S., Civil Engineering

Fall Protection

OSHA 30 Hour Training  
Course

Scaffold Excavations

FL Professional  
Engineer - Civil 80718

College of Engineers  
and Land Surveyors of  
Puerto Rico, Member,  
College of Engineers  
and Land Surveyors of  
Puerto Rico

### City of Miami Gardens, Municipal Complex, Miami Gardens, FL

\$42.7 million, 306,262-SF municipal complex that includes a city hall building, council chambers building, police department headquarters and parking garage. We also installed an elevator, a new/upgraded electrical system, a mechanical plant system, closed-circuit security cameras and controlled-access security systems. The building includes several green design features such as rainwater harvesting, energy-efficient mechanical systems, and photovoltaics on the roof of the police department building.

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### Noven Pharmaceuticals Inc., East & West Buildings Refurbish, Fort Lauderdale, FL

\$5.9 million, 15,000-SF, interior demolition and renovation of a pharmaceutical plant packaging line.

### NRG Energy Solar Canopy at American Airlines Arena, Miami, FL

\$4 million, 24,000-SF solar pavilion for entertainment on the East Plaza of American Airlines Arena, the home of the NBA Miami Heat in downtown Miami, Florida.

### Barry University, Fine Arts Quadrant, Miami Shores, FL

17,800-SF, \$1.9 million renovation of existing Fine Arts classroom quadrangle including music rooms, photography studio, and faculty/staff office space. Work involves complete demolition of existing room interiors and replacement with new ceilings, windows, doors, finishes and upgrades to MEP systems.



## Vincent Collins III, LEED AP Construction Project Manager

15 years in industry  
15 years with Skanska

Florida Agricultural &  
Mechanical University  
B.S., Civil Engineering

Carnegie Mellon  
University  
M.S., Civil Engineering

LEED AP

OSHA 10

OSHA 30

Member, American  
Society of Civil  
Engineers

Member, Institute  
of Transportation  
Engineers

Member, National  
Society of Black  
Engineers

### City of Miami Gardens, Municipal Complex, Miami Gardens, FL

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\$49.7 million, 547,700-SF (12.57 acres) corridor improvements to 3 separate areas including Oceanfront Plaza and Festival Street, North Intracoastal Lot and South Intracoastal Lot. Design improvements include pedestrian connectivity, new gathering spaces, streetscape, additional parking and a multi-modal transportation center.

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### Florida International University, Patricia and Phillip Frost Art Museum, Miami, FL

\$15.7 million, 47,943-SF, art museum to house and store FIU's permanent art collection and accommodate lectures, temporary exhibitions and restoration projects. The project required close monitoring of humidity and temperature levels and in-depth quality control systems for the installation of high-end finishes, such as granite panel cladding, a floating staircase and elaborate petal light diffusion systems.

### School Board of Broward County, Cooper City High School, Cooper City, FL

\$18 million, 115,082-SF three-story administration/classroom building with computer labs, conference rooms, group learning areas and flexible learning spaces. The project also included a 3,225-SF one-story custodial receiving building and the remodeling of an existing building into a 3,100-SF child care services building.



## Dana Nelson, LEED AP BD+C

### Construction Project Manager

14 years in industry  
14 years with Skanska

University of North  
Dakota  
A.S., Aerospace  
Technology

Metropolitan State  
University of Denver  
B.S., Aerospace Science

10 Hour OSHA Safety  
Training

30-Hour OSHA Safety  
Training

CPR/First Aid Training

LEED AP BD+C

Licensed Pilot,  
Federal Aviation  
Administration

United States Air  
Force Reserve -  
18 year Veteran,  
Commissioned Officer  
and Captain

Water/Land Survival  
Trained - U.S.  
Department of  
Defense

USGBC, USGBC, South  
Florida Chapter,  
Associate Member

Palm Beach County,  
Member, Business  
Development Board,  
Green Cluster Member

#### City of Miami Gardens, Municipal Complex, Miami Gardens, FL

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\$18 million, 115,082-SF three-story administration/classroom building with computer labs, conference rooms, group learning areas and flexible learning spaces. The project also included a 3,225-SF one-story custodial receiving building and the remodeling of an existing building into a 3,100-SF child care services building.

#### Town of Cutler Bay, Lakes by the Bay Park Improvements, Cutler Bay, FL

\$8.6 million, design-build project will include three baseball parks, two soccer fields, a 2,500-SF field house building with a concession stand, restrooms and storage area. The project will also include a parking lot area, sports lighting for the baseball and soccer fields, site lighting for the complete site and parking lot, and landscaping and irrigation.

#### Duval County Public Schools, First Coast and Mandarin High Schools HVAC Renovation, Jacksonville, FL

\$7.6 million, HVAC and envelope upgrades to two high schools for Duval County Public Schools.



## Andrew Smith

### Construction Project Manager

18 years in industry  
18 years with Skanska

#### New York Institute of Technology

B.S., Architectural Technology / Construction Management

#### CPR and First Aid Training

OSHA 10

OSHA 30

#### Jackson Health Systems, Modernization, Project D, Miami, FL

\$112 million, multiple phase modernization project at six separate locations at the main campus for Florida's largest indigent healthcare provider. The scope includes cosmetic upgrades, ADA upgrades and relocations and renovations of existing clinics and office spaces.

#### Duval County Public Schools, First Coast and Mandarin High Schools HVAC Renovation, Jacksonville, FL

\$7.6 million, HVAC and envelope upgrades to two high schools for Duval County Public Schools.

#### Florida International University, College of Public Health Academic Health Center 5, Miami, FL

\$32 million, 119,000-SF facility with a unique, weather-inspired design. The flexible building includes classrooms and labs for multidisciplinary programs; behavioral health, clinical, epidemiology and culture labs for the College of Medicine; a wind tunnel, training room and lobby for The International Hurricane Research Center; and the equipment needed to deliver natural event data to agencies such as FEMA, NASA and NOAA.

#### Duval County Public Schools, First Coast High School Classroom Addition, Jacksonville, FL

\$4.6 million, 28,400-SF addition of new two-story, 16-classroom building that includes six science and ten regular classrooms as well as support facilities.

#### Edward Waters College, Adams-Jenkins Community Sports and Music Complex, Jacksonville, FL

\$6.8 million, 49,230-SF community center. Contains a basketball court with 1,800 telescoping bleacher seats, wood floors and a sound system designed for multi-use and banquet type events. Also houses locker/shower facilities, band and choral wing, lobby/reception area and classrooms/offices.

#### Clay County District Schools, Oakleaf Village Elementary School, Orange Park, FL

\$22.7 million, 127,790-SF, prototype elementary school. New construction on a 30 acre site to accommodate 862 student stations.

#### Okaloosa County Administrative Services, Okaloosa County Courthouse, Fort Walton Beach, FL

\$24 million, 85,000-SF courthouse containing multiple courtrooms, holding cells, offices, meeting rooms and a Law Library. The new site has two retention ponds, multiple parking spots, new hardscape and landscape in addition to a new DOT entrance with traffic signalization.



## Billy Mills

### Construction Project Manager

15 years in industry  
<1 year with Skanska

University of South  
Alabama – Computer  
Engineering.

Faulkner State  
Community College –  
Engineering

ICS-FEMA

IS-200

NIMS-740

#### Bay County Facilities Disaster Recovery Effort, Panama City, FL

Skanska is providing construction project management services in partnership with CDR Maguire in the overall management of the FEMA-funded disaster recovery efforts that follow the aftermath of Hurricane Michael in October 2018. Our services have included damage assessments, re-construction estimating, bid package preparation, and construction and budget oversight. Projects include reconstruction of various projects that include repairs to the Bay County Jail, roads and bridges, Majette Complex, Michigan Avenue Fire Station shell, Military Point Advanced Wastewater Treatment Facility (MPAWTF) located on Tyndall Air Force Base, Mosquito Control facilities, courthouse, Juvenile Justice Center, dental clinic, government center, Health Department, library, and Tax Office.

#### Influenza A-H5N2, Minnesota, NE\*

Sanitation and Decontamination, demolition and reconstruction of Infected Farms, processing plants and logistics systems.

#### Superstorm Sandy, New York\*

New York/Connecticut/New Jersey: Restore/maintain wireless communications during post storm recovery, Including coordinating trouble shooting, backup power distribution/logistics, fuel logistics.

#### Deepwater Horizon, Port Saint Joe, FL\*

Managed near-shore and on-shore operations including vessels and personnel, situational awareness and planning, strategy and subcontractor accountability.

#### Deepwater Horizon, Florida/Alabama \*

Florida/Alabama coastline: Managed crew training, design and operations of the mechanical cleanup operations of environmental hazards on the Gulf Coast.

#### Deepwater Horizon, Grand Isle, LA\*

Design consulting, operations management and contractor liaison for heavy vessel and equipment decontamination.

\*Projects completed  
prior to joining  
Skanska.



## Jason Solomon

### Construction Project Manager

24 years in industry  
<1 year with Skanska

University of Alabama,  
Tuscaloosa  
Bachelor of Arts

OSHA 10

OSHA First Aid

#### Bay County Facilities Disaster Recovery Effort, Panama City, FL

Skanska is providing construction project management services in partnership with CDR Maguire in the overall management of the FEMA-funded disaster recovery efforts that follow the aftermath of Hurricane Michael in October 2018. Our services have included damage assessments, re-construction estimating, bid package preparation, and construction and budget oversight. Projects include reconstruction of various projects that include repairs to the Bay County Jail, roads and bridges, Majette Complex, Michigan Avenue Fire Station shell, Military Point Advanced Wastewater Treatment Facility (MPAWTF) located on Tyndall Air Force Base, Mosquito Control facilities, courthouse, Juvenile Justice Center, dental clinic, government center, Health Department, library, and Tax Office.

#### Sea Pines, Foley, AL\*

Active adult community consisting of 25 quadplex buildings a community center and pool on 30 acres. Guided project through design, permitting, site development, infrastructure and utility installation, construction of units and closings.

#### Wyld Palms Townhouses, Foley, AL\*

Mixed use development consisting of 150 two to three bedroom town houses and 25,0000 square feet of proposed commercial mixed use space in 21 acres. Guided project through design, permitting, site development, infrastructure and utility installation.

#### Islandwood Subdivision, Gulf Shores, AL\*

Direct responsibilities included design oversight, permitting, site development, infrastructure and utility installation, unit construction and closings.

#### T-Mobile 5G Deployment, Mobile, AL\*

Managed the site optimization and equipment upgrades for T-Mobile's 5G roll out in Alabama, Florida, Louisiana and Mississippi. Completion of 250 sites in an eight month time period. Included in the project was the construction of five new sites. Worked with field operations for carrier to facilitate commissioning and troubleshooting services for non-upgraded sites.

\*Projects completed  
prior to joining  
Skanska.

**Steve Messam: LOCAL/SMALL BUSINESS COMMUNITY OUTREACH**



**Project Experience**

As Business Development Manager and Small & Minority Business Outreach Coordinator, Steve is responsible for implementing a tailored solution to ensure an effective Outreach Plan for any and all assignments given to Messam.

Duties include matching contracting opportunities to available and willing firms for all Messam Projects. Conducting Outreach events to market opportunities to SBE firms. In addition, Steve will coordinate SBE firms with our Procurement Department assisting them in pre-qualifying with Messam Construction.

**KEY STRENGTHS**

- SBE OUTREACH
- M/WBE OUTREACH
- CONSTRUCTION
- PROCUREMENT

**Projects Experience**

**Miami Jackson Senior High School**

Miami, FL  
MDCPS GOB – 01333600  
Outreach Coordination

**Ada Merritt K-8 Center**

Miami, FL  
MDCPS GOB – 1329200  
Outreach Coordination

**Ethel Beckford Elementary**

Miami, FL  
MDCPS GOB – 01331001  
Outreach Coordination

**Glade View Elementary, FL**

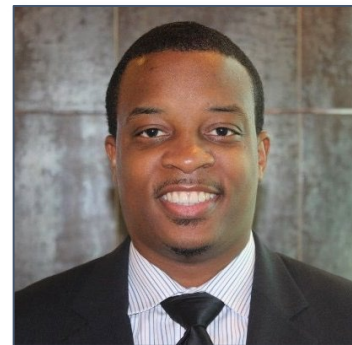
Belle Glade  
\$21,000,000  
CM@ Risk – Partner

**Ball Park of the Palm Beaches**

West Palm Beach, FL  
\$107,000,000  
CM@Risk Partner

**Gove Elementary Modernization**

Belle Glade, FL  
\$29,000,000  
CM@Risk Partner



Years of Experience: 16 Years  
Years with Messam: 6 Years

**Education**

Bachelor of Science in Business Administration  
Central Michigan University,  
Mount Pleasant, Michigan - 2003

**Turner School of Construction Management**

**Craig Gordon: CONSTRUCTION PROJECT MANAGER**



**Project Experience**

As Project Manager, Craig is responsible for coordinating and managing the necessary team resources throughout the entire project, from preconstruction through closeout.

This would include phasing a analysis of the programs within any project assigned to Messam and coordinating our specialty teams. He will ensure that both your's and Messam's expectations and budgetary guidelines are met or exceeded.

Craig manages the project teams from beginning to end including budget, costs, schedule, risk management, insurance, general work performance and quality, and overall progress against the plan.

**KEY STRENGTHS**

- RENOVATIONS
- K-12
- NEW CONSTRUCTION
- MEP UPGRADES
- OCCUPIED SITE
- LABS
- LEED GA CANDIDATE

**Projects Experience**

North Palm Beach Elementary  
 Village of North Palm Beach, FL  
 \$21,000,000  
 Asst. Project Manager

Northeast High School  
 Ft. Lauderdale, FL  
 \$9,000,000  
 Asst. Project Manager

Gove Elementary Modernization  
 Belle Glade, FL  
 \$29,000,000  
 CM@Risk Partner  
 Asst. Project Manager

**Broward County New Judicial Center**  
 Ft. Lauderdale, FL  
 \$130,000,000  
 Owner Representative

**Ft. Lauderdale International Airport**  
 Delta Airlines Terminal 2  
 West Palm Beach, FL  
 \$110,000,000  
 Program Management – Partner



Years of Experience: 13 Years  
 Years with Messam: 7 Years

**Education**

Bachelor of Science in Construction Management, North Carolina A&T University, Greensboro, NC – 2005

**Certifications**

OSHA 30  
 NCCER Trained  
 LEED Green Associate (Candidate)



**Karlene Chung: DOCUMENT CONTROL MANAGER**



**Project Experience**

Karlene offers overall support to the Construction/Project Management team. She brings a wealth of document control and project management experience providing document control management for government and institutional clients. Her current tasks include processing and archiving all communications, documents and project forms using, Prolog, Textura and other systems for government and private projects throughout Broward County. Specifically, Karlene’s ability to interface with Project Managers, A/E, Trade Subcontractors and Owners to process communications and construction documents is her strength.

Karlene has a diverse background of work experience being a former Project Manager, Project Administrator and Account Manager, and Grant Writer in non-profit field for most of her professional career.

**KEY STRENGTHS**

- SBE
- M/WBE OUTREACH
- PROJECT COORDINATION
- PROLOG
- SHAREPOINT

**Projects Experience**

**Jackson North Medical Center  
Modernization**  
North Miami Beach, FL  
\$68,000,000  
Project Coordinator

**Program Management  
Projects**

**Ft. Lauderdale International Airport  
Delta Airlines Terminal 2**  
Fort Lauderdale, FL  
\$110,000,000  
Document Control Manager



Years of Experience: 7 Years  
Years with Messam: 2 Year

**Education**

Masters of Science:  
Business Leadership, 2009  
Nova Southeastern University

Bachelors of Science:  
Exercise Science 2005  
Florida State University

**Software**

Prolog, Textura, Microsoft Office,  
Scheduling

**Peter Codrington: QA/QC INSPECTOR**



**Project Experience**

As Project Inspector, Peter is responsible site supervision and safety. With decades of experience ranging from commercial, aviation and education projects, Peter has the knowledge and experienced required to deliver projects according to design intent on budget and on schedule.

He ensures all trades are coordinated and works in a cohesive and manner. Peter is fluent in English, Spanish and Creole.

**KEY STRENGTHS**



- OVER 28 YEARS OF EXPERIENCE
- MODERNIZATION
- NEW CONSTRUCTION
- MEP UPGRADES
- ATHLETIC FIELDS
- PROGRAM MANAGEMENT

**CM@Risk Projects**

North Miami Beach High School  
 North Miami Beach, FL  
 \$74,000,000  
 Project Superintendent

North Palm Beach Elementary  
 Village of North Palm Beach, FL  
 \$21,000,000  
 Project Superintendent

Gove Elementary Modernization  
 Belle Glade, FL  
 \$29,000,000  
 Project Superintendent

Deerfield Beach Pier Projects  
 Deerfield Beach, FL  
 \$5,000,000  
 Project Superintendent

**Program Management Projects**

Terminal 4 Expansion Project  
 Ft. Lauderdale International Airport  
 \$135,000,000  
 Project Superintendent / Inspector  
 Owner Representation - Partner



Years of Experience: 29 Years  
 Years with Messam: 8 Years

**Education**

St. Mary’s Academy, Dominica,  
 West Indies  
 AGC Carpenter School, Miami, FL

Continuous training  
 classes/seminars to maintain up to  
 date knowledge of construction  
 related fields.



## » 3. Approach to Scope of Work

Overview of proposed vision, ideas, methodology, and software.

### Introduction/Summary of Management Approach

We will utilize every staff resource and every management, technical, and communications tool at our disposal to maximize value and minimize risk for the City of Riviera Beach. Key components of our approach include:

- Building a culture of professionalism and respect and helping all project participants to be successful
- Using Lean methodologies to promote team building, communications, and efficiency
- Providing highly-professional representation of the City in all interactions with project stakeholders, members of the community, design firms, contractors, vendors, and outside agencies
- Thinking strategically from the earliest phases of project development and advocating at all times on behalf of the City
- Establishing reporting and communications protocols and establishing a project controls system to monitor budgets, schedules, and quality performance and to promote openness and transparency in all reporting and communications
- Convening partnering sessions with design teams, the City, and contractors

to discuss potential challenges and to develop corresponding solutions at the outset of each project

- Working with project teams to clarify and refine project scopes
- Understanding all implications of existing conditions at each project site and factoring this into decision-making regarding safety and phasing and logistics
- Building and continuously updating an integrated master program schedule and individual master project schedules that outline key milestones and durations for each project, including decision-making deadlines that must be met in order to keep projects on schedule
- Developing a durable, complete and reliable master program budget in order to avoid any surprises as projects move into design and construction
- Maintaining a budget tracking log and issuing prompt notification when the scope and budget of your projects are deviating from original goals
- Using Skanska's staff of in-house cost estimators to validate initial budgets, contractor pricing, and proposed change orders. We will develop independent estimates as though we were bidding on the work.
- Using Skanska's construction cost database (Metriks) to study various scope options through cost modeling, avoiding unnecessary fee expenditures to develop alternate designs
- Providing value engineering proposals to achieve equivalent or superior value by strengthening the alignment of project strategy with materials selections. We will also reduce costs by driving innovation and creativity and by enhancing phasing and logistics.
- Reviewing drawings and specifications for sole-sourcing that might unnecessarily inhibit competition
- Reviewing mechanical drawings to determine whether systems are over-designed; to address COVID-19 concerns; and to ensure that system commissioning requirements are identified
- Constructing projects virtually to work out complex sequencing in advance, reducing the likelihood for change orders, RFI's and schedule extensions
- Ensuring that complete, fully-coordinated, biddable, and buildable drawings and specifications are provided prior to bidding in order to avoid clashes, avoid gaps in purchased scope, and eliminate/minimize rework, repricing, change orders, claims for delay and "de-value engineering."
- Ensuring that all project scope is identified and purchased in the bid process and "de-risking" bid packages are highly effective ways of keeping costs under control
- Ensuring that bid packages clearly address all requirements pertaining to subcontract agreements, including commercial terms, scope definition, risk management, and performance expectations
- Maximizing competition and identifying acceptable bidders who clearly possess: financial stability; a healthy work volume; a dedication to safety; a strong commitment to performing high quality work; and a history of good performance on past projects
- Maximizing opportunities for local, SBE, and MBE contractors, vendors and materials suppliers, including breaking work up into smaller packages to ensure that participation goals are achieved
- Negotiating contracts by matching compensation with actual effort required. Once well-defined contracts are established, conducting kick-off meetings for each contract in order to make sure that the contract scope is understood by all parties
- Providing highly-experienced construction professionals for on-site construction oversight to uphold quality and safety standards and maintain schedules by judging the true productivity of contractors
- Reducing the City's costs for general liability insurance, excess claims, or third party lawsuits by optimizing safety
- Using our in-house scheduling expertise to confirm contractor construction schedule durations, to determine schedule impacts of proposed changes, and, when necessary, and to develop schedule recovery strategies in the event of unforeseen delays
- Using mobile field technology platforms to increase collaboration, save time, and improve quality
- Aggressively pursuing problem resolution and bringing the right groups of people together to fix problems
- Focusing on the beneficial aspects of desirable changes while minimizing the detrimental aspects of unanticipated or unavoidable changes
- Scrutinizing any requests for additional compensation from designers and contractors and negotiating diligently to get the best possible value for the City
- Reviewing pay applications for accuracy to ensure that the County will not be paying more than is due for services rendered
- Working with project teams to plan, coordinate and schedule all FF&E activities

- Working with the commissioning agent and the installing contractor(s) to minimize turnover risks and verify that systems are working as intended
- Expediting closeout by including specific closeout requirements and consequences in contracts to ensure that documents are provided in a timely and correct fashion
- Customizing all reporting to the needs of the City of Riviera Beach

We understand that that the projects referenced in your RFP have been under development for years and that a great deal of time and effort have been expended to bring each project and the entire program into clear definition. The residents of the City will be depending upon the entire project team (including the owner's representative) to make sure that each project is designed and built safely, on-time, on-budget, and to the highest standard of quality. We will function as an "extension of staff" and trusted advisor to the City and will work to ensure that your taxpayers receive the highest possible return on investment on this construction program. A detailed overview of our approach follows.

## Technical Approach

### Kick off meeting

At the outset of our work with you, we will hold a kick off meeting aimed at understanding the City's requirements and objectives for each project. During this meeting, we want to understand the status of each project; contractual agreements in place; stakeholders and participants; the level of involvement you would like at each stage of the development process; any risks you perceive (both cost and political) that are inherent in your projects; and the definition of success for each proposed project and for the entire construction program.

We understand that some projects may be in the planning or design phases while others may be about to start immediately. Our team will be able to respond to each project regardless of the stage of development. Because we will be utilizing professionals from both Skanska and Messam Construction, we also have the depth of staff to oversee multiple, concurrent projects of all sizes and levels of complexity.

### Master program schedule

We will develop a master program schedule that includes all projects included within your construction program or those that we would manage on your behalf. We will also review your cash flow projections to ensure that they are in sync with the master program schedule. The master program schedule will be tailored to meet the needs of the City and

presented in a manner that is clear and understandable. We will ensure that the master program schedule shows key dates and major project components from the City's point of view, as your internal decision making process is the most important schedule driver, and timely decision making will keep the schedule in motion. Our master program schedule will communicate to the City what types of decisions need to be made and at what points in the process. It will also communicate how particular decisions affect the overall outcome of your program.

### Master project schedules

We will also build an integrated master project schedule for each project that outlines key milestones and durations related to design, permitting, procurement, construction, and equipment installation and commissioning. The master project schedule will become the major reporting vehicle throughout the life of each project. Detailed task information will be added during the various stages of design, procurement, and construction. The progress of each phase and its activities will be monitored continually and reported regularly to the City.

Skanska uses Primavera P6 for all project and program schedules, and has a scheduling group that has worked on some of the most complex projects in Florida. We also utilize Microsoft Project depending on the type of project and preferences by our clients.

### Estimating and budgeting

Skanska has a staff of in-house architectural, civil, mechanical and electrical estimators. Using their extensive experience with public-sector projects in South Florida and nationally, we will be able to validate cost projections quickly.

The result will be a durable, reliable master project budget that will see you through to the completion of each project. We will maintain and update the master project budget throughout the course of each project.

We will develop independent cost estimates during design and during construction, including evaluations of proposed change orders and claims. We will develop independent estimates as though we were bidding on the work. We will reach out to selected trade contractors and equipment providers to validate contractor pricing. We are able to do this because we have an extensive network, nationally and locally, that is based on strong, ethical relationships. Subcontractor and vendor confidence in how they will be treated by Skanska will result in open communication and true market trending for the City of Riviera Beach.



### Cost tracking/control

We will maintain a budget tracking log and issue prompt notification when we detect that the scope and budget of your projects are deviating from original goals. This will provide the City with the opportunity to direct design teams either to incorporate “cost items” a given project or to modify the project scope. It is our practice to update the budget tracking log after the conclusion of each weekly design meeting and to post it immediately to the project teamsite as the design progresses. We will then work with the architect/engineer to manage the anticipated cost of construction while the project moves through schematic design, design development, and 100% construction documents. We will also scrutinize any requests for additional compensation from designers and contractors and will negotiate diligently to get the best possible value for the City of Riviera Beach.

### Contingencies

In support of the budgeting process, we will also work with you to develop contingencies to hedge against unforeseen cost events. In past projects, we have devoted one team-wide meeting to establish common definitions for each contingency type: Design Contingency, Project Contingency, and Construction Contingency. Given the range of uses and types of contingencies, establishing common definitions upfront creates dialog among all project team members as to key project issues, cost drivers and budgetary constraints.

### Design review

We will ensure that all drawings and specifications are complete and coordinated prior to bidding. This will keep change orders to a minimum, prevent clashes in the field, and eliminate gaps in purchased scope. Constructability reviews will be conducted to verify that the design documents make sound construction sense and a contractor can bid and build the project in a reasonable manner.

### Value engineering

We will utilize Skanska’s in-house cost estimating resources, our skills as builders, and our experience delivering projects to perform value engineering that actually adds value, i.e., finding less costly ways to achieve comparable value or even enhanced value. This approach, rather than traditional cost cutting practices, seeks to find the point in the cost curve where maximum value will be provided to the City.

### Bidding and procurement

We will develop a plan that will enable the effective procurement of the required construction services and the effective management of those services during project implementation. We have in-depth experience with lump sum, GMP, and design-build contracts. Our strategy in all cases will be to maximize competition and to identify acceptable contractors who clearly possess: financial stability; a healthy work volume; a dedication to safety; a strong commitment to performing high quality work; and a history of good performance on past projects that are similar in size and complexity.

We will work with the City and the design team to ensure that bid packages clearly address all requirements pertaining to subcontract agreements, including commercial terms, scope definition, risk management, and performance expectations related to safety, cost, schedule, quality, site logistics, close out documentation, submittals, engineering, manufacturing, delivery, installation quality, and coordination. Ensuring that all project scope is identified and purchased in the bid process will be the single most important cost control activity in the entire program.

Our assistance during procurement will also include conducting briefing sessions, reviewing submissions, conducting interviews, creating comparative scoring matrices, and verifying references.

### Maximizing participation of local businesses, SBEs, and MBEs

Our team is committed to optimizing participation of local, SBE, and MBE firms in all aspects of your construction program and understand that they are a vital part of the local economy and community. We have in-depth familiarity with local, SBE, and MBE firms in the City of Riviera Beach and throughout Palm Beach County and are also aware of the challenges often encountered with the goal of maximizing participation.

We will encourage general contractors/construction managers to break work up into smaller packages to ensure that local, SBE, and MBE participation goals are achieved

and use reduced barrier packages. We can link larger, first tier subcontractors to smaller vendors and subcontractors. We can also work to identify capable local, SBE, and MBE firms that may be interested in your projects, but that are not yet certified, and assist them in obtaining any required certification.

Our plan for supporting the City's efforts also includes the following:

- Awareness Campaign
- Contractor Training
- Mentor/Protégé Approaches
- Workforce Development
- Monitoring and Reporting

### **Awareness campaign**

Generating awareness of the contracting opportunities presented by your construction program will be essential. We will work closely with the City on developing and implementing a communications program that encompasses the use of social media platforms, project websites, emails, outreach events, and support materials to create awareness of upcoming opportunities. Beyond the awareness campaign, our team is prepared to enhance the outreach to targeted, specialty trades that might be important to your construction program. We will build a calendar of upcoming bid opportunities and outreach activities to promote awareness well in advance of advertising bids.

We will also promote capacity building among local, SBE, and MBE firms by implementing our proven contractor and workforce training program and, at times, adopting a mentor/protégé approach when working with emerging businesses with high growth potential.

### **Contractor training**

Contractor training is integral to our approach to implementing local, SBE, and MBE programs. Over ten years ago, Skanska's South Florida operations developed our company's award-winning Construction Management Building Blocks Training Program (CMBB). The typical CMBB curriculum focuses on helping local, SBE, and MBE firms to develop business related skills that will promote success on any project. Typical classes include estimating, project accounting, safety, industry technology, scheduling and more. The curriculum is also customized to include instruction that is unique to a specific project or program. For example, on the Broward Health North Capital Program, the CMBB program was customized to reflect the

unique requirements of healthcare construction. On the Broward Health program, we found many small businesses were challenged with performing work in a healthcare environment because they did not fully understand related ACHA regulatory requirements. The CMBB program was instrumental in helping over 15 local, SBE, and M/WBE firms overcome these challenges and participate successfully in the project.

For the City of Riviera Beach's construction program, we will collaborate with the City on designing a curriculum to help all contractors, but especially local, SBE, and MBE firms, better understand how to successfully bid and perform work on your projects.

### **Mentor/protégé approach**

We have also adopted a mentor/protégé approach while serving as the owner's representatives on major capital programs. On one such program, we assisted two minority-owned, small businesses that had been in the trash hauling business to grow their businesses and take on additional responsibilities. One of these businesses went from hauling trash to managing the setup of temporary classroom buildings for public school projects. The other business went from hauling trash to managing a \$3 million school renovation project.

### **Workforce development**

In today's construction market, access to skilled labor remains an ongoing challenge. Implementing programs that will help to build the pool of skilled labor in the City of Riviera Beach is a commitment that is shared by Skanska and Messam Construction. Your construction program provides an ideal opportunity for our team to collaborate with the City to support and expand vocational training programs that can serve as a pipeline for skilled labor. We can provide the City with valuable lessons learned from workforce training programs that we have helped to design and implement in the recent past.

### **Monitoring and reporting**

Maintaining accountability and transparency will be a key feature of the local, SBE, and MBE program. Our team will be responsible for tracking and monitoring participation, documenting all correspondence, and verifying utilization of local, SBE, and MBE firms. Overall, the focus will be on ensuring that the intent of the program is met and that local, SBE, and MBE firms are presented with ample opportunities to obtain work.

## A history of exceeding expectations

As shown in the following table, Skanska has a proven track record of outperforming our client's expectations for engaging local, SBE, and MBE firms.

Project/Location	Required Participation	Actual Participation	Owner
<b>Fort Lauderdale-Hollywood International, Airport Terminal 4 Expansion</b> Fort Lauderdale, Florida	30%	42%	School Board of Broward County
<b>Fort Lauderdale-Hollywood International, Airport Terminal 2 and 3 Expansion</b> Fort Lauderdale, Florida	24%	29%	School Board of Broward County
<b>FIU Frost Art Museum</b> Miami, Florida	20%	22%	Florida International University
<b>Colonial High School</b> Orlando, Florida	20%	36%	Orange County Public Schools
<b>UCF Health and Public Affairs Building</b> Orlando, Florida	30%	35%	University of Central Florida
<b>United States Courthouse</b> Jacksonville, Florida	25%	25%	General Services Administration
<b>City of Orlando Operations Center</b> Orlando, Florida	25%	27%	City of Orlando
<b>City of Miami Gardens, Municipal Complex*</b> Miami, Florida	20%	35%	City of Miami Gardens
<b>City of Fort Lauderdale, Las Olas Park*</b> Fort Lauderdale, Florida	0%	5.6%	City of Fort Lauderdale

\*Skanska Messam project.

Our ability to engage local, SBE, and MBE firms reflects the strong relationships that we maintain with our diverse vendors, subcontractors, and suppliers, who know that we will be there for them when it matters most. Partnering with Skanska and





City of Fort Lauderdale, Las Olas Park, Fort Lauderdale, Florida



Messam Construction will provide the City of Riviera Beach with the best combination of local knowledge, community involvement and loyal subcontractors, which are all critical to delivering your construction program successfully.

### Contract negotiations

We can also support the City in all aspects of contract negotiations. Recognizing the potential constraints of standard agreements that may be in place, and the unique requirements of the public procurement process, our approach to managing contract negotiations is integral to our overall management of contractors. By establishing appropriate contractual obligations, we are able to cross reference cash flow, schedule, and the procurement log which, in turn, enables clients to see exactly where they stand in terms of project finances.

### Construction phase services

At the core of our management approach is providing seasoned construction professionals to oversee contractors during every step of the construction process. We will be the City of Riviera Beach's eyes and ears onsite. We understand how projects are put together, the importance of prompt decision-making for schedule success, how to manage budgets, how to hold contractors to their contractual obligations, and the importance of proper record keeping and project documentation. Our management of the construction phase will be done with heightened attention on preventing potential roadblocks. We will monitor the submittal process to ensure that schedules and turnaround times are met and that contractors perform their work properly. We want the work to be done correctly the first time with the right materials.

Construction oversight tasks will include the following:

- Monitoring the contractor's compliance with the construction schedule, identifying potential problems, and making recommendations to the City when agreements are not being fulfilled.
- Confirming that all construction related activities are performed in accordance with plans, specifications and the approved shop drawings.
- Evaluating claims, change orders and pay applications on behalf of the City
- Monitoring compliance with approved construction safety plans
- Confirming quantities and classification of unit price work performed by contractors
- Coordinating and tracking requests for clarification on drawings/specifications, design changes and proposed change orders
- Monitoring contractor compliance with federal Davis Bacon prevailing wage requirements
- Taking and maintaining project photographs at a frequency sufficient to document major activities or to document safety incidents, differing site conditions and quality issues
- Review and approval of monthly pay applications
- Punchlist management
- Commissioning and closeout management
- Summary project briefings
- Project controls systems management
- Coordination of FF&E and other owner furnished equipment
- Coordinating with local utilities
- Coordinating of third-party testing agencies
- Coordinating the development of mock-ups with architects

- Coordinating between the City of Riviera Beach, architects, and contractors regarding meetings, deadlines, and deliverables
- Ensuring that the architect remains on track in the completion of deliverables
- Contingency management
- Serving as the center point of communications for all project participants

Effective meetings are also critical part of construction phase success. We will meet with the architect and contractor weekly on-site to monitor and coordinate the construction phase; track submittal status, budget, and schedule; and resolve field conflicts and drawing discrepancies. We will lead each morning, set the agenda and document decisions and outcomes. Our meetings result in action items and deliverables. We document agreements that are made, and then track the completion of those deliverables.

### Quality assurance

One of Skanska's primary business objectives is to provide completed facilities that meet or exceed the quality standards of our clients. We have developed a Quality Management Program that establishes the organization, concepts, and procedures that will ensure project quality. The first objective of our program is to prevent deviations from requirements. The second objective is to put the systems in place that allow us to identify deviations quickly so that corrective action can be taken.

The Quality Assurance process will be initiated, managed, and documented by our team. The implementation of the plan will involve a systematic process for determining through periodic inspections whether a product or service being developed or delivered by others (that is, contractors, vendors, or suppliers) meets specified requirements or standards.

We will work with you to hire third party testing companies to provide materials testing for concrete, asphalt, structural steel, roofing, building enclosure, air test and balance and commissioning.

This testing is concurrent with each contractor's responsibility to provide onsite representation and review. We will require that each contractor provide us with a site specific Quality Assurance/Quality Control (QA/QC) plan that is based on the tests and documentation in accordance with project specifications. We will require that the QA/QC plans contain the use of mock-ups and first in place approvals. We will encourage contractors to use offsite fabrication as a means of enhancing quality.

Our approach to implementing our quality assurance program includes thorough reviews during each phase of design in which our team focuses on constructability, program adherence, completeness of details, safety and logistics planning. Throughout construction, we will utilize our in-house checklists for document control to ensure all submittals have been submitted and approved prior to installation of materials, all RFIs have been responded to and submittals approved in a timely manner to avoid any delays in the progress of the work, and sketches and other changes/clarification have been captured and transmitted to workers in the field. Months before reaching substantial completion, we will utilize our closeout checklists to confirm that all O&M manuals, warranties, lien waivers, extra materials, owner training, keys and other items have been delivered prior to building turnover.

Specific quality assurance procedures that will be implemented on your projects include, but are not limited to:

- Pre installation meetings
- Shop drawing reviews
- Mock-ups
- Field inspections

**Pre-installation meetings.** We will conduct pre installation conferences for aspects identified in each project's documents. Specific requirements, site conditions, coordination with other contractors, and inspection requirements will be a few of the topics discussed during the meeting. Pre-installation meetings provide a forum to ensure that the installation is performed correctly, significantly reducing defects and quality issues.

**Shop Drawing reviews.** For critical building components, our role as your owner's representative will be to perform a preliminary review of shop drawings for compliance with drawings and specifications before submission to the architect and for review and approval.

**Mock-Ups.** For certain components, as specified by the architect, contractors will be required to construct mock-ups to establish a standard of quality and to validate the design intent required for the components. We will coordinate the City's and the architect's review and acceptance of each mock-up.

**Field inspections.** We will oversee and coordinate a process in which all work put in place is inspected to ensure that quality standards are being met and to identify deficiencies before they impact each project's schedule and budget. Inspections will be conducted in order to verify:

- The quality of workmanship
- The control testing procedures
- Quality of materials
- Omissions
- Dimensional accuracy of the work
- Pre-punch all work before inspection by the design team and owner
- Control approval of payments to contractors to ensure sufficient funds are withheld to motivate completion of the punchlist
- Completion dates for all punch items

### Construction schedule management

Upon award of a given construction contract, we will analyze the initial construction schedule and advise the City as to whether we believe the schedule is realistic and whether the sequence of activities is logical. We will help identify long-lead items that need to be reflected in the schedule and will provide feedback on critical path items. As contractors present schedule updates or proposals for schedule recovery, we will compare these with the approved baseline schedule and provide the City with reports identifying each change and explain how those changes impact the baseline schedule. Throughout the construction phase, our in-house scheduling experts will be available to analyze any proposed change orders that have schedule implications (unanticipated disruptions, delay claims, scope changes) and will review submittal schedules to confirm sufficient timing for approval of submittals and ordering of materials for delivery to each project site.

During construction it is important to focus on items or issues that pose schedule risks. Requiring that contractors have strategies in place to deal with unexpected events

provides a starting point for mediating the effects of potential events. It will be our responsibility to make things happen, resolve disputes proactively, and to keep difficult situations from escalating out of control.

### Safety management

We will require contractors to develop a site-specific safety plan that will be measured against Skanska's Safety, Health and Environmental Management System (SHEMS), which reflects the construction industry's highest safety standards. While comprehensive and robust systems are essential to ensuring safety on our jobsites, cultivating an Injury-Free Environment (IFE®), that inspires safe behavior, is key to reaching our goal of zero incidents.

Caring for Life is a Skanska core value. Therefore, safety on and around our project sites is our highest priority. We are committed to creating a culture of safety through our Injury-Free Environment® (IFE®) approach. This approach fosters a team spirit in the workforce that contributes to a mind-set that no injury is acceptable.

### Change management

Skanska's management of change orders provides rapid, reliable and fair handling of owner or contractor requested changes. Our system focuses on the beneficial aspects of desirable changes and minimizing the detrimental aspects of unanticipated or unavoidable changes. When a proposed change is transmitted from a contractor for consideration, every effort is made to secure full disclosure of the facts and costs of the change. Change orders may be initiated by the City or by a contractor, but they will be evaluated by us to ensure that the changes are legitimate, within the budget and are being made in the best interest of the City.



City of Miami Gardens, Municipal Complex, Miami, Florida

### Pay application and invoice processing

We will review each pay application for accuracy and to ensure that the City will not be paying more than is due for services rendered. We will request that each contractor establish an agreed- upon detailed schedule of values prior to the initial pay application. The schedule of values will be reviewed and discussed with the City in order to avoid any surprises.

### Commissioning

The commissioning process will include functional testing to verify that systems are working as intended, and performance testing to confirm that design requirements have been met. Start-up and commissioning will be fully documented, and we will assist with troubleshooting any identified problems.

### Punchlist management

We recommend that a punchlist program such as BIM 360 be used throughout your construction program to ensure that all concerns are addressed. The following procedure would be proposed:

- Requiring that contractors pre-punch all work before inspection by the design team and the owner's representative
- Controlling approval of payments to contractors to ensure that sufficient funds are withheld to motivate completion of the punchlist
- Assigning completion dates for all punchlist item
- When necessary, recommending that the City utilize funds withheld to employ another contractor to complete punchlist items and deduct this amount from the original contractor's contract.

### Systems start-up and owner training

An important component of any successful project is ensuring that the City's operations staff is trained in the use and maintenance of all systems and equipment. We will schedule all owner-required training of systems and equipment. We will also enforce all specification requirements for operations, maintenance training, testing and start-up of equipment.

### Project closeout

We understand the importance of closeout to you and will have an individual assigned to manage that entire process. We have found that including specific closeout requirements and consequences in contracts is a good way to ensure that documents are provided in a timely and correct fashion.

### Warranty inspections

The objective of conducting warranty inspections is to avoid having warranty call-backs after projects are turned over to the City of Riviera Beach. One practice we recommend is scheduling six-month and 11-month warranty walkthroughs after the completion of each project with City operations staff and the contractor.

From a facilities standpoint, this will provide an opportunity to correct any deficiencies covered in the one-year industry standard warranty period before it expires.

## 4. References

Provide at least three references, preferably from Government entities, for project similar to those contained in this RFQ.

### Skanska References

**Project: Bay County Facilities Disaster Recovery Effort**

Mike Miller  
Bay County Facilities Management  
840 W. 11th Street  
Panama City, Florida 32401  
mmiller@baycountyfl.gov  
(850) 248-8123

**Project: City of Miami Gardens, Municipal Complex**

Jimmie Allen  
Senior Project Manager  
City of Miami Gardens  
18005 NW 27th Avenue  
Miami Gardens, Florida 33056  
jallen@miamigardens-fl.gov  
(305) 622-8000

### Messam Construction References

**Project: Brownsville Middle School – Law Academy**

Alberto Marin – Miami Dade County Public Schools  
Project Manager  
1450 NE 2nd Ave, Rm 312  
Miami, Florida 33132  
almarin@dadeschools.org  
(305) 995-4706

**Project: Lake Shore Middle School Auditorium Gables/Roof/Exterior**

David Dolan – School District of Palm Beach County  
Deputy Chief of Facilities Management  
3661 Interstate Park Rd. N, Ste 200  
Riviera Beach, Florida 33404  
david.dolan@palmbeachschools.org  
(561) 882-1923

## »» 5.

# Forms and Affidavits

Qualification Summary  
Acknowledgment of Addenda  
Addendum No. 1 Signed  
Addendum No. 2 Signed  
Qualification Submittal Signature Page  
Conflict of Interest Disclosure Form  
Notification of Public Entity Crimes Law  
Notification of Public Records Law  
Drug-Free Work Place  
Non-Collusion Affidavit  
Schedule 1  
Schedule 2  
Schedule 3

Email: [purchasing@rivierabeach.com](mailto:purchasing@rivierabeach.com)

The last day to submit questions concerning this RFQ shall be **08/10/2020** Questions received after this time will not be answered.

## **PROCUREMENT SCHEDULE**

The CITY will use the following time line for the RFQ. Dates are subject to change if necessary.

<b>07/14/2020</b>	<b>RFQ Available to Proposers</b>
<b>08/10/2020</b>	<b>Final day to submit questions no later than 4:00 P.M. EST.</b>
<b>08/18/2020</b>	<b>RFQ due no later than 11:00 A.M.</b>

## **RFQ SUBMITTAL**

**This Page and all following pages comprise your original RFQ Submittal package. Please also attach any additional information or documentation requested in this Request for Qualification. There is no need to include the preceding Sections 1, 2, and 3 in your RFQ Submittal package.**

### **INSTRUCTIONS**

RFQ must be received on or before the due date and time (local time) at the office of the City Clerk, 600 West Blue Heron Blvd., Riviera Beach Gardens, Florida 33404. Normal City business hours are 8:00 a.m. to 5:00 p.m., Monday through Friday, except holidays. One (1) original and five (5) copies each of the RFQ shall be submitted to the City Clerk **shall have the following information clearly marked on the face of the envelope:** Proposer's name, return address, RFQ number, due date for RFQ's, and the title of the RFQ. Included in the envelope shall **be a signed original of the Qualification Summary and one (1) electronic version of your RFQ on CD or a thumb drive in a usable PDF format.** If the Qualification Summary is not included in the envelope as a hard copy, the City may deem your RFQ non-responsive. RFQ's must contain all information required to be included in the submittal, as described in this Qualification.

Request for Qualification No.: RFQ 995-20-2

Title: City of Riviera Beach, RFQ, Owner's Representative Construction Management Services

Due Date and Time: August 18, 2020 at 11:00 A.M.

Skanska USA Building Inc.

Name of Proposer

**SECTION 5  
ACKNOWLEDGEMENT OF ADDENDA  
RFQ NO. 995-20-2**

**INSTRUCTIONS: COMPLETE PART I OR PART II, WHICHEVER APPLIES**

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**PART I:**

**List below the dates of issue for each addendum received in connection with this Solicitation:**

Addendum #1, Dated July 30, 2020

Addendum #2, Dated August 11, 2020

Addendum #3, Dated \_\_\_\_\_

Addendum #4, Dated \_\_\_\_\_

Addendum #5, Dated \_\_\_\_\_

Addendum #6, Dated \_\_\_\_\_

Addendum #7, Dated \_\_\_\_\_

Addendum #8, Dated \_\_\_\_\_

Addendum #9, Dated \_\_\_\_\_

Addendum #10, Dated \_\_\_\_\_

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**PART II:**

NO ADDENDUM WAS RECEIVED IN CONNECTION WITH THIS QUALIFICATION

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Skanska USA Building Inc.

Firm Name

Signature

Curtis Elswick, Senior Vice President/Regional Director

Name and Title (Print or Type)

August 14, 2020

Date



# NOTICE

**ADDENDUM NO. ONE (1)**

**JULY 30, 2020**

**CITY OF RIVIERA BEACH  
RFQ NO. 995-20-2  
OWNERS REPRESENTATIVE – CONSTRUCTION MANAGEMENT**

**TO ALL PROPOSERS ON THE ABOVE PROJECT: PLEASE NOTE CONTENTS HEREIN AND AFFIX (PASTE OR STAPLE) TO PROPOSAL DOCUMENTS YOU HAVE ON HAND.**

The following statements supersede and supplant corresponding items in the above subject proposal as follows:

**GENERAL INFORMATION:**

**SPECIFICATION:**

**PLANSHEETS:**

- I. NOTICE: PLEASE SEE ATTACHED REQUEST FOR INFORMATION (RFI) RESPONSES AND REVISED EVALUATION CRITERIA, UNDER SECTION 4.**

It will be required that Addendum No. 1 be signed in acknowledgment of receipt and that it be attached to the proposal when same is submitted at **11:00 a.m., Tuesday, August 18, 2020** at the office of the City Clerk, 600 W. Blue Heron Boulevard, Suite 140, Riviera Beach, Florida. For information on this BID, please contact:

Althea Pemsel, Director of Procurement  
2051 MLK Blvd., Suite #310  
Riviera Beach, FL 33404  
[purchasing@rivierabeach.org](mailto:purchasing@rivierabeach.org)

Skanska USA Building Inc.

\_\_\_\_\_  
NAME OF COMPANY

  
\_\_\_\_\_  
PROPOSER'S SIGNATURE

DATE: August 14, 2020

**SECTION 4  
EVALUATION CRITERIA  
RFQ NO. 995-20-2**

Section IV - Evaluation Procedure

4.1.1 Evaluation of the submittals will be conducted by an Evaluation Committee, consisting of a minimum of three members of City Staff, or other persons selected by the City Manager or designee. All committee members must be present at scheduled evaluation meetings. Submittals shall be evaluated based upon the information and references contained in the SOQs as submitted. Any firm(s) involved in a joint venture in its Statement of Qualifications (SOQ) will be evaluated individually, as each firm of the joint venture would have to stand on its own merits.

4.1.2 The committee shall short list no less than three (3) submittals, assuming that three submittals have been received, that it deems best satisfy the weighted criteria set forth herein and attempt to select the best qualified firm(s) for the particular discipline. The committee, shall review and evaluate proposals, and may conduct interviews, and/or require oral presentations with all short-listed firms.

The committee shall rank the shortlisted firms based upon all the information provided in interviews and/or presentations, the materials presented, the firm's responses to the Request for Qualifications (RFQ), and deliberations of the Evaluation Committee at publically advertised Evaluation Meetings.

The City may request and the firm shall provide additional information deemed necessary by the evaluation committee to conduct evaluations.

4.1.3 The final ranking and the Evaluation Committee's recommendation shall be reported to the City Commission through and with the concurrence of the City Manager, who shall request the City Commission approve the final ranking and authorize staff to commence negotiations with the firms selected for continuing contracts.

Evaluation Criteria	Percentage
<b>Firm Qualifications and Experience</b>	<b>35</b>
Overall approach and project management style	
<b>Organizational Profile and Project Team Qualifications</b>	<b>25</b>
MBE and SBE efforts and project team information	
<b>Principal Office Location and Local Participation (15 points)</b>	<b>15</b>
<b>Location Within:</b>	<b>Possible Points:</b>
Riviera Beach	15
Palm Beach County	10
Florida	05
Outside Florida	02
<b>SBE OR M/WBE OWNED</b>	<b>15</b>
Meet or Exceeds	
15% participation	10
< 15% participation	5

**RFQ #995-20-2 OWNERS REPRESENTATIVE – CONSTRUCTION MANAGEMENT  
RFI's**

**Brown Caldwell:**

1. The solicitation indicates it is the City's intent to hire a licensed contractor that has been in the construction business for a minimum of 5 years. It further includes several contractual requirements that are pertinent to construction projects (bid, bonding, liquidated damages and other construction related requirements). The scope however, is more aligned with the type of services typically offered by an engineer. Please clarify the City's hiring intent.

**Answer: It is the City's intent to hire licensed firms to represent the City as the Owners' Representative, which may provide a variety of services.**

2. The scope is primarily focused on construction oversight and does not include other services that could be needed to support the City's various needs. Is it the City's intent that services authorized under the proposed agreement will primarily be limited to construction/pre-construction activities (i.e. no planning support, advisory consulting, etc.)?

**Answer: The scope includes, but is not limited to, all the services associated with Owners' Representative, as well as additional services which may be required by the City.**

3. Relative to the USD, chemical feed system improvements was the only area of support identified whereas a fair amount of detail was provided for other areas of support to other departments. Is it the City's intent that this agreement may be used to address broader utility CIP needs?

**Answer: The City may use this agreement for the projects it deems necessary and needed for its advantage.**

<b>Approach to Scope of Work</b>	<b>20</b>
Overview of proposed vision, ideas, methodology, and software	
<b>References</b>	<b><u>20</u></b>
Provide at least three references, preferably from Government entities, for projects similar to those contained in this RFQ.	
<b>Total:</b>	<b>130</b>
<b>Oral Presentations (If Required)</b>	<b>50</b>

# NOTICE

ADDENDUM NO. TWO (2)

August 11, 2020

**CITY OF RIVIERA BEACH  
RFQ NO. 995-20-2  
OWNERS REPRESENTATIVE – CONSTRUCTION MANAGEMENT**

**TO ALL PROPOSERS ON THE ABOVE PROJECT: PLEASE NOTE CONTENTS HEREIN AND AFFIX (PASTE OR STAPLE) TO PROPOSAL DOCUMENTS YOU HAVE ON HAND.**

The following statements supersede and supplant corresponding items in the above subject proposal as follows:

**GENERAL INFORMATION:**

**SPECIFICATION:**


**PLANSHEETS:**

**I. NOTICE: PLEASE SEE ATTACHED REQUEST FOR INFORMATION (RFI) RESPONSES.**

It will be required that Addendum No. 1 be signed in acknowledgment of receipt and that it be attached to the proposal when same is submitted at **11:00 a.m., Tuesday, August 18, 2020** at the office of the City Clerk, 600 W. Blue Heron Boulevard, Suite 140, Riviera Beach, Florida. For information on this BID, please contact:

Althea Pemsel, Director of Procurement  
2051 MLK Blvd., Suite #310  
Riviera Beach, FL 33404  
[purchasing@rivierabeach.org](mailto:purchasing@rivierabeach.org)

Skanska USA Building Inc.  
\_\_\_\_\_  
NAME OF COMPANY

  
\_\_\_\_\_  
PROPOSER'S SIGNATURE

DATE: August 14, 2020

**RFQ #995-20-2 OWNERS REPRESENTATIVE – CONSTRUCTION MANAGEMENT  
RFI's**

**PSA MANAGEMENT:**

1. Are there any specific projects/schedules that will be using these services?

**Answer: Potential projects include the New City Hall, Public Works, Fire Stations, Police building, and various minor renovations.**

2. Since we have maintained in office in West Palm Beach for several years will this be excepted as Local Participation?

**Answer: The local participation guidelines are as follows and is listed in Addendum No. 1.**

<b>Location Within:</b>	<b>Possible Points:</b>
<b>Riviera Beach</b>	<b>15</b>
<b>Palm Beach County</b>	<b>10</b>
<b>Florida</b>	<b>05</b>
<b>Outside Florida</b>	<b>02</b>

3. Are these services connected or could be used by the City of Riviera Beach Community Redevelopment Agency?

**Answer: The City may use this agreement for projects it deems necessary.**

4. What is the term of the contract?

**Answer: The Contract term is three (3) years with two one-year renewal options.**

5. Does a person/persons need to be onsite all the time or only when there is a project?

**Answer: It depends, some work may be done remotely, albeit during project implementation person/persons may be required to be onsite.**

6. When will the contract start?

**Answer: The contract will start after approval from City Council is received, and the contract is fully executed, along the receipt of any required documents.**

7. How many different design firms and/or construction firms does CRB currently have under contract?

**Answer: The City has roughly a half dozen design firms, and currently no construction firms, except for previously awarded projects.**

8. Does the City use any specific management software that the proposer would need to use?

**Answer: No. The City does not have specific software that is required to be used.**

9. What systems does the CRB use for cost? Scheduling? Change Management? Document Control?

**Answer: The City does not have these systems in place.**

10. In the Evaluation Criteria, Approach to Scope of Work it mentions software. Does the CRB currently have a project management information system they or the previous provider of services has used? Or would the proposer need to provide and be responsible for costs to manage projects? The question in Section 3.2.3.i. "Establish and maintain a tracking system for all project construction costs?"

**Answer: No, the City does not have these systems in place.**

11. Does the CRB currently employ any internal resources such as project construction / management, project controls, document controls that would supplement the proposer's team?

**Answer: No, the City does not have these internal resources in place.**

12. Is there a page limit to the response?

**Answer: The City did not set a page limit, but does not expect more than 50 pages total.**

13. Considering the current COVID-19 pandemic, can you please confirm the preferred method of delivery for the proposals; will electronic submittals via email be allowed?

**Answer: The proposal must be submitted to the location set forth in the solicitation. Electronic submittals are not accepted at this time.**

**SECTION 6  
QUALIFICATION SUBMITTAL SIGNATURE PAGE  
RFQ NO. 995-20-2**

By signing this qualification the Proposer certifies that it satisfies all legal requirements as an entity to do business with the City, including all Conflict of Interest and Code of Ethics provisions.

Firm Name:

Skanska USA Building Inc.

Street Address:

330 S.W. 2nd Street, Suite 207, Fort Lauderdale, Florida 33312

Mailing Address (if different than Street Address):

N/A

Telephone Number(s): 540-423-2860

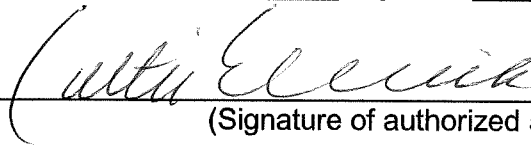
Fax Number(s): N/A

Email Address: curtis.elswick@skanska.com

Federal Employer Identification Number: 22-3752540

Prompt Payment Terms: \_\_\_\_\_% \_\_\_\_\_ days' net 30 days

Signature:



(Signature of authorized agent)

Print Name: Curtis Elswick

Title: Senior Vice President/Regional Director

By signing this document, the Proposer agrees to all Terms and Conditions of this Solicitation and the resulting Contract/Agreement.

**THE EXECUTION OF THIS FORM CONSTITUTES THE UNEQUIVOCAL OFFER OF PROPOSER TO BE BOUND BY THE TERMS OF ITS OFFER, FOR NOT LESS THAN 90 DAYS, AND THE PROPOSER'S UNEQUIVOCAL OFFER TO BE BOUND BY THE TERMS AND CONDITIONS SET FORTH IN THIS REQUEST FOR QUALIFICATION. FAILURE TO SIGN THIS SOLICITATION WHERE INDICATED ABOVE, BY AN AUTHORIZED REPRESENTATIVE, SHALL RENDER THE BID NON-RESPONSIVE. THE CITY MAY, HOWEVER, IN ITS SOLE DISCRETION, ACCEPT ANY RFQ'S THAT INCLUDES AN EXECUTED DOCUMENT WHICH UNEQUIVOCALLY BINDS THE PROPOSER TO THE TERMS OF ITS OFFER.**



**CONFLICT OF INTEREST DISCLOSURE FORM**

The award of this contract is subject to the provisions of Chapter 112, *Florida Statutes*. All Proposer's must disclose within their Bids: the name of any officer, director, or agent who is also an employee of the City of Riviera Beach.

Furthermore, all Proposer's must disclose the name of any City employee who owns, directly, or indirectly, an interest of more than five percent (5%) in the Proposer's firm or any of its branches.

The purpose of this disclosure form is to give the City the information needed to identify potential conflicts of interest for evaluation team members and other key personnel involved in the award of this contract.

The term "conflict of interest" refers to situations in which financial or other personal considerations may adversely affect, or have the appearance of adversely affecting, an employee's professional judgment in exercising any City duty or responsibility in administration, management, instruction, research, or other professional activities.


Please check one of the following statements and attach additional documentation if necessary:

- To the best of our knowledge, the undersigned firm has no potential conflict of interest due to any other Cities, Counties, contracts, or property interest for this Qualification.
- The undersigned firm, by attachment to this form, submits information which may be a potential conflict of interest due to other Cities, Counties, contracts, or property interest for this Qualification.

Acknowledged by:

Skanska USA Building Inc.

\_\_\_\_\_  
Firm Name

  
\_\_\_\_\_  
Signature

Curtis Elswick, Senior Vice President/Regional Director

\_\_\_\_\_  
Name and Title (Print or Type)

August 14, 2020

\_\_\_\_\_  
Date

**NOTIFICATION OF PUBLIC ENTITY CRIMES LAW**

Pursuant to Section 287.133, *Florida Statutes*, you are hereby notified that a person or affiliate who has been placed on the convicted contractors list following a conviction for a public entity crime may not submit a Bid on a contract to provide any goods or services to a public entity, may not submit a Bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit Bids on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, sub-vendor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017 [F.S.] for Category Two [\$35,000.00] for a period of thirty-six (36) months from the date of being placed on the convicted contractors list.

Acknowledged by:

Skanska USA Building Inc.

Firm Name



Signature

Curtis Elswick, Senior Vice President/Regional Director

Name and Title (Print or Type)

August 14, 2020

Date

**Notification of Public Records Law Pertaining to Public Contracts and Requests for Contractor Records Pursuant to Chapter 119, Florida Statutes**

Pursuant to Chapter 119, *Florida Statutes*, Contractor shall comply with the public records law by keeping and maintaining public records required by the City of Riviera Beach in order to perform the service. Upon request from the City of Riviera Beach' custodian of public records, contract shall provide the City of Riviera Beach with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes* or as otherwise provided by law. Contractor shall ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract. If the Contractor does not transfer the records to the City of Riviera Beach. Contractor upon completion of the contract, shall transfer, at no cost, to the City of Riviera Beach all public records in possession of the Contractor or keep and maintain public records required by the City of Riviera Beach in order to perform the service. If the Contractor transfers all public records to the City of Riviera Beach upon completion of the contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the contract, the Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City of Riviera Beach, upon request from the City of Riviera Beach' custodian of public records, in a format that is compatible with the information technology systems of the City of Riviera Beach.

**IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT MR. RICKEY LITTLE, THE CUSTODIAN OF PUBLIC RECORDS AT OFFICE OF CITY CLERK LOCATED AT 600 WEST HERON BLVD, 310 RIVIERA BEACH, FL 33404 PHONE NUMBER (561) 845-4180, EMAIL ADDRESS: [RLITTLE@RIVIERABCH.COM](mailto:RLITTLE@RIVIERABCH.COM) .**

**Acknowledged:**

Skanska USA Building Inc.

**Firm Name**



**Signature**

Curtis Elswick, Senior Vice President/Regional Director

**Name and Title (Print or Type)**

August 14, 2020

**Date**

## DRUG FREE WORKPLACE

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

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


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

THIS CERTIFICATION is submitted by Curtis Elswick the  
(INDIVIDUAL'S NAME)

of Senior Vice President/Regional Director  
(TITLE/POSITION WITH COMPANY/PROPOSER)

Skanska USA Building Inc.  
(NAME OF COMPANY/PROPOSER)

who does hereby certify that said Company/Proposer has implemented a drug free workplace program which meets the requirements of Section 287.087, Florida Statutes, which are identified in numbers (1) through (6) above.

  
SIGNATURE

August 14, 2020  
DATE

NON-COLLUSION AFFIDAVIT

STATE OF North Carolina  
COUNTY OF Durham

Before me, the undersigned authority, personally appeared Curtis Elswick, who, after being by me first duly sworn, deposes and says of his/her personal knowledge that:

a. He/She is Sr. Vice President of Skanska USA Building Inc. the Proposer that has submitted a Bid to perform work for the following:

ITB No.: RFQ 995-20-2 Title: Owner's Representative Construction Management Services

b. He/She is fully informed respecting the preparation and contents of the attached Request for Bids, and of all pertinent circumstances respecting such Solicitation.

Such Bid is genuine and is not a collusive or sham Bid.

c. Neither the said Proposer nor any of its officers, partners, owners, agents, representatives, employees, or parties in interest, including this affiant, has in any way colluded, conspired, connived, or agreed, directly or indirectly, with any other Proposer, firm, or person to submit a collusive or sham Bid in connection with the Solicitation and contract for which the attached Bid has been submitted or to refrain from proposing in connection with such Solicitation and contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Proposer, firm, or person to fix the price or prices in the attached Bid or any other Proposer, or to fix any overhead, profit, or cost element of the Bid price or the Bid price of any other Proposer, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against the City or any person interested in the proposed contract.

d. The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Proposer or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

Curtis Elswick  
Signature

Subscribed and sworn to (or affirmed) before me this 12 day of August 2020, by Curtis Elswick, who is personally known to me or who has produced \_\_\_\_\_ as identification.

SEAL

Joy Kirby  
Notary Public  
Granville County  
North Carolina

Notary Signature Joy Kirby  
Notary Name: Joy Kirby  
Notary Public (State): North Carolina  
My Commission No: 19961970057  
Expires on: July 21, 2021

SCHEDULE 1

**PARTICIPATION FOR SBE CONTRACTORS/PROPOSERS**

**BID/RFP TITLE:** Owner's Representative Construction Management Services

**BID NUMBER:** RFQ 995-20-2

**NAME OF PRIME PROPOSER:** Skanska USA Building Inc.

**BID OPENING DATE:** August 18, 2020

**CONTACT PERSON:** Curtis Elswick **TELEPHONE NO.** 540-423-2860

**DEPARTMENT:** \_\_\_\_\_

**CONTRACT AMOUNT – SBE**

<b><u>NAME, ADDRESS &amp; TELEPHONE NUMBER OF SBE CONTRACTOR</u></b>	<b><u>TYPE &amp; DESCRIPTION OF WORK TO BE PERFORMED</u></b>	<b><u>CERTIFICATION</u></b>
1. <u>Asset Builders LLC dba Messam Construction</u> <u>220 SW 7th Ave,</u> <u>South Bay, FL 33493</u> <u>877-963-7726</u>	<u>Owner's Representative</u> <u>Construction Management Services</u>	<b>PALM BEACH COUNTY</b> <u>X</u> <b>STATE</b> _____ <b>OTHER</b> _____
2. _____ _____ _____	_____ _____ _____	<b>PALM BEACH COUNTY</b> _____ <b>STATE</b> _____ <b>OTHER</b> _____
3. _____ _____ _____	_____ _____ _____	<b>PALM BEACH COUNTY</b> _____ <b>STATE</b> _____ <b>OTHER</b> _____
4. _____ _____ _____	_____ _____ _____	<b>PALM BEACH COUNTY</b> _____ <b>STATE</b> _____ <b>OTHER</b> _____
5. _____ _____ _____	_____ _____ _____	<b>PALM BEACH COUNTY</b> _____ <b>STATE</b> _____ <b>OTHER</b> _____

**TO BE COMPLETED BY PRIME PROPOSER:**

**BID/RFP PRICE:** \$ TBD

**TOTAL % PARTICIPATION:** 20%

SCHEDULE 2

BID NUMBER: RFQ 995-20-2

LIAISON: \_\_\_\_\_

LETTER OF INTENT TO PERFORM AS A SMALL BUSINESS ENTERPRISE

TO: Skanska USA Building Inc.  
(NAME OF PRIME PROPOSER)

The undersigned intends to perform work in connection with the above BID as (Check one):

a individual  a corporation  a partnership  a joint venture

The undersigned is certified as a SBE.

The undersigned is prepared to perform the following described work in connection with the above project (specify in detail particular work items or parts thereof to be performed):  
Owner's Representative Construction Management Services

as the following price: \$ TBD - 20%  
(Amount must match subcontractor's quote)

You have projected the following commencement date of such work, and the undersigned is projecting completion of such work as follows:

<u>Items</u>	<u>Projected Commencement Date</u>	<u>Projected Completion Date</u>

20 % of the dollar value of the subcontract will be sublet and/or awarded to non-minority contractors and/or non-minority suppliers. The undersigned will enter into a formal agreement for the work with you, conditioned upon your execution of a contract with the City of Riviera Beach.

DATE: 8/17/20

Asset Builders LLC dba Messam Construction  
(NAME OF SMALL BUSINESS ENTERPRISE CONTRACTOR)  
BY: *Angela Sands-Messam*  
(SIGNATURE OF SMALL BUSINESS ENTERPRISE CONTRACTOR)

**SCHEDULE 3**

**PARTICIPATION FOR LOCAL BUSINESSES AS SUB-CONTRACTOR AT LEAST 25%**

**BID TITLE:** Owner's Representative Construction Management Services **BID NUMBER:** RFQ 995-20-2  
**NAME OF PRIME PROPOSER:** Skanska USA Building Inc. **BID OPENING DATE:** August 18, 2020  
**CONTACT PERSON:** Curtis Elswick **TELEPHONE NO.:** 540-423-2860 **DEPARTMENT:** \_\_\_\_\_

**CONTRACT AMOUNT – LOCAL BUSINESSES**

	<u>NAME, ADDRESS &amp; TELEPHONE NUMBER OF LOCAL CONTRACTOR</u>	<u>TYPE &amp; DESCRIPTION OF WORK TO BE PERFORMED</u>	<u>% TO BE PERFORMED BY LOCAL BUSINESS</u>	<u>ESTIMATED DOLLAR VALUE</u>
1.	_____	_____	% _____	\$ _____
	_____	_____		
	_____	_____		
2.	_____	_____	% _____	\$ _____
	_____	_____		
	_____	_____		
3.	_____	_____	% _____	\$ _____
	_____	_____		
	_____	_____		
4.	_____	_____	% _____	\$ _____
	_____	_____		
	_____	_____		
5.	_____	_____	% _____	\$ _____
	_____	_____		
	_____	_____		
		<b>TOTAL:</b>	% _____	\$ _____

**TO BE COMPLETED BY PRIME PROPOSER:**

**BID PRICE:** \$ TBD

**TOTAL % PARTICIPATION:** \_\_\_\_\_

**Skanska will strive to reach the 25% Local Business goal.**





**Skanska USA Building Inc.**  
[usa.skanska.com](http://usa.skanska.com)

330 S.W. 2nd Street, Suite 207  
Fort Lauderdale, Florida 33312  
[curtis.elswick@skanska.com](mailto:curtis.elswick@skanska.com)  
540.423.2860

**SKANSKA**

