

RFP NO. 2026-01 PRE-CONSTRUCTION AND CONSTRUCTION MANAGEMENT AT RISK SERVICES



City of Doral New Police Department Headquarters



Contact: Cody Kiess, President | P: 954.206.1824 | E: codykiess@coreconstruction.com

1 Broward Blvd, 205W & 303W, Fort Lauderdale, FL 33301

Due Date: March 3, 2026 | 2:30 PM

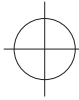
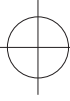


	Table of Contents	
TAB 1	Technical Response Executive Summary Business Organization and History of the Firm Safety Management Approach and Services Proprietary Information Unique Capabilities/Resources Pre-Construction Management & Construction Management Services Fee	03
TAB 2	Staffing & Qualifications Organization Structure Statement of Qualifications Experience of Key Personnel/Pre-Construction and Construction Management Team & Staffing Plan Subcontracting Information	29
TAB 3	References and Past Performance Experience on Similar Projects Performance Evaluation Survey	45
TAB 4	Financial Stability Documents Insurance Performance Bond and Payment Bond Surety Bond Commitment Letter Audited Financial Statements	51
TAB 5	Required Forms	55



PROVIDE A BRIEF SUMMARY OF THE PROPOSAL'S CONTENTS, EMPHASIZING ANY UNIQUE ASPECTS OR STRENGTHS OF THE PROPOSAL.

Attn: Mr. Roman Martinez, MPA, CPPO, CPPB, Procurement & Asset Management Director
City of Doral
Department of Procurement
8401 NW 53rd Terrace, Doral, FL 33166

RE: RFP NO.2026-01 | Pre-Construction and Construction Manager-at-Risk Services for New Police Department Headquarters

Dear Mr. Martinez and Members of the Selection Committee,
CORE Construction Services of Florida, LLC (CORE) sincerely appreciates the opportunity to submit our proposal for Construction Manager at Risk Services for the City of Doral's New Police Department Headquarters. This project represents more than a new building; it is a generational investment in public safety, operational excellence, and community trust. We are honored to be considered for a facility that will serve as the operational backbone of Doral's Police Department for decades to come.

CORE brings a proven team of construction professionals with extensive experience delivering complex law enforcement facilities. Our team was intentionally assembled for this pursuit based on **direct expertise in how police headquarters are designed, constructed, secured, and operated**. We are committed to our clients and the communities they serve, consistently delivering value, quality, and accountability. Public safety facilities require precision, operational understanding, and disciplined execution.

CORE is the largest builder of public safety facilities in the country by volume. Over the past two decades, we have delivered more than 300 police, fire, EMS, and justice projects nationwide. This experience has shaped our proprietary Clean Public Safety Building program, which prioritizes officer health, contaminant control, evidence protection, operational efficiency, and long-term durability. We build facilities that perform under the daily demands of public safety operations.

This proposal is led by a **highly experienced Florida-based team**. Our South Florida professionals bring strong knowledge of local permitting processes, subcontractor markets, insurance and bonding requirements, and municipal expectations. The City benefits from national resources and financial strength while working with a **dedicated local team** invested in Doral's success.

As your Pre-Construction Manager, CORE will provide disciplined cost validation, life-cycle analysis, constructability review, BIM coordination, trade packaging strategy, and early long-lead procurement planning. We will collaborate with the City and Architect to refine delivery strategy, develop detailed schedules aligned with the project timeline, and prepare open-book estimates at each milestone to protect the budget.

As Construction Manager at Risk, CORE will operate under a transparent open-book model with structured contingency management, rigorous quality control, and proactive schedule oversight. We understand that this facility must be delivered efficiently, safely, and with quality that reflects its importance to the community. Our record of **delivering complex law enforcement facilities on schedule and within budget** demonstrates that capability.

Doral is building infrastructure that strengthens public trust, protects officers, and ensures long-term operational resilience. CORE brings the expertise, systems, financial capacity, and local leadership necessary to deliver this project with confidence.

We look forward to the opportunity to serve the City of Doral and stand ready to advance this project from pre-construction through successful occupancy.

Sincerely,

Cody Kiess, President | CORE

CORE | CES acknowledges Addendum #1, dated 2/2/2026; Addendum #2, dated 2/10/2026; Addendum #3, dated 2/13/2026; Addendum #4, dated 2/24/2026; and Addendum #5, dated 2/24/2026.

EXECUTIVE SUMMARY



1 Broward Blvd, 205W & 303W,
Fort Lauderdale, FL 33301
P | 954.206.1824
E | codykiess@coreconstruction.com



3150 SW 38th Ave., Suite 450
Miami, FL 33146
P | 305.827.2220
E | jalfonso@cesconstruct.com

#1

**PUBLIC SAFETY BUILDER IN
THE UNITED STATES
2025-2026
(BD+C GIANTS 400 REPORT)**

300+

**PUBLIC SAFETY PROJECTS
DELIVERED ON TIME AND
ON BUDGET**

3,000+

**CIVIC SECTOR
PROJECTS BUILT**

LEADERS IN PUBLIC SAFETY

CORE | CES has been a long-time partner to various clients throughout the state of Florida. Our company has a robust presence in Florida and a track record of delivering successful projects for our clients in the State. We have the team, resources, knowledge, and skills to become your trusted CMAR partner on important projects like the New Police Department Headquarters for the City of Doral.



#1

**PUBLIC SAFETY
BUILDER IN THE U.S.**
(2025 BD+C Giants 400 Report)

We are committed to delivering exceptional professional services to both long-standing and new clients, as well as the communities we serve nationwide. Driven by a strong company culture and a passion for service, our team of professionals excels in what we call the “Business of Building.”

Our trademarked Operational Excellence platform sets CORE | CES apart, ensuring consistent success from pre-construction through closeout. Through advanced planning, VC, on-site management, and sustainable practices, we deliver comprehensive, high-quality results.

Specializing in public safety facilities, we focus on creating environments that support future leaders, first responders, and essential community members. By combining leading-edge technology with decades of hands-on experience, CORE | CES offers a full range of services designed to ensure client satisfaction, including:

- Pre-construction and Budget Verification
- Construction Management
- Insurance Agency Coordination
- Building Information Modeling (BIM)
- VC
- Post Construction/Closeout/Warranty

OPERATIONAL **excellence**[™] THE CORE STANDARD

Our business is the business of building—and the tracking of results in our business can be assessed under **SIX MAIN FACTORS** and their respective **GOALS**.



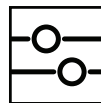
1. Safety

Zero incidents, zero accidents.



2. Quality

Built to plans and specs to a quality that exceeds client's expectations. NO re-work.



3. Schedule

Built on or ahead of schedule.



4. Cost

Project completed within budget. NO change orders.



5. Trade Partners

Built by qualified trade partners who care about Operational Excellence as much as we do.



6. Client

The client will hire us back again.

EXPERIENCE OF THE PROJECT PERSONNEL

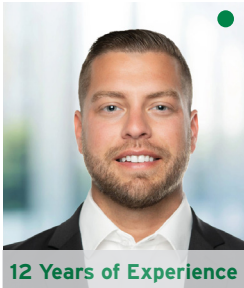
Our proposed team was carefully selected, taking into consideration their experience, expertise, and team chemistry. These selected members of CORE | CES represent the strongest possible team to serve the City of Doral.



PERSONNEL LOCATION

- FORT LAUDERDALE, FL
- MIAMI, FL

PROJECT LEADERSHIP



Cody Kiess
President



Eric Melbostad
Project Executive/VP, Operations

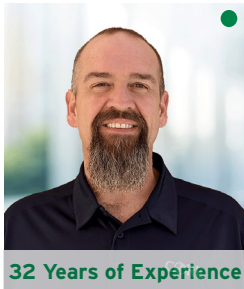
PROJECT TEAM



Jake Otten
Director,
Pre-Construction



Adrian Rodriguez
Senior Project Manager



Brian Olthoff
Senior Superintendent

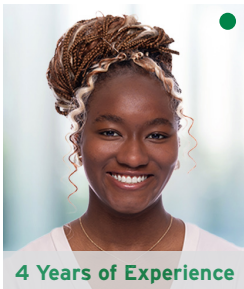


Tab Ahlers
Superintendent

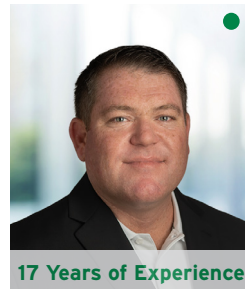


Javier Cabrera-Marini
Scheduler/Phasing Expert

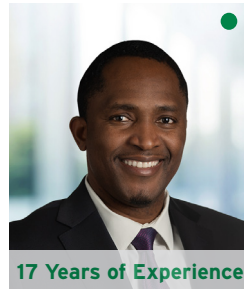
PROJECT SUPPORT | NO COST ADDED



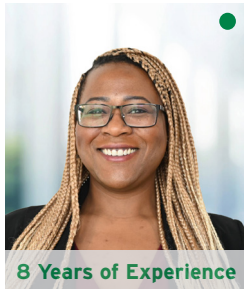
Lethe-Anne Kazeh-Anfo
Virtual Construction



Dusty McSwane
Safety Manager



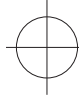
Akini Akini
Community Outreach
Liaison



Ruby Dykes
Grants Manager



Juan Alfonso, AIA, NCARB, RID, CCM
Project Executive



BUSINESS ORGANIZATION AND HISTORY OF THE FIRM

PROVIDE A NARRATIVE ON THE HISTORY OF THE FIRM INCLUDING YEARS IN BUSINESS AND THE DEPTH OF RESOURCES TO PROVIDE PRE-CONSTRUCTION AND CONSTRUCTION MANAGEMENT AT RISK SERVICES. EXPLAIN THE SIZE OF YOUR FIRM, INCLUDING OFFICE LOCATIONS AND THE LEGAL STRUCTURE. IF THE PROPOSER IS A JOINT VENTURE, INCLUDES PARTNERS OR KEY SUB-CONSULTANTS OR SUB-CONTRACTORS AS PART OF THE CMR, PLEASE EXPLAIN THE RELATIONSHIPS OF THE PARTIES.

Our founder, Otto Baum, emigrated from Germany to the United States in 1925 with the hope of building better a life for himself and his family. He quickly established a reputation for being an honest and hard-working man. When Otto applied for a loan to purchase equipment for his masonry company in 1937, he had nothing to use as collateral except for his proven character and admirable reputation. When the bank manager asked the loan officer why they should consider Otto's request, the officer simply replied, *"I trust him."* This event sparked the beginning of our company, which now operates in multiple locations across the U.S., supported by over 1,200 employees and a strong culture built on the same trust and values that Otto started the company with in 1937.

#1

Public Safety
Builder in the U.S.
by *BD+C*

Public safety construction is one of CORE's core strengths and most valued specialties. We understand the responsibility of delivering facilities that allow first responders to operate safely, efficiently, and with confidence, while remaining fiscally responsible to taxpayers. Through CORE's Operational Excellence platform, we integrate advanced virtual planning, proactive on-site management, and sustainable practices to deliver high-performing, cost-effective facilities that serve communities for generations.

SERVING FLORIDA

SINCE **1982**

YEARS OF OPERATION

- 89 years nationally
- 43 years operating in Florida

SIZE OF FIRM

- 1,200+ employees nationwide
- 80+ employees in Florida
- 40+ local superintendents and field personnel

FLORIDA OFFICE SERVING DORAL

1 E Broward Blvd, 205W & 303W
Fort Lauderdale, FL 33301

LEGAL STRUCTURE

Limited Liability Company

OUR SERVICES

Nationally, CORE offers Construction Manager at Risk, Construction Management, Design-Build, Job Order Contracting, Program Management and Negotiated Services. On each project we provide pre-construction services, which include cost estimating, schedule development, design review, biddability/constructability, options studies, risk management, and innovative VC services.

During construction, CORE oversees all field activities and ensures that the client’s goals—and CORE’s internal standards—are met or exceeded in Safety, Quality, Cost, Schedule, and trade partner (subcontractor) coordination. We emphasize open and transparent communication with the City, the design team, and all building partners to deliver each project safely, on time, on budget, and with the highest possible quality.

CORE also provides custom warranty services through a project-specific online platform for tracking issues and supporting the City through the warranty period and beyond.

<p>100+ POLICE STATION PROJECTS COMPLETED</p>	<p>43 YEARS OF CONSTRUCTION EXPERIENCE IN FLORIDA</p>	<p>500+ CMAR PROJECTS WITH A GMP COMPLETED IN THE PAST FIVE YEARS</p>
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PROFESSIONAL SERVICES

 ACCURATE ESTIMATES	 BIDABILITY/ CONSTRUCTABILITY	 COLLABORATIVE DOCUMENT REVIEW	 INVESTIGATIONS	 LEED
 LESSONS LEARNED	 LOCAL AGENCIES	 MARKET ACUITY	 OPTIONS STUDIES	 QA/QC
 RISK MANAGEMENT	 SAFETY	 SCHEDULE	 TRADE PARTNER INVOLVEMENT	 VIRTUAL CONSTRUCTION

THE CORE AND CES PARTNERSHIP

CORE

BY THE NUMBERS

2,000+
CMAR PROJECTS
COMPLETED

100+
POLICE PROJECTS COMPLETED

3,000+
CIVIC PROJECTS
COMPLETED

The infographic features a dark background with a blurred image of construction workers in safety vests. The text is presented in a clean, modern font, with the numbers '2,000+', '100+', and '3,000+' in a large, bold, teal color. The labels 'CMAR PROJECTS COMPLETED', 'POLICE PROJECTS COMPLETED', and 'CIVIC PROJECTS COMPLETED' are in a smaller, white, sans-serif font. The 'CORE' logo is at the top, with a green crosshair graphic over the 'O'. A thin white horizontal line is positioned below the 'BY THE NUMBERS' header.

CORE is partnering with CES Construction, LLC (CES) on this project. CES is a premier, minority-owned, Florida-based contracting firm specializing in CMAR, Construction Management, Design-Build, and Progressive Design-Build services. Established to meet the growing demand for high-quality, efficiently executed capital infrastructure projects, CES is led by Rudy M. Ortiz, PE, CGC, a skilled construction executive with more than 40 years of experience in municipal, educational, and large-scale public works. CORE and CES have successfully collaborated on previous projects, bringing a proven history of teamwork, coordination, and shared commitment to excellence that strengthens our approach to this partnership.

Your project will be led by a hand-selected team from CORE and CES—professionals who, like Otto Baum, embody the trust and perseverance essential to a successful partnership. From pre-construction through completion and warranty, we are committed to delivering a police station that reflects your values, elevates your mission, and serves your community for generations to come.

CES will be supporting your project by providing an expert project scheduler, Javier Cabrera-Marini, and executive support from Juan Alfonso, AIA, NCARB, RID, CCM. CES will also provide support regarding permitting, project communication, and systems analysis.

LICENSES AND PERMITS

State of Florida Department of State

I certify from the records of this office that CORE CONSTRUCTION SERVICES OF FLORIDA, LLC is a limited liability company organized under the laws of the State of Florida, filed on June 18, 2008.

The document number of this limited liability company is L08000059802.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on September 16, 2025, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-seventh day of
January, 2026*





Secretary of State

Tracking Number: 8804746862CU

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

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


Ron DeSantis, Governor Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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


ELLIOTT, BRENT R

CORE CONSTRUCTION SERVICES OF FLORIDA LLC
1 EAST BROWARD BLVD
SUITES 205W & 303W
FORT LAUDERDALE FL 33301


LICENSE NUMBER: CGC1512883
EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 03/06/2025

Do not alter this document in any form.

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



ABRITRATION/LITIGATION PROCEEDINGS

DESCRIBE ANY ARBITRATION PROCEEDINGS OR LITIGATION IN THE PAST TEN (10) YEARS ARISING FROM OR RELATED TO A PROJECT OF SIMILAR NATURE TO THE PROPOSED PROJECT OR ANY SUCH PROCEEDINGS OR LITIGATION THAT DID OR COULD HAVE A MATERIAL EFFECT ON YOUR COMPANY.

CORE confirms that there have been no arbitration proceedings or litigation in the past ten years.

DISCLOSURE OF CONFLICTS

DISCLOSE ANY FINANCIAL OR LEGAL CONFLICTS OF INTEREST, WHETHER EXISTING OR POTENTIAL, WHICH MAY AFFECT PROPOSER'S PERFORMANCE OF SERVICES REQUIRED UNDER THE AGREEMENT IF PROPOSER IS SELECTED AS PRE-CONSTRUCTION / CONSTRUCTION MANAGER AT RISK, INCLUDING, BUT NOT LIMITED TO, ANY BUSINESS SERVICES CURRENTLY BEING PROVIDED FOR INSTITUTIONS THAT MAY BE IN DIRECT COMPETITION WITH THE STATE OF FLORIDA.

CORE confirms that there are no existing or potential financial or legal conflicts of interest that would affect our performance under the Agreement, including any business relationships that would create a direct competition with the State of Florida.

REFERENCES

PROVIDE THE NAME, ADDRESS AND TELEPHONE NUMBER OF NO MORE THAN THREE (3) PROJECT CITIES TO ACT AS REFERENCES FOR THE PROPOSER WITH WHOM PROPOSER HAS WORKED WITH WITHIN THE LAST TEN (10) YEARS. IDENTIFY THE PROJECT(S), LOCATION(S), AND SERVICES PERFORMED. PROVIDE THE NAME, ADDRESS AND TELEPHONE NUMBER OF NO MORE THAN THREE (3) DESIGN PROFESSIONALS TO ACT AS REFERENCES FOR THE PROPOSER OR PERSONS CURRENTLY EMPLOYED BY THE PROPOSER WITH WHOM PROPOSER HAS WORKED WITH WITHIN THE LAST TEN (10) YEARS. IDENTIFY THE PROJECT(S), LOCATION(S), AND SERVICES PERFORMED. PROPOSER PROVIDES CONSENT TO CITY TO CONTACT PROPOSER'S REFERENCES FOR PURPOSES OF EVALUATING PROPOSER FOR THE PROJECT.

We bring extensive experience building shared-use public safety facilities, and the project Cities and design professionals listed below represent our work on projects of similar scope and complexity within the past ten (10) years. For each reference, we have identified the relevant project(s), location(s), and services performed. We welcome the City's contact with these references as part of its evaluation of our qualifications for this project.

CLIENT REFERENCES

BROWARD COUNTY SUPERVISOR OF ELECTIONS NEW FACILITY | FORT LAUDERDALE, FL

BROWARD COUNTY
RICH LUCE, AIA, NCARB, LEED AP, CCCA
SUPERVISOR
P: 954.357.6419
A: 115 S. Andrews Ave., Fort Lauderdale, FL 33301

Services included 160,000 square feet of demolition, renovations, and new construction of offices, training spaces, and operations facilities. CORE delivered infrastructure upgrades, optimized site flow and parking, and secure staging for election operations. The project achieved LEED Gold certification for sustainability and secure public safety and operational support services.

DOWNTOWN CIVIC CENTER BUILDING AND PLAZA | LAS VEGAS, FL

CITY OF LAS VEGAS
SHELLY HAYDEN, ARCHITECTURAL
PROJECT MANAGER
P: 702.229.3249
A: 495 S. Main St., Las Vegas, NV 89101

Services included 300,919 square feet of two new buildings with offices, meeting spaces, and lease-ready areas, along with a vibrant public plaza with stages and green spaces. CORE delivered construction and site development, creating a dynamic hub for civic activities and community engagement.

ROYSE CITY POLICE STATION | ROYSE CITY, TX

CITY OF ROYSE CITY
KIRK ALDRIDGE, CHIEF OF POLICE
P: 972.524.4774
A: 100 W. Main Street, Royse City, TX 75189

Services included the construction of a 28,000-square-foot facility located in Royse City, TX. The new station featured space for 15 administrative staff members, 45 officers, and support staff. It housed property and evidence storage, records, interview rooms, a training room, two locker rooms, a fitness room, a kitchen, and break areas. It also featured a secure parking lot with covered spaces.

DESIGN REFERENCES

BROWARD COUNTY SUPERVISOR OF ELECTIONS NEW FACILITY | FORT LAUDERDALE, FL

PGAL
CARL CONNER, AIA, DESIGN DIRECTOR
P: 561.322.1068
A: 791 Park of Commerce Blvd #400, Boca Raton, FL 33487

Services included 160,000 square feet of demolition, renovations, and new construction of offices, training spaces, and operations facilities. CORE delivered infrastructure upgrades, optimized site flow and parking, and secure staging for election operations. The project achieved LEED Gold certification for sustainability and secure public safety and operational support services.

FORT LAUDERDALE FIRE STATION 13 & EMS STATION 88 | FORT LAUDERDALE, FL

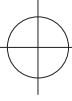
DLR GROUP
ALEXANDER STRAUGHN, AIA
SENIOR ASSOCIATE
P: 407.648.1331
A: 301 E Pine St #900, Orlando, FL 32801

Design-build services for a new Fire Station and a new EMS Station in Fort Lauderdale, FL.

PALM BEACH COUNTY FIRE STATIONS 49, 92, 24, 25 | PALM BEACH COUNTY, FL

CURRIE SOWARDS AGUILA ARCHITECTS
JESS SOWARDS, AIA, LEED AP
PRINCIPAL
P: 561.276.4951
A: 185 NE 4th Ave, Delray Beach, FL 33483

Services included fully equipped, modern fire stations designed to support firefighters in their mission to serve and protect the community.



THIS SECTION OF THE PROPOSAL SHALL CONTAIN THE FOLLOWING INFORMATION AND DATA AND SHALL BE TIED TO PROJECT EXAMPLES LISTED IN SECTION 4.3.A;

1. SAFETY PROGRAM DESCRIPTION INCLUDING:
 - A. NAME AND QUALIFICATIONS OF SAFETY OFFICER
 - B. NARRATIVE DESCRIPTION OF PROGRAM
 - C. TRAINING AND SAFETY EDUCATION PROGRAMS USED
 - D. MAINTENANCE OF YOUR FIRM'S SAFETY STATISTICS

2. SAFETY RECORD INCLUDING:
 - A. MAN HOURS WORKED
 - B. EMR RATE AND OSHA RECORDABLE RATES
 - C. DESCRIBE ANY OSHA VIOLATIONS AND ACTIONS TAKEN TO CORRECT, AND LESSONS LEARNED
 - D. ORGANIZATION CHART SHOWING RELATIONSHIP OF SAFETY OFFICERS TO SENIOR MANAGEMENT OF PROPOSER'S ORGANIZATION.

Safety is at the forefront of every service CORE | CES provides, and it is the top priority of our trademarked pre-construction and operations platform, Operational Excellence. Starting in pre-construction, projects are evaluated for how they can be completed as safely as possible, and this is carried throughout the entire construction process with both overhead methodology and day-to-day procedures. Some of our safety programs and practices include:

SAFETY AS A TEAM

At CORE, we ensure that all site supervisors are OSHA 30-Hour certified and encourage all of our field staff to be a part of our safety team. From superintendents, assistant superintendents, project managers, assistant project managers, and laborers, everyone is held responsible for emulating and upholding CORE | CES' safety standards and culture. By empowering the entire project team to include safety in their role, the entire team takes ownership for ensuring it is carried out.

MASTER SAFETY PLAN

Through our regular review of design progress documents and construction documents, CORE | CES develops a comprehensive master safety plan specific to each project. Preventative measures required to rectify potential safety hazards are identified in the project's master safety plan, and all trade partners providing goods and services on the project are required to participate in a mandatory pre-construction project safety meeting. A detailed presentation of the master safety plan outlining the requirements for each individual trade partner is presented during this meeting, and again on a monthly basis throughout a project's duration. All trade partners are contractually required to indicate their written understanding of, and agreement with, the master safety plan prior to starting any activities.

PREDICTIVE SOLUTIONS

To effectively track safety during construction, we perform daily safety inspections on every project using an app called Predictive Solutions (P.S.). CORE | CES requires each individual member of our field staff to complete between one inspection a day to one inspection a week depending on the project team's size. We encourage that our teams capture all violations, deficiencies, or accolades on their reports. We operate under the mentality that if you cannot find something that OSHA would consider a violation on a construction site—you are not looking. Once a P.S. report has been completed, it is emailed out to the trade partner's Safety Manager, Foreman, Superintendent, or owner. Depending on the severity of the violation, we can require a

We are **ALL IN FOR SAFETY!**



ZERO INCIDENTS. ZERO ACCIDENTS.



Dusty McSwane
CORE'S SAFETY OFFICER

DUSTY'S QUALIFICATIONS
 OSHA Coss; OSHA 30-HOUR; Certified Safety and Health Official Construction; Master Certification Safety and Health; USACE NAVFAQ

● **TAB 1 | TECHNICAL RESPONSE**

trade partner to respond in writing as to how they will remedy the situation. This nearly constant review of our jobs keeps safety at the forefront, sends a clear message to all the workers that we are dedicated to keeping them safe, and allows us to give positive feedback for safety practices.

INSPECTIONS

CORE’s National Safety Director, John LaPorte, visits our projects on a regular basis. John is an inspiring safety leader who not only inspects our projects to ensure that we are complying with national safety standards, but also speaks to our field personnel—motivating every project team to be dedicated to bringing everyone home safely. He is continuously striving to improve our safety programs and practices across the nation, and his enthusiasm creates a true and passionate CORE Safety Culture at the micro and macro levels.

ALL-HANDS SAFETY MEETINGS

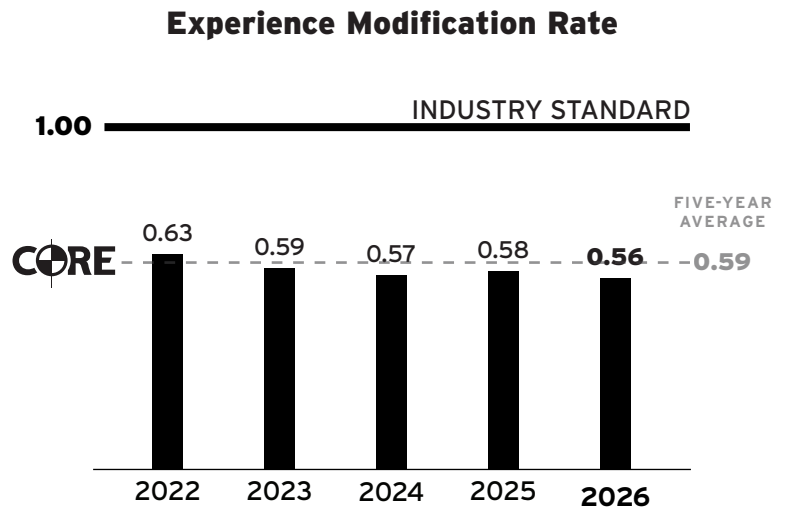
CORE | CES mandates weekly ALL-Hands Safety Meetings led by our Project Management staff as well as trade partner supervisors. All agendas are supported by our National Safety Director, John LaPorte. At the jobsite meetings, we always provide a new safety training session for all on-site workers regarding a relevant topic applicable to the current ongoing or yet to be started work on the site, such as scaffold awareness before masonry starts going vertical.

SAFETY RECORD

The safety of our employees, partners, and clients is our top priority. At CORE | CES, protecting people, property, and the environment is a core value that shapes every aspect of our planning and daily operations, ensuring everyone goes home safely. Our commitment to zero incidents and accidents is demonstrated through Daily Activity Hazard Analysis (DAHA) reports, consistently low Experience Modification Rates (EMR), and routine site inspections, reflecting our role as dedicated stewards of safety for our team, clients, and communities.

OSHA VIOLATIONS

CORE | CES has not received any OSHA citations within the last five years for any of its projects. This is a testament to our strong commitment to safety and proactive measures in maintaining a safe work environment.



808,000+
MAN HOURS WORKED

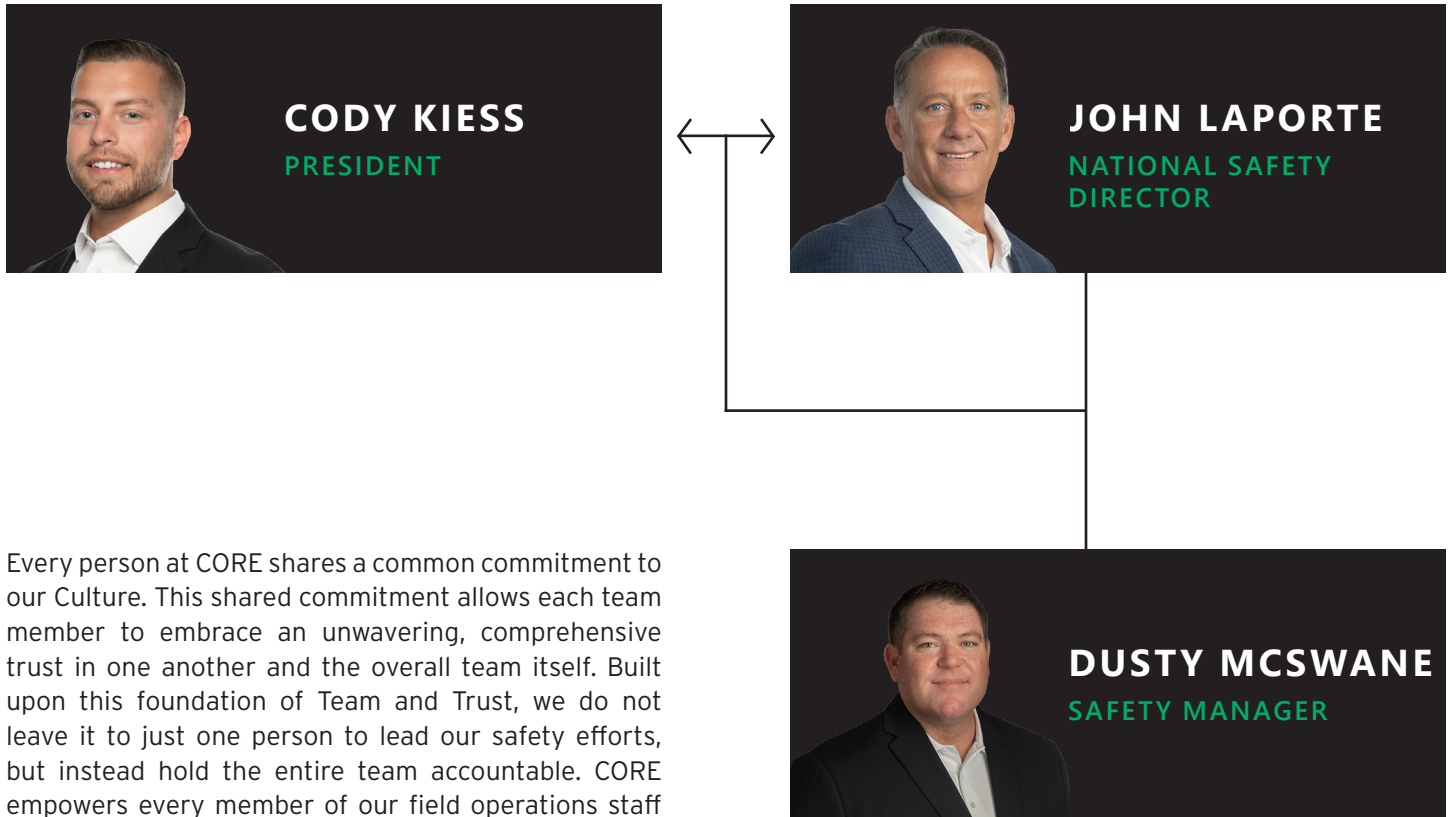
.56
EMR RATE

0
TRIR RATE

0
DART RATE

SAFETY OFFICERS TO SENIOR MANAGEMENT RELATIONSHIP

The following organizational chart illustrates the relationship of our safety officers to senior management within our organization, demonstrating clear lines of responsibility and oversight.

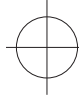


Every person at CORE shares a common commitment to our Culture. This shared commitment allows each team member to embrace an unwavering, comprehensive trust in one another and the overall team itself. Built upon this foundation of Team and Trust, we do not leave it to just one person to lead our safety efforts, but instead hold the entire team accountable. CORE empowers every member of our field operations staff to think of themselves as our safety team.



From CORE's CEO, Jim Jacobs:

"Nothing is more crucial than the safety of our employees, building partners, and clients. The protection of people, property, and environment is a core value of our business philosophy. Our daily goal is to send everyone home safely, and we plan and manage for that. We recognize we are accountable for protecting people and we develop our safety culture around the importance of this foundational imperative."



A. THE PROPOSAL SHOULD PROVIDE A DETAILED NARRATIVE OF THE MANAGEMENT APPROACH THAT WILL BE USED FOR THE PROJECT. THE PROPOSER SHOULD IDENTIFY ANY UNIQUE EXPERIENCE, QUALIFICATIONS, TOOLS, TECHNIQUES, AND APPROACHES THAT WILL BEST ACHIEVE THE PROJECT'S OBJECTIVES. PROPOSER SHALL EXPLAIN WHY AND HOW IT IS INDUSTRY LEADING IN THESE AREAS.

B. THE FOLLOWING ISSUES SHOULD BE ADDRESSED FOR BOTH PRE-CONSTRUCTION AND CONSTRUCTION PHASE SERVICES:

1. SCHEDULING AND SCHEDULING MANAGEMENT
2. COST TRACKING AND CONTROL
3. PROJECT BUDGET ESTIMATING AND DETAILED CONSTRUCTION COST ESTIMATING
4. PROJECT DOCUMENTATION AND REPORTING
5. DESIGN REVIEW APPROACHES
6. CONSTRUCTION COORDINATION AND MANAGEMENT
7. PRE-CON AND CONSTRUCTION QUALITY ASSURANCE AND CONTROL PLAN
8. SOFTWARE PROGRAMS, WEB-BASED APPLICATIONS, AND OTHER COMPUTER APPLICATIONS TO BE USED OR REQUIRED FOR CONSTRUCTION MANAGEMENT, SCHEDULING, AND COST MANAGEMENT TASKS
9. PROVIDE EXAMPLES OF PROJECT DELIVERABLES (AS ATTACHMENT TO PROPOSAL, PAGES ARE EXCLUDED FROM PAGE LIMIT OF PROPOSAL)
10. EXPERIENCE WITH ALTERNATE DELIVERY STRATEGIES AND INNOVATIVE WAYS TO SPEED UP PROCUREMENT AND PROJECT DELIVERY

The foundation of a successful project is trust. With 89 years of successful project deliveries and over 2,000 CMAR projects completed, CORE | CES has gained a solid reputation as a trusted construction partner. To build that reputation, CORE | CES has focused on working closely with clients, design teams and trade partners to deliver the highest level of pre-construction, construction and closeout/warranty services. Through each project, CORE | CES cultivates an environment of collaboration and open communication to ensure the entire team is engaged to complete the work on time and within budget. Together, the team can develop a holistic project management approach that delivers a singular plan, using singular language from start to close. There is no process with CORE | CES which allows one department to work by itself in a silo. At CORE | CES, we are ONE team dedicated to the entire process.

PRE-CONSTRUCTION APPROACH

As your Construction Manager, CORE | CES will strive to provide the very best professional services to complete the new Police Department Headquarters project. Our mindset, *The Client Decides*, is the foundation of our approach as we continually look for ways to leverage our expertise in various aspects of construction. If chosen, we will provide you with services above and beyond those of our competitors.

Achieving best value means finding positive solutions that will guide the project toward an ideal balance of cost, schedule, and quality. CORE | CES has the resources and expertise to accurately develop various cost estimates to reflect different options for the new Police Department Headquarters project, ensuring the City receives a true best value project that meets all your requirements for cost, schedule, functionality and aesthetic.

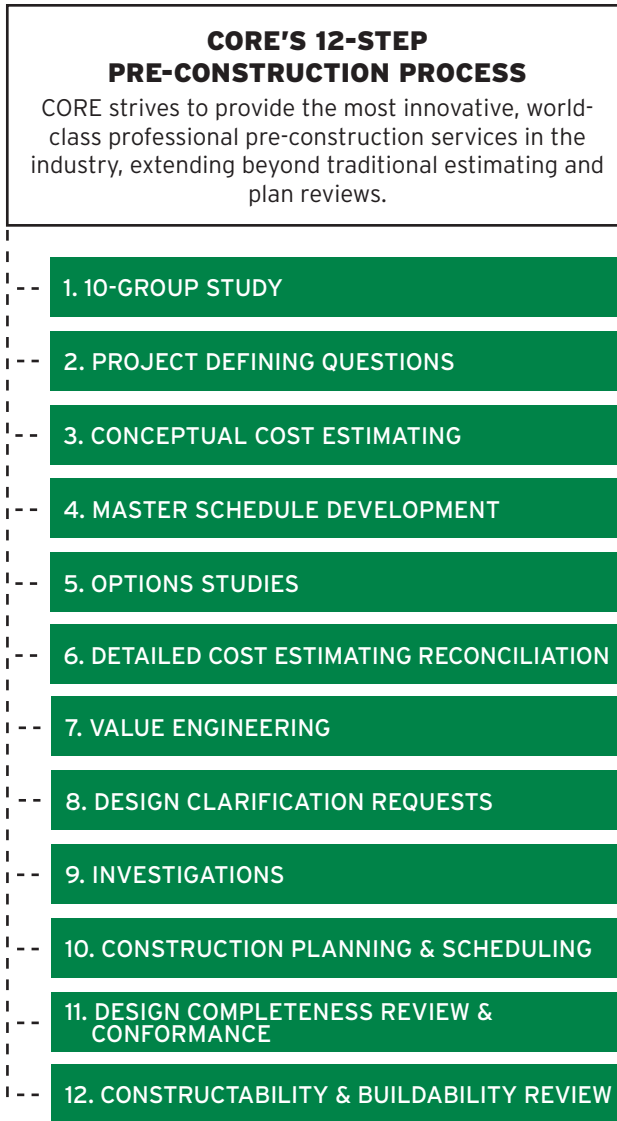
CORE | CES will engage the construction personnel responsible for building your project into the pre-construction phase as early as possible. Having project

management and field supervision personnel engaged early helps the entire team work through sensitive topics such as schedule, means/methods, logistics, safety, and special owner requirements. This ensures everyone is included and informed on all discussions and planning efforts that occur during pre-construction, and eliminates the need for a “project handoff” as we transition from pre-construction to construction.

Communication is the most understated obstacle in a project, regardless of what phase is taking place. All parties, including CORE | CES, the City of Doral, and our trade partners will have the same level of communication to ensure all information is disseminated equally and efficiently. To ensure this, we will schedule weekly meetings that involve representatives of each stakeholder (likely through video conference). At the same time, our project team will update a master schedule on a regular basis to ensure that you have an accurate snapshot of the current and projected status of your project. Responsible management of this schedule is critical, and milestone dates will be an essential part of your project.

Virtual Construction

Our in-house VC team will use the design team’s 3D models to mitigate risks through both the early 3D coordination of building systems, and virtual mockups of complicated portions of construction. Virtual construction will also increase collaboration between CORE | CES, the City, and trade partners, allowing the project team to work together and solve challenges during the design rather than in the field during construction. This saves time and cost for your project. VC gives the project team an enhanced perspective of the construction means and methods. In the spirit of our CORE Values - *Integrity, Fairness, Continuous Improvement, and Results*, CORE | CES is always using cutting-edge of technology and continuously improving in this arena.



Scheduling

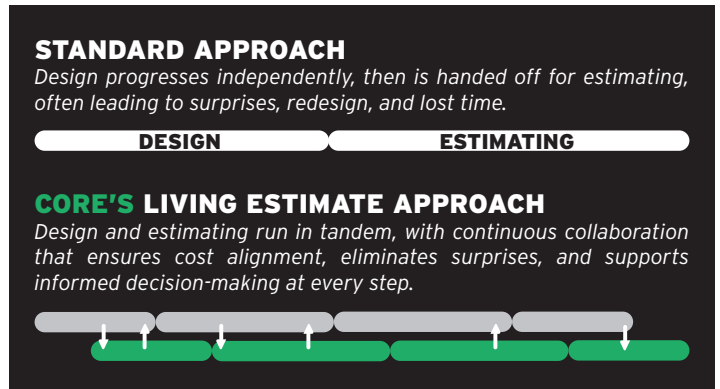
Our team utilizes the most advanced software version of Microsoft Project for schedule development. Upon selection, CORE | CES will complete a preliminary schedule for review and discussion with the City. This preliminary schedule will include all elements to be scheduled during the design phase, including completion of the design documents. Time sensitive items, such as permit plan checks and long-lead items, will be identified in this preliminary schedule. From there, CORE | CES will work with the City to create a master schedule that contains all the trade partner activities, relationships and milestones, which will allow us to “drill down” and create other specific schedules to use as tools throughout the project, such as a milestone schedule and six- and three-week look-ahead schedules. Due to the level of detail that is put into the master schedule, at any point during the project we are able to break out other schedule types to help us keep the project on track.

Cost Control

CORE | CES’ cost estimating systems and trade partner relationships allow us to generate accurate estimates at key milestones throughout the design phase. We will work with the City to evaluate the program, ensuring that it is in constant alignment with the budget and that building costs are continuously verified. We think about the budget not only as it pertains to the design and construction of the project itself, but also the performance of the facility with regard to utility consumption, long-term maintenance and impact on training costs. We are passionate about helping you realize and execute the construction of this integral piece of architecture for the betterment of our community.

Cost Estimating

Rather than follow a traditional pre-construction scenario that only provides budgetary feedback as certain design milestones are achieved, CORE | CES utilizes a Living Estimate which provides continuous, real-time budgetary feedback to the design team. This living estimate process allows the design team to continue with design in a more seamless method to help minimize corrective re-design.



Value Engineering

Value engineering (VE) should be about more than simply cutting scope. We believe there are no bad ideas when it comes to brainstorming ways to help decrease the cost and increase the quality of a project. Some ideas are rejected, while others may be incorporated. We use a detailed VE log to diligently track these ideas from pre-construction through the end of construction. The items are described and marked by the project team as approved, potential, unlikely or rejected, and each are assigned an estimated cost.

Project Documentation

During the pre-construction phase, CORE | CES incorporates project documentation and reporting as a foundational element to ensure transparency, collaboration, and efficiency. CORE | CES utilizes Procure, a cloud-based project management software, to centralize all project-related documentation, including Submittal Logs, RFIs, ASI Logs, Drawing Logs, and Meeting Minutes. This platform allows the team to maintain accurate and traceable records,

ensuring that all stakeholders have real-time access to critical information. By integrating Procore early in the pre-construction phase, our team ensures that project data is organized and accessible, enabling seamless communication between the design team, trade partners, and the client.

Design Review

Our team understands that review comments are an important part of the communication process for this project. As reviewers study the documents, questions, comments and clarifications will be needed to fully understand the design and construction teams' intent, including compliance with codes and standards. Your Project Manager, Adrian Rodriguez, will review each comment and schedule a team meeting. At this meeting, Adrian will assign each comment to the appropriate team member(s). That team member is then responsible for gathering the appropriate information for our response. Where comments require coordination with multiple disciplines is identified in the response column to make sure the feedback is complete and fully responsive by all parties.

If clarification is required, the team member(s) will work with Adrian to compile the questions for the reviewer(s). After the questions are compiled, Adrian will contact the City's Project Manager to schedule a meeting to discuss items that need clarification. Once all comments are correctly understood, responses will be generated to fully address the questions/comments. The responses will include, where appropriate, the page number(s) section, paragraph, drawing number, detail number, etc. as required to clearly let the reviewers know how and where the comment was addressed in the documents.

As part of this process, each comment response will have a check-box for Adrian's review confirmation. This check-box is marked, indicating the response is complete only after Adrian has reviewed each comment, response, drawing or specification revision and their reference locations. This process starts when the comments are received and are completed to be included in the next submittal phase. This process occurs at each submittal.

Construction Coordination and Management

Team synergy is foundational to achieving best value out of pre-construction services. We place an emphasis on having and attending regularly scheduled design progress review meetings. This promotes teamwork and ensures that collaboration, coordination, and communication are maintained throughout the process. Frequent design progress review meetings are key to keeping the team aligned and effectively managed with the most current project information.

CONSTRUCTION APPROACH

CORE | CES approaches every project from the standpoint of comprehensive construction administration and

management. The same collaborative effort that goes into pre-construction services continues through construction services. A coordinated effort, clear communication, and professional organization are the fundamental keys to our construction management approach. The City of Doral can expect excellent orchestration of the entire up-front administrative process, permitting, scheduling, trade partner management, commissioning, FF&E coordination, project turnover, and a responsive warranty process.

Scheduling

A project becomes successful through consistent, active communication among the client, design team, trade partners, and the members of our team. CORE | CES engages all stakeholders in a positive and proactive dialogue throughout every phase of all projects.

We believe that efficient and transparent communication during all phases of our projects must include all team members. The characteristics of being a flexible builder stems from a commitment to creative, positive, and proactive thinking. It is the cornerstone of successful projects. Our clients will attest that we serve them in a spirit of excellence and advocacy for the greater good of the project team.

At CORE | CES, Operational Excellence is the standard to which every project is held on a daily basis, and it is the key to our success in managing every project. Operational Excellence is leadership and teamwork focused on the goals of the project and the processes required to achieve those goals. We believe the tracking of these processes can be assessed and managed under six main factors and their respective goals. By meeting each goal, CORE | CES achieves Operational Excellence, enabling us to provide best value for our clients.

Construction Schedules: Every schedule activity will be assigned a trade partner. This allows us to take the master schedule, created during the pre-construction phase, and create a trade partner schedule that is be used to discuss activities and durations with various trade partners. Based on the master schedule, we will also utilize a milestone schedule and six- and three-week look-ahead schedules to help identify leading indicators of schedule slippage.

Monitoring: Our field teams will measure the amount of work put in place each day by the trade partners on-site, tracking their progress and keeping them informed of how they are progressing compared to the completion schedule. If it becomes apparent that a trade partner may be falling behind, immediate action will be taken to increase manpower or work additional hours to catch up. We are confident we can ensure the schedule completion based on our field management staff's effective assessments of our trade partners' schedule performance.

Cost Control

CORE | CES uses a software called Vista Viewpoint for all cost-related project tracking. Through this program, we are also able to generate any number of reports to analyze the status of the project throughout construction. This web-based software provides real-time and flexible solutions to our operations team. A few of our commonly used reports include:

- Monthly Billing Report
- Contingency Usage Report
- Allowance Usage Report
- Job Labor Report

Maintaining and Communicating Budget Throughout The Process:

Our method of cost control is congruent with that of the pre-construction phase – open book and completely transparent. To the team, CORE | CES will communicate all cost challenges that we encounter during construction as well as what we will do to control these costs. This often means utilizing options studies and VE; processes also used during the pre-construction phase. All subcontracts and subcontract change orders will be thoroughly discussed so that the entire team is aware of each trade partner's scope and budget. If an issue arises, our team will determine its validity and take the necessary steps to control its cost.

Project Documentation and Reporting

During the construction phase, CORE | CES integrates project documentation and reporting seamlessly to ensure transparency, accountability, and efficiency. Using Procore, a cloud-based project management software, CORE | CES maintains all project records electronically. This centralized system allows for real-time tracking and secure storage of all documents, ensuring stakeholders have immediate access to up-to-date information. CORE | CES also employs a Construction Issue (CI) process to manage changes in construction documentation and associated cost controls, assigning CI numbers to track monetary and time implications from origin to resolution. Weekly reports and CI Logs are shared with stakeholders to provide a clear overview of progress, risks, and any issues that may impact the project. This proactive approach ensures that all construction activities are well-documented, efficiently managed, and aligned with the project's goals.

In conjunction with Procore, CORE | CES utilizes DroneDeploy Ground software to communicate seamlessly amongst the entire project team throughout the life of a project. During pre-construction, CORE | CES uses the BIM overlay feature on the DroneDeploy Ground app to identify and resolve any clash points in an existing space before construction begins. Throughout construction, real-time conditions are instantly and effectively conveyed to all team members by capturing, organizing, archiving, and allowing instant access to variety of visual media types including 360-degree images. With DroneDeploy Ground's timeline feature, users can look

back to various points during the construction process and obtain a clear understanding of how materials were installed in a specific space. This is an invaluable tool as we reach the finishing stages of construction and need to confirm systems that have previously been installed and covered by the next phases of construction. This photo documentation also serves as an as-built feature that is turned over to our clients at the end of construction. Cloud-based storage means that the City will have access to the new Police Department Headquarters project's photo documentation indefinitely, and the link can be shared publicly so users can access the photos without requiring a DroneDeploy Ground login.

Construction Coordination and Management

CORE | CES applies a structured, collaborative approach to construction coordination and management to ensure efficiency, quality, and alignment with project goals. Using tools such as Procore and Microsoft Project, the team tracks progress and manages schedules in real time. Weekly owner/architect/contractor (OAC) meetings keep stakeholders aligned and address challenges proactively. On-site project managers and superintendents oversee daily operations, while a three-phase Quality Control Plan ensures compliance with safety, quality, and schedule standards. Through technology, communication, and proactive leadership, CORE | CES delivers well-coordinated and successful projects.

Quality Assurance and Control Plan

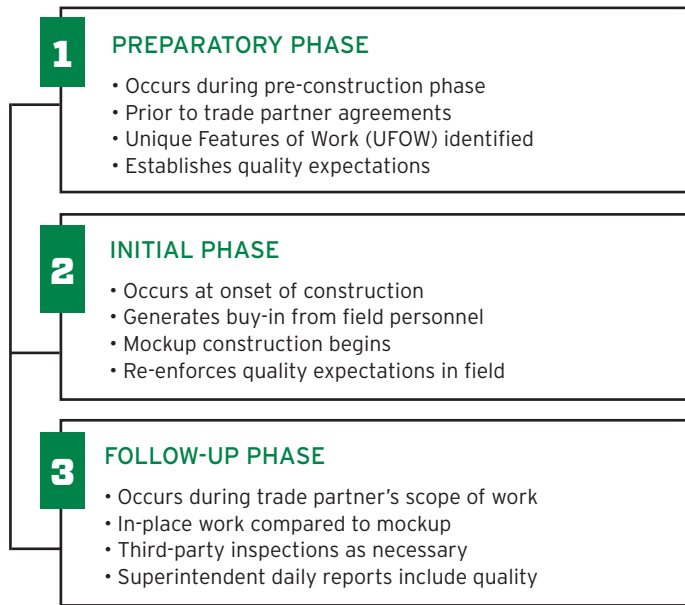
The New Police Department Headquarters project will be built to the plans and specifications and to a quality that exceeds expectations, ensuring no re-work will be required. CORE | CES has adopted a three-phase construction Quality Control/Quality Assurance Plan, modeled after the U.S. Army Corps of Engineers' program, as our quality management process. This plan applies not only to construction but also to the pre-construction phase, ensuring quality is embedded from the very start of the project. Before construction takes place, our project team will prepare Quality Control Manuals specific to each element within the project's scope. These manuals contain trade partner contracts, specifications sections, and submittals which will be reviewed by all parties. This ensures that each individual has a thorough understanding of the scope and job to be performed.

Our team will carefully review submitted shop drawings and product data information received from trade partners prior to submitting for design review and approval. This will ensure proper materials make it to the jobsite. Before trade partners begin installation at the site, they will have a thorough understanding of the true scope of work to be performed, materials to be installed, and the expectations of our team to build to the highest quality standards. CORE | CES will submit our quality control plan to the City for

approval and acceptance prior to beginning any work on the design documents.

During construction, the practiced eyes of our construction management team will inspect each installation while it is happening, and numerous inspections will be conducted. These inspections are set in place to ensure safety, fulfillment of schedule, code compliance, and quality assurance and control. Our on-site Superintendent, Tab Ahlers, will perform daily inspections of work being put into place. Additionally, we will develop a Project-Specific Quality Plan (PSQP) for the new Police Department Headquarters project. The PSQP will clearly establish CORE | CES and the City's quality expectations. This custom document monitors accountable deliverables on-site to drive a higher level of quality and ultimately, higher client satisfaction.

QUALITY CONTROL PLAN



Closeout/Warranty

CORE | CES understands the importance of closeout and defining what each client's needs are when preparing for project completion. We will ensure you fully understand how to operate and maintain your building. We believe in beginning project closeout preparations upon Notice to Proceed. Establishing goals and a clear understanding of your requirements for the final product ensures accuracy and timely collection of required documentation and information. At the outset of any project, CORE | CES' first step in the process is to listen. It is crucial for our team to get a clear understanding of the City of Doral's desired outcome for the new Police Department Headquarters project. Once a common vision is in place, CORE | CES employs comprehensive construction knowledge and industry expertise to ensure that the finished product matches or exceeds all expectations.

EXPERIENCE WITH ALTERNATIVE DELIVERY

Our experience with alternative delivery strategies and innovative methods for expediting procurement and project delivery extends through both pre-construction and construction phases, reflecting our collaborative, client-focused approach. CORE | CES specializes in alternative delivery methods such as Design-Build, Lease-Leaseback, and Construction Manager at Risk (CMAR). These strategies integrate the client, design team, and contractor into a unified team working towards common goals, ensuring seamless communication and efficient project execution. Below are the key highlights of our expertise:

Early Procurement Strategies:

- Implement early procurement Guaranteed Maximum Price (GMP) packages to address market challenges and secure long-lead materials
- Reduce supply chain risk and prevent delays through proactive pre-construction planning.
- Issue multiple GMP packages for critical scopes (earthwork, utilities, foundations) to lock in pricing early, accelerate schedules, and maintain design-to-budget alignment.

Innovative Procurement Techniques:

- CORE | CES explores alternative materials and suppliers to maintain project specifications while managing costs. This strategy expands the supplier pool and ensures that performance standards are upheld.
- Leveraging our bulk purchasing power and established vendor relationships, we secure materials at competitive prices. Additionally, we often preorder critical materials and store them offsite to prevent delays.

Living Estimate Approach:

- CORE's Living Estimate methodology ensures real-time collaboration and cost updates throughout the pre-construction phase. This transparency allows for precise budgeting and minimizes surprises during construction.

Fast-Track Construction Methodologies:

- We utilize fast-track methods such as overtime work, Saturday shifts, and pre-fabrication to expedite project schedules. These strategies, combined with virtual construction tools, ensure seamless transitions from design to construction.

CORE | CES delivers enhanced stakeholder collaboration, accelerated schedules through early procurement and fast-tracking, strategic cost control, and improved quality through prefabrication and VC. These proven benefits reflect our innovative strategies and alternative delivery expertise, ensuring projects are completed efficiently, within budget, and to the highest standards.

EXAMPLES OF PROJECT DELIVERABLES

To demonstrate our structured and quality-focused approach, we have attached representative deliverables, including a Project Specific Quality Plan (PSQP), a Material Procurement Log, and a Flooring Option Study/Life Cycle Cost Analysis below. These samples reflect our disciplined quality management, proactive procurement tracking, and data-driven evaluation processes.

PROJECT SPECIFIC QUALITY PLAN - PSQP

CORE		PROJECT SPECIFIC QUALITY PLAN		Project name: Site 50-H-SE-2 High School	Owner: Orange County Public Schools			
		Project Address: 12401 Dowden Rd. Orlando, FL		Architect: Zyscovich Architects				
Quality Requirements - CORE Team Member Responsibility				TEMPORARY PROTECTION PLAN		DELEGATED DESIGN		
Project Specific Quality Plan: Site 50 Project Team Onsite		Temporary Protection - Interior (method/type)				SPEC	SCOPE OF WORK	APP'D DATE
Commissioning Coordinator: Alden Gunder		Polished Concrete: Skudoboard laid over the top of pour until grind/polish				31	Precast Site Wall	Complete
Exterior Mock-Up: Randy Barnhill		Terrazzo: N/A				31	Fire Protection	Installing
CORE Envelope/Constructability: Carlos Larin / Owen Minshall		Carpet: Bought through Subcontract, Ramboard in use				32	Retaining Walls	Complete
Project QC Lead: Project Team		VCT/LVT: Bought through Subcontract, Ramboard in use				31	Fire Line Utilities	Complete
CORE VC Lead: Lethe-Ann Kazeh-Anfo		Metal Door Frames: Door Protector Sleeves in use				32	Walkway Canopies	Fabricating
CORE Safety Lead: Dusty McSwane & Team		Doors: Temp Doors & Protection bought through Subcontract, Sleeves in use					Offsite Irrigation	Procuring
Project Support				Thresholds: TBD				
Geotechnical: N/A				Interior CMU: TBD				
3rd Party Reviewers:				Storefront: Foam Board in use				
Material Testing: NV5 - Contracted with OCPS				Tubs/Showers: N/A				
Special Inspectors: ECS - Thresholds				Others:				
WATER INTRUSION ACTION PLAN				Temporary Protection - Exterior (method/type)				
CORE Responsibility: Randy Barnhill Phone: 407-768-8960		Roofing: LDF installed at all flutes of the deck to prevent water and moisture penetration						
Flow Meter Installed? Not yet		Walkway Canopies: TBD						
Shut-Off Location(s): Hydrant at Dowden Entrance		Windows/Glazing: TBD						
Remediation Equip onsite or on-hand? Dehumidifiers in Connex		Stucco: TBD						
Actions: (example: if sprinkler head breaks, "x" will occur)		Metal Panels: TBD						
		Temp Dry-In - Roof: Roof Procurement is on-time to arrive before needed						
		Temp Dry-In - Walls: GMP 6 GRs include budget for Temp Dry-In Windows						
		Temp Cooling: GMP 6 Allowance for Temp Cooling						

3-Phase Quality Assurance Plan

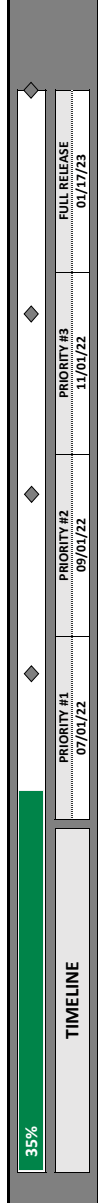
SPEC SECTIONS(S)	SCOPE OF WORK	PREPARATORY (PRE-INSTALL)		INITIAL INSTALL/MOCK-UPS				FOLLOW UP TESTING/INSPECTIONS				
		SCHEDULED START OF SCOPE	MEETING DATE	IS A MOCKUP REQUIRED BY SPECS? (Y/N)	IF YES... SIZE?	INITIAL REVIEW DATE	DATE ACCEPTED	COMMENTS (optional)	PROCORE INSPECTOR (CORE Team Member)	3rd PARTY INSPECTION REQUIRED (Y/N)	If yes, Who?	COMMENTS (optional)
31 00 00	Mass Grading	08/29/22	07/22/22	N					ML	Y	NV5	Import Fill & Densities per 12"
33 00 00	Site Utilities	08/29/22	08/26/22	N					ML	N		
03 30 00	Concrete Foundations	01/03/23	12/14/22	Y	Not given	1/11/2023	1/11/2023		HR	N		
03 45 00	Precast Architectural Concrete	03/06/23	02/17/23	N					HR	N		
03 47 13	Tilt-Up Concrete	05/08/23	03/14/23	Y	6'x6'	3/9/2023	3/9/2023	Texture/Paint coming	ML/CB	N		
03 52 16	Lightweight Insulating Concrete	08/01/23	06/14/23	N					HR/CB	Y	Manu	
04 00 00	CMU	08/01/23	07/15/23	Y	4'x4'	8/17/2023	8/17/2023	In Place Site Wall	ML/CB	N		
05 00 00	Structural Steel Framing / Joists / Decking	05/22/23	04/25/23	N					ML/CB	N		
05 40 00	Cold Form Metal Framing	09/01/23	08/01/23	N					ML/CB	N		
06 41 00	Architectural Wood Casework	11/13/23	12/14/23	Sample or Mockup	Full Size	10/22/2023	10/22/2023	Cabinet Samples	ML/CB	N		
07 00 00	Waterproofing / Joint Sealants	02/01/23	01/13/23	Y	100 sq ft	5/23/2023	5/23/2023	On Tilt Panel Mockup	CB	Y	OCPS	Inform of application dates
07 13 00	Sheet Waterproofing	01/03/23	12/14/22	Y		5/23/2023	5/23/2023		CB	Y	OCPS	Inform of application dates
07 27 00	Air Barriers	08/01/23	08/01/23	Y		5/23/2023	5/23/2023	On Tilt Panel Mockup	CB	Y	OCPS	Inform of application dates
07 42 13.23	Metals Composite Material Wall Panels	01/01/24		Y					N	N		
07 54 00	Roofing System	08/01/23	06/14/23	N					HR/ML	Y	Manu	
07 81 00	Applied Fireproofing	09/01/23	06/28/23	N					HR/ML	Y	ECS	
07 84 00	Firestopping	09/30/23	08/01/23	Y	100 sq ft	8/17/2023	8/17/2023	First In Place	HR	N		
08 00 00	HM Doors & Frames	08/15/23	07/25/23	N					N	N		
08 43 13	Storefronts & Glazing	09/20/23	07/18/23	N					N	N		
09 21 16	Gypsum Board Assemblies	09/01/23	08/01/23	N					N	N		
09 30 00	Tiling	10/15/23	12/07/23	Y	6'x8'			TB? In Place	N	N		
09 51 00	Acoustical Ceilings	10/04/23		N					N	N		
09 64 00	Wood Flooring	03/01/24		N					N	N		
09 65 00	Resilient Flooring & Tile Carpeting	11/06/23	12/07/23	N					N	N		
09 91 13	Exterior Painting	10/01/23	08/01/23	Y		7/28/2023	7/28/2023	On Tilt Panel Mockup	N	N		
09 91 23	Interior Paint	09/15/23	08/01/23	Y		9/28/2023	9/28/2023	Model Room (01-326)	N	N		
03 35 11	Concrete Floor Finishes	11/06/23	11/01/23	Y	10+ sq ft	6/28/2023	7/19/2023	Poured Slabs for Mockup	Y	Y	OCPS	
09 24 00	Cement Plastering	10/15/23	12/05/23	Y					N	N		
09 72 00	Wall Coverings	01/01/24		Y					N	N		
09 83 11	Acoustical Wall Systems	01/01/24		N					N	N		
09 84 10	Acoustical Metal Wall Panels	01/01/24		N					N	N		
09 97 23	Concrete and Masonry Coatings	10/01/23		Y					N	N		
10 00 00	Specialties	04/01/24		N					N	N		
10 14 33	LED Marquee Signs	04/01/24		N					N	N		
10 51 13	Lockers & Shelving	01/22/24		N					N	N		
10 73 26	Walkway Coverings	11/01/23	07/24/23	N					N	N		
11 31 00	Residential Equipment	03/01/24		N					N	N		
11 40 00	Food Service Equipment	03/08/24	12/06/23	N					N	N		
11 61 43	Stage Rigging System	02/01/24	01/13/24	N					Y	Y	Manu	
11 68 00	Athletic Equipment	01/24/24		N					Y	Y	Manu	
11 95 13	Kilns	03/01/24		N					N	N		
12 20 00	Window Coverings	05/01/24		N					N	N		
12 35 53	Metal Laboratory Casework	03/15/24		Sample or Mockup	Not given				N	N		
12 35 80	Music Casework	04/01/24		N					N	N		
12 61 00	Fixed Audience Seating	05/01/24		N				2 Seats / 2 Rows	N	N		
12 66 13	Telescoping Bleachers	04/24/24		N	Full size				N	N		
13 34 13	Greenhouses & Shade Houses	02/01/24		N					N	N		
13 34 16	Announcer's Booth	02/01/24		N					N	N		
14 21 10	Elevators	02/08/24	01/10/24	N					N	N		
21 10 00	Fire Suppression System	05/01/23	08/22/23	N					N	N		
22 00 00	Plumbing	03/01/23	02/03/23	N					N	N		
23 00 00	HVAC	03/01/23	02/20/23	N					N	N		
26 00 00	Electrical - Building 100	02/15/23	02/13/23	N					N	N		
26 00 00	Electrical - Building 200	03/15/23	02/13/23	N					N	N		
26 00 00	Electrical - Site	03/01/23	02/13/23	N					N	N		
32 12 16	Paving	11/01/23	12/10/23	N					N	N		
32 00 00	Athletic Fields	10/01/23	11/10/23	N					N	N		
32 00 00	Landscaping & Irrigation	12/01/23	07/06/23	N					N	N		

STATUS DATE: 5/26/20



ROAD MAP TO CONSTRUCTION

Project Name:	Sike 50 High School
Construction Start Date:	TBD
Construction Duration:	TBD
Substantial Completion:	TBD



PRIORITY MATERIAL RELEASES | CLARIFICATION NOTES




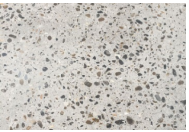

-Identifies Materials that should start Procurement prior to January 2023. The "Design Defined By" column targets when there should be agreement on the Scope of Work to the extent of which a Material Order can be Bid & Procured.
 -The Timeline dates shown above are estimated based on our current understanding of Design progress. Exact dates will be determined once design delivery dates are finalized and Subcontractor availability has been confirmed.
 -Reflects the best case scenario for durations to Procure Subcontracts, Submittals, etc. Assumes that all Submittals & ODP will be completed in the same 30-45 day timeframe, per Priority Group.
 -The "Onsite Arrival" column shows the resulting ETA for each material onsite. The Red Diamonds on the far right-hand side reflect ETAs that still cause concern when compared to the Construction Schedule.

DIV	LONG LEAD MATERIALS	STRATEGY / NOTES	LEAD TIME	MARKET BUFFER	PRIORITY	DESIGN DEFINED BY	BID & BUY (45-60)	SUBMITTAL (30-45)	ODP (45-60)	ORDER DATE	ONSITE ARRIVAL
33	Storm Drainage Piping		84 days	15 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	02/11/23
33	Sanitary Sewer System		84 days	15 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	02/11/23
33	Storm Drain Structures		112 days	15 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	02/11/23
05	Steel Embeds		60 days	30 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	02/02/23
03	Rebar		50 days	30 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	01/23/23
22	Plumbing UG Piping		56 days	15 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	01/14/23
33	Lift Station		30 days	30 days	PRIORITY #1	09/02/22	09/02/22	11/04/22	11/04/22	11/04/22	03/04/23
08	HM Door Frames		105 days	15 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	03/04/23
05	Structural Steel Framing		180 days	30 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	06/02/23
05	Structural Steel Joists		180 days	30 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	06/02/23
07	Roofing Sarnafil System		210 days	30 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	07/02/23
26	Switchboards		365 days	15 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	11/19/23
23	Chillers		350 days	56 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	08/06/23
26	Generator		245 days	30 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	07/06/23
23	YFDS	Needs Final Approval/MSA Sign	224 days	20 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	06/09/23
23	Air Handling Units		161 days	56 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	06/07/23
23	Fan Coil Units		200 days	15 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	06/07/23
23	Pump Skid		210 days	30 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	07/02/23
05	Structural Steel Stairs		70 days	25 days	PRIORITY #1	07/01/22	09/02/22	10/14/22	11/04/22	11/04/22	02/07/23
11	Kitchen Equipment		365 days	30 days	PRIORITY #2	09/01/22	11/03/22	12/15/22	01/05/23	01/05/23	02/04/24
23	HVAC Controls		168 days	30 days	PRIORITY #2	09/01/22	11/03/22	12/15/22	01/05/23	01/05/23	07/22/23
23	Air Terminal Units (VAVs)		84 days	30 days	PRIORITY #2	09/01/22	11/03/22	12/15/22	01/05/23	01/05/23	04/29/23
05	Pipe & Tube Railings		70 days	25 days	PRIORITY #2	09/01/22	11/03/22	12/15/22	01/05/23	01/05/23	04/10/23
07	Roofing LVI Concrete		90 days	20 days	PRIORITY #2	09/01/22	11/03/22	12/15/22	01/05/23	01/05/23	04/29/23
07	Roof Sheet Metal Coping		90 days	20 days	PRIORITY #2	09/01/22	11/03/22	12/15/22	01/05/23	01/05/23	04/29/23
22	Plumbing Wall/OH Piping		100 days	15 days	PRIORITY #2	09/01/22	11/03/22	12/15/22	01/05/23	01/05/23	04/30/23
05	Steel Decking		25 days	30 days	PRIORITY #3	11/01/22	01/02/23	02/14/23	03/07/23	03/07/23	04/06/23
23	Pans & Vents	Assuming No Specialty Inventory	91 days	30 days	PRIORITY #3	11/01/22	01/02/23	02/14/23	03/07/23	03/07/23	07/06/23
08	Aluminum Windows		150 days	15 days	PRIORITY #3	11/01/22	01/02/23	02/14/23	03/07/23	03/07/23	08/19/23
26	Musco Light Towers		168 days	30 days	PRIORITY #3	11/01/22	01/02/23	02/14/23	03/07/23	03/07/23	09/21/23
09	NonStruct Metal Framing		42 days	5 days	PRIORITY #3	11/01/22	01/02/23	02/14/23	03/07/23	03/07/23	04/23/23
07	Roof Hatches		30 days	15 days	PRIORITY #3	11/01/22	01/02/23	02/14/23	03/07/23	03/07/23	04/21/23
10	Walkway Canopy		170 days	30 days	PRIORITY #3	11/01/22	01/02/23	02/14/23	03/07/23	03/07/23	09/23/23
26	Panelboards		84 days	15 days	PRIORITY #3	11/01/22	01/02/23	02/14/23	03/07/23	03/07/23	06/14/23
23	Preinsulated Pipe (Jacket)		28 days	30 days	NTP	01/17/23	03/21/23	05/02/23	05/23/23	05/23/23	07/20/23
08	Sound Rated Frames		90 days	10 days	NTP	01/17/23	03/21/23	05/02/23	05/23/23	05/23/23	08/31/23
07	Building Insulation		56 days	10 days	NTP	01/17/23	03/21/23	05/02/23	05/23/23	05/23/23	07/28/23
09	Gypsum Board		30 days	30 days	NTP	01/17/23	03/21/23	05/02/23	05/23/23	05/23/23	07/22/23
09	Drywall Finishing Materials		42 days	10 days	NTP	01/17/23	03/21/23	05/02/23	05/23/23	05/23/23	07/14/23
08	Aluminum Storefront		30 days	15 days	NTP	01/17/23	03/21/23	05/02/23	05/23/23	05/23/23	07/07/23
26	Exterior Lighting		60 days	30 days	NTP	01/17/23	03/21/23	05/02/23	05/23/23	05/23/23	08/21/23
26	LED Interior Lighting		60 days	30 days	NTP	01/17/23	03/21/23	05/02/23	05/23/23	05/23/23	08/01/23

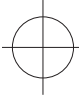
FLOORING OPTION STUDY/LIFE CYCLE COST ANALYSIS



Site 50-H-SE-2 - New Prototype HS
 Polished Concrete Floor
 Finish Option Comparison
 10/21/2022

	CREAM POLISH	SALT & PEPPER	DYE	FULL AGG	VCT
	Current Specification			CORE Recommendation	Resilient
					
YEARS 1 - 10					
FIRST COST - LABOR & MATERIAL	\$5.00	\$6.35	\$7.00	\$9.00	\$1.50
ONGOING MAINTENANCE COST	\$0.60	\$0.60	\$0.60	\$0.60	\$1.81
COST PER SF	\$5.60	\$6.95	\$7.60	\$9.60	\$3.31
YEARS 11 - 20					
REPLACEMENT COST - LABOR & MATERIAL	N/A	N/A	N/A	N/A	N/A
ONGOING MAINTENANCE COST	\$0.80	\$0.80	\$0.80	\$0.80	\$1.81
COST PER SF	\$0.80	\$0.80	\$0.80	\$0.80	\$1.81
YEARS 21 - 30					
REPLACEMENT COST - LABOR & MATERIAL	N/A	N/A	N/A	N/A	\$1.50
ONGOING MAINTENANCE COST	\$0.80	\$0.80	\$0.80	\$0.80	\$1.81
COST PER SF	\$0.80	\$0.80	\$0.80	\$0.80	\$3.31
COST PER SF - YEARS 1 THRU 30	\$7.20	\$8.55	\$9.20	\$11.20	\$8.43
SITE 50 FIRST INSTALL COST					
APPROX. 85,000 SF	\$425,000.00	\$539,750.00	\$595,000.00	\$765,000.00	\$127,500.00
FIRST INSTALL COST	\$425,000.00	\$539,750.00	\$595,000.00	\$765,000.00	\$127,500.00
SITE 50 SCHEDULE / SEQUENCE IMPACT					
DEMO / POURBACK POLISHED AREAS	\$659,800.00	\$659,800.00	\$659,800.00	N/A	N/A
SHORING 2ND & 3RD FLOOR DECK	\$65,900.00	\$65,900.00	\$65,900.00	N/A	N/A
SCHEDULE / SEQUENCE COST	\$725,700.00	\$725,700.00	\$725,700.00	\$0.00	\$0.00
SITE 50 SPECIFIC COST COMPARISON	\$1,150,700.00	\$1,265,450.00	\$1,320,700.00	\$765,000.00	\$127,500.00
ALL-IN COST OVER 30 YEARS	\$1,337,700.00	\$1,452,450.00	\$1,507,700.00	\$952,000.00	\$716,550.00
ALL-IN COST PER SF - YEARS 1 THRU 30	\$15.74	\$17.09	\$17.74	\$11.20	\$8.43

Costs listed above are in 2022 dollars. Inflation is not factored.



IN ACCORDANCE WITH CHAPTER 119 OF THE FLORIDA STATUTES (PUBLIC RECORDS LAW) AND EXCEPT AS MAY BE PROVIDED BY OTHER APPLICABLE STATE AND FEDERAL LAW, ALL PROPOSERS SHOULD BE AWARE THAT RFP AND THE CORRESPONDING RESPONSES ARE IN THE PUBLIC DOMAIN AND SUBJECT TO DISCLOSURE. HOWEVER, THE PROPOSERS ARE REQUIRED TO IDENTIFY WITH SPECIFICITY ANY INFORMATION CONTAINED IN THEIR STATEMENT OF QUALIFICATION WHICH ARE CONSIDERED CONFIDENTIAL AND/OR PROPRIETARY AND WHICH ARE BELIEVED TO BE EXEMPT FROM DISCLOSURE, CITING THE APPLICABLE EXEMPTING LAW. ALL STATEMENTS OF QUALIFICATIONS RECEIVED FROM PROPOSERS IN RESPONSE TO THIS RFP SHALL BECOME THE PROPERTY OF THE CITY OF DORAL AND SHALL NOT BE RETURNED TO THE PROPOSER. IN THE EVENT OF CONTRACT AWARD, ALL DOCUMENTATION PRODUCED AS PART OF THE CONTRACT WILL BECOME THE EXCLUSIVE PROPERTY OF THE CITY.

We acknowledge the requirements of Chapter 119, Florida Statutes. At this time, CORE | CES has not identified any portions of our Statement of Qualifications as confidential, proprietary, or exempt from disclosure. However, our financial statements have been submitted separately and are considered proprietary and confidential financial information to the extent permitted by applicable law.



UNIQUE CAPABILITIES/RESOURCES

SUMMARIZE ANY UNIQUE CAPABILITIES AND/OR RESOURCES THAT DISTINGUISH YOUR FIRM WITH REGARD TO THIS ASSIGNMENT.

FIRST RESPONDERS HEALTH AND WELLNESS

With the growing understanding of the dangerous exposure to contaminants, carcinogens, and high-stress situations our first responders face, this station must be designed and built not only to be highly functional and efficient, but also as clean and safe as possible. In 2017, we launched the CleanPSB initiative to combat these serious risks. We will apply CleanPSB principles by developing options during design and pre-construction to create a “clean” building without impacting the budget. Our public safety facility expertise and experience allows us to understand the real factors impacting the health and safety of your firefighters and provide optimal space solutions to eliminate these exposures. This understanding enables us to provide cost-effective options that keep first responders safe and healthy. Key components of our approach include:

- Immersive Design Principles
- CPTED (Crime Prevention Through Environmental Design)
- Decontamination Rooms
- Custom Cold Zone Signage
- UV and Ionization Sanitizing Technology
- Carcinogen Prevention
- Emotional Health
- Health & Wellness

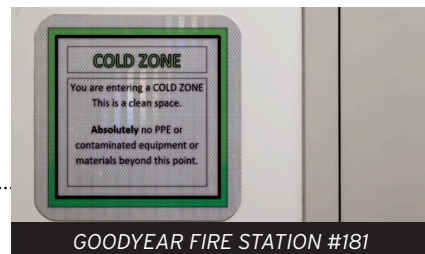
IMMERSIVE DESIGN

Immersive design incorporates design principles that encourage physical, emotional and mental healing through strategies like increased attention to circadian rhythms, daylight, color, views of natural settings, and selection of materials.

CORE is committed to going beyond functionality to create a healing and healthy environment for our first responders.

IMMERSIVE DESIGN PRINCIPLES

- Natural Lighting
- Recharge Rooms
- Community Spaces
- Calming Artwork
- Calming Color Palettes

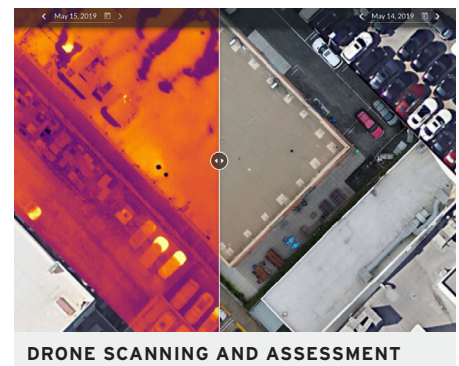
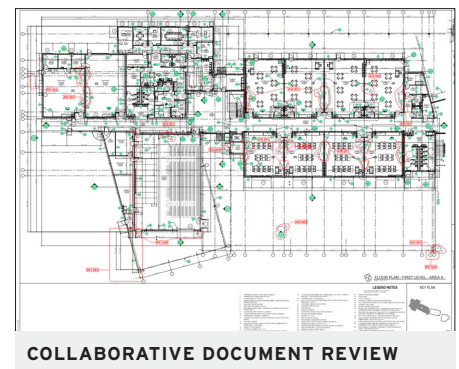
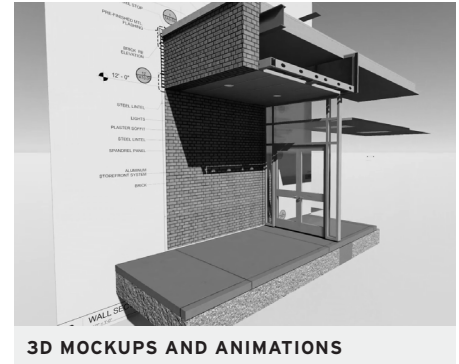


CLEAN PUBLIC SAFETY BUILDING

ADVANCED TECHNOLOGY

At CORE | CES, we leverage advanced technology solutions to ensure the seamless execution of construction projects within police station environments. Our approach focuses on enhancing safety and security, while supporting the critical needs of first responders and department staff. Here are some of the key technology solutions we employ:

- **Laser Scanning:** We use laser scanning as a powerful tool on existing sites to capture underground utilities and structural elements. This technology allows us to fully understand existing conditions before construction begins, helping us plan more effectively and avoid unforeseen conflicts. On active school campuses, laser scanning is especially valuable, as it enables us to minimize disruptions and ensure a safer, more efficient construction process with minimal impact on daily operations.
- **VC and Building Information Modeling (BIM):** CORE | CES utilizes 3D BIM modeling technologies such as Revit and Sketchup, as well as 2D tools like On-Screen Takeoff and Bluebeam. These tools help us visualize the project, perform clash detection, and ensure that all design elements are coordinated before construction begins. This minimizes rework and keeps the project on schedule and within budget.
- **Virtual Reality (VR) and QR Codes:** During the Eastmark High School project, CORE | CES placed QR codes across the active construction site. When scanned, these codes linked to a virtual model of the High School, allowing students, parents, and staff to experience the future building through VR goggles. This interactive approach engages the community and provides a clear vision of the project's outcome.
- **Construction Cameras and Timelapse Videos:** CORE | CES installs construction cameras that provide 24/7 streaming and timelapse updates. These cameras enhance site security and allow stakeholders to monitor project progress remotely. For instance, during the University of South Florida's Sarasota-Manatee campus project, a construction camera was used to create excitement and transparency within the community.
- **Clash Detection and Constructability Analysis:** CORE | CES performs detailed clash detection using Revit to ensure that all MEP elements, equipment, and clearance spaces are properly coordinated. This helps avoid conflicts during construction and ensures smooth installation of all systems.
- **Interactive Learning Opportunities:** CORE | CES integrates educational elements into the construction process. For example, during the Mesa High School Campus Upgrades, CORE | CES and Hobbs Masonry presented virtual modeling to students and led tours of the active jobsite. This not only minimizes disruption but also provides students with real-world learning experiences.
- **Safety and Logistics Planning:** CORE | CES develops a comprehensive safety plan tailored to the specific needs of an occupied campus. This includes site-specific orientation for all trade partners, regular safety meetings, and detailed logistics planning to ensure minimal disruption to school activities. Temporary partition walls with noise-dampening insulation and safety barricades are used to protect students and staff.



A LITTLE SOMETHING EXTRA

TURNING FUNDING INTO OPPORTUNITIES CORE | CES' Grant Services Advantage

Offering strategic support in
IDENTIFYING, SECURING, AND MANAGING
funding

\$351M+
in available grant opportunities discovered just this year

Delivering a
LASTING IMPACT
to the communities we serve

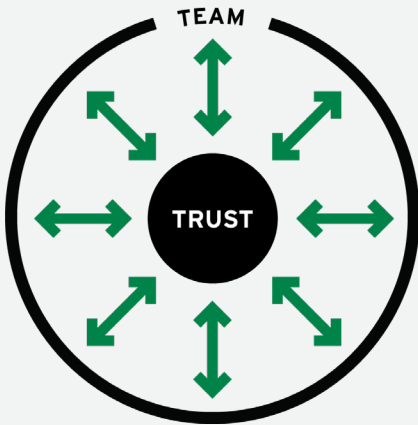


RUBY DYKES
Grants Manager

Led by CORE | CES's Grants Manager, Ruby Dykes, we are able to offer our clients a powerful advantage: strategic support in identifying, securing, and managing funding to strengthen their organizations and bring critical capital projects to life. With deep experience in grant development, compliance, and program planning, Ruby helps our clients access funding, align financial strategies with construction and operational goals, and navigate complex regulatory requirements. Whether supporting program expansion, organizational growth, or helping secure resources for new facilities, Ruby's leadership allows us to serve as more than a builder—we are a trusted partner in helping our clients deliver long-lasting impact to the communities they serve.



WHEN YOU PARTNER WITH CORE, YOU PARTNER WITH A TEAM THAT EMBRACES A CULTURE OF TRUST, STRONG VALUES, AND A FOCUS ON SERVANT LEADERSHIP.



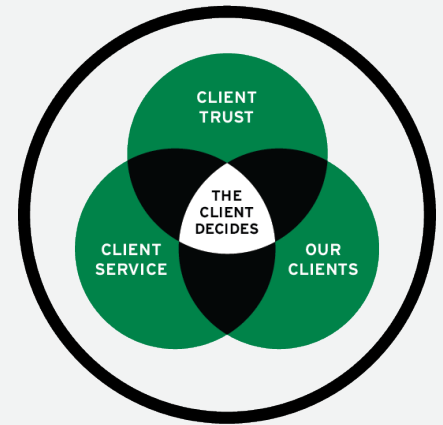
TEAM + TRUST

Our mission is to earn the trust of our employees, building partners, and clients. Achieving this mission begins by building teams with members who have unwavering, comprehensive trust in one another.



CORE VALUES

Integrity, Fairness, Continuous Improvement, and Results are not just our CORE Values; they are the foundational elements of trust itself. We strive to achieve all four of these values every day.

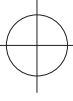


THE CLIENT DECIDES

Here at CORE, The Client Decides. We know that clients drive our economic engine. We work hard to provide the highest level of client service possible as we strive to earn the trust of our clients.

A CULTURE BUILT ON TRUST

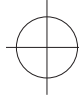
Every person at CORE shares a common commitment to our culture. This shared commitment allows each team member to have unwavering, comprehensive trust in one another and the team itself. All-encompassing trust ensures that our teams function at a high level of efficiency. We share information openly and maintain real communication and collaboration as we see each project through to conclusion.



PRE-CONSTRUCTION MANAGEMENT AND CONSTRUCTION MANAGEMENT SERVICE FEES

CITY WILL MAKE A SELECTION OF A PRE-CONSTRUCTION MANAGER BASED ON QUALIFICATIONS AND A FEE PROPOSAL SUBMITTED FOR THE SCOPE OF SERVICES DESCRIBED IN SECTION 2, CONSISTENT WITH TIMING IN EXHIBIT A PRELIMINARY PROJECT SCHEDULE AND THE PROPOSER'S PROPOSED STAFFING PLAN TO BE COMPLETED IN EXHIBITS B AND C. BOTH THE PROPOSED PRE-CONSTRUCTION SERVICES FEES AND THE PROPOSED CONSTRUCTION MANAGEMENT FEES WILL BE TAKEN INTO ACCOUNT IN THE FINAL SELECTION OF THE PCM/CMR. SEE EXHIBIT D (DIVISION OF COST ELEMENTS) FOR GUIDANCE ON WHAT ITEMS SHOULD BE BUDGETED AND WHAT IS ALLOWED TO BE CHARGED IN PRE-CONSTRUCTION PHASE FEE, CONSTRUCTION PHASE FEE, CONSTRUCTION MANAGER'S STAFFING AND SITE OFFICE COSTS, COST OF THE WORK, AE COSTS, AND CITY COSTS.

In accordance with the solicitation requirements, all pricing and fee information has been provided exclusively within the Vendor Questionnaire. No pricing is included or referenced elsewhere in our proposal. Please see our online response in items 3 (*Pre-Construction Fee Worksheet*) and 4 (*Construction Phase Fee Worksheet*) for our proposed fees.



THIS SECTION OF THE PROPOSAL SHOULD CONTAIN THE FOLLOWING INFORMATION AND DATA:

1. IF THE PROPOSER IS A CORPORATION, PROVIDE THE FOLLOWING INFORMATION:
 - A. DATE OF INCORPORATION
 - B. PLACE OF INCORPORATION AND PRINCIPAL PLACE OF BUSINESS
 - C. OFFICERS AND DIRECTORS (INCLUDE POSITION, ADDRESS AND TELEPHONE NUMBER)
 - D. AFFILIATES, PARTNER CORPORATIONS, AND SUBSIDIARIES
1. IF THE PROPOSER IS A GENERAL OR LIMITED PARTNERSHIP, PROVIDE THE FOLLOWING INFORMATION:
 - A. GENERAL PARTNERS (INCLUDE ADDRESS AND TELEPHONE NUMBER)
 - B. LIMITED PARTNERS, IF APPLICABLE (INCLUDE ADDRESS AND TELEPHONE NUMBER)
3. IF THE PROPOSER IS A JOINT VENTURE, PROVIDE THE FOLLOWING INFORMATION:
 - A. DATE OF FORMATION
 - B. NAME AND ADDRESS OF EACH VENTURE PARTNER
 - C. PRINCIPALS OF EACH VENTURE PARTNER
 - D. VENTURE PARTNER HOLDING THE MAJORITY INTEREST IN THE VENTURE AND ITS PERCENTAGE OF INTEREST.
 - E. PROPOSER SHALL INCLUDE A COPY OF THE JV AGREEMENT AS AN ATTACHMENT TO PROPOSAL.
3. IF THE PROPOSER IS NOT A CORPORATION, GENERAL OR LIMITED PARTNERSHIP, OR JOINT VENTURE, PLEASE IDENTIFY THE TYPE OF BUSINESS ENTITY AND PROVIDE ANY PERTINENT INFORMATION.
5. PROVIDE THE TOTAL NUMBER OF EMPLOYEES (DIVIDED INTO FULL-TIME AND PART-TIME); AND IF SOLE PROPRIETOR, SO STATE THIS.
6. CERTIFY THAT THE ENTITY SIGNING ANY CONTRACT EMANATING FROM THIS RFP IS A DULY LICENSED GENERAL CONTRACTOR IN THE STATE OF FLORIDA.

CORE Construction Services of Florida, LLC is a Limited Liability Company. Please see pertinent information provided below:

Principal Place of Business:

1 E Broward Blvd 205W & 303W, Fort Lauderdale, FL 33301

Main Phone: 954.206.1824

Authorized Point-of-Contact:



Number of Years in Business: 89 years

Type of Operation: CORE is a Limited Liability Company

Place of Incorporation: Florida

Date of Incorporation: 06/18/08

Affiliates/Partners: The CORE Group, LTD is our parent company and comprises general contracting entities in AZ, CA, NV, ID, TX, FL, IN, and IL.

Number of Employees: 83

Full-time: 83

Part-time: 0

Proposer hereby certifies that the entity signing any contract resulting from this RFP is a duly licensed General Contractor in the State of Florida and is in good standing with the Florida Department of Business and Professional Regulation.

State of Florida
Department of State

I certify from the records of this office that CORE CONSTRUCTION SERVICES OF FLORIDA, LLC is a limited liability company organized under the laws of the State of Florida, filed on June 18, 2008.

The document number of this limited liability company is L08000059802.

I further certify that said limited liability company has paid all fees due this office through December 31, 2025, that its most recent annual report was filed on September 16, 2025, and that its status is active.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Twenty-seventh day of January, 2026




Secretary of State




Tracking Number: 8804746862CU

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

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

OFFICERS AND DIRECTORS









A list of Officers and Directors for CORE | CES is provided below:

NAME POSITION	CONTACT INFO
 <p>CODY KIESS PRESIDENT</p>	<p>T: 954.206.1824 A: 1 E Broward Blvd 205W & 303W Fort Lauderdale, FL 33301</p>
 <p>MARK STEFFEN CHIEF FINANCIAL OFFICER</p>	<p>T: 972.668.9340 A: 6320 Research Rd., Frisco, TX 75033</p>
 <p>JIM JACOBS CHIEF EXECUTIVE OFFICER</p>	<p>T: 972.668.9340 A: 6320 Research Rd., Frisco, TX 75033</p>

STATEMENT OF QUALIFICATIONS

PROVIDE STATEMENT OF QUALIFICATIONS AND EXPERIENCE OF THE SUBMITTING PERSON(S)/FIRM(S) THAT WILL PROVIDE THE SERVICES.

Below is a the list of our dedicated team with expertise in public safety facility construction. CORE | CES' team is uniquely qualified with experience on more than 300 public safety projects. Please refer to the section below for an explanation of roles and the value provided to the City. Further, the matrix below displays project experience where our team provided similar services to the Scope of Work. Please refer to *Tab 2 - Experience of Key Personnel/Pre-Construction and Construction Management Team and Staffing Plan* for an expansion on each team member's related experience, qualifications, and specialty credentials.

 <p>CODY KIESS President Uses extensive experience to assist in project organization and control, the scheduling process, and procedures.</p>	 <p>AKINI AKINI Community Outreach Liaison Leads your project beyond the construction field and into the Doral community.</p>
 <p>ADRIAN RODRIGUEZ Project Manager Serves as your single point-of-contact. Ensures project is finished on time, on budget, & with the highest level of quality.</p>	 <p>DUSTY MCSWANE Safety Manager Oversees all processes and procedures in place to ensure that safety is at the forefront of every phase of the project.</p>
 <p>JAKE OTTEN Pre-construction Director Facilitates estimating process through excellent collaboration with the entire team.</p>	 <p>LETHE-ANNE KAZEH-ANFO Virtual Construction Manger Identifies potential clashes and resolves them before we begin construction, ultimately saving time and money.</p>
 <p>BRIAN OLTHOFF Senior Superintendent Champion of safety and quality. Provides site supervision, coordination, and scheduling of all trade partners.</p>	 <p>TAB AHLERS Superintendent Leads the team collaboratively through every step of the pre-construction process to a seamless transition into construction.</p>

Our team of professionals are the best in the business, and our dedication to our trademarked pre-construction and construction management platform, Operational Excellence, sets us apart. CORE's Operational Excellence ensures the success of every project and guarantees that you receive world-class services. From better project planning through virtual construction, to better construction management, to sustainable on-site practices, our pledge of excellence is all-encompassing and second-to-none. This commitment is reinforced through structured project start-up and stakeholder alignment, transparent issue tracking and cost control, comprehensive digital records and administrative management, disciplined change order control once a GMP is established, and an efficient close-out process targeted for completion within 30 days of final project delivery.

OPERATIONAL **excellence**[™] THE CORE STANDARD

Our business is the business of building—and the tracking of results in our business can be assessed under **SIX MAIN FACTORS** and their respective **GOALS**.

FACTORS	GOALS
1. SAFETY	Zero incidents, zero accidents.
2. QUALITY	Built to plans and specs to a quality that exceeds client's expectations. NO re-work.
3. SCHEDULE	Built on or ahead of schedule.
4. COST	Project completed within budget. NO change orders.
5. TRADE PARTNERS	Built by qualified trade partners who care about Operational Excellence as much as we do.
6. CLIENT	The client will hire us back again.

As a leader in public safety construction, we feel it is our responsibility to help reduce the risks our first responders face. CORE launched an initiative, CleanPSB, to identify occupational hazards, exposures, and associated health risks, in an effort to develop best practices for the design and construction of public safety facilities. Please see below for more information on our CleanPSB mission and approach.

Clean Public SAFETY BUILDING (CLEANPSB)



CLEANPSB MISSION

CleanPSB is an organization that is committed to finding solutions to better address the occupational hazards that First Responders face by creating environments that support resilience, enable rapid response, minimize health risks, and promote recovery. These best practices in design and construction are implemented in every public safety project.

CLEANPSB APPROACH

CleanPSB is dedicated to continuously improving public safety work environments by facilitating an Annual Symposium where industry leaders are encouraged to have focused conversations that address occupational hazards and identify best practices in design and construction that help enhance the health, safety, and well-being of First Responders.



Above are examples of CleanPSB best practices that demonstrate recovery and CPTED spaces.



Chief Steve Dye and Deputy Chief Kyle Taliaferro, with the City of Allen Police Department, presented at the 2025 CleanPSB Symposium on "Best Practices in Health and Safety for New Police Facilities".



CASE STUDY

IMPLEMENTING CLEANPSB PRINCIPLES AT CITY OF ALLEN POLICE HEADQUARTERS

The Allen Police Department has undergone a significant cultural transformation, redefining what a law enforcement facility both can and should be by emphasizing physical, spiritual, emotional, and financial wellness. This shift has improved officer morale, reduced complaints, and enhanced service to citizens. Key changes being made in the design of the City's new 100,000-square-foot Police Headquarters, the largest capital project in the City's history, include consolidating break rooms to foster unity, creating open collaboration spaces, and integrating natural light for emotional benefits. The new building will also feature a performance center for officers, wider hallways, and thoughtful color choices to boost employee morale. Aiming to ensure First Responders are emotionally and physically prepared, the City of Allen Police Headquarters project sets a new standard to attract and retain top talent by creating a professional, well-maintained environment.



#1

Public Safety Builder
By BD+C in 2025

0.56

2026 EMR

89

Years in Business

2,000+

CMAR Projects
Completed

TRUSTED PARTNERS



CITY OF FORT LAUDERDALE



CORE | CES is uniquely qualified to build public safety facilities due to our extensive experience, specialized expertise, and commitment to the health and safety of first responders. We have completed over 300 public safety projects nationwide, including more than 250 fire stations and over 100 police facilities, earning recognition as the #1 Public Safety Contractor in the Nation by the *BD+C Giants 400 Report*. We launched our Clean Public Safety Building (CleanPSB) initiative to address occupational hazards and health risks for first responders, integrating best practices in design and construction to create safe, healthy facilities, with all team members working on public safety projects CleanPSB certified. Our team brings deep knowledge of the unique requirements of these facilities, incorporating secure, durable, and scalable designs with advanced security and threat-responsive features. Firefighter health and wellness remain a top priority, with a focus on carcinogen-free environments and infectious disease controls at every stage of construction. By combining the resources of a nationally ranked builder with the personalized touch of local teams, CORE | CES has served communities across the U.S. for over 89 years, delivering high-quality, client-focused facilities. From pre-construction through post-construction, we provide a comprehensive approach, ensuring projects are delivered on time, within budget, and to the highest quality standards, supported by open-book transparency and advanced technology for seamless execution.

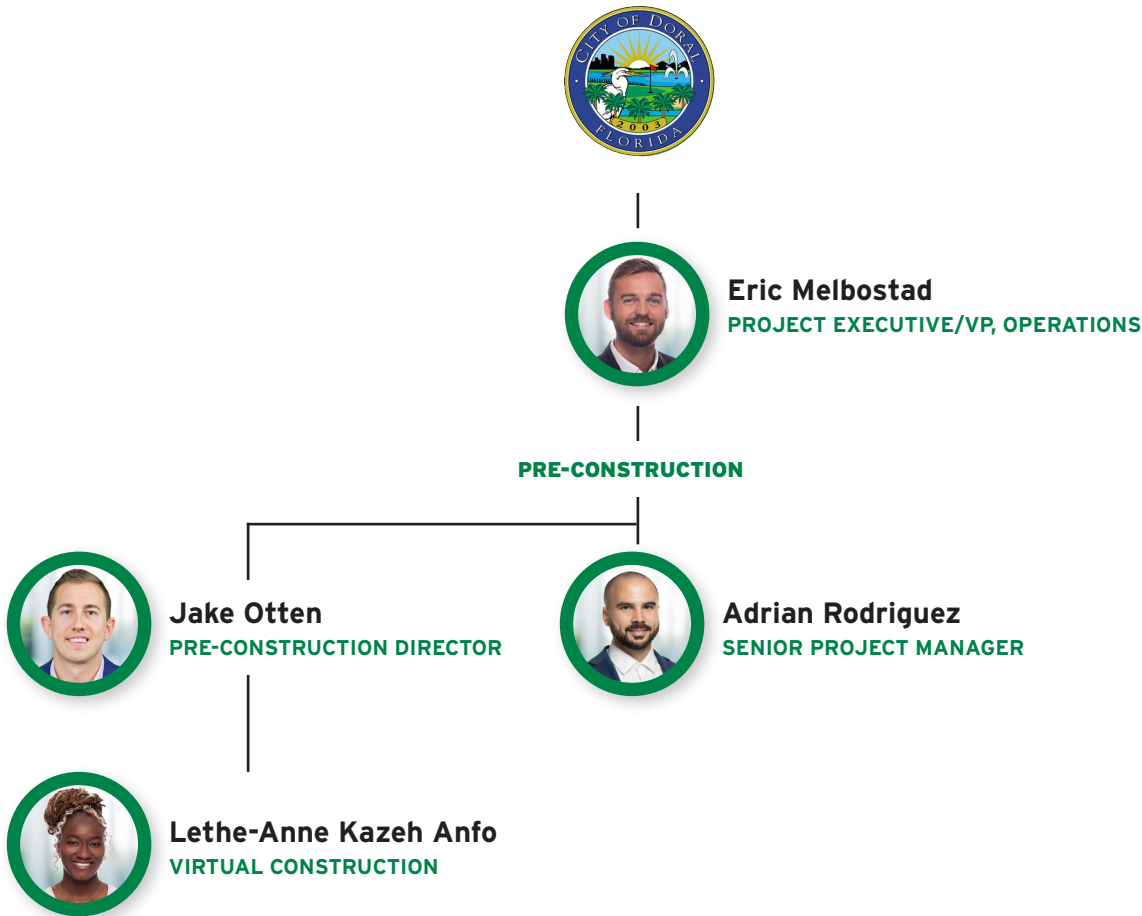


EXPERIENCE OF KEY PERSONNEL/PRE-CONSTRUCTION AND CONSTRUCTION MANAGEMENT TEAM AND STAFFING PLAN

A. PRE-CONSTRUCTION MANAGER ORGANIZATIONAL CHART

1. PROPOSER SHALL SUBMIT A SUMMARY DESCRIPTION OF THE PRE-CONSTRUCTION MANAGEMENT TEAM. INCLUDE SUMMARY DESCRIPTIONS OF KEY TEAM MEMBERS AND HOW THEY HAVE WORKED TOGETHER IN THE PAST AND PLAN TO WORK TOGETHER ON THIS PROJECT TO CREATE VALUE TO CITY.
2. PROPOSER SHALL SUBMIT A DETAILED ORGANIZATIONAL CHART IDENTIFYING THE INDIVIDUALS WHOM THE PROPOSER PROPOSES TO PERFORM THE SERVICES REQUIRED UNDER THE AGREEMENT. ANY FIRMS OR INDIVIDUALS PROPOSED TO BE SUBCONTRACTED TO THE PROPOSER SHALL BE CLEARLY NOTED AS SUCH.
3. THE ORGANIZATIONAL CHART SHALL BE ACCOMPANIED BY A NARRATIVE SUMMARY INDICATING THE DUTIES, THE FUNCTIONAL RESPONSIBILITIES, AND THE DESIGNATED AUTHORITY OF EACH INDIVIDUAL ON THE CHART.
4. PROPOSER SHALL PRESENT A MONTHLY PROPOSED MAN-HOUR STAFFING PLAN CONSISTENT WITH EXHIBIT A, PRELIMINARY PROJECT SCHEDULE, AND EXHIBIT B, PRE-CONSTRUCTION FEE WORKSHEET, FOR THE DURATION OF THE PHASE. ROLES FOR KEY PERSONNEL AND THEIR INVOLVEMENT SHALL BE HIGHLIGHTED AND DEFINED. STAFFING PLAN SHALL RESPOND TO THE SCOPE DESCRIPTION INCLUDED IN 2.1.1C PRE-CONSTRUCTION MANAGER SCOPE OF WORK.
5. IDENTIFY THE PRE-CONSTRUCTION SERVICES THAT PCM INTENDS TO SUBCONTRACT, IF ANY. ANY FIRMS OR INDIVIDUALS PROPOSED TO BE SUBCONTRACTED TO PROPOSER SHALL BE NAMED AND CLEARLY NOTED AS SUCH.
6. IDENTIFY THE RELATIONSHIPS OF ANY PARTNER, JV OR OTHER VENDOR TO PCM INTENDED TO PARTICIPATE ON THE PROJECT IN DIRECT RELATIONSHIP TO CITY AND ARCHITECT. ANY FIRMS OR INDIVIDUALS PROPOSED TO IN SUCH DIRECT RELATIONSHIPS SHALL BE NAMED AND CLEARLY NOTED AS SUCH.

Our pre-construction team fosters a collaborative process with clients and the design team, focusing on thorough evaluation and strategic planning for every project detail. A capable project manager is essential for providing accurate budget estimates, which will help the City of Doral and the design team make informed decisions. Inadequate estimates can lead to budget overruns, delays, and a compromised project outcome. Our team’s expertise and resources ensure the success of every project. By combining the experience of team members who have successfully worked together on past projects with the continuity of our current collaboration, we bring proven expertise, efficiency, and value to the City of Doral. Additionally, Vice President Eric Melbostad and relevant staff will be involved throughout the pre-construction phase, ensuring continuity rather than a “hand-off” to construction. CORE has teamed with CES to provide scheduling services, as noted on the organizational charts provided. CORE | CES does not intend to subcontract any services at this time.




DUTIES, THE FUNCTIONAL RESPONSIBILITIES, AND THE DESIGNATED AUTHORITY



Eric Melbostad | Project Executive/VP, Operations

As Project Executive, Eric will lead CORE | CES' management team throughout all phases of your project. He is passionate about client service and will ensure all team members understand the City's vision and goals, so that expectations are managed from day one. Eric is committed to providing the City with clear, transparent communication and holding the CORE team to the highest standards of excellence.




Jake Otten | Pre-construction Director

As Director of Pre-Construction, Jake brings 19 years' experience in the ever-changing conditions and methodologies of pre-construction processes. He will lead the team through design development, VE, construction document review, and the establishment of the GMP while working closely to ensure that the finished plans match the expectations, budget, and schedule for your project. Jake will provide bidding strategies and risk analysis information to allow for quick decision making, and he will remain engaged throughout the project, ensuring a seamless transition from pre-construction to construction.



Adrian Rodriguez | Senior Project Manager

As Senior Project Manager, Adrian will ensure that the big picture outcomes of your project are achieved. He will manage adherence to scope and will be responsible for assisting in all aspects of pre-construction, construction, and closeout. Adrian will serve as the liaison between all parties involved in the construction process, overseeing all budget and scheduling constraints. Adrian is effective in creating a positive environment with both internal and external personnel and is extremely competent in all phases of the construction process. He will be 100% committed to the City's project.



Lethe-Anne Kazeh Anfo | Virtual Construction Manager

As Virtual Construction Manager, Lethe-Anne will lead the implementation of VC and BIM to reduce risk, enhance productivity, and deliver an accurate, user-friendly facility management tool at project completion. Utilizing platforms such as Revit, Navisworks, SketchUp, Assemble, Lumion Pro, Synchro Pro, Infracore 360, and Drone Deploy, she will develop 3D models and animations to support construction sequencing, documentation, trade coordination, conceptual studies, team collaboration, and pre-construction quantification.

MAN-HOUR STAFFING PLAN

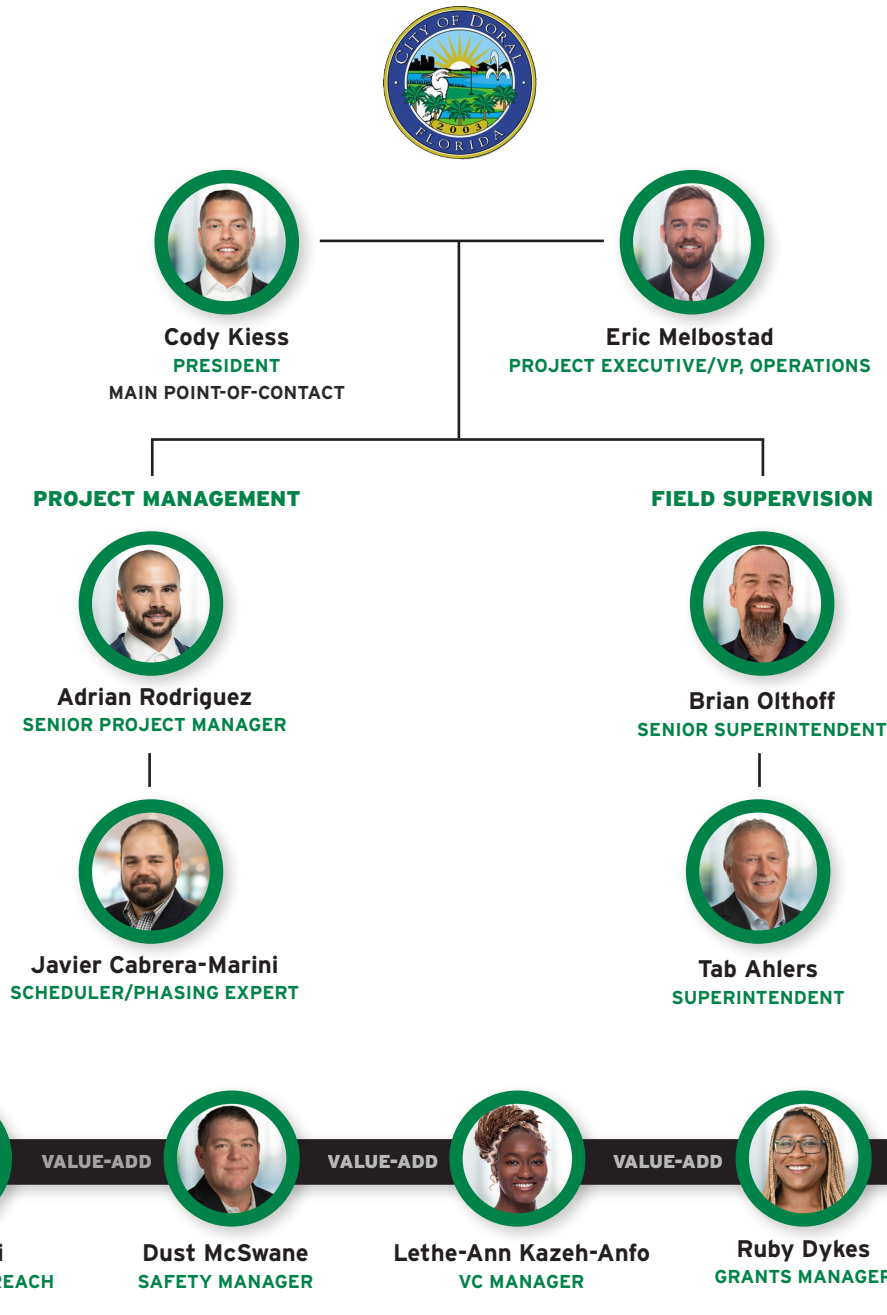
NAME TITLE	MONTHS																TOTAL HOURS ASSIGNED
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
ERIC MELBOSTAD PROJECT EXECUTIVE/VP, OPERATIONS	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	256
ADRIAN RODRIGUEZ SENIOR PROJECT MANAGER	0	0	0	0	0	0	0	16	16	16	16	16	16	16	16	16	144
JAKE OTTEN PRE-CONSTRUCTION DIRECTOR	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	80	1280
TBD ASSISTANT PROJECT MANAGER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TBD PROJECT ENGINEER	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BRIAN OLTHOFF SENIOR SUPERINTENDENT	0	0	0	0	0	0	0	16	16	16	16	16	16	16	16	16	144
TAB AHLERS SUPERINTENDENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
JAVIER CABRERA-MARINI SCHEDULER/PHASING EXPERT	0	0	0	0	0	0	0	16	16	16	16	16	16	16	16	16	144
TBD ASSISTANT SUPERINTENDENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL HOURS																1968	

● **TAB 2 | STAFFING & QUALIFICATIONS**

B. CONSTRUCTION MANAGER AT RISK ORGANIZATION CHART

1. PROPOSER SHALL SUBMIT A DETAILED ORGANIZATIONAL CHART IDENTIFYING THE INDIVIDUALS WHOM THE PROPOSER PROPOSES TO PERFORM THE SERVICES REQUIRED UNDER THE AGREEMENT. ANY FIRMS OR INDIVIDUALS PROPOSED TO BE SUBCONTRACTED TO THE PROPOSER SHALL BE CLEARLY NOTED AS SUCH.
2. THE ORGANIZATIONAL CHART SHALL BE ACCOMPANIED BY A NARRATIVE SUMMARY INDICATING THE DUTIES, THE FUNCTIONAL RESPONSIBILITIES, AND THE DESIGNATED AUTHORITY OF EACH INDIVIDUAL ON THE CHART.
3. PROPOSER SHALL PRESENT A MONTHLY PROPOSED MAN-HOUR STAFFING PLAN CONSISTENT WITH EXHIBIT A, PRELIMINARY PROJECT SCHEDULE, AND EXHIBIT C, CONSTRUCTION MANAGEMENT PHASE FEE WORKSHEET, FOR THE DURATION OF THE PROJECT. ROLES FOR KEY PERSONNEL AND THEIR INVOLVEMENT SHALL BE HIGHLIGHTED AND DEFINED. STAFFING PLAN SHALL RESPOND TO THE SCOPE DESCRIPTION INVOLVING MANAGEMENT OF SEVERAL PARTS (E.G. SITE WORK, UTILITIES, ENVIRONMENTAL, LAW ENFORCEMENT BUILDING, ETC.), EACH TO BE DELIVERED IN A CONSTRUCTION MANAGEMENT AT RISK (CMR) APPROACH. FINAL STAFFING WILL BE ADJUSTED TO ADDRESS THE FINAL DETAILED DELIVERY STRATEGY AND ASSOCIATED STAFF AND SERVICES.
4. IDENTIFY THE RELATIONSHIPS OF ANY PARTNER, JV OR OTHER VENDOR TO CMR INTENDED TO PARTICIPATE ON THE PROJECT IN DIRECT RELATIONSHIP TO CITY AND ARCHITECT. ANY FIRMS OR INDIVIDUALS PROPOSED IN SUCH DIRECT RELATIONSHIPS SHALL BE NAMED AND CLEARLY NOTED AS SUCH.

CORE has teamed with CES to provide scheduling services, as noted on the organizational charts provided. CORE | CES does not intend to subcontract any services at this time.



DUTIES, THE FUNCTIONAL RESPONSIBILITIES, AND THE DESIGNATED AUTHORITY



Cody Kiess | President

As President of the CORE Florida office, Cody will lead the team with his wealth of knowledge and experience in delivering CMAR projects. With more than 12 years of experience in the construction industry, Cody has the necessary skills to ensure CORE is providing best value for your project. He will lead the team to exceed expectations and provide world-class service throughout the life of the new Police Department Headquarters project, from pre-construction through warranty.



Eric Melbostad | Project Executive/VP, Operations

As Project Executive, Eric will lead CORE | CES' management team throughout all phases of your project. He is passionate about client service and will ensure all team members understand the City's vision and goals, so that expectations are managed from day one. Eric is committed to providing the City with clear, transparent communication and holding the CORE | CES team to the highest standards of excellence.



Adrian Rodriguez | Senior Project Manager

As Senior Project Manager, Adrian will ensure that the big picture outcomes of your project are achieved. He will manage adherence to scope and will be responsible for assisting in all aspects of pre-construction, construction, and closeout. Adrian will serve as the liaison between all parties involved in the construction process, overseeing all budget and scheduling constraints. Adrian is effective in creating a positive environment with both internal and external personnel and is extremely competent in all phases of the construction process. He will be 100% committed to the City's project.



Brian Olthoff | Senior Superintendent

As Senior Superintendent, Brian will oversee all on-site activities for the new Police Department Headquarters project, ensuring field issues are promptly communicated and resolved. During pre-construction, he will support scope and constructability reviews, develop the site logistics plan, and assist in preparing the project schedule; positioning the team for a seamless transition into construction. Once underway, Brian will manage all on-site trade partners and ensure the project is delivered on or ahead of schedule and in accordance with CORE | CES' highest standards of Operational Excellence.



Tab Ahlers | Superintendent

As Superintendent, Tab will bring 41 years of industry experience to your project and will be responsible for all daily site supervision, coordination, and scheduling of all trade partners throughout construction and closeout. He excels in problem-solving and is proactive in the management of jobsite activities. Tab is commended within our company for his hands-on skills and leadership in the field, serving as the liaison to our trade partners and ensuring the project is completed to the highest quality standards and in a safe, efficient manner.



Lethe-Anne Kazeh Anfo | Virtual Construction Manager

As Virtual Construction Manager, Lethe-Anne will lead the implementation of VC and BIM to reduce risk, enhance productivity, and deliver an accurate, user-friendly facility management tool at project completion. Utilizing platforms such as Revit, Navisworks, SketchUp, Assemble, Lumion Pro, Synchro Pro, Infracore 360, and Drone Deploy, she will develop 3D models and animations to support construction sequencing, documentation, trade coordination, conceptual studies, team collaboration, and pre-construction quantification.



Akini Akini | Community Outreach Liason

As Community Outreach Liaison, Akini serves our clients in the civic market. He will be responsible for building and maintaining a trusted relationship with the City. Akini is a true advocate for public safety and continuously works to ensure that community members understand the importance of strong well-resourced public safety facilities, including police stations and emergency response infrastructure. He will continue to be an advocate for the City and the community throughout construction and beyond.



Dusty McSwane | Safety Manager

As CORE | CES' Safety Manager, Dusty is committed to the safety of each person on-site. He oversees all processes and procedures in place, from project planning through warranty and closeout, to ensure that safety is at the forefront of every phase of every project. Dusty will be CORE | CES' Safety Director for contracting operations, tradesmen safety, and trade partner compliance. He provides on-site management to enforce OSHA and CORE | CES safety requirements and best practices.



Ruby Dykes | Grants Manager

Ruby supports our public sector clients by securing funding and providing strategic program support to help bring both construction projects and broader initiatives to life. Her expertise in grant development, compliance, and long-term planning ensures clients can maximize funding while advancing their operational goals. With Ruby's leadership, CORE | CES delivers more than construction—we offer a strategic advantage in building strong, well-supported communities.



Juan Alfonso, AIA, NCARB, RID, CCM | Project Executive

Juan Alfonso is a senior program and construction executive with 29 years of experience leading complex, multi-billion-dollar capital programs across Florida and nationally, totaling more than \$33 billion across the education, healthcare, aviation, transportation, and civic sectors. His expertise spans strategic planning, pre-construction and GMP oversight, cost and schedule controls, risk management, and executive reporting. With architectural training and advanced construction management education, he delivers integrated leadership that aligns design, budget, schedule, and stakeholder priorities.



Javier Cabrera-Marini | Scheduler/Phasing Expert

Javier Cabrera Marini is a Program Controls and PMIS Lead with 32 years of experience delivering complex capital programs across North America, the Caribbean, Western Europe, and Australia. A civil engineer, he specializes in planning, scheduling, cost control, and earned value management, with advanced expertise in Primavera P6, EcoSys, Aconex, Procore, eBuilder, and Power BI. He implements data-driven controls frameworks that enhance transparency, forecasting accuracy, and executive decision-making across infrastructure and public-sector programs.

MAN-HOUR STAFFING PLAN

NAME TITLE	MONTHS																			TOTAL HOURS ASSIGNED
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	
ERIC MELBOSTAD PROJECT EXECUTIVE/VP, OPERATIONS	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	69	1311
ADRIAN RODRIGUEZ SENIOR PROJECT MANAGER	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	3287
JAKE OTTEN PRE-CONSTRUCTION DIRECTOR	17	17	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	51
TBD ASSISTANT PROJECT MANAGER	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	3287
TBD PROJECT ENGINEER	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	3287
BRIAN OLTHOFF SENIOR SUPERINTENDENT	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	3287
TAB AHLERS SUPERINTENDENT	0	0	0	0	173	173	173	173	173	173	173	173	173	173	173	173	173	173	173	2595
JAVIER CABRERA-MARINI SCHEDULER/PHASING EXPERT	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	104	1976
TBD ASSISTANT SUPERINTENDENT	173	173	173	173	173	173	173	173	173	0	0	0	0	0	0	0	0	0	0	1557
TOTAL HOURS																			20,638	

● **TAB 2 | STAFFING & QUALIFICATIONS**

C. KEY PERSONNEL

- 1. FOR EACH PERSON IDENTIFIED AS KEY PERSONNEL BY THE PROPOSER, THE FOLLOWING INFORMATION SHOULD BE PROVIDED IN RESUME FORMAT:
 - A. NAME AND TITLE
 - B. PROJECT RESPONSIBILITIES AND ROLES
 - C. EDUCATIONAL BACKGROUND
 - D. PROFESSIONAL REGISTRATIONS AND MEMBERSHIPS
 - E. YEARS OF RELEVANT EXPERIENCE
 - F. RELEVANT PROJECT EXPERIENCE

CODY KIESS
President

12 YEARS IN INDUSTRY | 3 YEARS WITH CORE

As President of the CORE Florida office, Cody will be responsible for leading the team with his wealth of knowledge and experience in delivering CMAR, CM, Design-Build projects. With more than 10 years of experience. He has the necessary skills to ensure CORE | CES is providing best value for your project. He will lead the team to exceed expectations and provide world-class service throughout the life of the project, from pre-construction through warranty.

City of Riviera Beach | New Police Headquarters | 77,300 SF | \$51M
CORE Broward SOE, LLC | Broward County Supervisor of Elections New Facility | 160,000 SF | \$72.5M



EDUCATION
Course Work for Emergency Management & Homeland Security, *Florida State University* Emergency Administration and Management, *St. Petersburg College*

CERTIFICATIONS/ REGISTRATIONS
OSHA 30-Hour Certification;
NASCLA Accredited General Contractor

ERIC MELBOSTAD
Project Executive/VP, Operations

11 YEARS IN INDUSTRY | 10 YEARS WITH CORE

As Director of Operations, Eric oversees all ongoing site operations on every project. He helps facilitate the roles of all project managers, assistant project managers, and coordinators. Eric is also responsible for managing Superintendents, field Laborers, and CORE | CES' Warranty Department from a high level. He tracks, manages, and works to improve the six factors of CORE | CES' Operational Excellence platform: safety, quality, schedule, Cost, trade partner performance, and client satisfaction.

Town of Gilbert | Public Safety Training Facility | 150,000 SF | \$65.03M
City of Riviera Beach | New Police Headquarters | 77,300 SF | \$51M



EDUCATION
B.S., Construction Management, *Arizona State University*

CERTIFICATIONS/ REGISTRATIONS
OSHA 30-Hour Certification;
NAVFAC QCM Construction Management Association of America Alliance for Construction Excellence;
United States Green Building Council

JAKE OTTEN
Pre-Construction Director

19 YEARS IN INDUSTRY | 16 YEARS WITH CORE

Jake has 19 years of experience in the construction industry and is the leader of our pre-construction team. He has led \$2.7B in healthcare projects through his care with CORE. His understanding of the construction process leads to complete and accurate cost estimates, and his abilities to envision and price projects in the very early stages of design are a major asset to this project. Jake will work with the project team to solicit trade partners pricing, develop detailed estimates and prepare a highly competitive price for the owner, as well as ensure that the final plans match the expectations, budget, and schedule.

City of Riviera Beach | New Police Headquarters | 77,300 SF | \$51M
City of Mansfield | City of Mansfield New City Hall | 71,373 SF | \$64.9M



EDUCATION
B.S., Construction Management, *John Brown University*

CERTIFICATIONS/ REGISTRATIONS
OSHA 30-Hour Certification;
CPR/First Aid Certified;
CleanPSB Certified;
Certified Healthcare Constructor;
ICRA I Certified

ADRIAN RODRIGUEZ

Senior Project Manager

8 YEARS IN INDUSTRY | 2 YEARS WITH CORE

As Senior Project Manager, Adrian will ensure that the big picture outcomes of your project are achieved. He will manage adherence to scope and will be responsible for assisting in all aspects of pre-construction, construction, and closeout. Adrian will serve as the liaison between all parties involved in the construction process, overseeing all budget and scheduling constraints. Adrian is effective in creating a positive environment with both internal and external personnel and is extremely competent in all phases of the construction process. He will be 100% committed to the City's project.

City of Riviera Beach | New Police Headquarters | 77,300 SF | \$51M
CORE Broward SOE, LLC | Broward County Supervisor of Elections New Facility | 160,000 SF | \$72.5M



EDUCATION
 B.S., Civil Engineering,
 Florida International
 University

**CERTIFICATIONS/
 REGISTRATIONS**
 OSHA 30-Hour
 Certification;
 ABC Next Generation
 Leadership Program

BRIAN OLTHOFF

Senior Superintendent

32 YEARS IN INDUSTRY | 9 YEARS WITH CORE

As Senior Superintendent, Brian is responsible for all on-site activities. He will ensure that any issues that may arise in the field are communicated to all parties and resolved swiftly and efficiently. During pre-construction, Brian will assist in scope review, constructibility reviews, the preparation of the site logistics plan, and the creation of project schedules. This level of involvement in the pre-construction process will allow the team to hit the ground running once construction begins. During construction, Brian will be responsible for managing all on-site trade partners and will ensure that your project is built on or ahead of schedule and to CORE | CES' highest standards of Operational Excellence.

City of Eloy | Eloy Police Station Improvements | 15,000 SF | \$7.45M
City of Flagstaff | Flagstaff Core Services Maintenance Facility | 75,600 SF | \$23.5M



EDUCATION
 High School Diploma

**CERTIFICATIONS/
 REGISTRATIONS**
 OSHA 30-Hour
 Certification;
 Asbestos III

TAB AHLERS

Superintendent

41 YEARS IN INDUSTRY | 41 YEARS WITH CORE

As Superintendent, Tab brings 41 years of industry experience and a proven track record of successfully managing complex construction projects. He will oversee all daily site supervision, coordination, and scheduling of trade partners from start to closeout. Known for his hands-on leadership and strong problem-solving skills, Tab takes a proactive approach to managing jobsite activities and is highly respected within our company for delivering projects that meet the highest standards of quality, efficiency, and safety. With extensive experience working with civic clients, he is especially skilled at navigating the specific requirements these projects demand. Tab is deeply committed to maintaining a safe work environment and considers jobsite safety his top priority. His attention to detail, ability to manage schedules, and dedication to excellence make him a Superintendent you can count on to deliver projects on time, within budget, and above expectations.

Daisy Mountain Fire Department | Daisy Mountain Fire Station No. 145 and Administration Building | 22,000 SF | \$5.89M
City of Buckeye | City of Buckeye Fire Station No. 704 | 15,950 SF | \$5.19M



EDUCATION
 High School Diploma

**CERTIFICATIONS/
 REGISTRATIONS**
 OSHA 30-Hour
 Certification;
 Master Steel Worker;
 4-Year Apprenticeship;
 CleanPSB Certified;
 CPR/First Aid Certified

JAVIER CABRERA-MARINI

Scheduler/Phasing Expert

32 YEARS IN INDUSTRY | 3 YEARS WITH CES

Javier Cabrera Marini is a Program Controls and PMIS Lead with 32 years of experience delivering complex capital programs across North America, the Caribbean, Western Europe, and Australia. A civil engineer, he specializes in planning, scheduling, cost control, and earned value management, with advanced expertise in enterprise PMIS platforms including Primavera P6, EcoSys, Aconex, Procore, eBuilder, and Power BI. He leads the implementation of data-driven controls frameworks that enhance transparency, forecasting accuracy, and executive decision-making across infrastructure and public-sector programs, integrating technology and analytics to strengthen cost, schedule, and risk performance.

Health Care District of Palm Beach County Program Management | Crisis Stabilization Facility, | 60,000 SF | \$145M

City of Washington DC | DC Water Sewer Program Management Services | SF Varies Per Project | \$75M



EDUCATION

B.S., Civil Engineering, Polytechnic University of Puerto Rico

CERTIFICATIONS/REGISTRATIONS

N/A

LETHE-ANNE KAZEH-ANFO

Virtual Construction

4 YEARS IN INDUSTRY | 3 YEARS WITH CORE

As Virtual Construction Manager, Lethe-Ann will facilitate the application of VC and BIM software for the project. These tools can be used to create models and conduct studies which reduce construction risk, increase productivity, and provide an accurate and manageable facility management tool at project completion. She will utilize Revit, Navisworks, Sketchup, Assemble, Lumion Pro, Synchro Pro, Infraworks 360, and Drone Deploy to create 3D models and animations, provide construction sequencing, plan documentation, trade coordination, and conceptual studies. She will support team collaboration and pre-construction quantification with the implementation of various 3D models and logistics.

Palm Beach County | Fire Station #92 | 18,239 SF | \$17.49M

PBC Facilities Development and Operations Capital Improvement | Fire Station #49 | 18,066 SF | \$4.18M



EDUCATION

B.S., Virtual Design and Construction, Brigham Young University-Idaho

CERTIFICATIONS/REGISTRATIONS

OSHA 30-Hour Certification;
Licensed Drone Pilot

DUSTY MCSWANE

Safety Manager

17 YEARS IN INDUSTRY | 12 YEARS WITH CORE

As CORE | CES' Safety Director, Dusty is committed to the safety of each person on-site. He oversees all processes and procedures in place, from project planning through warranty and closeout, to ensure that safety is at the forefront of every phase of every project. Dusty will be CORE | CES' Safety Director for contracting operations, tradesmen safety, and Trade Partner compliance. He provides on-site management to enforce OSHA and CORE | CES safety requirements and best practices.

PBC Facilities Development and Operations Capital Improvement | Fire Station #49 | 18,066 SF | \$4.18M

City of Riviera Beach | New Police Headquarters | 77,300 SF | \$51M



EDUCATION

B.S., Industrial Safety, University of Central Oklahoma

CERTIFICATIONS/REGISTRATIONS

OSHA Coss;
OSHA 30-Hour Certification;
Certified Safety and Health Official Construction Master Certification;
Safety and Health USACE NAVFAQ

AKINI AKINI

Community Outreach Liason

17 YEARS IN INDUSTRY | 6 YEARS WITH CORE

Akini oversees the planning, execution, and delivery of large-scale construction projects, ensuring they are completed on time, within budget, and to the highest quality standards. Akini's role involves managing project teams, coordinating with stakeholders, overseeing contract negotiations, and addressing any challenges that may arise during the construction process. He also ensures compliance with safety regulations and building codes, while maintaining clear communication with the client, design team, and trade partners to ensure smooth project progression.

PBC Facilities Development and Operations Capital Improvement | Fire Station #49 | 18,066 SF | \$4.18M
Palm Beach County | Fire Station #92 | 18,239 SF | \$17.49M



EDUCATION

M.S., Engineering Management, *New Jersey Institute of Technology*
 B.S., Construction Engineering Technology, *Florida A&M University*

CERTIFICATIONS/REGISTRATIONS

OSHA 30-Hour Certification

RUBY DYKES

Grants Manager

8 YEARS IN INDUSTRY | 1 YEAR WITH CORE

As Grants Manager, Ruby supports our public sector clients by serving as a strategic partner in both funding acquisition and broader program development. Her expertise in grant strategy, compliance, and reporting enables clients to maximize dollars, reduce financial barriers, and secure the resources needed to bring their construction projects—and the programs they support—to life. Ruby works closely with agencies not only to craft competitive proposals and align funding with construction timelines, but also to provide guidance on long-term planning, community impact, and operational sustainability. Whether supporting a specific capital project or enhancing a broader initiative, Ruby helps ensure our clients have the tools, funding, and strategy in place to achieve their goals. With Ruby's leadership, CORE | CES offers more than just construction—we deliver a comprehensive advantage in building strong, resilient, and well-supported communities.

City of Riviera Beach | New Police Headquarters | 77,300 SF | \$51M



EDUCATION

B.A., Anthropology, *San Francisco State University*

CERTIFICATIONS/REGISTRATIONS

Fair Housing & Reasonable Accommodation Specialist

JUAN ALFONSO, AIA, NCARB, RID, CCM

Project Executive

29 YEARS IN INDUSTRY | 2 YEARS WITH CES

Juan Alfonso is a senior program and construction executive with 29 years of experience leading complex capital programs across Florida and nationally. He has directed multi-billion-dollar bond and capital improvement initiatives across the education, healthcare, aviation, transportation, and civic sectors, supporting programs totaling more than \$33 billion. His expertise includes strategic planning, pre-construction oversight, GMP review, cost and schedule controls, risk management, and executive reporting. With architectural training and advanced construction management education, he provides integrated leadership that aligns design, budget, schedule, and stakeholder objectives.

City of Doral | City of Doral Parks Program | SF Varies Per Park | \$157M
School District of Palm Beach County (SDPBC) | Bond Referendum - Facilities Capital Program | SF Varies Per Facility | \$1.2B



EDUCATION

B.S., M.S., Ph.D., Wharton Executive Education Program, *University of Pennsylvania*, 2022-2023

CERTIFICATIONS/REGISTRATIONS

Florida Registered Architect #AR98523; 2017
 Florida Registered Interior Designer #ID6333; 2017
 New York Registered Architect #045630, 2023;
 Certified Construction Manager;
 National Council of Architectural Registration Board (NCARB);
 Certified Uniform Building Code Inspector (UBCI)

THE CITY SHALL HAVE A SINGLE PRIME PRE-CONSTRUCTION MANAGER (PCM)/CONSTRUCTION MANAGER AT RISK (CMR) AS THE RESULT OF ANY CONTRACT NEGOTIATION AND THAT SINGLE PRIME PCM/CMR SHALL BE RESPONSIBLE FOR ALL DELIVERABLES REFERENCED IN THIS RFP OR PROPOSAL. THIS GENERAL REQUIREMENT NOTWITHSTANDING, A PROPOSER MAY ENTER INTO SUBCONTRACTOR AGREEMENTS, IN ACCORDANCE WITH THE SUBCONTRACTOR SELECTION GOALS STATED IN THE PROJECT OVERVIEW SECTION, HOWEVER A PROPOSER SHOULD ACKNOWLEDGE IN ITS PROPOSAL TOTAL RESPONSIBILITY FOR THE ENTIRE CONTRACT. IF THE PROPOSER INTENDS TO SUBCONTRACT FOR PORTIONS OF THE WORK OR TO FORM A JOINT VENTURE OR OTHER PROJECT SPECIFIC ENTITY, THE PROPOSER SHOULD IDENTIFY EACH SUBCONTRACTOR OR VENTURE PARTNER AND SHOULD INCLUDE SPECIFIC DESIGNATIONS OF THE TASKS TO BE PERFORMED BY THE SUBCONTRACTOR OR VENTURE PARTNER. INFORMATION REQUIRED OF THE PROPOSER UNDER THE TERMS OF THIS RFP IS ALSO REQUIRED FOR EACH SUBCONTRACTOR OR VENTURE PARTNER. UNLESS PROVIDED FOR IN THE CONTRACT WITH THE CITY, THE PRE-CONSTRUCTION MANAGER (PCM)/ CONSTRUCTION MANAGER AT RISK (CMR) RISK SHALL NOT CONTRACT WITH ANY OTHER PARTY THAN THOSE NAMED FOR FURNISHING THE WORK AND PROFESSIONAL SERVICES HEREIN CONTRACTED FOR WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY.

TRADE PARTNER SELECTION

Trade partners are an integral part of the construction team. CORE | CES will prequalify all trade partners for the City's project in accordance with state regulations and requirements. CORE | CES will enlist recommendations from the City and design team to be combined with our own extensive database of trade partner information in preparing a list of qualified trade partners for scopes of work. CORE | CES' process of trade partner selection is based on both qualifications and cost. This process enables us to get an apples-to-apples comparison on scope cost from these prequalified professionals.

Our team also understands the importance of keeping work local, and will focus on trade partner outreach within the community for the New Police Department Headquarters project. See our trade partner selection plan below.



**PREQUALIFY
TRADE
PARTNERS**



**KEEP
REVENUE
LOCAL**



**BENEFIT FROM
A LARGE POOL
OF RESOURCES**

We acknowledge that CORE | CES is not entering into any subcontractor agreements and will assume full responsibility for the performance of the entire contract.

TRADE PARTNER RECRUITMENT

An intentional and supportive trade partner recruitment plan will result in dollars back into the project. CORE | CES brings a database of over 2000 prequalified trade partners in Florida. In addition to leaning on our existing network, our team also understands that finding and prequalifying additional trade partners is key to making the project successful, especially given the current labor market. To this end, CORE | CES works everyday to nurture existing relationships and create new ones with the very best in the industry. We take the same mindset of genuine empathy we have for our clients and apply it to the subcontractor community.

We have found that if we market the project well and provide a clear, organized bidding process, we can increase the number of bidders by up to 20%. Furthermore, as we strive to provide a clear, organized plan for construction, the trade partners can be more efficient, leading to more competitive bids. We have seen savings of up to 10% from trade partners because they simply would rather work on a CORE project because of the well organized and professional bidding and construction process. These are all savings are directly pushed into the project scope. Our trade partner recruitment and prequalification process will result in greater production, more efficiency, and lower cost than the competition.

CORE | CES' 3-STEP TRADE PARTNER SELECTION PLAN

1. USE PREQUALIFIED TRADE PARTNERS

- Enlist recommendations from the City of Doral
- Utilize CORE | CES' database of trade partners
- Thoroughly review trade partner qualifications

2. UNDERSTANDING OF SCOPE & ASSEMBLY OF PRICING

- Receive bids from 3-5 Trade Partners for each scope of work
- Review bids for completeness of scope
- Identify the lowest responsible bid

3. REVIEW OF SCOPE & PRICING WITH TRADE PARTNERS

- Face-to-face meeting with the lowest responsible bidder
- Conduct an in-depth scope review
- Allow trade partners to fix any "scope holes"
- Final selection of trade partners completed as a team



EXPERIENCE ON SIMILAR PROJECTS

THIS SECTION OF THE PROPOSAL ADDRESSES THE FIRM'S RELATED EXPERIENCE:
 A. RELATED PROJECT EXPERIENCE

LIST PROJECTS WHICH BEST ILLUSTRATE THE EXPERIENCE OF THE FIRM AND STAFF WHICH WILL BE ASSIGNED TO THIS PROJECT UNDER A SUBSEQUENT CONTRACT. PREFERENCE WILL BE GIVEN TO THOSE PROJECTS THAT RESIDE IN SOUTH FLORIDA, DEFINED AS, WITHIN MONROE, DADE, BROWARD AND PALM BEACH COUNTIES.



FORT LAUDERDALE, FL

Broward County Supervisor of Elections New Facility

Description: The Broward County Supervisor of Elections New Facility in Fort Lauderdale, FL, encompassed 160,000 square feet of demolition, renovations, and additions. The project included demolition of the data and north office buildings, renovation of the four-story south office building for administrative offices and training facilities, and construction of a new warehouse and operations building with office areas, locker rooms, breakrooms, mailroom, and covered loading docks. Site improvements optimized traffic flow and parking, including spaces for oversized trucks, and incorporated a staging area with electrical connections for election period operations. Infrastructure upgrades included elevators, exit stairs, new lobbies, and a remodeled atrium. The facility achieved LEED Gold certification, reflecting CORE's commitment to environmental responsibility while meeting the complex operational needs of the Supervisor of Elections.

Owner's Representative: Broward County | Kevin Kelleher | 954.357.7320 | kelleher@broward.org

Architect's Representative: PGAL, Inc. | Jorge Garica, AIA OAA | 561.988.4002

Actual Dates: 11/2022 (Start) | 06/2024 (Completion)

Planned Dates: 11/2022 (Start) | 06/2024 (Completion)

Size: 160,000 SF

Cost: \$67M

Original Budget: \$72M

Final Budget: \$67M (DPO Savings returned to Owner)

Change Orders: DPO Savings

Personnel Assigned: Adrian Rodriguez, Dusty McSwane

City & Project Team Members: Dan Dobson, Andrew Geni, Dan Sehl, Rich Klingman, Ted Cava, Evan Olthoff | **A:** 1 E Broward Blvd 205W & 303W, Fort Lauderdale, FL | **P:** 954.206.1824

Services Performed:

- Addition
- Demolition
- New Build
- Renovation





BOYNTON BEACH, FL

Palm Beach Fire Station No. 49

Description: The new Palm Beach County Fire Rescue facility, located in Boynton Beach, Florida, is a one-story fire station featuring a four-bay apparatus area, with each bay equipped with impact-resistant bifold doors. This brand-new facility has approximately 17,987 square feet and is constructed on a concrete footing foundation. The structural system consists of cold-formed metal framing and load-bearing masonry, with interior steel columns in the living quarters and a steel girder truss system over the apparatus bays. The roof system is composed of standing-seam metal roof panels utilizing a snap-clad system with pencil ribs. Interior finish materials include epoxy flooring in the apparatus bays, terrazzo flooring in the living quarters, rubber tile flooring in the gym, and sealed concrete flooring in the mechanical and electrical rooms. The station is fully equipped with modern operational and life-safety systems, including an on-site fuel station, emergency generator, Wi-Fi communication tower, locution system, Bi-Directional Amplifier (BDA) system, CCTV surveillance, access control system, fire alarm system, and full bunker gear accommodations with individual lockers. Extensive site work was completed as part of the project, including utilities, drainage infrastructure, a traffic preemption system with flashers activated from within the apparatus bays, paving, site lighting, sliding parking lot gates, monument LED signage, illuminated project signage, landscaping, and irrigation. Collectively, these features deliver a fully equipped, modern fire station designed to support firefighters in their mission to serve and protect the community.

Owner's Representative: Palm Beach County | Sunil Jagoo | 561.233.0271

Architect's Representative: Currie Sowards Aguila Architects | Jess Sowards | 561.276.4951

Actual Dates: 01/2024 (Start) | 07/2025 (Completion)

Planned Dates: 01/2024 (Start) | 07/2025 (Completion)

Size: 17,987 SF

Cost: \$14,479,581

Original Budget: \$14,479,581

Final Budget: \$14,479,581

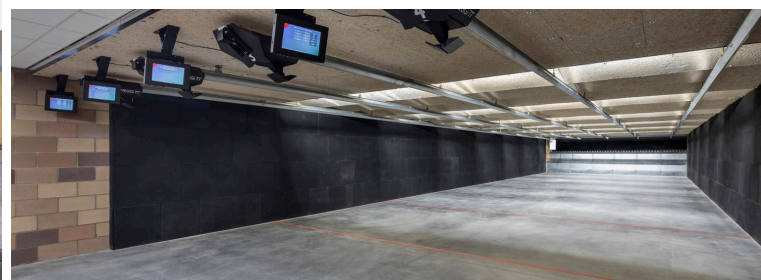
Change Orders: None

Personnel Assigned: Akini Akini, Lethe-Anne Kazeh-Anfo, Dusty McSwane

City & Project Team Members: Erick Talamilla Robert Camp, Ted Cava, Brenda Lawing, Michelle Montelaro, Sarah Dickmann | **A:** 1 E Broward Blvd 205W & 303W, Fort Lauderdale, FL | **P:** 954.206.1824

Services Performed:

- New Build
- CMAR



MARANA, AZ

Town of Marana Police Facility

Description: The Marana Police Facility is a state-of-the-art, two-story, 42,327-square-foot civic public safety complex that serves as the headquarters for the Marana Police Department in Marana, AZ. The facility serves as the headquarters for the Marana Police Department and houses administration, records, the K-9 unit, a holding and detention cell block, a community room for both government and public meetings and events, a secured parking lot, and a shared courtyard area with the adjacent Marana Civic Complex. The project also features state-of-the-art training facilities with classrooms, a gymnasium, an indoor tactical shooting range, and a 360-degree virtual training area. The civic public safety complex was constructed on a concrete foundation with a steel structural frame, an exterior of glazing, concrete masonry unit block, and tile with a built-up roof. With its innovative design and multifunctional spaces, the Marana Police Facility stands as a testament to CORE's commitment to delivering high-quality infrastructure that strengthens public safety and fosters community trust.

Owner's Representative: Town of Marana | Roberto Jimenez | 520.940.7531

Architect's Representative: Architekton | Joe Salvatore | AIA LEED AP | 480.894.4637

Actual Dates: 06/2017 (Start) | 07/2018 (Completion)

Planned Dates: 06/2017 (Start) | 07/2018 (Completion)

Size: 42,327 SF

Cost: \$17,407,842

Original Budget: \$17,407,842

Final Budget: \$17,407,842

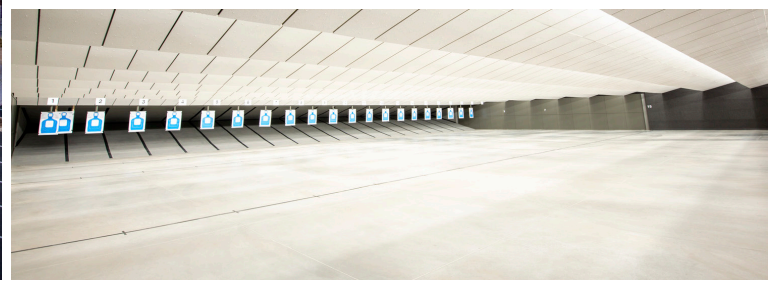
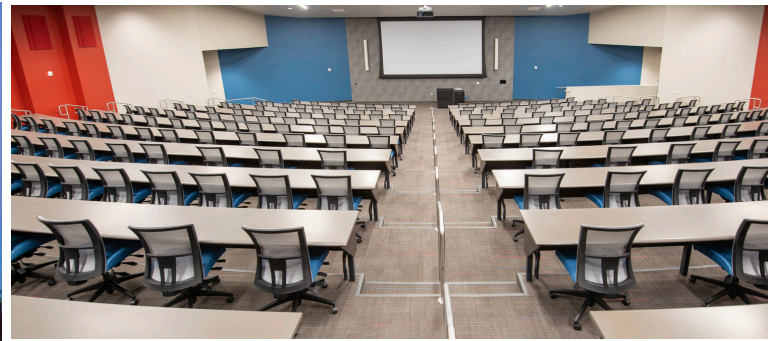
Change Orders: None

Personnel Assigned: Jake Otten

City & Project Team Members: Jose Acosta, Ryan Knapp, Mike Stecyk | **A:** 13835 N. Northsight Blvd., #100, Scottsdale, AZ 85260 | **P:** 602.494.0800

Services Performed:

- New Build
- CMAR



GILBERT, AZ

Town of Gilbert Public Safety Training Facility

Description: The Public Safety Training Facility project included the new construction of a 150,000-square-foot, 18-acre village-style tactical training campus for police and fire, and a 36-acre tactical drive training area located in Gilbert, AZ. Designed to meet the current and future specialized training needs of first responders, this state-of-the-art facility serves as a cornerstone for the Town of Gilbert’s public safety and regional training efforts. The tactical training campus features an amphitheater, locker rooms, administrative offices, classrooms, a three-bay mock fire station, several burn buildings, and indoor shooting ranges. The adjacent tactical drive training area consists of a driving course, evasive maneuver course, and driving skills pad within a retention area that is part of an easement granted to the Town of Gilbert by the Maricopa County Flood Control District. This cutting-edge facility not only provides comprehensive training opportunities for police and fire personnel but also reflects CORE’s dedication to building infrastructure that strengthens community safety.

Owner’s Representative: Town of Gilbert | Chief Michael Soelberg | 480.635.7272

Architect’s Representative: Cole Architects PLLC | Bruce Scott | 480.539.8800

Actual Dates: 05/2019 (Start) | 01/2021 (Completion)

Planned Dates: 05/2019 (Start) | 01/2021 (Completion)

Size: 150,000 SF

Cost: \$63,908,581

Original Budget: \$63,908,581

Final Budget: \$63,908,581

Change Orders: None

Personnel Assigned: Eric Melbostad, Jake Otten

City & Project Team Members: Ben Geraty, Haidar Alrobaie, James Faria, Reman Almusawi, Ryan Cooper, Shawne Best, Craig Cummings, Jacob Sullivan, Martin Johnson, Russ Monell, Secundino Lizarraga, Tommy Zamora | **A:** 13835 N. Northsight Blvd., #100, Scottsdale, AZ 85260 | **P:** 602.494.0800

Services Performed:

- CMAR



MESA, AZ

Mesa Northeast Public Safety Facility

Description: The Mesa Northeast Public Safety Facility for the City of Mesa, AZ, is a 50,000-square-foot, state-of-the-art mixed-use emergency response campus designed to enhance collaboration between Mesa Police and Mesa Fire personnel. Situated on over eight acres, the facility features a shared public entry with a lobby, community room, and conference space to host events, meetings, training, and serve as a backup Emergency Operations Center. The fire services wing includes four pull-through apparatus bays, kitchen and dining areas, a dayroom, offices, dormitories, a turnout room, and a decontamination corridor, while the police station houses a secure sally port, holding cells, booking areas, evidence processing spaces, interview rooms, offices, and defensive tactics training rooms. Additional amenities include a mixed-use outdoor vehicle decontamination area, shared outdoor training space, and dedicated support facilities—all designed to promote first responder health, safety, and operational excellence for the Mesa community.

Owner's Representative: City of Mesa | Michaela Chelini | 480.664.5682

Architect's Representative: Architekton | Joe Salvatore | 480.894.4637

Actual Dates: 05/2023 (Start) | 06/2025 (Completion)

Planned Dates: 05/2023 (Start) | 06/2025 (Completion)

Size: 50,451 SF

Cost: \$32,330,843

Original Budget: \$32,330,843

Final Budget: \$32,330,843

Change Orders: None

Personnel Assigned: Jake Otten

City & Project Team Members: Brianna Arguilez, Cole Woodward, Haiedar Alrobaie, Jacob Sullivan, Marc Thompson, Sally Spettigue, Tommy Zamora, Cathy Layton, Cristian Serrano, Jacob Blum, Larry Mitchell, Mike Pilkington, Secundino Lizarraga | **A:** 13835 N. Northsight Blvd., #100, Scottsdale, AZ 85260 | **P:** 602.494.0800

Services Performed:

- New Build
- CMAR

THE FORM IS PROVIDED IN VENDOR RESPONSE SECTION OF THIS SOLICITATION. RESPONDENTS MUST PROVIDE THIS FORM TO THEIR REFERENCES FOR COMPLETION. A MINIMUM OF THREE (3) CURRENT/FORMER CUSTOMERS TO COMPLETE AND SEND DIRECTLY TO THE CITY AT PERFORMANCE SURVEY@CITYOFDORAL.COM.

PROVIDE A LIST OF CUSTOMERS TO WHOM THE SURVEY WAS SENT, INCLUDING THE COMPANY NAME, CONTACT PERSON, CONTACT NUMBER, AND EMAIL ADDRESS.



RICH LUCE, AIA, NCARB, LEED AP, CCCA | Supervisor, Construction
 Project Management
CORE Broward SOE, LLC
 P: 954.357.6419
 E: rluce@broward.org

BROWARD COUNTY SUPERVISOR OF ELECTIONS NEW FACILITY |
 FORT LAUDERDALE, FL



SHELLY HAYDEN | Architectural Project Manager
 City of Las Vegas
 P: 702.229.3249
 E: shayden@lasvegasnevada.gov

DOWNTOWN CIVIC CENTER BUILDING AND PLAZA | LAS VEGAS, NV



KIRK ALDRIDGE | Chief of Police
 City of Royse City
 P: 972.524.4774
 E: kaldridge@roysecity.com

ROYSE CITY POLICE STATION | ROYSE CITY, TX



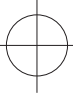
KRISTEN NALLEY | Project Manager
 State of Nevada, Public Works Division
 P: 702.486.4564
 E: knalley@admin.nv.gov

NATIONAL GUARD READINESS CENTER | NORTH LAS VEGAS, NV



DAVID WOODSIDE, EFO, CFO, FM, MIFIREE | Assistant Fire Chief
 Palm Beach County
 P: 561.616.7057
 E: dwoodside@pbcgov.org

PALM BEACH FIRE STATION #49 | BOYNTON BEACH, FL



PERFORMANCE BOND AND PAYMENT BOND

CORE | CES acknowledges and will comply with the Performance and Payment Bond requirements as outlined, providing 100% bonds within ten (10) business days of award through a qualified surety, including the required one-year warranty period following Final Completion.

SURETY BOND COMMITMENT LETTER

THE SURETY BOND COMMITMENT LETTER IS IN THE AMOUNT STATED BELOW. THE SURETY BOND COMMITMENT LETTER MUST:

- A. BE WRITTEN BY A SURETY THAT (1) HOLDS A CERTIFICATE OF AUTHORITY AUTHORIZING IT TO WRITE SURETY BONDS IN FLORIDA AND (2) HAS A MINIMUM A.M. BEST'S RATING OF "A-" (OR INDUSTRY EQUIVALENT).
- B. BE ON THE SURETY'S LETTERHEAD.
- C. STATE THAT THE SURETY WILL PROVIDE A SURETY BOND (PERFORMANCE BOND AND/OR PAYMENT BOND (SEE ITEM (D) BELOW) IN THE AMOUNT OF THE RESPONDENT'S CONTRACT.
- D. ARE USED TO FULFILL ANY PORTION OF THE FINAL CONTRACT, THEN THE COMMITMENT LETTER SHOULD INCLUDE BOTH A PERFORMANCE BOND AND A PAYMENT BOND.

THE SURETY MUST ALSO MAINTAIN A CURRENT CERTIFICATE OF AUTHORITY AS AN ACCEPTABLE SURETY ON FEDERAL BONDS IN ACCORDANCE WITH U.S. DEPARTMENT OF THE TREASURY CIRCULAR 570, CURRENT REVISION. IF THE AMOUNT OF THE BOND EXCEEDS THE UNDERWRITING LIMITATIONS SET FORTH IN CIRCULAR 570, IN ORDER TO QUALIFY, THE NET RETENTION OF THE SURETY COMPANY MUST NOT EXCEED THE UNDERWRITING LIMITATION IN CIRCULAR 570 AND THE SURETY MUST PROVIDE EVIDENCE SATISFACTORY TO THE CITY THAT THE AMOUNT IN EXCESS OF THE NET RETENTION IS PROTECTED BY COINSURANCE, REINSURANCE, OR OTHER METHODS IN ACCORDANCE WITH TREASURY CIRCULAR 297, REVISED SEPTEMBER 1, 1978 (31 CFR SECTION 223.10, SECTION 223.11).



Insurance and Surety Brokers
T: 469-430-1450

March 3, 2026

Roman Martinez, MPA, CPPO, CPPB, Procurement and Asset Management Director
City of Doral
8401 NW 53rd Terrace,
Doral, FL 33166

RE: RFP No. 2026-01 | Pre - Construction and Construction Management at Risk Services for New Police Department Headquarters

Dear Mr. Martinez, MPA, CPPO, CPPB,

CORE Construction (CORE) bonds are written through a co-surety arrangement with Travelers Casualty and Surety Company of America (Travelers) and Liberty Mutual Insurance Company (Liberty).


CORE has advised Travelers and Liberty of their desire to perform construction services for your captioned project. Travelers has enjoyed a relationship with CORE for over 40 years. During our relationship we have provided any bid, performance and payment bonds that they have required. We have bonded significant individual projects for CORE, and they are certainly qualified to perform contracts such as yours, as they have bonding capacity of \$300 million per single project and \$3 billion in aggregate. This is not to be construed to be a maximum, but rather working parameters. CORE has always met their contractual obligations, and we believe there is not a higher quality firm you could choose to work with.

Should CORE be awarded a contract on this or any of your projects and be required to provide performance and payment bonds for same, and should contractor so request, we would be in position to provide such bonds, subject to a favorable review of the final bond forms, contract documents and specifications and usual underwriting requirements at the time.

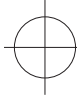
In addition, both Travelers and Liberty are licensed to do business in all states and Travelers has an A.M. Best Co. rating of A++ XV while Liberty A.M. Best rating is A XV.

Sincerely,

Travelers Casualty and Surety Company of America
Liberty Mutual Insurance Company

By: 
David Buckman, Attorney-in-Fact
Agent Contact Information:

David Buckman, President, Glenn Allen Insurance and Surety Brokers
5205 McClellan Dr., Frisco, TX 75036 | T: (469) 430-1450



AUDITED FINANCIAL STATEMENTS

THE PROPOSER SHALL PROVIDE AUDITED FINANCIAL STATEMENTS FOR THE PAST THREE (3) FISCAL YEARS WHICH SHOW REFLECTED NET WORTH AND ALL OTHER FINANCIAL INFORMATION USUALLY REFLECTED ON STATEMENT OF THE PROPOSER. AN INDEPENDENT, LICENSED, CERTIFIED PUBLIC ACCOUNTANT OR CERTIFIED PUBLIC ACCOUNTING FIRM SHALL HAVE AUDITED THE STATEMENTS. FINANCIAL STATEMENTS PROVIDED WILL BE KEPT CONFIDENTIAL.

PROVIDE THE NAME, TITLE, ADDRESS, AND PHONE NUMBER OF THE FINANCIAL OFFICER RESPONSIBLE FOR PROVIDING THIS INFORMATION TO THE RESPONDENT.

THE RESPONDENT'S AUDITED FINANCIAL STATEMENTS WILL BE EVALUATED BY THE CITY'S DIRECTOR OF FINANCE AND/OR DESIGNEE(S) TO DETERMINE THE RESPONDENT'S ABILITY TO MEET THE IMPLICIT AND EXPLICIT CONTRACTUAL OBLIGATIONS IDENTIFIED IN THIS SOLICITATION AND PROVIDE THE LEVEL OF SERVICES REQUIRED BY THE SPECIFICATIONS THAT RESULT FROM THE SOLICITATION PROCESS.

CORE | CES has provided the requested audited financial statements for the past three (3) fiscal years in a separate file labeled *"Private and Confidential - Not for Public Record."*

The contact information for the Accounting Firm is provided below:

ACCOUNTING FIRM	FINANCIAL CONTACT
<p style="text-align: center;">CBIZ CPAS</p> <p>A: 4722 NORTH 24TH ST., #300, PHOENIX, AZ 85016 P: 602.264.6835 F: 602.265.7631</p>	<p style="text-align: center;">LINDSEY BENSON, CPA, CCIFP MANAGING DIRECTOR</p> <p>T: 602.264.6835 C: 602.307.3823 E: LINDSEY.BENSON@CBIZ.COM</p>



BUSINESS ENTITY AFFIDAVIT
(VENDOR / BIDDER DISCLOSURE)

I, Cody Kiess, being first duly sworn state:

The full legal name and business address of the person(s) or entity contracting or transacting business with the City of Doral (“City”) are (Post Office addresses are not acceptable), as follows:

26-2821711
FEDERAL EMPLOYER IDENTIFICATION NUMBER (IF NONE, SOCIAL SECURITY NUMBER)

CORE Construction Services of Florida, LLC
Name of Entity, Individual, Partners, or Corporation

Doing business as, if same as above, leave blank

<u>1 Broward Blvd</u>	<u>205W & 303W</u>	<u>Fort Lauderdale</u>	<u>FL</u>	<u>33301</u>
STREET ADDRESS	SUITE	CITY	STATE	ZIP CODE

OWNERSHIP DISCLOSURE AFFIDAVIT

1. If the contact or business transaction is with a corporation, the full legal name and business address shall be provided for each officer and director and each stockholder who holds directly or indirectly five percent (5%) or more of the corporation's stock. If the contract or business transaction is with a trust, the full legal name and address shall be provided for each trustee and each beneficiary. All such names and addresses are (Post Office addresses are not acceptable), as follows:

<u>Full Legal Name</u>	<u>Address</u>	<u>Ownership</u>
<u>Please see attached.</u>		<u>%</u>
<u> </u>		<u>%</u>
<u> </u>		<u>%</u>

2. The full legal names and business address of any other individual (other than subcontractors, material men, suppliers, laborers, or lenders) who have, or will have, any

interest (legal, equitable, beneficial or otherwise) in the contract or business transaction with the City are (Post Office addresses are not acceptable), as follows:

Not applicable.



Signature of Affiant

3/2/2026

Date

Cody Kiess

Printed Name of Affiant

Sworn to and subscribed before me this 2nd day of March, 2026.

Personally known Personally known

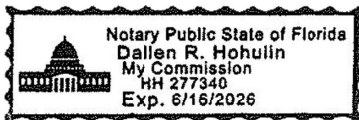
OR

Produced identification _____

Notary Public-State of Florida

Type of Identification

My commission expires: 6/16/2026



Dallen Hohulin

Printed, typed, or stamped commissioned name of Notary Public

FULL LEGAL NAME	ADDRESS	OWNERSHIP
CODY KIESS	A: 1 E Broward Blvd 205W & 303W, Fort Lauderdale, FL 33301	N/A
MARK STEFFEN	A: 1 E Broward Blvd 205W & 303W, Fort Lauderdale, FL 33301	N/A
JAMES JACOB	A: 1 E Broward Blvd 205W & 303W, Fort Lauderdale, FL 33301	N/A
THE CORE GROUP, LTD.	A: 1 E Broward Blvd 205W & 303W, Fort Lauderdale, FL 33301	N/A
BRENT ELLIOTT	A: 1 E Broward Blvd 205W & 303W, Fort Lauderdale, FL 33301	N/A
RONALD BORDELON	A: 1 E Broward Blvd 205W & 303W, Fort Lauderdale, FL 33301	N/A

CERTIFICATE OF AUTHORITY

STATE OF Florida SS: COUNTY OF Broward

(IF CORPORATION): I HEREBY CERTIFY that at a meeting of the Board of Directors of CORE Construction Services of Florida, LLC, a corporation existing under the laws of the State of Florida, held on March 2nd, 2026, the following resolution was duly passed and adopted:

RESOLVED, that Cody Kiess, as President of the Corporation, be and is hereby authorized to execute the bid dated March 2nd, 2026, to the City of Doral on behalf of this Corporation, and that such execution, attested by the Secretary of the Corporation and with the corporate seal affixed, shall be the official act and deed of this Corporation.

(IF PARTNERSHIP): I HEREBY CERTIFY that at a meeting of the Partners of _____, a partnership existing under the laws of the State of _____, held on _____, 2026, the following resolution was duly passed and adopted:

RESOLVED, that _____, as _____ of the Partnership, be and is hereby authorized to execute the bid dated _____, 2026, to the City of Doral on behalf of this Partnership, and that such execution, attested by _____, shall be the official act and deed of this Partnership.

(IF JOINT VENTURE): I HEREBY CERTIFY that at a meeting of the principals of _____, a corporation existing under the laws of the State of _____, held on _____, 2026, the following resolution was duly passed and adopted:

RESOLVED, that _____ is hereby authorized to execute the proposal of the Joint Venture, dated _____, 2026, to the City of Doral, and to do all acts and deeds necessary on behalf of this Joint Venture in connection therewith.

I further certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd day of March, 2026.

Secretary: [Signature] (SEAL)



BIDDER QUALIFICATION STATEMENT

The Bidder’s response to this questionnaire will be utilized as part of the City’s overall Bid Evaluation to ensure that the Bidder meets, to the satisfaction of the City of Doral, the minimum requirements for participating in this solicitation.

The following minimum experience is required for this project:

ON THE FORM BELOW, BIDDER MUST PROVIDE DETAILS FULFILLING ABOVE MINIMUM EXPERIENCE REQUIREMENTS. IT IS MANDATORY THAT BIDDERS USE THIS FORM IN ORDER TO INDICATE THAT THE MINIMUM EXPERIENCE REQUIREMENT IS MET. NO EXCEPTIONS WILL BE MADE.

1.	Project Name/Location	Broward County Supervisor of Elections New Facility Fort Lauderdale, FL
	City Name	Broward County
	Contact Person	Kevin Kelleher
	Contact Telephone No.	954.357.7320
	Email Address:	kkelleher@broward.org
	Yearly Budget/Cost	\$67 Million
	Exact Dates of Contract	From: <u>11/2022</u> To: <u>06/2024</u>
	Project Description	The Broward County Supervisor of Elections New Facility in Fort Lauderdale, FL encompassed 160,000 square feet of demolition, renovation, and new construction, including a renovated four-story office building and a new warehouse and operations facility. Site and infrastructure improvements enhanced traffic flow, parking, and election staging capabilities. The project achieved LEED Gold certification.
2.	Project Name/Location	Palm Beach Fire Station No. 49 Boynton Beach, FL
	City Name	Palm Beach County
	Contact Person	Sunil Jagoo
	Contact Telephone No.	561.233.0271
	Email Address:	sjagoo@pbcgov.org



City of Doral Procurement

Yearly Budget/Cost \$14,479,581

Exact Dates of Contract From: 01/2024 To: 07/2025

Project Description The new Palm Beach County Fire Rescue facility in Boynton Beach, Florida is a 17,987-square-foot, one-story fire station with four apparatus bays and dedicated living spaces. It is fully equipped with modern operational and life-safety systems, along with site improvements that support efficient operations and emergency response.

3. Project Name/Location Town of Marana Police Facility | Marana, AZ

City Name Town of Marana

Contact Person Roberto Jimenez

Contact Telephone No. 520.940.7531

Email Address: rjimenez@maranaaz.gov

Yearly Budget/Cost \$17,407,842

Exact Dates of Contract From: 06/2017 To: 07/2018

Project Description The Marana Police Facility is a 42,327-square-foot, two-story headquarters for the Marana Police Department in Marana, AZ. It includes administrative, detention, community, and advanced training spaces within a durable, modern public safety complex.

4. Project Name/Location Town of Gilbert Public Safety Training Facility | Gilbert, AZ

City Name Town of Gilbert

Contact Person Chief Michael Soelberg

Contact Telephone No. 480.635.7272

Email Address: Michael.Soelberg@GilbertAZ.gov

Yearly Budget/Cost \$63,908,581

Exact Dates of Contract From: 05/2019 To: 01/2021

Project Description The Public Safety Training Facility in Gilbert, AZ is a 150,000-square-foot, 18-acre tactical training campus with an adjacent 36-acre drive training area. It includes classrooms, administrative offices, a mock fire station, burn buildings, indoor shooting ranges, and driving courses to support comprehensive police and fire training. The facility reflects CORE's commitment to enhancing public safety and first responder readiness.



City of Doral Procurement

5.	Project Name/Location	Mesa Northeast Public Safety Facility Mesa, AZ
	City Name	City of Mesa
	Contact Person	Michaela Chelini
	Contact Telephone No.	480.664.5682
	Email Address:	michaela.chelini@mesaaz.gov
	Yearly Budget/Cost	\$32,330,843
	Exact Dates of Contract	From: <u>05/2023</u> To: <u>06/2025</u>
	Project Description	The Mesa Northeast Public Safety Facility in Mesa, AZ is a 50,000-square-foot, mixed-use campus enhancing collaboration between police and fire personnel. It includes shared community spaces, fire apparatus bays, police holding and training areas, and outdoor training and support facilities. The design promotes first responder safety, operational efficiency, and community service.
6.	Project Name/Location	Royse City Police Station Royse, TX
	City Name	City of Royse City
	Contact Person	Kirk Aldridge
	Contact Telephone No.	972.524.4774
	Email Address:	kaldridge@roysecity.com
	Yearly Budget/Cost	\$24,461,559
	Exact Dates of Contract	From: <u>03/2023</u> To: <u>07/2024</u>
	Project Description	The Royse City Police Station in Royse City, TX is a 28,000-square-foot facility with administrative offices, officer support spaces, training and fitness areas, and secure parking. Constructed on drilled concrete piers, it features a steel frame, masonry and metal panel exterior, and a modified bitumen roof.
7.	Project Name/Location	Downtown Civic Center Building & Plaza Las Vegas, NV
	City Name	City of Las Vegas
	Contact Person	Shelly Hayden
	Contact Telephone No.	702.229.3249
	Email Address:	shayden@lasvegasnevada.gov



City of Doral Procurement

Yearly Budget/Cost \$165 Million

Exact Dates of Contract From: 03/2023 To: 09/2025

Project Description The Downtown Civic Building and Plaza in Las Vegas, NV is a 300,919-square-foot complex with a six-story office building, a five-story lease building, and an outdoor plaza with stages and green space. Built with concrete and precast frames, it serves as a hub for civic activities and community engagement.

8. Project Name/Location National Guard Readiness Center | North Las Vegas, NV

City Name State of Nevada

Contact Person Kristen Nalley

Contact Telephone No. 702.486.4564

Email Address: knalley@admin.nv.gov

Yearly Budget/Cost \$32,121,999

Exact Dates of Contract From: 02/2019 To: 06/2020

Project Description The National Guard Speedway Readiness Center is a 71,000-square-foot, two-story facility for the Nevada Army National Guard, combining assembly, business, and storage functions. The secure site includes parking and equipment storage, and the building is designed to accommodate future geothermal and photovoltaic systems.

9. Project Name/Location Innovation High School | Orlando, FL

City Name Orange County Public Schools

Contact Person Krista McArthur

Contact Telephone No. 407.307.3700 x 2025392

Email Address: krista.mcarthur2@ocps.net

Yearly Budget/Cost \$198,036,960

Exact Dates of Contract From: 08/2022 To: 08/2024

Project Description The Innovation High School project for Orange County Public Schools delivered a 371,053-square-foot, three-story campus in Orlando, FL, featuring classrooms, administrative spaces, a cafeteria, auditorium, and gym. The 61.5-acre site also includes athletic facilities, extensive sitework, and off-site improvements. Designed with open, flexible spaces, the campus supports modern, student-centered learning.



City of Doral Procurement

**SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(A), FLORIDA STATUTES,
ON PUBLIC ENTITY CRIMES**

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

1. This sworn statement is submitted to City of Doral
by Cody Kiess, President
[Print individual’s name and title]
for CORE Construction Services of Florida, LLC
[Print name of submitting sworn statement]
whose business address is 1 E Broward Blvd, 205W & 303W, Fort Lauderdale, FL 33301
and (if applicable) its Federal Employer Identification Number (FEIN) is
26-2821711.
If the entity has no FEIN, include the Social Security Number of the individual signing this
sworn statement: _____
[Social Security Number]

2. I understand that a “public entity crime” as defined in Paragraph Section 287.133 (1)(g), Florida Statutes, means

a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that “convicted” or “conviction” as defined in Paragraph 287.133 (1)(b), Florida Statutes, means a finding of guilt or conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non jury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an “affiliate” as defined in Paragraph 287.133 (1)(a), Florida Statutes, means:

A predecessor or successor of a person convicted of a public entity crime; or

An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term “affiliate” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or

Required Submission Forms

income among persons when not for fair market value under an arm’s length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a “person” as defined in Paragraph 287.133 (1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term “person” includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an entity.
6. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement. [Initial next to statement which applies.]

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

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

 The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or against who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. [Attach a copy of the final order]

Required Submission Forms

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



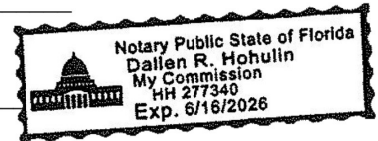
[Signature]

Sworn to and subscribed before me this 2nd day of March, 2026 personally known personally known OR produced identification _____.

Notary Public – State of Florida

My commission expires 6/16/2026

(Type of Identification) _____



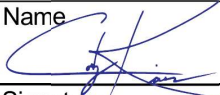
Dallen Hohulin

(Printed typed or stamped commission name of notary public.)

BIDDER AFFIRMATION

I, the undersigned affiant, being first duly sworn as an authorized agent of the below-named Bidder, does hereby affirm and attest under penalty of perjury as the proposed Bidder for City of Doral that the certifications and statements provided above on behalf of Bidder are true to the best of affiant's knowledge and belief and that Bidder is compliant with all requirements outlined in these City of Doral Affidavits. Bidder acknowledges it is required to comply with and keep current all statements sworn to in the above affidavits and will notify the City of Doral immediately if any of the statements attested hereto are no longer valid.

CORE Construction Services of Florida, LLC

Bidder Name


Affiant Signature

3/2/2026

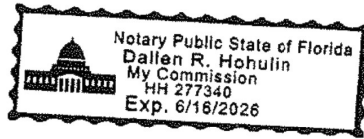
Date Signed
Cody Kiess, President

Affiant Name & Title (Printed)

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was affirmed, subscribed, and sworn to before me this 2nd day of March, 2026 by means of physical presence or online notarization, by personally known who is personally known to me or who produced the following identification: _____.

[Notary Seal]



Dallen Hohulin

Notary Public for the State of Florida
My commission expires: 6/16/2026

PROPOSER'S CERTIFICATION

I have carefully examined the Request for Proposal, Instructions to Bidders, General and/or Special Conditions, Vendor's Notes, Specifications, proposed agreement and any other documents accompanying or made a part of this Request for Proposal.

I hereby propose to furnish the goods or services specified in the Request for Proposal. I agree that my proposal will remain firm for a period of 365 days in order to allow the City adequate time to evaluate the qualifications.


I certify that all information contained in this proposal is truthful to the best of my knowledge and belief. I further certify that I am duly authorized to submit this proposal on behalf of the firm as its act and deed and that the firm is ready, willing and able to perform if awarded the contract.

I further certify, under oath, that this proposal is made without prior understanding, agreement, connection, discussion, or collusion with any other person, firm or corporation submitting a proposal for the same product or service; no officer, employee or agent of the City of Doral or any other proposer is interested in said proposal; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

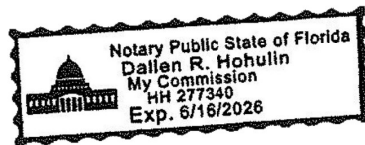
A person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crimes may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to public entity, may not be awarded or perform work as a proposer, supplier, sub-proposer, or consultant under a contract with a public entity, and may not transact business with any public entity in excess of the threshold amount provided in Sec. 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

CORE Construction Services of Florida, LLC
Name of Business

By:


Signature
Cody Kiess, President
Name and Title, Typed or Printed
1 E Broward Blvd, 205W & 303W
Mailing Address
Fort Lauderdale, FL 33301
City, State and Zip Code
954.206.1824
Telephone Number

Sworn to and subscribed before me
this 2nd day of March, 2026



Dallen Hohulin
Notary Public
STATE OF Florida
6/16/2026
My Commission Expires

Acknowledgement of Addendums: Issued Addendums must be signed and submitted with proposal.



City of Doral Procurement



CITY OF DORAL
 Procurement and Asset Management Department
 8401 NW 53 Terrace
 Doral, FL 33166
 SIGN-IN SHEET

Request for Proposal (RFP) 2026-01
Pre-Construction and Construction Management at Risk Services for PD Headquarters

Pre-Proposal Meeting

LOCATION:
 Doral Cultural Arts Center
 8363 NW 53rd Street
 Doral, FL 33166

DATE: 2/13/2026
 Time: 11:00am-12:00pm

Name Please Print	Vendor / City Department	Phone No./Ext.	E-mail
Hans Nelson	Kaufman Lynn	786 203 8722	hnelson@kaufmanlynn.com
Jazz Machin	John Bell Construction, Inc.	305-458-5666	jazz@johnbellconstruction.com
Daniel Benzige	Streamline Structural	321.693.6928	D.BENZIGE@STREAMLINESTRUCTURAL.COM
Shawn Straight	A.J. High Construction	407-760-9680	SStraight@hijhigh.com
Victor Sacra-Sa	OEC USA	(7)837-3076	USACASA@oec-exp.com
Rosella Mantelja	Procurement		
Lazaro Quintan	City of Doral	31593-6725	lazaro.quintan@cityofdoral.com
Roman Martinez	City of Doral/Procurement		roman.martinez@cityofdoral.com



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DATE: 2/13/2026
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Name Please Print	Vendor / City Department	Phone No./Ext.	E-mail
Oscar Morgan	John Bell Construction com	786 918 1000	oscar@johnbellconstruction.com
Willy Gaer	Mexova Group	917-224-9797	Wgaer@mevovagroup.com
JOE WEBSTER	COKE	954-702-7832	jwebster@cokeconstruction.com
Cesar Finlan	CFS	786-773-0527	cfinlan@cesconstruction.com
EMANUEL BRAGA	AFA Fire Alarm	954-581-9359	EBraga@AFAA.com
STACEL KOPALIS	PLUS	347-995-2171	STACEL@PLUS-DESIGN.COM
Meia Gomez	QHLA USA	786-418-3775	india.gomez@qhlainc.com
Nick Martinez	Burke Construction	786 251 3074	nick@bcginc.net



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 Time: 11:00am-12:00pm

Name Please Print	Vendor / City Department	Phone No./Ext.	E-mail
JEFF HELITZER	GIRYCON	954 804 3564	Jhelitzer@grycon.net
JASON HAMMOND	Pirtle Construction	954-243-8574	j.hammond@pirtleconstruction.com
JEFFREY WADSWORTH	Florida energy & control	786-699-8769	Jeff.W@floridaest.com
RUFAN REITER	CORE Construction	954 687 5266	rufanreiter@coreconstruction.com
MANUEL J. COYA	JBC / MERCOVA	305.609.4874	mcoya@mercovabrap.com
ROBERT LEYVA	SBC / MERCOVA JV	305-910-7734	rleyva@mercovagroup.com
ANITA RODRIGUEZ	H41	321 768-7887	Anita@hokenmagnapark.com
JAMES WILKE	CEC	954 1732 2300	JWILKE@CEC.CONSTRUCTION.COM



CITY OF DORAL
 Procurement and Asset Management Department
 8401 NW 53 Terrace
 Doral, FL 33166

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Request for Proposal (RFP) 2026-01
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LOCATION:
 Doral Cultural Arts Center
 8363 NW 53rd Street
 Doral, FL 33166

DATE: 2/13/2026
 Time: 11:00am-12:00pm

Name Please Print	Vendor / City Department	Phone No./Ext.	E-mail
Joaquin Fardales	CORE construction	305-784-3738	Joaquin.Fardales@CoreConstruction.com
MARY C floret	SHAWN MUT	786-750-0106	Mfloretgarcia@shawnmvt.com
Marvin Serrano Alba Serrano	Expressions For You Corp	954-298-7770 954-398-4477	expressionsforyou@hotmail.com
NESTOR CASTELLON	Link Construction group	786-229-9967 305-665-9826	Ncastellon@linkconstructiongroup.net
RICHARD PRICE	OEC - USA	954 552 7069	richardp@OECPARTNERS.COM
Richard Candia	Florida Lemark	5-984-1645	rcandia@floridalemark.auc
REBECCA VIEIRA	NVZA GROUP	305-202-1242	rvieira@nvzagrout.com
Mariana Hernandez	OHLBA USA	786-717-9099	mhernandez@ohlba-usa.com

Is this project only limited to contractors that have built police stations? **No**

So when you say we removed the restrictions for law enforcement, what is it now? **Just public entity buildings of similar size and scope.**

On the qualifications, you asked for team attitudes and behaviors. Can you maybe explain a little bit more? How is that scored?

Section 2.1.1b, F. details the City's guiding principles and desired key values for **Team Attitudes and Behaviors**. The successful Pre-Construction Manager (PCM)/Construction Manager at Risk (CMR) is expected to demonstrate these values throughout the project. While these attitudes and behaviors are not scored as part of the evaluation criteria, they represent essential qualities for project success.

Phase 2 of the evaluation criteria includes **Team Cohesion and Intra-Team Relationships** (5 points).

This criterion evaluates the proposer's ability to demonstrate strong internal collaboration and effective working relationships within their proposed team. Key elements to score include:

1. **Communication and Collaboration Approach**
 - How clearly the proposer describes methods for maintaining open, timely, and effective communication among team members.
 - Use of collaborative tools, regular meetings, and decision-making protocols.
2. **Defined Roles and Responsibilities**
 - Clarity in role assignments and accountability.
 - Evidence that responsibilities are well-distributed to avoid duplication or gaps.
3. **Past Performance as a Team**
 - Examples of previous projects completed together.
 - References or case studies showing successful collaboration and outcomes.

Clarification on date? The selection committee will meet on the 6th. March 3rd is the day for proposals. The selection committee will shortlist. Each presentation is going to be a 20-minute presentation and 10-minute question and answer session. Once we shortlist, I'll be sending an invite to all the folks that were shortlisted and they'll be scheduled. The committee has to make the decision on how many firms to shortlist.

Is it the same AEs selection committee or is there another selection committee for CM? **We're going to be using the same committee members.**

Is City of Doral excluded from being a response to the survey? **Yes**

Signature:  _____

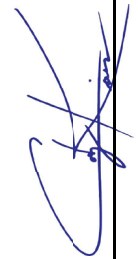
Name: Cody Kiess, President

Date: 3/2/2026

#	Question Body	Response Body
1	Will be providing the drawings for this project?	The drawings are under the attachments tab
2	Is the consultant that provided the SD design documents precluded from pursuing this RFQ.	No companies are currently precluded.
3	Within the Proposers submission packet, under which section in the 4.1 Technical Response Requirements should include the required 2.1.2b Licensing and Permit(s)?	Section 2.2.1b describes the requirement of having the necessary licenses and permits for the project.
4	For 4.1 Technical Response Requirements, some sections have page limits and others do not. Just to clarify, what are the page limits per each section?	Proposers are to include a copy of their licenses and permits as part of their submittal in section 4.1.2 and also attached to question #6 in the vendor questionnaire.
5	Is a Letter of Transmittal Required in the Proposers Submission Packet? And if so, what is the page limit?	For missing sections, see page limits as follows: 4.1.4 - 5 page max, 4.1.5 - 5 page max.
6	Section "4.2.1. Organization Structure" appears to request a duplication of the information already being provided in section "4.1.2. Business Organization and History of the Firm." Can the City please clarify if section 4.2.1. is to be removed from the RFP?	Letter of Transmittal is not required
7	Section "4.2.2. Statement of Qualifications" appears to request a duplication of the information already being provided in section "4.2. Staffing & Qualifications." Can the City please clarify if section 4.2.2. is to be removed or replaced in the RFP?	Section 4.2.1 will not be removed from RFP. Proposers are to include the requested information in this section as part of their submittal.
8	With the amount of information required in Section 4.2.3. Experience of Key Personnel / Pre-Construction and Construction Management Team and Staffing Plan, 12 Pages appears to be tight for the amount of information and resumes required in this Section to adequately respond to A, B, and C. Can the City please clarify if Sections A, B, and C have their own separate page maximums?	Section 4.2.2 Statement of Qualifications is not to be removed. Proposers shall follow Section 4.2.2 and provide the information required under that section. The information referenced under Section 4.2. Staffing & Qualifications is intended as a summary guide of the information requested in the subsequent sections.
9	We kindly request an extension of the RFP due date.	Proposers are to follow the recommended 12-page max for Section 4.2.3, Experience of Key Personnel / Pre-Construction and Construction Management Team and Staffing Plan. It is at the Proposer's discretion to present the required information in a concise manner while minimizing the number of pages.
10	To what email address do we send in our proposal as a material supplier?	At this time, no extension will be granted, as the original timeline provides adequate time to obtain and compile the necessary information for this package
		Please be advised that we are currently in the process of procuring Pre-Construction and CMR Services. Once the solicitation has been awarded, you may contact the selected firm for further information.

<p>11. Based on the drawings, are there four (4) dog run kennels included within the K-9 rooms? 12. Is there a specific manufacturer specified for the dog run kennels in the contract documents?</p>	<p>Please be advised that we are currently in the process of procuring Pre-Construction and CMR Services. The attached drawings are provided solely as graphical representations and should not be interpreted as final design specifications. It is too early in the process to determine specific details related to the final design. Once the solicitation has been awarded, you may contact the selected firm for further information.</p> <ul style="list-style-type: none"> - Subcontractors must carry insurance appropriate to their trade. City must be added as "additional insured". - Limits may be determined by the Construction Manager. Minimum Industry limits usually are \$1M per occurrence GL, Statutory Workers' Comp, Auto if vehicles used. - The CM remains fully responsible for compliance with the RFP insurance requirements.
<p>Section 3.1.12 of the RFP states that all subcontractors shall comply with all insurance requirements. Taken literally, this would mean that the subcontractors need to carry the same insurance limits as the Construction Manager. These limits are higher than what is typically required for many subcontract trades, which could limit the available subcontractor pool during GMP development. Please confirm if there are any required insurance limits for subcontractors, or if this will be left to the discretion of the Construction Manager, provided that the Construction Manager complies with the required limits.</p>	<p>Section 4.2.4 can be limited to the identification of any subcontractor who will provide assistance during the pre-construction phase and or identification of any joint venture partners. For the future Guaranteed Maximum Price (GMP) development phase, the subcontractor procurement process will be conducted by the CMAR, and yes, will remain subject to review and approval by the City.</p>
<p>13. Please confirm whether the portion of RFP Section 4.2.4 requiring proposers to identify subcontractors intended to perform portions of the Work is applicable at the RFP stage. Given the Construction Manager at Risk delivery approach, subcontractors would typically be procured during GMP development and remain subject to Owner approval prior to utilization. Please advise whether identifying anticipated subcontractors at this stage is required or whether this requirement primarily applies to joint venture partners.</p>	<p>For missing sections, see page limits as follows: 4.2.1 - 5 page max, 4.2.2 - 5 page max, 4.2.4 - 5 page max, and 4.3 - 10 page max. It is at the Proposer's discretion to present the required information in a concise manner while minimizing the number of pages.</p>
<p>14. Please confirm the page limit(s) for the following sections: 4.2.1, 4.2.2, 4.2.4, and 4.3</p>	<p>As discussed in the pre-submittal meeting, PRR can be submitted for information related to the committee members.</p>
<p>15. Will you share the members of the review committee/panel?</p>	<p>As discussed in the pre-submittal meeting, PRR can be submitted for information related to the committee members.</p>

<p>16</p> <p>Please clarify how the Pricing Proposal will be evaluated and scored. It is understood that the pricing proposal consists of three distinct elements and that the scoring is not clear how the provided pricing is compared to, and scored against, other proposers for the available maximum of 25 points. Is the scoring objective or subjective scoring?</p>	<p>The committee will establish the pricing scoring methodology prior to evaluation during the meeting.</p>
<p>17</p> <p>Please clarify if the Pricing Proposal will be opened prior to, or at the conclusion of Phase 2 presentations and scoring of the presentations.</p>	<p>Pricing will be opened prior to Phase 2 presentations to allow the committee the opportunity to discuss during the Q&A session.</p>
<p>18</p> <p>Please confirm that it is acceptable for the respondent, as a joint venture, to submit three years of reviewed financial statements from each independent entity participating in the joint venture, in lieu of three years of audited financial statements. Typical financial reporting requirements for bonding purposes are reviewed financial statements, not audited.</p>	<p>Three years of reviewed financial statements from each independent entity participating in the joint venture will be accepted. The City reserves the right to request audited statements or a Dun & Bradstreet report should the respondent move onto phase 2.</p>
<p>19</p> <p>If the respondent is a newly formed joint venture entity, and each principal of the participating entities holds an active Florida State General Contractor license, please confirm that it is acceptable for the joint venture entity to obtain its qualifying general contractor license by the time of GMP execution. The joint venture entity is currently in the process of being qualified by one of the participating JV entities.</p>	<p>The Joint Venture entity must be registered to qualify for this solicitation at the time of bid submittal. In accordance with Section 4.2.1.3 Staffing & Qualifications, the Proposer is required to provide documentation evidencing the existence of the Joint Venture.</p>
<p>20</p> <p>Please confirm if 4.2.2. Statement of Qualifications is referring to the downloaded attachment named Bidder Qualification Statement.</p>	<p>No. The Bidder Qualification Statement is a separate document which needs to be completed. The objective of Section 4.2.2 Statement of Qualifications is to obtain document highlighting how the Proposers specific skills, education, abilities, accomplishments, experience, etc. meet the project requirements.</p>



Signature: _____

Name: _____ Cody Kiess, President

Date: _____ 3/2/2026

CONFLICT OF INTEREST DISCLOSURE

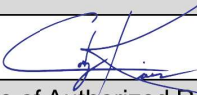
Business Name: CORE Construction Services of Florida, LLC
D.B.A.: _____ **Federal I.D. No.:** 26-2821711
Business Address: 1 E Broward Blvd, 205W & 303W
City: Fort Lauderdale **State:** Florida **Zip:** 33301

Please note that all business entities interested in or conducting business with the City are subject to comply with the City of Doral’s conflict of interest policies as stated within the certification section below. If a vendor has a relationship with a City of Doral official or employee, an immediate family member of a City of Doral official or employee, the vendor shall disclose the information required below.

1. No City official or employee or City employee’s immediate family member has an ownership interest in vendor’s company or is deriving personal financial gain from this contract.
2. No retired or separated City official or employee who has been retired or separated from the City for less than one (1) year has an ownership interest in vendor’s Company.
3. No City employee is contemporaneously employed or prospectively to be employed with the vendor.
4. Vendor hereby declares it has not and will not provide gifts or hospitality of any dollar value or any other gratuities to any City employee or elected official to obtain or maintain a contract.

Conflict of Interest Disclosure*	
Name of City of Doral employees, elected officials, or immediate family members with whom there may be a potential conflict of interest: _____ _____ _____	<input type="checkbox"/> Relationship to employee <input type="checkbox"/> Interest in vendor’s company <input type="checkbox"/> Other (please describe below) _____ _____ <input checked="" type="checkbox"/> No Conflict of Interest

**Disclosing a potential conflict of interest does not automatically disqualify vendors. In the event vendors do not disclose potential conflicts of interest and they are detected by the City, vendor will be exempt from doing business with the City.*

I certify that this Conflict-of-Interest Disclosure has been examined by me and that its contents are true and correct to my knowledge and belief and I have the authority to so certify on behalf of the Vendor by my signature below:		
	3/2/2026	Cody Kiess, President
Signature of Authorized Representative	Date	Printed Name of Authorized Representative

3/2/2026

Required Affidavit Regarding the Use of Coercion for Labor and Services

Contractor Name: CORE Construction Services of Florida, LLC

Contractor FEIN: 26-2821711

Contractor's Authorized Representative Name and Title: Cody Kiess, President

Address: 1 E Broward Blvd, 205W & 303W

City: Fort Lauderdale State: Florida Zip: 33301

Phone Number: 954.206.1824

Email Address: codykiess@coreconstruction.com

Section 787.06(13), Florida Statutes requires all nongovernmental entities executing, renewing, or extending a contract with a governmental entity to provide an affidavit signed by an officer or representative of the nongovernmental entity under penalty of perjury that the nongovernmental entity does not use coercion for labor or services as defined in that statute. The District Board of Trustees of Miami Dade College, Florida, is a governmental entity for purposes of this statute.

As the person authorized to sign on behalf of the Contractor, I certify that the Contractor identified does not:

- Use or threaten to use physical force against any person;
- Restrain, isolate, or confine or threaten to restrain, isolate, or confine any person without lawful authority and against her or his will;
- Use lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt, the length and nature of the labor or services are not respectively limited and defined;
- Destroy, conceal, remove, confiscate, withhold, or possess any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
- Cause or threaten to cause financial harm to any person;
- Entice or lure any person by fraud or deceit; or
- Provide a controlled substance as outlined in Schedule I or Schedule II of s. 893.03 to any person for the purpose

Under penalties of perjury, I declare that I have read the foregoing document and the facts stated in it are true.

By: 
 Authorized Signature

Print Name and Title: Cody Kiess, President

Date: 3/2/2026

LIST OF PROPOSED SUBCONTRACTORS

BIDDER confirms no Subcontractors will be used on this project if they are awarded the contract.

BIDDER shall list all Proposed Subcontractors to be used on this project if they are awarded the contract.

SCOPE	SUBCONTRACTOR NAME, ADDRESS AND LICENSE #
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____


If, prior to Notice of the Award, the City or the Contractor has reasonable objection to and refuses to accept any Subcontractor, Supplier, person or organization listed, the Contractor may, prior to Notice of Award, submit an acceptable substitute without an increase in their bid price.

TRUTH IN NEGOTIATING CERTIFICATION

I, Cody Kiess, President
(Individual's Name) (Title)
of the CORE Construction Services of Florida, LLC, do hereby certify that
(Name of Company)

Wage rates and other factual unit costs supporting the compensation for projects and services that may be offered pursuant to this RFP and the Agreement related thereto will be accurate, complete, and current at the time of contracting.

I further agree that the price provided under separate, project specific agreements and any additions thereto shall be adjusted to exclude any significant sums by which the City determines the agreement price was increased due to inaccurate, incomplete, or non-current wage rates and other factual unit costs. All such agreement adjustments shall be made within one (1) year following the end of each corresponding agreement. For purpose of this certificate, the end of the agreement shall be deemed to be the date of the final billing or acceptance of the work by the City, whichever is later. The undersigned firm is furnishing this Truth in Negotiating Certificate pursuant to Section 287.055(5)(a) of the Florida Statutes for the undersigned firm to receive a continuing agreement for professional architecture and engineering services with the City of Doral, Florida.

Individual's Signature 
Date 3/2/2026



City of Doral Procurement