

STATEMENTS OF INTEREST AND QUALIFICATIONS FOR COMMUNITY MARITIME PARK CONSTRUCTION OWNERS REPRESENTATIVE



March 27, 2009



Benchmark Construction Corporation and Gulf Coast Architectural Group, Inc.

BE BENCHMARK CONSTRUCTION CORPORATION

May 27, 2009

Community Maritime Park Association
Mr. Edward E. Spears, Administrator
5th Floor, City Hall
222 West Main Street
Pensacola, FL 32502

Dear Mr. Spears and Selection Committee Members:

We are pleased to present our response to your Request for Qualifications. As such we are aware this is not just another construction project, but a project that is very personal to many members of the community, and important to the Florida Panhandle region.

Benchmark Construction Corporation and Gulf Coast Architectural Group Inc. (GCAC) have teamed together, as an association partnership, to bring the depth of service and expertise needed for this project. Our existing relationships in the local community will facilitate our ability to include local vendors, suppliers, minority and small business enterprises. GCAC itself is a minority and small business enterprise.

As a member of Benchmark's senior staff, I (Jim Riley) will be assigned to this project as a full time Senior Project Manager. I am very familiar with this position as I have been the Owner's Representative for Regions Bank, southeast region and Bruno's Supermarkets, southeast region, where I oversaw scores of building developments from concept to occupancy. I know the importance of bringing the entire team together to keep the project on track and all stakeholders well informed.

Gulf Coast Architectural Group, Inc. (GCAG) and their design professionals will provide the expertise needed to accurately judge the acceptable building systems and compliance with design criteria. GCAG will also be involved in plan and design reviews, value engineering, scheduling and field quality control.

Benchmark Construction has delivered projects up to a construction value of \$40 million. GCAG is currently designing a Marine Headquarters Building located in New Orleans, LA valued at \$120 million. Our team is well qualified to handle all aspects of representing the CMPA and the City in the Community Maritime Park development. We will concentrate on the three issues—schedule, budget, and quality control.

Although we are typically product driven, service is our business and strong performance is the key to success. We look forward to the opportunity to make our contribution to the success of the Community Maritime Park through assisting the Community Park Associates, Inc. and the City of Pensacola.

We appreciate your time and consideration. We look forward to your positive response.

Sincerely,



Jim Riley
Senior Project Manager

Phone 850-934-3133 Fax 850-934-3134
91 Baybridge Drive . Suite D . Gulf Breeze Fl 32561

MATITIME PARK COMMUNITY ASSOCIATION PRESENTATION FOR OWNERS REPRESENTATIVE

The Benchmark Team is a multidiscipline team that has provided professional design and construction services for federal, state, local government, and private sector clients. Within that experience is a variety of services, delivery methods, project types and client relationships. All projects have common characteristics, but all projects generate a unique set of circumstances, goals, questions, answers and personalities.

It is extremely important for our team to meet with CMPA representatives to gain a complete understanding of the scope of work included in the Community Maritime Park; this includes all stake holder, contract parties, public and private agencies. Our first job is to listen and learn. Before taking any steps it is imperative that a strong understanding of the Maritime Park Project and an agreement on the definition of the project be forged. The process will also initiate the formation of the working relationships that will see the project to completion.

Communication is a primary component of an Owners Representative's responsibility, it requires preparation, skill leadership and proper procedures to successfully execute a communications strategy with a large project team that must work on a common agenda. The Benchmark Team will conduct an inclusive process that includes CMPA, City Staff, consultants, developers, and stakeholders as desired and deemed appropriate by the CMPA.

The preconstruction phase is the formative phase of the project. While it cannot guarantee the success of the project, it can guarantee its failure. The Benchmark Team includes contractors, architects, and engineer who will bring hundreds of years of experience to bear on guiding the project through this critical phase. The construction side of the team will address contract and construction issues, risk elimination, competitive pricing, cost control and proper scheduling. This group, headed by Mr. John Allgood, speaks the language of the builders and will be regarded as a peer when making recommendations or addressing construction issues. The architect/engineering team will act as the eyes and ears for quality and completeness of design and adherence with project requirements, compliance with quality standards, identification of appropriate value engineering options, and constructability.

Benchmark Construction Resume

Ownership

David Marsh is the sole owner of Benchmark Construction Corporation. David is a graduate of Millsap's College Benchmark was started in 1979 by David and two partners. As time progressed, the other partners were bought out. Benchmark started with some very small projects. The company continued to grow steadily never undertaking more work than they could control. Through "fear of failure" and very strong work ethic, Benchmark has grown top be one of the largest contractors in the region. The construction background of David Marsh is completely in the trades, starting out as a construction laborer, labor foreman, carpenter, and job superintendent. His resume is included.

Overall General Experience

Benchmark Construction has completed the full gambit of commercial and institutional construction projects. If there is a particular expertise that sets us apart from others, it's the fact that we always surround ourselves with the best design teams, subcontractors and suppliers. This allows our management skills to reach their peak and construct a team that works diligently and harmoniously. We are a very conservative company and manage our finances prudently. We have never over extended ourselves in our workload or our financial capacity.

We have completed numerous municipal complexes, church facilities, hospitals, schools, shopping centers, hotels, office buildings, warehouse, restaurants, banks, and prison.

Maturity and Stability

The key personnel at Benchmark have been with the company almost since conception, we have very low turnover. There has never been a change or turnover in senior management. Benchmark has experienced a methodical and gradual growth that has allowed the company to mature at a comfortable solid pace.

Experience with the process

We believe the proposed process for this project will eliminate the great majority of problems that occur in standard bid process. Everyone on the team is aware of the overall objective and it greatly reduces potential problems. Although the process is advantages to everyone involved the project is still problematic if good communication does not exist. It is imperative that the CPMA and the City provide the team with good direction, set priorities and let the team perform them. We have the expertise to make this a successful project and can keep issues from reaching the CPMA before they become problems. Our past involvement with design/build teams either as the design builder or the Owners Representative will provide the foundation for building this team.

Insurance

Benchmark has the required insurance needed for this project. Additionally, because of the amount of design/build work we perform, we carry Errors and Omissions insurance which is typically just carried by the architectural and engineering firms.

Litigation, Legal Action

Benchmark has NEVER been involved in litigation or arbitration with an owner. We have never filed for bankruptcy.

Benchmark Project List

Riverwalk Casino Vicksburg, MS

Design Build

Contract Amount: \$43,308,000

Contact : Mike Levin

Contact Number: 312-640-2000

Size: 40,000 Sq Ft

Cost \$2,790,000

Isle of Capris Vicksburg

Owner: CASINO AMERICA

Contract Amount: \$34,700,000

Contact: Kevin Stevens 228-396-7021

Escambia County Courthouse- CM at Risk

Contact: Mr. Bill Lawing 850-595-3190

Size: 320,000 sq. ft.

Cost: \$26,798,106

Bayou Caddy Jubilee Casino

Owner: ALPHA HOSPITALITY

Contract Amount: \$24,305,000

Jim Nippes 601-952-2592

Brosnaham Soccer Complex- CM

Contact: Mr. Bill Lawing 850-595-3190

Cost: \$2,300,000

Completed in four months for start of NCAA soccer tournament

First Baptist Church of Meridian

Design Build

Contact: Mr. Randy Cheney 601-679-1877

Size: 55,000 Sq Ft

Cost: \$6,679-1877

Escambia County Parks

Various projects, hurricane recovery

Contact: Mr. Bill Lawing 850-595-3190

Cost:\$3,200,000

First Baptist Church of Greenville

Design Build

Contact: Mr. Larry Lowe 662-335-7106

Broadmoor Baptist Church

Size: 130,000 sq ft

Negotiated contract : \$16,370

Contact: Barry Hardy 601-898-4909

References

- J H & H ARCHITECTS LTD.
CARL FRANCO, 601-948-4601
- MERCHANTS & FARMERS BANK
HUGH POTTS, 662-289-5121
- FIRST BAPTIST CHURCH / MERIDIAN
RANDY CHESNEY, 601-484-4600
- FIRST BAPTIST CHURCH / BRANDON
GENE HENDERSON, 601-825-6766

RESUMES

JOHN ALLGOOD (John will have oversight of this project and his involvement will be as needed.)
Vice President Benchmark Construction Corporation

1974 Graduate of Georgia Tech
1980 M.B.A. Mississippi College
Licensed General Contractor in Mississippi and Florida

1974 – 1976 Field Engineer -McDevitt & Street, Atlanta, Georgia
1976 – 1982 Project Manager/Estimator -Nichels & Wells Construction, Jackson, Mississippi
1982 - 1983 Florida Division Manager -Allen Corporation, Indianola, Mississippi
1984 -Present Benchmark Construction Corporation

- Winner of 1992 ABC Award of Merit for Excellence in Construction for General Construction category under two million dollars
- Former Board of Directors, North Jackson YMCA
- Board of Directors, Northeast Jackson Soccer Organization

Project List:

PROJECT: Design Build of RIVERWALK CASINO,
VICKSBURG, MS
CONTACT: Mike Levin Contact Number: 312-
640-2000
OWNER: Magnolia Hill, Inc. LLC.
ARCHITECT: Foil Wyatt Architects
CONTRACT AMOUNT: \$43,308,000

PROJECT: Broadmoor Baptist Church
OWNER: Broadmoor Baptist Church
ARCHITECT: McGehee Nicholson Burke
CONTRACT AMOUNT: \$16,370,000
DATE OF COMPLETION:

PROJECT: RAINBOW CASINO
OWNER: Rainbow Casino Corporation
ARCHITECT: Cooke Douglass Farr Lemons, Ltd.
CONTRACT AMOUNT: \$8,960,000
DATE OF COMPLETION: July, 1994

PROJECT: ISLE OF CAPRI CASINO/ BILOXI
OWNER: Casino America, Inc.
ARCHITECT: Cooke Douglass Farr Lemons, Ltd.
CONTRACT AMOUNT: \$6,306,000
DATE OF COMPLETION: June, 1994

PROJECT: BAYOU CADDY JUBILEE CASINO
OWNER: Alpha Hospitality
ARCHITECT: Cooke Douglass Farr Lemons, Ltd.
CONTRACT AMOUNT: \$38,827,814
DATE OF COMPLETION: October, 1993



JIM RILEY (Jim will be assigned full-time to this project.)
Sr. Project Manager, Benchmark Construction Corporation

1972 Graduate of the University of Charleston- Bachelor of Science Degree in Management
Licensed Community Association Manager
Former American Arbitration Assoc. Arbitrator

The majority of Jim's career has been in the position of Owners Representative with companies listed below. He brings the background and understanding of the position to the team.

1972-1979	Kroger Co Construction and Maintenance Manager Mid-Atlantic Div
1979-1985	Allied Supermarkets, Inc Detroit Michigan Director, Construction and Facilities Management
1985-1998	Jitney Jungle, Vice President Construction and Facilities
1998-2001	Riley Constructors, LLC Jackson, Ms Contractor Owner
2001-2003	Bruno's Supermarkets Birmingham Al Vice President Construction and Facilities
2003-2006	Regions Financial Corporation Birmingham Al Vice President Real Estate Operations
2006-Present	Benchmark Construction Corporation Pensacola, FL Sr. Project Manager

Owner Developer Project List:

Jitney Jungle- Stores Developed fourteen company owner retail shopping centers ranging in size from 60,000-150,000 sq ft. Constructed or remodeled over one-hundred fifty retail stores. Annual construction budget in excess of \$25,000,000. Duties included managing design, purchasing, construction and facilities departments.

Bruno's Supermarkets- Construction of two new stores annually ranging in size from 35,000-55,000. Numerous remodels. Annual construction budget in excess of \$20,000,000 annually. Duties included managing design, purchasing, construction and facilities departments.

Regions Bank- Developed in house department to construct thirty new branch banks annually. Exceed goal and built 45 to sixty annually. Renovation of seventeen story office building. Duties included selection of design team, contractors and equipment vendors, scheduling, overseeing weekly scheduling and reporting mtgs.

Construction Management and General Contractor:

Benchmark Construction- Construction Manager Escambia County constructing twenty projects simultaneously, delivered Brosnaham Soccer Complex in less than four months in order to have NCAA tournament played in Pensacola, constructed three convenience stores, construction two beach access facilities and large lift stations for ECUA .

BRETT SANDERS (Brett will oversee all estimating for the project.)
Vice President, Benchmark Construction Corporation

1997 Graduate of Mississippi State University-Bachelor of Science Degree in Management, Minor in Economics

1993-1997 W. G Yates Construction – Carpenter, Assistant Layout Engineer

1997- Present Benchmark Construction Corporation

- Little League Baseball Coach,
- Sunday School Teacher, youth and adult,
- Ordained Deacon, CO

Assistant Superintendent, Estimator, Project Manager, Vice President Projects Include:

Sun Com office renovation \$1,385,000

St. Andrews Episcopal School, Construction of multiple Buildings \$3,200,000

Jack State University \$5,500,000

Nissan Plant Facility, New paint facility \$2,350,000

VA Federal Credit Union, New Construction \$2,650,000

Hilton Garden Inn, Pensacola Beach, Renovation \$2,523,000

Hilton Garden Inn, Orange Beach, Renovation \$3,205,166

Mirabella condo Assoc., Renovation \$2,178,000

Quiet Water Beach Boardwalk, New Construction \$3,060,100



Hilton Garden Inn, Pensacola Beach, FL

G.LARRY LAW

Vice President and Principal, Gulf Coast Architectural Group, Inc.

1976 Graduate of Auburn University with a Bachelor of Architecture

1977 Graduate of Auburn University with a Bachelor of Science in Building Construction

Licensed Architect in Florida, Louisiana and Alabama

Licensed Interior Designer in Florida

- Award for Excellence, Florida NW Chapter
- American Institute of Architects- Hellen Caro Elementary School
- Concept Design Award, U.S. Air Force- 1st Air Force Headquarters
- National Council of Architectural Registration Boards
- Society of Military Engineers
- U.S. Green Building Council Member

Project List:

Escambia County School District

Pensacola High School Library

Pensacola, FL

Escambia County School District

Tate High School New Gymnasium & Sitework

Gonzalez, FL

\$4,500,000

Escambia County School District

Hellen Caro Elementary School

Pensacola, FL

\$5,200,000

Bay County School District

Smith Elementary School

Panama City, FL

\$7,000,000

University of West Florida

Campus Master Plan Update (1994)

Pensacola, FL

University of West Florida

Commons Building Renovations

Pensacola, FL

\$6,000,000

Joint Center

Okaloosa-Walton Community

College/University of West Florida Joint Center

Ft. Walton Beach, FL

\$4,500,000

Pensacola Junior College

Natural Resources Lab & Administration Building

Milton, FL

\$1,100,000

Escambia County Parks and Recreation Department

Brosnaham Soccer Center

Escambia County, FL

\$1,300,000

Escambia County Solid Waste

Department Management Administration Facility

Pensacola, FL

\$1,000,000

Escambia County

Street Redevelopment and Streetscape Design

Pensacola, FL

Escambia County Parking Facility

Complete A/E Services

Pensacola, FL

\$4,800,000

Gulf Breeze United Methodist Church
Master Plan
Gulf Breeze, FL
\$4,500,000

528th Company Headquarters
Ft. Bragg, NC
\$12,000,000

EPA Child Care Center
Durham, NC
\$3,200,000

Naval Construction Training Center Complex including: Vehicle Maintenance Training Facility, Professional Development Center, Tactical Training Facilities, Steelworkers/Applied Instruction/Warehouse Facility, Disaster Recovery Training Facility, Armory
Naval Construction Battalion Center
Gulfport, MS
\$62,000,000

Marine Forces Reserve Headquarters
Federal City, LA
\$120,000,000

USARSO Administrative Headquarters
Ft. Buchanan, Puerto Rico
\$1,600,000

Administrative Headquarters Space Missile Defense Command
Redstone Arsenal, AL
\$27,000,000

Human Resources, Public Service Administrative Facility Remodeling and Addition
NAS Pensacola, FL
\$11,000,000

Air Operations Center
Tyndall AFB, FL
\$9,500,000

1st Air Force Headquarters Phase I,II,& III
Tyndall AFB, FL
\$30,000,000



Value Engineering

Mr. Law has been hired by the U.S. Army Corps of Engineers for his specific expertise in Value Engineering. The Value Engineering process is intended to maintain project scope, maintain or improve quality, and meet the project budget including contingencies. The Value Engineering process is a team oriented process where a third party group of professionals review, present, and discuss options with the Designer of Record, the Owner and the Tenant (as applicable). The group actually votes on VE preferences. The owner considers the vote and makes the final decisions.

Value Engineering Projects Include:

**7th Special Forces Group
Group Support Battalion Complex**
Eglin AFB, FL
\$10,000,000

**Mobile Corps of Engineers
RAH-66 Comanche Training Facility**
Ft. Rucker, AL
\$3,000,000

**Mobile Corps of Engineers
Family Housing Revitalization**
Hurlburt Field, FL
\$6,000,000

Dining/Fitness Center
Hurlburt Field, FL
\$4,400,000

AFSOC Headquarters
Hurlburt Field, FL
\$7,000,000

DON F. CARLOS

President and Principal, Gulf Coast Architectural Group, Inc.

1994 Graduate of University of Arkansas with a Bachelor of Architecture

Licensed Architect in Florida, Indiana and Mississippi

Licensed Interior Designer in Florida

Registered Roof Consultant

- Escambia County Board of Adjustments
- City of Pensacola, Florida Gateway Board
- Downtown Improvement Board- Various Committees
- National Council of Architectural Registration Boards
- Nautilus Society, University of West Florida
- LEAP (Leadership Pensacola), Pensacola Chamber of Commerce
- Society of Military Engineers
- National Fire Protection Association
- American Society Quality Control
- The Construction Specifications Institute (CSI)
- Roofing Consultant Institute
- West Florida Leadership Academy

Project List:

Escambia County Facilities Management

Hurricane Ivan Repairs

Escambia County, FL

\$4,200,000

University of West Florida

Natorium Field House Renovations

Pensacola, FL

\$4,500,000

Escambia County Facilities Management

Storm Shutter Design

Pensacola, FL

\$800,000

University Of West Florida

Master Plan BR-710 1,600 Acres

Pensacola, FL

\$N/A

Escambia County Parks & Recreation Department

Equestrian Center

Pensacola, FL

\$2,300,000

University Of West Florida

Road Alignment/Bridge Study

Pensacola, FL

\$7,000,000

City of Pensacola

Pensacola Regional Airport Terminal Expansion & Parking Garage

Pensacola, Florida

\$22,375,000

University Of Wet Florida

Residential District Study

Pensacola, FL

\$20,000,000

Port of Pensacola, FL

Reroofing Survey and Construction Documents

\$325,000

University of West Florida

Campus Services Architect

Pensacola, FL

\$2,305,000

University of West Florida
Science/Lecture Laboratory Demonstration Classroom
Pensacola, FL
\$2,920,000

University of West Florida
Wetlands Evaluation & Bridge Alignment Study
Pensacola, FL
\$6,000,000

University Of West Florida
Hurricane Shelter Study
Pensacola, FL
\$3,000,000

University of West Florida
Bldg. 77 & 78 Reroof
Pensacola, FL
\$1,626,000

PALL Corporation
Pensacola, FL
\$11,000,000

Gannett Co., Inc.
Montgomery Advertiser Master Plan
Montgomery, AL
\$6,900,000

Gannett Co., Inc.
Lansing State Journal Production Facility
Lansing, MI
\$8,500,000

Gannett Co., Inc.
Pensacola News Journal Addition/Renovation
Pensacola, Florida
\$3,600,000

Gannett Co., Inc.
Pensacola News Journal Master Plan
Pensacola, FL
\$8,000,000

Gannett Co., Inc.
Pensacola News Journal Phase II, Office Facility Renovation
Pensacola, FL
\$1,400,000

Gannett Co., Inc.
“Buggyworks” Press Renovation
Pensacola, FL
\$1,200,000

Wayne Dalton Corporation
Master Plan
Pensacola, Florida
\$27,000,000 scope

Frito Lay
Feasibility Study
Pensacola, FL
\$2,000,000

PALL Corporation DRC/Site
Master Plan
Pensacola, FL
\$N/A

PALL Corporation Research/ Development Project Definition
Pensacola, FL
\$12,000,000

Pall Corporation
Manufacturing Expansion PH2
Pensacola, FL
\$11,000,000

Mobile Press-Register
Litigation / Assessment
\$10,000,000

Advantage Plaza Corporate Offices
Programming/Master Plan 40 Acres+
Pensacola, FL
\$22,000,000

Perdido Bay Tribe Cultural Center
Feasibility Study
Pensacola, FL
\$N/A

Consolidated Fire Station
Design /Build
NAS Pensacola, FL
\$3,700,000

Don F. Carlos is a Registered Roofing Consultant with The Institute of Roofing, Waterproofing, & Building Envelope Professionals “RCI Roof Consultants Institute”, and a licensed Architect. He brings over 30 years combined design and construction experience. As a Registered Architect, Mr. Carlos is licensed not only to provide roof assessment and consultation, but also to provide roof, envelope, and building design services.

Mr. Carlos has experience in various low slope systems including: thermoplastics, EPDM’s, Built up Roofs, Modified Bitumens, Roof Coatings, Shingles and Metal Roof Systems. Mr. Carlos has provided hundreds of roof assessment and designs for various clients. As a registered roof consultant Mr. Carlos is required to maintain an annual continuing education program and as such stays current with developments in his field.



Project Scope and Approach

In the following text, the Benchmark Team presents a general process for representing the Owner and assisting in Project Management for a large scale design/build project, such as the Community Maritime Park. A fully developed project specific plan will require the collection of data specific to the Community Maritime Park project.

Preliminary planning

- Oversee, from the present status of the Project, through construction completion, including all punch list items.
- Review all schedules by Contractor indicating all preparatory work from the present status through to completion of the Project. This schedule shall reveal the breakdown of all project contracts, activities and key project datelines, including submittals, samples, and long lead items.
- Participate in regular planning meetings with CMPA and City personnel, the Master Developer, owner and architects and engineers during the development phase of drawings, schedules, and cost studies.
- Review all drawings, specifications, and bid documents including all base building drawings, specifications, schedules, and Owner documents affecting the Project and provide written critique and recommendations or alternatives for bid packages and construction activities.
- Review, revise, and update the Owner's estimated budget costs based on working drawings, specifications, bid documents, jobsite and labor implications, and include any alternatives and /or recommendations as may be necessary to establish a Project Budget Cost Plan relative to schedule requirements, architectural concepts, and budget costs. Update as required.

Oversee Production of Detailed Design and Working Drawings

The production of design for the CMP will be a very important process and will involve a great amount of community scrutiny. As such handling the Developer(s), the professional designers and the public input will require strong project management and knowledge of the process. The following is a brief description of the process priorities for this phase of work.

Provide continuous guidance and assistance to the Owner and Consultants by reviewing drawings to ensure the Project meets time, budget and quality constraints as follows:

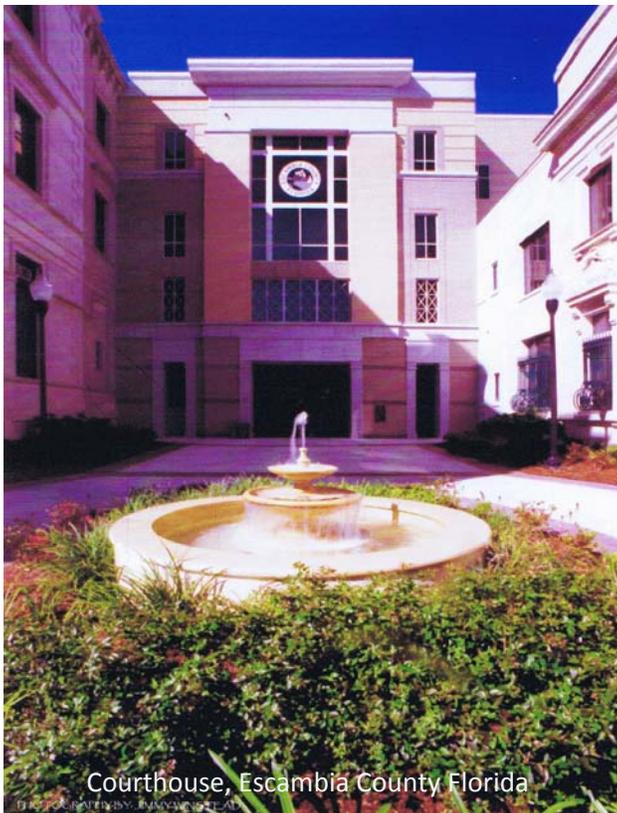
- Review drawings, specifications, and details to ensure that the best sequence of events have been prepared in regards to the various bid packages and cost limitations.
- Review drawings with an understanding to present potential cost saving alternatives with respect to methods, materials, systems and design factors.
- Review drawings to identify any items which could be detrimental to the project schedule and, thus, affect the final cost plan.
- Review the drawings and arrange for the Owner's purchase of long delivery equipment and/or materials for subsequent assignment to a trade contractor.

Specialized Experience as the Owner's Representative

Approximately 80% of all Benchmark's work is design build. Jim Riley has twenty-five years as an owner's representative managing construction, purchasing, and facilities management for various companies. This is a job of team building and will require someone with Jim's background to bring the entire team together. Benchmark Construction Corporation has performed over 225 million dollars in construction, utilizing a design-build delivery process. It is our opinion that the design-build process is carried out with the General Contractor acting as the Owners Representative.

Areas within the design-build process where Benchmark represents the owner's interest are as follows:

- Protect the owner for liability
- Orchestrate pre-construction activities
- Coordinate design completion activities
- Schedule meetings with all stakeholders
- Represent owner in all meetings
- Control project cost and meet project budget
- Present value-engineering options for considerations
- Address and settle labor disputes
- Provide contract administrative services for all construction contracts
- Provide status reports on all construction activities
- Provide and monitor project design and construction schedule
- Execute quality control procedures
- Execute project closeout activities



Courthouse, Escambia County Florida

The following project list identifies Benchmark's experience providing design-build services and Owner's Representation:

-
- Waste Management Corp. Headquarters*
- Addition to First Presbyterian Church
- Charles Webster Office Building
- Direct Mail Computer Service - Headquarters*
- Ideal Chemical MS Headquarters
- MS Credit Union Corp. Headquarters *
- Natchez Municipal Complex *
- First Baptist Church Greenville
- Yazoo City/County Complex *
- Millsaps College
- Waverly Square Shopping Center
- Mississippi Credit Union League *
- Office of M.S. Diversified
- Batte Furniture Expansion
- Offices for Heidel & Woodliff
- Greater Mount Calvary Church
- Holy Family Catholic Church
- New Life Evangelical Christian Fellowship
- Battlefield Mall-Corps of Engineers
- Holiday Inn Southwest Renovation
- Renovation of Unifirst Bank Building
- Choctaw Maid
- Kings Daughters Hospital
- Young, Scanlon, Sessums Remodel
- Mississippi Realtors Building
- Ott & Purdy Office Remodel
- Flowood Municipal Complex *
- Pearl River County Detention Center
- Merchants and Farmers Bank Southaven
- Merchants and Farmers Bank Olive Branch
- Merchants and Farmers Bank / Highland Colony Parkway
- United Methodist Foundation (Jim McRae)*
- Levi Strauss *
- V A Federal Credit Union *
- First Baptist Brandon (2 Projects)
- Highlands Presbyterian Church
- St. Paul's Catholic Church
- Broadmoor Baptist Church (2 Projects)
- Southside Assembly of God *
- St. Andrews School (5 Projects)
- St. Richard's Church (2 Projects)
- Corps of Engineers
- Brentwood Manor
- Aldersgate Personal Care
- Mega Market-Memphis, TN *
- MEA Health Clinic
- Audubon Insurance
- Meridian First Baptist Church *
- Maranatha Center
- Odyssey II Shopping Center
- The Market at Hazelhurst
- McCarty Foods
- Midland Container *
- Jitney Jungle Stores of America *
- Offices of Blue Cross Blue Shield
- Purple Creek Mini Warehouse
- Ross & Yerger Renovation
- Jaguar Auto Dealership
- Panola County Jail *
- Stone County Hospital
- Yazoo County Detention Center *

Knowledge of the Principles and Practices of Construction Owner's Representation

Our team is made up of construction and design professions dealing with all of these issues every day. We have managed numerous project of this scope over the years. Keep in mind this is not a single project but several projects on the same site which will all have to be managed under one umbrella.

Principles and Practices of Project Control, Coordination, & Expediting

The Benchmark Team proposed herein offer over 89 years of construction experience. As the industry has turned to a preference for design-build, Benchmark and its staff have turned to fully embrace this process and become a leader in providing design-build services.

Within the design-build arena, a broad spectrum of expertise is required. These areas of expertise include: a knowledge of the design process; the ability to coordinate, communicate and control engineering and architectural systems; the ability to recognize constructability and introduce appropriate means and methods; ability to define accurate, successful schedules and maintain productivity within construction activities to meet those schedules; maintain successful procurement processes; address and resolve construction labor issues and shortfalls; develop and maintain successful training and safety programs; control construction cost by meeting set budget and financing plans; develop value engineering options that are plausible resolutions to budget maintenance; develop and maintain a team organization and process that includes all contributions to design and construction process.

The following text is a brief outline of the process and issues addressed in the management of the design/construction process.

- Maintain a regular site report on the Project to record all events occurring on the Project; and the overall progress.
- Review site lines, and surveys. Review all key dimensions on site with Contractor.
- Review the management, supervise, schedule, expedite, correlate, and arrange for the coordination of the work of all trade contractors and suppliers, including the Owner's direct purchases and trades by assignment.
- Arrange for the inspection and acceptance of work as required by regulatory bodies.
- Chair regularly scheduled management, consultant and jobsite meetings and prepare and distribute minutes.
- Obtain from contractors and/or material suppliers, schedules showing order numbers, bidder's name, shop drawing, status, manufacturer's lead time and delivery date for critical materials and equipment. Expedite delivery of these items directly, if necessary, in order to ensure satisfactory delivery.
- Review all necessary procedures and precautions to protect and prevent damage to the owner's property, adjoining property, and other premises in the vicinity of this work.
- Assist in the prevention of labor disputes and participate in the resolution of disputes that may occur on the Project.
- Review temporary jobsite facilities (office, first aid equipment, fire extinguishers, and telephones) as required.
- Attend and participate in meetings that are arranged and chaired by the Owner.
- Coordinate with developer all trades and suppliers at the site and assure work is executed in proper sequence and without error or omission.
- Establish responsibility for and apportion the cost of any damage arising during the course of construction and for costs arising from failure to adhere to the agreed construction schedule and to ensure that such costs are borne by and charged to the contractor or contractors therefore.
- Ensure the highest possible degree of cooperation between all parties.
- Maintain adequate information flow between all parties.

Knowledge of Federal, State and Local Laws and Ordinances

The Benchmark design professionals have a broad scope of experience in the application of the Florida Uniform Building Code, Federal EPA requirements, the U.S. Army Corps of Engineers Coastal Development Guidelines, the Northwest Florida Water Management District and applicable stormwater regulations. They have a full knowledge of design as well as permitting requirements of all applicable codes and regulations. As design professionals living and practicing in the Florida Panhandle they are inherently familiar with coastal construction requirements including materials, FEMA guidelines, hurricane resistant construction and structural design for hurricane force winds. This team will provide immeasurable guidance and assistance. Being locally based we believe we not only know the Federal and State requirement but have a good working knowledge of the City requirements, special requirements for beachfront projects, hurricane preparedness plans and ADA requirements.

Experiences with Similar Projects

Benchmark's experiences include projects up to \$43,000,000 in cost. Project experience includes multiple facility construction on a common site. Thus Benchmark's experience very much mirrors the structure of the Community Maritime Park. Presented below is a list of successful projects completed by Benchmark that are similar in scope, size and cost to the CMP. .

Contract Negotiations and Administration

Construction Administration is part of the basic services typically provided by our A/E Team and this will be the case with the Community Maritime Park. All "in-process" documentation submitted by the contractor(s) will be reviewed for compliance with the design criteria, specifications and drawings. All equipment, materials, systems, tests, and installation procedures will be reviewed by the appropriate architect or engineer based on the discipline and nature of the product. This assures the quality of the construction; confirms and forces required coordination; and assures compliance with contract requirements. This process also plays an important role in monitoring and maintaining the construction schedule. The following outline describes a process for addressing contract negotiation and administration.

- Documentation and Contract Administration
- Review lists of recommended bidders with Developer
- Provide assistance to Consultants to organize work and trade contractors bid packages for competent competition as follows:
 - Develop and review bid packages under the trade contractors to reduce markups and lower cost..
 - Develop bid packages to solicit competitive meaningful unit prices, where appropriate, to provide for changes, additions, and deletions.
 - Develop bid packages to solicit a wide response from competent competition.
 - Open bids jointly with Developers Representative; analyze bids; submit recommendations for awards; upon approval negotiate final award and prepare the contract documents for execution.
- Analyze financial risks and ensure that bid and performance bonds are provided, where required, and inspect and approve insurance policies, workman's compensation certificates, and other applicable documents.

- Establish procedures acceptable to the Owner for payment of all consultants, testing labs, trade contractors and material suppliers.
- Review conformity with requirements of the Mechanics' Lien Act regarding payments to trade contractors and suppliers.
- Ensure that contractors honor their obligations with respect to the bonding, insurance, guarantees, and maintenance requirements of their contracts.
- Check that all permits, licenses, taxes, and royalty fees necessary for the execution of work have been properly obtained to ensure work proceeds on schedule.
- Ensure that all items under direct purchase are recorded upon arrival to the site on material receiving reports if necessary.
- Comply with any other of the Owner's cost related documents and/or procedures.

With the majority of Benchmark's and GCAG's work being design build, contract negotiations is one of the most important things we do. If we cannot provide the design, quality and standards for the project, within budget we do not have a project. After thirty years in the business managing projects we believe this is one of strong suits. All of Benchmark's management has had classroom and more importantly firsthand experience purchasing and buying out projects. Construction Administration is part of the basic services provided by our A/E team. All "in Process" documents submitted by the contractors will be reviewed for compliance with the design criteria, specifications, and drawings. All equipment, material, systems, tests, and installation procedures will be reviewed by the appropriate architect or engineer based on the discipline and nature of the product. This assures the quality of the construction, confirms and forces required coordination, and assures compliance with the contract documents. This process also plays an important role in monitoring and maintaining schedules.

Knowledge and Experience Regarding Jobsite Safety

Benchmark has enjoyed one of the best safety records in the industry. Year after year we have an extremely low experience modifier for our workers comp insurance. We hold weekly safety meetings on the jobsite and provide necessary training in use of equipment, scaffolding, etc. All safety meeting minutes are required to be retained on the jobsite and copies forwarded to our home office weekly.

Building in Urban Environments

Developing any site where access or size is limited presents challenges. The Benchmark Team has completed several projects that fall into this category and our design consultants have the same experience. Benchmark completed just such a project here in Pensacola. That project is the Escambia County Courthouse Black Renovation. For this project Benchmark demolished and construction a new building which tied into part of the existing building, there was very limited staging or parking area. The company worked with the City and the neighbors to limit the disruption to adjacent businesses. The project team will develop a Good Neighbor Policy that outlines the minimum requirements to ensure minimal disruption to the surrounding community. The Community Relations objective will be to keep our neighbors abreast of all on-site activity including trucking, noise, setback, debris, and material lay down areas. Additionally we will attend all meetings necessary to communicate this information to the citizens and businesses in the neighborhood.

Our architectural/engineering professionals have great depth of experience working on military bases. These bases have become very densely developed and most projects have become logistical problems as relative to vehicular circulation, construction space, and contractor lay-down areas. This experience will directly apply to developing resolutions to similar issues with the CMP site.

Working with Agencies who Maintain limited or No Facilities Staff

Within the many projects designed and constructed by the Benchmark Team, many clients are not structured such that they include a Facilities Staff. In these circumstances, the General Contractor and his design team must become that staff and function as an extension of the owner. Within these responsibilities we must set up procedures and processes that allow complete communication of status, design goals, quality goals, budget adherence and schedules to name a few. The intent is to provide concise and complete information to the client’s decision makers, enabling them to execute their responsibilities with confidence and trust.

Cost Control, Cost Savings, and Value Engineering

As designers and constructors, the Benchmark Team knows that it must consistently address budget shortfalls while maintaining an acceptable scope of construction and product quality level. This act of balancing the budget, scope of work, and quality is commonly known as *Value Engineering*. This activity is only successfully executed during the project design phase. Any post construction value engineering usually results in a forced condition or an unwanted compromise. Thus, value engineering will be planned as an in-process design activity in addressing options and maintaining the project budget as required.

All decisions that are made relative to the maintenance of the project budget are a part of the budget equation. Whenever an item, product or system is added to the project that increases the budgeted cost of that system, an offsetting cost reduction must be executed elsewhere. It is only when this rule is followed that a project budget is successfully managed.

“Value Engineering” is not a “cost reduction” process. It is a process of comparing client needs and goals with acceptable alternatives of varying costs. These options create a laundry list of possibilities that the owner, designers and contractors may weigh, compare and select. This makes the prioritization of expenditures reflect directly the priorities for materials, systems, equipment and components, focusing in on the priorities of both the project and the owner. Obviously, there is a great input from the general contractor, as well as all the major subcontractors. This “team work” is our strong point. We have never been unable to meet a budget on any project. I have listed below several projects showing the original established cost versus the amount of the contract after it was value engineered by Benchmark Construction.

PROJECT	ORIGINAL ESTIMATE	PRICE AFTER VALUE ENGINEERING
Riverwalk Casino	\$48,000,000	\$43,000,000
Vicksburg Landing	\$8,100,000	\$7,350,000
Yazoo City/County Complexes	\$5,810,000	\$5,420,000
Corps of Engineers	\$4,120,000	\$3,698,000
Millsaps College	\$1,851,000	\$1,680,000
Brentwood Manor	\$2,803,000	\$2,509,000
Waverly Square Shopping Ctr.	\$2,498,667	\$2,211,210

Aldersgate Personal Care	\$2,050,000	\$1,777,000
The Market at Hazelhurst	\$1,435,000	\$1,250,000
Jitney Jungle #50	\$1,430,000	\$1,200,000
Miss. Credit Union League	\$1,300,000	\$ 940,000
First Presbyterian Church	\$ 950,000	\$ 750,000
King's Daughters Hospital	\$ 650,000	\$ 448,000
MEA Health Clinic	\$ 605,000	\$ 550,000
First Presbyterian Church	\$ 950,000	\$ 750,000
Ms. Surgery Center	\$ 730,000	\$ 679,000
Maranatha Square	\$ 690,000	\$ 650,420
King's Daughters Hospital	\$ 650,000	\$ 448,000
MEA Health Clinic	\$ 605,000	\$ 550,000

We feel that we have done more negotiated work than almost anyone in the Southeast, thus allowing us more opportunities to value engineer these projects. The following outline describes a procedure for cost control that may be implemented for the CMP project.

- Cost Planning and Control
- Review estimates for the Designers, Architects, and Engineers so that contemplation of various design schemes and their cost implications can be considered to avoid needless work load and time loss.
- Provide comprehensive cost analysis of alternative systems, materials, and methods to achieve the most economical solutions to design criteria in respect to Project time requirements.
- Provide breakout costs from the Project Budget Cost Plan into trade and work and direct purchase packages to be utilized for cost monitoring the items and separate long delivery purchase items.
- Provide monthly reports as follows:
 - Site Construction Status:
 - A detailed breakdown of all site work performed to date.
 - A subsection of photographs may be included covering all aspects.
 - Summary of Proposed Bid Packages
 - Financial Status Report:
 - A complete budgetary analysis including budget, committed cost to date, estimated cost to complete, estimated total cost, and cost variances for each item.
 - Summary of comments.
 - Summary of field instructions and change orders..
 - Review of Construction Schedule.
- Provide monthly reports as follows:
 - Updated financial Status Report
 - A complete budgetary analysis as in the monthly report.
 - Complete description of all field instructions.
 - Copies of the daily site reports for the previous period.
 - Any important comments affecting the flow of work.
- All of the above reports shall be submitted to the Owner's designated recipients.

- Provide estimates of cost and time implications prior to decision on contemplated changes so the Owner's decision can be executed with all facts at hand.
- Analyze and negotiate all quotations for additions and credits for deletions from all consultants, trade contractors and suppliers throughout the project
- Analyze all consultants, trade contractors' and suppliers' regular applications for payment to ensure (prior to recommendation of payments) that quantities and prices claimed accurately reflect work properly executed less retainage.
- Maintain records of all payment claims, payments, additional claims, change orders, daily site reports, and work status reports to be utilized for cost control and cash flow.

Current Workload and Staff Commitment

Benchmark's current workload very much supports the commencement of the Community Maritime Park Project, particularly for the Pensacola office. However, regardless of workload, we do not take on a new client without a total commitment to man and support a full time effort as required to complete a successful project. In our business, our reputation is what guarantees our success. In our thirty years providing construction services, it is our ability to support our clients that separates us from other General Contractors. We do propose to the CMPA and the City a full time Project Manager, Mr. Jim Riley, to exclusively handle this project with no other project assignments.

Availability and Responsiveness to CMPA

The Benchmark Team is composed of primarily local businessmen. Benchmark is located in Gulf Breeze while Gulf Coast Architectural Group, Inc. is located in Pensacola. Both offices and all probable consultants are located within ten minutes of the CMP site. This geographic proximity provides for immediate access to the entire team, and the ability to personally address issues immediately and in the design/construction business all issues need to be treated with an urgency.

We would like to propose that the Master Developer/Contractor provides an office for Mr. Riley in the on-site job facilities. This would provide the most effective use of time and immediate access for observation and addressing design and construction issues.

Project Scheduling

Project Scheduling is an integral component of keeping the owner informed as to the status of the project. Successful scheduling also plays an important part in Budget Maintenance. The Benchmark Team will address the support and review of the project schedule within the priority needed to support the owner's project goals. Presented herein is an outline of the process required in executing the scheduling task.

- Scheduling and Schedule Control
- Review updated schedules for the Project so that all parties can proceed with their activities within the necessary time parameters.
- Review the master schedule incorporating time requirements for design, working drawings, contract documentation, bid calls, bid evaluation, trade contract recommendations, trade contract awards, long delivery pre-purchase requirements, and on-site construction activities.
- Review a Sub-Schedule indicating required Owner decision and key approval points.

- Review a Sub-Schedule indicating required sequence and timing of the design development, bid documents, working drawings, and specifications of all trade contract packages for utilization by the Designers, Architects, Engineers, and Developer.
- Review a Sub-Schedule indicating required schedule of submissions and approvals of shop drawings, samples, and mockups for utilization by the Designers, Architects, Engineers, and Developer.
- Review comprehensive bar charts from the Master Schedule to facilitate the sequence and timing of each individual construction activity.
- Monitor and control all schedules set forth, immediately communicate difficulties or delays encountered. Recommend and negotiate immediate corrective actions to regain any time lost.

Projection Construction Productivity

Daily monitoring of the project including noting the numbers of each trade on the job is the first indication of a job going well or about to be in trouble. Experienced supervision can determine the progress being made and ask for additional workforce if required. Expectations need to be defined on the front end, weekly job meetings with mandatory attendance must be written into the contracts and the ability to quickly terminate an underperforming contractor is a must. A master schedule will be developed including pre-construction activities, project construction and if needed recovery schedules. These will be the basis for evaluating the productivity of the project.

Ability to Coordinate Projects of Similar Size, Scope and Cost

Although the total cost of the project is substantial the individual parts are not and should be approached separately. The project management needs to be able to handle “multiple projects” even though they are occurring on the same site. Our project list demonstrates our experience with numerous successful projects of the same size, scope and complexity.

Skill in Meeting Budgetary Requirements

With the majority of our work being design build cost is always a major factor. We will track all expenditures and commitments to be made on a continuous basis as compared to budgets. Any deviations will need to be dealt with prior to commitments being made. Budgets will be updated at various stages to ensure we know where we are and where we are going. The GMP will be established once plans are between 50 percent and 80 percent complete.

Ability to Ensure Quality Requirements Throughout the Project

Regular inspections by our team, the contractors and design team will be required and any deviation from plans corrected. General requirements for this process include the following:

Implement quality control survey and inspection program to review the work to be executed in accordance with approved drawings and specifications and addenda and all relevant codes and regulations.

Inspection of the Project daily to establish compliance with schedules, workmanship any statute, code, or government regulation. Work with the developer to resolve any issues in a timely manner.

Verbal and Written Reporting Skills, Including Representing CMPA with Various Media

All parties need to agree on written reporting formatting early on. Reporting for most of our projects includes current status, schedules vs. actual, budget vs. monies committed, spent, and to be committed, issues pending, action items and a summary. Jim Riley has been the media spokesperson on several projects over the years.

Project Completion

The responsibilities of the Owners Representative are not complete until the owner and/or his tenant are successfully occupying the new facilities. With quality preconstruction products, the vigilance must be maintained to guarantee that the built environment meets the expectations of the CMPA, the City and the citizens of greater Pensacola. Benchmark's experience has taught its staff the proper procedures for planning, guiding, and controlling the actions and course of construction projects to produce the intended product. The Benchmark Team has many years of experience in conducting design/build projects as designers, contractors, construction managers, and owner's representatives.

This experience is exactly what the CMPA and the City needs on their side to guide the course of the Maritime Park Project.

Process of Completion

- Completion and Turnover
- When the work is substantially complete, provide punch lists to each of the trade contractors. Supervise, expedite, and arrange coordination to ensure that deficiencies and omissions by trade contractors are rectified promptly.
- Arrange for correction and supervision, completion or replacement of incomplete, deficient, or substandard work, materials or equipment by the contractor responsible therefore, and attempt to ensure that such work is done at no expense to the Owner.
- Obtain and provide to the all necessary guarantees, "as built" drawings, maintenance manuals, and operating instructions.
- Develop a close constructive relationship with management to assist in ensuring a smooth takeover of the completed Project.

Determine that the work is performed in accordance with the requirements of the contract documents

- Keep the Owner informed of the progress of the work
- Provide for the coordination of the activities of the Contractor
- Monitor the Contractors schedule
- Make regular site visits and file reports with Owner
- Review and certify all Pay Applications and submit to the Architect and Owner
- Receive and review all shop drawings, submittals, etc.
- Review all change order requests
- Prepare change orders and construction change directives
- Assist the Architect with all inspections

Small/Minority Business Participation

Benchmark has partnered with GCAG which is both a small and minority business. Our goal will be to provide the help and means for contractors in this category to succeed as we meet the

stated objectives. We will advertise, use our current contractor list as well as the City's current Small Business and Minority Contractor List.

Local Business Participation

Every effort needs to be made to ensure that local businesses have every opportunity to participate in this project. Without question we will have businesses from throughout the region pursuing this work. All stake holders must decide on the front end what is acceptable and what guidelines we all need to be following.

AC# 3841070

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

SEQ# L08070301172

DATE	BATCH NUMBER	LICENSE NBR
07/03/2008	088001941	CGCL512753

The GENERAL CONTRACTOR
Named below IS CERTIFIED
Under the provisions of Chapter 489, FS.
Expiration date: AUG 31, 2010



ALLGOOD, JOHN HILL III
BENCHMARK CONSTRUCTION CORPORATION OF MISSISSIPPI
1867 CRANE RIDGE DRIVE
SUITE 200 A
JACKSON, MISSISSIPPI 39216

CHARLIE CRIST
GOVERNOR

CHUCK DRAGO
INTERIM SECRETARY

DISPLAY AS REQUIRED BY LAW



STATE OF FLORIDA AC# 4397494
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

CAM34712 05/01/09 000000000

COMMUNITY ASSOCIATION MANAGER
RILEY, JAMES PATRICK

IS LICENSED under the provisions of Ch.468 FS.
Expiration date: SEP 30, 2010 L09050100250



STATE OF FLORIDA AC# 35152
DEPARTMENT OF BUSINESS AND
PROFESSIONAL REGULATION

08005415 08/31/07 078034508

QUALIFIED BUSINESS ORGANIZATION
BENCHMARK CONST CORP OF MISSISSIPPI

(NOT A LICENSE TO PERFORM WORK
ALLOWS COMPANY TO DO BUSINESS
IF HAS A LICENSED QUALIFIER
IS QUALIFIED under the provisions of Ch.489 FS.
Expiration date: AUG 31, 2009



STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

BOARD OF ARCHITECTURE & INTERIOR DESIGN
1940 NORTH MONROE STREET
TALLAHASSEE FL 32399-0783

(850) 487-1395

GULF COAST ARCHITECTURAL GROUP, INC.
2510 W. CERVANTES ST
PENSACOLA FL 32505-7153

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DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
AA26001735 02/13/09 088039798
ARCHITECT CORPORATION
GULF COAST ARCHITECTURAL GROUP, INC.
IS CERTIFIED under the provisions of Ch. 481, FS.
Expiration date: FEB 28, 2011 L09021300013

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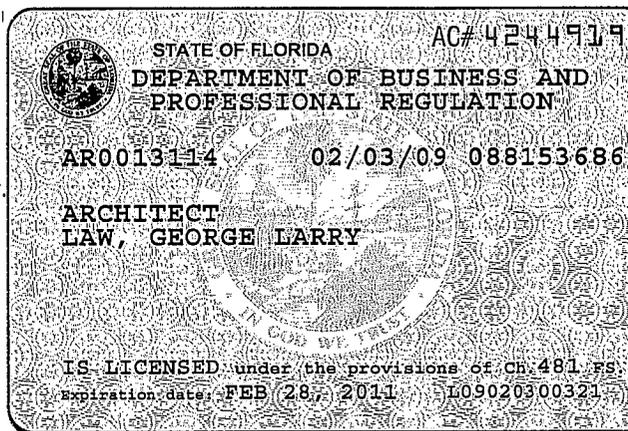
(850) 487-1395

LAW, GEORGE LARRY
732 WEST GARDEN STREET
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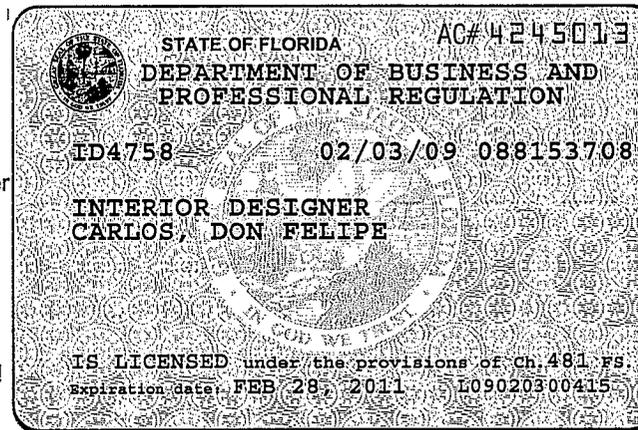
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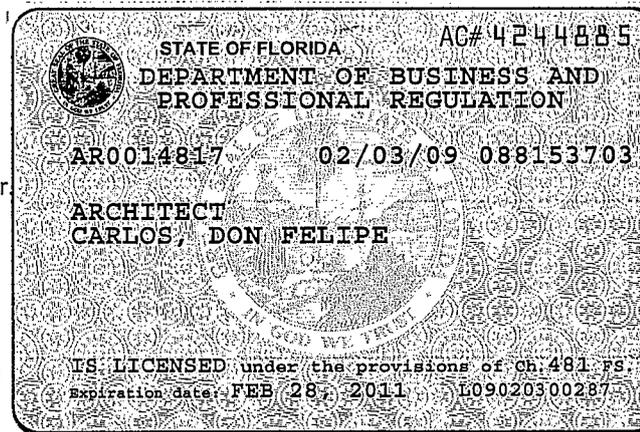
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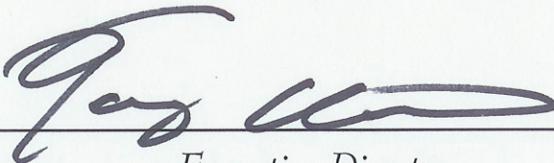


State of Florida
Minority Business Enterprise
Certification

Gulf Coast Architectural Group, Inc.

is certified as a Minority Business Enterprise under
the provisions of Chapter 287, Florida Statutes for
a one year period from:

February 11, 2009 to February 11, 2010



Executive Director

Florida Department of Management Services
Office of Supplier Diversity