



City of Pensacola

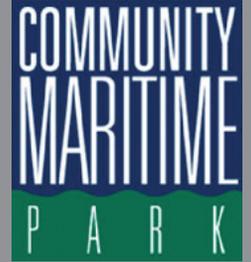
Community Maritime Park Associates, Inc

Request for Qualifications

Construction Owners Representative

The Community Maritime Park Project

RFQ No. 2009-01



Original



VICE ADMIRAL JOHN H. FETTERMAN
STATE OF FLORIDA MARITIME MUSEUM AND RESEARCH CENTER

CMS Group, LLC

May 27, 2009



City of Pensacola

Community Maritime Park Associates, Inc

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VICE ADMIRAL JOHM H. FETTERMAN
STATE OF FLORIDA MARITIME MUSEUM AND RESEARCH CENTER

CMS Group, LLC

May 27, 2009



CMS Group LLC

May 14, 2009

Community Maritime Park Associates, Inc.
c/o Mr. Edward E. Spears, Administrator
Neighborhood & Economic Development Division
City of Pensacola
Fifth Floor, City Hall
222 West Main Street
Pensacola, FL 32502

RE: ***Community Maritime Park Project***

Dear Mr. Spears:

As we provide this Qualification Submittal, we are aware of the opportunities and challenges facing the Community Maritime Project Associates Selection Committee identifying the best company for construction owner's representative service. This involves a close examination of each company's work history and reputation, proposed staff and how they relate to the Community Maritime Park Project. We were excited and confident when we learned about your opportunity because we felt that the RFQ script was written for our Company. We believe the enclosed documents will make the qualifying decision process for the Committee an easy one.

CMS Group (Construction Management Services Group) was established to provide owner's representative services to clients who needed a seasoned and experienced 'second set of eyes' managing their construction projects. Our Company began three years ago with this in mind. My co-owner, William D. Gardner, Sr., and I have over 55 years of combined construction management and general contracting experience inclusive of constructing two high-profile museum projects with multiple interactive exhibits.

We look forward to the opportunity to receive an invitation to make a formal presentation to the Selection Committee and will be able to address, in detail, our specific approach to managing the Community Maritime Park Project.

Sincerely,

CMS Group, LLC

A handwritten signature in blue ink, appearing to read "Patrick A. Gaccetta".

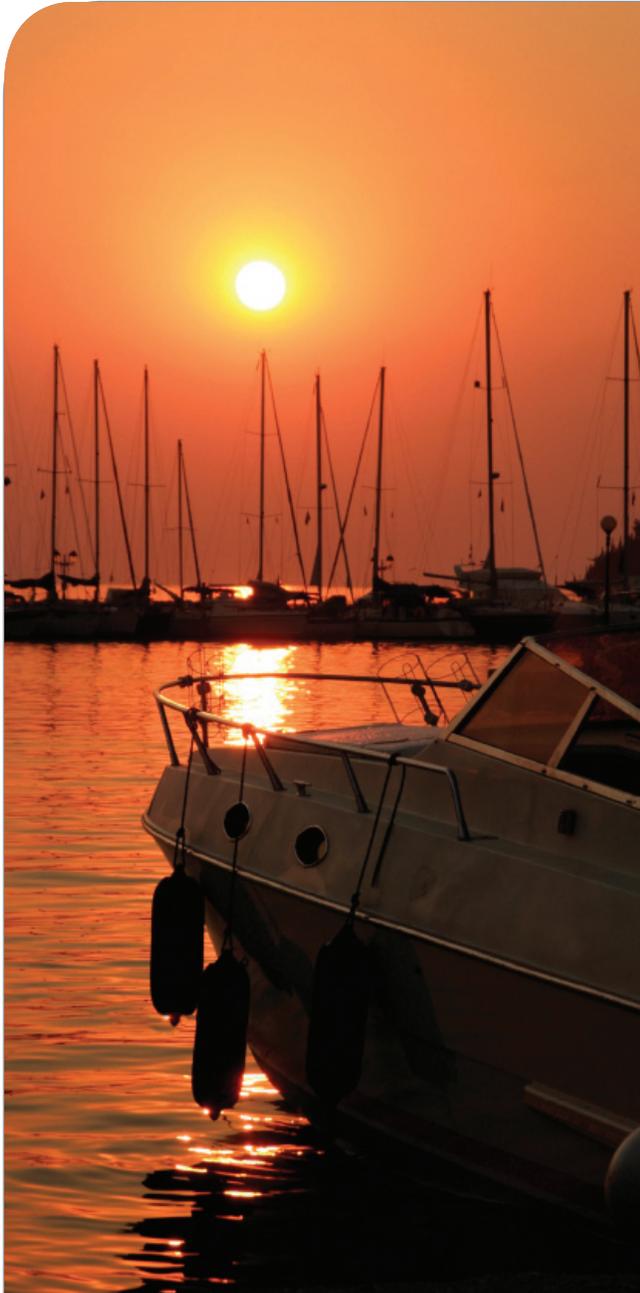
Patrick A. Gaccetta
President and C.O.O.

PAG/se

enclosures

1022 Park Street, Suite 308 / Jacksonville, Florida 32204 / Phone: 904.355.2674 / Fax: 904.355.6299

CMS Group, LLC



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Based on the RFQ information and our other project research, it is CMS Group's understanding that the City of Pensacola and Community Maritime Park Associates, Inc. (CMPA) intends to hire a Construction Manager/Owner's Representative to manage Phase One's Design and Construction of the Community Maritime Park Project.

The Project is a public and private venture to be built on a vacant 30-acre tract that is just southwest of Main Street near the Central Business District of the City of Pensacola. City Hall overlooks the site from the north. Funding for the expected \$70.4 million project will be from a number of revenue sources: the City of Pensacola (through fixed rate capital improvement revenue bonds), the State of Florida, the University of West Florida and numerous private entities seeking to do business in the Maritime Park area.

The Master Plan, adopted by the City of Pensacola, indicates that this project will be a mixed use development site on Pensacola Bay with new construction to be performed in different phases.

Phase One:

- A. Extensive site work to remediate the old Trillium Site from existing conditions left from the previous users (L&L Marine, Chevron USA, etc.) will require a clean site be provided with new bulkheads, waterfront promenade, infrastructures, roadways, parking lots, landscaped plaza's and squares to support the development of new buildings and parks.
- B. Additionally, a 112,870 SF, 4,000 seat multi-purpose use stadium with various home and visitor team support rooms, ticket operations, maintenance rooms and general public common areas.



Multipurpose Stadium

The stadium will be surrounded by mixed use developments of restaurants, office buildings, retail shops, conference building and University of West Florida Education Center, some of which could be developed in Phase One of the Project.

It is our understanding that this portion of Phase One (A, B) Construction will be a negotiated Design Build, Guaranteed Maximum Price (GMP) Contract with the Master Developer, Maritime Park Development Partners, LLC (MPDP).

- C. The John H. Fetterman Maritime Museum and Research Center: A 40,000 SF interactive museum and research building dedicated by Governor Jeb Bush to the US Navy's Vice Admiral J.H. Fetterman that will be built as both an educational/research facility and destination for tourists. The building's primary function is to provide 'continued education preservation and research of Florida's cultural and natural maritime resources'. The building will be owned and operated by the University of West Florida with funding for the \$18 million project split between the State of Florida and the University.



Vice Admiral John H. Fetterman Maritime Museum and Research center

- D. Private development of a 30,000 SF+ office building with potential for a 20,000 SF interior build out for the Studer Group.

Future Phases: MPDP will have rights, per the Development Agreement, to continue private development of the remaining parcels. Development could include additional office space buildings, a performing arts amphitheater, hotels, restaurants, retail space, parking garages, and residences. All to be consistent with the mixed use Master Plan adopted by the City of Pensacola.



Cedar Street - Mixed use Buildings

It is CMS Group's understanding that the following is the Scope of Services required for the Construction Owner's Representative on the Community Maritime Park Project:

1. CMS Group will report directly to the Community Maritime Park Associates and the City of Pensacola representing in their best interests as their Construction Manager overseeing all aspects and facets of the Community Maritime Park Project. CMS Group's management experience will be utilized to organize and manage numerous entities that are currently involved and/or will be involved through the successful completion of Phase One on this Project. This includes staffing the Project with a full-time Project Manager (CMS Group) and full-time Project Assistant (minority subcontract) on site. These personnel will report directly to an off site Project Executive who will dedicate the time required to support this staff.
2. It is our understanding that Phase One of this Project is a two-year duration and is to be completed by May 2011 per the City of Pensacola's Committee Memorandum dated April 20, 2009.
3. It is also our understanding that Phase One of the Project has been approved by City Council and its constituents with an approved budget of \$38 million.
4. CMS Group's standard form of Contract for Owner's Representation is the 'American Institute of Architects B142-2004 Agreement Between Owner and Consultant Where Owner Contemplates Using the Design-Build Method of Project Delivery'. The following is the Scope of Services from that contract that CMS Group would provide to CMPA on the Community Maritime Park project's Phase One:

Pre-Design

- Attend internal meetings with the City of Pensacola and CMPA to get a clear understanding of the scope of work in phase I and all of the projects history and back ground.
- Evaluate and understand the Development Agreement between CMPA and MPDP
- Evaluate and recommend with CMPA and CMPA's attorney a Design/ Build contract,
- Manage the process and negotiate final terms with MPDP to a point where all parties are satisfied and the agreement can be signed.
- Establish with the CMPA the management software to be utilized for the project. CMS Group can purchase and set up Procore for all parties to use on this project or we can review what the MPDP purpose to use.
- 1 • Establish monthly Owners representative reporting procedure

Preconstruction Services

Programming

- CMPA/MPDP (Design /Builder) coordination meetings & action item tracking
- Review MPDP Preliminary milestone schedule and provide comment.
- Assist CMPA and MPDP in Permitting due diligence and investigation

Schematic Design

- CMPA/MPDP (Design Builder) coordination meetings & action item tracking
- Identifying means/methods, constructability reviews, materials, equipment
- Review and refinement of the project budget with CMPA & MPDP
- Update & refine master milestone schedule with CMPA & MPDP

Design Development

- CMPA/MPDP (Design Builder) coordination meetings & action item tracking
- Design input & constructability reviews

- Value engineering idea development
- Review and update a more detailed budget with CMPA & MPDP
- Review and update/refine master milestone schedule with CMPA & MPDP
- Identify long lead procurement items with MPDP
- Evaluate phasing of site & building construction with CMPA & MPDP
- Document review for constructability, coordination, code compliance and phasing plans

Construction Documents

- CMPA/ MPDP (Design Builder) Coordination meetings & action item tracking
- Document checking & coordinate proper sections, details & specification with the MPDP for bidding purposes
- Review and Assist MPDP Pre-Qualification process of Subcontractors (including local small/minority businesses) for bidding the project.
- Review MPDP detailed bid packages including unit price requirements
- Review and finalize master milestone schedule for bid purposes with MPDP
- Assist MPDP with permit submissions and revisions for the various phases of the project
- Review MPDP's requests for early procurement of long lead items required for the project
- Review MPDP's subcontractor bids and recommendations, provide analyzed feed back and recommendation to CMPA and MPDP of successful Subcontractors
- Review MPDP final Guaranteed Maximum Price with CMPA and make recommendations.

Construction Phase

- Attend weekly Owner/ MPDP (Design Builder) Coordination meetings & action item tracking
- Recommend MPDP monthly pay application procedure & format
- Evaluate MPDP monthly project CPM construction schedule and report to CMPA
- Evaluate change order & cost proposals from MPDP and make recommendations to CMPA
- Review MPDP weekly meeting minutes and provide feed back as necessary to the team
- Review & advise on MPDP's weekly RFI's & submittal logs & reports
- Review & advise on MPDP's weekly procurement logs & report
- Review & advise on MPDP's updated monthly cost reporting
- Provide a Bi-weekly site review of quality & safety assurances
- Review & report monthly on MPDP's progress as it relates to small/minority business enterprises participation in the project
- Review & report monthly on MPDP's 501c tax exempt savings progress on the project.
- Monthly pay applications review and recommendations for payment to CMPA
- Provide CMPA monthly project status report

Additional Construction Phase Services

- Owner's Building Equipment
- Office Equipment
- Classroom Equipment
- Classroom Furniture
- Aquatic Docks and Shelters
- Security System
- Telephone and Data Systems
- TV and Sound Systems
- Storage and Shelving Systems
- On-Site Daily field manager to monitor quality assurance, safety, and workforce reporting
- Value analysis estimating – product vs. product studies
- Life cycle analysis estimating – early costs vs. long-term cost study

These systems are normally not furnished by the Contractor. Consultant will procure each system for the Owner with a fixed fee of eight percent (8%) plus reimbursable expenses over the final cost.

Patrick A. Gaccetta (Project Executive)

Patrick has 28 years of construction management experience on commercial development and construction projects. He started the CMS Group business based on his 25 year foundation with the main focus of the business still concentrating on his passion for managing construction projects, but now on the Owner's side of the fence. A motto that he uses often is "With our construction experience, we will be the Owner's eyes and ears making sound design and construction decisions. We will always make our recommendations to them with their best interests at heart."

Patrick has lead and managed projects from as small as \$200,000 to as large as \$139 million and with project staffs from 2 to 28 people. Two of his high profile projects and related to the Community Maritime Project are the World Golf Hall of Fame Museum in St. Augustine, FL and The Great Lakes Science Center in Cleveland, OH on Lake Erie.

Similarly these projects were highly complicated designs on less than desirable soil conditions. They were also buildings built under the Tax Exempt, 501c headings with requirements and goals for MBE and FBE participation.

Additionally, Patrick recently negotiated a Design-Build Contract for the Jacksonville University on the Marine Science Research Institute Project.

Patrick brings this experience to the Community Maritime Park Associates (CMPA) Team as the Managing Project Executive providing support to the full-time, on-site Project Manager, Brian Mager, who worked under Patrick on two projects while with a previous employer.

Patrick is a member of the US Green Building Council and actively supports L.E.E.D. Certified Design and Construction Projects.

Brian C. Mager (Project Manager)

Brian is currently employed by the Hunt Construction Group and is expected to complete his assignment in Orlando, FL by the end of June 2009. Brian has committed to work for Patrick at CMS Group, if awarded this project.

Brian's education was at the University of Florida in Building Construction and has worked as a construction professional in the industry for 10 years managing commercial construction projects in various capacities. Brian has continued with his education and is currently taking the US Green Building Council courses to become an L.E.E.D. Accredited Professional.



City of Jacksonville - Mayor John Peyton
- Proclamation for ABC Excellence in
Construction Awards



Patrick A. Gaccetta

President and C.O.O.
CMS Group, LLC
Development & Construction
Management

EDUCATION:

Bowling Green State University – BS in
Construction Management
University of Cincinnati – Civil Engineering
Technology

Continuing Education in Estimating, Scheduling,
Project Management

Certified Building Contractor
Florida License #CBC1253658

EXPERIENCE & QUALIFICATIONS:

Patrick is the current President and C.O.O. of
CMS Group, LLC, a three year construction
management services company in Jacksonville,
FL that concentrates on Owner's Representative
for development and management of commercial
construction projects for building owners and
developers.

In the past three years, CMS Group has provided
construction management/owner's representative
services for Mike and Jack Shad (Bozard Ford
and Five Points Office Building restoration), Father
Luke McLoughlin (St. Matthew's Catholic Church,
Jack Hanania (Audi of Jacksonville and VW of
Orange Park and Jacksonville University (The
Marine Science Research Institute).

Prior to starting his own company, Patrick worked
for the Dana B. Kenyon Company (7-½ years) as
Director of the Automotive Division and Senior
Project Manager managing various automotive
distribution, sales and commercial projects in the
States of Florida and Virginia, ranging in
completed dollars amounts from \$1-\$53 million.

Preceding Dana B. Kenyon Company, Patrick
worked for Morse Diesel/AMEC (14 years) as
Project Director, Senior Project Manager and
Project Manager managing commercial
construction projects in the States of New York,
Pennsylvania, Ohio and Florida ranging in
completed dollar amounts from \$10-\$139 million.

Representative Projects:

CMS Group, LLC

- Jacksonville University Marine Science Research Institute (current). Owner's Pre-Construction and Construction Manager Representative – A new two-story, 30,000 SF facility to be built on the JU campus on the St Johns River in Jacksonville, FL
- Five Points Theater Office Building (current). Owner's Pre-Construction and Construction Manager Representative on the remediation renovation work of a four-story, 30,000 SF historic office building damaged by Tropical Storm Fay in Jacksonville, FL.
- The Catholic Diocese of St. Augustine's St. Matthew's Catholic Church Parish Hall (completed). Owner's Construction Manager/Representative of a new 20,000 SF parish hall and school building in Jacksonville, FL.
- Hanania Automotive – Audi of Jacksonville, VW of Orange Park (completed). Owner's Pre-Construction Manager/Representative of a new 26,600 SF Volkswagen Dealership and a new 29,000 SF Audi Dealership building in Jacksonville, FL.
- Bozard Ford/Lincoln/Mercury (completed). Owner's Pre-Construction and Construction Manager of a new 43,000 SF Ford/Lincoln/Mercury Dealership in St. Augustine, FL.

Dana B. Kenyon Company

- West Kendall Lexus Dealership – A five-story, 165,000 SF automotive dealership in Miami, FL.
- East Kendall Lexus dealership – A three-story, 91,000 SF automotive dealership in Miami, FL.
- Southeast Toyota Vehicle Processing Facility / J.M. Family Enterprises – A 250-acre site with nine buildings, including the corporate headquarters for SET Distribution and Processing in Jacksonville, FL.
- Flagler Office Building - A 5-story, 125,000 SF Class A corporate office building in Jacksonville, FL.
- Golf Management, Inc. (Division of Dana B. Kenyon) – Owner's rep for American Golf Corporation managing construction of clubhouses in Naples, FL, Williamsburg, VA and Rancocas, NJ.

Facchina-McGaughan/AMEC/Morse Diesel

- Ocean Club Condominiums - Three ocean tower buildings with a total of 2,150,000 SF in Key Biscayne, FL.
- World Golf Hall of Fame – a 81,000 SF, interactive golf museum with retail and a restaurant – St. Augustine, FL.
- Great Lakes Science Center - A 153,000 SF interactive science center with an Omnimax Theatre, restaurant and museum store – Cleveland, OH.
- The Marriott @ Society Center – a 27-story, 526,000 SF hotel with a four star restaurant, health club, adjoining underground parking garage and War Memorial Plaza in Cleveland, OH.
- Franklin Mills - A 325-acre site with 1.8 million SF of outlet and anchor stores – Philadelphia, PA.

CIVIC INTERESTS & PROFESSIONAL AFFILIATIONS:

- Board member with Northeast Florida Associated Builders and Contractors
- Member of the US Green Building Council
- Better Business Bureau of Northeast FL
- Member of Biltmore Who's Who of Executives and Professionals



Brian C. Mager
Project Manager
CMS Group, LLC

EDUCATION:

University of Florida – BS Degree in Building Construction
Booker T. Washington H.S., Pensacola, FL

US Green Building Council L.E.E.D. Accreditation Studies

EXPERIENCE & QUALIFICATIONS:

Brian is currently completing a major hotel project in Orlando for the Hunt Construction Group and will welcome the opportunity to return to his home city of Pensacola where he was born and raised in addition to being able to work again with Patrick at CMS Group for this challenging, high-profile project. Brian is a reliable, self-disciplined professional with an excellent combination of interpersonal and analytical skills. He is a decisive, detail-oriented leader and team player able to educate and motivate personnel to achieve superior levels of safety, quality and client satisfaction.

Brian excels in the use of construction management tools of the business. He is proficient in using the following software programs:

- Procore – Construction Management
- Timberline – Accounting Program
- MAS 90 – Accounting Program
- Primavera/Expedition – Construction Management
- Primavera SureTrack and P3 Scheduling
- Prolog – Construction Management
- Constructware – Construction Management
- Microsoft Project – Scheduling
- All other Microsoft Office Programs

By his knowledge of how each of the above tools work, the recommendation and set up of a project at the beginning comes easy to him. He understands, by experience, that the quick, concise communication flow of project information is key to bringing in the project on time and within its budget constraints.

Brian's experience in every day tasks includes:

- Project Estimating and Buyout
- Negotiating Contracts and Schedules
- Building Project Schedules
- Coordinating and Reviewing Contract Documents (including Code/ADA Compliance)
- Recommending Detail Changes and Value Engineering

- Managing the Permit Submission Process
- Planning and Conducting Coordination Meetings
- Managing Requests for Information Process
- Managing Change Order Review and Implementation
- Managing Submittal Review Process
- Managing AIA Requisition for Payments
- Implementing and Managing Project Quality Control Program
- Cost Control Management – Budget vs. Actual
- Management Reporting – Monthly Company and Client Reports

Brian has also been trained in OSHA Safety and has a trained eye that picks out potential job site issues before an injury can occur.

Representative Projects:

Hunt Construction Group

- Bonnet Creek Resort – A 1,000 Room, Four Star Hilton Hotel and a 500 Room, Five Star Waldorf-Astoria Hotel and Convention Center (meeting rooms and ballrooms) totaling 1.4 million SF, Orlando, FL - \$285 million

Dana B. Kenyon Company

- SunTrust Wellesley Condominiums – A two phase multi-use project consisting of seven and five story post tension concrete frame structures featuring 145 luxury condominium units, retail, parking garage, pool and courtyard areas., Orlando, FL – \$45 million two phase
- JM Lexus Showroom/Service Center/Parking Deck & Site Renovations, Margate, FL – \$32 million project which consisted of a 34,000 SF showroom addition and renovation, a new 3-story 120,000 SF service center, a parking deck and site renovations.
- JM Family Care Center – 14,000 SF facility, Deerfield Beach, FL – \$2.2 million, 14,000 SF childcare facility including classrooms, offices, outdoor play equipment and water fountains.
- Southeast Toyota Vehicle Processing Facility / JM Family Enterprises – A 250-acre site with nine buildings, including the corporate headquarters for SET Distribution and Processing in Jacksonville, FL – \$52 million
- Laney & Duke Warehouse – 360,000 SF tilt-panel warehouse and distribution center in Jacksonville, FL
- Mandarin Presbyterian Church – A 26,000 SF church including 1,200 seat sanctuary, classrooms, administrative offices and nursery in Jacksonville, FL
- Gran Park at South Park – A 80-acre, 1,000,000 SF corporate office buildings for Lexmark Corporation, Triton Network System and assembly and clean rooms, call center and distribution in Orlando, FL – \$46.8 million



Kevin F. Delaney
Rear Admiral USN (ret)
Owner of Delaney & Associates
Consulting

EDUCATION:

US Naval Academy – BS in Engineering

George Washington University – Master's Degree in Business

Armed Forces Staff College

MIT and Harvard – Postgraduate Studies

Brookings Institution – Federal Executive Fellow

EXPERIENCE & QUALIFICATIONS:

Kevin, a Vietnam Veteran who flew nearly 700 combat missions, is President and CEO of Delaney & Associates Consulting and has 19 years experience in a wide range of military installation management disciplines; first serving as Commanding Officer of NAS Jacksonville, FL from May 1989-August 1991.

In May 1989, NAS-Jax was placed on the EPA Super Fund Registry. The base subsequently served as a role model in effective and expeditious environmental clean up and received national recognition for its visionary environmental initiatives. Kevin started the first full range installation recycling program in the Department of Defense. A year later the base was recognized by Keep America Beautiful with a First Place Award among all local, State and Federal Government entities in the Nation. The base's recycling program received numerous awards and produced an estimated \$550,000 per year which was used to enhance on-base Quality of Life Programs for its Sailors and families to support environmental education programs. It also saved taxpayers roughly \$680,000 per year. NAS-Jax constructed Manatee observation sites, nature trails and was instrumental in the inauguration of an award winning environmental education program as the Navy's best.

In 1991 NAS-Jax was recognized as the Navy's premier base worldwide and awarded Commander in Chief's Installation Excellence Award by President George H.W. Bush. Kevin was promoted to Rear Admiral in December 1991. In 1992, Kevin assumed command of Naval Shore Installations, US Atlantic Fleet where he was responsible for 25 military installations from

Keflavik, Iceland south to Panama and from the Portuguese Azores and west to Ingleside, TX. Responsibilities included all aspects of environmental services, civil engineering, hospitality management, recreational facilities/programs, infrastructure, physical security, budgets and base operations.

In 1994 he was assigned to the Pentagon as the first Director of Naval Shore Installation Management in the Office of Chief of Naval Operations. He had budget and policy formulation responsibilities for all naval installations worldwide, including environmental, operational, recreational, quality of life, safety, infrastructure, physical security and logistic support for these installations.

In 1995, Kevin assumed command of Navy Region SE, headquartered in Jacksonville, FL with direct command responsibilities for all 14 naval installations in the southeastern 8 states and the Caribbean. He was the Navy's sole point of contact with the EPA's Region Four Headquarters in Atlanta. Also served as sole liaison with FEMA and GSA for Region 4 and continued oversight of base closures. Kevin was the Navy's Convening Authority for all Court Martial cases within the Region with a total of budgetary authority in excess of \$500,000,000.

He retired in 1991 after 34 years of honorable service. For the past eight years he has been President and CEO of Delaney & Associates Consulting, a service disabled veteran-owned small business specializing in a wide range of environmental and general construction services.

Representative Projects:

- 8A General – Barracks Renovation and Restoration following Hurricane Katrina, Pascagoula, MS – Client: Sterling Construction Services - \$7.4 million
- USMC, Henderson Hall, Barracks and Office Renovation, Arlington, VA – Client: Sterling Construction Services - \$4.5 million
- DISA, Fort Mead, MD – New Office Building Construction – Client: Sterling Construction Company - \$4.3 million
- Three Navy MAC (Multiple Award Contracts) for Navy Bases located in the Florida Panhandle; Northeast Florida/Southeast Georgia and Key West respectively. Includes renovation of Pensacola Naval Hospital and Deep Water Diving and Training Facility at Naval Station, Panama City, FL – Client: Harry Pepper Associates – Costs in Construction Aggregate Work: Over \$125 million
- Pentagon Phases 1 through 4, Restoration Construction – Client: Sterling Construction



Gregory P. DeMayo

President
DeMayo Industries, Inc.
Estimating Consultant

EDUCATION:

Business Administration B.S. – Missouri State
Continuing Education as Required for State
Licensing

A partial listing of the computer programs in
which **DeMayo Industries** associates have
experience follow:

AutoCad, Bidworx, dBase and Visual dBase,
Harvard Project Manager, Lotus 123, Microsoft
Excel, Microstation, Paydirt, Peachtree
Accounting, Primavera Project Manager,
Timberline, Timeline, Valence, adICPR, Visual
ICPR

EXPERIENCE & QUALIFICATIONS:

The principles of **DeMayo Industries, Inc.** have
been involved in the construction industry for over
30 years. They have participated in the design and
construction of many residential and commercial
projects. Land development plans, residential and
commercial designs, quantity surveys, cost
estimates and civil engineering technical support
for a wide variety of projects that have been
completed throughout the years.

As consultants to small builders and large national
corporations, we believe that our attention to detail
has given our clients a greater measure of
confidence in bid situations and provided us with
excellent repeat by word of mouth business.
Clients are located throughout Florida, Georgia,
North Carolina, Virginia, Tennessee, New York,
New Jersey, Pennsylvania, Rhode Island, Texas,
Illinois, Michigan, Kentucky, Ohio and Wisconsin.

We can provide the information that you need
from conceptual budgeting thru final construction
drawings and change order evaluations. Site and
building evaluations can be provided for almost
any type project that may be presented to us.

The associates of **DeMayo Industries** have
extensive experience in various disciplines within
the construction industry. Below is a listing of
these disciplines:

Building Contractor, General Contractor, Roofing
Contractor, Plumbing/HVAC and Electrical
Contractors, CPM Instructor, Civil Engineering

Technician, Interior Designer, Development
Evaluation Specialist, Materials Evaluator,
Computer Programmer

SCOPE OF SERVICES:

- Construction and Estimating to include
quantity take-offs, cost estimating, unit price
database, bid preparation, estimating
systems implementation, job costing, CPM
scheduling and construction management.
- Site Development – Site planning, civil
engineering drawings, CAD drafting, survey
note reduction and quantity take-offs and
cost estimates for site.
- Feasibility Studies – Analysis of area
comparable, comparative land costs,
accessibility to off-site utilities,
demographics, land use analysis, impact
analysis, preliminary development and
construction budgets, cash flow schedules
and conceptual site and building plans.
- Civil Engineering – Paving and grading
plans, potable water and sanitary sewer
plans and highway plans and profiles.
- Stormwater – Soils mapping, land use
mapping, drainage basin delineation, times
of concentration and stage area storage.
- Computer – System evaluation, software
evaluation, programming and program
maintenance.
- Interior Design – Space planning, interior
design and purchasing, office space planning
and purchasing and presentation drawings.

Representative Commercial Projects:

- Animal Kingdom - Nature Walk, Walt Disney
World, FL
- Disney Cruise Terminal #8 Landside, Cape
Canaveral, FL
- Celebration World Resort, Walt Disney
World, FL
- Edwin Watts Golf Shop, Orlando, FL
- Ethan Allen Store, Virginia Beach, VA
- Grand Central Terminal Renovations, New
York, NY
- Magic Kingdom - Mickey's Starland, Walt
Disney World, FL
- RDV "Orlando Magic & Solar Bears"
Sportsplex, Maitland, FL
- Red Lobster Restaurant, Gainesville, FL
- Sheraton Four Points, Ft. Walton Beach, FL
- The Ritz Carlton, Manalapan, FL
- Various Churches, Courthouses, Financial
Institutions, Golf Clubhouses, Hotels/Motels,
Medical, Military, Penal Institutions,
Residential/Multi-Family, Residential/Single
Family, Schools, Shopping Centers Listing
can be provided upon request.



Julie Wells

President
AccuStaff – Pensacola, FL

EDUCATION:

Hood College, Frederick, MD – BS in Retail Business Administration

13 Years Experience of Operations Management

11 Years Experience of Human Resource Management

PHR Certified (Professional in Human Resources)

Certified to conduct and facilitate employee Forklift Certification

EXPERIENCE & QUALIFICATIONS:

Julie, as President of the locally owned and operated AccuStaff, has partnered with Randstad Work Solutions to be able to provide CMS Group with 'state-of-the-art' services in addition to recruiting a construction-experienced Administrative Assistant to serve CMS Group for the Community Maritime Park Project. Her power to recruit the best talent and her performance history is what sets AccuStaff apart from other staffing companies.

In addition to being a locally owned business, Julie's company is also Minority Certified and is registered as a Small Business with the City of Pensacola.

Julie is also an involved member of the community of Pensacola.

CIVIC INTERESTS & PROFESSIONAL AFFILIATIONS:

ASSE (American Society of Safety Engineers) – Member and Past President

Pensacola Chamber of Commerce Member

Pensacola Beach Chamber of Commerce Member

SHRM and GPSHRM Member



U.S. Green Building Council

CMS Group, LLC
MEMBER SINCE 2007

THE U.S. GREEN BUILDING COUNCIL IS THE NATION'S FOREMOST COALITION OF LEADERS WORKING TO TRANSFORM THE WAY BUILDINGS AND COMMUNITIES ARE DESIGNED, BUILT AND OPERATED, ENABLING AN ENVIRONMENTALLY AND SOCIALLY RESPONSIBLE, HEALTHY, AND PROSPEROUS ENVIRONMENT THAT IMPROVES THE QUALITY OF LIFE.

[Signature]
Chairman

[Signature]
S. Richard Fedrizzi, President, CEO and Founding Chairman

AC# **3251225** STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD SEQ# L0706050093

DATE	BATCH NUMBER	LICENSE NBR
06/05/2007	060744988	QB49645

The BUSINESS ORGANIZATION
Named below IS QUALIFIED
Under the provisions of Chapter 489 FS.
Expiration date: AUG 31, 2009
(THIS IS NOT A LICENSE TO PERFORM WORK. THIS ALLOWS
COMPANY TO DO BUSINESS ONLY IF IT HAS A QUALIFIER.)

CMS GROUP LLC
1022 PARK STREET SUITE 308
JACKSONVILLE FL 32204

CHARLIE CRIST
GOVERNOR

DISPLAY AS REQUIRED BY LAW

HOLLY BENSON
SECRETARY

AC# **3922469** STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD SEQ# L0808160048

DATE	BATCH NUMBER	LICENSE NBR
08/16/2008	078166363	CBC1253658

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

GACCETTA, PATRICK A
CMS GROUP LLC
1022 PARK STREET
SUITE #308
JACKSONVILLE FL 32204

CHARLIE CRIST
GOVERNOR

DISPLAY AS REQUIRED BY LAW

CHARLES W. DRAGO
SECRETARY

Brian's strengths are in the technical aspects of building construction, from analyzing the drawings and specifications for constructability and code compliance (ADA) to reviewing and negotiating contracts. He is proficient in numerous types of Construction Management software which gives him the ability to quickly analyze and disseminate the information to the Owner, Design Builder and others as required. He can conduct and organize meetings so that the parties involved will stay on track and on topic while making each accountable for ownership of specific items to complete.



Bonnet Creek Resort - Orlando, FL

Brian's expertise in construction management will allow him to represent the CMPA on all on site activities with the Maritime Park Development Partners (MPDP).

His proven ability to manage large and difficult construction projects to successful on time and on budget completions makes him a perfect fit as the on-site CMPA Project Manager Owner/ Representative. Brian and a full-time administrative assistant will be dedicated full time to this Project with an office located either on site or within walking distance.

Sub-Consultants:

Rear Admiral Kevin Delaney USN (ret)

Delaney and Associates Consulting, in a support role to CMS Group will be available to provide assistance in reviewing the plans and specifications for the marine construction and The Vice Admiral John H. Fetterman Maritime Museum. Rear Admiral Delaney has also offered consulting and input on the exhibits as they may relate to US Navy history. The Admiral is a Certified Service Disabled Veteran-Owned Business (SDVOSB) that specializes in businesses which provide emerging technologies, environmental services and general construction. The exact scope of services for Delaney and Associates will be better defined once CMS Group has a clear understanding of all the consulting needs of the CMPA.



Gregory P. DeMayo (Estimating Consultant)

DeMayo Industries will also be utilized in a part-time consulting role to CMS Group providing estimating services. Greg's firm specializes in providing construction cost estimates from conceptual design through construction document completion. DeMayo Industries keeps a current data base of construction market costs in every region of the United States. Their estimating services have been provided to clients in 15 US States and their corporate office is located in Maitland, FL.

CMS Group's Project Executive, Project Manager and DeMayo Industries will be reviewing the cost estimates as they are presented by MPDP during the various phases of design, inclusive of the final GMP Estimate. Additionally, during the construction phase on large or difficult change orders presented by the MPDP, CMS Group and DeMayo Industries will be reviewing them for completeness, fairness and schedule impact.

Support Staff:

William D. Gardner, Sr. (CMS Group CEO)

Will, as co-owner of CMS Group, will act in a supporting role to both Patrick and Brian. His 30 years of construction knowledge can be tapped into as needed by any member of the Team.

Sue Ehly (CMS Group Office Manager)

Sue, as CMS Group's General Office Manager, will support the Team with any of the administration requirements as needed.

Julie Weeks (AccuStaff President/WBE)

Julie has committed to CMS Group in providing a full-time construction experienced Administrative Assistant who will report to CMS Group's Project Manager. This Administrative Assistant will be proficient in office organization, computer skills and software that will be utilized for the Project and will be a full-time on-site employee.



The Great Lakes Science Center - Lake Erie - Cleveland, OH

For detailed work experience, please see attached resumes, licenses and certificates, in tab four.

CMS Group's Management Team of Patrick Gaccetta and Brian Mager, both college degreed and educated in construction, have a combined working construction experience of 38 years. (Please see Section 4 – Resumes which list their specific work qualifications and experience.) This experience, coupled with our Supporting Staff and Consultants, we believe is a perfect fit for the Community Maritime Park Project and the Community Maritime Park Associates.

Included below is the Company's Standard AIA Qualifications Statement that highlights CMS Group's three year and current work history.



World Golf Hall of Fame and Resort - St. Augustine, FL

 **AIA® Document A305™ – 1986**

Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO:
Community Maritime Park Associates, Inc.
c/o Mr. Edward E. Spears, Administrator

ADDRESS:
Neighborhood & Economic Development Division
City of Pensacola
5th Floor, City Hall
222 West Main Street
Pensacola, Florida 32502

SUBMITTED BY: CMS Group, LLC

NAME: Patrick A. Gaccetta

ADDRESS: 1022 Park Street, Ste. #308
Jacksonville, Florida 32204

ADDITIONS AND DELETIONS:
The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

PRINCIPAL OFFICE:

- Corporation
- Partnership
- Individual
- Joint Venture
- Other

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

NAME OF PROJECT (if applicable): The Community Maritime Park Project

TYPE OF WORK (file separate form for each Classification of Work):

- General Construction
- HVAC
- Electrical
- Plumbing
- Other (please specify) Construction Management Consulting / Owners Representative

§ 1. ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor?
3 Years

§ 1.2 How many years has your organization been in business under its present business name? 3 Years

§ 1.2.1 Under what other or former names has your organization operated?

NA

§ 1.3 If your organization is a corporation, answer the following:

§ 1.3.1 Date of incorporation: July 3, 2006

§ 1.3.2 State of incorporation: Florida

§ 1.3.3 President's name: Patrick A. Gaccetta

§ 1.3.4 Vice-president's name(s) NA

§ 1.3.5 Secretary's name: Patrick A. Gaccetta

§ 1.3.6 Treasurer's name: Patrick A. Gaccetta

§ 1.4 If your organization is a partnership, answer the following:

§ 1.4.1 Date of organization:

§ 1.4.2 Type of partnership (if applicable):

§ 1.4.3 Name(s) of general partner(s)

§ 1.5 If your organization is individually owned, answer the following:

§ 1.5.1 Date of organization:

§ 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

§ 2. LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

CMS Group, LLC is a State of Florida Qualified Business Organization QB49645 (AC#3251225)
Patrick A. Gaccetta is a State of Florida Certified Building Contractor CBC1253658 (AC#3922469)

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

Jacksonville, Florida

§ 3. EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

Construction Management Consulting
Construction Lending Institution Consulting

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

No

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

No

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

No

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

Jacksonville University – Marine Science Research Institute (MSRI) Project - Mr. George Scaduto (VP of Finance) Design Builder - Perry McCall /Rink Design Partnership – Glenn Dasher, Owner's Representative, Contract \$187,100, 45% complete, project's scheduled completion date: July 2010.

Prosperity Bank – Construction Lending Dept. – Amy Mathews –various projects, various Architects - Financial Institution lending inspection services. Fees are based on each project's scope and vary from project to project.

Five Points Theater MT – Jack Shad - Construction Management Owner Representative – Five Points Theater Building renovation work required due to damages sustained by Tropical Storm Faye- Architect – Ken Smith, Contract amount TBD, 10% completed, project scheduled to be completed by September 2009

JPMorgan Chase – Vee Vanpatten – Construction & Move Management Services – various locations – B Bach Design Associates – current contracts \$43,325 – 65% completed, projects scheduled to be completed by May 2009.

Florida Yacht Club, Astor Room Renovation – John McCranie – Construction Management Owner's Representative – Lane Architecture – Owners Representative Contract \$6,800 – 0% completed, project scheduled to be complete in September 2009.

San Juan Del Rio Catholic Church – Father John Tetlow – Construction Management Owners Representative – Doherty Sommers Architects Engineers – Contract – donated, 85% completed, project scheduled to be completed by August 2009.

§ 3.4.1 State total worth of work in progress and under contract:

Construction Management Consulting Contracts \$275,000 +/-

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

Below are all Construction Management / Owner's Representative Contracts:

1. Bozard Ford – Automotive Dealership (St Augustine, FL) - Fred Bozard / Mike Shad – The Stellar Group – Consulting Contract \$136,166 - completed February 2008
2. St Matthew's Catholic Church (Jacksonville, FL) –Parish Hall & School Project - Father Luke McLoughlin – Pond Architecture – Consulting Contract \$86,155 – Completed April 2009
3. Prosperity Bank – Various projects (Jacksonville, FL) and Architects, Amy Mathews - Pay application reviews and approvals for bank financed projects – Consulting contracts \$12,500 –completed May 2009
4. Cabot Properties – Alta Lakes project (Jacksonville, FL) – Damian Q. Bailey – Site pay application reviews and approvals for Developer – Consulting contracts \$5,500 – completed January 2009
5. Audi of Jacksonville & VW of Orange Park – Automotive Dealerships (Jacksonville Florida) Jack Hanania – PBV Architecture, Preconstruction consulting contract \$52,000 – Completed October 2008.
6. Dana B. Kenyon Construction Company – Wellesley Condominium Project (Orlando, FL) and West Kendall Lexus Dealership (Miami, FL) Matt Kenyon - Construction management and claims consultant contract \$14,825 - Completed June 2008.

§ 3.5.1 State average annual amount of construction work performed during the past five years:

Available upon request

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

Patrick A. Gaccetta – 1982 Bachelors of Science Construction Management Technology – Bowling Green State University of Ohio, 27 years of construction management experience. Currently Owner and Chief Operating Officer of CMS Group, LLC, Jacksonville, Florida. See attached Resume for relative experience.

William D. Gardner, Sr. - 2006 Masters Degree in Construction Science – Clemson University, 1995 Graduate Studies in Business – Georgetown University, 1983 Masters Degree in Public Administration (Finance) - The American University, 1979 Bachelors Degree of Economics – University of North Carolina, 30 years of construction management and general contracting experience. Currently Owner and Chief Executive Officer of CMS Group, LLC, Jacksonville, Florida. See attached Resume for relative experience.

Brian C. Mager – 1998 Bachelors of Science in Building Construction – University of Florida, 11 years of construction management and general contracting experience. Brian is currently a Project Manager completing a major resort hotel in Orlando for the Hunt Construction Group.

Sue Ehly - CMS Group, LLC - Office Manager and Administrative Assistant. Sue has worked in the construction industry and directly with Patrick Gaccetta for the last 13 years. Sue is also a professional notary for the company.

§ 4. REFERENCES

§ 4.1 Trade References:

See attached Exhibit "A"

§ 4.2 Bank References:

Florida Capital Bank, NA

§ 5. FINANCING

§ 5.1 Financial Statement. Available Upon Request

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

Leech Owen Accounting Services
1555 Kingsley Ave, Suite 504
Orange Park, Florida 32073

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

Yes

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

NA

§ 6. SIGNATURE

§ 6.1 Dated at this 12th day of May 2009

Name of Organization: CMS Group, LLC

By: Patrick A. Gaccetta

Title: President/COO

§ 6.2

Mr. Patrick A. Gaccetta being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 12 day of May 2009

Notary Public: Sue Ehly

My Commission Expires: 2/18/2010



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User Notes:

(3942836913)

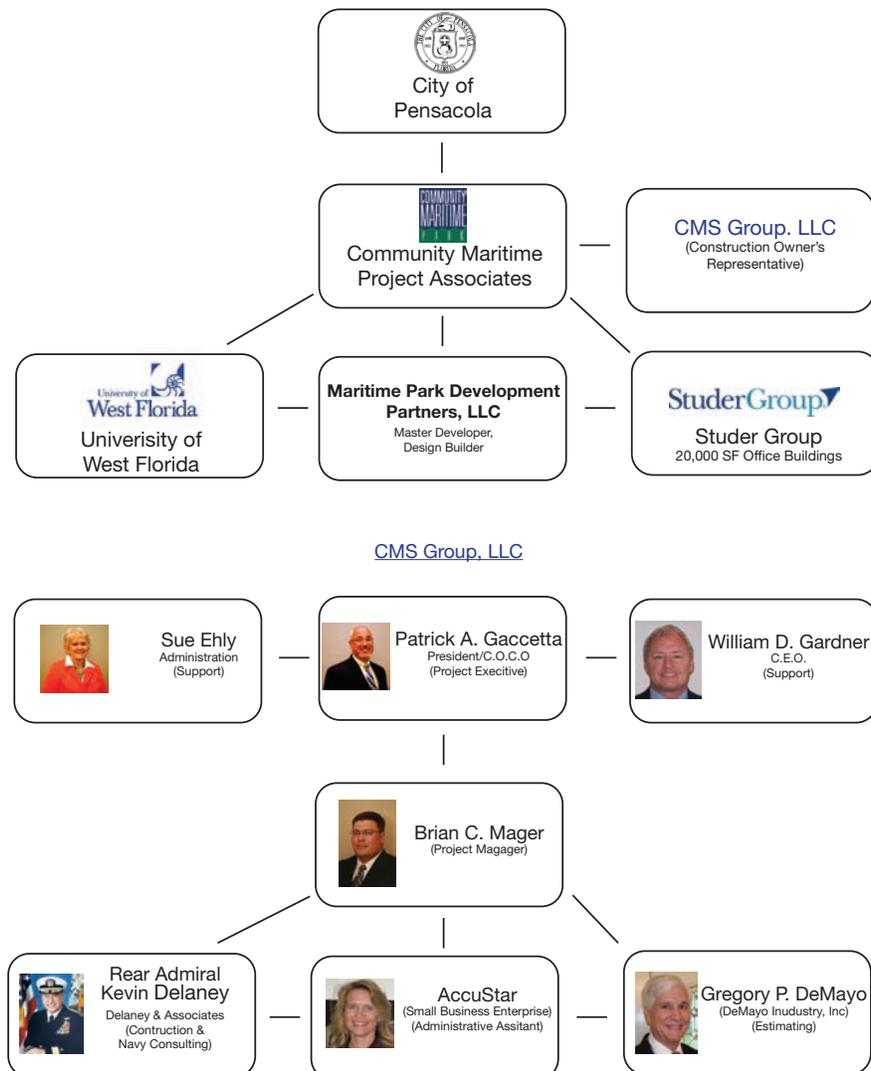
CMS Group's organizational approach on the Community Maritime Park Project will be similar to the way we have managed other clients' projects. Our approach and commitment to the Community Maritime Park Associates (CMPA) will be to always keep their best interest at heart and to professionally manage all of the Team Players keeping each accountable for their own commitments and contracted responsibilities.



Jacksonville University - Marine Science Research Institute

Throughout the preconstruction and construction processes, CMS Group will be responsible to manage the coordination and communication between the City of Pensacola and CMPA with the Maritime Park Development Partners (MPDP). CMS Group recommends the utilization of the Procore (www.procore.com) construction management software, or at a minimum, a thorough review what the MPDP would propose to use. Utilization and management of this project management software will be a key component to the success of the project.

Based on our research thus far on the project, we believe the following to be a good representation of the project's organizational flow.



Local Small Business Enterprise

While CMS Group is not currently a small business entity in the City of Pensacola, we will be opening a satellite office in the 325 zip code area as required by the RFQ. Our proposed full-time Project Manager, Brian Mager, was born and raised in Pensacola and lived there until he graduated from Booker T. Washington High School and attended the University Florida. Brian is anxious to return home to be near his parents, siblings, other family and friends to share in the upcoming arrival of his family's first child and grandchild. If CMS Group is selected, Brian will welcome the opportunity to work again for Patrick and become a permanent resident of the City of Pensacola. Upon opening an office, we would proceed to submit for City Certification of a Small Business Enterprise.

Minority Business Enterprise

CMS Group is sensitive to the fact that the CMPA wishes to maximize certified small/minority and local business enterprises on this project. We commit to hiring a local WBE firm for administrative support. (See resume of Julie Wells, President of AccuStaff – Tab 4.) We also commit to renting either an on-site office trailer or nearby office space from an Escambia County (325 zip code) business. We further commit to purchase or rent office supplies or equipment from an Escambia County (325 zip code) certified business.

CMS Group understands the spirit of the agreement between the City of Pensacola and CMPA in that the City of Pensacola and CMPA requires an active participation by the Design Builder to subcontract with small/minority and local business enterprise firms and to that end CMS Group will support and assist the CMPA in recommendations and implementation of appropriately suited subcontractors.

Contractors Academy

CMS Group understands and supports the City of Pensacola and CMPA in their endeavor to provide project participation and training for local community's African-Americans, Asian, Latino and Native Americans as listed in the Contractor's Academy / Equal Business Opportunity Program Agreement (DRAFT) dated April 17, 2009. We will participate with CMPA and MPDP in meetings/efforts to achieve the listed Program Goals.



CMS Group has included below a sample copy of the Insurance Certificate that could be provided if awarded the Construction Owner's Representative for the Community Maritime Park Project.

Once awarded the contract, CMS Group's Insurance Agent, Zelen Risk, shall provide an original copy of this Certificate directly to Community Maritime Park Associates.

ACORD CERTIFICATE OF LIABILITY INSURANCE						DATE (MM/DD/YYYY) 05/19/2009			
PRODUCER Zelen Risk Solutions, Inc. 7964 Devoe St. Jacksonville, FL 32220				THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.					
INSURED CMS Group, LLC 1022 Park Street, Suite 308 Jacksonville FL 32204				INSURERS AFFORDING COVERAGE		NAIC #			
				INSURER A: <u>Essex Insurance Company</u>					
				INSURER B: <u>Maryland Casualty Company</u>					
				INSURER C: <u>Houston Casualty Company</u>					
				INSURER D: <u>Commerce & Industry Insurance Co.</u>					
				INSURER E:					
COVERAGES									
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.									
INSTR. ADD'L. UTRS. INSTR.	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS				
A	GENERAL LIABILITY	3DA8384	05/07/2009	05/07/2010	EACH OCCURRENCE	\$ 1,000,000			
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 50,000			
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person)	\$ 1,000			
					PERSONAL & ADV INJURY	\$			
					GENERAL AGGREGATE	\$ 2,000,000			
GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO <input type="checkbox"/> LOC					PRODUCTS - COMPOF AGG \$				
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident)	\$			
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$			
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$			
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident)	\$			
	<input type="checkbox"/> HIRED AUTOS								
	<input type="checkbox"/> NON-OWNED AUTOS								
	<input checked="" type="checkbox"/> No Company Owned Vehicles								
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$			
	<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY: EA ACC	\$			
					AGG	\$			
D	EXCESS/UMBRELLA LIABILITY	BE011786664	05/07/2009	05/07/2010	EACH OCCURRENCE	\$ 2,000,000			
	<input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE	\$ 2,000,000			
					Crisis Response	\$ 250,000			
					Excess Casualty -	\$ 50,000			
					Crisis Fund Limit	\$			
	DEDUCTIBLE								
	RETENTION \$								
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY	002719005	12/28/2008	12/28/2009	<input checked="" type="checkbox"/> WS STAT <input checked="" type="checkbox"/> OTH	USL & H incl			
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT	\$ 1,000,000			
	If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000			
					E.L. DISEASE - POLICY LIMIT	\$ 1,000,000			
OTHER					Each Occurrence	\$1,000,000			
C	Professional Liability/E & O	H707-16729	11/06/2008	11/06/2009	Aggregate	\$1,000,000			
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS Certificate Holder shall be named as an additional insured with respect to general liability.									
THIS IS A SAMPLE CERTIFICATE. COVERAGES AND LIMITS AS LISTED WILL BE BOUND UPON AWARD OF CONTRACT.									
CERTIFICATE HOLDER				CANCELLATION					
Community Maritime Park Associates Sample certificate				SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL <u>30</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.					
				AUTHORIZED REPRESENTATIVE <i>Vicky M. Zelen</i> <HH>					



OFFICE OF THE CITY COUNCIL

MICHAEL L. CORRIGAN, JR.
COUNCILMAN DISTRICT 14
PRESIDENT 2006-2007
OFFICE (904) 630-1380
FAX (904) 630-2906
TDD (904) 630-1580

117 WEST DUVAL STREET
CITY HALL, SUITE 425
JACKSONVILLE, FLORIDA 32202
E-MAIL: corrigan@coj.net

May 19, 2009

Mr. Edward E. Spears
Neighborhood & Economic Development Division
City of Pensacola
5th Floor, City Hall
222 West Main Street
Pensacola, FL 32402

Re: CMS Group, LLC

Dear Mr. Spears:

This letter is to serve as a letter of recommendation for the CMS Group, LLC and, in particular, Mr. Patrick Gaccetta regarding "The Community Maritime Park" project in Pensacola. I recently spent some time in Pensacola speaking to a variety of groups considering consolidation in Escambia County. During my visit, I toured the area that will be the Maritime Park and Museum. I know how important this project is to the future of your community.

As an elected representative of the Jacksonville City Council for the last six years and a former Council President (2006-2007), I know the importance of working with an experienced, well-qualified Project Manager in order to produce a successful project. The right Owner Representative can make or break a project.

Five years ago I was challenged by my Pastor to serve as chairman of the "Our Parish Our Family Capital Campaign" at St. Matthew's Catholic Church to raise 4 million dollars to build a new Parish Center. I was afraid that raising the money would be difficult; I knew that building a complex building in the middle of an active school and church would be impossible without perfect coordination between the Parish, the contractor and the City. I found the perfect coordination when I hired the CMS Group to be our Owner Representative.

Thanks to the leadership of Patrick Gaccetta, the project came in on time and under budget. The value-added components that the CMS Group provided easily paid for the investment of their services and allowed us to exceed the expectations of the parishioners.

It is without reservation that I recommend the CMS Group and Patrick Gaccetta to serve as the Owner Representative for the project you are considering, and I would be pleased to answer any questions you may have. If you would like to speak to me personally, I can be reached on my mobile phone at (904) 703-1489.

Best regards,

Michael L. Corrigan, Jr.
Jacksonville City Council, District 14

MLCjr:dws

Delaney & Associates
Consulting

Mr. Edward E. Spears
Neighborhood & Economic Development Administrator
City of Pensacola
180 Governmental Center
P.O. Box 12910
Pensacola, Florida 32521

RE: Community Maritime Park Project
Patrick A. Gaccetta, CMS Group, LLC

Dear Mr. Spears:

I recently became aware of CMS Group's interest in becoming the Owner's Representative on your upcoming Community Maritime Park Project. Upon looking into your project's needs and plans, I can most strongly recommend Mr. Gaccetta and his firm as highly qualified and experienced professionals who can be of major benefit to the Community Maritime Park Associates and the City of Pensacola.

Your project is a complex development with various degrees of high profile visibility and I am certain you want an Owner's Representative who will have your interests as a number one priority. CMS Group, with Mr. Gaccetta's leadership, is your company. They have become an extension of the Jacksonville University's staff, keeping the University's best interest at heart. Their vast knowledge of all facets of design and construction is evident by their ability to foresee problems before they appear as well as the capacity to offer proven Value Engineering ideas. These assets make them an excellent choice for Owner's Representative. CMS Group has been extremely invaluable on our Marine Science Research Institute at Jacksonville University. Their cost cutting ideas and incorporation of innovative LEED designs will achieve a Silver Certification from the US Green Building Council without changing the overall project's integrity.

Please feel free to contact me if you have any questions regarding Mr. Gaccetta's performance or if I can be of help to you.

Good luck with your project as I am sure it will be an invaluable asset to your City!

Sincerely,

Kevin F. Delaney
Rear Admiral USN (ret)

*A great choice always first!
Who you interested in?*

4551 Swilham Bridge North • Jacksonville, Florida • 32224
Phone: (904) 733-7336 ext 1453 • Fax: (904) 731-5695
Email: kdelaney@baywoodtech.com



May 12, 2009

Edward E. Spears
Neighborhood & Economic Development Division
City of Pensacola
5th Floor, City Hall
222 West Main Street
Pensacola, FL 32402

J. Richard Spence, CLU, ChFC
Senior Financial Representative
5411 Ortega Blvd., Suite 2
Jacksonville, FL 32210
904.387.4188 office
904.384.3566 home
904.387.1540 fax
904.860.7015 mobile

Dear Mr. Spears:

Over the past year and a half I have been involved with the CMS Group, LLC and its president, Patrick Gaccetta in a \$4,000,000 construction project for St. Matthew's Catholic Church, 1773 Banding Blvd., Jacksonville, FL 32210. Though your proposed project will undoubtedly be much larger, the issues are much the same. We had a church committee of 18 people (all of whom had strong opinions), extensive site work problems, a 20,000 square foot multi-purpose building, a complete audio/visual complex, Elementary School offices, a Media Center and a Computer Lab with 35 stations.

The Group's ability to provide the expertise and knowledge to handle our myriad of problems quickly and expertly was extremely valuable. They fully understand the various phases a project must traverse from design, cost budgeting, permitting to overseeing construction, keeping the project on schedule, cost control and quality control. They are excellent at follow-through for everything on the project.

I can say without reservation CMS Group LLC, Inc more than saved their fee through the period we had them employed. Their integrity in all areas of our association was beyond reproach. There is no doubt in my mind you will get your money's worth.

My background is 28 years as a General Contractor and 29 years as a Financial Representative with Northwestern Mutual Life. If you would like to hear more about the CMS Group LLC, please give me a call.

Sincerely Yours,

J. Richard Spence
J. Richard Spence

Chairman, St. Matthew's Catholic Church Building Committee



Northwestern Mutual Financial Network (NMFN) is the marketing name for the sales and distribution arm of The Northwestern Mutual Life Insurance Company (Northwestern Mutual), its subsidiaries and affiliates. Senior Agent, The Northwestern Mutual Life Insurance Company (Northwestern Mutual), Milwaukee, WI. Life insurance, annuities and disability income insurance. William S. Koch, General Agent, Northwestern Long Term Care Insurance Company (NLC), Milwaukee, WI. Long term care insurance. NLC is a subsidiary of Northwestern Mutual. Registered Representative, Northwestern Mutual Investment Services, LLC (NMIS) 245 Riverside Ave. Ste. 100, Jacksonville, FL 32202 (904-386-5153), variable life insurance, variable annuities, mutual funds, unit investment trusts and money market funds. NMIS is a wholly-owned company of Northwestern Mutual and is a member of the A.M.S. and S.P.C. Northwestern Mutual is not a broker-dealer. There may be instances when this agent represents insurance companies in addition to Northwestern Mutual or NLC.



May 18, 2009

Mr. Edward E. Spears
Neighborhood & Economic
Development Administrator
City of Pensacola
180 Governmental Center
PO Box 12910
Pensacola, Florida 32521

Subject: **Community Maritime Park Project**

Dear Mr. Spears:

In late 2006 we became aware of a gentleman who had recently left a local and prominent general contractor and started his own business representing owners as their consultant on construction projects. The company is CMS Group, LLC and the owner is Patrick Gaccetta. After meeting with him, we hired him to represent us on the construction project for our new dealership facility. As we were very pleased with the time and money saved on our project, it only makes good business sense to highly recommend his firm to others who are also planning construction projects.

While Pat's company is three years young, his construction expertise and knowledge is extensive. It was apparent from the start of the project that he was going to look after our best interests and steer our team and the design/build team in the right direction and that he did! CMS Group's services were invaluable in attaining our goals of a new dealership with timely reporting, on-site management, cost effective savings, achieving an on-time and on-budget completion. CMS Group being an expert liaison with the design build contractor and the owners saved us more than five times the amount we paid for their services. It proved to be a 'win-win' project for all parties. We will most definitely use CMS Group on future projects.

If you would like more information about CMS Group and Pat, please feel free to contact me.

Sincerely,

Mike Shad

Mike Shad

540 PRIME OUTLETS BLVD • ST. AUGUSTINE, FLORIDA • 32084
PHONE: 904-824-1641



***52.209-5 FAR Certification Regarding Debarment, Suspension,
Proposed Debarment, and Other Responsibility Matters***

1. The Offeror certifies, to the best of its knowledge and belief, that the Offeror and/or any of its Principals:

A. Are not presently debarred, suspended, proposed for debarment, or declared ineligible for the award of contracts by any Federal agency.

B. Have not, within a three-year period preceding this offer, been convicted of or had a civil judgment rendered against them for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, state, or local) contract or subcontract; violation of Federal or state antitrust statutes relating to the submission of offers; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, tax evasion, or receiving stolen property; and

C. Are not presently indicted for, or otherwise criminally or civilly charged by a governmental entity with, commission of any of the offenses enumerated in paragraph 1-B of this provision.

2. The Offeror has not, within a three-year period preceding this offer, had one or more contracts terminated for default by any Federal agency.

A. "Principals," for the purposes of this certification, means officers; directors; owners; partners; and, persons having primary management or supervisory responsibilities within a business entity (e.g., general manager; plant manager; head of a subsidiary, division, or business segment, and similar positions). This Certification Concerns a Matter Within the Jurisdiction of an Agency of the United States and the Making of a False, Fictitious, or Fraudulent Certification May Render the Maker Subject to Prosecution Under Section 1001, Title 18, United States Code.

B. The Offeror shall provide immediate written notice to the Contracting Officer if, at any time prior to contract award, the Offeror learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

C. A certification that any of the items in paragraph (a) of this provision exists will not necessarily result in withholding of an award under this solicitation. However, the certification will be considered in connection with a determination of the Offeror's responsibility. Failure of the Offeror to furnish a certification or provide such additional information as requested by the Contracting Officer may render the Offeror non-responsible.

D. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by paragraph (a) of this provision. The knowledge and information of an Offeror is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

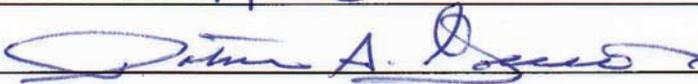
E. The certification in paragraph (a) of this provision is a material representation of fact upon which reliance was placed when making award. If it is later determined that the Offeror knowingly rendered an erroneous certification, in addition to other remedies available to the Government, the Contracting Officer may terminate the contract resulting from this solicitation for default.



52.209-6 FAR Protecting the Government's Interest When Subcontracting with Contractors Debarred, Suspended, or Proposed for Debarment

1. The Government suspends or debars Contractors to protect the Government's interests. The Contractor shall not enter into any subcontract in excess of \$25,000 with a Contractor that is debarred, suspended, or proposed for debarment unless there is a compelling reason to do so.
2. The Contractor shall require each proposed first-tier subcontractor, whose subcontract will exceed \$25,000, to disclose to the Contractor, in writing, whether as of the time of award of the subcontract, the subcontractor, or its principals, is or is not debarred, suspended, or proposed for debarment by the Federal Government.
3. A corporate officer or a designee of the Contractor shall notify the Contracting Officer, in writing, before entering into a subcontract with a party that is debarred, suspended, or proposed for debarment (see FAR 9.404 for information on the Excluded Parties List System). The notice must include the following:
 - A. The name of the subcontractor.
 - B. The Contractor's knowledge of the reasons for the subcontractor being in the Excluded Parties List System.
 - C. The compelling reason(s) for doing business with the subcontractor notwithstanding its inclusion in the Excluded Parties List System.
 - D. The systems and procedures the Contractor has established to ensure that it is fully protecting the Government's interests when dealing with such subcontractor in view of the specific basis for the party's debarment, suspension, or proposed debarment.

Company Name: CMS GROUP, LLC

Authorized Signature: 

Printed Name: Patrick A. Gacetta

Date: 5/21/09

