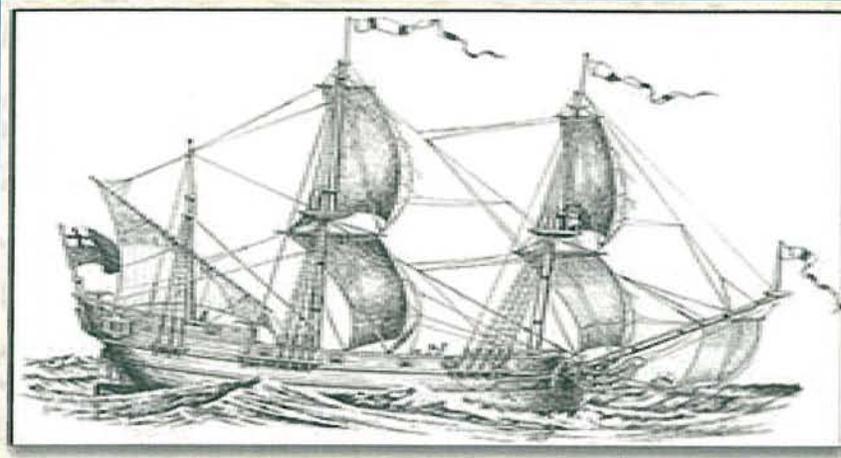


Vince Whibbs, Sr. Community Maritime Park



Construction Owners
Representative
Proposal

May 27, 2009



Vice Admiral John H. Fetterman Maritime Museum





Community Maritime Park Associates, Inc.
c/o Edward E. Spears, Administrator
Neighborhood & Economic Development Division
City of Pensacola, 5th Floor City Hall
222 West Main Street
Pensacola, Florida 32502

Re: Community Maritime Park

Dear Mr. Spears,

The broad spectrum and diversity of the **Community Maritime Park Project** facilitates the need for a Construction Owners Representative that has broader experience and greater depth of resources than a conventional Owners Representative. DooleyMack has great depth of resources and experience in *all* of the numerous disciplines that will be required to insure the success of this project.

Our approach is to provide you with an opportunity to use a *Specialist* with great depth to their experience in each of the critical stages of the project. In an interview we can demonstrate to your committee how we can provide this, "on point," expertise without overlapping responsibilities, and more importantly, without overlapping costs.

Budget and Schedule will be two of the highest priorities for this project. Our proposed staff hones their skills in budget and scheduling every day because they have "*bottom line*" responsibility on every project they manage. If we don't control budget and schedule we don't survive. All of the quantity survey, budget analysis, scheduling analysis, and performance analysis, will be accomplished in-house without the use of outsourcing. We have nine professional estimators on our staff.

Staff Responsibility:

Our Principal in Charge will lead our team and maintain overall control of the process. His primary role will be to insure that all the *Specialty* resources necessary are assigned and utilized where they are needed. He has 29 years of construction management experience. He is a principal in the firm and has total bottom line responsibility for a large construction management/design build projects. He just recently completed 72 million dollar, multi-phase, multi-use facility in Panama City Beach.

Our Construction Owners Representative will handle the day to day responsibilities much as a conventional owner's representative. Vic Mann has over 35 years of experience in the professional management of Construction projects both from the design and construction phases Vic has represented owners through all aspects of project delivery including selecting team members (A/E selection), Design and Program review as well as certification, close out and project turn over.

A *Specialist* will assist your staff in all negotiations for contracts not yet finalized and he will also take the responsibility for dispute/conflict prevention and resolution. He has negotiated over two billion dollars in contracts for construction, design, design/build/, civil, architectural, and development agreements. He will also take the responsibility for dispute/conflict prevention and resolution. He has 30 years of experience in alternative dispute resolution as a member of the AAA Construction Neutrals Panel. He speaks often and conducts training seminars on Partnering in the construction industry.

Current Relevant Projects:

Coral Gables Museum (restoration of 1939 Fire and Police Station)
Freedom Tower Miami (historic restoration of 256' high iconic landmark)
Okeechobee County Courthouse (historic restoration)

Recent Relevant Projects:

Flamingo Resort Residences waterfront Mixed use Development
Emerald Beach Wyndham Resort (water front mixed use residential commercial)
Sanger Theater, Pensacola (historical restoration of City Icon)
Shoal River Middle School (large infrastructure, auditorium, numerous athletic fields)
Walton Co. High School (large infrastructure, auditorium, numerous athletic fields)

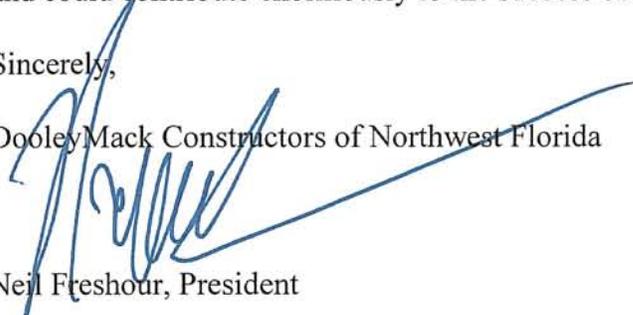
Past Relevant Projects:

Cape Florida Lighthouse (water front park restoration)
Ft. Zackary Taylor (water front park restoration)
Jupiter Lighthouse (water front park restoration)
John and Mabel Ringling Museum (water front restoration, infrastructure)

DooleyMack requests an opportunity to interview and demonstrate how a non-conventional COR with diverse experience and expertise, could be very cost effective and could contribute enormously to the success of the Community Maritime Park.

Sincerely,

DooleyMack Constructors of Northwest Florida



Neil Freshour, President

Staff/Team Qualifications & Experience

Our proposed team of design and construction professionals have all earned their degrees in construction management and architecture from highly respected universities in the south-eastern United States. This is our A-Team and they will remain available through completion of the Public Improvements Phase of the project.:

Neil Freshour	Principal-In-Charge Construction Management Services Specialist University of Florida
Vi c Mann	Owners Representative Auburn University
Trent Davis	Architect, LEED AP/Quality Control Manager Auburn University/Dual Degrees
Ken Smith	Contract Administration & Dispute Resolution Specialist University of Alabama

We can pull from a deep pool of construction professionals to add additional strength to our team where needed. All of the proposed team are employees of DooleyMack Constructors of Northwest Florida and do not participate in any capacity with any other party associated with the Maritime Park Project.

Our list of projects includes projects where DooleyMack has provided construction services on museums, public projects, CM @ Risk, Design Build projects, ADA compliance, and local projects completed by DooleyMack Constructors of NWF. These include:

- Coral Gables Museum Restoration
- Okachobee Courthouse
- Ringling Museum
- Emerald Beach Resort
- Flamingo Resort Residences
- Saenger Theatre Renovation & Addition
- New Shoal River Middle School
- New Walton High School
- Cape Florida Lighthouse
- Zachery Taylor Museum
- Freedom Tower

Neil Freshour

President DooleyMack Constructors of NW Florida, LLC

Principal In Charge,

As the Principal In Charge, Neil is responsible for managing overall and construction processes and related activities for your project. His focus will be to assist the rest of the Project Team to complete the facility within the properly established budget, schedule and specifications.



Credentials:

30 years in the construction industry
9 Years with DooleyMack Constructors
Bachelor of Building Construction, University of Florida
Uniform Building Code Inspector, State of Florida
Licensed General Contractor CGC 056639
CPM Scheduling Expert
Experienced Cost Estimator
Excellent History of Resolving Potential Contract Disputes

Experience/Correctional/Government:

Stovall Building – Inverness, Florida - Design/ Build Construction - Two-Story Government Office Building for the Tax Collector and Property Appraiser - 23,500 sf. Floor Area Structural Frame Building - Metal Stud Exterior Walls with Stucco - 83-Car Parking Lot - Storm Drainage - Drive-Thru Payment Window - Elevator - Restrooms - HVAC Split System Ducted Units - Lighting - Computer Wiring - Telephone System - Storm Proof Vault - Data Processing Room with Stand-By Power Supply - Landscaping to Code - \$2,352,335 – May 2003

Eastman Youth Development Facility 256 Bed Prison expansion - Jail - \$9,000,000

Citrus County Judicial Facility – Inverness, Florida - Three-story 2-phase courthouse construction. Phase I consists of a three-story, 48,000 SF court addition. Phase II is a renovation and remodeling of the existing courthouse, including county commission office and boardroom space. Increase in project cost and schedule is due to post 9-11 security changes and addition of county commission space - \$9,288,734 – October 2003

Highlands County Courthouse and Jail – Sebring, Florida - New 44,000 sf - Four-Story justice center with 4 courtrooms - Renovation of existing 37,153 sf courthouse and 25,740 sf jail addition - \$10,400,000 – February 2004

Experience/Health Care:

Morton Plant Hospital, Clearwater, FL
Women's Center - \$13,000,000
Nuclear Medicine Suite - \$750,000
Cardiac Cauterization Lab - \$360,000

University of South Florida - Health Science Research Building - State-of-the-Art Medical Research Facility including BSL-3 Suite - \$12,000,000



Experience/Multifamily:

Comfort Suites Hotel - Ft. Lauderdale - 9 Stories - \$7,200,000
Ritz Carlton Hotel - Naples, Florida - 15 Stories - \$38,000,000
Marriott Hotel Lee Vista Center - Orlando, Florida - 9-Story Luxury Hotel - \$10,000,000
Eagles Pointe Condominiums - Sarasota, Florida - 4 Stories - 24 Units - \$5,200,000
Somerset Cay Condominiums – Sarasota Florida - 92,068 SF, 17 Luxury Condo Units, 5-stories over parking and private boat slips, boat launch and storage, elevators, activity and fitness center, veranda deck, pool and spa - \$7,700,000 – November 2001
Residence Inn Tampa – Tampa, Florida - New construction, eight story, post-tension structure, pool and spa 160 units each with kitchenette - 117,845 total sf - \$10,100,000 – December 2001
Towne Place Suites - Knoxville, TN - 4 Stories - New construction - \$3,700,000 Million
Emerald Beach Resort Phase I,II & III – Panama City Beach, Florida - 25-story, 280-unit beachfront condominium - 6-story parking garage, a 4-story amenities and retail building, two beachfront pools and a day spa - \$72,000,000.00

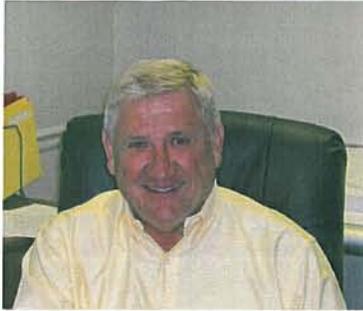
Experience/Education:

Florida International University - Health and Life Sciences Building - Preconstruction - \$30,000,000
Advanced Technology Center – Daytona Beach, Florida - Joint use Educational Facility for Daytona Beach Community College, Flagler County School District, Volusia County School District - Construction Management - New Construction - Classroom and Vocational/Technical Training Center with Administrative Offices - Designed by Reynolds, Smith & Hills Architects - 160,000 sf - \$18,500,000 – August 2001
University of Florida - IFAS Combined Research and Classroom Facility - \$9,000,000
Florida Community College Jacksonville, Deerwood Center - Construction Management - Renovation and conversion of existing two-story mall into 150,000 SF of classrooms - \$11,634,000 - February 1998
Lakeworth High School - \$24,900,000
Kennedy Middle School - Pinellas County, Florida - \$4,800,000
Cottee River Elementary School - Pasco County, Florida
Palmview Elementary School - Manatee County, Florida - \$6,500,000
Elementary School "S" - Volusia County, Florida - \$5,800,000
Seminole High School - Seminole County, Florida - \$11,200,000
Titusville High School - Brevard County, Florida - \$8,200,000
Charlotte County Center for Performing Arts & Chiller - \$2,300,000
Port Charlotte High School Phase III - \$2,300,000

Reference:

Dennis Santino, KBR – Phone 813-293-4328

Victor (Vic) M. Mann
Owner Representative/Project Manager



Credentials:

43 years in the construction industry
Bachelor of Science Degree in Civil Engineering, Auburn University
Florida Certified General Contractor (License # CGC1504163)
OSHA Certified
Association for the Advancement of Cost Engineering International (member)
Society of American Value Engineers (member)

Experience/Owner Representative & Preconstruction Services

Chief Estimator for Okaloosa County School District Program Management contract. Included providing estimating services at Concept Design, Schematic Design, Design Development, and Construction documents.

Okaloosa County School District – Okaloosa County, Florida – New Construction of two middle schools and one elementary school. School additions and renovations at 31 schools. \$91,000,000 .

Cost Manager for various Department of Defense projects including:

Directed Energy Laboratory, Brooks Air Force Base, Texas
Cannon Comprehensive Medical Facility, Cannon Air Force Base, New Mexico
Aircraft Maintenance Hangars, NAS Corpus Christi, New Orleans, & Jacksonville
Vehicle Maintenance Facility, Fort Gordon, Georgia
Keesler Medical Facility, Keesler Air Force Base, Mississippi

Experience/Administrative & Office:

Okaloosa County Conference Center – Okaloosa Island, Fort Walton Beach, Florida – New construction of 70,000 square foot multi-purpose conference/civic center. \$15,000,000 – Completion April 2003

Okaloosa County Water and Sewer Utilities Administrative Office - Fort Walton Beach, Florida – New construction of a 4 story administrative facility. \$2,597,243 – Completion August 1993

South Trust Bank – locations in Destin, Niceville, and Fort Walton Beach, Florida. Renovation of existing facilities. \$2,200,000 – Complete May 1995

Two Freedom Square – Reston, Virginia – Tenant build-out of a 16 story, 270,000 square foot office building. \$15,000,000 - Completion April 2004

Experience/Education:

Freeport High School & South Walton High – Walton Co., Florida – New construction of a 140,000 square foot high schools each. \$15,000,000 – Completion June 2001

University of West Florida – Pensacola, Florida – New construction of two residence halls. \$11,000,000 – Completion June 2001.

Experience/Condominium & Retail:

Emerald Beach Resort – Panama City Beach, Florida – New construction of a 25 story, 541 unit condominium. Included two parking garages and a retail center \$72,000,000.00 – Completion June 2007

Island Princess – Okaloosa Island, Fort Walton Beach, Florida – New construction of a 7 story, 136 unit condominium. \$14,300,000. Complete Oct. 1999.

Village of Baytowne Wharf – Sandestin, Florida – Interior build-out of six restaurants and retail stores. \$2,000,000 – Completion Sept 2002

Reference Contact:

Steve Hancock, Emerald Beach Resort – Phone 850-527-4015

Trinity "Trent" Davis, LEED AP Architect/Quality Control Manager



Credentials:

9 years in the construction industry
Bachelor of Science Degree in Building Science, Auburn University
Bachelor of Arts Degree in Architecture, Auburn University
Associate of Drafting, Wallace State College
COE Construction Quality Management Certified
OSHA 30 Hour Certified
First Aid Certified
Experienced AutoCAD, Photoshop & PM Software programs

Experience/Owners Representative & Architectural Services

Assisted project managers on design teams, created design development and construction drawings, coordinated with Mechanical, Civil and Structural Engineers and managed and reviewed shop drawings while working at Davis Architects.

Mr. Davis then managed Architectural projects from schematics to construction documents, coordinated and attended client meetings and served as owner representative on several projects for Fretwell Architects.

Experience/Project Management

Mr. Davis has been a Project Manager for DooleyMack Constructors for several years where he has been assigned to the Shoal River Middle School project. He was responsible for all project management functions on the project. This project was managed by Jacob's Titan serving as the owners representative allowing Mr. Davis to expand his understanding of the owners representative function.

He has received his LEED AP Certification and received training from the Corps of Engineers in Quality Control Management. Mr. Davis was responsible for all quality control duties including managing submittals on the SRMS, material compliance verification, material inspections, testing and cost analysis on the project.

Prior to joining DooleyMack, Mr. Davis served as an Assistant Project Manager on several large projects with W.G. Yates. Those duties included but were not limited to; negotiated buy out, prepared subcontract agreements including subcontractor scopes of work, wrote change order requests, reviewed pay applications, managed punch, warranty, and project closeout documents.

Mr. Davis has also been responsible for managing project budgets and CPM schedules for the past five years.

Kenneth D. "Ken" Smith

Contract Administration & Dispute Resolution Specialist

Co-founder of the DooleyMack organization almost 30 years ago, Ken's leadership has shaped the DooleyMack philosophy and corporate culture of excellence. His leadership ensures the commitment of all corporate resources necessary for the overall effective management and success of projects. Ken has served on the Board of Directors for the Florida Healthcare Association and is a former member of the Florida Educational Facilities Planners Association. Ken is actively involved in a national peer group of construction executives and is a featured association speaker with an emphasis on partnering.



Credentials:

40+ years in the construction industry
29 years with DooleyMack
University of Alabama
Florida Class "A" General Contractors license
Served on the Board of Florida Health Care Association
Feature speaker - Health Care Association with emphasis on Partnering
Active member of the Florida Educational Facilities Planner's Association

Experience/Education:

South Florida Community College - Public Service Academy - \$5.5 Million

Charter Technical School - Daytona Beach Community College - \$10.5 Million

University of South Florida - Cook & College Hall, Hamilton Center, \$5 Million

Saint Johns River Community College - \$15 Million

Manatee Community College, Emergency Repairs to Gymnasium, 30,000 sf.

Scholarship House, Henderson School, Multiple Projects, \$4.3 Million

Charlotte High School Performing Arts Center - \$9 Million

Florida State Theater - \$13 Million

Florida Studio Theater - \$400,000

University of South Florida - Infrastructure Expansion - \$5.7 Million

Advanced Technology Center - Daytona Beach Community College - \$18.5 Million

Florida International University - Gregory B. Wolfe Student Center - \$4.3 Million –
Educational Building Renovations, 60,000 sf.

Miami-Dade Community College - Hialeah Campus, \$5.1 Million

Wolfson Campus Renovations, \$8 Million

Florida Atlantic University - Humanities Building - \$9.2 Million



Manor Care, Inc. - 16 Projects

Arden Court - Constructed 5 New Alzheimer Assisted Living Facilities - Palm Harbor, Florida, Largo, Florida, Seminole, Florida, Sarasota, Florida and Naples Florida

Lely Palms - Naples, Florida - Renovation of Resident/Patient Rooms - \$247,094.00
Tampa, Florida - 120-Bed Facility
Palm Harbor, Florida - 180-Bed Facility
Jacksonville, Florida - 60-Bed Addition and Renovation

Manor Care - Sarasota, Florida - 37-Bed Alzheimer Addition, Renovation

Manor Care - Venice, Florida - 129-Bed Nursing Facility - 55,756 SF

Boynton Beach, Florida - Interior renovation of existing Medbridge and ACLF Facility

Beverly California Corporation - 11 Projects

Beverly Enterprises Nursing Facility - Ft. Myers, Florida - New Construction - 120-Bed Skilled Nursing Facility - \$4,720,000

Lake Placid Health Care - Lake Placid Health Care - 60-Bed Addition - 20,800 SF - \$2 M

Tampa Health Care - Tampa, Florida - Physical Therapy Addition - 25,000 sf - \$2,272,000

Marriott International, Inc.,

Brighton Gardens - Naples, Florida - 104,555 SF, Assisted Living Facility with Skilled Nursing Component - \$7,168,706

Brighton Gardens - Tampa, Florida - Assisted Living Facility with Skilled Nursing - \$7.5 Million

Douglas T. Jacobson Veteran's Nursing Home – Chief Operating Officer during construction of a 70,000 sf 120-bed facility constructed in Port Charlotte, Florida, completed in 2003 for \$7,853,693, which was less than the \$9 million original contract value.

A.G. Holley State Hospital - Renovation - \$4 Million

Springhill Suites - New Construction - \$3.7 Million

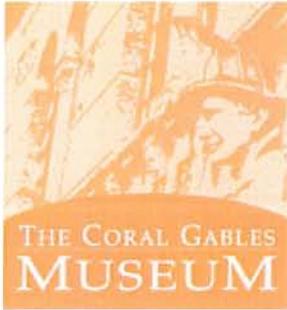
82-Bed Assisted Living Facility - Greenville, South Carolina - New Construction - \$3,966,966.00

Sunshine Manor - Sarasota Florida - Renovations - \$935,000

Suncare Lodge - Pinellas Park, Florida - \$309,000

Bay Village - Sarasota, Florida - 22-Bed ALF, Addition and Renovation - \$4,500,000

Coral Gables Museum



DESCRIPTION: The Coral Gables Museum Project consists of Restoration and adaptive re-use of 285 Aragon (historic police and fire station). This historic building is approximately 18,000 square feet and will become the new Coral Gables Museum and Archive. The scope of work will include new hurricane impact doors and windows, a new roof, and the restoration of the coral stone exterior. The interior will be remodeled for use as a museum and archive and will address current ADA and other code requirements including new electrical, mechanical and plumbing systems. A small 1,027 SF gallery will be added to the historic building. A larger 3,500 SF new wing will be built to the north of 285 Aragon across the alley. A sculpture court and an urban park north of the historic building will complete the museum complex. This building will be a LEED gold certified project.

CONTRACT TYPE GMP

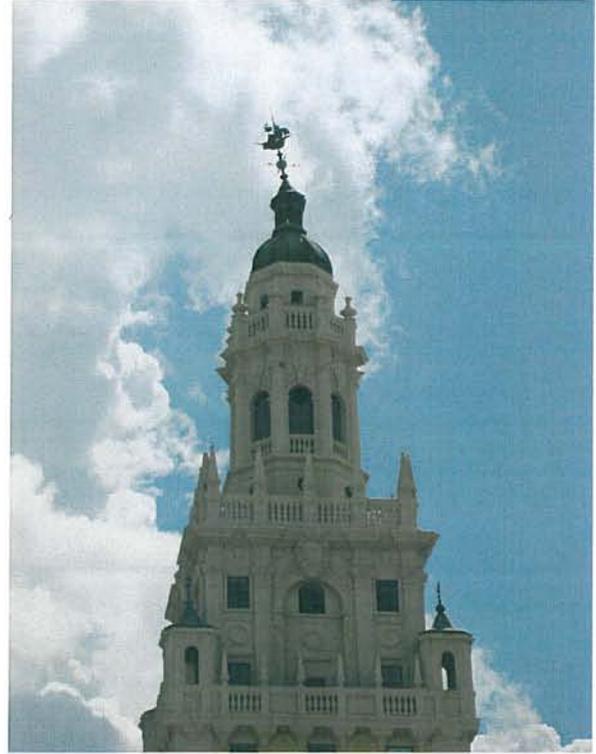
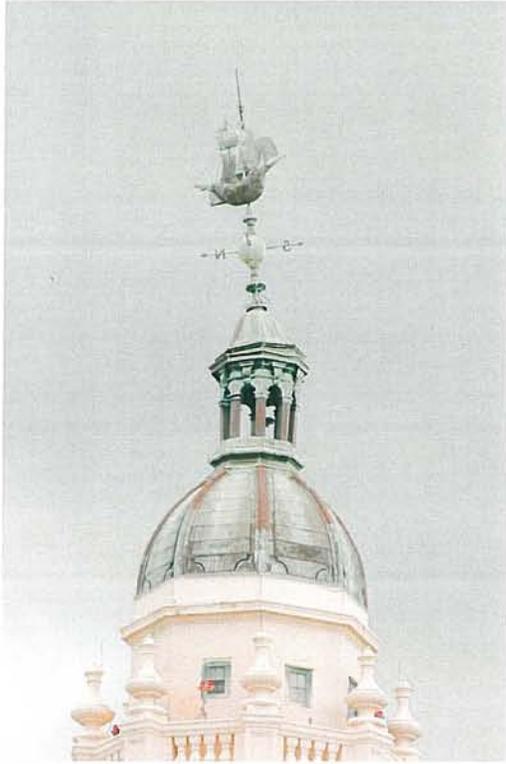
CONTRACT VALUE: \$5,894,727.00

COMPLETION DATE: December 31, 2009

OWNER: Coral Gables Museum
2327 Salzedo Street
Coral Gables, Florida 33134
Contact: Kara Kautz
305-460-5090

ARCHITECT : Jorge Hernandez
337 Palmero Avenue
Coral Gables, FL 33134
305-774-0022

Freedom Tower Museum



DESCRIPTION: The Freedom Tower Museum Renovation Project is a multi Phased Structural Renovation Project of a 255 foot historic building owned by Miami Dade College. Dooley Mack was entrusted with this project due to our extensive Museum and historic renovation experience and our ability to assist owners with difficult non traditional projects. This project consists of Exterior Structural Renovations including the removal of the coupala repairing it and placing it back on the building 255' in the air

CONTRACT TYPE Construction Management at Risk

CONTRACT VALUE: \$1,200,000

COMPLETION DATE: December 31, 2009

OWNER: Miami Dade College
11011 S.W. 104th Street
Miami, Florida 33176
Andy Leon
305-237-0581

ARCHITECT : U.S. Structures
Jorge Toledo
4444 S.W. 71Ave Suite 103
Miami, FL 33155
305-665-4555

Okeechobee County Courthouse



DESCRIPTION: Renovation of the existing Okeechobee Courthouse to include restoration of the original interior finishes and courtrooms

CONTRACT TYPE Lump Sum

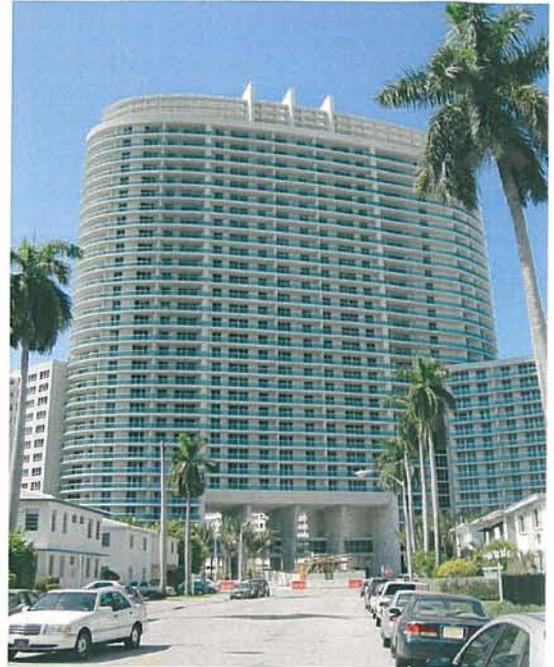
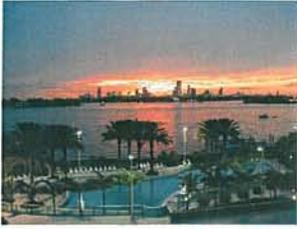
CONTRACT VALUE: \$3,879,000.00

COMPLETION DATE: December 31, 2009

OWNER: Okeechobee County
304 N. W. 2nd St.
Okeechobee, FL 34972
Donnie Oden
863-765-0805

ARCHITECT : Rowe Architects Inc.
100 Madison Street
Tampa, Florida 33602
Thomas Hammer
813-221-8771

Flamingo Resort Residences



DESCRIPTION: Provided Owner representative services including assistants with regulatory agencies, Cost and Schedule support, Design Change coordination, Safety, Punch list Coordination Closeout and Warrantee Turn over. Project included several phases: new 32-story high-rise, new 15-story mid-rise totaling 500 units, renovation of two existing 15-story buildings totaling 1,100 units, new 28 unit garden apartments, new seven level garage, new 26 unit townhouses, new 15,000 sf fitness center, new 10,000 sf retail space, two pools, 16 acres of property and just under 1,700 sf total retail units.

CONTRACT TYPE	Owner Representative
CONTRACT VALUE	\$4,024,833
COMPLETION DATE	August 2006
OWNER	AIMCO 1500 Bay Road, Suite 314 Miami Beach, FL 33139 Joe Suarez 305-535-4800
ARCHITECT	Zyscovich, Inc. 100 N. Biscayne Blvd. 27th Floor Miami, FL 33132 Suria Yaffar 305-372-5222

Emerald Beach/Wyndham Resort



DESCRIPTION: Provided Construction Management At Risk Services For this Multi Phased \$72,000,000.00 Project which consisted of over Five Hundred units Two parking garages, an over street connector, environmentally sensitive Dune Walk-over, retail, office and restaurant spaces. DooleyMack also completed upgrades and interior build out for Wyndham Resorts once they took over management of the Resort.

CONTRACT TYPE Construction Management at Risk

CONTRACT VALUE \$72,000,000.00

COMPLETION DATE August 2006

OWNER Emerald Beach Resort, LLC
14701 Front Beach Rd.
Panama City Beach, FL 34213
Steve Hancock
850-527-4015

ARCHITECT Philip Shepard Architects, Inc.
105 Turtle Creek Blvd..
Dallas, Texas 75207

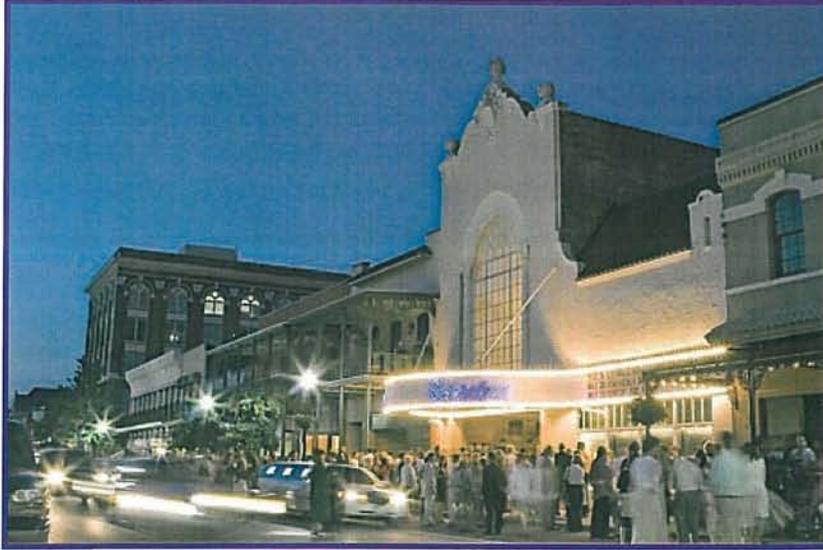
"Without your team's going the extra mile with regard to attitude and leadership. I do not believe the project would have been as big a success as it has become. ...

Your staff exemplifies the true meaning of teamwork not only within your own organization but in working with Emerald Beach Resort's numerous consultants."

Steve Hancock
Construction Executive
Emerald Beach Resort
May 25, 2007



Saenger Theatre



Description: Construction Services for the renovation and expansion of the Historic Saenger Theater. The preservation, rehabilitation, restoration and construction included improvements required by the American Disability Act, modernization of technical and lighting equipment and the addition of common spaces for business. A new lift for the Orchestra was installed at the front of the stage with a new waterproofed concrete pit enclosure. The new theatrical seating was installed per ADA requirements and provide access and companion seating at multiple levels of the auditorium. The stage rigging, the mechanical and electrical infrastructure and the audio systems were upgraded to current standards for life safety and efficiency. The Auditorium's stained glass light fixtures, painting and gold leaf was restored to it's original grandeur of 1925.

Owner: City of Pensacola
180 Governmental Center
Pensacola, FL 32502
850-435-1835

Contract Type: Hard Bid Sum

Original Contract Value: \$12,315,143.00

Anticipated Completion Date: April 2009

Architect: Caldwell Associates Architects, Inc.
116 North Tarragona Street
Pensacola, FL 32501
850-432-9500

Shoal River Middle School



Description: Shoal River Middle school is a state of the art 135,000 SF Middle School including Gymnasium, cafeteria, Media Center Track Fields, Football Fields, Base ball and Softball fields including sports lighting and associated ancillary buildings

Location: Crestview, FL
Owner: Jacobs Titan , A Joint Venture and School District of Okaloosa County
Owner Address: C/O 1501 Merchants Way
Niceville, FL 34240
Owner Phone No.: 850-897-8125

Contract Type: Lump Sum
Contract Value: \$18,199,995.00
Completion Date: May 14, 2009
Architect: Bay Design Associates, Architects, PL
Architect Address: 720 Bayfront PKWY, Suite 200
Pensacola, FL 32502
Architect Phone No.: 850-432-0706

Walton High School



Description: This project is a replacement school for the existing Walton High School which is on the adjacent property. This is a full service school and contains a Gym, Auditorium, Cafeteria , four Classroom wings and utilizes the existing Track and Football stadium. Through utilization of an owner direct purchasing program we have saved the owner over \$500,000.00 in tax savings.

Location:

DeFuniak Springs, FL

Owner:

Mark Gardner, Walton County School District
Tivoli Administrative Complex
145 Park Street DeFuniak Springs, FL 32435
850-892-1100

Contract Type:

Lump Sum

Contract Value:

\$35,764,000.00

Completion Date:

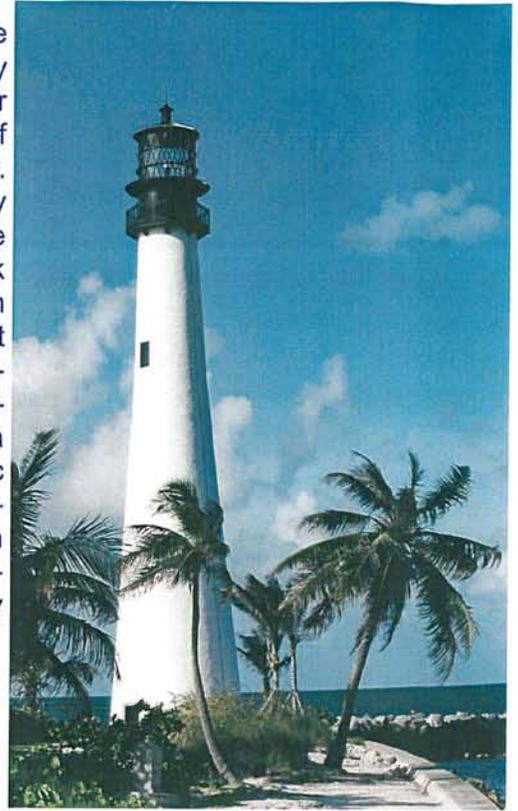
June , 2009

Architect:

William Douglas
Elliott Marshall Innes, P.A.,
251 East 7th Ave,
Tallahassee, FL 32303
850-222-7442

Cape Florida Lighthouse

DESCRIPTION: This historical structure was returned to the original 1855 era. It served as a beacon to guide sailors to safety and provided a landmark that said to all who had been at sea for months, "Welcome Home." After nearly a century and a half of use, this National Historical Structure fell into severe disrepair. In 1994, funds were allocated and a historic restoration specialty team was formed to restore this South Florida landmark. The return of this structure to prominence included 23,000 sf. of brick replacement, replication and installation of the original cast iron lantern housing, restoration of the cast iron stairs and placement of a new coral stone walkway. Additional landscaping was completed to further enhance the appearance and provide an attractive venue for visitors from all over the world. The Cape Florida Lighthouse has been cited as one of the most significant historic restoration projects of its type in the United States. Also the collective efforts of all of those involved have been recognized with many prestigious awards. The Cape Florida Lighthouse captures the spirit and the heritage of "Old Florida." Located on Key Biscayne.



CONTRACT TYPE	Lump Sum
ORIGINAL CONTRACT VALUE	\$989,737
FINAL CONTRACT VALUE	\$1,169,970
ORIGINAL COMPLETION DATE	July 1996
FINAL COMPLETION DATE ADDITIONAL MAINTENANCE	June 2003

OWNER

State of Florida
Department of Environmental Protection
Marjory Stoneman Douglas Building
3900 Commonwealth Blvd.
Tallahassee, Florida 32399-3000
Michael Renard
850-488-5372

PROJECT TEAM:

Principal-in-Charge: Joseph R. Vislay
Project Manager: Charles Evans
Project Architect: Bert Bender
Superintendent: John Knight
Chief Estimator: Sue Bouffard
Corporate Safety Director: Larry Guilbault

ARCHITECT

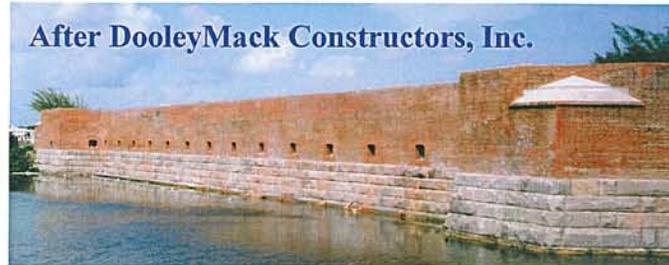
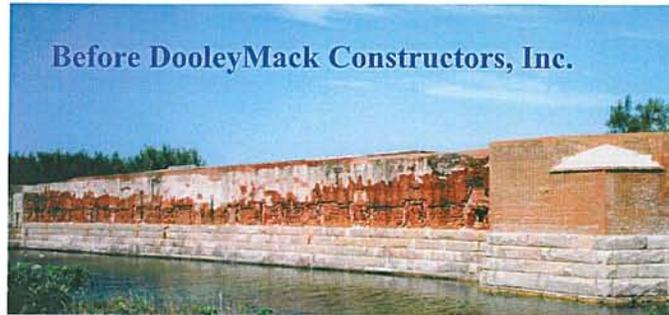
Bender & Associates Architects,
410 Angela Street
Key West, Florida 33040
Bert Bender
305-296-1347

Fort Zachary Taylor Historic Structural Restoration

Florida Trust for
Historic
Preservation
1999 Award
In Recognition of
Outstanding
Achievement in the
Field of
Non-Residential
Restoration/
Rehabilitations

...I want to commend you and your staff for finishing the fort restoration in a timely manner and within budget. The Park management and our Bureau appreciates your company's efforts in managing this project in a professional manner. It has been a pleasure to have been involved in a successful project that the Park Service and local community of Key West can be proud of....look forward to working with Dooley & Mack again.

Ken Tillbury,
Architect
Bureau of Design
and Restoration
Services



DESCRIPTION: Restoration of existing historical Fort. The structure is dated in the late 1800's. Major brick restoration, grout injection to stabilize structure, structural steel support installation.

CONTRACT TYPE

CM at Risk w/ GMP

ORIGINAL CONTRACT VALUE

\$670,812

FINAL CONTRACT VALUE

\$790,242

COMPLETION DATE

June 1997

OWNER

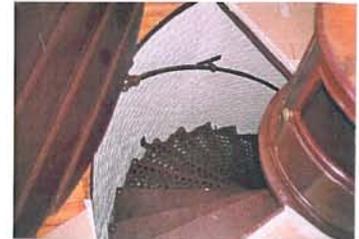
State of Florida
Department of Environmental Services
Marjory Stoneman Douglas Building
3900 Commonwealth Blvd., MS 520
Tallahassee, Florida 32399-3000
Ken Tillbury
Owner's Representative
850-488-3539

ARCHITECT

Atelier Architecture
1607 N. Franklin St.
Tampa, FL 33602
John L. Tennison
AIA, Principal
813-223-1948



Jupiter Lighthouse



DESCRIPTION: This project consisted of renovating site work lighting, sidewalks, seating areas and landscaping throughout the 22-Acre Lighthouse Park in Jupiter, Florida. DooleyMack completed the historic restoration of the Jupiter Inlet Lighthouse & Oil House structure including masonry, cast iron, stairs, roof, windows and doors, waterproofing and painting. The lighthouse was built in 1860. It is a 105 foot tower, and stands 146 feet above sea level with walls that taper from 31 inches thick at the base to 18 inches near the top. The fresnel lens is still in tact and is used by the Coast Guard as an active coastal lighthouse for navigation. DooleyMack has received several awards for the successful completion of this project including an Excellence in Construction Award in 2001 from the Associated Builders and Contractors and an Outstanding Achievement Award by The Florida Trust for Historic Preservation in April 2003 for Non-Residential Restoration/Rehabilitation. Jupiter Lighthouse is listed on the National Register of Historic Places. This project included lead paint abatement.

John and Mabel Ringling Museum



DESCRIPTION: 51,000 SF historical restoration and renovation of the Museum. The scope of work included a new Conservation Laboratory, Museum offices, Library and all Galleries; water proofing of the mechanical rooms, structural reinforcing of the walls, erection and repair of structural supports, installation of new roofs; renovations to environmental, safety and electrical systems; all contemporary designs were removed and the original subsurface was recreated to represent the original design; this also included landscaping, new entrance drive, restoration in the Asolo Theater and Ca'd'Zan and modifications to the Circus Museum. This project was

completed in phases while the Museum remained open to the public, with over 200,000 visitors touring the facility during the construction period.

DESCRIPTION	CONTRACT TYPE	ORIGINAL COST	FINAL COST
Ringling Residence	Lump Sum	\$341,433	\$341,433
Entry Drive Renovation	Lump Sum	\$799,045	\$799,045
Ringling Remodel	Lump Sum	\$2,344,418	\$2,344,418
Circus Gallery	Lump Sum	\$166,385	\$166,385
Ringling Rubens	CM @ Risk	\$6,005,888	\$6,002,468
Theater	CM @ Risk	\$286,000	\$286,000
TOTAL		\$9,943,169	\$9,939,749
COMPLETION DATE			1999

OWNER State of Florida (Department of Management Services)
 Division of Bldg Construction
 4050 Esplanade Way
 Tallahassee, Florida 32399-0950
 Deborah Whitehouse Director

ARCHITECT SG2 & Associates
 3360 NE 165th Street
 North Miami Beach, Florida
 Gil Rosenkoff
 305-947-0456

Scheduling, Budgeting & Communications

Scheduling, Budgeting and Communications is what all construction professionals provide. DooleyMack is uniquely qualified to provide these services to you from not only from the typical construction point of view but also from the design/builders and developers point of view. We provide these same services to our Development Arms Critical Path Development and New South Vision Properties as well as a diverse mix of other clients.

We have and continue to successfully deliver all of the services required under your RFQ to the following repeat clients

- **Qualifications Based Selection Projects Successfully Completed
250 + CLIENTS**

- **3 STATE AGENCIES (DMS, DEP, DJJ)**
- **5 SCHOOL BOARDS**
- **6 BOARD OF COUNTY COMMISSIONERS**
- **4 STATE UNIVERSITIES**
- **5 NATIONAL NOT FOR PROFIT ORGANIZATIONS**
- **100+ PRIVATE COMPANIES**
- **10 COMMUNITY COLLEGES**

The staff of specialists listed in our proposal will be assigned to the Community Maritime Park Project on an as needed basis. Costs will only be incurred when they are working for your benefit. All communications and reports will be concise to the point and thorough.

Project Approach & Services Provided

- Represent & protect the CMPA's and City of Pensacola's interest in regards to the Community Maritime Park project.
- Meet with the CMPA Board & staff to identify all components of project.
- Coordinate with the CMPA Board, staff and consultants as required.
- Coordinate with City staff and City Consultants as necessary.
- Recommend and implement approaches, and negotiate a Design-Build Contract(s) and GMP contracts on behalf of the CMPA and City of Pensacola to include phasing, scheduling, materials, approach, price, terms and deliverables.
- Monitor pre-construction phase to ensure issues implying risk, cost, quality, or delay are adequately addressed and competitive, market reasonable pricing is attained, including input on staging, contracting approach & arrangements.
- Provide or coordinate cost estimation services at various stages of design/value engineering and contracting process to verify reasonableness of Master Developers pre-construction estimates and proposed GMP budgets.
- Serve as the CMPA's Owners Representative throughout design and construction.
- Provide assistance, counseling and reports to CMPA regarding project progress including; construction timelines, deadlines, quality, safety, cost estimates, expenditures and small, minority and local participation.
- Conduct meetings with the Master Developer, CMPA, City and others as required.
- Assist CMPA staff with approval, administering and oversight of the Master Development Agreement and Design Build Agreement(s).
- Enforce the Design Criteria Package as approved by the CMPA.
- Ensure, along with CMPA staff and City staff, compliance with all regulatory approvals, including all environmental permits, zoning, and land use regulations.
- Review and recommend changes to the Design Criteria, project scope, program and change orders to the CMPA.
- Review plans and specifications and special instructions to contractors..
- Review and recommend, along with CMPA staff expenditures from project contingencies. Verify and approve, along with CMPA staff project payments
- Complete regular ongoing on-site inspections and written progress reports.
- Assist CMPA with dispute resolution to invocation of contract dispute resolution procedures.
- Make final inspections, report on completed projects and oversee closeout procedures.

Small/Minority Business Participation

DooleyMack Constructors is committed to fulfilling the "Covenant with the Community" prescribed in the Request for Qualifications. We fully understand the importance of this project to community having just completed the highly visible Saenger Theatre. We will establish a community Outreach Program called Contractor Academy. The purpose of this Academy will be to educate and assist local and minority contractors in the Pensacola market. The program will be structured to ensure that Minority Businesses are better equipped to meet the requirements of Federal, State, and Local governments guidelines.

Through our vast construction experience, we can help build these companies and their business structures as well as helping them identify and understand bonding and insurance requirements and specific guidelines for business development.

DooleyMack practices these same procedures daily as we work to build our own Service Disabled Veteran Owned Minority Business., DooleyMack Government Contracting. Our experience in this area includes working with Escambia County and the University of West Florida in prior Minority Outreach programs.

DooleyMack maintains a subcontractor database throughout Northwest Florida. Included in that database are all known Minority, Women Owned, Service Disable Veteran Owned Businesses,

8(a), HubZone companies. We will work closely with the Developer and Contractor to identify and contact these businesses to participate in these useful programs.

Local Business Participation

This project is extremely important to the community of Pensacola in a number of ways. DooleyMack understands what needs to happen with this project. We are knowledgeable of design principles, conducting design reviews using Redi-Check, negotiating and managing design build agreements, overseeing design, engineering and construction general contracts, compliance with design guidelines, budgeting, scheduling, and communication on complex, large public works and mixed use developments.

We will make every effort to include as much local participation in the project as possible. Having worked with the City of Pensacola, Escambia County and the University of West Florida, we understand the local markets, the local architects, the local engineering consultants, and the local contractors and subcontractors. We will provide outreach programs that will help them all have a better shot at landing a significant portion of the work. We will educate and assist local and minority contractors to help them build their companies allowing them to grow whether they participate in this project or not.

Our real strength over conventional Construction Owner's Representatives is that we truly understand construction cost, budgeting and scheduling. All members of our team are experts in these areas. Our primary goal is to ensure the interests of the community, the City of Pensacola and the CMPA are protected.

One of the goals of the Community Maritime Park is to attract companies looking to relocate and provide additional new high-paying jobs to the community. Having just completed the Saenger Theatre, we believe that the selection of DooleyMack Constructors meets this goal.



*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.

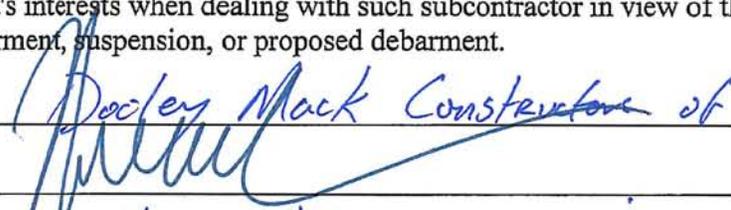
D. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render, in good faith, the certification required by paragraph (a) of this provision. The knowledge and information of an Offeror is not required to exceed that which is normally possessed 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 debar 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: Decker Mack Constructors of NWF

Authorized Signature: 

Printed Name: Neil Freshour, PRESIDENT

Date: May 27, 2009