



City of Clearwater
Procurement

Jay Ravins, Department Director
100 South Myrtle Avenue, Clearwater, FL 33756

[MARC TAYLOR INC.] RESPONSE DOCUMENT REPORT

RFP No. 21-26

Owner's Representative

RESPONSE DEADLINE: February 20, 2026 at 10:00 am

Report Generated: Friday, February 20, 2026

Marc Taylor Inc. Response

CONTACT INFORMATION

Company:

Marc Taylor Inc.

Email:

rlantz@marc-taylor.com

Contact:

Ryan Lantz

Address:

3298 Summit Blvd.
Unit 22
Pensacola, FL 32503

Phone:

(614) 937-0772

Website:

www.marc-taylor.com

Submission Date:

Feb 20, 2026 9:02 AM (Eastern Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Exceptions*

Pass

Proposers shall indicate any and all exceptions taken to the provisions or specifications in this solicitation document. Exceptions that surface elsewhere and that do not also appear under this section shall be considered invalid and void and of no contractual significance.

Do you have any exceptions to the provisions or specifications?

No

2. Additional Materials*

Pass

Have you included any additional materials?

No

3. Certified Business*

Pass

Are you a Certified Small Business or a Certified Minority, Woman or Disadvantaged Business Enterprise?

No

4. Vendor Certification*

Pass

By submitting this response, the Vendor hereby certifies that:

- A. It is under no legal prohibition on contracting with the City of Clearwater.
- B. It has read, understands, and is in compliance with the specifications, terms and conditions stated herein, as well as its attachments, and any referenced documents.
- C. It has no known, undisclosed conflicts of interest.
- D. The prices offered were independently developed without consultation or collusion with any of the other vendors or potential vendors or any other anti-competitive practices.
- E. No offer of gifts, payments or other consideration were made to any City employee, officer, elected official, or consultant who has or may have had a role in the procurement process for the commodities or services covered by this contract. The Vendor has not influenced or attempted to influence any City employee, officer, elected official, or consultant in connection with the award of this contract.
- F. It understands the City may copy all parts of this response, including without limitation any documents or materials copyrighted by the Vendor, for internal use in evaluating respondent's offer, or in response to a public records request under Florida's public records law (F.S. Chapter 119) or other applicable law, subpoena, or other judicial process; provided that the City agrees not to change or delete any copyright or proprietary notices.
- G. It hereby warrants to the City that the Vendor and its subcontractors will comply with, and are contractually obligated to comply with, all federal, state, and local laws, rules, regulations, and executive orders.
- H. It certifies that Vendor is not presently debarred, suspended, proposed for debarment, declared ineligible, voluntarily excluded, or disqualified from participation in this matter from any federal, state, or local agency.
- I. It will provide the commodities or services specified in compliance with all federal, state, and local laws, rules, regulations, and executive orders if awarded by the City.
- J. It is current in all obligations due to the City.

- K. It will accept all terms and conditions as set forth in this solicitation if awarded by the City.
- L. The signatory is an officer or duly authorized representative of the Vendor with full power and authority to submit binding offers and enter into contracts for the commodities or services as specified herein.

Confirmed

5. E-Verify System Certification*

Pass

PER FLORIDA STATUTE 448.095, CONTRACTORS AND SUBCONTRACTORS MUST REGISTER WITH AND USE THE E-VERIFY SYSTEM TO VERIFY THE WORK AUTHORIZATION STATUS OF ALL NEWLY HIRED EMPLOYEES.

The affiant, by virtue of confirming below, certifies that:

- A. The Contractor and its Subcontractors are aware of the requirements of Florida Statute 448.095.
- B. The Contractor and its Subcontractors are registered with and using the E-Verify system to verify the work authorization status of newly hired employees.
- C. The Contractor will not enter into a contract with any Subcontractor unless each party to the contract registers with and uses the E-Verify system.
- D. The Subcontractor will provide the Contractor with an affidavit stating that the Subcontractor does not employ, contract with, or subcontract with unauthorized alien.
- E. The Contractor must maintain a copy of such affidavit.
- F. The City may terminate this Contract on the good faith belief that the Contractor or its Subcontractors knowingly violated Florida Statutes 448.09(1) or 448.095(2)(c).
- G. If this Contract is terminated pursuant to Florida Statute 448.095(2)(c), the Contractor may not be awarded a public contract for at least 1 year after the date on which this Contract was terminated.
- H. The Contractor is liable for any additional cost incurred by the City as a result of the termination of this Contract.

Confirmed

6. Vendor's Proposal*

Upload a copy of your proposal with the information requested as detailed in the solicitation titled 21-26 Owner's Representative.

Clearwater_BayCare_Ballpark_FINAL.pdf

7. Scrutinized Company Certification*

Please download the below documents, complete, notarize, and upload.

- [SCRUTINIZED COMPANIES AND B...](#)

Form_A_Scrutinized_Companies_Form_Clearwater.pdf

8. Compliance with Anti-Human Trafficking Laws*

Please download the below documents, complete, and upload.

- [Compliance with 787.06 form...](#)

Form_B_Anti_Human_Trafficking_Compliance.pdf

9. W-9*

Upload your current W-9 form. (available at <https://www.irs.gov/pub/irs-pdf/fw9.pdf>)

Form_D_W9_2026.pdf

PRICE TABLES

PRICING SHEET

For each labor category, respondents shall provide the hourly rate under the corresponding column in which they are proposing (e.g. local, traveler, remote). Definitions provided above for each category. Additional pricing not listed on pricing sheet shall be included under TAB 6 – Pricing Proposal

[MARC TAYLOR INC.] RESPONSE DOCUMENT REPORT

RFP No. 21-26

Owner's Representative

Line Item	Description	Unit of Measure	Local Rate	Traveler Rate	Remove Rate
1	PROGRAM EXECUTIVE	PER HOUR	\$260.00		
2	PROGRAM MANAGER	PER HOUR	\$240.00		
3	FINANCIAL ADVISORY LEAD	PER HOUR	\$235.00		
4	COST REVIEW ANALYSIS (ADVISORY ONLY)	PER HOUR	\$235.00		
5	FINANCIAL ANALYST	PER HOUR	\$235.00		
6	SCHEDULE REVIEW ANALYST	PER HOUR	\$230.00		
7	SCHEDULE COORDINATOR	PER HOUR	\$240.00		
8	CONTRACTS ADMINISTRATION ADVISOR	PER HOUR	\$240.00		
9	SITE OBSERVATION LIAISON (NO INSPECTION AUTHORITY)	PER HOUR	\$230.00		
10	TURNOVER & CLOSEOUT COORDINATOR	PER HOUR	\$205.00		
11	BILLING / INVOICING SUPPORT	PER HOUR	\$235.00		
12	ADMINISTRATIVE SUPPORT	PER HOUR	\$95.00		



CLEARWATER
BRIGHT AND BEAUTIFUL • BAY TO BEACH

MARC TAYLOR INC.

REQUEST FOR PROPOSAL: RFP NO. 21-26

**OWNER'S REPRESENTATIVE SERVICES –
DESIGN AND CONSTRUCTION OVERSIGHT OF
THE BAYCARE BALLPARK AND CARPENTER
COMPLEX IMPROVEMENTS**



FEBRUARY 20, 2026



TAB 1

LETTER OF INTEREST // 1

TAB 2

FIRM EXPERIENCE, TEAM QUALIFICATIONS, AVAILABILITY, AND REFERENCES // 2

TAB 3

RELEVANT OWNER'S REPRESENTATIVE / PROGRAM ADVISORY EXPERIENCE // 10

TAB 4

PROGRAM SUPPORT TOOLS, ANALYSIS & ADVISORY EXPERIENCE // 18

TAB 5

PROJECT APPROACH & PROGRAM MANAGEMENT METHODOLOGY // 23

TAB 6

PRICING PROPOSAL // 26

TAB 7

LITIGATION DISCLOSURE // 27

OTHER FORMS _____ 28

PRICING SHEET _____ 31

MARC TAYLOR INC.

3298 Summit Blvd. / Unit 22 / Suite A2 / Pensacola, FL 32503

FEBRUARY 20, 2026

SUBJECT: RFP No. 21-26 / Owner's Representative Services – Design and Construction Oversight of the BayCare Ballpark and Carpenter Complex Improvements

Dear Members of the Evaluation Committee,

Pensacola-based Marc Taylor Inc. (MTi) is pleased to submit our qualifications for Owner's Representative Services to the City of Clearwater for the design and construction oversight of the BayCare Ballpark and Carpenter Complex Improvements project. The individuals selected for this team have a proven track record of working on MLB high-profile projects both in Florida and throughout the country, delivering best-in-class results.

Built on a foundation of program management, project controls and cost estimating, MTi is a premier program management firm specializing in complex, fast track, and high visibility projects across the United States. With decades of experience in sports facilities, municipal developments, infrastructure and parks, MTi delivers owner-focused solutions that combine technical precision, schedule mastery, and financial accountability.

The MTi team brings the following experience and value to the City of Clearwater:

- / 10 Florida-based MLB/MiLB projects valued at \$2B
- / 25+ MLB team-related projects nationwide
- / **Florida-based, top programming deliverable experts with a 120+ years of collective MLB-related experience**
- / Full in-house estimating/scheduling capabilities including CSA/MEP/LV and special systems
- / Expertise as a Owner's Representative, Program Manager, Preconstruction Manager and Construction Manager

Our team brings tremendous lessons learned to this program and understands its role work as a liaison and advisor to the City of Clearwater. MTi is fully committed to the success of this project and will provide all resources necessary to facilitate a seamless project.

The information in this submittal will showcase an exceptional variety of experiences highlighting our team's qualifications. We look forward to working as the City's partner and advocate. **Marc Taylor Inc. acknowledges receipt of all addenda for this solicitation and confirms that all information contained in the response is complete and accurate.**



Marc Taylor / President/CEO

Office 850.866.6732 / Cell 602.799.6693 / mtaylor@marc-taylor.com

MARC TAYLOR INC. (MTi) is pleased to submit our RFP response for Owner's Representative Services to the City of Clearwater for the design and construction oversight of the BayCare Ballpark and Carpenter Complex improvements project. Having offices in Pensacola, Marc Taylor Inc. features a dedicated team of experienced Architects, Engineers, Estimators, Technical Registrants, Field Superintendents, Program and Project Managers skilled in their trade. Built on a foundation of project management services, including preconstruction management, cost estimating and consulting services, MTi's dedicated team of skilled experts will deliver the highest standard of quality and cost efficiency, while ensuring overall objectives are met.

With nearly two decades of dedicated project management experience on \$15B in both horizontal and vertical projects nationwide, Marc Taylor Inc. (MTi) is a nationally recognized project management and consultancy firm known as an expert in managing high-profile, fast-track, budget-sensitive, complex and technically challenging construction projects of various sizes. **The MTi team understands local markets and is highly known for getting best value for their clients** during the early phases of design development whereby cost reconciliation and value analysis are critical to making informed decisions.

Marc Taylor Inc. is highly experienced and qualified in all areas of construction such as civil, structural, architectural, mechanical, electrical, and low voltage systems. Our complete understanding of obvious and nuanced issues concerning professional sports venue projects not only reduces project management cost, but also minimizes information lost in translation. MTi takes pride in its transparency with frequent, open communication, and excels in delivering quality projects using personalized attention and service while building positive working relationships between the CM team members, architects, engineers, subcontractors and owners.



THE HIGHEST LEVEL OF EFFICIENCY

Our firm is known for **managing high-profile Major League Baseball projects** and working in fast-track environments utilizing services including but not limited to scheduling, cost estimating/reconciliation, logistics planning, permitting and constructability/ biddability reviews from feasibility to occupancy. We create all-encompassing informational packages complete with critical paths and program estimates that will allow the City of Clearwater to make the best decisions going forward — **facilitating sound decision making by bringing clear sense to the complicated issues in real time.** MTi accurately leads its project management services with the highest level of efficiency from feasibility through beneficial occupancy and beyond.

A PROUD HISTORY OF PROJECT PUNCTUALITY

We have an **impeccable track record of success with projects opened on time, on schedule, and within budget.** Collectively, our team has worked on over 25+ MLB team-related projects nationwide. Our team's passion is working on technically complicated projects where early planning and proper management significantly influence project outcome.

As the City of Clearwater's advocate, the MTi team takes a proactive approach to Owner's Representative services using a variety of tools, techniques and procedures to avoid problems and provide procedures for resolution using project specific action plans, proactive "Quality in Construction" processes, team building, frequent and open communications and lessons learned.

Shortlist of MLB + MiLB MTi Project Team Experience



Marc Taylor Inc. offers a unique approach and robust skill set to the BayCare Ballpark and Carpenter Complex improvements project, providing expeditious solutions in the field while operating on a lean staffing plan.



SLOAN PARK / MESA, AZ



MARC TAYLOR
Principal Program
Manager



DAVID BOWER, AIA
Program Design Manager



BRIAN QUINTANA
Chief Estimator - Value
Engineering / Financial Controls



KIRK PREGLER
Program Document Controls



GREG STINNETT
Program Field Inspector

YOUR COHESIVE MTi MLB EXPERIENCE TEAM

MARC TAYLOR INC.

Owner's
Representative

MLB Venue
Experience

Florida Project
Experience

Mixed-Use
Development

Multiple
Stakeholders

MARC TAYLOR
Principal Program Manager



DAVID BOWER, AIA
Program Design Manager



BRIAN QUINTANA
Chief Estimator - Value
Engineering / Financial Controls



KIRK PREGLER
Program Document Controls



GREG STINNETT
Program Field Inspector



SUMMARY OF FIRM

30 YEARS
TOTAL
EXPERIENCE

\$175M
IN OWNER DIRECT
CONTRACTS

4

TOTAL RENOVATION
PROJECTS
EXCEEDING \$150M
TOTALING \$985M

18 EMPLOYEES



\$500M

AVERAGE ANNUAL CONSTRUCTION
DOLLARS IN PLACE



SPORTS VENUES
EXCEEDING \$150M
TOTALING \$2.1B

OFFICE LOCATIONS IN 3 STATES





MARC TAYLOR
PRINCIPAL PROGRAM
MANAGER / PRIMARY
POINT OF CONTACT

INDUSTRY EXPERIENCE:
 +25YRS. / 17YRS. at MTi

EDUCATION:
 Southern Utah University /
 Cedar City, UT

OFFICE LOCATION:
 Pensacola, FL

AVAILABILITY:
 Full-Time / Traveler

Marc Taylor, Principal Program Manager, has 25+ years of dedicated leadership in the design and construction industry with over \$15B in horizontal and vertical construction projects nationwide. He specializes in providing fast-track, phased program management services, preconstruction / construction management, cost estimating and inspection services on complex player training facilities, ballparks, multipurpose recreation centers and parks, stadiums, arenas, mixed-use and infrastructure projects. These services include but are not limited to master planning, development, technical services, feasibility studies, facility assessments, design-level cost estimating, cost reconciliation, value engineering, life-cycle cost analysis, CMP scheduling, and constructability reviews.

MTi has an award-winning track record of success with projects opened on time, on schedule and within budget. **Marc has overseen the design process, estimating, procurement, construction, and closeout of 45+ Design-Build projects. He has led the preconstruction process from concept through GMP on 180+ CMAR projects and has worked on over 200 Design-Bid-Build (Public Bid) projects** while working directly for owners, municipalities, architects, general contractors, developers and engineers. His expertise in cost and project management protects the owner's interest, with the primary goal to make sure the project program meets the budget, design intent, and contractual obligations through strong leadership and planning.

As Principal Program Manager, Marc will be personally responsible for the success of the BayCare Ballpark and Carpenter Complex improvements project. From the initial scope meeting through final

completion, Marc will ensure the City of Clearwater has the focused attention of the firm's most skilled team members. Marc understands how to work with complex multi-agency projects and possesses the leadership skills to do so from concept to close out. Marc's hands-on approach to preconstruction and construction allows him to be exceedingly effective at supporting Clearwater with total project solutions. He will personally lead the early planning process and is prepared to immediately engage with the design consultants, engineers, vendors, and contractors.

MLB PROJECT RELATED EXPERIENCE

- / **Progressive Field Ballpark Renovations** – Cleveland Guardians / Cleveland, OH
- / **Roger Dean Stadium Renovations** – Miami Marlins + St. Louis Cardinals / Jupiter, FL
- / **Ballpark of the Palm Beaches** – Houston Astros + Washington Nationals / West Palm Beach, FL
- / **Charlotte Sports Park** – Tampa Bay Rays / Port Charlotte, FL
- / **Scottsdale Stadium + Multiuse Events Center** – San Francisco Giants / Scottsdale, AZ
- / **Hohokam Stadium + Lew Wolff Training Complex** – Oakland Athletics / Mesa, AZ
- / **Goodyear Ballpark** – Cleveland Guardians + Cincinnati Reds / Goodyear, AZ
- / **Surprise Stadium + Recreation Campus** – Kansas City Royals + Texas Rangers / Surprise, AZ
- / **Tempe Diablo Stadium** – Los Angeles Angels / Tempe, AZ
- / **American Family Fields of Phoenix** – Milwaukee Brewers / Phoenix, AZ
- / **Peoria Sports Complex** – San Diego Padres + Seattle Mariners / Peoria, AZ



BALLPARK OF THE PALM BEACHES / WEST PALM BEACH, FL

"Marc Taylor Inc. managed the project in such a way that allowed us to not only complete it on schedule and within budget, but they also served our interest and maintained an excellent rapport with a very diverse group of stakeholders with similar, but different interests."

– GILES KIBBE / EXECUTIVE VP + GENERAL COUNSEL / HOUSTON ASTROS



DAVID BOWER, AIA PROGRAM DESIGN MANAGER

INDUSTRY EXPERIENCE: +30YRS. / 5YRS. at MTI

OFFICE LOCATION: Kansas City, MO

AVAILABILITY: Full-Time / Traveler

David Bower, Principal of Marc Taylor Inc. (MTI), has +30 years of experience in managing the sports design and construction

of new, state-of-the-art/renovated ballparks, stadiums, player training facilities, multipurpose athletic centers and parks and recreation complexes. Having personal involvement in well over +35 professional and recreational sports projects that were designed and built, David's in-depth understanding of value analysis and best practices in sports project planning and development is unmatched. David set the bar for some of the most innovative athletic complexes across the country leading to numerous facilities awards and industry recognitions. He is intimately knowledgeable with maximizing design and program, and because of his strong reputation throughout the industry, he has an impeccable track record of delivering best in class award-winning high-profile sports projects.

In his role, David provides design program oversight for national sports through municipal programs with a focus on quality, compliance, and client satisfaction. **He oversees adherence to municipal design standards while upholding MLB, MiLB, and PDL best practices across all project phases.** David provides leadership in program and design phase development, through strong contract management, accountability and project execution to achieve superior results. With over two decades of collaboration with Marc Taylor and prior experience as a Market Leader and Senior Project Manager for one of the world's foremost sports architecture firms, David brings deep industry expertise and long-standing partnerships with clients, consultants, and builders nationwide.

His commitment to innovation, communication, and excellence ensures this project will align with the client's vision and community objectives, reinforcing MTI's reputation as a trusted leader in national sports facility development.

EDUCATION

Kansas State University /
Manhattan, KS
BS, Architecture
BS, Construction Science

REGISTRATIONS

Registered Architect:
Missouri
American Institute of
Architects (AIA)

REPRESENTATIVE CLIENTS

Miami Marlins
St. Louis Cardinals
Toronto Blue Jays
Boston Red Sox
New York Yankees
Philadelphia Phillies
Kansas City Royals
Texas Rangers
Cleveland Guardians
Cincinnati Reds
San Diego Padres
Seattle Mariners
Chicago Cubs
Kansas City Chiefs
Palm Beach County
Pinellas County
Lee County
Escambia County
Jackson County
Maricopa County
Town of Jupiter
City of Tampa
City of Fort Myers
City of Clearwater
City of Dunedin
City of Pensacola

PROFESSIONAL SERVICES

Facility Assessments
Design Program
Management
Design Deliverables
Contract Administration
Jurisdictional and Permitting
Value Engineering
Cost Controls
Owner's Representative
Project Management
Construction Management

RELEVANT PROJECT EXPERIENCE SHORTLIST

- / Progressive Field Renovations – Cleveland Guardians / Cleveland, OH
- / Roger Dean Stadium Renovations – Miami Marlins + St. Louis Cardinals / Jupiter, FL
- / TD Ballpark – Toronto Blue Jays / Dunedin, FL
- / JetBlue Park at Fenway South – Boston Red Sox / Fort Myers, FL
- / George M. Steinbrenner Field – New York Yankees / Tampa, FL
- / BayCare Ballpark – Philadelphia Phillies / Clearwater, FL
- / Surprise Stadium – Kansas City Royals + Texas Rangers / Surprise, AZ
- / Surprise Stadium Master Plan – Kansas City Royals + Texas Rangers / Surprise, AZ
- / Goodyear Ballpark – Cleveland Guardians + Cincinnati Reds / Goodyear, AZ
- / Peoria Sports Complex – San Diego Padres + Seattle Mariners / Peoria, AZ
- / Sloan Park – Chicago Cubs / Mesa, AZ
- / Memorial Stadium Renovations – University of Missouri / Columbia, MO
- / Kauffman Stadium Renovations – Kansas City Royals / Kansas City, MO
- / Arrowhead Stadium Renovations – Kansas City Chiefs / Kansas City, MO
- / Arizona Athletic Grounds + Multiuse Sports Complex / Mesa, AZ



ARROWHEAD STADIUM / KANSAS CITY, MO



BRIAN QUINTANA
CHIEF ESTIMATOR - VALUE
ENGINEERING / FINANCIAL CONTROLS

INDUSTRY EXPERIENCE: 24YRS. / 7YRS. at MTi

OFFICE LOCATION: Phoenix, AZ

AVAILABILITY: Part-Time / Remote

Brian Quintana has completed over \$3B in horizontal and vertical construction projects.

His extensive experience in program management, preconstruction and cost management allows him to be exceedingly proficient providing owners with project related data by way of feasibility studies, program and design level cost estimates, functional use estimates, value engineering, biddability reviews, CPM scheduling, constructability reviews and exposure reports. Brian uses his expertise to manage schedule and cost and protect design. He provides value engineering solutions to his clients and finds creative ways to protect budgets while maintaining the program, efficiently delivering projects on time and under budget. Brian brings specialized experience in the delivery of major sports and entertainment venues, including MLB ballparks, large-scale stadiums, and multi-purpose arenas. His work in these complex, high-visibility environments reflects a deep understanding of venue-specific infrastructure, phasing, and operational constraints.

Brian's 20+ years of experience in the industry managing fast-track, phased, design build and CMAR projects from preconstruction through occupancy, sets him apart as an expert in his field. He specializes in providing preconstruction management, cost estimating, design-level consulting, and construction services on complex, fast-track projects. **As Chief Estimator, he has been responsible for breaking down all expenses in a project, developing and preparing complex estimates by funding source, reviewing plans and drawings for exposures, consulting on project phasing, overseeing and tracking change orders, providing real time budget updates for approval, monitoring the Project Master Schedules and providing costs of various design and construction alternatives, all while considering costs related to efficiency, usable life expectancy, maintenance, energy, and operation.**

EDUCATION

Colorado State University
 American Society of Professional Estimators, ABA, ASA
 Dale Carnegie Graduate, 2003
 AZ Builder Alliance Leadership Development Forum Graduate

REPRESENTATIVE CLIENTS

Cleveland Guardians
 San Francisco Giants
 Washington Nationals
 Houston Astros
 Miami Marlins
 St. Louis Cardinals
 Arizona Coyotes
 Palm Beach County
 Maricopa County
 Pima County
 City of West Palm Beach
 City of Buckeye
 City of Mesa
 City of Tucson
 City of Surprise
 City of Scottsdale
 City of Phoenix
 City of Chandler
 City of Glendale
 City of Goodyear
 Town of Jupiter
 Town of Gilbert

PRECONSTRUCTION SERVICES

Master Planning
 Facility Assessments
 Design Level Cost Estimating
 Value Engineering
 Biddability Review
 Constructability Review
 Life Cycle Cost Analysis
 Reconciliation

DEVELOPMENT SERVICES

Owner's Representative
 Program Management
 Construction Management
 Information Modeling
 Scheduling/Critical Path
 Claims Analysis

RELEVANT PROJECT EXPERIENCE SHORTLIST

- / **Progressive Field Renovations – Cleveland Guardians** / Cleveland, OH
- / **Memorial Stadium Renovations – University of Missouri** / Columbia, MO
- / **Desert Diamond Arena** / Glendale, AZ
- / **Roger Dean Stadium Renovations – Miami Marlins + St. Louis Cardinals** / Jupiter, FL
- / **Ballpark of the Palm Beaches – Astros + Nationals** / West Palm Beach, FL
- / **Scottsdale Stadium + Multiuse Event Center – San Francisco Giants** / Scottsdale, AZ
- / **Surprise Stadium + Recreation Campus Master Plan** / Surprise, AZ
- / **Northwestern Medicine Field Renovations – Kane County Cougars** / Geneva, IL
- / **Travis Bryan Midtown Park Stadium Renovations** / Bryan, TX
- / **Arizona Athletic Grounds + Entertainment Sports Complex** / Mesa, AZ
- / **SWGR Multiuse Sports Complex** / Pittsburgh, PA
- / **Mangat Sportsplex + Events Center** / Glendale, AZ
- / **CMG Basketball Training Academy** / Glendale, AZ
- / **Gilbert Regional Park – Phase 2+3** / Gilbert, AZ
- / **Scottsdale Civic Center Plaza Improvements** / Scottsdale, AZ



SCOTTSDALE STADIUM / SCOTTSDALE, AZ

"MTi, acting alongside the City and in cooperation with the Giants, performed its representative duties with professionalism and attention to detail which combined with their rich experience of similar facilities helped guide us through a challenging procurement, construction schedule and turnover process."

— JON KNORPP / SENIOR MANAGING DIRECTOR,
 SPECIAL PROJECTS / SAN FRANCISCO GIANTS



KIRK PREGLER PROGRAM DOCUMENT CONTROLS

INDUSTRY EXPERIENCE: 10YRS. / 10YRS. at MTI
OFFICE LOCATION: Pensacola, FL
AVAILABILITY: Part-Time / Traveler

With nearly a decade of industry and project management experience, Kirk Pregler brings a proven track record of leadership, organization, and results to every project he oversees. In his role, Kirk is responsible for managing day-to-day operations during construction and ensuring seamless coordination of all document controls as required by the City of Clearwater. Over the course of his career, he has played an instrumental role in supporting nearly \$1B in preconstruction and project management services across a diverse portfolio of horizontal and vertical construction projects nationwide. His experience includes involvement in the development of several of the most iconic parks, ballparks and public spaces in the Valley, where he has contributed to their planning, execution, and long-term community impact. Kirk is currently serving in a Senior Project Manager role with the Marlins and Cardinals on the ongoing Roger Dean Stadium renovations.

Kirk's expertise extends across all facets of project management — from budget tracking and scheduling to quality assurance and team coordination. He is highly proficient in document control and reporting, ensuring that all stakeholders have access to accurate, up-to-date information throughout each phase of construction. **With a deep understanding of the approval process, including RFIs, field bulletins, and change orders, Kirk navigates complex workflows with precision and professionalism.** He is also skilled in sourcing and managing FF&E (furniture, fixtures, and equipment), conducting detailed quantity surveys using 2D digital take-off software such as On-Screen, and managing project documentation through Procore and E-Builder. Known for his collaborative approach, attention to detail, and proactive communication, Kirk consistently anticipates project needs, mitigates potential risks, and ensures that every project is delivered efficiently, on schedule, and in full alignment with stakeholder expectations.

EDUCATION

Northwest Lineman College /
Oroville, CA

REGISTRATIONS

Procore Project Management
Certified

REPRESENTATIVE CLIENTS

San Francisco Giants
Washington Nationals
Houston Astros
Miami Marlins
St. Louis Cardinals
Cleveland Guardians
Texas Rangers
Kansas City Royals
Palm Beach County
Maricopa County
Town of Jupiter
Town of Gilbert
City of West Palm Beach
City of Chandler
City of Glendale
City of Goodyear
City of Mesa
City of Phoenix
City of Scottsdale

PRECONSTRUCTION SERVICES

Master Planning
Facility Assessments
Design Level Cost Estimating
Value Engineering
Biddability Review
Constructability Review
Life Cycle Cost Analysis
Reconciliation

DEVELOPMENT SERVICES

Owner's Representative
Program Management
Construction Management
Information Modeling
Scheduling/Critical Path

RELEVANT PROJECT EXPERIENCE SHORTLIST

- / Progressive Field Renovations – Cleveland Guardians / Cleveland, OH
- / Roger Dean Stadium Renovations – Miami Marlins + St. Louis Cardinals / Jupiter, FL
- / Ballpark of the Palm Beaches – Nationals + Astros / West Palm Beach, FL
- / Surprise Recreation Campus Master Plan – Rangers + Royals / Surprise, AZ
- / Scottsdale Stadium Multiuse Event Center – San Francisco Giants / Scottsdale, AZ
- / Goodyear Development Complex Expansion – Cleveland Guardians / Goodyear, AZ
- / Arizona Athletic Grounds + Entertainment Sports Complex / Mesa, AZ
- / Tumbleweed Recreation Center Expansion / Chandler, AZ
- / Dr. AJ Chandler Park Renovation / Chandler, AZ
- / Gilbert Historic Water Tower Plaza Improvements / Gilbert, AZ
- / Gilbert Regional Park – Phase 1+1B / Gilbert, AZ
- / Gilbert Regional Park – Phase 2+3 / Gilbert, AZ
- / Desert Sky Multipurpose Sports Complex / Gilbert, AZ
- / Scottsdale Civic Center Plaza Improvements / Scottsdale, AZ
- / Mangat Sportsplex + Events Center / Glendale, AZ



"Marc Taylor did an outstanding job managing the Ballpark of the Palm Beaches Spring Training project. It has been a difficult process and we benefited greatly from a seasoned group of professionals with their hard work ethic and understanding of construction issues."

— ART FUCCILLO / EXECUTIVE VP /
WASHINGTON NATIONALS AND LERNER CORPORATION



GREG STINETT PROGRAM FIELD INSPECTOR

INDUSTRY EXPERIENCE: 20YRS. / +10YRS. at MTI

OFFICE LOCATION: Pensacola, FL

AVAILABILITY: Part-Time / Local

With nearly 20 years of extensive construction and supervision experience, Greg Stinnett has developed a reputation as a highly skilled and reliable leader in the field. **His background includes overseeing fast-track, phased, design-build, and CMAR projects from preconstruction through occupancy, giving him a comprehensive understanding of all aspects of the construction process. Greg's wide-ranging expertise includes construction oversight, inspections, permit coordination, observation reports, project management, scheduling, coordination, and budget management on complex construction and renovation projects.** His portfolio spans multiple sectors, including ballparks, stadiums, player training facilities, parks and recreation complexes, public safety facilities, streets and transportation systems, infrastructure, and public works projects. His ability to manage these diverse and challenging projects with precision and consistency sets him apart as an exceptionally qualified and trusted inspector.

As a Program Field Inspector, Greg combines technical expertise with a collaborative, solutions-driven approach to ensure all construction activities align with approved and permitted plans. He is responsible for field inspections, material testing, pay application reviews, and daily reporting, maintaining accurate documentation and open communication among project teams, contractors, and stakeholders. Greg actively coordinates field operations to ensure quality, safety, and compliance standards are consistently met. His strong troubleshooting skills and deep understanding of construction methods, building codes, and regulatory requirements enable him to identify potential issues early and implement effective solutions. In addition to overseeing QA/QC processes, Greg ensures all materials and workmanship meet project specifications and performance expectations. His commitment to excellence, integrity, and client satisfaction makes him an invaluable asset in delivering projects efficiently — on time, within budget, and to the highest professional standards.

EDUCATION

University of Missouri,
BS , Business
Administration

REPRESENTATIVE CLIENTS

Cleveland Guardians
San Francisco Giants
Washington Nationals
Houston Astros
Miami Marlins
St. Louis Cardinals
Texas Rangers
Kansas City Royals
Seattle Mariners
San Diego Padres
Palm Beach County
Maricopa County
City of West Palm Beach
Town of Jupiter
Town of Gilbert
City of Chandler
City of Goodyear
City of Mesa
City of Phoenix
City of Peoria
City of Scottsdale
City of Surprise

PRECONSTRUCTION SERVICES

Master Planning
Facility Assessments
Design Level Cost Estimating
Value Engineering
Biddability Review
Constructability Review
Life Cycle Cost Analysis
Reconciliation

DEVELOPMENT SERVICES

Owner's Representative
Program Management
Construction Management
Information Modeling
Scheduling/Critical Path
Claims Analysis

RELEVANT PROJECT EXPERIENCE SHORTLIST

- / Roger Dean Stadium Renovations – Miami Marlins + St. Louis Cardinals / Jupiter, FL
- / Ballpark of the Palm Beaches – Astros + Nationals / West Palm Beach, FL
- / Scottsdale Stadium + Multiuse Event Center / Scottsdale, AZ
- / Surprise Stadium + Recreation Campus Master Plan / Surprise, AZ
- / Rescue Oasis Park + Aquatics Center / Surprise, AZ
- / Gilbert Regional Park – Phase 2+3 / Gilbert, AZ
- / Gilbert Regional Park – Phase 1+1B / Gilbert, AZ
- / Desert Sky Multipurpose Sports Complex / Gilbert, AZ
- / Arizona Athletic Grounds Sports Park / Mesa, AZ
- / Mangat Cricket Stadium + Complex Master Plan / Buckeye, AZ
- / CMG Basketball Training Academy / Glendale, AZ
- / SWGR Multiuse Sports Complex / Pittsburgh, PA
- / Town of Gilbert Police Dispatch Center Expansion / Gilbert, AZ
- / Valley Metro Capitol Extension / Phoenix, AZ
- / Town of Queen Creek NW Infrastructure Improvements / Queen Creek, AZ

"Niche projects like our stadium renovation come around once in a career. They require expertise with regard to scheduling and budgeting. We realized immediately we lacked the in-house expertise and skills required for such an undertaking.

Marc had the ability to give us the "go" or the "no go" on whether or not our budget and schedule were feasible. Also key was Marc's assurances that our plan would allow us to keep the building functional and operational during construction. Having Marc, who thrives on fast-paced, sports projects, on our renovation allowed us to navigate unforeseen conditions that were not part of the GMP."

— MICHAEL BOULE / CIP MANAGER / CITY OF SURPRISE



SURPRISE STADIUM / SURPRISE, AZ

RELEVANT PROJECT EXPERIENCE REFERENCES (WITHIN THE LAST 10 YEARS):

1 / ROGER DEAN STADIUM SPRING TRAINING COMPLEX
 – MIAMI MARLINS + ST. LOUIS CARDINALS /
 JUPITER, FL

FIRM SERVICES / ROLE: Owner's Representative

COMPLETION DATE: April 2026

REFERENCE / CONTACT INFO:

Caroline O' Connor / President of Business
 Miami Marlins
 coconnor@marlins.com / 305.480.1308
 501 Marlins Way, Miami, FL 33125



2 / BALLPARK OF THE PALM BEACHES COMPLEX
 – HOUSTON ASTROS + WASHINGTON
 NATIONALS / WEST PALM BEACH, FL

FIRM SERVICES / ROLE: Owner's Representative

COMPLETION DATE: October 2021

REFERENCE / CONTACT INFO:

Arthur Fuccillo / Executive VP
 Washington Nationals + Lerner Corporation
 afuccillo@lerner.com / 301.651.0900
 1500 South Capitol St. SE, Washington, DC 20003



3 / PROGRESSIVE FIELD BALLPARK RENOVATIONS
 – CLEVELAND GUARDIANS / CLEVELAND, OH

FIRM SERVICES / ROLE: Owner's Representative

COMPLETION DATE: April 2023

REFERENCE / CONTACT INFO:

Christy Corfas / VP, Business Strategy + Analytics
 Cleveland Guardians
 ccorfas@cleguardians.com / 440.415.2220
 2401 Ontario St., Cleveland, OH 44115



Marc Taylor Inc. brings extensive experience serving as a trusted Owner's Representative and program advisor on complex, third-party delivered public projects, including stadiums, sports facilities, and large civic assets comparable in scale and visibility to the BayCare Ballpark and Carpenter Complex Improvements. Our team has provided program-level oversight on projects involving independent design and construction teams, with a consistent focus on proactive risk identification, disciplined budget and schedule management, and strategic advisory support during negotiations of third-party contracts, estimates, and change management. MTi's approach centers on protecting the Owner's interests through rigorous review of design development and construction documentation, transparent reporting, alignment of scope with approved funding, and coordinated engagement with municipal stakeholders.

Drawing on our familiarity with public-sector governance structures and the permitting and interdepartmental processes typical of Florida municipalities – including those applicable to the City of Clearwater – we serve as an objective advocate and strategic partner, ensuring that third-party teams deliver projects that meet the City's performance, financial, and community objectives.

The following representative project examples highlighted below demonstrate MTi's hands-on experience delivering these services on complex, third-party stadium, sports, and public facility projects. Each highlights our role in managing risk, safeguarding budget and schedule, coordinating multiple stakeholders, and advising public-sector clients to ensure successful project outcomes.

1 / ROGER DEAN STADIUM SPRING TRAINING COMPLEX - MIAMI MARLINS + ST. LOUIS CARDINALS / JUPITER, FL

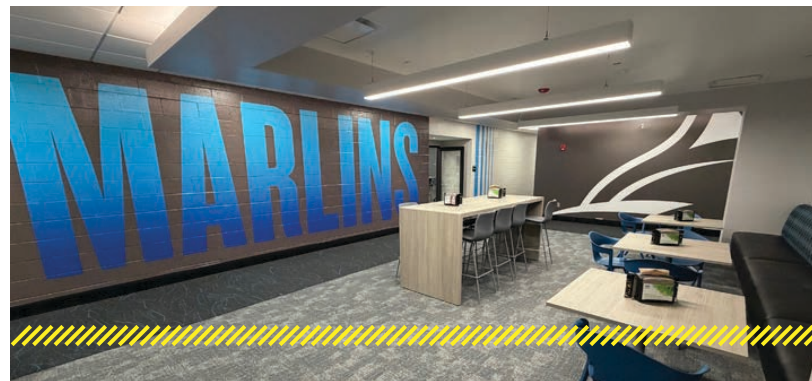
DESCRIPTION: This multi-year phased renovation at the 110-acre Spring Training complex for the Miami Marlins and St. Louis Cardinals involves significant modernizations to the existing player clubhouses and administrative offices, new player performance training facilities, dining, indoor batting tunnels as well as upgrades to several fan experience elements throughout the stadium. Stadium enhancements include a new multi-level group area with interactive features and fixed seating along the third base line, upgraded concession stands, expanded team store, relocated bullpens and refurbished/expanded operational and storage spaces. MTI is providing complete project management services including, but not limited to, cost estimating, construction management, reconciliation, scheduling and value engineering.

PROJECT ROLE: Owner's Representative

PROJECT COSTS: \$130M

PROJECT DATES: August 2023 – February 2026

PROJECT OWNER: Palm Beach County



2 / BALLPARK OF THE PALM BEACHES COMPLEX - HOUSTON ASTROS + WASHINGTON NATIONALS / WEST PALM BEACH, FL

DESCRIPTION: Served as Owner's Representative for Palm Beach County, Houston Astros and the Washington Nationals on their new, \$158M Spring Training Ballpark, Player Development Campus and multiuse city park. The project consists of an 8,500-seat ballpark, party decks, social spaces, suites, visiting team clubhouse, ticket and administrative offices, two 55KSF clubhouses, 16 practice/playing fields, agility fields, batting tunnels and other supporting training spaces. The city park includes a playground, four lighted basketball courts, splash pad and nearly two miles of walking trails. The project also called for the remediation of 460K yards of trash to meet Florida EPA standards.

PROJECT ROLE: Owner's Representative

PROJECT COSTS: \$158M

PROJECT DATES: April 2015 – October 2021

PROJECT OWNER: City of West Palm Beach



3 / PROGRESSIVE FIELD BALLPARK RENOVATIONS - CLEVELAND GUARDIANS / CLEVELAND, OH



DESCRIPTION: Served as Owner's Representative through program planning for the Cleveland Guardians during the preconstruction phase of their ballpark improvement project at 35K-seat Progressive Field. Transformational renovations include new social gathering hubs in the left field seating bowl area, upper concourse and the field level dugout area. Modernization of the service level area and expansion of the player clubhouse space to accommodate innovations in sports science, player treatment, training and rehabilitation needs. Converting existing suites into flexible, multifunctional spaces for events and conferences, as well as a complete redesign of the Front Office facility to better handle the hybrid work environment.

PROJECT ROLE: Owner's Representative

PROJECT COSTS: \$435M

PROJECT DATES: December 2021 – April 2023

PROJECT OWNER: Cleveland Guardians



4 / SCOTTSDALE STADIUM SPRING TRAINING COMPLEX - SAN FRANCISCO GIANTS / SCOTTSDALE, AZ



DESCRIPTION: The phased, \$65M, multi-year project is set in the City's historic downtown district. Key elements of the renovation included conversion of the existing stadium to a multiuse facility, a new two-story clubhouse/event center, seating upgrades, redesign of the main entry plaza, modifications to the stadium and outfield berm areas, ADA and code compliance upgrades, and a complete technology replacement (ie: CCTV, access control, stadium sound, AV, DAS Wi-Fi, broadcast and video coaching). Provided cost estimating, construction management, reconciliation, scheduling, life cycle cost analysis, bid and constructability reviews and value engineering.

PROJECT ROLE: Owner's Representative

PROJECT COSTS: \$65M

PROJECT DATES: May 2018 – February 2020

PROJECT OWNER: City of Scottsdale



5 / SURPRISE STADIUM SPRING TRAINING COMPLEX - KANSAS KANSAS CITY ROYALS + TEXAS RANGERS / SURPRISE, AZ

DESCRIPTION: Marc Taylor Inc. provided Owner's Representative services on a fast-track renovation retrofit project on an active facility including both new construction and renovation of existing athletic training structures for the 75KSF Spring Training Complex for the Kansas City Royals and Texas Rangers. The project was phased between major and minor league clubhouse areas. Eight hydrotherapy pools were installed along with a second-floor vertical expansion, multipurpose buildings and full-service commercial-grade kitchen. MTI provided contract negotiation design phase management, cost estimating, procurement services, program management, construction management and owner's representation for the City of Surprise.

PROJECT ROLE: Owner's Representative

PROJECT COSTS: \$22M

PROJECT DATES: March 2016 – February 2016

PROJECT OWNER: City of Surprise



6 / HOHOKAM STADIUM + LEW WOLFF TRAINING COMPLEX - OAKLAND ATHLETICS / MESA, AZ



DESCRIPTION: The extensive remodel and expansion of the Oakland Athletics' Spring Training facilities at Hohokam Stadium and the Lew Wolff Training Complex enhanced both player development and fan experience. Stadium improvements included reconfigured seating with larger seats, new state-of-the-art scoreboard, upgraded concessions, social spaces, shaded canopies, updated signage, and a redesigned 360-degree main concourse for better circulation. The training complex underwent a 22KSF expansion featuring upgraded Major and Minor League clubhouses, training and weight rooms, player dining, batting cages, pitching mounds, and five renovated practice fields—creating a modern, integrated environment for player preparation and community engagement.

PROJECT ROLE: Owner's Representative

PROJECT COSTS: \$27M

PROJECT DATES: January 2014 – May 2015

PROJECT OWNER: City of Mesa



7 / ARIZONA ATHLETIC GROUNDS / MESA, AZ



DESCRIPTION: Services included management of the development agreements, cost estimating, value engineering, scheduling, constructability reviews, permitting, procurement, construction management, coordination of FF&E, and document control. MTi also managed all sitework and offsite roadway/utility work. Arizona Athletic Grounds is a 320-acre, multiuse family sport and entertainment complex, featuring state-of-the-art performance, training and competitive spaces including 35 soccer fields, 12 sand volleyball courts, 50 volleyball courts, 8 baseball/softball fields, 4 Little League fields, 16 NBA basketball courts, a 50KSF USA Gymnastics/Cheer center, 40 pickleball courts, 6 futsal courts, and a 50KSF performance training center. It also features a 100KSF eSports arena, multi-purpose arena, outdoor amphitheater and a 5K seat Championship Stadium.

PROJECT ROLE: Owner's Representative

PROJECT COSTS: \$310M

PROJECT DATES: December 2020 – February 2022

PROJECT OWNER: Legacy Sports USA



THE MTI TEAM STRIVES TO ENSURE ALL WORK-IN-PLACE IS DONE RIGHT THE FIRST TIME, EVERY TIME.

MTi employs a portfolio of program management tools, analytical reviews, and executive-level work products to support informed decision-making on complex, third-party delivered public projects. In our role as Owner's Representative, we routinely perform independent evaluations of third-party design and construction schedules, cost estimates, GMP proposals, change orders, and monthly pay applications to validate accuracy, test assumptions, and confirm alignment with approved budgets and funding constraints. Our program-level oversight is supported by detailed schedule risk assessments, cost trend analyses, estimate reconciliation, and cash flow forecasting, as well as executive-ready issue summaries, risk registers, and advisory memoranda that clearly outline potential impacts, mitigation strategies, and recommended actions. Through these structured review efforts, MTi has helped public-sector clients avoid unnecessary cost exposure, strengthen negotiating positions, mitigate schedule delays, and in many cases realize measurable cost savings while maintaining scope and performance objectives.

The below examples illustrate a few of MTi's reporting methodologies and analytical tools that we have successfully implemented to track risk, evaluate schedule impacts, and manage cost changes. These examples demonstrate how our structured reporting and advisory approach translates complex project data into clear, actionable guidance for client decision-makers.

"MTi's professionalism and knowledge guided us through a very challenging fast track delivery model, and their team was a vital component from concept phase through design occupancy, punch list and commissioning."

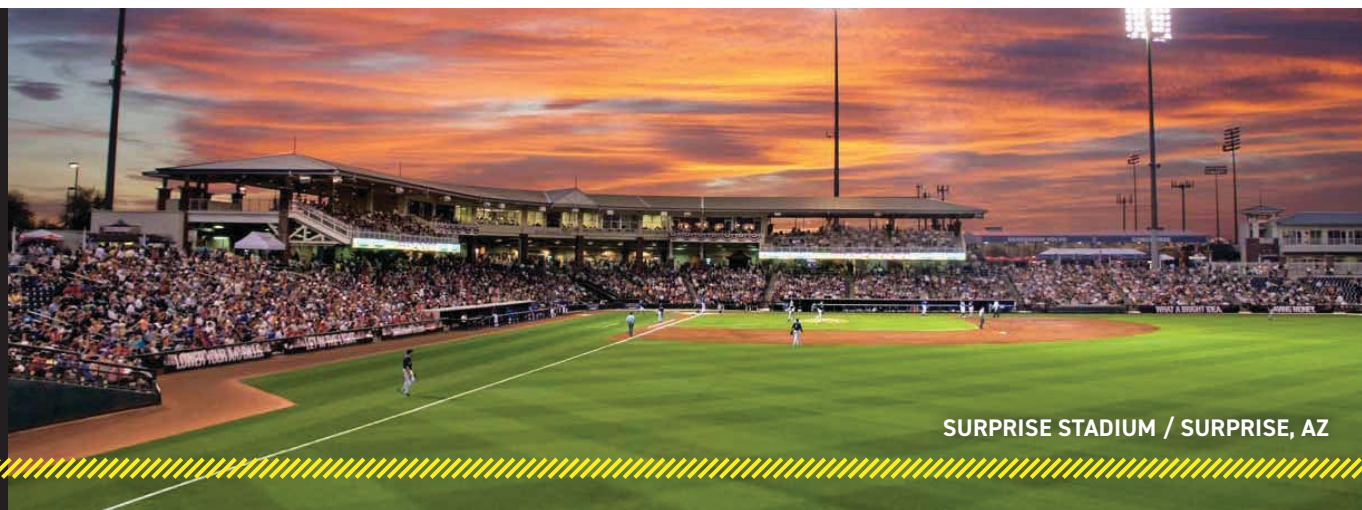
— ROB MATWICK / EXECUTIVE VP
BUSINESS OPERATIONS / TEXAS RANGERS



ROGER DEAN STADIUM TRAINING COMPLEX / JUPITER, FL

"Marc Taylor came highly recommended to us by our peers at the Washington Nationals based on the successful delivery of their Spring Training facility. We have found Marc to be extremely knowledgeable, diligent, and professional. Marc is able to navigate complicated public and private relationships. He is a trusted advisor on project schedule and costs. Marc is excellent at holding all parties accountable and commands an immense amount of respect around the table. I would highly recommend Marc."

— CAROLINE O' CONNOR / PRESIDENT OF BUSINESS / MIAMI MARLINS



SURPRISE STADIUM / SURPRISE, AZ

THE MTi TEAM
STRIVES TO
ENSURE ALL
WORK-IN-PLACE
IS DONE RIGHT
THE FIRST TIME,
EVERY TIME.



TORONTO BLUE JAYS PDC / DUNEDIN, FL



KAUFFMAN STADIUM / KANSAS CITY, MO

QUALITY ASSURANCE/QUALITY CONTROL MANAGEMENT

MTi takes pride in its transparent management in delivering quality projects by using personalized attention and service while building positive, collaborative working relationships between the CMAR team members, architects, engineers, subcontractors, and owners. **As the City of Clearwater's advocate, the MTi team takes a proactive approach in providing quality control using a variety of tools and procedures to avoid problems. Proactive "Quality in Construction" processes, teambuilding, frequent and open communication, and lessons learned are all critical to the success of the project.**

The MTi team will develop a responsibility matrix as part of an overall Program Management Plan (PMP). The responsibility matrix drives quality control by defining roles and assigning responsibilities from design through closeout. The Management Information System (MIS) identifies Cloud-based systems, Procore and E-Builder, that MTi uses to control documentation. MTi's plan identifies who is inspecting, what they are inspecting, the frequency of inspections, defines "acceptance," and references the specification requirements.

MTi manages quality control during close out by completing the following:

- / Plan and implement transition, occupancy and commissioning of all improvements
- / Coordinate and schedule training sessions
- / Establish and coordinate Punch List process
- / Conduct final walk thru with the Architect and provide punch list input for the City of Clearwater
- / Advise the City of Clearwater of project finalization
- / Establish completion date with the Architect
- / Confirm issuance of relevant completion certificates
- / Facilitate turnover to operations
- / Confirm receipt of all close out documents
- / Certify IT, special systems and telephone integration is completely functional and tied into the City of Clearwater's systems

PLAN

INSTALL

INSPECT

PUNCH

TEST

COMMISSION

TRAIN

FINAL
APPROVAL

SAMPLE REPORTS

CITY OF SCOTTSDALE

ARC TAYLOR INC.

Marc Taylor Inc.
15396 N 83rd Ave Ste C103
Peoria, Arizona 85381
United States
+16027998032

Printed on Mon Jul 22, 2024 at 11:01 am MST

City of Scottsdale Stadium Multi-use Event Center
7408 east Osborn Road
Scottsdale Arizona, 85251

Observations For City of Scottsdale Stadium Multi-use Event Center

#10: Code Violation on Low roof

Type:
Quality > Non-Conformance

Location:
Clubhouse Building

Trade:
Electrical

Date Notified:

Priority:

Due Date:
01/17/20

Spec Section:

Assignee:

Description:
Per NEC 110.26(A)(2) and (3): rooftop disconnect switch conduits mounted on the roof do not comply with code. The conduits running to the equipment should be run overhead since they are in the clear working space zone and extend more than 6" from the face of the disconnects. They are also a tripping hazard (in the first picture) since they cross the main pathway on the roof.

Created By:
Greg Stinnett

CITY OF SCOTTSDALE

ARC TAYLOR INC.

Marc Taylor Inc.
15396 N 83rd Ave Ste C103
Peoria, Arizona 85381
P: (602) 799-8032

Project: City of Scottsdale Stadium Multi-use Event Center
7408 East Osborn Rd
Scottsdale, Arizona 85251

Daily Log: Monday 8/19/2019

Daily Log Completed

The Daily Log was completed by Greg Stinnett on Tue Aug 20, 2019 at 09:06 am MST.

WEATHER REPORT

Temperature			Precipitation Since			Humidity			Windspeed		
Low	High	Avg	Midnight	2 Days Ago	3 Days Ago	Low	Avg	High	Dew	Avg	Max
80°F	108°F	95°F	0.00 in.	0.00 in.	0.00 in.	7%	15%	24%	39°F	2.8 mph	5 mph

DAILY SNAPSHOT

06:00 AM	09:00 AM	12:00 PM	03:00 PM	06:00 PM	09:00 PM
clear-day 80°F	clear-day 91°F	clear-day 102°F	clear-day 107°F	clear-day 107°F	clear-night 99°F

OBSERVED WEATHER CONDITIONS

No.	Weather Delay	Sky	Temp	Average	Precipitation	Wind	Ground/Sea
1	No						

MANPOWER LOG

80 Workers | 640.0 Man Hours

No.	Contact/Company	Workers	# Hours	Man Hours	Location
1	Hunt Construction Group	6	8.0	48.0	Construction Office
Notes: 1 PM, 1 Asst PM, 2 Supervisors, 2 Laborers Created By: Greg Stinnett					
2	Able Steel	10	8.0	80.0	Clubhouse Building
Notes: Setting steel beams and roof sheets on 3rd floor roof. Steel delivery for Charros. Crane placing steel beams and columns on charros deck Created By: Greg Stinnett					
3	Rosendin Electric	18	8.0	144.0	Press Booth and City Offices
Notes: Hanging conduit and placing back-boxes in press area Created By: Greg Stinnett					
4	Southland Mech, Plumbing	18	8.0	144.0	Press Booth and City Offices
Notes: Re-do plumbing layout in restrooms for press area, per Mikes instructions. On concourse tightening collars on roof drain pipes where pipe was leaking. Created By: Greg Stinnett					
5	Premier Underground	10	8.0	80.0	South Property line (east of construction entrance)
Notes: trenching and placing conduit for Rosendin Created By: Greg Stinnett					

Marc Taylor Inc.

Page 1 of 8

Printed on 8/20/2019 at 09:12 am MST

Sc...

Str...

Date: 8/...

Description:
8/12/19...
tree in t...
AFTER R...
ALL sid...
Additio...
1. The...
con:...
No...
2. The...
dan...
APS serv...
meeting...
the 5 tre...
On 7/23...
The bor...
west. Th...
accomm...
Please s...
Recom...
Recomm...
Recomm...
Nothing...
of any ri...
in conn...
contract...
Reporte...

Non-Conformance Report			
Scottsdale Stadium Multi-Use Event Center			NC-002.1
Structural ☐	Mechanical ☐	Electrical ☐	Civil ☒
Date: 8/12/19	Location: Trees at S. Property line S. of practice field	Spec. Section: N/A	Plan Sheets: N/A
<u>Description of Non-Conforming Condition:</u> <i>8/12/19 Additional trenching has been done in this area that may have affected the trees. The tree in the picture below is discolored and is losing leaves. The additional trenching that was done AFTER the 7/29 report, needs to be addressed by a qualified Arborist.</i> <i>ALL sides of the tree have large amounts of exposed roots.</i> <i>Additionally:</i> <i>1. The banyon trees that are located to the South of the Right Field Bleachers have had construction traffic and construction equipment, driven and parked on top of the root systems. No construction traffic is to go over root systems of all trees on property.</i> <i>2. The remaining trees on the Southern half of the property have shown signs of stress and damage.</i> APS service line on S property line was adjusted to run, via a bore, under the sidewalk. At the OAC meeting on 7/10/19 it was discussed and verified that it would be under the sidewalk to avoid damaging the S trees. On 7/23/19 Premier Underground set up their boring machine approx. 2' north of the E end of the trees. The boring is within 6" of the tree trunk where it turns to the S and follows the dugout fence line to the West. The pilot hole is 3" and will be finished with a 12" drill head at approx. 10' below grade to accommodate the conduit. Please see the pictures attached. <u>Recommendation for Corrective Action:</u> Recommendation to be addressed by qualified Arborists. Recommendation for corrective action to be sent after COS meets internally for remedy. Nothing contained in or omitted from this report is intended to be, nor shall it be deemed to be, a waiver of any rights or remedies that the City of Scottsdale now has, or hereafter may have, against you or others in connections with this project and in accord with the parties contractual, statutory requirements to this contract.			
Reported By: Greg Stinnett MTI			Date: 7/24/19
			08/13/2019

COST MANAGEMENT AND TRACKING SYSTEM

MTi uses Procore as its management software. Procore is a web-based system used to track all aspects of the project in real time.

The overall program schedule and cost control go hand in hand. Budgets, schedules, cost analysis, and cash flow projections will be continually updated and submitted to the City of Clearwater in monthly reports. In addition, MTi provides continuous peer reviews reconciling estimates at all predetermined design phases. To protect the budget, MTi provides real-time cost estimating and value engineering efforts with design and construction professionals to make recommendations to the City of Clearwater throughout the project. MTi leads this process with the design and construction teams to ensure value engineering solutions do not compromise the functionality of the system. MTi will oversee the development of the design program and act as primary contact with the City of Clearwater and all other stakeholders. MTi provides preconstruction services and design phase reporting as well as construction estimating expertise to provide precise budgets to ensure the accuracy of contractor and vendor bids, current rates for materials and labor, and alternative cost savings options. During the preconstruction phase, in concert with the City of Clearwater's expectations and plans, MTi will also create a Master Schedule that defines the approval

process, design milestones, permitting, procurement and close out. MTi will meet and collaborate with the project team to create a conceptual baseline schedule.

During the construction phase, MTi leads weekly Owner/Architect/Contractor meetings and documents the City of Clearwater's directives by preparing accurate meeting minutes. The MTi team monitors the schedule to ensure critical decision dates are met and assure the contractor's CPM critical path schedule is on track. MTi leads progress meetings and prepares reports identifying the percentage of work completed, the amount paid to each consultant, vendor or contractor and the remaining balance on each contract. MTi will follow the City of Clearwater-approved accounting protocol to review monthly payment applications and make recommendations for payment, including the confirmation of lien waivers, stored materials, and satisfactory insurance coverage. MTi updates the project budget, schedule, and critical dates with a monthly report; reviews and advises the City of Clearwater of potential change order requests from the contractor; and ensures all change orders comply with the terms of the contract.

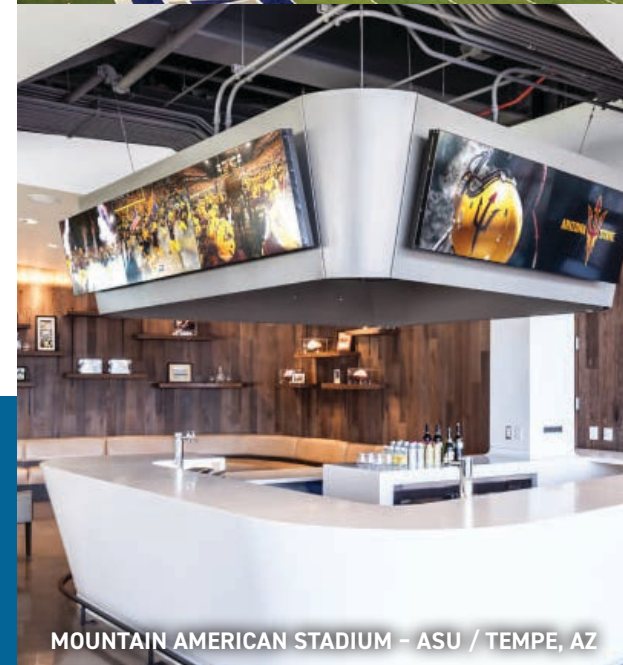
MTi DIFFERENTIATES ITSELF BY PROVIDING PROPRIETARY BIDDABILITY REVIEWS AND CORRESPONDING RISK AND DEFICIENCY REPORTS WHILE WORKING ON BUDGET SENSITIVE PROJECTS. The reviews and reports focus on closing the loop on incomplete bid documents and help to quantify granular costs that are assumed but may not be on the drawings, need clarification, and/or are ready to bid.

LABOR PRODUCTIVITY AND EQUIPMENT ESTIMATES

MTi provides labor, productivity and equipment estimates at all design phases and during early procurement allowing for contractor reconciliation ensuring accurate market pricing.



MAVERIK STADIUM / LOGAN, UT



MOUNTAIN AMERICAN STADIUM - ASU / TEMPE, AZ

SAMPLE REPORTS

Legacy Sports USA

Legacy Sports Complex

Mesa, Arizona

COST TO COMPLETE MONTHLY REPORT

MARC TAYLOR INC.

100% Construction Documents

EXECUTIVE SUMMARY

7/22/2024

CONSTRUCTION TRADES / CONTRACTORS	SCOPE OF WORK	ADJUSTED CONTRACTED PROJECT VALUE	AUTHORIZED PAYMENT - PER JN	BALANCE FOR PAYMENT	% CONTRACT PAID	% BALANCE TO PAY	NOTES
SOFT COST VENDORS							
SC01	ANTHONY JAMES PARTNERS - SPECIAL SYSTEM DESIGNER	Special Systems Designer for the Low Voltage Systems	\$ 392,500.00	\$ 363,828.70	\$ 28,671.30	92.70%	7.30%
SC02	BAYLESS MANAGEMENT GROUP	Kitchen Designer Consultant for Maintenance Building, GOAT Restaurant, Concession Area and Grab & Go Restaurants	\$ 84,037.50	\$ 84,037.50	\$ -	100.00%	0.00%
SC03	CH JOHNSON CONSULTING	Unknown	\$ 5,000.00	\$ 5,000.00	\$ -	100.00%	0.00%
SC04	CITY OF MESA / MARICOPA COUNTY PERMITIS	Permits & Development Fee Costs	\$ 2,013,912.83	\$ 2,005,712.83	\$ 8,200.00	99.59%	0.41%
SC05	CIVTECH	Traffic Study Engineer	\$ 180,029.30	\$ 180,029.30	\$ -	100.00%	0.00%
SC06	CONSTRUCTION/OVG TRAILERS (Design Space Modular Buildings)	Design Space Modular - Construction Trailers	\$ 1,025,629.72	\$ 1,025,629.72	\$ -	100.00%	0.00%
SC07	COX COMMUNICATION	Communication Development to Site	\$ 207,228.00	\$ 207,228.00	\$ -	100.00%	0.00%
SC08	HILGART / WILSON ENGINEERING	Site Layout & Land Surveyor for entire project	\$ 529,714.74	\$ 529,714.74	\$ -	100.00%	0.00%
SC09	ICON	Architect for Buildings A, B, C	\$ 6,009,930.00	\$ 5,918,937.22	\$ 90,992.78	98.49%	1.51%
SC10	KIMLEY HORN	Civil Engineer Designer for Offsite Work (Ellsworth & Williams Field Roads)	\$ 43,614.90	\$ 43,614.90	\$ -	100.00%	0.00%
SC11	LLOYD CIVIL GROUP	Civil Engineer Designer for the site	\$ 5,420,325.00	\$ 5,368,908.88	\$ 51,416.12	99.05%	0.95%
SC12	MARC TAYLOR, INC.	PC/CM; Site Vendor Coordinator	\$ 5,568,439.00	\$ 4,757,438.96	\$ 811,000.04	85.44%	14.56%
SC13	MATERIAL TESTING / SPECIAL INSPECTIONS	Speedie & Associates - Material Testing / Special Inspection	\$ 302,983.81	\$ 302,983.81	\$ -	100.00%	0.00%
SC14	ORCUTT WINSLOW PARTNERS	Architect for the Site Buildings, and Fencing	\$ 1,169,447.00	\$ 1,127,551.48	\$ 41,895.52	96.42%	3.58%
SC15	OSBORNE MALEDON	Legal Fees	\$ 2,282.50	\$ 2,282.50	\$ -	100.00%	0.00%
SC16	POWER PLUS	Provided Temp Power Equipment to Office Trailers during Construction	\$ 286,788.26	\$ 286,788.26	\$ -	100.00%	0.00%
SC17	PROCORE	Project Management Software used by Documentation Storage & Distribution					
SC18	SALT RIVER PROJECT (SRP) - ALLOWANCE	Electrical Power Costs during Construction					
SC19	SOUTHWEST GAS	Natural Gas Costs to Site					
SC20	SW LAND SERVICES	Sanda Welty Consultant for SRP Coordination					
SC21	WATER / TEMPORARY POWER CONSUMPTION	Temporary Power & Water Costs during Construction					
SOFT COST VENDOR SUBTOTALS							
FURNITURE / FIXTURES / EQUIPMENT VENDORS							
FURNITURE / FIXTURES / EQUIPMENT ALLOWANCE		See Below					
FFE001	Almprints, Inc	FF&E Supplier - Branded Table Clothes					
FFE002	A2Z Recognition Products	FF&E Supplier - Pipe & Drape Fixtures B C					
FFE003	A to Z Equipment Rentals & Sales	FF&E Supplier - 300 Gallon Water Trailer restrooms and portable concessions)					

Legacy Sports USA

Legacy Sports Complex

Mesa, Arizona

COST TO COMPLETE MONTHLY REPORT

MARC TAYLOR INC.

100% Construction Documents

EXECUTIVE SUMMARY

7/22/2024

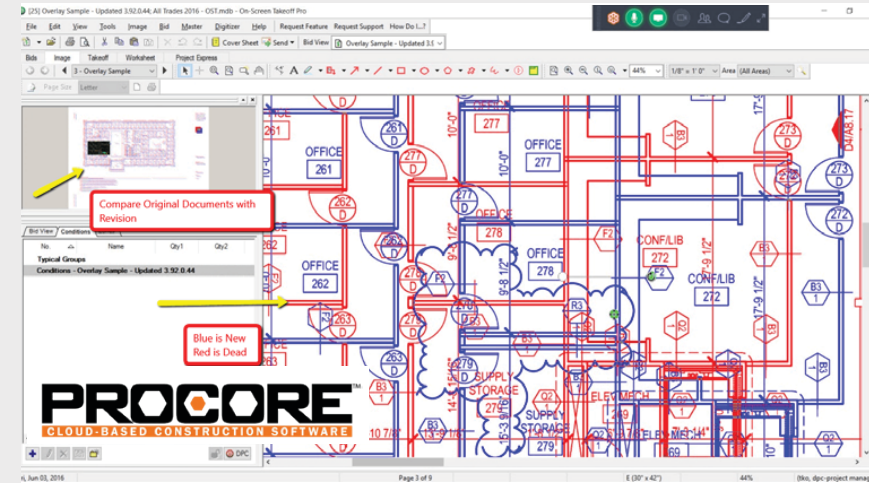
CONSTRUCTION TRADES / CONTRACTORS	SCOPE OF WORK	ADJUSTED CONTRACTED PROJECT VALUE	AUTHORIZED PAYMENT - PER JN	BALANCE FOR PAYMENT	% CONTRACT PAID	% BALANCE TO PAY	NOTES
FFE032	Real Volleyball	FF&E Supplier - Volleyball Carts, Hammocks, Volleyballs	\$ 6,924.16	\$ 6,924.16	\$ -	100.00%	0.00%
FFE033	ROV, LLC	FF&E Supplier - Gymnastic Equipment Supplier	\$ 720,341.83	\$ 720,341.83	\$ -	100.00%	0.00%
FFE034	Sportaflex, LLC	FF&E Supplier - Portable Baseball Fencing for Little League Fields	\$ 208,656.85	\$ 208,656.85	\$ -	100.00%	0.00%
FFE035	Sports Imports, Inc	FF&E Supplier - Volleyball Poles / Nets / Officials Stand at Buildings	\$ 347,438.69	\$ 347,438.69	\$ -	100.00%	0.00%
FFE036	Stradabella / Silano	FF&E Supplier - Portable Food Trucks	\$ 899,484.00	\$ 879,484.00	\$ 20,000.00	97.78%	2.22%
FFE037	STX, LLC	FF&E Supplier - LaCross Goals & Balls	\$ 17,425.00	\$ 17,425.00	\$ -	100.00%	0.00%
FFE038	TRI PHX, LLC	FF&E Supplier - OCR Trailer, Gear/Equipment	\$ 48,000.00	\$ 48,000.00	\$ -	100.00%	0.00%
FFE039	Trigon Sports International, Inc	FF&E Supplier - Softball Mats	\$ 5,850.00	\$ 5,850.00	\$ -	100.00%	0.00%
FFE040	Turf Tank	FF&E Supplier - Robotic Line Machines for Fields	\$ 23,000.00	\$ 23,000.00	\$ -	100.00%	0.00%
FFE041	Uline	FF&E Supplier - A-Frame Signage, Floor Mat Tape Rolls	\$ 8,399.22	\$ 8,399.22	\$ -	100.00%	0.00%
FFE042	URI (Unique Restaurant Innovations)	FF&E Supplier - Restaurant Contractor	\$ 284,093.27	\$ 284,093.27	\$ -	100.00%	0.00%
FFE043	Wilson Sporting Goods Co	FF&E Supplier - Baseballs	\$ 53,678.99	\$ 53,678.99	\$ -	100.00%	0.00%
FURNITURE / FIXTURES / EQUIPMENT VENDOR SUBTOTALS		\$ 5,146,250.16	\$ 4,648,781.43	\$ 497,468.73	90.33%	9.67%	
BUILDING VENDORS							
B01	OKLAND CONSTRUCTION	Building Contractor of Buildings A, B, C, Maintenance Building, Restroom Buildings, Sand Volleyball Courts & Pickleball Courts	\$ 100,292,562.00	\$ 78,992,562.00	\$ 21,300,000.00	78.76%	21.24%
BUILDING VENDORS SUBTOTALS		\$ 100,292,562.00	\$ 78,992,562.00	\$ 21,300,000.00	78.76%	21.24%	
KITCHEN EQUIPMENT VENDORS							
KE01	Arizona Beverage Control Systems	Kitchen Equipment Supplier - Beverage Controls	\$ 96,025.75	\$ 54,000.00	\$ 42,025.75	56.23%	43.77%
KE02	JDI (Jayco Design & Installation) & CO-JDI.001, 002, 003	Kitchen Equipment Installer	\$ 637,470.00	\$ 573,726.00	\$ 63,744.00	90.00%	10.00%
KE03	Shamrock Foods Company	Kitchen Equipment Supplier	\$ 1,869,975.56	\$ 1,869,975.56	\$ -	100.00%	0.00%
KE04	Global Systems United, LLC	Kitchen Equipment Supplier	\$ 18,083.00	\$ 18,083.00	\$ -	100.00%	0.00%
KITCHEN EQUIPMENT VENDOR SUBTOTALS		\$ 2,621,554.31	\$ 2,515,784.56	\$ 105,769.75	95.97%	4.03%	
SITE VENDORS							
SV01	CHASE SPORTS	Site Vendor - Net Backstops at Baseball & Softball Fields; Lacross Nets at Soccer	\$ 1,286,346.00	\$ 1,185,420.32	\$ 100,925.68	92.15%	7.85%
SV02	EARTHSCAPES	Site Vendor - Onsite Landscaping & Irrigation outside of Okland Construction's "Limits of Construction" Delineation	\$ 4,700,171.42	\$ 4,378,620.37	\$ 321,551.05	93.16%	6.84%

PROJECT APPROACH / PROGRAM MANAGEMENT METHODOLOGY

MTi takes responsibility for the success of the project by managing its four main components: program, cost, schedule and quality. With over \$15B in public facility projects, including 300+ municipal projects, Marc Taylor and his team offer a unique approach and robust skill set to the City of Clearwater and the BayCare Ballpark and Carpenter Complex Improvements project, providing expeditious solutions in the field while operating on a lean staffing plan. Serving as the Owner's Representative, Marc Taylor is highly experienced and qualified in all areas of the preconstruction, design phase and construction process. The MTi team's complete understanding of issues concerning these type of player clubhouse/stadium projects not only provide seamless transition through design stages, but also minimizes information lost in translation. MTi takes pride in its management transparency delivering quality projects using a long list of lessons learned on project construction, and personalized attention and service while building positive, collaborative working relationships between the CMAR team members, architects, engineers, subcontractors, and owners.



GEORGE M. STEINBRENNER FIELD / TAMPA, FL



Procore Expertise. This cloud-based project management system allows all parties to have real-time access to every aspect of a project's status.

We have found these programs to be paramount assisting in:

- / Connecting owners, general contractors, and specialty contractors on one platform
- / Mitigating risks and delays by using real-time data from the field through the management of daily logs, project photos, and inspection reports
- / Managing accurate project budgets with reliable data drawn from the field
- / Drastically increasing project efficiency and accountability through streamlined communications and documentation
- / Bridging the gap between all collaborators to quickly log, assign and access coordination issues in one central location

MTi will provide support documents and extensive lessons learned in developing a fluid PMP plan including tracking all documents during design and construction.



PLAN
PROJECTS



TRACK
BUDGET



MANAGE
RESOURCES



MANAGE
TASKS



COLLABORATE

As the Owner's Representative, MTi represents the City's interest and provides oversight over the entire project for the City of Clearwater. Our directive is to work with all parties to deliver the project on time, at or under budget, and to the City of Clearwater's expected standard of quality, scope, and function. MTi is uniquely qualified through our combined talents and experience to provide the oversight and advisory services required for the project team and stakeholders to reconcile the sequence of bid packaging, construction and develop a detailed schedule and budget, while also establishing plans to help the City manage risk. This requires implementing a detailed project management information system (MIS).

MTi's MIS addresses the control elements for time and cost, comprehensive account of project activities, contract variances, periodic reports (daily, weekly, monthly), drawing and submittal schedules, coordinating progress meetings, photographs, financial status, etc. MTi will meet with the City of Clearwater to determine the type, format, and frequency of information and reports required for the project and begin issuing the documentation throughout the Design Phase and thereafter.



JETBLUE PARK AT FENWAY SOUTH / FORT MYERS, FL

MS PROJECT, PRIMAVERA, AND OTHER SCHEDULING SYSTEMS TRACK THE SCHEDULE, IDENTIFY POTENTIAL SCHEDULE VARIANCES, AND HELP IMPLEMENT RESOURCE RECOVERY PLANS TO MAINTAIN THE CLIENT'S CRITICAL PATH SCHEDULE.

Our team's project management approach begins by preparing the Project Management Plan (PMP) with the full participation of the City and other project team members. The PMP is a planning and management tool used throughout the course of design and construction to deliver the project. It identifies the various members of the project team, their roles, responsibilities and relationships. It defines and documents project requirements and establishes the project scope, budget, schedule, environmental conditions, basic systems to be utilized and the methods and procedures to be followed.

The PMP incorporates such major components as:

Project Team and Stakeholders

The project team members and stakeholders are identified and contact information provided. Communication planning focuses on delivering the necessary information to each member and stakeholder during the project. The responsibility matrix is populated to clearly define roles and assign deliverables.

Project and Construction Budget

MTi can develop a project master budget (Engineer, Contractor, PMCM) based on scope of work for the full life of the project. The project master budget shall be revised as directed by the City of Clearwater. No change to the scope of the project shall be made that increases the project costs without a corresponding change to the project budget as approved by the City of Clearwater.

Schedule

Our team has the ability to develop a master schedule defining the approval process, design milestones, permitting, procurement and close out, and assigning timeframes to project goals. This schedule shall be updated regularly and status submitted to the City of Clearwater monthly. From the master schedule, a milestone schedule will be developed to assist in identifying, monitoring and expediting key components and critical path items

Cost Analysis

Always mindful of the project master schedule, MTi will analyze and report the cost of design and construction alternatives. As a part of the analysis, costs related to efficiency, usable life, maintenance, procurement, and operation will be considered. MTi also provides labor, productivity and equipment estimates at all design phases and during early procurement for contractor reconciliation ensuring accurate market pricing.

Project Cash Flow

The project cash flow is used to predict the expected cash flow requirements at the beginning of the project and track the actual cash flow during the entire project.

Our team's overall goal and objective is to deliver the best project outcome within schedule and budget; designed and engineered to meet all requirements and in coordination with associated entities; and to complete a project that the City and its residents can be proud of and appreciate. Our initial goal will be to gain the best understanding and feedback from City staff and stakeholders with regard to the project, processes, and requirements and support a collaborative and engaging project delivery plan to ensure we deliver a solution driven approach throughout the project. This approach will provide the City of Clearwater and its residents with the best value considering schedule, budget, and quality.

As shown in the graphic, throughout each phase of the project, our team will actively manage the relationships between major project components from the design/CMAR team to outside vendors, agencies, and local communities, alongside the City of Clearwater. Grounded in a collaborative effort and utilizing our experience, we will provide objective recommendations as we work through the decision process and maintain clear and concise communication. We will help facilitate sound decision making during the planning, design, and construction phases ensuring cohesiveness and synergy. In the end, our goal is to help manage this unique, high-profile project for the City of Clearwater and see it successfully through final completion.

PRECONSTRUCTION

MTI HAS A CLEAR PROCESS TO SET THE STAGE FOR PROJECT SUCCESS:

PREPARE a Project Management Plan to establish communication and approval protocols

ESTABLISH and reconcile Program Cost Estimate including construction and soft costs

REVIEW, comment and support the development and execution of all contracts

ESTABLISH a detailed permitting, phasing, design, procurement and construction project schedule

COMPARE design progress to development and use agreements to ensure project meets intent

RECONCILE all cost models, value management solutions, GMP reviews, phasing and logistical planning

DEVELOP biddability and constructability review processes and coordinate successful resolutions

PROVIDE written reports to the City on issues or concerns identified during design evaluation

MEET with the City to review payment requests and report progress

ADVISE the City of design decisions throughout design phase reviews

PROVIDE design closeout report upon completion of project final design

CONSTRUCTION

A CLEAR PROCESS DELIVERS PROJECTS ON TIME WITH ROOM TO BE FLEXIBLE:

TRANSITION project from GMP execution to Notice to Proceed

TRACK budget and monitor the use of all project funding through construction and occupancy

ENFORCE contract requirements per use agreement

MONITOR the use of any proposed contingency of allowance

REVIEW all project change orders to identify potential impact of changes

INSPECT, observe, and inform the City of progress and quality of work in the field

ADVISE City of work not conforming to contract documents, agreements and schedule

REVIEW CMAR and Contract Administrative pay applications in accordance with contract documents

COORDINATE phasing requirements, ensuring all venues are operational during construction

PROVIDE written reports to the City on issues or concerns identified during construction

MEET with the City to review issues report

CLOSEOUT

DATA AND DOCUMENTS THAT SAVE TIME AND SIMPLIFY OPERATIONS:

SUPPORT the City in the substantial and final completion coordination with stakeholders

ATTEND all punch list inspections and review all punch list related documents

REVIEW all project documents, manuals and warranties prior to turnover

PREPARE a final closeout report including all contractors' compliance certifications and documents



A / TRAVEL & RELATED EXPENSES

Anticipate 25% Travel During Precon, 50% to 75% Construction
Per Diem / Lodging/ Car / **\$475.00 Per Day**

B / ADMINISTRATIVE OVERHEAD

Included in Rates

C / TECHNOLOGY & SOFTWARE

Procore PM Software assume \$800 / per million per year / **\$200,000 Total 2 Years**
OPTIONAL (But Highly Recommended)
* Not Included in Rates Above

D / OTHER COSTS

Not Assumed / Each Employee



STEINBRENNER FIELD / TAMPA, FL



PROGRESSIVE FIELD / CLEVELAND, OH

- A /** List any convictions or fines for violations of state or federal law within the past three (3) years.
NOT APPLICABLE
- B /** List all litigation involving construction-related projects within the past three (3) years.
NOT APPLICABLE
- C /** List all administrative proceedings related to construction projects within the past three (3) years.
NOT APPLICABLE
- D /** List all arbitrations involving construction projects within the past three (3) years.
NOT APPLICABLE



ROGER DEAN STADIUM SPRING TRAINING COMPLEX / JUPITER, FL



ARIZONA ATHLETIC GROUNDS / MESA, AZ

SCRUTINIZED COMPANIES FORMS

**SCRUTINIZED COMPANIES AND BUSINESS OPERATIONS WITH
CUBA AND SYRIA CERTIFICATION FORM**

IF YOUR BID/PROPOSAL IS \$1,000,000 OR MORE, THIS FORM MUST BE COMPLETED AND SUBMITTED WITH THE BID/PROPOSAL. FAILURE TO SUBMIT THIS FORM AS REQUIRED MAY DEEM YOUR SUBMITTAL NONRESPONSIVE.

The affiant, by virtue of the signature below, certifies that:

1. The vendor, company, individual, principal, subsidiary, affiliate, or owner is aware of the requirements of section 287.135, Florida Statutes, regarding companies on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaging in business operations in Cuba and Syria; and
2. The vendor, company, individual, principal, subsidiary, affiliate, or owner is eligible to participate in this solicitation and is not listed on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Sector List, or engaged in business operations in Cuba and Syria; and
3. Business Operations means, for purposes specifically related to Cuba or Syria, engaging in commerce in any form in Cuba or Syria, including, but not limited to, acquiring, developing, maintaining, owning, selling, possessing, leasing or operating equipment, facilities, personnel, products, services, personal property, real property, military equipment, or any other apparatus of business or commerce; and
4. If awarded the Contract (or Agreement), the vendor, company, individual, principal, subsidiary, affiliate, or owner will immediately notify the City of Clearwater in writing, no later than five (5) calendar days after any of its principals are placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Sector List, or engaged in business operations in Cuba and Syria.

Authorized Signature

Marc Taylor

Printed Name

President / CEO

Title

Marc Taylor Inc.

Name of Entity/Corporation

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on, this 8th day of February, 2020 by Marc Taylor (name of person whose signature is being notarized) as the President / CEO (title) of Marc Taylor Inc (name of corporation/entity), personally known Carol Besaw, or produced Driver's License (type of identification) as identification, and who did/did not take an oath.



Notary Public

Carol Besaw

Printed Name

SCRUTINIZED COMPANIES FORMS

SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST CERTIFICATION FORM
THIS FORM MUST BE COMPLETED AND SUBMITTED WITH THE BID/PROPOSAL.
FAILURE TO SUBMIT THIS FORM AS REQUIRED MAY DEEM YOUR SUBMITTAL NONRESPONSIVE.

The affiant, by virtue of the signature below, certifies that:

1. The vendor, company, individual, principal, subsidiary, affiliate, or owner is aware of the requirements of section 287.135, Florida Statutes, regarding companies on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel; and
2. The vendor, company, individual, principal, subsidiary, affiliate, or owner is eligible to participate in this solicitation and is not listed on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel; and
3. "Boycott Israel" or "boycott of Israel" means refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. A statement by a company that it is participating in a boycott of Israel, or that it has initiated a boycott in response to a request for a boycott of Israel or in compliance with, or in furtherance of, calls for a boycott of Israel, may be considered as evidence that a company is participating in a boycott of Israel; and
4. If awarded the Contract (or Agreement), the vendor, company, individual, principal, subsidiary, affiliate, or owner will immediately notify the City of Clearwater in writing, no later than five (5) calendar days after any of its principals are placed on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel.

Authorized Signature

Marc Taylor

Printed Name

President / CEO

Title

Marc Taylor Inc.

Name of Entity/Corporation

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on, this 8th day of February, 2020 by Marc Taylor (name of person whose signature is being notarized) as the President / CEO (title) of Marc Taylor Inc (name of corporation/entity), personally known Carol Besaw, or produced Driver's License (type of identification) as identification, and who did/did not take an oath.

Notary Public

Carol Besaw

Printed Name

My Commission Expires: 06/29/29

NOTARY SEAL ABOVE



Compliance with Anti-Human Trafficking Laws

Pursuant to Section 787.06 (13), Florida Statutes, this form must be completed by an officer or representative of a non-governmental entity when a contract is executed, renewed, or extended between the non-governmental entity and the City of Clearwater.

The undersigned, on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury that:

Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

The undersigned is authorized to execute this form on behalf of Entity.

Date: February 18, 20 26 Signed: 
Entity: Marc Taylor Inc. Name: Marc Taylor
Title: President / CEO

OTHER FORMS - COPIES OF LICENSES AND / OR CERTIFICATIONS

NOT APPLICABLE

Form W-9
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification
Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
MARC TAYLOR INC.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.
☐ Individual/sole proprietor ☐ C corporation ☒ S corporation ☐ Partnership ☐ Trust/estate
☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)
Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)
(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.
20621 N. 55TH AVE.

6 City, state, and ZIP code
GLENDALE, AZ 85308

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
			-						
or									
Employer identification number									
7	4	-	3	2	4	4	5	6	9

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person  Date **January 1, 2026**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

LINE ITEM	DESCRIPTION	UNIT OF MEASURE	LOCAL RATE	TRAVEL RATE (5) DAYS	TOTAL TRAVELER RATE	REMOTE RATE	TRAVEL	ANTICIPATED TRAVEL FROM
1	Principal Program Manager / Executive	PER HOUR	\$260.00	\$91.87	\$351.87	\$255.00	YES	FL,AZ, MO
2	Program Manager	PER HOUR	\$240.00	\$91.87	\$331.87	\$235.00	YES	FL,AZ, MO
3	Financial Advisory Lead	PER HOUR	\$235.00	\$91.87	\$326.87	\$230.00	LIMITED	ARIZONA
4	Cost Review Analysis (Advisory Only)	PER HOUR	\$235.00	\$91.87	\$326.87	\$230.00	LIMITED	ARIZONA
5	Financial Analyst	PER HOUR	\$235.00	\$91.87	\$326.87	\$230.00	LIMITED	FL,AZ, MO
6	Schedule Review Analyst	PER HOUR	\$230.00	\$91.87	\$321.87	\$225.00	YES	FL,AZ, MO
7	Schedule Coordinator	PER HOUR	with Program Manager	with Program Manager	with Program Manager	with Program Manager	LIMITED	FL,AZ, MO
8	Contracts Administration Advisor	PER HOUR	with Program Manager	with Program Manager	with Program Manager	with Program Manager	LIMITED	FL,AZ, MO
9	Site Observation Liaison (No Inspection Authority)	PER HOUR	\$230.00	\$91.87	\$321.87	\$225.00	YES	FL,AZ, MO
10	Turnover & Closeout Coordinator	PER HOUR	\$205.00	\$91.87	\$296.87	\$200.00	YES	FL,AZ, MO
11	Billing / Invoicing Support	PER HOUR	with Financial Analyst	with Financial Analyst	with Financial Analyst	with Financial Analyst		
12	Administrative Support	PER HOUR	\$95.00	No Travel	\$95.00	\$95.00	LIMITED	FL,AZ, MO



TD BALLPARK / DUNEDIN, FL



CHARLOTTE SPORTS PARK / PORT CHARLOTTE, FL

SCRUTINIZED COMPANIES FORMS

**SCRUTINIZED COMPANIES AND BUSINESS OPERATIONS WITH
CUBA AND SYRIA CERTIFICATION FORM**

IF YOUR BID/PROPOSAL IS \$1,000,000 OR MORE, THIS FORM MUST BE COMPLETED AND SUBMITTED WITH THE BID/PROPOSAL. FAILURE TO SUBMIT THIS FORM AS REQUIRED MAY DEEM YOUR SUBMITTAL NONRESPONSIVE.

The affiant, by virtue of the signature below, certifies that:

1. The vendor, company, individual, principal, subsidiary, affiliate, or owner is aware of the requirements of section 287.135, Florida Statutes, regarding companies on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or engaging in business operations in Cuba and Syria; and
2. The vendor, company, individual, principal, subsidiary, affiliate, or owner is eligible to participate in this solicitation and is not listed on either the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Sector List, or engaged in business operations in Cuba and Syria; and
3. Business Operations means, for purposes specifically related to Cuba or Syria, engaging in commerce in any form in Cuba or Syria, including, but not limited to, acquiring, developing, maintaining, owning, selling, possessing, leasing or operating equipment, facilities, personnel, products, services, personal property, real property, military equipment, or any other apparatus of business or commerce; and
4. If awarded the Contract (or Agreement), the vendor, company, individual, principal, subsidiary, affiliate, or owner will immediately notify the City of Clearwater in writing, no later than five (5) calendar days after any of its principals are placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Sector List, or engaged in business operations in Cuba and Syria.

Authorized Signature

Marc Taylor

Printed Name

President / CEO

Title

Marc Taylor Inc.

Name of Entity/Corporation

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on, this 8th day of February, 2020 by Marc Taylor (name of person whose signature is being notarized) as the President / CEO (title) of Marc Taylor Inc (name of corporation/entity), personally known Carol Besaw, or produced Driver's License (type of identification) as identification, and who did/did not take an oath.



Notary Public

Carol Besaw

Printed Name

SCRUTINIZED COMPANIES FORMS

SCRUTINIZED COMPANIES THAT BOYCOTT ISRAEL LIST CERTIFICATION FORM
THIS FORM MUST BE COMPLETED AND SUBMITTED WITH THE BID/PROPOSAL.
FAILURE TO SUBMIT THIS FORM AS REQUIRED MAY DEEM YOUR SUBMITTAL NONRESPONSIVE.

The affiant, by virtue of the signature below, certifies that:

1. The vendor, company, individual, principal, subsidiary, affiliate, or owner is aware of the requirements of section 287.135, Florida Statutes, regarding companies on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel; and
2. The vendor, company, individual, principal, subsidiary, affiliate, or owner is eligible to participate in this solicitation and is not listed on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel; and
3. "Boycott Israel" or "boycott of Israel" means refusing to deal, terminating business activities, or taking other actions to limit commercial relations with Israel, or persons or entities doing business in Israel or in Israeli-controlled territories, in a discriminatory manner. A statement by a company that it is participating in a boycott of Israel, or that it has initiated a boycott in response to a request for a boycott of Israel or in compliance with, or in furtherance of, calls for a boycott of Israel, may be considered as evidence that a company is participating in a boycott of Israel; and
4. If awarded the Contract (or Agreement), the vendor, company, individual, principal, subsidiary, affiliate, or owner will immediately notify the City of Clearwater in writing, no later than five (5) calendar days after any of its principals are placed on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel.

Authorized Signature

Marc Taylor

Printed Name

President / CEO

Title

Marc Taylor Inc.

Name of Entity/Corporation

STATE OF Florida

COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on, this 8th day of February, 2020 by Marc Taylor (name of person whose signature is being notarized) as the President / CEO (title) of Marc Taylor Inc (name of corporation/entity), personally known Carol Besaw, or produced Driver's License (type of identification) as identification, and who did/did not take an oath.

Notary Public

Carol Besaw

Printed Name

My Commission Expires: 06/29/29

NOTARY SEAL ABOVE



Compliance with Anti-Human Trafficking Laws

Pursuant to Section 787.06 (13), Florida Statutes, this form must be completed by an officer or representative of a non-governmental entity when a contract is executed, renewed, or extended between the non-governmental entity and the City of Clearwater.

The undersigned, on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury that:

Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.

The undersigned is authorized to execute this form on behalf of Entity.

Date: February 18, 20 26 Signed: 
Entity: Marc Taylor Inc. Name: Marc Taylor
Title: President / CEO

OTHER FORMS - COPIES OF LICENSES AND / OR CERTIFICATIONS

NOT APPLICABLE

Form W-9
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification
Go to www.irs.gov/FormW9 for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
MARC TAYLOR INC.

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.
☐ Individual/sole proprietor ☐ C corporation ☒ S corporation ☐ Partnership ☐ Trust/estate
☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)
Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
☐ Other (see instructions)

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any)
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)
(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

5 Address (number, street, and apt. or suite no.). See instructions.
20621 N. 55TH AVE.

6 City, state, and ZIP code
GLENDALE, AZ 85308

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-						
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or
Employer identification number

7	4	-	3	2	4	4	5	6	9
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Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person  **Date** January 1, 2026

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they