



City of Clearwater
Procurement

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

[P.J. HAYES INC. DBA TANDEM CONSTRUCTION] RESPONSE DOCUMENT REPORT

RFQ No. 13-26

Construction Manager at Risk (CMAR) - Pressbox and Sports Field at Eddie C Moore Complex

RESPONSE DEADLINE: January 7, 2026 at 10:00 am

Report Generated: Wednesday, January 7, 2026

P.J. Hayes Inc. dba Tandem Construction Response

CONTACT INFORMATION

Company:

P.J. Hayes Inc. dba Tandem Construction

Email:

kent.hayes@tandemconstruction.com

Contact:

Kent Hayes

Address:

5391 Lakewood Ranch Blvd North
Suite 200
Sarasota, FL 34240

Phone:

(941) 954-1599

Website:

www.TandemConstruction.com

Submission Date:

Jan 7, 2026 9:25 AM (Eastern Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Exceptions*

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*

Have you included any additional materials?

No

3. Certified Business*

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

No

4. Vendor Certification*

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*

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 Response*

Upload a copy of your response with the information requested as detailed in the solicitation titled 13-26 Construction Manager at Risk (CMAR) - Pressbox and Sports Field at Eddie C Moore Complex.

Tandem_Construction_-_City_of_Clearwater_Eddie_C_Moore_Complex.pdf

7. Scrutinized Company Certification*

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

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

Scutinized_Companies_Forms_(executed).pdf

8. Compliance with Anti-Human Trafficking Laws*

Please download the below documents, complete, and upload.

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

Compliance_with_787.06_form_(executed).pdf

9. Truth in Negotiations Certificate*

Please download the below documents, complete, and upload.

- [Truth In Negotiation Certif...](#)

Truth_In_Negotiation_Certificate_Form_(executed).pdf

10. W-9*

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

W9_Tandem_Construction.pdf



RFQ 13-26
PROJECT NO. 25-0032-PR
CONSTRUCTION MANAGER AT RISK SERVICES FOR:
PRESS BOX & SPORTS FIELD
AT EDDIE C. MOORE COMPLEX



5391 Lakewood Ranch Blvd. North, Suite 200 | Sarasota Florida 34240
P: (941) 954-1599 | www.tandemconstruction.com



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OTHER FORMS



Baltimore Orioles
Ed Smith Fields

1. LETTER OF INTEREST



2.
LETTER OF INTEREST

January 7, 2026

Lori Vogel, CPPB
Procurement Manager
City of Clearwater
Procurement Division
100 S Myrtle Ave, 3rd Floor
Clearwater, FL 33756



OFFICE CONDUCTING CMAR SERVICES &
ADMINISTERING ALL AGREEMENTS:
5391 Lakewood Ranch Blvd. North, Suite 200
Sarasota, FL 34240
P: (941) 954-1599 | F: (941) 954-5511
License #CGC1509657
WWW.TANDEMCONSTRUCTION.COM

Re: RFQ 13-26 / Project #25-0032-PR – Construction Management at Risk (CMAR)
Services for Pressbox and Sports Field at Eddie C. Moore Complex

Dear Ms. Vogel and Members of the Selection Committee,

P.J. Hayes Inc. dba Tandem Construction is proud to submit our qualifications for the Construction Management at Risk (CMAR) Services for the City of Clearwater's Pressbox and Sports Field at Eddie C. Moore Complex Project. Headquartered in Lakewood Ranch, FL, Tandem has 46 years of experience delivering Construction Management at Risk services with a Guaranteed Maximum Price (GMP).

Tandem is uniquely aligned with this project's proposed scope and requirements. As the City of Clearwater prepares for this strategic project, supported by tourist development tax dollars in partnership with Pinellas County, it will be critical to partner with a construction manager that offers proven experience with sports field construction, fixed and accelerated project schedules, and unique, community-based site constraints. Tandem Construction and our proposed project team offers a successful track record with each of these project opportunities. Pairing these uniquely relevant experiences with our long-standing partnership with your selected design team, PBK, and their consultants, Tandem is positioned to be the right Construction Manager to lead this project for the City of Clearwater.

THE RIGHT PROJECT TEAM

I have handpicked each member of our project team to align with the requirements of the Eddie C. Moore Complex project. These construction professionals offer expertise with natural and synthetic turf fields, clubhouses and press boxes, large county park projects, and tournament-ready softball facilities. Members of our team are currently completing a very similar project at Sarasota County's 17th Street Regional Park – a \$58 Million dollar sports project spanning 96 acres that includes eight (8) youth softball fields, three (3) adult softball fields, four (4) synthetic turf multipurpose fields, MUSCO lighting, pressboxes, batting tunnels, restrooms and concessions buildings, and a clubhouse, constructed around sensitive wetlands, local businesses, municipal and school district facilities, and neighboring communities. This tournament-ready facility will be completed in 2026 to host the Sarasota Softball College Classic, and our project team will bring their current knowledge and lessons learned of these facilities to your project to ensure a first-class result for the City of Clearwater.

EXPERIENCED PARTNERS WITH YOUR DESIGN TEAM

Tandem's lead Executive and Senior Project Manager offer over 20 years of experience partnering with PBK's Principal, Steve Padgett, and his team of design professionals and engineers. The integration of our two teams will be seamless on this project, requiring no learning curve when forming our project team's approach to design, preconstruction, and construction. Our years of experience working together will offer improved communication plans, coordinated document control, accurate budget and schedule estimates, and the well planned and accelerated delivery of all construction-related services.

PROVEN EXPERIENCE WITH ACCELERATED TIMELINES

Delivering projects with fixed and constrained construction schedules is one of the key reasons for Tandem's success with clients like the Atlanta Braves, Baltimore Orioles, Toronto Blue Jays, and IMG Academy. We understand that the Eddie C. Moore project schedule must be meticulously planned to eliminate any seasonal impacts to the 2027 and 2028 four-day Shriners Children's Clearwater Invitational while also addressing additional community impacts, such as planning work around the complex's end-users, public routes like the Ream Wilson Trail, and the neighboring schools, businesses, and residential communities. Through our experiences with MLB Projects and their accelerated off-season schedules, along with countless projects supporting work on active/operational campuses (Schools, Parks, etc.), Tandem's team is uniquely qualified to support PBK and the City of Clearwater with the planning and execution of your project schedule.

Tandem Construction stands ready to serve the City of Clearwater as your Construction Manager for the Pressbox and Fields at Eddie C. Moore Complex. We are confident that our experiences, partnerships, qualified subcontractors, and commitment to excellence will offer a distinct advantage to the project planning, delivery, and outcome.

We look forward to the opportunity to team up with the City of Clearwater to deliver this landmark project for the community.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Leaver', is written over a white background.

Brian Leaver
President

Tandem Construction
5391 Lakewood Ranch Blvd. North, Suite 200
Sarasota, FL 34240
P: (941) 954-1599
brian.leaver@tandemconstruction.com

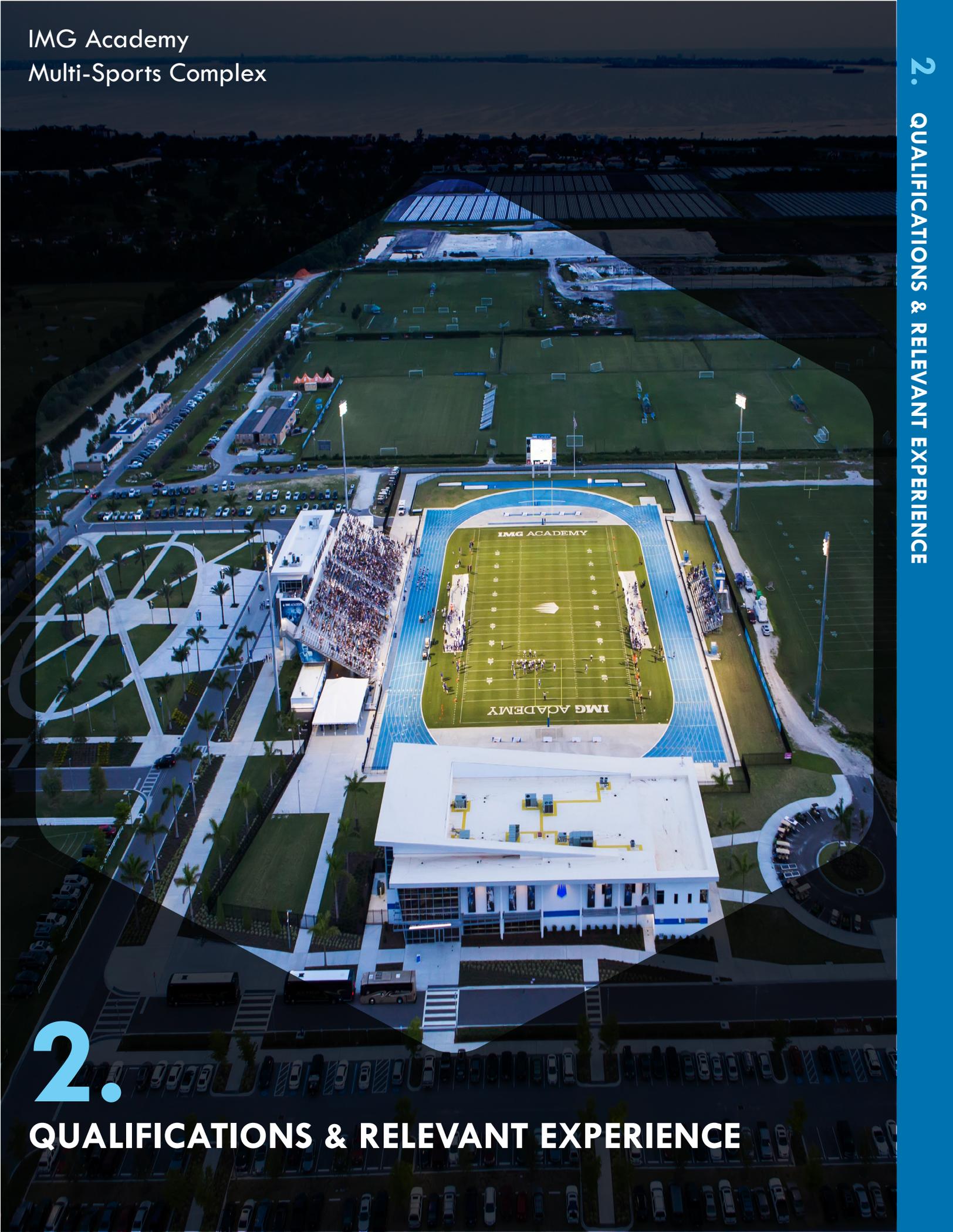


RFQ 13-26 / Project No. 25-0032-PR
Construction Manager at Risk Services
Pressbox & Sports Field at Eddie C. Moore Complex



2.

QUALIFICATIONS & RELEVANT EXPERIENCE



ABOUT US

Tandem Construction brings 46 years of experience managing complex construction projects for clients across Southwest Florida. With over 60 employees, Tandem has intentionally maintained our firm's size, expertise (Sports, Schools, Government, and Community Projects), and subcontractor relationships to offer a best-in-class experience for each project owner.

100% of Tandem's work program is negotiated through Construction Manager at Risk (CMAR) or Design Build contracts. Our work centers around a very in-depth preconstruction and planning phase that runs concurrently with a project's design to allow each project owner to make informed decisions at every step.



SPORTS PORTFOLIO

Tandem's portfolio of sports projects extends throughout a 4-county Range in Southwest Florida (Over \$500 Million in completed projects) and our team of qualified sports construction professionals can offer relevant and extensive experiences and expertise related to landmark sports park projects, including state-of-the-art fields and facilities. Here are a few of the sports-related clients that we have supported along the way:



SPORTS PARTNERS + SUBCONTRACTORS

Today, Tandem is working with many of the elite sports subcontractors that participate in facilities of every size and type (professional, collegiate, and community). These entities include major sitework contractors, specialized field builders, natural grass farms, synthetic turf manufacturers, sports lighting and controls contractors, sports specialties and equipment providers, state-of-the-art equipment storage and locker manufacturers, and fixed seating and grandstand manufacturers.



**CONSTRUCTION MANAGER AT RISK
ATLANTA BRAVES COOL TODAY PARK
NORTH PORT, FLORIDA**

SCOPE OF WORK

- ✓ CMAR
- ✓ Pressboxes
- ✓ Large Site Development
- ✓ Lighting
- ✓ Multi-Purpose Fields
- ✓ Scoreboards & Sports Accessories

OWNER / REFERENCE

Atlanta Braves
755 Hank Aaron Drive
Atlanta, Georgia
Mike Dunn, Vice President of FL Operations
P: (706) 252-4751
E: mike.dunn@braves.com

SCHEDULE

Start Date: October 2017
Completion Date: March 2019

CONTRACT VALUE

GMP: \$102,326,572

DESCRIPTION

Tandem was hired by West Villages Improvement District (WVID) to deliver CM@Risk services for the new Atlanta Braves Spring Training Facility. This project was organized through a four-way partnership between the WVID, Sarasota County Government, the City of North Port, and the Atlanta Braves. The facility sits on nearly 85 acres of former ranch land. The complex includes a 6,500 fixed-seat stadium with 2,500 general admission spots, a team clubhouse, training facilities, a sports medicine academy, six practice baseball fields and one half-field, five soccer and multi-use fields, several paved and grass parking areas and other state-of-the-art amenities.

This project required wetland protection and substantial sitework, including all new utilities and infrastructure (stormwater, sanitary, water, fire, lift stations, and offsite roadway improvements.). Tandem worked closely with the design team and our site contractor to engineer oversized stormwater ponds in order to limit project costs for import fill.



**CONSTRUCTION MANAGER AT RISK
SARASOTA COUNTY GOV. 17TH STREET REGIONAL PARK
SARASOTA, FLORIDA**

SCOPE OF WORK

- ✓ CMAR
- ✓ Pressboxes
- ✓ Community-Sensitive
- ✓ Tournament Softball Complex
- ✓ Multi-Purpose Fields
- ✓ Scoreboards & Sports Access

OWNER / REFERENCE

Sarasota County Government
1001 Sarasota Center Blvd.
Sarasota, Florida 34240
Nicole Rissler, Director of Parks and Recreation
P: (941) 861-5000
E: nrissler@scgov.net

SCHEDULE

Start Date: April 2025
Completion Date: December 2026

CONTRACT VALUE

GMP: \$58,214,037

DESCRIPTION

Tandem is in the process of delivering Sarasota County's North County Regional Park (17th Street Regional Park), the first phase of their 10-year Parks & Recreation Master Plan. This project encompasses approximately 96 acres and include the Miss Sarasota Softball complex, the current 17th Street Park, adjacent County utility property, and connections to nearby public areas like Circus Hammock and the Legacy Trail. Phase 1 will feature athletic facilities and amenities on the eastern side of the site. This will include four (4) synthetic turf multipurpose rectangle fields, eight (8) youth softball fields, and three (3) adult softball fields.



CONSTRUCTION MANAGER AT RISK
SARASOTA COUNTY GOV. & BALTIMORE ORIOLES
ED SMITH STADIUM FIELDS RENOVATION
 SARASOTA, FLORIDA

SCOPE OF WORK

- ✓ CMAR
- ✓ MLB Stadium Field
- ✓ MLB Practice Fields

- ✓ Field Lighting
- ✓ Electrical Mods & Irrigation
- ✓ Scoreboards

OWNER / REFERENCE

Sarasota County Government
 1001 Sarasota Center Blvd.
 Sarasota, Florida 34240
 Nicole Rissler, Director of PRNR
 P: (941) 861-5000
 E: nrissler@scgov.net

SCHEDULE

Start Date: June 2019
 Completion Date: March 2020

CONTRACT VALUE

GMP: \$3,891,101

DESCRIPTION

At the Stadium field Tandem managed the removal and replacement of the entire playing field surface including all turf, 3.5" inches of rootzone material, pitching mound, and infield clay areas. This project also included a new complete irrigation system. Practice Playing Field 1 consisted of the removal and replacement of the entire playing field surface including all turf, 8" inches of native soil, pitching mound, infield clay skin areas, and irrigation system. On Practice Fields 2 & 3 Tandem managed the removal and replacement of portions of the playing field outfield turf. Limited portions of the existing warning track material were removed and replaced as well as a modification of the existing irrigation system within the outfield area.



CONSTRUCTION MANAGER AT RISK
BALTIMORE ORIOLES PLAYER DEVELOPMENT FACILITY
 SARASOTA, FLORIDA

SCOPE OF WORK

- ✓ CMAR
- ✓ Field Lighting
- ✓ Active / Occupied Campus

- ✓ Pitching & Batting Tunnel Building
- ✓ Synthetic-Turf Practice & Agility Field
- ✓ Scoreboards

OWNER / REFERENCE

Baltimore Orioles
 2700 12th Street
 Sarasota, FL 34237
 Trevor Markham, Sr. Director of Florida Operations
 P: 941.893.6316
 E: tmarkham@orioles.com

SCHEDULE

Start Date: May 2025
 Completion Date: February 2026

CONTRACT VALUE

GMP: \$22,939,839

DESCRIPTION

Tandem was hired directly by the Baltimore Orioles to manage the construction of their new Player Development Building, outdoor practice and agility fields, and covered pitching and batting building. This project required substantial considerations for accelerated work to complete construction between summer of 2025 and February of 2026, in advance of the Baltimore Orioles spring training season. These schedule considerations included the early release of long-lead items, early negotiation of increased manpower allocations from subcontractors during the GMP bidding phase, and extended work hours as needed to complete the work.



DESIGN / BUILD
IMG ACADEMY BASEBALL COMPLEX PHASE 1
 BRADENTON, FLORIDA

SCOPE OF WORK

- ✔ Accelerated Schedule
- ✔ Field Lighting & Electrical Mods
- ✔ Active / Occupied Campus
- ✔ Press Box
- ✔ Natural Turf Baseball Fields
- ✔ Scoreboards & Sports Accessories

OWNER / REFERENCE

IMG Academy
 5500 34th Street West
 Bradenton, FL 34210
 Adriana Garcia, Director of Operations
 P: (941) 752-2466
 E: adriana.garcia@imgacademy.com

DESCRIPTION

In 2015, Tandem completed the first phase of the IMG Academy Baseball Complex, bringing a new competitive sport to their campus. This project included the construction of a 4 field complex with two fungo fields, an indoor batting cage building, outdoor batting tunnels, pitcher bullpens, and training hill. The stadium field was equipped with MUSCO field lighting and features 60'-0" in ground dugouts with private restrooms. The stadium field also houses elevated seating for 800 spectators with the ability to expand to 1500 seats.

SCHEDULE

Start Date: December 2014
 Completion Date: March 2015

This project was accelerated to be completed within a 4-month period, to support IMG Academy's schedule requirements for their baseball program.

CONTRACT VALUE

Project Cost: \$2,059,745



DESIGN / BUILD
IMG ACADEMY BASEBALL COMPLEX PHASE 2
 BRADENTON, FLORIDA

SCOPE OF WORK

- ✔ Accelerated Schedule
- ✔ Softball Complex
- ✔ Active / Occupied Campus
- ✔ Batting Tunnels
- ✔ Multi-Purpose Fields
- ✔ Site Work & Field Drainage

OWNER / REFERENCE

IMG Academy
 5500 34th Street West
 Bradenton, FL 34210
 Adriana Garcia, Director of Operations
 P: (941) 752-2466
 E: adriana.garcia@imgacademy.com

DESCRIPTION

This project added two new MLB-sized fields to the IMG Academy Baseball Complex, resulting in a 6-field complex with two fungo fields, indoor batting cage building, outdoor batting tunnels, pitcher bullpens, and training hill. This project was accelerated to be completed within a 3-4 month period, in order to support the growing baseball program at IMG Academy.

SCHEDULE

Start Date: August 2017
 Completion Date: November 2017

CONTRACT VALUE

Project Cost: \$1,866,855



DESIGN / BUILD
IMG ACADEMY ATHLETIC FIELDS & LIGHTING
 BRADENTON, FLORIDA

SCOPE OF WORK

- ✓ Accelerated Schedule
- ✓ Field Lighting
- ✓ Active / Occupied Campus
- ✓ Baseball Fields
- ✓ Multi-Purpose Fields
- ✓ Site Work & Field Drainage

OWNER / REFERENCE

IMG Academy
 5500 34th Street West
 Bradenton, FL 34210
 Adriana Garcia, Director of Operations
 P: (941) 752-2466
 E: adriana.garcia@imgacademy.com

SCHEDULE

Start Date: April 2022
 Completion Date: May 2023

CONTRACT VALUE

Project Cost: \$9,411,735

DESCRIPTION

The IMG Academy Field Modification project required site, field, and lighting improvements across many of the school's west campus sports fields. Tandem worked closely with subcontractors like Musco and AstroTurf to investigate and propose cost-efficient solutions that would provide the best outcomes for each sports field's performance. The work included the addition of synthetic turf systems and field drainage across football and lacrosse practice fields, the multi-sport stadium field, baseball bullpens, and six (6) baseball infields. The baseball program also added Musco lighting to three additional fields. The additions of the turf and drainage systems helped to improve field usage and availability while supporting enhanced safety for student athletes.



DESIGN / BUILD
IMG ACADEMY SOFTBALL FIELDS
 BRADENTON, FLORIDA

SCOPE OF WORK

- ✓ Accelerated Schedule
- ✓ Softball Complex
- ✓ Active / Occupied Campus
- ✓ Bullpens & Batting Tunnels
- ✓ Natural & Synthetic Turf Systems
- ✓ Scoreboards & Sports Accessories

OWNER / REFERENCE

IMG Academy
 5500 34th Street West
 Bradenton, FL 34210
 Adriana Garcia, Director of Operations
 P: (941) 752-2466
 E: adriana.garcia@imgacademy.com

SCHEDULE

Start Date: August 2024
 Completion Date: January 2025

CONTRACT VALUE

Project Cost: \$3,898,223

DESCRIPTION

The IMG Academy Softball Fields project included the demolition of existing multi-purpose fields, and the addition of two new synthetic-turf youth softball fields, and two new natural-turf youth softball fields, along with all associated site work, dugouts, bullpens, batting cages, fencing, netting, scoreboards, and misc. sports accessories.



BALTIMORE ORIOLES



2024 A.L. WILD CARD | 2023 A.L. EAST CHAMPS | 2016 A.L. WILD CARD | 2014 A.L. EAST CHAMPS | 2012 A.L. WILD CARD | 1997 A.L. EAST CHAMPS | 1996 A.L. WILD CARD | 1983 WORLD CHAMPS | 1979 A.L. CHAMPS | 1974 A.L. EAST CHAMPS | 1973 A.L. EAST CHAMPS | 1971 A.L. CHAMPS | 1970 WORLD CHAMPS | 1969 A.L. CHAMPS | 1966 WORLD CHAMPS

To Whom It May Concern:

I am writing to provide a reference for Tandem Construction as a trusted construction manager in Southwest Florida. In my capacity as Senior Director of Florida Operations for the Baltimore Orioles, I have had the privilege of managing our relationship with Tandem on several significant projects at our Spring Training campuses in Sarasota, Florida.

Tandem has a 15-year history of working with the Orioles, starting in 2010 when they were hired by Sarasota County to renovate our MiLB clubhouse. In 2019, Tandem was hired again to manage significant renovations to our MLB practice fields. Throughout our time working together, Tandem Construction has consistently demonstrated a level of professionalism that sets them apart in the industry. Their knowledge of sports field and facility construction paired with their commitment to quality is evident in every project they have managed for us.

Currently, we are engaged with Tandem on two major projects: a \$6 million HVAC renovation for our spring training clubhouse, managed in partnership with Sarasota County, and a new, \$24 million state-of-the-art player development facility. These projects are uniquely complex as they must start and finish within the limited window of our spring training off-season and are located on our active/occupied campus. Tandem has skillfully navigated the challenges associated with these demands, consistently employing extended work hours and adhering to an accelerated schedule to ensure timely completion.

What stands out the most about Tandem Construction is their ability to always act in our best interest. Throughout our time working together, they have maintained open channels of communication, ensuring that all stakeholders, including our subcontractors and design teams, are aligning their efforts with our project goals. Their approach demands an atmosphere of strong teamwork, which is critical in an environment like ours.

I wholeheartedly recommend Tandem Construction to any future client seeking a dedicated and capable construction management partner. Having experienced first-hand the level of service and dedication provided at our Ed Smith Stadium campus, I'm confident that they would be an exceptional choice for any sports-related construction project. Should you need additional insights or specific examples of their work, please feel free to reach out to me directly.

Sincerely,

Trevor Markham

Senior Director, Florida Operations

tmarkham@orioles.com – (754)264-4175





Tandem Construction
Energy Court Center
5391 Lakewood Ranch Blvd. Suite 200
Sarasota, Florida 34240

To Whom it May Concern,

As the Director of Operations at IMG Academy, I am very pleased to provide a recommendation for Tandem Construction to manage Education and Sports/Recreation construction projects. Tandem has completed more than 40 projects for IMG Academy during my tenure. At every turn, Tandem Construction has consistently delivered exceptional service, on-time and within budget.

Since arriving on our campus in 2011, Tandem has performed work as a General Contractor, Construction Manager and a Design/Builder. Brian Leaver and his team of professionals have partnered with IMG's Staff to ensure our project goals, timelines, and budgets have been met, no questions asked. Even as directives change during a project, they continue to adapt to the situation and provide new solutions.

On Many occasions, we have requested expedited project timelines to accommodate the needs of our athletic and education programs. Although the reason is often different, the solution has been the same. Tandem's ability to respond to our needs by providing Fast-Track Construction services continues to impress our team. As an example, in 2013 Tandem was able to complete our football facility in just five months, allowing our Varsity Football team to play their first game of the season on their home field.

Many of these successes can be attributed to the effort and capability of Tandem's Field Management Team. Tandem moved onto our campus in 2011 to manage a small renovation of our existing school. Since then they have been an integral part of our team, managing 3-5 projects at any given time across our east and west campus. They are organized, timely, professional and personable. You won't find a more dedicated group of construction professionals.

Tandem's culture and responsiveness has fit perfectly with our approach to construction at IMG. As our projects grow in size and complexity, Tandem continues to deliver consistent and quality service.

I highly recommend Tandem Construction for challenging construction programs of any size. If you have any questions, please contact me directly at 941 752 2450 or my cell phone 941 447 9668.

Thank you,

A handwritten signature in blue ink, appearing to read "Bruce C. Patneau".

Bruce C. Patneau





April 27th 2020

To Whom it May Concern,

Subject: Letter of Recommendation for Tandem Construction

In 2018, The Atlanta Braves began to transition our Florida Operations to a new home in North Port, Florida. A stand-out performer from this endeavor has been our Construction Management Partner, Tandem Construction.

Tandem was initially hired as part of a Construction Team to deliver our \$100,000,000+ Spring Training Facility. The scope of work included an 8,000 seat Spring Training Stadium, state-of-the-art Clubhouse, MLB Batting Tunnel, two MLB Practice Fields, four MiLB Practice Fields, an Agility Field, and supporting amenities. The project presented many challenges including an accelerated construction schedule.

Tandem provided exceptional service from the start. Their Project Managers were proactive in guiding our design team when identifying opportunities for cost savings and building efficiencies. Their professionalism, attention to detail, and willingness to get the job done were very important factors that made them great team to work with.

We have since hired Tandem to deliver a second phase of projects on our campus that included an additional MiLB Batting Tunnel and a 46,000 SF Player Academy. This recently completed project provides the Atlanta Braves with a large Team Auditorium, Minor League Dormitories, Food Service Areas, and supporting amenities.

Even with our major capital projects now complete, Tandem continues to provide first-class customer service as we enter into our warranty phase. They have exhibited the highest level of integrity and professionalism during our time together. It is without hesitation that I recommend Tandem Construction to become your construction manager.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Dunn".

Michael Dunn
Vice-President, Florida Operations
Atlanta Braves

Cool Today Park

18800 S. West Villages Pkwy
Venice, FL 34293



B. PROJECT TEAM & KEY PERSONNEL

BRIAN LEAVER, PRESIDENT

Project Executive

25 YEARS With Tandem | 5 YEARS With Others | BACHELORS OF SCIENCE Building Construction & Architectural Design Bowling Green State University | LIC. #CGC1509657 State of Florida Certified General Contractor



941.586.4195 | brian.leaver@tandemconstruction.com

Brian Leaver is a Principal Owner and the President of Tandem Construction. During his 25 years serving our local community, Brian has earned the opportunity to build landmark projects that center around professional sports, public parks, and community facilities. Brian is a former All-American and Hall-of-Fame kicker for the Bowling Green Falcons. His passion for sports and competition facilities has led Tandem to become a local industry leader in community/collegiate/professional sports projects. His sports performance clients include the Atlanta Braves, Baltimore Orioles, Toronto Blue Jays, Gatorade, Under Armour, Prince, and IMG Academy. While Tandem's proposed project management resources, Nathan Renner and Tristan Lowry, will take charge as the primary points of contact for this project, Brian will remain intimately involved in the development of Eddie C. Moore Complex from preconstruction through closeout, offering his extensive experiences and passion for sports to the City of Clearwater.

RELATED EXPERIENCE	TYPE	COST	YEAR	ROLE
Sarasota County Government 17th Street Regional Park Sarasota, FL	CMAR	\$58,214,037	2026	Project Executive
Baltimore Orioles Player Development Facility Sarasota, FL	CMAR	\$22,939,839	2026	Project Executive
IMG Academy Softball Complex Bradenton, FL	Design Build	\$3,913,964	2025	Project Executive
Toronto Blue Jays Hitting Lab & Covered Pitching Mounds Dunedin, FL	CMAR	\$2,460,862	2022	Project Executive
Baltimore Orioles & SC Gov. Ed Smith Stadium Field Improvements Sarasota, FL	CMAR	\$3,891,1011	2020	Project Executive
Atlanta Braves Player Academy North Port, FL	CMAR	\$12,798,406	2019	Project Executive
Atlanta Braves Spring Training Complex North Port, FL	CMAR	\$102,326,572	2019	Project Executive
IMG Academy Baseball Complex Phase 1 & 2 Bradenton, FL	Design Build	\$3,926,600	2017	Project Executive

NATHAN RENNER

Senior Project Manager

21 YEARS With Tandem | 11 YEARS With Others | BACHELOR OF SCIENCE Construction Management Indiana State University | LIC. #CGC151560 State of Florida Certified General Contractor



941.586.0827 | nathan.renner@tandemconstruction.com

Nathan Renner, Sr. Project Manager, brings 32 years of experience managing large, complex construction projects requiring thoughtful planning and multiple phases. His last two projects included major site developments on 65-Acres (school) and 96-Acres (softball facility). He has remained actively involved in our long-term partnership with PBK Architecture, allowing for a fast-paced team integration process.

As Senior Project Manager, Nathan will work directly with Tristan Lowry to guide all phases of this project. During Preconstruction, Nathan will lead the creation of the project's Master Schedule, emphasizing the long-term planning of the project with the City of Clearwater and their stakeholders. He and Tristan will deliver detailed design milestones reports, offering solutions to the owner to support the project's budget, schedule, and quality. Once a GMP is approved, he will actively oversee the project's transition to Construction. His responsibilities include the oversight and approval of the project budget, schedule, safety management plan, and quality assurance plan. Nathan will continue as a leader of the project team through all construction phases, project completion, closeout, and warranty.

RELATED EXPERIENCE	TYPE	COST	YEAR	ROLE
Sarasota County Government 17th Street Regional Park Sarasota, FL	CMAR	\$58,214,037	2026	Sr. Project Manager
Sarasota County Schools Skye Ranch K-8 Sarasota, FL	CMAR	\$90,882,112	2025	Sr. Project Manager
Bird Key Yacht Club Clubhouse Replacement & Improvements Sarasota, FL	CMAR	\$21,996,573	2026	Sr. Project Manager
Sarasota County Schools Pine View School Addition Osprey, FL	CMAR	\$17,173,882	2022	Sr. Project Manager
Diocese of St. Petersburg St. Anne New K-8 School Ruskin, FL	CMAR	\$18,353,815	2026	Sr. Project Manager
Safe Children's Coalition Youth Shelter Sarasota, FL	CMAR	\$7,453,274	2026	Sr. Project Manager
Manatee County Government Blackstone Park Improvements Bradenton, FL	CMAR	\$1,911,042	2019	Sr. Project Manager
Sarasota County Schools Sarasota High School Sarasota, FL	CMAR	\$28,125,081	2017	Sr. Project Manager

TRISTAN LOWRY

Project Manager

2 YEARS With Tandem | 11 YEARS With Others | BACHELOR OF SCIENCE Construction Management University of Florida



352.279.9595 | tristan.lowry@tandemconstruction.com

Tristan is a graduate of the University of Florida M.E. Rinker School, and has spent 13 years delivering community-based construction management projects in Southwest Florida. Since joining Tandem, Tristan has managed three community park projects for Manatee County Government including the new \$15 Million Parrish Community Park, and the \$44 Million project improving the Premier Sports Campus.

Tristan's project responsibilities include supporting Nathan throughout the preconstruction phase with plan review, budgeting, scheduling, and all preconstruction deliverables. As a GMP is reached, Tristan will shift into a leading role as the City's primary Project Manager. He will review and process all subcontracts and procure all long-lead items. He will manage the review of all submittals and shop drawings, and process all RFI's emphasizing clear communication with the owner and design team. Tristan continues as the leader of the construction team through all construction phases. He will ensure all project controls are in place to deliver the Eddie C. Moore Complex within budget and ahead of schedule.

RELATED EXPERIENCE	TYPE	COST	YEAR	ROLE
Diocese of St. Petersburg St. Anne New K-8 School Ruskin, FL	CMAR	\$18,353,815	2026	Project Manager
Manatee County Government Racquet & Aquatic Center Lakewood Ranch, FL	CMAR	\$44,228,316	2026	Project Manager
Manatee County Government Parrish Community Park Parrish, FL	CMAR	\$15,393,854	2025	Project Manager
Manatee County Government Lincoln Park Parrish, FL	CMAR	\$2,886,496	2024	Project Manager
Manatee County Government* Riverwalk Phase 2A Parrish, FL	CMAR	\$4,500,000	2022	Project Manager
Pittsburgh Pirates* Dugout, Parking Lot, Mayors Box Bradenton, FL	CMAR	\$500,000	2019	Project Manager
Pittsburgh Pirates* Pirate City Strength & Conditioning Bradenton, FL	CMAR	\$1,800,000	2015	Project Manager
Pittsburgh Pirates* LECOM Park Clubhouse Bradenton, FL	CMAR	\$6,000,000	2015	Project Manager

COMPLETED WITH ANOTHER FIRM *



RFQ 13-26 / Project No. 25-0032-PR
Construction Manager at Risk Services
Pressbox & Sports Field at Eddie C. Moore Complex



B. PROJECT TEAM & KEY PERSONNEL

AJ FRITSCH Quality Control & Safety Manager

7 YEARS With Tandem | 17 YEARS With Other | MASTER OF SCIENCE Architectural Engineering Penn State University | BACHELOR OF SCIENCE Civil Engineering Villanova University | LIC. #PE75096 Certified Professional Engineer



484.347.7129 | aj.fritsch@tandemconstruction.com

AJ Fritsch brings 25 years of experience to Tandem's project team. He is a licensed structural engineer by trade and spent the first 17 years of his career as a Forensic Engineer specializing in water intrusion and building envelopes. AJ joined Tandem Construction to support unique projects and project-specific quality control programs that align with his expertise. AJ now utilizes his background in constructibility and quality control to continuously improve the quality and performance of Tandem-built projects. In addition to standardizing QC, AJ also spearheads our safety program and works closely with each project team to implement the Tandem safety manual format and document any potential hazardous working conditions.

During Design Development and Construction Document Phases, AJ will create reports for the project team identifying areas in the design documents that may require additional attention to develop water-tight and constructible details. AJ will then follow these project components into the field, joining our Superintendents for Pre and Post-Installation Meetings to ensure best-in-class details are implemented properly to create a water-tight, structurally sound building. Prior to mobilization he will work with Tristan to develop a phase-specific site safety plan that is implemented while our team is delivering the work.

RELATED EXPERIENCE	TYPE	COST	YEAR	ROLE
Sarasota County Government 17th Street Regional Park Sarasota, FL	CMAR	\$58,214,037	2026	QC & Safety Manager
Sarasota County Government Nokomis Community Park Nokomis, FL	CMAR	\$3,463,788	2025	QC & Safety Manager
Atlanta Braves Spring Training Complex North Port, FL	CMAR	\$102,326,572	2019	QC & Safety Manager
Manatee County Government Racquet & Aquatic Center Lakewood Ranch, FL	CMAR	\$44,228,316	2026	QC & Safety Manager
Manatee County Government Parrish Community Park Parrish, FL	CMAR	\$15,393,854	2025	QC & Safety Manager
Manatee County Government Lincoln Park Parrish, FL	CMAR	\$2,886,496	2024	QC & Safety Manager
Manatee County Government DeSantis Park Bradenton, FL	CMAR	\$2,995,655	2023	QC & Safety Manager
Charlotte County Government Centennial Park Port Charlotte, FL	CMAR	\$8,455,545	2019	QC & Safety Manager

WILL PITT Project Superintendent

5 YEARS With Tandem | 11 YEARS With Others | OSHA Trained | CPR & FIRST AID Trained



941.773.0947 | will.pitt@tandemconstruction.com

Will is Tandem's lead Project Superintendent for the Press Box and Fields at Eddie C. Moore Complex. Will is the first person to arrive at the jobsite each day, and the last to leave, where he will constantly meet with and oversee subcontractor performance to ensure safety, quality, and alignment with the design. He will serve as daily face to face contact with any and all visitors on-site, including City personnel and design team members. He will work directly with Tristan to manage any changes to the scope of work and to address and all needs of the project. Will recently completed the new softball complex at IMG Academy, and was responsible for our work with the Toronto Blue Jays in Dunedin, FL. He brings direct experience supporting work on large project sites with ongoing operations and active campus requirements.

Fun Fact: Will's daughter has competed in youth softball games at Eddie C. Moore Park.

RELATED EXPERIENCE	TYPE	COST	YEAR	ROLE
IMG Academy Softball Fields Bradenton, FL	Design Build	\$3,913,964	2025	Super
IMG Academy East Campus Basketball & Tennis Bradenton, FL	Design Build	\$24,999,921	2022	Super
IMG Academy Campus Center Expansion Bradenton, FL	Design Build	\$22,835,723	2024	Super
Toronto Blue Jays Covered Pitching Mounds Dunedin, FL	CMAR	\$1,364,060	2022	Super
Toronto Blue Jays Hitting Lab Dunedin, FL	CMAR	\$1,096,802	2022	Super
IMG Academy North Ascender Dorm Bradenton, FL	Design Build	\$32,203,724	2024	Super
State College of Florida Visitor Dugout Bradenton, FL	CMAR	\$155,932	2024	Super

ANDREW LEAVER Sports Field Superintendent

7 YEARS With Tandem | OSHA Trained | CPR & FIRST AID Trained



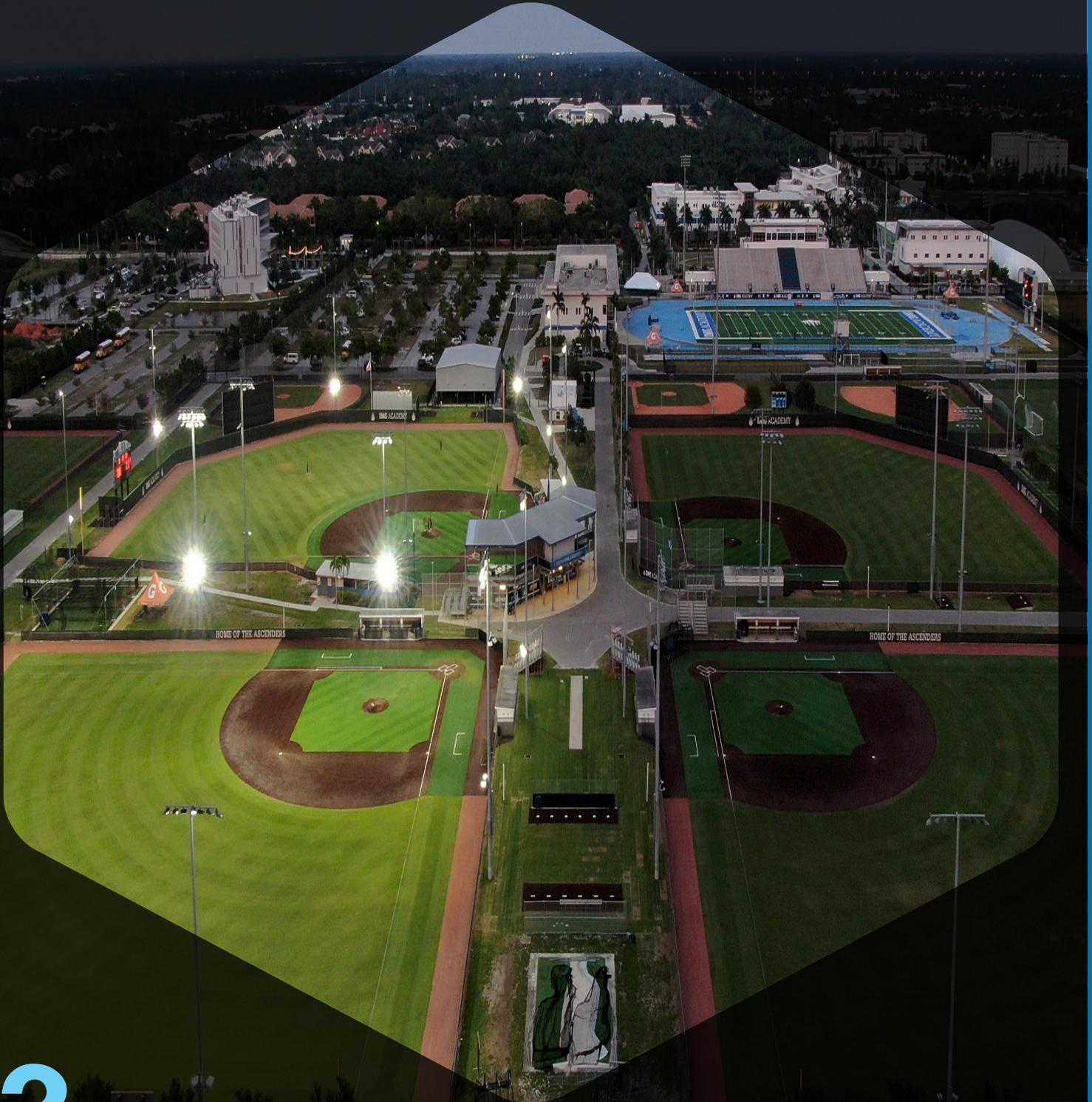
941.404.0753 | andrew.leaver@tandemconstruction.com

Andrew Leaver is Tandem Construction's Sports Field Superintendent. Andrew will support Will Pitt as an additional Superintendent resource with an emphasis on the planning, installation, quality control, and inspections related to the new softball fields and multi-purpose fields.

Andrew has extensive knowledge of the systems used to deliver athletic fields for public parks, schools, and professional athletic facilities, and will offer an immediate benefit to the project team as we review and scope all aspects of field requirements and performance expectations. He is currently completing the 17th Street Park project for Sarasota County, comprised of eight (8) youth tournament fields, four (4) adult softball fields, and four (4) synthetic-turf multi-purpose fields. Prior to this project, Andrew served as the Superintendent for multiple field replacement projects for the School District of Manatee County, and for field-related projects at the Atlanta Braves Spring Training Facility in North Port, FL (CoolToday Park).

RELATED EXPERIENCE	TYPE	COST	YEAR	ROLE
Sarasota County Government 17th Street Reg. Park Sarasota, FL	CMAR	\$58,214,037	2026	Sports Super
IMG Academy Softball Complex Bradenton, FL	Design Build	\$3,913,964	2025	Sports Super
Braden River & Southeast High School Synthetic Turf Football Fields Bradenton, FL	CMAR	\$2,853,774	2024	Sports Super
Bayshore & Parrish Community High School Synthetic Turf Bradenton, FL	CMAR	\$4,354,176	2025	Sports Super
Atlanta Braves Artificial Turf North Port, FL	CMAR	\$137,584	2023	Sports Super
IMG Academy Field Modifications & Lighting Bradenton, FL	Design Build	\$9,411,735	2024	Sports Super
IMG Academy Campus Center Expansion Bradenton, FL	Design Build	\$22,835,723	2024	Sports Super
IMG Academy Artificial Turf Basketball Dome Bradenton, FL	Design Build	\$1,999,874	2020	Sports Super





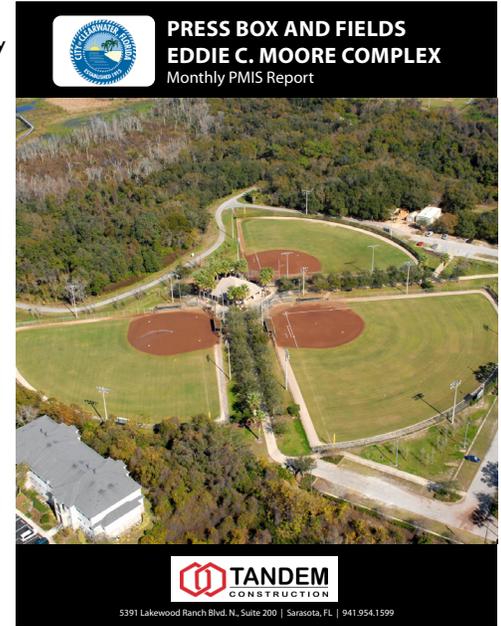
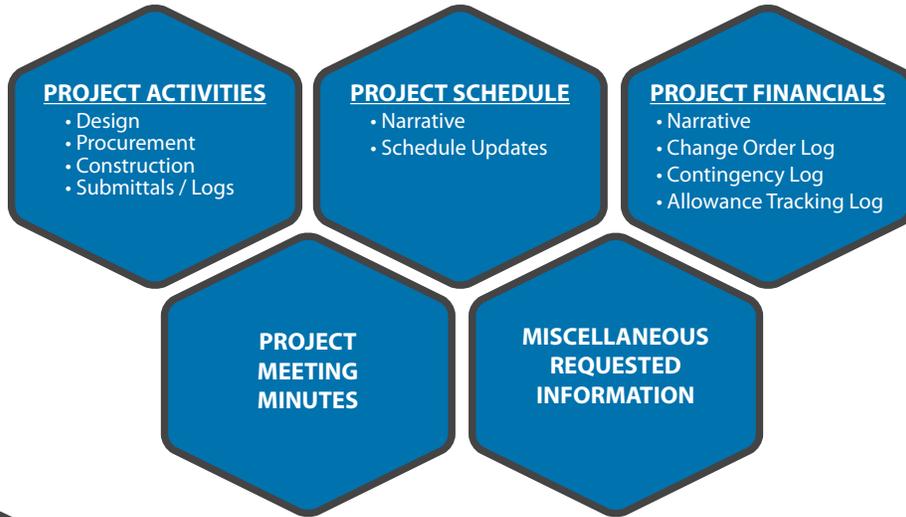
3.

PROCEDURES & PROCESSES

A. PROCESS EXAMPLES

PROJECT MANAGEMENT INFORMATION SYSTEM (PMIS) REPORTS

Tandem will utilize a Policy and Procedures Manual created during our project kick-off to generate a monthly report for the project team, referred to as our Project Management Information Systems (PMIS) Report. This document will provide a monthly executive summary and will include reports and supporting information for:



CONTINUITY OF MANAGEMENT

One critical aspect to our management approach that has resulted in better quality and outcomes is that our Project Management leads, Nathan Renner and Tristan Lowry, are critically involved resources beginning in preconstruction and remaining throughout all phases of construction, close-out, and warranty. This staffing model eliminates any opportunities for mistakes or miscommunication as the job transitions from the office to the field. There is no project hand-off at any point in the project, and these team members remain ultimately familiar with your expectations, programming, and project goals.

PROJECT-SPECIFIC QUALITY CONTROL PLAN

Early in preconstruction Tandem will initiate a first round of meetings with the Owner, core project team, and our Preconstruction and Quality Control Manager, AJ Fritsch, to create a quality control plan for the project that will be utilized throughout preconstruction and construction. This plan will identify goals of our project-specific quality control program, roles and responsibilities of the quality control team, and milestones during preconstruction and construction where Tandem's Quality Control Manager will be involved. Examples of milestones include:

- Document Coordination and Review
- Building Information Modeling
- Analysis of Construction Plans through a Forensic Lens
- Pre-Installation Meetings & Mock-up Reviews
- Construction Inspections & Reports
- Close-Out Reporting



INFORMATION SYSTEMS & REPORTING

SOFTWARE/TECHNOLOGY FOR PROJECT MANAGEMENT

Tandem utilizes PROCORE Project Management and SAGE Accounting Software to organize all project information in a web-based program for easy retrieval and analysis. This allows the project team to track every transmittal, submittal, proposed change, and document agreements made at meetings. We prioritize transparency in our process. We provide the Owner with information describing how each trade was bid, negotiated, and contracted. We are then able to track any approved and/or pending changes to contracts and purchase orders throughout the life of the project. By utilizing this technology, Tandem manages all of your project information in an easy-to-review format, and we are able to manage the project more effectively. Components of our Project Management and Reporting Software include:

- Bid Tracking and Notification
- Value Engineering Documentation
- Financial Analysis & Reporting
- Procurement Logs (Buy-out, Long-lead, etc.)
- Change Management Systems & Reporting
- Detailed Closeout Documentation
- Observations/Punch List Tracking & Reporting
- Estimating and Take-offs
- Subcontractor Prequalification
- RFI Management & Logs
- Submittal Management & Logs
- Safety Tracking & Reporting
- Meeting Minute Tracking & Reporting

OUR PROJECT MANAGEMENT SOFTWARE

PROCORE[®]

pipelineSuite[®] SOFTWARE TO BUILD ON sage

planswift bluebeam zoom

Microsoft Teams Project



B. EXECUTIVE SUMMARY

PRECONSTRUCTION PHASE SCHEDULING

Our approach to scheduling is based on the concept that each project centers around an integrated process involving preconstruction (planning, design, and procurement), construction, occupancy, closeout, and warranty. During preconstruction, we will develop and maintain a Master Schedule. During project planning, Tandem will host scheduling workshops, evaluate potential project phasing, utilize local subcontractor and vendor input, identify key milestones, and have the master schedule approved at intermittent milestones. During the design phase Tandem will monitor the schedule, identify and secure long lead items, schedule bid management, develop a detailed schedule, and submit for permitting.

During construction, the schedule is updated using Microsoft Project and shared with the core list of project stakeholders. All subcontractors receive an updated report to keep them informed of their current and future responsibilities. To keep each schedule up-to-date and on track, Tandem provides monthly schedule updates, look-ahead reports, and real-time subcontractor input.

BUDGET CONTROL & COST MANAGEMENT PLAN

Tandem maintains a comprehensive cost history of all of our prior projects. In addition to using historical cost data, Tandem offers valuable input and assistance from our local trade contractors and vendors. Tandem uses a progressive approach where budgets are identified early, and are methodically developed through several iterations of the design. Eventually, a Guaranteed Maximum Price (GMP) is established. Our experienced estimating staff will provide accurate pricing and value engineering services throughout the preconstruction phase. Comprehensive scope sheets are produced in-house for all trades. We then use historical cost information alongside local subcontractor feedback to create our initial estimates. In most cases, we will prepare multiple estimates before agreeing to a GMP. Our standard process typically includes a Schematic Design, Design Development, and GMP Estimate.

1. PROGRAMMING

Tandem will work with the design team to identify the scope of each project along with the City's objectives and evaluate existing site conditions. We will support the City and the Design Team in evaluating all aspects of the end-user's operations and needs with the goal of eliminating any questions about how to organize and phase the project. Depending on the unique requirements of the project, Tandem may also perform an early / conceptual budget verification report.

2. SCHEMATIC DESIGN REPORT (30%)

The Schematic Design Report is prepared during the early design phase. This report includes cost estimates that are prepared in conjunction with the preliminary drawings and criteria provided by the Owner. The Schematic Design Report is broad based and accounts for traditional project costs such as site preparation, major trade costs relating to MEP systems, and the types of turf used. In addition to a cost estimate, General project qualifications are provided that include assumptions made to complete the estimate and general comments on the specific products and equipment used, as the specifications and plans are not yet complete. The Schematic Design report will also include pricing for alternate systems to allow the Owner and Design team to make informed decisions on the available design options. In addition to the above, a project schedule for design and construction is continuously updated throughout this phase and all future phases.

3. DESIGN DEVELOPMENT REPORT (60%)

As the project progresses and construction documents become more detailed, the estimate is broken down to more detail as information is provided and less assumptions are needed. This estimate provides a higher level of detail and is more accurate because materials and methods have been decided upon. Specific material pricing from local vendors will also be included. At this phase Tandem will support the project team's document coordination with an in-depth plan review and by running an initial BIM Model to evaluate major discrepancies in systems design if needed. The project qualifications are updated and the construction schedule and timeline is updated for the current materials and lead times of selected products.

4. GUARANTEED MAXIMUM PRICE (90%)

Our goal is to achieve a Guaranteed Maximum Price (GMP) while incorporating 100% of your goals and objectives. We accomplish this by developing an initial estimate, providing Value Engineering (VE) analysis where needed, and by working continuously with the design team to ensure that the project stays within budget. At GMP our project team will finalize all detailed bid packages, complete final rounds of public solicitations, conduct pre-bid meetings, review and update all subcontractor prequalification, and complete all bidding, subcontracting, and buy-out processes to prepare for mobilization.

PROJECT EXAMPLE: 17th Street Regional Park

Between Schematic and Design Development the project budget grew due to changes in design, added scope, and additional owner requirements. Tandem worked with the team and responded to support achieving the County's total construction budget of \$60 Million.

We have included many reporting examples for this same project in Tab 6, as requested by the City.

Proposed Budget at 60%
\$57,821,879.24

Proposed Budget at 90%
\$59,532,781.91

Proposed Budget at 100%
\$58,213,037.00



BID & SUBCONTRACTOR MANAGEMENT

Subcontractors are crucial to the overall success of a project. Tandem will employ a rigorous subcontractor outreach program paired with Tandem's prequalification standards to ensure that the best subcontractors bid on your job and have adequate information to maximize the competitiveness of their bid, including a detailed scope of work, schedules, and project safety requirements.

VALUE ENGINEERING

IDENTIFYING COST CONTROL OPPORTUNITIES

Tandem will perform a Value Engineering (VE) analysis of the project to maximize your construction budget. Along with the Architect, Tandem will carefully review the drawings looking for design and construction alternatives that will provide the necessary functions at a lower cost or improve the value of the end product. Tandem, in partnership with the Owner & design team, will form a VE list that will include alternates and options for many of the major systems and materials being used on the project. This list will then be evaluated to determine which ideas have the most merit for further development.

The best ideas are then selected for further development and presented as recommendations. It is important to note that the VE process does not always result in a direct cost reduction. Better value can also be delivered by providing more scope or better performance for the same cost.

MAXIMIZING SUBCONTRACTOR PARTICIPATION

With 46 years of success delivering commercial projects in this region of Florida while working with the local market, Tandem is well-equipped to ensure local subcontractor bid participation. Here are a few key things to consider when evaluating the ability of the construction manager to involve local subcontractors the right way:

PREQUALIFIED BIDDERS

Tandem maintains over 2,200 local and regional prequalified subcontractors in our Bid Management System. Tandem will create interest in the project and inform local participants early in the preconstruction process.

PARTNERSHIPS

Tandem's Leadership and Project Team members get involved in the local chambers of commerce, economic development corporations, and trade organizations. We utilize these relationships to market this project and achieve greater coverage with local subcontractors and suppliers.

CREATIVITY

Tandem will evaluate the opportunity to creatively package certain scopes of work for greater local involvement and to drive efficiencies in cost and schedule. The current state of the market has challenged many government agencies and commercial developers to think outside the box as it pertains to cost efficiency and cost control. While local bid participation will be crucial when forming the bid lists for the project – we also need to ensure that the local market has the ability and bandwidth to perform on a project of this size and complexity.

PROJECT EXAMPLES

Examples of Tandem's work with value engineering can be found in Tab 6 of this RFQ Response. Tandem will always manage the exercise of investigating cost-saving and value-adding alternates at design milestone phases. Our example in Tab 6 refers to our work in the Design Development Phase for our most recent project for the Diocese of St. Petersburg. During Tandem's first pricing exercise, the project arrived at a cost that was several million dollars over the Owner's available budget. Tandem proposed approximately 30 opportunities to address these challenges, working with the client to bring the project back into budget. We are now currently building this project for the Owner.

VALUE ENGINEERING CONSIDERATIONS

Value Added



Impact to Cost



Impact to Design



Impact to Quality



Durability



Functionality



Practicality



Owner Approval



1.

IDENTIFY
SUBCONTRACTORS

Local and W/MBE

2.

PREQUALIFY
SUBCONTRACTORS

Database of 2,200+ Local
Subcontractors

3.

PRE-BID
CONFERENCES

Knowledge of Project

4.

DETAILED BID
PACKAGES

Ensures Accuracy of Bids

5.

DETAILED BID
ANALYSIS AND LEVELING

Mitigating Gaps and
Redundancies



C. RISK IDENTIFICATION & CRITICAL PATH RESPONSE

Tandem's project approach and project management processes center around proactive planning, structured document control and organization, and clear communication at every step in preconstruction and construction. Tandem's plan covers issues such as completeness and accuracy of drawings, budget adherence, completeness and quality of construction, schedule adherence, financial stability of the service provider(s), safe work environment, market impacts on local & regional subs, and occupational health/safety records. It is important to note that Tandem Construction has maintained a 46-year history with minimal subcontractor disputes or litigation. We are one of the leading providers of Construction Management services in the Region with a clean and trusted track record.

We employ the use of owner, architect, and contractor contingencies within our budgets and schedules to support any unforeseen costs, expenses, or delays. This is a best-practice that supports the responsible management of our projects. Our client references and partners will share that these dollars are typically left unspent and returned to the owner at the end of the project. In recent times we have included escalation contingencies in early design-phase milestone reports and employed aggressive procurement strategies at GMP to support greater cost control for our government agency clients

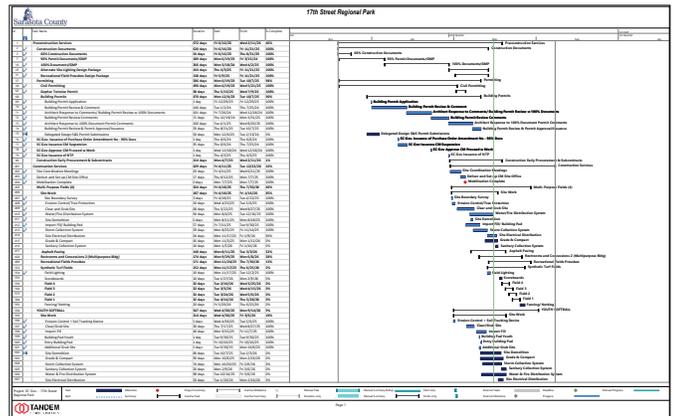
Tandem maintains a subcontractor database that extends throughout the state, including national specialty contractors and suppliers. We prioritize locally owned and operated businesses, but understand how important it is to continuously drive competition into the process to maintain cost-certainty for our clients. This can be challenging in today's market, due to the current work programs that exist across our region of Florida. Fortunately, Tandem has long-standing subcontractor relationships and a proven track record of delivering these types of minor projects to our public clients.

Here are several strategies that are used throughout preconstruction and construction to mitigate risk as it relates to schedule control, budget control, and subcontractor performance:

SCHEDULE CONTROL:

- Create Master Schedule early in preconstruction that defines all owner and design milestones, anticipated permitting timelines, long-lead requirements, approval dates and requirements, and construction activities.
- Update Master Schedule Regularly and report monthly to the team, identifying potential risks, delays, and long-lead requirements in order to meet owner requirements.
- Identify "opportunities" in the project schedule based on requirements and scope, including scope items with specialized subcontractors (less coverage may be available), to ensure the team addresses these considerations early in preconstruction.
- Example: Field Lighting Lead Times
- Encourage Owner and Design Team to support an flexible approach to certain scope specifications, allowing for subcontractors to bid similar products or materials that may offer savings to the project.

17TH STREET REGIONAL PARK MASTER SCHEDULE EXAMPLE



BUDGET CONTROL:

- Critically evaluate plans and specifications with owner and end-users to ensure all design documents address the needs of the project, with emphasis on coordinated plan sets amongst the Architect and Engineers to ensure that our subcontractors have a clear understanding of the total scope of work.
- At each design milestone, create detailed scope sheets internally to support the leveling of bids, leaving no scope uncovered when budgeting the project.
- Form agreed upon contingencies to utilize with the project team in order to support owner and design team changes during the project, or the potential of unknown project costs due to the nature of construction projects on existing sites.
- Support design team with ideas and suggestions for design milestone investigations of existing conditions, drawing out as many potential unknowns before mobilization.

SUBCONTRACTOR PERFORMANCE

- Prequalify all new subcontractors planning to bid on the project, with thorough review of past performance, financial capabilities (bonding), litigation history, and manpower availability.
- Host pre-bid meetings to review detailed scope of work, including plans and specifications, with each group of trade contractors to ensure clear bidding instructions during pricing exercises.
- Manage pre-selection meetings with the most responsible and responsive, qualified subcontractors to ensure comprehensive coverage of project scope and requirements, while also addressing projected workloads and manpower availability.



QUALITY CONTROL

Tandem Superintendents maintain clean and organized job sites that help to maintain a systematic order of operations from site mobilization to final completion. Delivering well above the industry standard, Tandem's quality control plan includes a dedicated, in-house Quality Control Manager who ensures the highest level of exceptional service and outcomes. Components of our Quality Control Program include:

Clean & Organized Site

To produce quality work, a clean jobsite must be maintained. Early in preconstruction Tandem will establish a site utilization plan identifying the jobsite perimeter, areas for subcontractor parking, material laydown and storage, and all site-specific requirements. During construction our superintendents maintain this plan daily while emphasizing organization and safety.

Shop Drawings & Submittal Review

The project team reviews shop drawings and submittals for conformance with the contract documents, accuracy, and completeness.

Monitor Work Daily

Our Superintendent(s) will be dedicated to the project full-time. They will be first to arrive to the jobsite and remain on-site until the gates close each evening. They assure the work being produced meets the highest quality standards.

Mock-ups

Mock-ups of repetitive or difficult work are required to be constructed by all participating subcontractors before construction begins. This will establish an initial quality benchmark so all subcontractors know a high standard of quality must be obtained.

Check Material Conformance Upon Receipt

Tandem will inspect all materials arriving at the job site and immediately reject any material that does not conform to established quality standards.

Phase & Area Punchlist

Punchlists will be performed at the completion of each major phase of the project. This process minimizes the final punchlist at the end of the project.

Quality Control Inspections

Tandem's Quality Control Manager will visit the project at agreed upon intervals to manage quality control and safety inspections. He will craft reports for the project team and work with lead inspectors, field managers, and subcontractors to ensure a water-tight, structurally sound building.

Coordination & Weekly Subcontractor Meetings

The Project Superintendent will hold weekly meetings with all of the subcontractors to discuss schedule, quality, and safety.

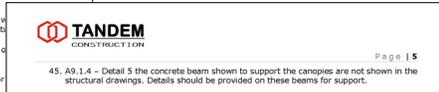


AJ FRITSCH

**QUALITY CONTROL & SAFETY
MANAGER**

License # PE75096

Tandem's Quality Control Program will be managed by AJ Fritsch. AJ is a structural engineer with 25 years of experience managing forensic reporting services throughout the United States. AJ has assisted in the development of an in-house quality control program to provide our public and private clients with the highest level of service. His specialties include building envelopes, structural systems, and water intrusion.



September 25, 2024

TANDEM
CONSTRUCTION

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QUALITY CONTROL REPORT

Project: **Manatee County Athletics & Aquatics Center At Premier Sport**
Rangeland Parkway
Lakewood Ranch, FL 34211

Re: QA/QC Plan Review - Administration BLDG

Attn: Mr. Brian Leaver

A quality assurance and control plan review was performed by AJ Fritsch, Manager, of the Administration Building at the Manatee County Athletics & Aquatics Premier Sports North Campus on behalf of Tandem Construction (Tandem).

Plan Review Comments:

The following comments (and attached plans) are included for your consideration

- A3.0.3 - Detail 8 should provide smooth dowels between the two sl differential settlement.
- A3.0.3 - Detail 9 should include detailing showing the curb attachme Additionally, is sealant required at slab and wall intersections for water tgl
- A3.0.3 - Detail 10 should include detailing showing the curb attachme Additionally, is sealant required at slab intersections for water tightness
- A4.1.1 - Gutter and Downspout calculations show the gutter capacity w provided limit. These numbers should be verified this will be adequate, 4 of the large recent rain events coupled with the large roof areas draining to system.
- A4.1.2 - Low Roof Plans 3, 4, and 5 show the entire sloped roof sections d low roofs with a single roof drain. It should be verified one roof drain is ade large roof areas. Recommend having two roof drains for these roof areas.
- A4.1.3 - Low Roof Plan 4 shows the entire sloped roof section draining with a single roof drain. It should be verified one roof drain is adequate fo areas. Recommend having two roof drains for these roof areas.
- A4.1.3 - Low Roof Plan 2 and 5 show the entire sloped roof section dra roofs. Are the two roof drains adequate for these larger roof areas?

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- A4.1.3 - Roof Plan 1 provide a detail on how the standing seam roof is intended to drain where the roof panels come together at the valley. Open or closed valley? How is it intended to drain into gutter? Also at the roof end?
- A4.1.3 - Roof Plan 1 a detail should be provided on how the lower side v the standing seam roof. Section detail 5/A7.1 does not represent the act
- A4.2 - Detail 6 the roofing membrane should be detail to extend up and o wall.
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- A4.2 - Detail 12 the counterflashing should be detailed that it provides 2 inches overlap of the membrane roofing and termination bar per code s standards.
- A4.2 - Detail 13 should be detailed to drain water getting back up behind roof. Detail is not clear as to the intent. Two options can be applied: 1 underlayment up wall and on to HSS in a shingle fashion. Two - A metal edge angle flashing angle can be set in a full bed of seal placed over the roof and then liquid applied waterproofing can be applied to the flashing angle the HSS.
- A4.3 - Detail 2, 4, and 4 due to the size of the aluminum fascia, oil ca possibility. Confirmation should be provided on if this is acceptable. Su ribbed profile in the fascia.
- A4.3 - Detail 1 where the roof panel intersects the splash guard with sealant should be provided to prevent water being blown under upper roof
- A4.3 - Detail 1 in providing a slope of a 1/4" per foot to drain to cente center of the gutter will be flat between downspouts with no drainage sid

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CONSTRUCTION

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- A8.1.4 - Detail 5 the concrete beam shown to support the canopies are not shown in the structural drawings. Details should be provided on these beams for support.
- S-200 - 2/S-200 plan does not show the concrete beams for support of the canopies as shown on the architectural drawings. Details should be provided on these beams for support.
- S-200 - The one section cut 5/S-500 is not per the architectural drawings. The correct section cut should be provided.
- S-201 - 1/S-201 plan does not show the multiple concrete beams for support of the canopies as shown on the architectural drawings. Details should be provided on these beams for support.
- P4.0A - Riser diagram does not show the floor drain that is located in the pit of the pool pump room and if it ties into the sump pump. Direction should be given on the design intent of the system.

If you have any questions, please feel free to contact me at 484-347-7129.

Sincerely,

AJ Fritsch

AJ Fritsch
Quality Control Manager

Enclosures:
Plans

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4.

PROJECT APPROACH & UNDERSTANDING

PROJECT APPROACH AND UNDERSTANDING:

Tandem Construction is an experienced Construction Manager headquartered less than 55 miles away from the project site and 8 miles (10-minutes) from PBK's project office. With proven experience serving 10+ government agencies across Southwest Florida, our firm understands the detailed requirements of public government construction projects pertaining to documentation, clear communication, transparent reporting solutions, and project budget and schedule certainty. As a local industry-leader in sports construction, Tandem's team is comprised of professionals with experience delivering landmark sports field and facility projects for clients like IMG Academy, the Atlanta Braves, the Baltimore Orioles, the Toronto Blue Jays, Manatee County, Sarasota County, and Charlotte County. As the City of Clearwater prepares for the improvements to the Eddie C. Moore Complex, our company and proposed project team can offer a uniquely relevant portfolio of projects that directly align with the proposed scope of work.

THE PROJECT IS LOCATED AT:

- Eddie C. Moore Complex, 3050 Drew St, Clearwater, FL 33759



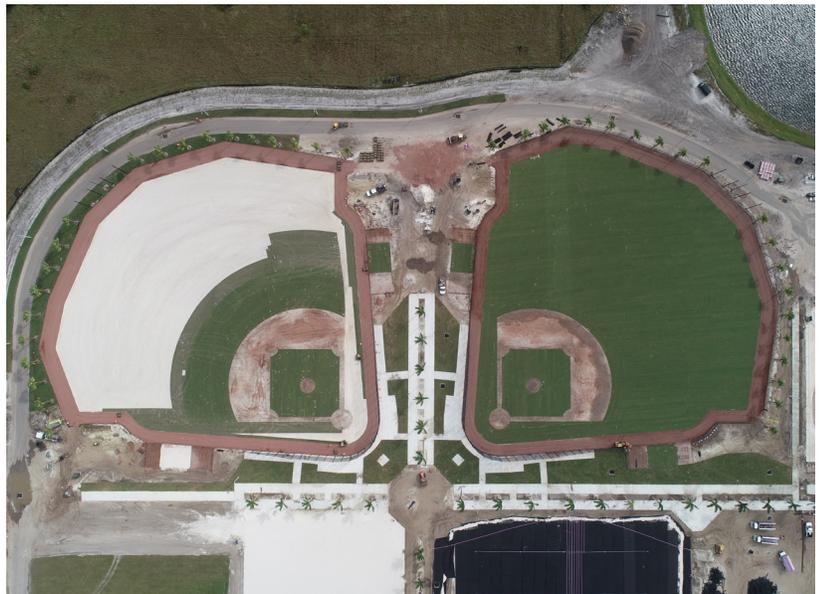
THE EDDIE C. MOORE COMPLEX PROJECT SCOPE INCLUDES:

- Selective Demolition of Existing Facilities
- New 2-Story Pressbox & Restroom Building
- Four (4) Replaced Softball Fields and Dugouts (Fields 1-4)
- Two (2) Replaced Multipurpose Fields
- Bullpen, Batting Tunnel, and Warm-up Area Improvements
- LED Sports Lighting Improvements on all nine (9) Fields (Softball and Multipurpose)
- Permanent Seating Improvements (Fields 1-4)
- Misc. Fencing, Netting, Site Surveillance, Wayfinding, etc.
- Site Improvements and Enhancements

DEMONSTRATING OUR UNDERSTANDING OF SPORTS FIELD CHALLENGES

With our history of delivering accelerated sports field construction, Tandem will bring our experiences and lessons learned to the City of Clearwater when planning and delivering this project. Benefits of these experiences and how they apply to your project can include:

- Most current database of local and regional Sports Field Builders, Natural Turf Providers, and Synthetic Turf Manufacturers to ensure ample subcontractor coverage, cost competitiveness, manpower and material availability, and comprehensive system options and alternates for the City to evaluate.
- A dedicated Sports Field Superintendent on staff to prioritize the review and conformance of all delivered materials and to ensure quality material testing and installation of all field systems.
- Proven history and experience of delivering sports field projects alongside your Design Team, with active/working knowledge of your field designer's (Bill McBride) preferred details, systems, and general approach to projects.
- Project Managers with the most current lessons learned and compliance considerations when building a collegiate-level softball tournament facility that must support broadcasting requirements for entities like ESPN.



PHASING AND LOGISTICS APPROACH

Upon project award, Tandem will immediately engage with the City and PBK to arrange kick-off meetings to organize global project controls, roles and responsibilities, and critical steps to manage early in the process, such as a comprehensive site investigation, that will inform and support the City when making decisions for phasing and sequencing, community sensitivities, and logistical constraints. Today, we understand that there are unique site considerations that must be addressed as it relates to the neighboring residential communities, adjacent health care facilities (BayCare Health System), and schools (Eisenhower Elementary School and Cavalry Christian High School), as well as public access points like the Ream Wilson Trail and the existing use of the Eddie C. Moore Complex/Herb Dudley Training Center by end-users like the Chargers Soccer Club, Tampa Bay Club Sport, Clearwater Lady Bombers, Clearwater Bullets, the St. Petersburg College Titans.

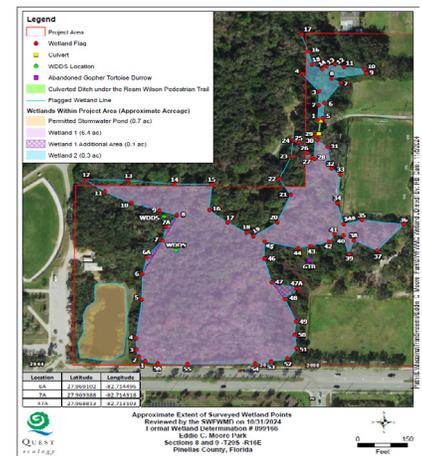
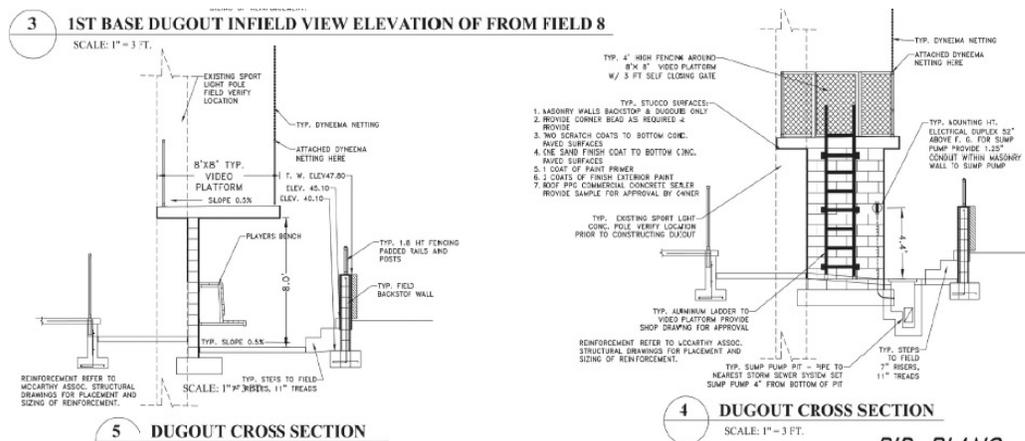
Early in the design process, the project team will suggest opportunities to meet with City-chosen stakeholder groups to review future operational calendars and build events, target dates, and work limitations into our project schedule. As an example, the attached chart (Pictured top right) reflects assumptions for the use of the multi-purpose fields by the Chargers in 2027. We would review this internally with the design team and City, with the intent to review and update with the club themselves. This would determine times would be best suited for the multi-purpose field and lighting renovations.

CHARGERS SCHEDULE

2027	
Period	Likely Practice Activity
Jan-Feb	Winter Recreations
Mar-July	Spring/Summer Camps
Aug-Sept	Pre-Season Training
Oct-Dec	Full Rec Practices



To better understand existing conditions and the surrounding environment, our team has reviewed the available permits and public records reflecting work that was previously performed in 2018/2019 at the Herb Dudley Training Center (Pictured below), and also recognize the presence of wetlands that exist to the west of Fields 1-4 at the Eddie C. Moore complex through the available SWFWMD documents.



BID PLANS

When considering the improvements to field drainage and the campus stormwater system, it will be critical to work alongside the design team as they investigate the quality and condition of the existing and downstream stormwater systems, to ensure optimal performance of the new fields.

Tandem is uniquely qualified to support these types of projects with multiple stakeholder groups and logistical considerations. During Preconstruction, Nathan Renner, Tandem's Senior Project Manager, will lead our team in creating and updating suggested phasing plans for the City based on the results of any and all stakeholder/end-user meetings, site investigations, and design updates/changes. He is currently supporting this same effort for two regional parks in Sarasota County.

During Construction, Will Pitt, Tandem's proposed Lead Superintendent, will control the daily site logistics and construction activities, acting as the primary (on-site) point of contact for the City from mobilization through closeout. Will has spent the majority of his time at Tandem serving as the Superintendent for IMG Academy where he recently completed the construction of their new softball complex. From his time working on this site, Will understands the complexities and communication strategies required to successfully work around a uniquely active and occupied campus. Just this year alone (2025), the IMG Academy 600-acre campus hosted 250 major sporting events, multiple camps supporting 13 different sports with participants from 163 different countries, and over 12,000 athletes, all while operating a 1,350-student boarding school.

PROCUREMENT OF LONG-LEAD ITEMS

Early in the preconstruction phase, Tandem will review and report on any systems and materials that should be considered and tracked due to lead times. One easy example that will be included in this review will be the field lighting improvements. Tandem works closely with industry leaders like MUSCO and their local representatives to ensure we are tracking and updating potential timelines for procurement and delivery of the specified lighting systems and their associated electrical gear. Any items that fall into this category will be identified and tracked utilizing a procurement log that will be reviewed with the City during each design milestone.

If the design schedule allows for it, Tandem will seek to present our GMP Contract to the City of Clearwater well in advance of the project's actual mobilization. This will allow our team to release subcontracts, prioritize submittal and shop drawing review, and schedule material deliveries ahead of our construction start date, maximizing the efficiency of critical elements within our construction schedule.





5.

PUBLIC OUTREACH & COMMUNICATION PLAN



EXPERIENCE MANAGING COMMUNICATION WITH RESIDENTS, BUSINESSES, HOAS, AND OTHER STAKEHOLDERS IN DENSELY DEVELOPED COMMUNITIES:

As a local contractor, Tandem prioritizes our impact and involvement with the community on each project that we manage. Through our 46 years of experience serving as a Construction Manager, we have often engaged with the community/public as a supporting team member responsible for reporting information relating to schedules, budgets, logistical management plans, potential construction impacts, and the safe delivery of each project. In fact, Tandem has been selected on many community sensitive projects because of our ability to emotionally connect, engage, and celebrate with the community around us.

PROJECT COMMUNITY CHARETTE EXAMPLE: SARASOTA HIGH SCHOOL



Our project management team, led by Nathan Renner and Tristan Lowry, offer numerous experiences where a deeper level of involvement was required to inform and engage the surrounding community entities. These projects range from Historical Restorations where neighbors, community members, and historical boards required multiple design charrettes, community workshops, and detailed project reports to more site-constrained projects that have been located adjacent to schools, neighborhoods, and local businesses where public engagement and consistent construction updates (Phasing and sequencing Schedules, logistics and staging plans, controlled work hours, etc.) were required.



PROJECT COMMUNICATION EXAMPLE: PINE VIEW SCHOOL



**Pine View School New Classroom Building
January 2021 Construction Update**

What to expect "Behind the Fence" in February:

The classroom building structure has progressed to the second floor and can be viewed rising above the courtyard fence. The 2nd floor "hollow core" concrete planks arrived on site (with two misguided drivers 🚛) have been set in place by a crane and the masonry walls have begun on the north wing of the second floor. The second floor walls and beams will be ongoing in February followed by the third floor planks. Work will begin soon on the interior of the building with the mechanical, electrical, plumbing and fire sprinkler system installations.

Work has begun in the north section of campus on the new Chiller Yard. This will house two- 200 Ton chillers, thermal storage tanks and associated pumps and equipment. This equipment will be part of the air conditioning system for the new classroom building and replace the chiller for building 16. Currently the foundations are being dug and prepared for concrete and will be followed by a concrete slab and masonry walls on three sides to surround the equipment and minimize noise.

Melissa Abela is the point of contact for any staff questions or comments regarding construction.



PROJECT TOPPING OFF CELEBRATION EXAMPLE: SKYE RANCH SCHOOL



PROJECT RIBBON CUTTING EXAMPLE: PARRISH COMMUNITY PARK

Tandem's Project Manager, Tristan Lowry, recently completed a uniquely sensitive project in Parrish, Florida, where a community park was planned jointly by the local community association and the County. The passion brought forth by the community members required numerous preconstruction and construction townhalls events where the County, design team, and construction manager presented with updates on updated designs and planned construction activities.



Tandem finds meaning and value in supporting these types of activities and this level of involvement in a community project.

Tandem has continuously developed and employed new tools to use when engaging with the public on these types of projects. We have supported counties with project-specific website updates, monthly reports and newsletters from "behind-the-fence", custom fence screen depicting owner and project information (pictured below), updated drone and project photography, critical construction activity reports and "look-aheads" to acknowledge when certain areas of a site will be impacted, etc. We have gone as far as writing thank you cards and dropping off notices to neighbors to ensure they felt safe and supported throughout construction. When partnering with design teams, an additional range of options become available through the use of their 3D Models, renderings, and visualization technologies.



Along with these community engagement tools, Tandem offers our owners, at their discretion, to support a range of community-based milestone events throughout each project. These can include ground breakings, topping off ceremonies, beam-signings, hardhat tours, and ribbon cutting ceremonies.

As we prepare for the impacts to the Eddie C. Moore Complex, we will meet with the City's project manager and design team members to determine how much or how little the City would like to engage with the public, and propose a range of options to achieve their community-engagement goals. Tandem has several graphic design professionals and certified drone pilots on staff, as well as numerous partners specializing in custom signage and large format printing, that are able to provide additional support to the City if and when desired. For project owners that are interested, we are beginning to offer the addition of Q.R. codes to our jobsite signs and windscreen that will provide links to project updates with attached photographs and reports.





6.

APPENDIX FOR REQUIRED WORK PRODUCTS

6. APPENDIX FOR REQUIRED WORK PRODUCTS

The following documents are examples of forms Tandem Construction uses to control processes and document the executed project management plan. Tasks, subtasks and deliverables to the milestones are communicated from the design and engineering phases through execution and into project closeouts. Relevant projects such as 17th Street Regional Park, St. Anne K-8 Catholic School, Southeast High School, and the Baltimore Orioles Player Development Facility are used as examples in the included forms.

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6.4	VALUE ENGINEERING ALTERNATE REPORT / VALUE ENGINEERING & COST ESTIMATE TRACKING LOG
6.5	PROCORE REPORT EXAMPLES - MEETING MINUTES
6.6	PROCORE REPORT EXAMPLES - RFI & SUBMITTAL LOGS
6.7	PROCORE REPORT EXAMPLES - OBSERVATIONS / PUNCH LIST
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6.9	MEETING MINUTES / MONTHLY OAC REPORT
6.10	CPM SCHEDULE EXAMPLES - PROJECT SCHEDULE + 4-WEEK LOOK AHEAD
6.11	SPORTS TESTING EXAMPLE
6.12	CLOSEOUT EXAMPLES





QUALITY CONTROL REPORT

September 25, 2024

Project: Manatee County Athletics & Aquatics Center At Premier Sports
Rangeland Parkway
Lakewood Ranch, FL 34211

Re: QA/QC Plan Review – Administration BLDG

Attn: Mr. Brian Leaver

A quality assurance and control plan review was performed by AJ Fritsch, Quality Control Manager, of the Administration Building at the Manatee County Athletics & Aquatics Center At Premier Sports North Campus on behalf of Tandem Construction (Tandem).

Plan Review Comments:

The following comments (and attached plans) are included for your consideration:

1. A3.0.3 – Detail 8 should provide smooth dowels between the two slabs to prevent differential settlement.
2. A3.0.3 – Detail 9 should include detailing showing the curb attachment to the slab. Additionally, is sealant required at slab and wall intersections for water tightness reasons?
3. A3.0.3 – Detail 10 should include detailing showing the curb attachment to the slab. Additionally, is sealant required at slab intersections for water tightness reasons?
4. A4.1.1 – Gutter and Downspout calculations show the gutter capacity very close to the provided limit. These numbers should be verified this will be adequate, especially in lieu of the large recent rain events coupled with the large roof areas draining to a single gutter system.
5. A4.1.2 – Low Roof Plans 3, 4, and 5 show the entire sloped roof sections draining to these low roofs with a single roof drain. It should be verified one roof drain is adequate for these large roof areas. Recommend having two roof drains for these roof areas.
6. A4.1.3 – Low Roof Plan 4 shows the entire sloped roof section draining to this low roof with a single roof drain. It should be verified one roof drain is adequate for this large roof areas. Recommend having two roof drains for these roof areas.
7. A4.1.3 – Low Roof Plan 2 and 5 show the entire sloped roof section draining to this low roofs. Are the two roof drains adequate for these larger roof areas?

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8. A4.1.3 – Roof Plan 1 provide a detail on how the standing seam roof is intended to drain where the roof panels come together at the valley. Open or closed valley? How is it intended to drain into gutter? Also at the roof end?
9. A4.1.3 – Roof Plan 1 a detail should be provided on how the tower side wall is flashed at the standing seam roof. Section detail 5/A7.1 does not represent the actual conditions.
10. A4.2 – Detail 6 the roofing membrane should be detail to extend up and over the parapet wall.
11. A4.2 – Detail 6 why is a gap of 3/8" required? This allows a pathway for windblown rain to be driven up under coping.
12. A4.2 – Detail 9 why is the metal roof edge detailing different for this detail than the rest of the details throughout the drawings?
13. A4.2 – Detail 10 the counterflashing should be detailed that it provides a minimum of 4 inches overlap of the membrane roofing and termination bar per code required roofing standards.
14. A4.2 – Detail 11 is a very complicated, not cost-effective, and allows for multiple locations that water will eventually migrate into the building. Recommend the following alternate detail: Provide a sloped concrete sill. Waterproof entire CMU and concrete sill with continuous cementitious waterproofing such as BASF 581. Stucco wall and sill. Apply elastomeric paint on sill only. Paint stucco and sill as originally designed.
15. A4.2 – Detail 12 the counterflashing should be detailed that it provides a minimum of 4 inches overlap of the membrane roofing and termination bar per code required roofing standards.
16. A4.2 – Detail 13 should be detailed to drain water getting back up behind standing seam roof. Detail is not clear as to the intent. Two options can be applied: One – Run roof underlayment up wall and on to HSS in a shingle fashion. Two – A metal standing seam edge angle/ flashing angle can be set in a full bed of tar placed over the roof underlayment and then liquid applied waterproofing can be applied to the flashing angle, wall, and onto the HSS.
17. A4.3 – Detail 2, 4, and 4 due to the size of the aluminum fascia, oil canning is a high possibility. Confirmation should be provided on if this is acceptable. Suggest adding a ribbed profile in the fascia.
18. A4.3 – Detail 1 where the roof panel intersects the splash guard with hemmed edge sealant should be provided to prevent water being blown under upper roof system.
19. A4.3 – Detail 1 in providing a slope of a 1/4" per foot to drain to center of gutter, the center of the gutter will be flat between downspouts with no drainage side to side to the

downspouts. The detail should be reviewed on the design intent and constructability practices.

20. A4.3 – Detail 1 on the upper side where the roof drains into the concealed gutter, the flashing, underlayment, and the aluminum gutter need to be reworked to provide drainage in a shingle fashion into the gutter system. Recommend adding underlayment on top of concealed gutter edge and running it under the next layer underlayment for a shingle effect.
21. A4.3 – Detail 2, 3, and 4 the fascia board needs framing to connect to. An additional structural support is required between the tube outriggers.
22. A4.3 – Detail 2 advise on how the aluminum fascia is to be connected to the standing seam roof system. Screw and neoprene washer?
23. A4.3 – Detail 2 will require a roof closeout piece or sealed angle to prevent windblown rain to enter behind the standing seam roof system.
24. A4.3 – Detail 3 standing seam roof should extend over the roof edge.
25. A4.3 – Detail 3 recommend having drip edge installed and then have underlayment installed over upper leg of drip edge to create a shingle drainage effect.
26. A4.3 – Detail 4 shows both a top and bottom cleat for attaching the fascia. The panel cannot be installed with a double cleat detail. The detail should be reviewed on the design intent and constructability practices.
27. A4.3 – Detail 4 shows a 1'-4" wide pressure treated board. This board will need to be multiple sections due to the size, making the additional support required.
28. A6.1.1 – Section 4 mark 1/A6.2.3 is not correct and does not show the plan conditions.
29. A6.2.1 – Section 4 a continuous stucco weep screed is required at the window head to drain the system.
30. A6.2.2 – Section 2 construction and installation of finishes are not able to be performed due to the limited space. The detail should be reviewed on the design intent and constructability practices.
31. A6.2.2 – Section 6 how is the building envelope and structure supposed to be continuous through the roof trusses. Bond beams will not be able to be run through trusses. Recommend changing the building envelope extents as shown on plan.
32. A6.2.2 – Section 7 where is this detail located? Do not see where it is referenced throughout the architectural plans.

33. A6.2.2 – Section 7 flashing may vary with slope of roof. How shall this detail be detailed along the wall?
34. A7.0 – Exterior partition detail, code requires that the stucco on frame have two layers of waterproofing. Will need to add a layer of grade D paper to stucco system to meet code.
35. A7.0 – Exterior CMU wall detail indicates using liquid applied waterproofing. Lath would be required to be applied to the entire wall in order for the stucco to bond. Suggest using cementitious waterproofing such as BASF 581.
36. A7.1 – Detail 1 and 5 exposed desnglass is shown. Required aluminum fascia over densglass.
37. A8.2.2 – Detail 3, 4, 6, and 7 indicates using liquid applied waterproofing. Lath would be required to be applied to the entire wall in order for the stucco to bond. Suggest using cementitious waterproofing such as BASF 581.
38. A8.2.3 – Detail 1 a continuous stucco weep screed is required at the window head to drain the system.
39. A8.2.3 – Detail 2 and 5 the detail was drawn with dimensions that do not work with sealant beads due to the 3/8 inch plate detail. Either beads will be nonexistent on the interior or over 3/4 inch on the exterior. The detail should be reviewed on the design intent and constructability practices.
40. A8.2.3 – Detail 2, 3, 5, and 6 the sealant bead required on the inside face of the window will not be able to be installed since the welded countertop bracket is present. Unless the bracket is post installed, but will not be able to be welded because of the heat near the sealants and window system. The detail should be reviewed on the design intent and constructability practices.
41. A8.3.3 – Detail 1, 3, 5, and 7 indicates using liquid applied waterproofing. Lath would be required to be applied to the entire wall in order for the stucco to bond. Suggest using cementitious waterproofing such as BASF 581.
42. A8.3.3 – Detail 7 shows exposed CMU at the door head with the way the detail is shown. The detail should be reviewed on the design intent.
43. A8.5.2 – Plan shows slab cut plan, however, based upon the proposed layout cracking in the concrete slab will occur. Recommend laying out the pattern in a different fashion or adding additional saw cuts.
44. A9.1.4 – Plan 1 shows a floor drain. Does this floor drain drain to the sump pit? Plumbing plans are not clear on how this configuration and sump pit work or tie together. Direction should be given on the design intent of the system.

45. A9.1.4 – Detail 5 the concrete beam shown to support the canopies are not shown in the structural drawings. Details should be provided on these beams for support.
46. S-200 – 2/S-200 plan does not show the concrete beams for support of the canopies as shown on the architectural drawings. Details should be provided on these beams for support.
47. S-200 – The one section cut 5/S-500 is not per the architectural drawings. The correct section cut should be provided.
48. S-201 – 1/S-201 plan does not show the multiple concrete beams for support of the canopies as shown on the architectural drawings. Details should be provided on these beams for support.
49. P4.0A – Riser diagram does not show the floor drain that is located in the pit of the pool pump room and if it ties into the sump pump. Direction should be given on the design intent of the system.

If you have any questions, please feel free to contact me at 484-347-7129.

Sincerely,



AJ Fritsch
Quality Control Manager

Enclosures:
Plans



QUALITY CONTROL REPORT

January 29, 2025

Project: **K-8 Lorraine**
9501 Lorraine Road
Sarasota, FL 34241

Site Visit: January 27, 2025

Attn: Mr. Cody Carson

Quality Control Assessment Performed:

- In-progress installation of the roofing system and exterior building joints at the roof level at the K-8 Lorraine building.

Observations:

1. See attached photos for item identified and the associated trade.

Action Items:

1. Correct items identified in photos.
2. Follow manufacturer's installation requirements and follow applicable architectural details.

If you have any questions, please feel free to contact me at 484-347-7129.

Sincerely,

A handwritten signature in blue ink, appearing to read 'AJ Fritsch', is written over a light blue circular stamp.

AJ Fritsch
Quality Control Manager

Enclosures:
Photos



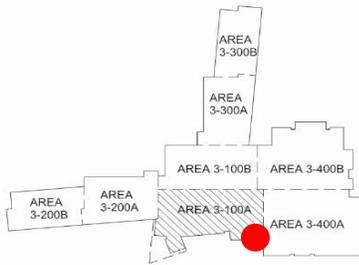
PHOTOGRAPHS

SEALANT

Trade: Roofer / Waterproofer

Issue: Failed sealant at coping. No building sealant at brick interface.

Action: Install sealant and repair failed sealant.



PHOTOGRAPH #1

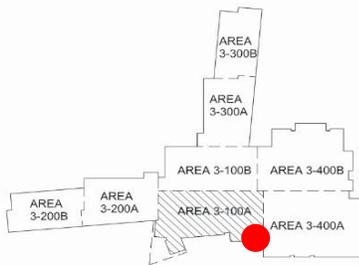


ROOFING

Trade: Roofer

Issue: Reverse lap of roofing membrane can allow water infiltration long term.

Action: Add strip and flash up under coping.



PHOTOGRAPH #2

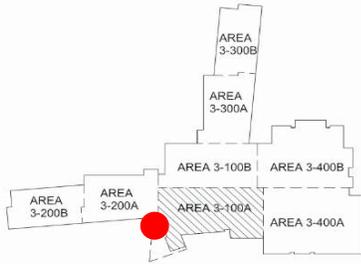


SEALANT

Trade: Waterproofer

Issue: Failed sealant at panel interface.

Action: Remove and replace failed sealant with appropriate sealant for the required movement amount.



PHOTOGRAPH #3

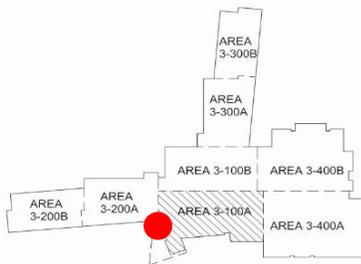


SEALANT

Trade: Waterproofer

Issue: Failed sealant at panel interface.

Action: Remove and replace failed sealant with appropriate sealant for the required movement amount.



PHOTOGRAPH #4

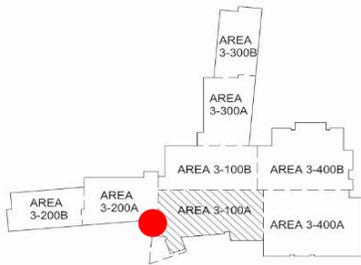


WATERPROOFING

Trade: Waterproofer

Issue: Multiple voids in waterproofing. Picture is representative.

Action: Fill in all voids in entrance canopy.



PHOTOGRAPH #5

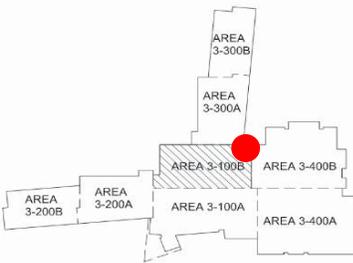


SEALANT

Trade: Roofer

Issue: Failed sealant at coping.

Action: Repair failed sealant.



PHOTOGRAPH #6

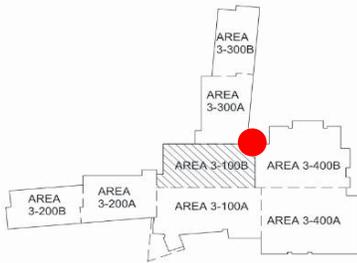


ROOFING

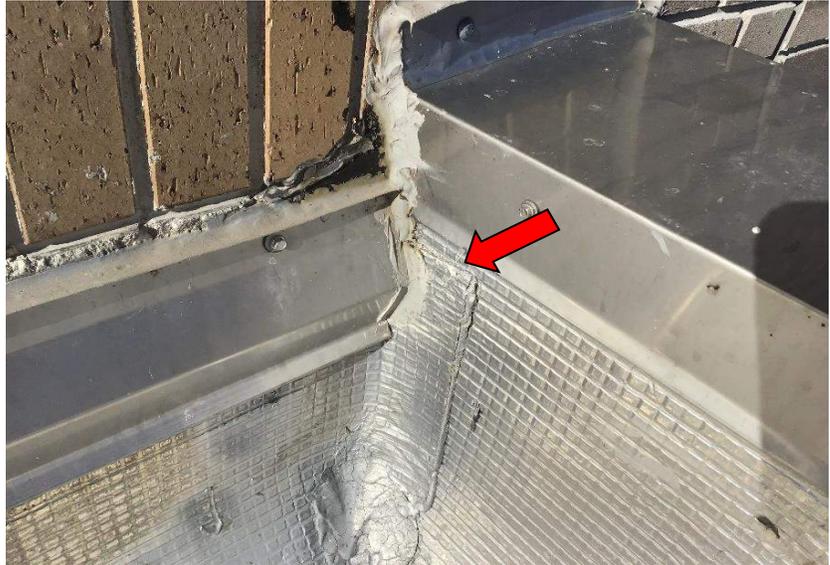
Trade: Roofer

Issue: Reverse lap of roofing membrane can allow water infiltration long term.

Action: Add strip and flash up under coping.



PHOTOGRAPH #7

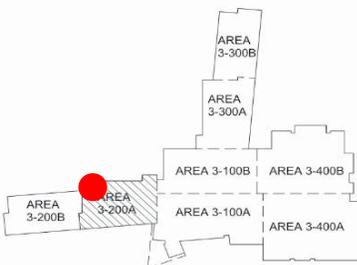


SEALANT

Trade: Roofer

Issue: No sealant between vertical coping and membrane as per other locations on job. Can allow water infiltration long term.

Action: Add sealant under coping.



PHOTOGRAPH #8

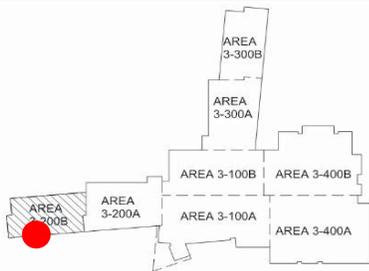


SEALANT

Trade: Roofer

Issue: No sealant between vertical coping and membrane as per other locations on job. Can allow water infiltration long term.

Action: Add sealant under coping.



PHOTOGRAPH #9

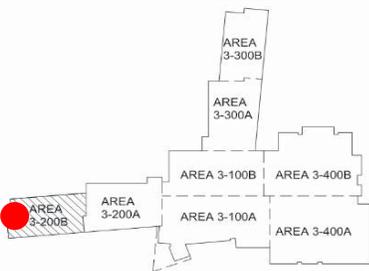


SEALANT

Trade: Roofer

Issue: No sealant between vertical coping and membrane as per other locations on job. Can allow water infiltration long term.

Action: Add sealant under coping.



PHOTOGRAPH #10

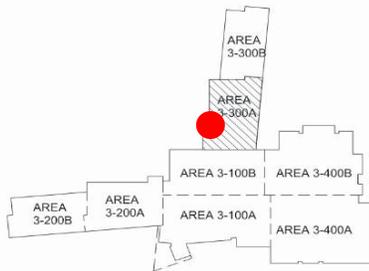


SEALANT

Trade: Roofer

Issue: Voids in sealant at overflow scupper.

Action: Fill in all voids at scupper.



PHOTOGRAPH #11

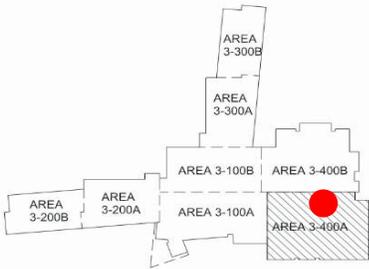


SEALANT

Trade: Waterproofer

Issue: Failed sealant at panel interface. Adhesion failure.

Action: Remove and replace failed sealant with appropriate sealant for the required movement amount. Prep joint properly prior to sealant install.



PHOTOGRAPH #12

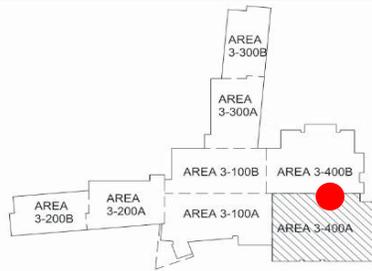


CONCRETE/SEALANT

Trade: Waterproofer

Issue: Excessive edge concrete not removed prior to sealant. Concrete cracked and allows water infiltration.

Action: Remove and replace sealant and cracked concrete.



PHOTOGRAPH #13

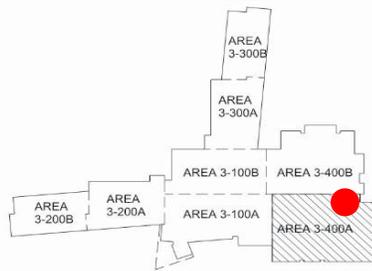


CONCRETE/SEALANT

Trade: Waterproofer

Issue: Excessive edge concrete not removed prior to sealant. Concrete cracked and allows water infiltration.

Action: Remove and replace sealant and cracked concrete.



PHOTOGRAPH #14

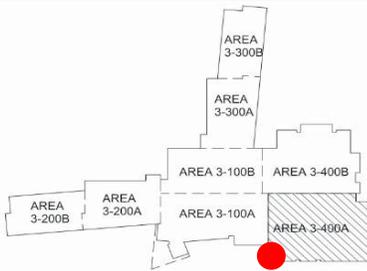


SEALANT

Trade: Waterproofer

Issue: Failed sealant at panel interface. Adhesion failure.

Action: Remove and replace failed sealant with appropriate sealant for the required movement amount. Prep joint properly prior to sealant install.



PHOTOGRAPH #15

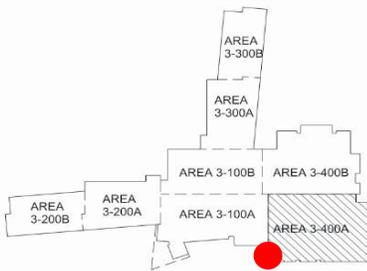


SEALANT

Trade: Waterproofer

Issue: Failed sealant at panel interface. Adhesion failure.

Action: Remove and replace failed sealant with appropriate sealant for the required movement amount. Prep joint properly prior to sealant install.



PHOTOGRAPH #16

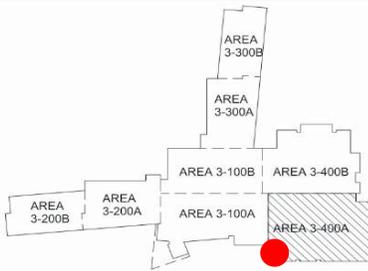


AREA 4

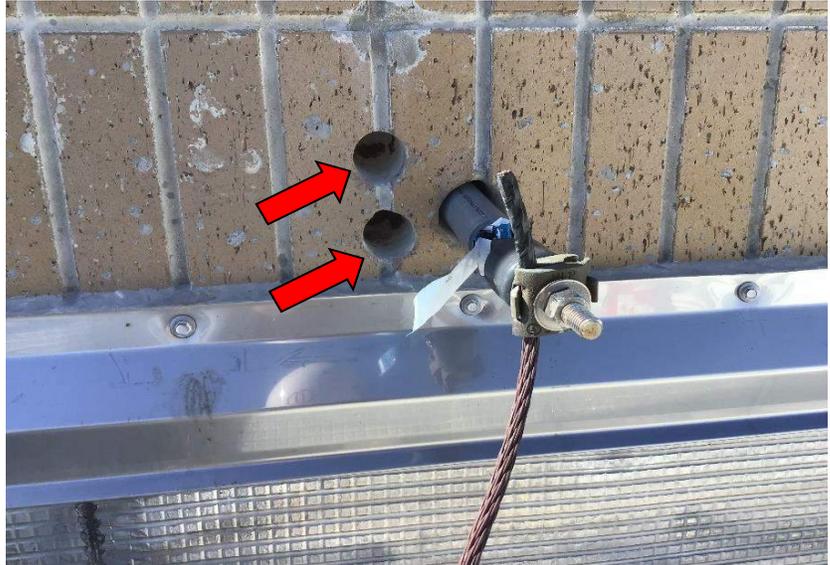
Trade: Waterproofer

Issue: Excessive holes cut into panel.

Action: Holes will need to be sealed along with the lightning penetration location.



PHOTOGRAPH #17

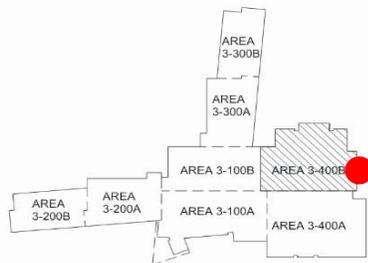


SEALANT

Trade: Roofer

Issue: No sealant at brazed locations as with all other scupper heads.

Action: Provide sealant along brazed seams.



PHOTOGRAPH #18

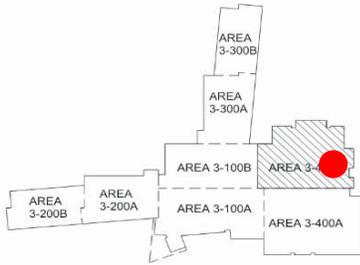


SEALANT

Trade: Waterproofer

Issue: Excessive edge concrete not removed prior to sealant. Concrete cracked and allows water infiltration. Typical along entire height of joint.

Action: Remove and replace sealant and cracked concrete.



PHOTOGRAPH #19

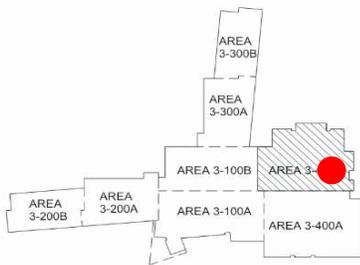


SEALANT

Trade: Waterproofer

Issue: Excessive edge concrete not removed prior to sealant. Concrete cracked and allows water infiltration. Typical along entire height of joint.

Action: Remove and replace sealant and cracked concrete.



PHOTOGRAPH #20



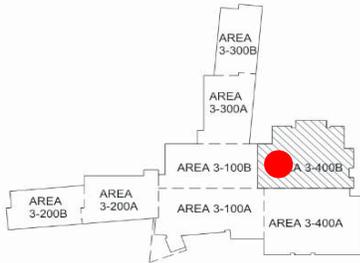
LOOSE SCREWS

Trade: Roofer

Issue: Loose protruding screws were present at the parapet.

Action: Tighten loose screws.

PHOTOGRAPH #21



6.3 SUBCONTRACTOR PREQUALIFICATION FORM EXAMPLE



Tandem Construction
5391 Lakewood Ranch Blvd. North, Ste. 200
Sarasota, FL 34240
941-954-1599

Subcontractor Pre-Qualification Application

Instructions: Please complete all fields prior to submitting form. You will be notified of status once your application has been reviewed. It is at the discretion of Tandem Construction to require audited financial statements prior to the award of any contract. Tandem Construction reserves the right to request additional information as necessary to verify the company's qualifications.

* = Required

LINK TO REFERENCE FORMS:

Prior to submitting this application please download and complete all Reference Forms from our website: www.tandemconstruction.com, then upload all with this Pre-Qualification Application.

UPLOAD FILE: https://opr.pipelinesuite.com/290/forms/1890/Tandem_Insurance_Requirements_and_Bonding_Reference_Form.pdf

UPLOAD FILE: https://opr.pipelinesuite.com/290/forms/1890/Florida_Cert_of_Good_Standing_

UPLOAD FILE: https://opr.pipelinesuite.com/290/forms/1890/SPRINTURF_Qualifications.pdf

COMPANY NAME* : SPRINTURF LLC

DBA (DOING BUSINESS AS) NAME: SPRINTURF

ADDRESS* : 146 Fairchild St. Ste 150

CITY* : Daniel Island

STATE* : SC

ZIP: 29492

CONTACT FIRST NAME* : Kyle

CONTACT LAST NAME* : Waldrop

TITLE: Florida Manager

PHONE* : 239-823-0968

CELL: 239-823-0968

EMAIL* : Kyle.Waldrop@Sprinturf.com

TRADES PERFORMED* : 329125: Natural and Artificial Turf

PRIMARY ESTIMATOR FIRST & LAST NAME: Daniel Dietrich

PRIMARY ESTIMATOR EMAIL: Daniel.Dietrich@sprinturf.com

SECONDARY ESTIMATOR FIRST & LAST NAME :

SECONDARY ESTIMATOR EMAIL:

COMPANY TYPE: LLC

VENDOR TYPE: Subcontractor

DESIGN-BUILD EXPERIENCE?:

ENGINEERING STAFF: External

If yes to Design-Build, is your engineering staff internal or external?

BUDGET PARTICIPATION* : YES

Are you willing to participate in early design phase budgets (schematic and design development)? Please answer YES or NO

WEBSITE: <https://www.sprinturf.com/>

CURRENT # OF FULL-TIME EMPLOYEES: 200+

EMPLOYER FEIN #: 45-1602703

YEAR COMPANY CREATED: 1998

1/28/25, 5:07 PM

Page 1 of 3





FLORIDA OFFICE LOCATION(S)* : Charlotte County - Office(s) Location

If your office has more than one location check the counties that apply.

FLORIDA WORK AREA(S): !All Florida Counties - Work Area

If you perform work in the entire state of Florida, then check the "All Florida Counties" box ONLY. Otherwise, check the counties that apply.

STATE OR LOCAL LICENSE #'S:

CERTIFICATIONS:

JOB TYPES* : Education K-12

PAST PERFORMANCE - AWARDED WORK:

Has your company failed to complete any awarded work in the last 1 to 3 years? If yes, explain on separate sheet.

PAST PERFORMANCE - JUDGMENTS:

Any judgments, claims, arbitration proceedings or suits pending/outstanding against your company or its Officers within the last 1 to 3 years? If yes, explain on separate sheet.

PAST PERFORMANCE - FILED LAWSUITS:

Has your company filed any law suits or requested arbitration in regard to construction contracts within the last 1 to 3 years? If yes, explain on separate sheet.

PAST PERFORMANCE 4:

Within the last five (5) years, has any Officer or Principal of your company ever been an Officer or Principal of another company when it failed to complete a construction contract? If yes, explain on separate sheet.

PAST PERFORMANCE 5:

If your company is less than 5 years old, please list any previous entity name(s), if applicable.

PAST PERFORMANCE 6:

Did any previous entities fail to complete awarded work in the past 5 years? If yes, provide specific info for each project on separate sheet.

PAST PERFORMANCE 7:

Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against any previous entities? If yes, provide specific info for each (amount of claim & details of occurrence) on separate sheet.

PAST PERFORMANCE 8:

Have any previous entities filed lawsuits or requested arbitration in regard to construction contracts within the past 5 years? If yes, provide specific info for each occurrence on separate sheet.

ACTIVITIES YOU SUBCONTRACT TO OTHERS: Base Work

CURRENT PROJECT 1: Tradition Community Park -SCG Fields -\$2,000,425 - Synthetic Turf Materials/Install -Install starting Late Feb. 2025

Provide Project Name, GC/CM, Contract Value, Scope(s) of work performed, % complete and new construction or renovation within last 1 to 3 years.

CURRENT PROJECT 2: Festival Park -Legacy Sports -\$395,000 -Synthetic Turf Materials/Install -Install starting Feb. 2025

Provide Project Name, GC/CM, Contract Value, Scope(s) of work performed, % complete and new construction or renovation within last 1 to 3 years.

CURRENT PROJECT 3: Oak Park School - Sarasota County Schools -Jon F. Swift Construction -\$621,680 -Synthetic Turf Materials/Install -100% Complete

Provide Project Name, GC/CM, Contract Value, Scope(s) of work performed, % complete and new construction or renovation within last 1 to 3 years.

COMPLETED PROJECT 1: Booker HS - Sarasota County Schools -Jon F. Swift Construction -\$648,135 -Synthetic Turf Materials/Install -Renovation to existing Field

Provide Project Name, GC/CM, Contract value, Scope(s) of work, New Construction or Renovation for completed project in the last 1 to 3 years:

COMPLETED PROJECT 2: Orange Bowl - Moore Park -CSR Heavy Construction -\$415,450 -Synthetic Turf Materials/Install -Renovation to existing field

Provide Project Name, GC/CM, Contract value, Scope(s) of work, New Construction or Renovation for completed project in the last 1 to 3 years:

COMPLETED PROJECT 3: Fort Myers High School -SCG Fields -\$398,115 - Synthetic Turf Materials/Install -Renovation to existing field

Provide Project Name, GC/CM, Contract value, Scope(s) of work, New Construction or Renovation for completed project in the last 1 to 3 years:

GC/CM REFERENCE 1: Jon F. Swift Construction Contact Name: Justin Williams Phone: 941-685-5839 Email: Justin@jonfswiftinc.com

Provide contact info for whom your company has performed work in the past (2) years: Company Name, Contact, Phone, Email





GC/CM REFERENCE 2: CSR Heavy Construction Contact Name: Paul Arcella
Phone: 954-421-1264 Email: Paul@csrheavy.com

Provide contact info for whom your company has performed work in the past (2) years: Company Name, Contact, Phone, Email.

GC/CM REFERENCE 3: SCG Fields Contact Name: Chris Franks Phone: 216-570-5656 Email: Cfranks@scgfields.com

Provide contact info for whom your company has performed work in the past (2) years: Company Name, Contact, Phone, Email.

TRADE REFERENCE 1: Brock USA Contact Name: Ronnie Pascale Phone: 804-366-1368 Email: rpascale@brock-international.com

Provide Supplier Name, Contact, Phone, & Email.

TRADE REFERENCE 2: Schmitz Foam Contact Name: TJ Marcum Phone: 281-433-0415 Email: tj.marcum@schmitzfoam.com

Provide Supplier Name, Contact, Phone, & Email.

TRADE REFERENCE 3: Greenplay USA Contact Name: Domenic Carapella Phone: 917-880-0202 Email: domenic.carapella@greenplayusa.com

Provide Supplier Name, Contact, Phone, & Email.

FINANCIAL REFERENCE: Attached in form

Provide Financial Institution Name, Contact, Phone, Email & Line of Credit Amount.

SAFETY 1: Yes

Any OSHA violations in the last 1 to 3 years? If yes, please explain on separate sheet.

SAFETY 2: 1 incident at manufacturing plant in Chatsworth GA.

What is your business' OSHA recordable incident rate for the current & past 3 years?

SAFETY 3:

Any fatalities in the last 1 to 3 years? If yes, please explain on separate sheet.

SAFETY 4: Yes

Do you have a written Safety Policy for your company? (copy will be required if contracted).

SAFETY 5: Yes

Do you comply with the Drug Free Work Act?

AVERAGE CONTRACT SIZE \$: \$700,000

Average contract size over last 3 years.

AVERAGE REVENUE \$: \$150,000,000+

Average annual revenue over last 3 years.

PAYMENT AND PERFORMANCE BOND:

Are you able to provide a P&P Bond?

BOND RATE:

Enter Bond Rate Percentage (example: 1.5%)

FORM COMPLETED BY: Kyle Waldrop

Enter Name and Title

TODAY'S DATE: 2025-01-28



6.4 VALUE ENGINEERING ALTERNATE REPORT EXAMPLE

St. Anne Catholic School - K8

December 7, 2023

Design Development

TANDEM CONSTRUCTION

5391 LAKEWOOD RANCH BLVD. NORTH SUITE 200
SARASOTA, FL 34240

ALTERNATES

ALTERNATE	DESCRIPTION	ADD/DEDUCT	EST VALUE	ACCEPTED (Y/N)	DATE
ALTERNATE #1	Eliminate Tiltwall and add masonry bearing and hollowcore	ADD	\$ 109,796.00	N	10/12/2023
ALTERNATE #2	Modify interior masonry to framing and abuse resistant drywall	DEDUCT	\$ (348,256.00)	Y	10/12/2023
ALTERNATE #3	Delete Traffic Coating at Exterior Stairs	DEDUCT	\$ (8,980.00)	N	12/7/2023
ALTERNATE #4	Replace Nanawall with storefront at Media Center	DEDUCT	\$ (26,942.00)	Y	10/12/2023
ALTERNATE #5	Eliminate 3rd Party Water Testing of Storefront	DEDUCT	\$ (21,810.00)	Y	10/12/2023
ALTERNATE #6	Modify storefront finish to "Bronze" anodized ILO Painted (bronze +7,500)	DEDUCT	\$ (43,768.00)	Y	10/26/2023
ALTERNATE #7	Eliminate SG5 Glazing at the front Lobby Reception desks windows at Lobby to remain SG5 Exterior Storefront at Lobby Laminated / Impact/ Insulated glass Lobby Interior Storefront to be Laminated Impact glazing	Design was changed VE Not calculated for current design changes			
ALTERNATE #8	Use YKK 50FI (non thermal) ilo 50TU (thermal) at all storefronts	DEDUCT	\$ (10,905.00)	N	10/12/2023
ALTERNATE #9	Use non tinted glazing ilo tinted glazing	DEDUCT	\$ (8,339.00)	N	10/12/2023
ALTERNATE #10	Change Window Spec to ES Windows	Pricing was not apples to apples and Exterior Curtain walls were excluded			
ALTERNATE #11	Modify spec to use Level 4 smooth drywall ILO Level 5	DEDUCT	\$ (24,722.00)	Y	10/12/2023
ALTERNATE #12	Eliminate Abuse Resistant drywall in the Office Hallways	DEDUCT	\$ (1,783.00)	Y	10/12/2023
ALTERNATE #13	Use 15/16" ceiling tile grid ilo 9/16"	DEDUCT	\$ (12,214.00)	Y	10/12/2023
ALTERNATE #14	Eliminate Window Solar Shades	DEDUCT	\$ (192,241.00)	Y	10/12/2023
ALTERNATE #15	Modify Finish on Walkway Canopy to Clear Anodized	DEDUCT	\$ (56,450.00)	Y	10/12/2023
ALTERNATE #16	Delete Flagpole	DEDUCT	\$ (9,622.00)	N	10/12/2023
ALTERNATE #17	Delete Wall Padding	DEDUCT	\$ (12,188.00)	Y	10/12/2023
ALTERNATE #18	Eliminate the Airnasium	DEDUCT	\$ (542,209.00)	Y	10/12/2023
ALTERNATE #19	Eliminate Arched Portals at the Airnasium	DEDUCT	\$ (136,595.00)	Y	10/12/2023
ALTERNATE #20	Modify HVAC System from Chilled water to RTU's	DEDUCT	\$ (1,213,920.00)	Y	10/12/2023
ALTERNATE #21	Alternate Light Fixture Package	DEDUCT	\$ (25,659.00)	Y	10/12/2023
ALTERNATE #22	VE to the Electrical Gear Package	DEDUCT	\$ (10,000.00)	Y	10/26/2023
ALTERNATE #23	Modify Sod type to Bahia from St Augustine	DEDUCT	\$ (25,979.00)	Y	10/12/2023
ALTERNATE #24	Delete ALL Entry Arches and Associated Canopy	DEDUCT	\$ (281,413.00)	Alt 23 or Alt #24?	
ALTERNATE #25	Delete Arches and Canopy Except at Entry	DEDUCT	\$ (213,820.00)	Alt 23 or Alt #24?	
ALT. 24 & ALT. 25 No decision made at meeting on Arches **Clear Anodized for Canopies per Hung was not an issue being different finish than Storefront.					
ALTERNATE #26	Modify Automatic Gates to manual gates	DEDUCT	\$ (60,043.00)	Y	10/26/2023
	Leave Underground Infrastructure for Future	ADD	\$ 10,000.00	Y	
ALTERNATE #26	Use Armstrong Dakota 24" x24" tile ilo the Rockfon Education Plus tile	DEDUCT	\$ (11,000.00)	TBD	12/7/2023
	Use Armstrong Fine fissured school zone 24" x24" tile ilo the Rockfon Education Plus tile	DEDUCT	\$ (17,500.00)	TBD	
ALTERNATE #27	Use American Sanitary Toilet Compartments ilo ASI Accurate Toilet Partitions	DEDUCT	\$ (10,000.00)	TBD	12/7/2023
			TOTAL ACCEPTED CREDITS	\$ (2,552,538.00)	
			TOTAL CREDITS AVAILABLE	\$ (3,206,562.00)	



6.4 VALUE ENGINEERING & COST ESTIMATE TRACKING LOG EXAMPLE



Sarasota County - 17th Street Regional Park

100% GMP Report DRAFT 3

March 25, 2025

Alternates

ALT #	DESCRIPTION	ADD / DEDUCT	EST VALUE	ACCEPTED (Y/N)	DATE
ALT #1	Provide Brock SP17 shock pad ILO specified Power Base YSR	-	\$ -	Y	1/23/24
ALT #2	Provide AT Liga Rootzone 52 oz ILO specified	-	\$ -	Y	1/23/24
ALT #3	Provide 4" of #57 Stone at MP Fields ILO specified 5"	-	\$ -	Y	1/23/24
ALT #4	Add football line package to MP Fields - 2 each (NA, SEE ALT #28)	-	\$ -	NA	3/13/24
ALT #5	Add soccer line package to MP Fields - 2 each (NA, SEE ALT #28)	-	\$ -	NA	3/13/24
ALT #6	Add lacrosse line package to MP Fields - 2 each	-	\$ -	N	1/23/24
ALT #7	Provide 90/10 Golf Ergonomics Rootzone ILO specified	-	\$ -	Y	1/23/24
ALT #8	Provide local (Calhoon) infield mix 80/20 ILO specified (NA, PER ALT #7 ACCEPTANCE)	-	\$ -	NA	1/23/24
ALT #9	Provide 30'-0" tall Foul Poles ILO specified 40'-0" at 10 fields	-	\$ -	Y	2/6/24
ALT #10	Provide 387,000 SF of Hydro Seed ILO Bahia Grass Sod for property NE	-	\$ -	Y	1/23/24
ALT #11R1	Provide (1,730) bubblers ILO mini root watering system	-	\$ -	Y	2/20/24
ALT #12	Provide Prefabricated Pressboxes at MP Fields (THIS IS IN LIEU OF ALT #26 & #41)	ADD	\$ 685,485.92		
ALT #13	Delete Spectator Shade Structures at 10 fields	-	\$ -	N	3/21/25
ALT #14	Provide windscreen option #1 (40' centered on outfield fence)	-	\$ -	N	2/20/24
ALT #15	Provide windscreen option #2 (along entirety of outfield fence)	-	\$ -	N	2/20/24
ALT #16	Provide Sur-loc mill finish aluminum edging between shell path and fencing at 11 baseball fields	-	\$ -	N	2/20/24
ALT #17	Provide Sur-loc black finish aluminum edging between shell path and fencing at 11 baseball fields	-	\$ -	N	2/20/24
ALT #18	Provide netting between Stadium Field and Playground	-	\$ -	Y	3/1/24
ALT #19	Provide Playground Synthetic Turf	ADD	\$ 88,203.97	AM ADJUSTMENT	3/21/25
ALT #20	Revise Backstops at 10 fields to 30' high with NO overhang	-	\$ -	N	2/23/24
ALT #21	Revise Backstops at 10 fields to 24' high with NO overhang	-	\$ -	Y	2/23/24
ALT #22	Provide 2-coat, single color Kynar finish from Peachtree's standard colors at (1) Walkway Cover at the Entry Building and (3) Cantilever Canopies at Concessions Areas	ADD	\$ 22,093.27		
ALT #23	Provide 2-coat, single color Kynar finish from Peachtree's standard colors at (20) Dugout Covers and (10) Shade Structures (CANNOT BE COMBINED WITH ALT #25)	ADD	\$ 211,345.01		
ALT #24	Revise netting system at (4) field intended for football use per sketch provided by Nick with Kimley-Horn; NA-PER RFI GMP-10 RESPONSE	-	\$ -	NA	2/11/25
ALT #25	Provide powder coated steel and metal roof Dugout Shade Structures ILO aluminum at (10) adult & youth softball fields (THIS IS IN LIEU OF ALT #23)	-	\$ -	N	3/21/25
ALT #26	Provide conventional built Pressboxes at MP Fields. This is a budget placeholder including CM fees for design team to design to. Pricing will be revised upon receipt of drawings from Design Team. (THIS IS IN LIEU OF ALT #12 & ALT #41)	ADD	\$ 457,558.07		
ALT #27	ADD allowance for Playground Equipment. 100% plans do not have the latest design to be able to reprice. This is a budget placeholder including fees for design team to design to.	ADD	\$ 226,022.66		
ALT #28	ADD allowance for Line Markings	ADD	\$ 82,691.22	TC PROVIDE PRICE ONE FB FIELD	3/21/25
ALT #29	Provide Scorer's Platforms at 10 Fields from GT Grandstands. Design to be verified by Design Team if acceptable. (THIS IS IN LIEU OF ALT #51)	ADD	\$ 301,742.47		
ALT #30	ADD allowance for Site Furnishings	ADD	\$ 529,223.79		
ALT #31	Add allowance for (3) Refrigerators & (1) Ice Machine	ADD	\$ 15,435.69		
ALT #32	Additional Signage Requests (Monument, Building signs, additional room labels)	ADD	\$ 110,254.96		



Tandem Construction
 5391 Lakewood Ranch Blvd N, Suite 200
 Sarasota, Florida 34240
 P: (941) 954-1599

Project: 24-005 17th St Regional Park Athletic Complex
 4770 17th Street
 Sarasota , Florida 34235

Owner-Architect-Contractor Progress Meeting Minutes: Meeting #36

Meeting Date Dec 23, 2025 **Meeting Time** 01:00 pm - 03:00 pm Eastern Time (US & Canada)

Meeting Location Teams Meeting

Overview Recurring Progress Meeting for Construction Team

Notes

Attachments

Scheduled Attendees

Name	Company	Phone Number	Email	Attendance
Brad Gaubatz	Sarasota County Capital Projects		bgaubatz@scgov.net	Conference
Douglas Driscoll	Sarasota County Capital Projects	P: (941) 822-5584	ddriscoll@scgov.net	Present
Nicole Rissler	Sarasota County Government		nrissler@scgov.net	Absent
Casey Doyle	Sarasota County Government		cdoyle@scgov.net	Conference
Shelby Hoffman	Sarasota County Government		shoffman@scgov.net	Present
Kimberly Heuberger	Sarasota County Government		kheuberg@scgov.net	Absent
Kimber Bereiter	Sarasota County Government		kbereiter@scgov.net	Absent
Rob Habedank	Sarasota County Government		rhabedank@scgov.net	Present
Fred Nofen	Sarasota County Government		fnofen@scgov.net	Absent
Shawn Yeager	Sarasota County Government		syeaeger@scgov.net	Absent
Jake Strawn	Sarasota County Government		jstrawn@scgov.net	Absent
Derek Hurlburt	Sarasota County Government		dhurlburt@scgov.net	Present
Manny Lopez	Sarasota County Government		mlopez@scgov.net	Present
Ashley Bohlman	Sarasota County Government		abohlman@scgov.net	Absent
Bill Lammie	Sarasota County Government		blammie@scgov.net	Absent
Keith Eggleston	Sarasota County Government		keggleston@scgov.net	Absent
Alex Moore	Sarasota County Government		amoore@scgov.net	Absent
Dave Shephard	Sarasota County Government		dshepard@scgov.net	Absent
James Pankonin	Kimley-Horn & Associates, Inc.	P: (941) 379-7600	james.pankonin@kimley-horn.com	Conference
Nick Guida	Kimley-Horn & Associates, Inc.		nick.guida@kimley-horn.com	Absent



Name	Company	Phone Number	Email	Attendance
Trenton Strackbein	Kimley-Horn & Associates, Inc.		trenton.strackbein@kimley-horn.com	Absent
Jenny Underhill	Kimley-Horn & Associates, Inc.		jenny.underhill@kimley-horn.com	Absent
Ronnie VanFleet	Kimley-Horn & Associates, Inc.	P: (941) 217-8325	ronnie.vanfleet@kimley-horn.com	Absent
Kirk Bauer	Fawley Bryant Architects, Inc.	P: (941)343-4070	kbauer@fawleybryant.com	Absent
Eric Mura	Fawley Bryant Architects, Inc.		emura@fawleybryant.com	Conference
Rob Warrington	Smith Seckman Reid, Inc.		rwarrington@ssr-inc.com	Absent
Brian Leaver	Tandem Construction	P: (941) 954-1599	brian.leaver@tandemconstruction.com	Present
Nathan Renner	Tandem Construction	P: (941) 954-1599	nathan.renner@tandemconstruction.com	Absent
Jodi Dressig	Tandem Construction	P: (941) 954-1599	jodi.dressig@tandemconstruction.com	Present
Andrew Holson	Tandem Construction	P: (941) 954-1599	andrew.holson@tandemconstruction.com	Present
Chris Hick	Tandem Construction	P: (941) 954-1599	chris.hick@tandemconstruction.com	Present
Kristin Pitt	Tandem Construction	P: (941) 954-1599	kristin.pitt@tandemconstruction.com	Present
Georgia Wilson	Tandem Construction		georgia.wilson@tandemconstruction.com	Absent

Progress Update

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
1.1	1	Schedule Update	Chris Hick (Tandem Construction) Jodi Dressig (Tandem Construction)			Open	Old
<p>Attachments 12-22-25 4-Week Look Ahead.pdf</p> <p>Official Documented Meeting Minutes The team reviewed the three (3) week look ahead (see attached) & CH provided the schedule update. CH noted grading at the Multipurpose sidewalks/swales, haul out of site debris at Adult fields, & demo of existing utilities are ongoing. CH noted the filling of Pond 2 is on hold pending the wetlands scope of work RFI response. CH noted the water/fire line pressure test passed today and LaGasse will start on the chlorination & Bac Ts first week of January. CH noted the sleeves under the roads & parking lots and the grading and subbase at the parking lots & Multipurpose road will begin first week of January. CH noted the fire line flush at the maintenance building will be on 1/12/26. CH noted LaGasse has resumed storm install at the youth parking lot and sanitary install to the Multipurpose building will begin 1/5/26. CH noted the Multipurpose Fields Restroom and Concession building steel installation is in progress, roof dry will follow. CH noted the Youth Softball Restrooms masonry final lift is ongoing and MEPF rough ins are chasing the masons with each lift. CH noted the Multipurpose Press Box masonry is ongoing and will be grouted next week. CH noted the Maintenance building underground rough is wrapping up and the slab prep is beginning and will pour at the end of next week (pending concrete availability on 12/31/25) with masonry beginning right after. CH noted underground roughs are in progress at Adult Restrooms and Concessions with slab prep and pour following inspections next week. CH noted Musco is ongoing for the Youth Fields. CH noted that GT Grandstands install due to the holidays has pushed back to 1/12/26. They will deliver material that day as well as starting foundations. CH noted SCG will be on site 1/12/26 to start their subdrainage at the youth softball first quad. JD noted that the construction fence by utilities will be relocated to the project limits the first week of January. DD noted that he will get with Andy and David on this. CH noted that the South lateral for FPL did not make the December board. JD inquired what January board date the South lateral & West radial board date will be on noting the 3 week look ahead tentatively has it scheduled for the 1/13/26. CH noted that FPL wire & transformer install at the South lateral will begin 6 weeks after Board approval/easement recorded provided to FPL, which would put it at the end of February at the earliest. CH noted that the pole removal at the West radial would follow this for the beginning of March if the 1/13/26 board meeting is confirmed for easement approval. DD noted he would check next week to confirm FPL Board date.</p>							



No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
		<p>Previous Meeting Minutes Dec 16, 2025 The team reviewed the three (3) week look ahead (see attached) & CH provided the schedule update. CH noted grading at the Youth/Adult Softball fields, filling of Pond 2, demo of existing utilities, the hauling of the site debris at the Adult fields, and demo of existing utilities. CH noted the water line tie in North of School Board property was successful this morning and LaGasse will now proceed with pressure test, chlorinating the lines, and doing the Bac Ts. JD noted that the tie in as-builts will be sent to Kimley-Horn once received from the surveyor. DD noted that once KHA receives these, he would like NG to send them to Helen & Rocco to review before submitting officially. JD noted that this fire line will be a partial certification due to not doing the section under Gun Club Road. DD noted he understood this and has discussed with Demar/County. CH noted LaGasse will resume storm install at the youth parking lot and sanitary install to the multipurpose building will begin 1/5/25. CH noted the Multipurpose Fields Restroom and Concession building steel installation is in progress. CH noted the Youth Softball Restrooms 3rd masonry lift is ongoing and will grout on Thursday and that the MEPF rough ins are chasing the masons with each lift. CH noted the Entry building underground rough is complete and the west partial underground slab prep is in progress with the slab pour scheduled for Thursday along with the recreational press box. CH noted underground roughs are in progress at Adult Restrooms and Concessions with slab prep and pour following inspections next week. CH noted Musco is on site and has begun the installation for the Youth Fields and that this will take around 4 weeks with the holidays. CH noted that GT Grandstands is tentatively scheduled to be on site this week; pending holiday schedule confirmation.</p> <p>Dec 9, 2025 The team reviewed the three (3) week look ahead (see attached) & CH provided the schedule update. JD noted that FPL removed the poles and overhead lines at the Youth Softball first quad on Thursday last week 12/4. CH noted grading at the Youth/Adult Softball fields, filling of Pond 2, demo of existing utilities, the hauling of the site debris at the adult fields, and install of the water/fire line are ongoing. CH noted once this is complete, LaGasse will chlorinate the lines and do the Bac T's; prep for the tie in along 17th by the school board bus depot has been coordinated and scheduled for 12/15 with tie in date of 12/16. Once the tie in is complete, LaGasse will resume storm install at the youth parking lot. CH noted the Multipurpose Fields Restroom and Concession building will be topping out masonry this week and rough in will be completed this week, with steel delivering Monday 12/15 and install starting next week. CH noted the Youth Softball Restrooms 2nd masonry lift is ongoing and that the rough ins are chasing the masons with each lift. CH noted the West partial of the entry building underground rough is complete and the east partial underground rough is in progress. CH noted roughs will be inspected next week and slab prep will follow. CH noted underground roughs are in progress at Adult Restrooms and Concessions & the multipurpose press box, with slab prep and pour following inspections. CH noted MMP is tentatively scheduled to pour these 3 slabs together. CH noted Musco install at the Multipurpose Fields was completed last week and that Musco will be on site Monday 12/15 to begin delivery and install for the Youth Fields with the Survey happening Monday 12/15. JD inquired about the status of the survey coordination with Musco, NG noted he has been in communication with Musco directly and has sent all information and CAD files to Musco for the surveyor. JD inquired if NG could send all CAD files to TC, NG noted he would. DD noted he would inquire about the board meeting agenda for 12/16 to ensure FPL easements are on the agenda. JD noted the 2 trees along gun club and the tress at pond 2 as discussed in last weeks meeting have been removed. CH noted Frontier would be on site today to remove the overhead lines along FPL south lateral run.</p>					

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
1.2	1	Permits	Nick Guida (Kimley-Horn & Associates, Inc.) Douglas Driscoll (Sarasota County Capital Projects) Jodi Dressig (Tandem Construction)			Open	Old
<p>Attachments Permit Status 12.23.25.pdf</p>							
<p>Official Documented Meeting Minutes JD noted that the delegated design foundation revised shop drawings for the Maintenance building were uploaded to Accela for departmental review on 12/26/25 and response are due back 1/6/25. JD noted that revised East & West Batting Tunnels shop drawings are pending a revised digital signature and upon receipt TC will upload to Accela for review.</p>							
<p>Previous Meeting Minutes Dec 16, 2025 JD noted the delegated design grandstand foundation shop drawings permit amendment application was approved on 12/11/25. JD noted that the delegated design foundation shop drawings for the Maintenance building & the East & West Batting Tunnels were uploaded to their respective permits for amendment on 12/15/25 and are due to be routed by 12/17/25.</p>							



No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
		<p>Dec 9, 2025 JD noted the delegated design grandstand foundation shop drawings were uploaded to the Main Entry building permit on 12/4 to supplemental information and reuploaded to construction documents per building department request. The amendment application is in departmental review and is due on 12/23/25. JD noted if DD had any way to get this through review quickly the foundations were scheduled to begin next week. DD noted he would inquire with reviewers.</p>					

Health, Safety & Citizen Comments

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
2.1	1	Safety Update/Citizen Comments	Douglas Driscoll (Sarasota County Capital Projects) Chris Hick (Tandem Construction)			Open	Old
<p>Official Documented Meeting Minutes JD inquired if there were any safety concerns and none were noted during the meeting. CH noted that Tandem's safety consultant had his monthly site visit last week and noted the storing of block on site, stating to not double stack cubes of block as it could be a tipping hazard and suggested that we single stack only. CH noted the subcontractor has corrected this in the field. JD inquired if there were any new citizen comments/concerns and no new concerns were mentioned. JD reiterated that the site subcontractor is continuing to water the site with the water truck to mitigate dust.</p>							
<p>Previous Meeting Minutes Dec 16, 2025 JD inquired if there were any safety concerns and none were noted during the meeting. JD inquired if there were any new citizen comments/concerns and no new concerns were mentioned. JD reiterated that the site subcontractor is continuing to water the site with the water truck to mitigate dust.</p>							
<p>Dec 9, 2025 CH inquired if there were any safety concerns and none were noted during the meeting. JD inquired if there were any new citizen comments/concerns and no new concerns were mentioned. SH noted she spoke with Mr. Peters last week and she inquired about the lights at Utilities & Mr. Peters noted that the Utilities building was demolished so it was no longer a problem. The Team discussed that if he believes the building was demolished the existing lights must no longer be an issue. JD reiterated that the site subcontractor is continuing to water the site with the water truck to mitigate dust.</p>							

Owner Comments/New Business

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
3.1	28	Owner Comments/New Business				Open	Old
<p>Official Documented Meeting Minutes No minutes were entered on this day.</p>							
<p>Previous Meeting Minutes Dec 16, 2025 No minutes were entered on this day.</p>							
<p>Dec 9, 2025 No minutes were entered on this day.</p>							

Submittals

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
4.1	1	Submittal Log	Nick Guida (Kimley-Horn & Associates, Inc.) Eric Mura (Fawley Bryant Architects, Inc.)			Open	Old



No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
			Rob Warrington (Smith Seckman Reid, Inc.)				
		Attachments Submittal Log.pdf					
		Official Documented Meeting Minutes The team reviewed the open submittal log, see attached. JD noted Recreational Press Box floor trusses are in Bennett & Pless court for review and that this is a hot item. JD noted Insulation, Joint Sealants, Storefront Glazing, drywall & interior metal framing, epoxy floors, exterior paint, and interior paint are in FB court for review and many of these are pending color selections. JD noted that flooring is in EM & SSR court and asked EM to ensure SSR reviews this as the IT rooms need the flooring grounded. JD reiterated that the submittal for Knox boxes has been sent in for review and input is still needed for which type of Knox box/lock/key switch is needed and in what location and noted this is tied to RFI GMP-49. DD noted previously he is waiting on a detail regarding Knox boxes mounted on fence poles, NG noted previously he is working on updating the plans for required revisions. DD noted he has no update on status of this response. JD noted that some sleeves may be required and those are going in first week of the year. JD noted the Scoreboard submittal is in NG court for review and color selections were made last week so this should be quick close and that these are long lead, JP noted he will get with NG on this next week. JD noted the Recreational Press Box counters & casework, countertops & accessories, tournament field grandstands, & the Entry building wheelchair lift are in EM court. EM noted the casework/counters are AAN other than the color changes made by DD in last weeks finish meeting. JD noted the 40x40 shade structure calcs & shop drawings are in B&P court for review. EM noted this was not part of FB or B&P scope of work and was in KH scope of work so unsure if B&P will review. JP noted that KH structural engineers can review the submittal. JD reiterated the Press Box Drywell is in SSR court for review and is tied to RFI C-91. JD noted HVAC for the recreational press box is in EM court. JD noted site lighting is in NG court for review and that color selections were made last meeting. JD noted irrigation and the Rain Bird pump station is in NG court for review and that the pump station has a long lead time. JD noted that the artificial turf ADS pipe, fabric, & turf anchoring are in NG court for review. JD noted that an email was sent to NG on Friday for the drain basins at the artificial fields showing that the largest nyloplast are manufactured in is 36", AH during the meeting forwarded the email to JP for review.					
		Previous Meeting Minutes Dec 16, 2025 The team reviewed the open submittal log, see attached. JD noted Joint Sealants, Storefront Glazing, and exterior paint are in FB court for review and these are pending color selections. JD reiterated that the submittal for Knox boxes has been sent in for review and input is still needed for which type of Knox box/lock/key switch is needed and in what location and noted this is tied to RFI GMP-49. DD noted last week he is waiting on a detail regarding Knox boxes mounted on fence poles, NG noted last week he is working on updating the plans for required revisions. DD noted he has no update on status of this response. JD noted the Scoreboard submittal is in NG court for review and that there are color charts at the trailer for selections to be made (see exterior color selections below for PRNR selections made in finish meeting). JD noted the casework, countertops & accessories and the Entry building wheelchair lift are in EM court. EM noted he is in review and will discuss colors for casework in finish meeting (see discussion below in SC Gov Guidelines for interior finishes). JD reiterated the Press Box Drywell, HVAC for the recreational press box, and site lighting are in SSR court for review. RW noted he would get with Melissa with SSR and advise.					
		Dec 9, 2025 The team reviewed the open submittal log, see attached. JD reiterated Roofing is in EM court for review, EM noted he will be returning after the meeting and had a discussion with AH prior to the meeting about the coping color noting this would be selected at the finish meeting next week. JD noted that Roofing Tapered Insulation & Walk Pads, doors & hardware are in NG court for review. NG noted he would review and respond. JD reiterated Storefront Glazing is in FB court for review, EM noted this is pending color selection and will be decided at the finish meeting next week. JD reiterated that the submittal for Knox boxes has been sent in for review and input is still needed for which type of Knox box/lock/key switch is needed and in what location and noted this is tied to RFI GMP-49. DD noted he is waiting on a detail regarding Knox boxes mounted on fence poles, NG noted he is working on updating the plans for required revisions. JD noted the Scoreboard submittal is in NG court for review and that there are color charts at the trailer for selections to be made, CH reviewed the color charts. JD reiterated the Press Box Drywell is in SSR court for review. JD noted that HVAC for the recreational press box is in SSR court for review. JD noted that mini-split units are in NG court for review and RTU is in EM court for review. JD noted that these are hot due to long lead times. JD noted the recreational press box lighting control devices are in SSR court for review. JD reiterated that Adult lighting control devices are in SSR court and has been in SSR court for 2 months now. EM noted SSR had lost this one in the shuffle and would get to it this week. JD noted the recreational press box interior & exterior lighting is in SSR court for review. JD reiterated the artificial turf shop drawings are in for review with KH, NG noted he would check with his playing field engineers on the status. JD noted this will be sent to CD & SH for review once KH comments are received. JD reiterated the Artificial playing fields drain basins are in KH review, NG noted he would have it back today.					

RFIs



No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
5.1	1	RFI Log	Nick Guida (Kimley-Horn & Associates, Inc.) Eric Mura (Fawley Bryant Architects, Inc.) Rob Warrington (Smith Seckman Reid, Inc.)			Open	Old
Attachments RFI Log.pdf							
Official Documented Meeting Minutes <ul style="list-style-type: none"> • GMP-46: Signage Package - OVERDUE – JD reiterated the revised signage package is with PRNR/DD for review. SH began to discuss PRNR's decision based on their review, noting that they will be doing wayfinding signage in house. DD noted he would prefer to have a separate meeting to further discuss signage & have Design Team indicate what is code required that should stay in TC contract. DD noted he will set a for the first week of January immediately following the 1/6/26 OAC meeting. JD noted a similar matrix can be determined to help pricing for the unfunded as code required signage allowance was what was included in the GMP/Base bid. • GMP-49: Emergency Service Gate Access - OVERDUE - DD noted previously he is waiting on a mounting detail for fence posts and NG noted previously he is working on revising plans with revisions required. Past meeting, JD reiterated this RFI shows locations but not type of Knox box or mounting details at each location. DD/NG to advise on each location and type, reiterating that if a Knox box was requested on a gate post and/or if a separate mounting pole will be required in each of these locations. DD reiterated he has no update. JD noted base for parking lots & roadwork is beginning so if any sleeves are required under paved areas TC will need to know by next week. DD noted he will advise. • C-54: Wetland Scope of Work - OVERDUE: NG noted previously KH is working on responding to the clarifying questions about the scope that were uploaded to the original RFI response. JP noted that he was not aware of the responses on Procore and would take a look at them and advise. DD noted he would like to set up a meeting to discuss this between TC, RV & JP first week of January. • C-62: Architectural RCP & Electrical Lighting Plan Discrepancies - OVERDUE: JD reiterated this was received in Revision 13 and there are clarifying questions for the Entry building lighting plan. EM requested GT Grandstand CAD of the roof plan and will revise upon receipt. AH noted he will request from GT and provide upon receipt to EM. • C-68: Legacy Trail Along Competition Way - OVERDUE: JD reiterated this was received in Revision 13. JD noted that the plans were updated but still had quality control issues that AH & NG are working through; the area was not clouded on H-1. JP noted he will inquire with NG on status. • C-72: Maintenance Building Sewer Inverts - OVERDUE: JD reiterated we received the building sheets in Revision 13 but did not receive the coordinated civil sheet. NG noted last week it will be forthcoming in Revision 14 on 1/9/26; JP confirmed. • C-75: Utilities Legacy Trail Conflicts - OVERDUE: JD reiterated this is in KH court for review & that NG noted last week this will be in Revision 14 distributed to TC on 1/9/25; JP confirmed. • C-78: Building Wall Types Clarifications - OVERDUE: JD reiterated this was received in Revision 13 and a comment is needed on the RFI to close from EM/NG. EM noted he would comment today. • C-79: Youth Softball Concessions LP tank and Lines - OVERDUE: JD noted that the markup that was previously emailed to EM & SSR was uploaded to the RFI for review and is in SSR court for review. EM noted he would follow up at the beginning of the year. • C-80: Maintenance Building Parking Lot Asphalt - OVERDUE: JD reiterated this is in KH court for review. NG noted previously KH Engineers were still reviewing but standard duty was ok for the use, that there is not much difference between regular & heavy-duty asphalt but if the Owner wanted they could do concrete around building. Last meeting, RH noted the trucks would be 35 tons. EM noted that NG sent him the turning radius exhibit on Monday but that the turning radius seems to go over the building. DD noted he has not received the turning radius. JD noted she is getting a ROM from Bennett to go to heavy duty for PRNR/DD review. JP noted he will review with KH Engineers and advise. • C-82: Synthetic Field Structures Rim Elevations - OVERDUE: JP noted the revised inverts were sent in the revised Revision 13 sent this am. JD noted this RFI will need a response to close. JP noted he will advise NG. • C-84: Tinted Sealed Concrete - OVERDUE: JD reiterated this was discussed in the color meeting last week. EM noted based on the interior color selection he will make a comparable color selection for the tinted sealed concrete. • C-85: Trash Enclosure/Bollard Pipe Sizes - OVERDUE: JD reiterated this is in EM/NG court. EM noted based on the turning radius going over the building he needs to further coordinate with KH for the bollard placement around the Maintenance building. • C-86: Entry Building Wheelchair Lift Foundation - OVERDUE: JD noted this is in EM/NG court. • C-87: Maintenance Building Covered Slab Slope Conflict - OVERDUE: JD noted this is in EM court and that this is hot as rough in is ongoing and slab pour is scheduled for next week. EM noted he would review he didn't have an issue but wanted to confirm with KH the exterior points that abut asphalt were acceptable. AH noted the sump rough in is dictated based on this RFI response. JD noted this building is hot due to meeting hollow core plank set date. EM /JP noted they would review. • C-88: Main Entry Driveway Near Pond 10: JD noted this is in KH court for review. JP noted he would advise. 							



No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
			<ul style="list-style-type: none"> C-89: Rev 10 Hand Dryers: JD noted this is in EM court for review for both Architectural & Electrical sheet for the ADA stalls (not family bathrooms). C-90: Entry Building Pedestal Benches: JD noted this is in EM court for review. EM noted this should be a quick response and will advise. C-91: Drywell Details: JD noted this is in EM court for review and is tied to the Drywell submittal. EM noted he will review with SSR. C-92: Air Curtain Clarifications: JD noted this is in EM court for review. C-93: Bullpen Home Plate Detail: JD noted this is in KH court for review to confirm no synthetic is required within bullpen. JP noted he would advise. 				
<p>Previous Meeting Minutes Dec 16, 2025</p> <ul style="list-style-type: none"> GMP-46: Signage Package - OVERDUE – JD reiterated the revised signage package has been provided to PRNR/DD for review. PRNR noted they are still reviewing. GMP-49: Emergency Service Gate Access - OVERDUE - DD noted last week he is waiting on a mounting detail for fence posts and NG noted last week he is working on revising plans with revisions required. Past meeting, JD reiterated this RFI shows locations but not type of Knox box or mounting details at each location. DD/NG to advise on each location and type, reiterating that if a Knox box was requested on a gate post and/or if a separate mounting pole will be required in each of these locations. DD noted he has no update. C-53: MuscoVision/Umpire Assist Power Requirements: JD noted this was received in revision 13 and that the revision 13 plan package is in TC review for quality control. C-54: Wetland Scope of Work - OVERDUE: NG noted KH is working on responding to the clarifying questions about the scope that were uploaded to the original RFI response. C-62: Architectural RCP & Electrical Lighting Plan Discrepancies - OVERDUE: JD noted this was received in revision 13 and that the revision 13 plan package is in TC review for quality control. C-63: Stucco Control Joint Locations - OVERDUE: JD noted this was received in revision 13 and that the revision 13 plan package is in TC review for quality control. C-68: Legacy Trail Along Competition Way - OVERDUE: JD noted this was received in revision 13. JD noted that the changes were made on civil sheets but that the hardscape plans still showed the curved section; AH noted this will be in the revision 13 markup and will send to NG when his review is complete tomorrow. NG noted KH will revise hardscape plans to remove the curve section. C-69: Floor Drain Janitor Closet Maintenance Building - OVERDUE: JD noted this was received in revision 13 and that the revision 13 plan package is in TC review for quality control. C-70: Maintenance Building Trench Drains - OVERDUE: JD noted this was received in revision 13 and that the revision 13 plan package is in TC review for quality control. C-71: Musco Electrical Requirements - OVERDUE: JD noted this was received in revision 13 and that the revision 13 plan package is in TC review for quality control. C-72: Maintenance Building Sewer Inverts - OVERDUE: JD noted we received the building sheets in revision 13 but did not receive the coordinated civil sheet. NG noted it will be forthcoming in revision 14. C-73: Floor Drains Near Mop Sinks/Water Heaters - OVERDUE: JD noted this was in revision 13 and is in TC review. AH emailed prior to meeting EM response to DD to confirm County is ok with recommendation of floor drains. DD inquired previously if each water heater had a pan and an alarm, JD noted that each have a pan, but no alarm. C-74: Exterior Fixture Heights – OVERDUE: JD noted this was received in revision 13 and that the revision 13 plan package is in TC review for quality control, and we have proceeded with the verbal given in the RFI to put all exterior lights at 8’ other than multipurpose which were already roughed in above doors. C-75: Utilities Legacy Trail Conflicts - OVERDUE: JD noted this is in NG court for review. NG noted this is a coordination item with multiple entities and will take a little bit longer and will be in revision 14. C-78: Building Wall Types Clarifications - OVERDUE: JD noted this was received in revision 13 and that the revision 13 plan package is in TC review for quality control. C-79: Youth Softball Concessions LP tank and Lines - OVERDUE: JD noted that AH sent EM a markup of the LP line routing and tank location, EM noted he sent it to Rob at SSR for review. C-80: Maintenance Building Parking Lot Asphalt - OVERDUE: JD noted this is in NG court for review. NG noted KH Engineers were still reviewing but light duty was ok for the use, that there is not much difference between regular & heavy-duty asphalt but if the Owner wanted they could do concrete around building. CD previously expressed concern about heavy trucks coming into the area for material storage bins & the tires turning hurting asphalt. DD requested last week KH provide turning radius for around maintenance building for County review. NG noted he has received the exhibit from his engineer and will forward to DD. RH noted the weight of the clay dump trucks is 35 tons. NG noted he will review the weight with turning radius exhibit and advise. 							



No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
			<ul style="list-style-type: none"> C-84: Tinted Sealed Concrete: JD noted this is a color selection item and will be discussed in the finish meeting. During the finish meeting that immediately followed the OAC meeting, EM noted he will review sealed concrete color options and advise on FB recommendation. C-85: Trash Enclosure/Bollard Pipe Sizes: JD noted this is in EM/NG court. During the finish meeting that immediately followed the OAC meeting, the Team discussed adding maintenance building bollards that were requested to be added around the building to this RFI response. 				
		Dec 9, 2025	<ul style="list-style-type: none"> GMP-46: Signage Package - OVERDUE – JD reiterated the revised signage package has been reviewed by TC and has been forwarded to the County and PRNR for review. DD previously noted he would like PRNR to complete their review by the end of this week. GMP-49: Emergency Service Gate Access - OVERDUE - DD noted he is waiting on a mounting detail for fence posts and NG noted he is working on revising plans with revisions required. Past meeting, JD reiterated this RFI shows locations but not type of Knox box or mounting details at each location. DD/NG to advise on each location and type, reiterating that if a Knox box was requested on a gate post and/or if a separate mounting pole will be required in each of these locations. C-08: Fiber Splice & Pull Box / Turn Lane Conflict - OVERDUE – JD reiterated this was originally going to be issued in Rev 12 but has been pulled from the revision due to the RFI not being fully and correctly responded to and has been put back in SSR court for revision. NG noted this will be in Revision 13 with a distribution to TC date of 12/12/25. C-53: MuscoVision/Umpire Assist Power Requirements: JD noted this was originally in revision 12 but was pulled due to inconsistencies within the revised plans. NG noted this will be issued in Revision 13 with a distribution to TC date of 12/12/25. C-54: Wetland Scope of Work - OVERDUE: JD noted clarifying questions about the scope were uploaded to the RFI response yesterday and inquired with DD if he has reviewed this RFI with KH yet. DD noted he has not set a meeting with KH to review. C-58: Grades at Overflow East of Maintenance Bldg & West of Multipurpose Field 1 Along Ditch - OVERDUE: JD reiterated KH responded to this RFI 2 weeks ago but the title block was missing a revision number and there were no revision deltas on the page. NG reiterated this will be corrected and will be in revision 13 distributed to TC on 12/12/25. C-62: Architectural RCP & Electrical Lighting Plan Discrepancies - OVERDUE: JD reiterated this was in Revision 12 but had to be pulled from the revision due to the RFI not being answered fully or correctly. JD reiterated this is back in SSR/FB court to correct. EM noted he is coordinating with SSR on this and noted this will be in revision 13 distributed to TC on 12/12/25. C-63: Stucco Control Joint Locations - OVERDUE: JD reiterated this is in FB court for review and an answer is needed this week. EM noted he would respond after the meeting and will be part of Revision 13. C-65: Pond 10 Existing Conditions Within - OVERDUE: JD reiterated this is in KH court for review, NG noted this will be in revision 13 distributed to TC on 12/12/25. C-66: Fire Permit Comments – OVERDUE: KH sent the permit response with updated plans to TC last week via email & need a response on procore to close; NG noted he will respond. C-68: Legacy Trail Along Competition Way - OVERDUE: JD inquired if the changes made in last weeks jobsite walk to stop the legacy trail for this project at competition way at curvature point & removal of the two trees along existing gun club would be in Revision 13. NG noted this will be in revision 13 distributed to TC on 12/12/25. C-69: Floor Drain Janitor Closet Maintenance Building - OVERDUE: JD noted this is in KH court; NG noted he will review and respond. C-70: Maintenance Building Trench Drains - OVERDUE: EM noted he responded to the RFI for location. JD noted the length of the trench drains are in question, RW with SSR noted he will review and respond. EM noted this will be in revision 13 distributed to TC on 12/12/25. C-71: Musco Electrical Requirements - OVERDUE: JD noted that SSR responded yesterday and that this RFI is in EM & NG court. JD noted this was sent to the electrician for preliminary review as well. C-72: Maintenance Building Sewer Inverts - OVERDUE: JD reiterated this is in KH, FB & B&P court for review. JD noted this is holding up rough in at Maintenance Building & a response is needed this week. NG & RW noted they would coordinate on this RFI and provide a response. C-73: Floor Drains Near Mop Sinks/Water Heaters - OVERDUE: JD noted this is in NG court. EM noted he responded & his recommendation is to not have a floor drain due to size of rooms. DD inquired if each water heater had a pan and an alarm, JD noted she would review & advise. C-74: Exterior Fixture Heights – OVERDUE: JD noted that EM has responded in Procore but updated plans are needed. EM noted this would be in revision 13 distributed to TC on 12/12/25. C-75: Utilities Legacy Trail Conflicts: JD noted this is in NG court for review. NG noted that the legacy trail as designed will remain and items within will be adjusted if needed. NG noted he will upload response by end of the week. C-76: Fire Hydrant Locations on C-5: JD noted this RFI is urgent due to fire/water line being installed now. NG noted these are being updated to follow the Sarasota County detail. 				



No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
			<ul style="list-style-type: none"> C-77: Storm 45's 36" Pipe: NG noted KH is reviewing but it will be remaining as-is on the plans and that KH engineers do not have any concerns with bends being installed with no structure. C-78: Building Wall Types Clarifications: EM noted he is reviewing and will be distributed to TC in revision 13 on 12/12/25. C-79: Youth Softball Concessions LP tank and Lines: RW noted he is reviewing this and that the lines should be run underground. DD requested TC to get the code reference from subcontractor that the design is not allowed. JD noted she would request. C-80: Maintenance Building Parking Lot Asphalt: JD noted this is in NG court for review. NG noted KH Engineers were still reviewing but light duty was ok for the use, that there is not much difference between regular & heavy-duty asphalt but if the Owner wanted they could do concrete around building. CD expressed concern about heavy trucks coming into the area for material storage bins & the tires turning hurting asphalt. DD requested KH provide turning radius for around maintenance building for County review. NG noted he would send to DD. C-81: Youth Concessions Pass Throughs: JD noted EM responded yesterday and this is in NG court. NG noted he would review and respond. C-82: Synthetic Field Structures Rim Elevations: JD noted this is in NG court for review and is tied to the drain basin submittal. NG noted KH Engineers are working on this. C-83: Maintenance Building 4" Fire Backflow Location: JD noted this is in NG court for review and is hot due to fire/water lines being placed in the ground currently. NG noted KH Engineers are reviewing but the island is acceptable location. DD inquired why this has to move. JD noted the backflow is shown within the asphalt drive. 				

Continued Design Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
6.2	1	Signage Package	Jodi Dressig (Tandem Construction)			Open	Old
<p>Official Documented Meeting Minutes JD reiterated the revised signage package is with PRNR/DD for review. SH began to discuss PRNR's decision based on their review noting that they will be doing wayfinding signage in house. DD noted he would prefer to have a separate meeting to further discuss signage & have Design Team indicate what is code required that should stay in TC contract. DD noted he will set a for the first week of January immediately following the 1/6/26 OAC meeting. JD noted similar a matrix can be determined to help pricing for the unfunded as code required signage allowance was what was included in the GMP/Base bid.</p>							
<p>Previous Meeting Minutes Dec 16, 2025 JD reiterated the revised signage package is with PRNR for review; PRNR noted they were still in review.</p>							
<p>Dec 9, 2025 JD reiterated the revised signage package is with PRNR for review; PRNR noted they were still in review.</p>							
<p>Jun 3, 2025 DD noted he still needs to distribute the information provided by the Design Team to PRNR for review & set up a signage package review meeting. DD noted he would like to put this item on hold until Utility coordination is complete.</p>							

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
6.3	1	New/Revised SC Guidelines/Interior Selections	Douglas Driscoll (Sarasota County Capital Projects)			Open	Old
<p>Official Documented Meeting Minutes JD noted that the finish meeting took place last week after the OAC 12/16/25, and still has a few open items. DD provided SC guidelines during last week's finish meeting for paint, countertops, casework finish and flooring to EM. EM noted he would be ready for interior selection follow up meeting by second week in January. DD noted a continued finish / color selection meeting will be scheduled on 1/13/26 immediately following the OAC.</p>							
<p>Previous Meeting Minutes Dec 16, 2025 JD noted this will be discussed in the finishes meeting after the OAC today. During the finish meeting that immediately followed the OAC meeting, DD provided FB with interior color that are per SC Gov Standards, Sweater Weather or Snowbound and requested FB provide new color palette for interior colors based on these. PRNR approved epoxy color DTS B04 and Sutton place for walk off mat. PRNR requested</p>							



No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
			neutral color for toilet partitions. EM presented the previous 3 blue tile options and noted they are installed in percentages. CD noted the lightest light blue was not approved and the two darker colors were more in the range, leaning toward Seabreeze or a combo of the two depending on the design. DD requested PRNR provide inspiration photos for FB for patterns they may like. EM noted he would also look at some design & tile options then come back to Team with different options. DD noted that on other County projects wood grain has been denied and even cabinets were painted white over top of the plam. DD requested new plam colors be selected, not wood grain. CD noted navy would be acceptable, but not white. DD noted the corian selection has too much texture and should be lighter. EM noted he would relook at options and advise on all interior finishes not selected. CD noted once colors are selected, PRNR could paint a building on another site that is about to be painted as a "mock up". TC noted they will also get full sized draw downs once colors are confirmed.				
			Dec 9, 2025 JD inquired about status of interior finishes that were emailed to CD/DD for review on 10/14/25. DD noted the meeting will be next Tuesday, 12/16/25, after the OAC meeting.				
			May 27, 2025 DD noted he would like to hold any changes for finish review that there are no additional new or revised guidelines that are changing for this project to incorporate the new SC guidelines. JD inquired if there were any plumbing spec changes. DD noted there were none other than water fountains previously discussed in the site furnishing meeting. JD noted no spec or plan changes have been provided to TC at this time and buy out / submittal process is ongoing. DD noted he would review with Design Team any changes that needs to be provided to TC.				

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
6.4	19	Netting/Fencing	Nick Guida (Kimley-Horn & Associates, Inc.) Douglas Driscoll (Sarasota County Capital Projects)			On Hold	Old
			Official Documented Meeting Minutes JD noted the netting changes for addition of the 50' high netting curving the outfield of Adult Softball, beginning at the wetlands South of Field 10, to protect the School Board property and stop at mid field outfield of Field 11, removal of the netting at the playground & along 17th North of Adult Softball, removal of fencing within Youth softball quads, removal of double fence and reconfiguration around Pond 8 were received in Revision 13. JD noted revised Revision 13 was received this am but still has some quality control issues that AH & NG are working through therefore has not been sent to subcontractors. JD noted pricing will be confirmed once Revision 13 quality control completed and sent to subcontractors. JD noted she is working on the other fencing pricing options that were not included in Revision 13 but discussed during the fencing meeting and will provide pricing upon receipt. During the jobsite walk, PRNR expressed concern with height/type of fencing at maintenance building and noted they would like to further review this.				
			Previous Meeting Minutes Dec 16, 2025 NG noted the netting changes for addition of the 50' high netting curving the outfield of Adult Softball, beginning at the wetlands South of Field 10, to protect the School Board property and stop at mid field outfield of Field 11, removal of the netting at the playground & along 17th North of Adult Softball were in Revision 13 sent yesterday afternoon. NG noted the fencing changes to remove fencing within youth softball quads, removal of double fence and reconfiguration around Pond 8 were also in Revision 13. JD noted these changes are in TC review. JD noted she is working on the other fencing pricing options and will provide upon receipt & final review of Revision 13. DD reiterated the netting is part of the December Board approval. JD requested again the list of unfunded items that are part of Board so TC can provide IFCA documents for items that PRNR would like to proceed on. DD noted he would provide to TC.				
			Dec 9, 2025 JD noted the fencing/netting meeting was held last Wednesday, 12/3/25. NG noted the netting changes for addition of the 50' high netting curving the outfield of Adult Softball, beginning at the wetlands South of Field 10, to protect the School Board property and stop at mid field outfield of Field 11, removal of the netting at the playground & along 17th north of Adult Softball updates will be in Revision 13 distributed to TC on 12/12/25. DD reiterated the netting is part of the December Board approval. JD noted she is working on the fencing pricing options and provide upon receipt.				
			Sep 2, 2025 CD noted no updates at this time. JD noted she will put on hold to follow up on.				



No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
<p>Aug 26, 2025 JD reiterated this meeting item is on the agenda to confirm netting scope. JD reiterated that in passing conversations, the netting between the playground & championship field, the netting height at 17th street north of adult softball & potentially adding netting between school board property and adult softball field have been discussed. JD reiterated that the playground netting does not have ground sleeves and have direct burial poles. CD & SH confirmed all of these would need further review amongst PRNR to confirm scope; PRNR will review & advise.</p> <p>Aug 19, 2025 JD noted this meeting item was added to confirm netting scope. JD noted that in passing conversations, the netting between the playground & championship field, the netting height at 17th street north of adult softball & potentially adding netting between school board property and adult softball field have been discussed. JD noted that the playground netting does not have ground sleeves and have direct burial poles. CD confirmed all of these would need further review amongst PRNR to confirm scope; CD will review & advise.</p>							

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
6.5	23	Wireless Access Points (WAPs)	Douglas Driscoll (Sarasota County Capital Projects)			Open	Old
<p>Official Documented Meeting Minutes EIT was not in the meeting and DD noted he has not received a new heatmap. DD noted he would get with Fred Nofen next week on this. JD reiterated that once final decision is made, SSR previously noted they would review new design intent against their design with EIT to confirm no changes need to be made to what is currently in the documents to be installed.</p> <p>Previous Meeting Minutes Dec 16, 2025 DD noted that EIT is working on a new heatmap and he will report back when EIT gives him the new map. JD reiterated that once final decision is made, SSR previously noted they would review new design intent against their design with EIT to confirm no changes need to be made to what is currently in the documents to be installed.</p> <p>Dec 9, 2025 DD noted he had a meeting with EIT regarding the WAPs. The team discussed with FN & DS from EIT regarding the use of the network and its capabilities. CD reiterated no public access & similar to how they operate now; a temporary password to specific event users will be distributed with access agreements. FN & DS noted this would not be a problem. CD confirmed that parking lot coverage is not required if not already in project and/or if there are cost savings. CD noted that each field could see up to 2 streaming points and that the public uses through an app not on the County network but on their cell service. DD inquired if the network had the support to handle as many as 22 streams at one time. FN noted it should be fine, but requested a bluebeam markup to show the locations of where these devices would be as it relates to coverage. The team reviewed the locations of the buildings and possible locations for WAPs to be located. DD inquired if any transactions would take place on the network. CD noted that the devices that would be streaming would not be sending or receiving payments and that the end user who would be watching the stream would not be connected to the network. JD reiterated that once final decision is made, SSR previously noted they would review against their design with EIT to confirm no changes need to be made to what is currently in the documents to be installed.</p>							

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
6.6	28	Exterior Color Review	Nick Guida (Kimley-Horn & Associates, Inc.)			Open	Old
<p>Official Documented Meeting Minutes JD noted that the finish meeting took place last week after the OAC 12/16/25, and still has a few open items. EM noted he sent his updated color selections and exterior renderings before the meeting, 12/23/25, for PRNR/DD review. DD noted a continued finish / color selection meeting will be scheduled on 1/13/26 immediately following the OAC. AH showed the physical glazing sample to PRNR/DD in the meeting for their review/approval. DD noted he was concern with opacity of the glazing.</p> <p>Previous Meeting Minutes Dec 16, 2025 JD noted this will be discussed in the finishes meeting after the OAC today. During the finish meeting that immediately followed the OAC meeting, PRNR requested FB provide more tan colors to match the new signage. EM noted he would review exterior colors and put together new exterior color palette with less cool greys and more tans. DD requested 2-3 gradation options. NG presented site exterior colors options</p>							



No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
<p>& PRNR selected Aluminum fixture color, Scoreboards: white lettering/ digits/vinyl midnight blue for background, noted they should be wireless and noted "At Bat" & H/E. PRNR noted the backside of tournament netting wall if it needs to be painted should match the dark blue vinyl on field side of wall. EM noted glazing will be anodized aluminum not painted. PRNR approved regal blue for the 40 x 40 roof panel color & stone gray for the structure of the 40 x 40. The team discussed the bollards at the dumpsters to be grey and the bollard at maintenance yellow. The Team discussed adding bollards around building due to tight one way drive around building and material bins in the rear.</p> <p>Dec 9, 2025 DD noted remaining exterior color review is scheduled for next Tuesday 12/16/25 after the OAC meeting.</p>							

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
6.7	29	Playing Field Review	Nick Guida (Kimley-Horn & Associates, Inc.)			Open	Old
<p>Official Documented Meeting Minutes JD inquired on update for DD conversations with Building Department on PRNRs request to have all mulch in parking lot islands. DD noted he has no update but will touch base with planning at the beginning of the year. JD noted revised Revision 13 was received this am but still has some quality control issues that AH & NG are working through therefore has not been sent to subcontractors. JD noted pricing will be confirmed once Revision 13 quality control completed and sent to subcontractors for 3rd arc of drainage & 6" of clay at the tournament field. JD noted irrigation changes are being priced by subcontractor as part of Revision 12 and TC will send to DD upon receipt as part of the future IFCA.</p> <p>Previous Meeting Minutes Dec 16, 2025 JD noted that Revision 13 was received yesterday afternoon and NG confirmed that the 3rd arc of drainage & 6" of clay at the tournament field were included in this revision. JD noted once quality control check is complete & addressed by Design Team, TC will send to subcontractors for pricing. DD noted that PRNR's request for the islands to have all mulch in the parking lot islands is continuing to be discussed internally within the County. DD noted that the UDC code is now being referenced but that there are personnel changes, so hopeful he will be able to speak with them about the matter.</p> <p>Dec 9, 2025 JD noted the irrigation changes were distributed in Revision 12 last week to subcontractors. JD inquired if the 3rd arc of subdrainage & 6" of infield clay at the Championship field only will be in Revision 13 being distributed to TC on 12/12/25, NG noted it would. JD reiterated that pricing confirmation will be done once PR is received from KH. JD inquired if DD had a response from the Building Department reviewers on the code reference for groundcover/sod within islands. DD noted the County is still internally discussing this and he will advise the Team upon a determination on if allowed to proceed with PRNR's request for mulch with no sod in islands.</p>							

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
6.8	30	Site Funishings	Nick Guida (Kimley-Horn & Associates, Inc.)			Open	Old
<p>Official Documented Meeting Minutes DD noted he would touch base with JP the first week of January and set up a meeting for the week of 1/19/26 to discuss this item.</p> <p>Previous Meeting Minutes Dec 16, 2025 JD noted DD noted last meeting that depending on time, site furnishings would be discussed this afternoon in the finishes meeting, but suggested that an official second meeting for site furnishings specifically would be scheduled at a later date. JD noted previously this is a necessary meeting to discuss the tiers of site furnishings and what will be ordered for the project due to the budget being severely cut. JD previously noted that this will help refine cost on the unfunded list.</p> <p>Dec 9, 2025 DD noted this could be discussed next week after the interior/exterior finish & color meeting but an additional meeting will need to be scheduled due to time constraints for site furnishings. This is a necessary meeting to discuss the tiers of site furnishings and what will be ordered for the project due to the budget being severely cut. JD previously noted that this will help refine cost on the unfunded list.</p>							



General Business Items

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
7.2	1	Utility Department Relocation	Nick Guida (Kimley-Horn & Associates, Inc.) Douglas Driscoll (Sarasota County Capital Projects)			On Hold	Old
<p>Official Documented Meeting Minutes DD noted he has no update from David Sell on the drying beds. DD noted that no meeting has happened between Capital Projects, Utilities & PRNR to discuss the relocation space. JD reiterated the construction fence line is schedule to be put at project boundary the week of 1/5/26, after the MOU date agreed upon (12/31/25). DD noted he will discuss this with Andy.</p>							
<p>Previous Meeting Minutes Dec 16, 2025 DD noted previously he was meeting with David Sell on the drying beds last Wednesday. DD noted he did not have an update and he will provide an update to the Team in next week's OAC meeting. JD inquired if the Capital Projects, Utilities & PRNR meeting has occurred or been set; DD noted it has not. Last meeting, JD reiterated the construction fence line will need to be put at project boundary and has tentatively been scheduled with Subcontractors for previously discussed date, 1/1/26, which is roughly 2 weeks away.</p> <p>Dec 9, 2025 DD noted he is meeting with David Sell on the drying beds tomorrow. DD noted he will set the Capital Projects, Utilities & PRNR meeting post his meeting with DS. JD reiterated the construction fence line will need to be put at project boundary and has tentatively been scheduled with Subcontractors for previously discussed date, 1/1/26.</p>							

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
7.4	7	FPL/Frontier Coordination	Douglas Driscoll (Sarasota County Capital Projects) Jodi Dressig (Tandem Construction)			Open	Old
<p>Official Documented Meeting Minutes JD noted Frontier removed their poles. In prior meeting, JD noted FPL rep, Michelle Anwar, has confirmed that the easements will need to be recorded and sent to FPL before FPL will pull wire/set transformer. JD noted that the South lateral easement/sketch & description that was provided to County on 10/28/25 and did not make it on the December 16th Board date. JD inquired what January Board date both the South Lateral & West Radial easement/sketch & description would be on. DD noted he was unsure but would advise. JD noted as discussed in the schedule update this is critical path and until the south lateral poles are removed, FPL install is complete construction in this area may not continue and power to buildings for west radial will not be complete. JD reiterated the FPL rep noted the additional pole within wetland mitigation area would be deenergized after the South lateral conversion and therefore the subcontractor will be able to remove the pole within wetland mitigation. JD noted that the requested photos of the Florida Center parking lot poles were sent to FPL rep but JD has not seen a response from FPL on how they are proceeding. JD will advise the Team upon receipt of response from FPL.</p>							
<p>Previous Meeting Minutes Dec 16, 2025 JD noted Frontier removed their overhead lines last week, but have not removed their poles. CH noted he has followed up but does not have a date for removal. JD noted Frontier has advised that now the wire is removed, the poles are able to be removed by any subcontractor if in way before crews are back to remove from Frontier. JD noted FPL rep, Michelle Anwar, has confirmed that the easements will need to be recorded and sent to FPL before FPL will pull wire/set transformer. JD noted she informed that the South lateral easement/sketch & description was provided to County on 10/28/25 and is scheduled to be on the December board date today, and hopefully could be given to her this week, but the West radial is scheduled for January Board date so would be a few weeks out from being able to be provided to FPL. DD noted he would look into this to provide update. JD noted FPL rep noted the additional pole within wetland mitigation area would be deenergized after the South lateral conversion and therefore the subcontractor will be able to remove the pole within wetland mitigation. JD noted that FPL rep requested photos of the Florida Center parking lot poles which JD will send post meeting.</p> <p>Dec 9, 2025 JD noted the overhead line removal at the youth fields was completed on Thursday 12/4. JD noted she has not received an update on the additional pole within wetland mitigation area & Florida Center parking lot poles, Michelle with FPL noted she would be meeting with her supervisor to discuss and will advise. Additionally, JD noted FPL does not have an update on the wire pull schedule and TC will advise once received. CH noted that Frontier was supposed to be on site today to remove the overhead line along the south lateral FPL run that are hanging low.</p>							



No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
7.5	26	Monitoring Wells Completion Report	Nick Guida (Kimley-Horn & Associates, Inc.) Douglas Driscoll (Sarasota County Capital Projects)			Open	Old
<p>Official Documented Meeting Minutes DD noted he has not received the signature from David Sell for the FDEP minor modification permit so that KH can submit. DD noted he spoke with David Sell this morning and David was tracking this down. In prior meeting, DD & NG reiterated nothing further was needed from TC or Universal to complete this item and that KH would be handling. In prior meeting, NG reiterated once he receives the signature from DD (DD is getting David Sell's signature) he will submit the FDEP minor modification permit.</p>							
<p>Previous Meeting Minutes Dec 16, 2025 DD noted he did not talk about this with David Sell in his meeting last week but will follow up with him & have update for Team for next week. DD & NG reiterated nothing further was needed from TC or Universal to complete this item and that KH would be handling. NG reiterated once he receives the signature from DD (DD is getting David Sell's signature) he will submit the FDEP minor modification permit.</p> <p>Dec 9, 2025 NG inquired again if DD was able to get the signature for the FDEP minor modification he emailed to DD so that KH may submit permit; DD reiterated he has not received the signature but is meeting with David Sell tomorrow and will advise after that meeting. DD & NG noted nothing further was needed from TC or Universal to complete this item and that KH would be handling.</p>							

Pending Changes / IFCAs

No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
8.1	1	Pending Changes/IFCAs/DPOs	Jodi Dressig (Tandem Construction) Douglas Driscoll (Sarasota County Capital Projects)			Open	Old
<p>Official Documented Meeting Minutes JD noted that Tandem is working on change order to close Ferguson DPO and will send to DD once complete. JD noted prior to the meeting DD informed that the 3rd Quality DPIA was marked paid in eBuilder & sent to clerk for payment. DD noted he communicated with Quality and informed them the check for DPIA #1 check was sent to Quality. DD reiterated he will be rescheduling the December unfunded meeting due to it falling on 12/26/25. JD noted DD provided a list of unfunded items yesterday 12/22/25, that TC is preparing IFCA for now that Amendment #3 has been executed/Board approved. JD reiterated the November pay application was approved by JP in eBuilder on 12/12/25, questions inquired by DD on 12/23/25 were responded to by TC on 12/23/25 and this pay application is now back in DD court for review/approval; DD noted he would approve. JD noted December pay application is in process and will be submitted by TC this week reflecting the approved Amendment #3.</p>							
<p>Previous Meeting Minutes Dec 16, 2025 JD noted the Ferguson check was received via mail and the DPO could now be closed. JD noted a new Quality DPIA was sent to DD for processing on 12/11/25; DD noted it was in process. DD reiterated he will be rescheduling the December unfunded meeting due to it falling on 12/26/25. JD requested the list of unfunded items that should be proceeded on via IFCA with the Amendment #3 going on the Board today, 12/16/25; DD noted he would advise. JD noted the November pay application was approved by JP in eBuilder on 12/12/25 and is now in DD court for review/approval; DD noted he was reviewing.</p> <p>Dec 9, 2025 JD inquired if DD heard if the Ferguson check could be picked up in person; DD noted he has not received a response. DD reiterated he will be rescheduling the December unfunded meeting due to it falling on 12/26/25. DD confirmed the unfunded additional funds are going to the Board on 12/16/25 to be put into Owner Contingency & will advise TC what items are to be on the IFCA to proceed on. JD noted Rev 12 was distributed to subcontractors. JD noted the November pay application was uploaded to eBuilder this afternoon and emailed to the Team for review/processing. DD noted he did not see before meeting but would review upon receipt.</p>							

Next Meeting Update



No.	Mtg Origin	Title	Assignment	Due Date	Priority	Status	Old/New
9.1	1	Next Meeting Update	Jodi Dressig (Tandem Construction)			Open	Old
<p>Official Documented Meeting Minutes Due to the holidays, there will not be an OAC meeting next week 12/30/25. The next OAC meeting date will be 1/6/26 at 1PM at the 17th Street Tandem Jobsite Office. Anyone unavailable to attend in person is welcome to join via Teams Meeting by the meeting invite. Please contact Jodi Dressig if there are any issues joining the meeting virtually.</p>							
<p>Previous Meeting Minutes Dec 16, 2025 The next OAC meeting date will be 12/23/25 at 1PM at the 17th Street Tandem Jobsite Office. DD noted the 12/30/25 OAC meeting will be canceled due to the holidays. Anyone unavailable to attend in person is welcome to join via Teams Meeting by the meeting invite. Please contact Jodi Dressig if there are any issues joining the meeting virtually.</p>							
<p>Dec 9, 2025 The next OAC meeting date will be 12/16/25 at 1PM at the 17th Street Tandem Jobsite Office. Anyone unavailable to attend in person is welcome to join via Teams Meeting by the meeting invite. Please contact Jodi Dressig if there are any issues joining the meeting virtually.</p>							

These meeting minutes are believed to be an accurate reflection of those items discussed and the conclusions that were reached during the referenced meeting. Please contact Tandem Construction if there are any discrepancies or questions with the content of these minutes.



6.6 PROCORE REPORT EXAMPLES - RFI & SUBMITTAL LOGS



Printed on Tue Dec 23, 2025 at 11:44 am EST
 Job #: 24-005 17th St Regional Park Athletic Complex
 4770 17th Street
 Sarasota, Florida 34235

Submittals By Spec Section

#	Rev.	Title	Type	Status	Responsible Contractor	Submit By	Received From	Received Date	Ball In Court	Approvers	Response	Sent Date	Returned Date	Final Due Date	Distributed Date	
061053 Miscellaneous Rough Carpentry																
061053-1	0	Recreational Press Box Floor Trusses	Product Data & Shop Drawing	Open	F&S Frame & Trim, LLC		Matt Wolf			Kirk Bauer (Fawley Bryant Architects, Inc.) Nick Guida (Kimley-Horn & Associates, Inc.) Nora King (Bennett & Pless, Inc.) AJ Mazzone (Bennett & Pless, Inc.) Eric Mura (Fawley Bryant Architects, Inc.) James Pankonin (Kimley-Horn & Associates, Inc.) Tom Wilda (Bennett & Pless, Inc.)	Jodi Dressig (Tandem Construction) Andrew Holson (Tandem Construction) Kristin Pitt (Tandem Construction) Kirk Bauer (Fawley Bryant Architects, Inc.) Nick Guida (Kimley-Horn & Associates, Inc.) Nora King (Bennett & Pless, Inc.) AJ Mazzone (Bennett & Pless, Inc.) Eric Mura (Fawley Bryant Architects, Inc.) James Pankonin (Kimley-Horn & Associates, Inc.) Tom Wilda (Bennett & Pless, Inc.)	Pending Approved as Noted		12/18/2025		01/01/2026
072100 Thermal Insulation																
072100-2	0	Insulation	Product Data	Open	Gulfshore Drywall, Inc.		Chris Wichmann			Kirk Bauer (Fawley Bryant Architects, Inc.) Nick Guida (Kimley-Horn & Associates, Inc.) Eric Mura (Fawley Bryant Architects, Inc.) James Pankonin (Kimley-Horn & Associates, Inc.)	Jodi Dressig (Tandem Construction) Andrew Holson (Tandem Construction) Kristin Pitt (Tandem Construction) Kirk Bauer (Fawley Bryant Architects, Inc.) Nick Guida (Kimley-Horn & Associates, Inc.) Eric Mura (Fawley Bryant Architects, Inc.) James Pankonin (Kimley-Horn & Associates, Inc.)	Pending Approved as Noted		12/22/2025		01/05/2026
079200 Joint Sealants																
079200-1	0	Joint Sealants	Product Data	Open	Service Contracting Solutions		Frank Bruni			Kirk Bauer (Fawley Bryant Architects, Inc.) Nick Guida (Kimley-Horn & Associates, Inc.) Eric Mura (Fawley Bryant Architects, Inc.) James Pankonin (Kimley-Horn & Associates, Inc.)	Jodi Dressig (Tandem Construction) Andrew Holson (Tandem Construction) Kristin Pitt (Tandem Construction) Kirk Bauer (Fawley Bryant Architects, Inc.) Nick Guida (Kimley-Horn & Associates, Inc.) Eric Mura (Fawley Bryant Architects, Inc.) James Pankonin (Kimley-Horn & Associates, Inc.)	Pending Approved as Noted		12/11/2025		12/25/2025
084113 Aluminum-Framed Entrances and Storefronts																



Printed on Tue Dec 23, 2025 at 12:02 pm EST
 Job #: 24-005 17th St Regional Park Athletic Complex
 4770 17th Street
 Sarasota, Florida 34235

#	Subject	Status	Responsible Contractor	Received From	Date Initiated	RFI Manager	Assignee	Ball In Court	Due Date	Location	Schedule Impact	Cost Impact	RFI Stage
C-86	Entry Building Wheelchair Lift Foundation	Open	Tandem Construction	Holson, Andrew (Tandem Construction)	12/17/2025	Jodi Dressig	Wilda, Tom (Benne... Guida, Nick (Kiml... Mazzone, AJ (Benn... Mura, Eric (Fawle...	Guida, Nick (Kiml...)	12/22/2025	Entry Building & Tournament Field			Construction
C-87	Maintenance Building Covered Slab Slope Conflict	Open	MMP Contracting, LLC	Peacock, Ben (MMP Contracting, LLC)	12/17/2025	Jodi Dressig	Mura, Eric (Fawle... Guida, Nick (Kiml...)	Mura, Eric (Fawle... Guida, Nick (Kiml...)	12/22/2025	Maintenance Building			Construction
C-88	Main Entry Driveway Near Pond 10	Open	Jason Bennett Con...	Zinkhan, Joe (Jason Bennett Contracting Inc.)	12/19/2025	Jodi Dressig	Underhill, Jenny ... Guida, Nick (Kiml... Strackbein, Trent...	Underhill, Jenny ... Guida, Nick (Kiml... Strackbein, Trent...	12/24/2025				Construction
C-89	Rev 10 Hand Dryers	Open		None	12/19/2025	Jodi Dressig	Birch, Corey (Smi... Mura, Eric (Fawle... Ward, Melissa (Sm... Guida, Nick (Kiml...)	Birch, Corey (Smi... Mura, Eric (Fawle... Ward, Melissa (Sm... Guida, Nick (Kiml...)	12/24/2025				Construction
C-90	Entry Building Pedestal Benches	Open		None	12/19/2025	Jodi Dressig	Mura, Eric (Fawle... Guida, Nick (Kiml...)	Mura, Eric (Fawle... Guida, Nick (Kiml...)	12/24/2025				Construction
C-91	Drywell Detail	Open	Power Air Condi...	Hill, Craig (Power Air Conditioning Inc.)	12/22/2025	Jodi Dressig	Mura, Eric (Fawle... Ward, Melissa (Sm... Guida, Nick (Kiml...)	Mura, Eric (Fawle... Ward, Melissa (Sm... Guida, Nick (Kiml...)	12/25/2025				Construction
C-92	Air Curtain Clarifications	Open	Power Air Condi...	Hill, Craig (Power Air Conditioning Inc.)	12/22/2025	Jodi Dressig	Mura, Eric (Fawle... Guida, Nick (Kiml...)	Mura, Eric (Fawle... Guida, Nick (Kiml...)	12/25/2025				Construction
C-93	Bulpen Home Plate Detail	Open	SCG Fields, LLC	Skoog, Nick (SCG Fields, LLC)	12/22/2025	Jodi Dressig	Pankonin, James (... Underhill, Jenny ... Guida, Nick (Kiml... Strackbein,	Pankonin, James (... Underhill, Jenny ... Guida, Nick (Kiml... Strackbein,	12/25/2025				Construction



RFQ 13-26 / Project No. 25-0032-PR
 Construction Manager at Risk Services
 Pressbox & Sports Field at Eddie C. Moore Complex





Printed on Thu Feb 8, 2024 at 08:52 am EST

Tandem Construction
Energy Court Center 5931 Lakewood Ranch Blvd. N. Ste 200
Sarasota, Florida 34240
United States
(941) 954-1599

Job #: 22-019 Southeast High School - New Science Building
1200 37th Ave E
Bradenton Florida. 34208

Punch Items for 22-019 - Southeast High School - New Science Building

10 Items

#152: Remove spoil and regrade to slope away from building (During Phase 3 is acceptable)

Type:	Location:
Phase 2 Sitework Substantial Walk	Exterior
Date Created:	Due Date:
01/30/2024	02/02/2024
Priority:	Status:
	Initiated
Creator:	Reference:
Jodi Dressig	
Punch Item Manager:	Final Approver:
Jodi Dressig	Jodi Dressig
Ball in Court:	Assignee Name:
Jodi Dressig (Tandem Construction)	Plourde, Roland (AW Hughey Construction Services, LLC) <i>Work Required</i>



Description:

#151: Sod area south of art area

Type:	Location:
Phase 2 Sitework Substantial Walk	Exterior
Date Created:	Due Date:
01/30/2024	02/02/2024
Priority:	Status:
	Initiated
Creator:	Reference:
Jodi Dressig	
Punch Item Manager:	Final Approver:
Jodi Dressig	Jodi Dressig
Ball in Court:	Assignee Name:
Jodi Dressig (Tandem Construction)	Emery, Clint (Juniper Landscaping of Florida, LLC) <i>Work Required</i>



Description:

#150: Clean out and smooth chimney south center and south west of building



Type: **Phase 2 Sitework Substantial Walk** Location: **Exterior**

Date Created: **01/30/2024** Due Date: **02/02/2024**

Priority: Status: **Initiated**

Creator: **Jodi Dressig** Reference:

Punch Item Manager: **Jodi Dressig** Final Approver: **Jodi Dressig**

Ball in Court: **Jodi Dressig (Tandem Construction)** Assignee Name: **Plourde, Roland (AW Hughey Construction Services, LLC)**
Work Required

Description:

#149: Regrade lumpy area west of acid tank

Type: **Phase 2 Sitework Substantial Walk** Location: **Exterior**

Date Created: **01/30/2024** Due Date: **02/02/2024**

Priority: Status: **Initiated**

Creator: **Jodi Dressig** Reference:

Punch Item Manager: **Jodi Dressig** Final Approver: **Jodi Dressig**

Ball in Court: **Jodi Dressig (Tandem Construction)** Assignee Name: **Plourde, Roland (AW Hughey Construction Services, LLC)**
Work Required

Description:

#148: Lower yard drain regrade around east of art wall

Type: **Phase 2 Sitework Substantial** Location: **Exterior**



Walk

Date Created:
01/30/2024

Due Date:
02/02/2024

Priority:

Status:
Initiated

Creator:
Jodi Dressig

Reference:

Punch Item Manager:
Jodi Dressig

Final Approver:
Jodi Dressig

Ball in Court:
**Jodi Dressig (Tandem
Construction)**

Assignee Name:
**Plourde, Roland (AW Hughey
Construction Services, LLC)**
Work Required

Description:



#147: Clean out and install cover west of acid tank

Type:
**Phase 2 Sitework Substantial
Walk**

Location:
Exterior

Date Created:
01/30/2024

Due Date:
02/02/2024

Priority:

Status:
Initiated

Creator:
Jodi Dressig

Reference:

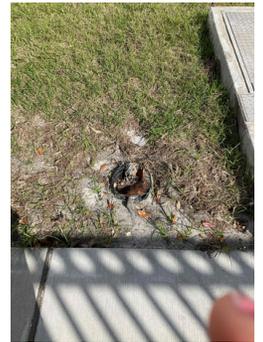
Punch Item Manager:
Jodi Dressig

Final Approver:
Jodi Dressig

Ball in Court:
**Jodi Dressig (Tandem
Construction)**

Assignee Name:
**Plourde, Roland (AW Hughey
Construction Services, LLC)**
Work Required

Description:



#146: South gas fencing to be flush with elevation of wall

Type:
**Phase 2 Sitework Substantial
Walk**

Location:
Exterior

Date Created:
01/30/2024

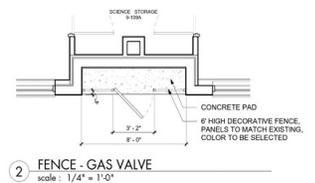
Due Date:
02/02/2024

Priority:

Status:
Initiated

Creator:

Reference:



Jodi Dressig

Punch Item Manager:

Jodi Dressig

Final Approver:

Jodi Dressig

Ball in Court:

Jodi Dressig (Tandem Construction)

Assignee Name:

Smith, Tommy (Cardinal Fence)
Work Required

Description:

#145: South gas gate missing top caps

Type:

Phase 2 Sitework Substantial Walk

Location:

Exterior

Date Created:

01/30/2024

Due Date:

02/02/2024

Priority:

Status:

Initiated

Creator:

Jodi Dressig

Reference:

Punch Item Manager:

Jodi Dressig

Final Approver:

Jodi Dressig

Ball in Court:

Jodi Dressig (Tandem Construction)

Assignee Name:

Smith, Tommy (Cardinal Fence)
Work Required

Description:

#144: Lower yard drain east of chess area

Type:

Phase 2 Sitework Substantial Walk

Location:

Exterior

Date Created:

01/30/2024

Due Date:

02/02/2024

Priority:

Status:

Initiated

Creator:

Jodi Dressig

Reference:

Punch Item Manager:

Jodi Dressig

Final Approver:

Jodi Dressig

Ball in Court:

Jodi Dressig (Tandem Construction)

Assignee Name:

Plourde, Roland (AW Hughey Construction Services, LLC)
Work Required



Description:

#143: Attach chain to structures typical

Type: **Phase 2 Sitework Substantial Walk** Location: **First Floor>Room 9-103A**

Date Created: **01/30/2024** Due Date: **02/02/2024**

Priority: Status: **Initiated**

Creator: **Jodi Dressig** Reference:

Punch Item Manager: **Jodi Dressig** Final Approver: **Jodi Dressig**

Ball in Court: **Jodi Dressig (Tandem Construction)** Assignee Name: **Plourde, Roland (AW Hughey Construction Services, LLC)**
Work Required

Description:



6.8 PROCORE REPORT EXAMPLES - DAILY LOGS BY SUPERINTENDENT



Tandem Construction
 5391 Lakewood Ranch Blvd N, Suite 200
 Sarasota, Florida 34240
 P: (941) 954-1599

Project: 24-005 - 17th St Regional Park Athletic Complex
 4770 17th Street
 Sarasota, Florida 34235

Daily Log: Tuesday 12/16/2025

Daily Log Completed
 The Daily Log was completed by Chris Hick on Wed, Dec 17, 2025 at 07:53 AM EST.

WEATHER REPORT

Temperature			Precipitation Since			Humidity				Windspeed		
Low	High	Avg	Midnight	2 Days Ago	3 Days Ago	Low	Avg	High	Dew	Avg	Max	Gust
52°F	74°F	62°F	0.00 in.	0.00 in.	0.00 in.	39%	68%	88%	51°F	8.7 mph	12 mph	18 mph

DAILY SNAPSHOT

06:00 AM	09:00 AM	12:00 PM	03:00 PM	06:00 PM	09:00 PM
Partly Cloudy 52°F	Partly Cloudy 57°F	Clear 70°F	Clear 75°F	Clear 70°F	Clear 65°F

OBSERVED WEATHER CONDITIONS

No.	Time Observed	Weather Delay	Sky	Temp	Average	Precipitation	Wind	Ground/Sea	Calamity
1	07:05:00 AM	No							
Comments:									

MANPOWER

40 Workers | 306.0 Total Hours

No.	Contact/Company	Workers	# Hours	Total Hours	Location
1	Aqua Plumbing & Air Svcs, Inc.	2	8.0	16.0	
Comments:		UG rough at maintenance building Created By: Chris Hick			
2	Jason Bennett Contracting Inc.	5	8.0	40.0	
Comments:		Mixing sub-base at main entry road. Fine grading youth softball fields 1-4 Created By: Chris Hick			
3	Lagasse Utilities Inc.	8	8.0	64.0	
Comments:		Water tie in in front of bus depot. Created By: Chris Hick			
4	MMP Contracting, LLC	1	8.0	8.0	
Comments:		3rd lift at youth restrooms. Prep slabs at entry and MP press box Created By: Chris Hick			
5	Musco Sports Lighting LLC	8	8.0	64.0	
Comments:		Setting pole bases at youth 1st quad Created By: Chris Hick			



No.	Contact/Company	Workers	# Hours	Total Hours	Location
6	Nu-Sons Electric, Inc.	10	8.0	80.0	
	Comments: UG conduit for Musco lights at MP fields. UG rough at adult restrooms. Created By: Chris Hick				
7	Tandem Construction	1	1.0	1.0	
	Comments: Laborer Created By: Chris Hick				
8	UES Professional Solutions LLC	1	1.0	1.0	
	Comments: Densities for utilities backfill. Created By: Chris Hick				
9	United Steel Works, Inc.	4	8.0	32.0	
	Comments: Columns, beams and joists at MP fields restrooms Created By: Chris Hick				
		40		306.0	

TIMECARDS

Employee	Classification	Cost Code	Type	Billable?	Hours
Chris Hick		01-0060 - General Superintendent	Regular Time	Yes	8.0
	Comments: Created By: Chris Hick				
Andrew Leaver		01-0070 - Asst. Project Superintendent	Regular Time	Yes	8.0
	Comments: Created By: Chris Hick				

By _____

Date _____

Copies To _____

Tandem Construction

Page 2 of 2

Printed On: Dec 17, 2025 at 02:15 PM EST





December 18, 2025

Brian Leaver
Project Manager
Tandem Construction
5391 Lakewood Ranch Blvd., North
Suite 200
Sarasota, FL 34240

Re: 17th St. Regional Park Athletic Complex Safety Survey
4860 17th Street, Sarasota (Closest address)

Brian,

This report is in follow-up to the safety survey completed on December 18, 2025. The purpose of the survey was to identify potential safety hazards and/or OSHA violations. Chris Hick is the contact person at this location.

Attached, is a list of safety observations and recommendations based on conditions present at the time of my visit. If you have any questions or require additional information after reading this report, please don't hesitate to contact me.

Sincerely,

Jared Caretti

Jared Caretti
Safety Consultant
Diversified Construction Safety, Inc.
Phone: (407) 443-5946
Email: jcaretti@dcssafety.com

CC: AJ Fritsch
Chris Hick
Kristin Pitt
Nick Kominos
Admin@dcssafety.com

Brian Leaver
Jodi Dressig
Nathan Renner
Ruth Richardson

DISCLAIMER: Observations and recommendations are purely advisory and based on practices and conditions observed and information provided at the time of this survey. Observations and recommendations are not intended to include every loss or accident potential. It's the



Report Summary

Report Name: 17th St. Regional Park Athletic Complex
Completed for: Tandem Construction
Inspection Date: December 18, 2025
Location Descr.: 4860 17th Street, Sarasota (Closest address)
Contact: Chris Hick
Score: 96.6%

Findings:

1) Concrete/Masonry

- Rebar is guarded to eliminate impalement hazard (reference 1926.701) **(See Photo)**

2) Electrical Safety

- Electrical equipment installed/used as listed or labeled (1926.403)
- Ground pins are attached to electrical cords (i.e. extension cords and/or flexible cord sets) (1926.404)
- GFCI is used for temporary power connections (1926.404)
- Cord sets and/or Power Supply cords are used per Listing (i.e. not interconnected or "daisy chained") (1926.403)

3) Forklifts

- Forklifts are inspected daily before being placed in service (1910.178)
- Forklifts appear free of known defects that could adversely affect the safety of the vehicle (1910.178)
- Forklifts are removed from service if defective/repairs are needed (1910.178)

4) Housekeeping

- Housekeeping is acceptable/reasonably maintained in work areas considering nature of work performed (1926.25) **(See Photo)**

5) Medical/FA Services

- First aid supplies are easily accessible when required (1926.50) **(See Photo)**

6) Personal Protective Equipment (PPE)

- Appropriate PPE is provided as required (1926.95)
- Appropriate PPE is used/worn as required (1926.95) **(See Photo)**

7) Postings/Safety Signs



- OSHA Workplace Poster is posted (1903.2) **(See Photo)**
- Postings/Safety Signs are acceptable

8) Rigging

- Rigging equipment is inspected daily and during use and maintained in good condition (1926.251)
- Rigging equipment has proper identification markings (1926.251) **(See Photo)**
- No Rigging Safety violations were observed (1926.251)

9) Scaffolds (Supported)

- Scaffolds are inspected by a competent person each shift (1926.451) **(See Photo)**
- Scaffold planking is found to be free of visible defects (1926.451)
- Scaffold framing is found to be free of visible defects (1926.451)
- Scaffold bracing is found to be free of visible defects (1926.451)
- Scaffold components are found to be free of visible defects (1926.451)
- Platforms are fully planked or decked (spacing limited to 1 inch or less) (1926.451)

10) Storage & Disposal

- Materials are safely stored/stacked to prevent sliding, falling or collapse (1926.250) **(See Photo)**
- Storage areas are not overloaded / safe load limits are not exceeded (1926.250)
- **Issues relating to Storage/Disposal standards were identified (see notes/photos for detail) (See Photo)**

11) Stormwater Management

- Perimeter controls and sediment barriers are adequately installed (keyed into substrate) and maintained **(See Photo)**

12) Tools (Hand & Power)

- Hand and power tools are maintained in safe operating condition (1926.300)
- Guards are in place and functional on power tools (1926.300)

Closing Comments:

Single stack the mason block we saw a few unprotected stacks around site. We spoke to the steel guys about replacing one of their cords. We spoke to some guys all the way out in the back and maintenance about their hardhats. Rest of the site looks pretty good. I spoke to the guys drilling the holes with the auger about staying away from the auger hole.

Recommendations:

1) Storage & Disposal

- Adhere to all OSHA Storage/Disposal regulations. Reference comments, notes and/or photo(s) for details.

Score Summary	#	Severity Summary	Qty
Issues Identified:	1	N/A (Not Assigned)	1
Positive Findings:	28	Advisory (negligible impact)	0
Total Findings:	29	Low (minor impact)	0
Percent Positive:	96.6%	Moderate (marginal impact)	0
Severity Adjustment:	0%	Serious/Extreme (deducts 5%)	0
Final Score:	96.6%	Critical/Catastrophic (deducts 10%)	0

Submitted by:
Jared Caretti
Safety Consultant
Diversified Construction Safety, Inc.
(407) 443-5946
jcaretti@dcssafety.com

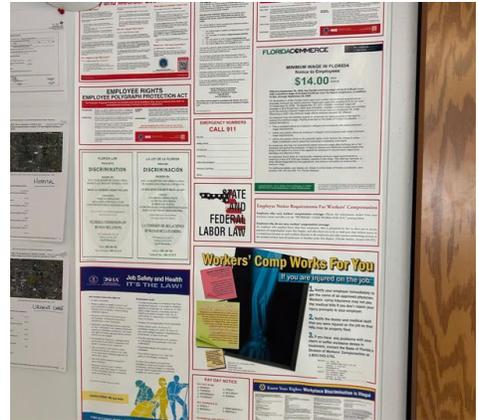
DISCLAIMER: Observations and recommendations are purely advisory and based on practices and conditions observed and information provided at the time of this survey. Observations and recommendations are not intended to include every loss or accident potential. It's the report recipient's responsibility to make further observations and take whatever action that may be necessary to prevent losses, enforce safety procedures and eliminate hazardous conditions so as to comply with any federal, state, or local law, rule or regulation concerning safety and health.



Photo(s):



Looks good



Looks good



Looks good



Looks good



Looks good



Looks good



Scaffold tagged



Working level looks good, have them remove the single planks in areas that are not fully planked



Pipes and materials look ok



Pipes and materials look ok



Pipes and materials look ok



Single stack the block



Good PPE



Good PPE



Good PPE



Rigging tags looked good



Rigging tags looked good



Rigging tags looked good



Rigging tags looked good



Tag may need re stamped



Rebar protection looked good

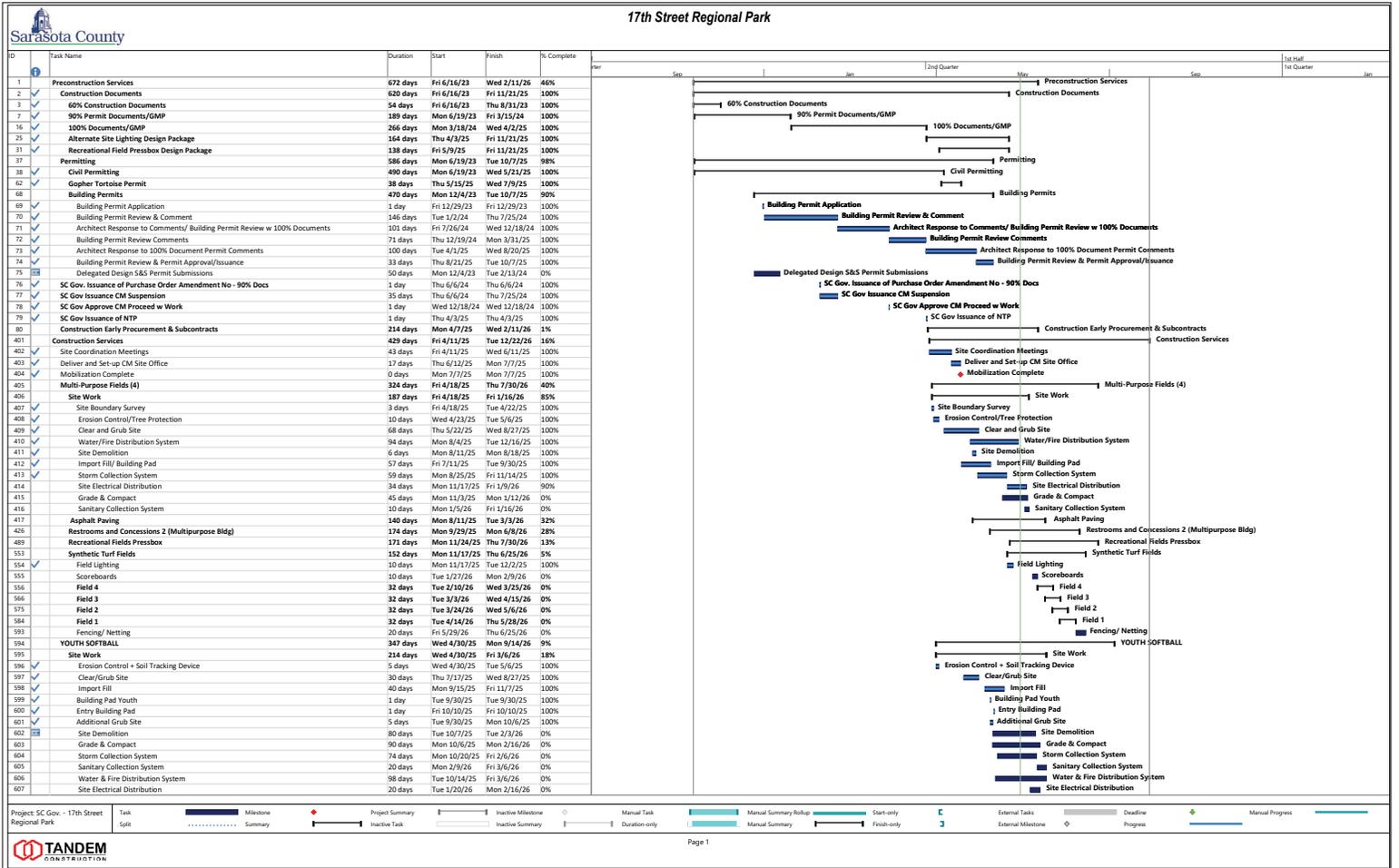


Rebar capped site looks good



Materials look ok

6.10 CPM SCHEDULE EXAMPLES - PROJECT SCHEDULE + 4-WEEK LOOK AHEAD



4 - WEEK LOOK AHEAD

PROJECT: 17TH STREET PARK | PREPARED BY: CHRIS HICK | DATE: January 5, 2026

TASK	SUBCONTRACTOR	1/6	1/8	1/17	1/18	1/19	1/21	1/22	1/23	1/24	1/26	1/27	1/28	1/29	1/30	1/31	2/1	2/2	2/3	2/4	2/5	2/6	2/7	2/8	2/9	2/10
Grading at sidewalks/swales at MP	Bennett Contracting	X	X	X	X	X																				
Sleeves Under Road/Parking Lots	Nusons/IDA			X	X	X																				
Grading, Subbase at Parking Lots/Roadway at MP	Bennett Contracting	X	X	X	X	X																				
Haul Out Demolished Parking Lot/Sidewalks at Adult Fields	Bennett Contracting	X	X	X	X	X																				
Filling in Pond 2 (hold wetland RFI)	Bennett Contracting																									
Storm install Within Youth Softball Parking Lot	Lagasse Utilities	X	X	X	X	X																				
Water/Fire Line Chlorination/Bac T	Lagasse Utilities	X	X	X	X	X																				
Pre Test & Flush fire line at maintenance building	Lagasse Utilities																									
Sanitary to MP Building	Lagasse Utilities																									
MP field restroom rough	Nusons/Aqua	X	X	X	X	X																				
MP fields restroom decking inspection	United Steel			X																						
MP fields restroom roof dry-in	Crowther																									
Youth softball restroom masonry	MMP Contracting	X	X	X	X	X																				
Youth softball restroom rough	Nusons/Aqua	X	X	X	X	X																				
Youth softball restroom steel	United Steel																									
MP Fields press box masonry	MMP Contracting	X	X	X	X	X																				
Maintenance UG rough	Aqua	X	X																							
Maintenance slab prep	MMP Contracting	X	X																							
Maintenance slab pour	MMP Contracting			X																						
Maintenance CMU	MMP Contracting				X	X																				
Maintenance hollow core planks	Colonial Precast																									
Adult restrooms UG rough	Nusons/Aqua	X																								
Adult restrooms slab	MMP Contracting																									
Musco lighting at Youth fields	Musco	X	X	X	X	X																				
Grandstand Foundations / Material Delivery / Install	GT Grandstand																									
Subgrade and drainage at youth fields quad 1	SCG Fields																									
Relocate Construction fence to Project Limits at Utilities Relocation Area	USA Fence	X	X	X	X	X																				
Musco lighting at Adult fields	Musco																									
FPL South Lateral & West Radial Easement Board Pending Confirmation	SC Capital Projects																									
FPL Wire /Transformer Begin Install -6w (2/25/25) Pending Board Approval	FPL																									
FPL Pole Removal (3/8/25) Pending Board Approval	FPL																									



RFQ 13-26 / Project No. 25-0032-PR
 Construction Manager at Risk Services
 Pressbox & Sports Field at Eddie C. Moore Complex





TESTING TECHNOLOGY FOR SPORT

FIELD TEST REPORT

PARRISH HIGH SCHOOL PERFORMANCE TESTS

Specifications tested:
ASTM 3189-20, ASTM F1936-
19, EN 15301:2007, EN
1177:2018 Method 2

Report Number: 97066-9490

Report Status: Final

Issue Date: 7/24/2025



Parrish High School
7505 Fort Hammer Road
Parrish, Florida 34219
United States of America

AstroTurf
2680 Abutment Road
Dalton, Georgia 30721
United States of America

Foreword

Sports Labs LLC prepared this report with all reasonable skill, care, and diligence within the contract terms with the Client and within the limitations of the resources devoted to it. This report is confidential to the Client and Sports Labs LLC accepts no responsibility whatsoever to third parties to whom this report, or any part thereof, is made known. Any such party relies upon the report at their own risk.

This report shall not be reproduced except in full without the approval of the laboratory to ensure that parts of a report are not taken out of context.

This report shall not be used for engineering or contractual purposes unless signed by the Author and Checker and the report status is "Final". Draft reports may be subject to change.

Sports Labs LLC provides this report for informational purposes, and it is intended to convey the results obtained from testing conducted on the date indicated. The results and conclusions documented in this report are valid only as of the date of testing and the specific site conditions on that date. Any changes in the testing environment, materials, equipment, or procedures could affect the results' accuracy and relevance. As such, the conclusions and data contained in this report may not necessarily apply to different circumstances or conditions.

If the measurement lies within the lower and upper specification limits the result is accepted as meeting the required criteria. If it falls outside of this range, the result is rejected as non-conforming. Measurement uncertainty is not applied as a guard band in this decision-making process.

This report is not an official National Governing Body report and does not imply NGB approval.

*Not all the tests may be within our current ISO 17025 scope of accreditation.

REPORT CREATED BY
Ashley Chasse
Operations Director
7/24/2025

REPORT CHECKED BY
Kieran O'Donnell
Director
7/24/2025



Revision Number: 1
Date: 7/24/2025
Note of Amendment: N/A
This report supersedes the previous report: No

Page 2 of 7

Introduction

Sports Labs conducted on-site performance testing at Parrish High School per the EN and ASTM test methods listed below.

Test methods

- ASTM 3189-20 - Determination of Shock Absorption
- ASTM 3189-20 - Determination of Vertical Deformation
- ASTM 3189-20 - Determination of Energy Restitution
- ASTM F1936-19 - Determination of Impact Attenuation
- EN 15301:2007 - Determination of Rotational Resistance
- EN 1177:2018 Method 2 - Determination of Critical Fall Height

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Field Information and Test Conditions

System Details		Testing Conditions	
Testing Date	7/21/2025	Testing Time	PM
Carpet Product	3G	Air Temperature (F)	92
Performance Infill	Brockfill	Surface Temperature (F)	125
Stabilizing Infill	Sand	Humidity (%)	64
Test Condition	Dry	Wind Speed (m/s)	3.5
Underlayment	Shockpad	Weather Conditions	Partly Cloudy
Substrate Type	Dynamic Stone	Field Orientation	Facing South
Primary Sport	Football	Operator	RS

Revision Number: 1
 Date: 7/24/2025
 Note of Amendment: N/A
 This report supersedes the previous report: No



Figure one: Parrish High School

Results Summary

	Shock Absorption (%)	Vertical Deformation (mm)	Energy Restitution (%)	GMax (g)	Rotational Resistance (Nm)	CFH (m)
Limits*	55 - 70	4.0 – 11.0	20 - 50	<200	25 - 50	≥ 1.3
Average	68	10.4	39	101	45	1.58

*Test Limits based on industry standard specifications developed by governing bodies and adopted by the OneTurf Concept. GMax is not part of the OneTurf Concept.

Revision Number: 1
 Date: 7/24/2025
 Note of Amendment: N/A
 This report supersedes the previous report: No

Test Results

Property	Limits	Test Position										Average
		1	2	3	4	5	6	7	8	9	10	
Shock Absorption (%)	55 - 70	68	68	69	68	68	69	67	68	67	69	68
Vertical Deformation (mm)	4.0 – 11.0	10.3	10.8	11.0	10.3	10.4	10.6	10.0	10.8	9.8	10.5	10.4
Energy Restitution (%)	20 - 50	38	38	39	39	39	39	40	40	38	39	39
GMax (g)	<200	104	103	99	104	100	97	108	102	98	102	101
Rotational Resistance (Nm)	25 – 50	47	45	43	46	46	46	47	43	46	39	45
CFH (m)	≥ 1.3	1.53	1.50	1.57	1.64	1.58	1.65	1.56	1.53	1.53	1.68	1.58
Infill Depth (mm)	Info Only	25	24	23	23	23	24	26	23	26	24	24
Free Pile (mm)	Info Only	14	14	16	15	17	16	14	15	14	15	15

Test Location Map

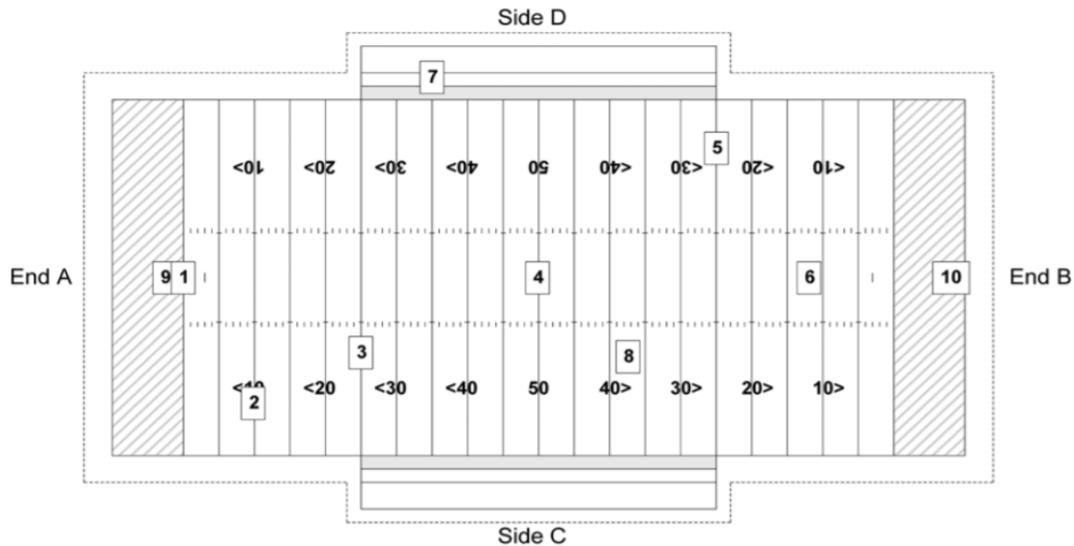


Figure two: Test Location Map

Revision Number: 1
 Date: 7/24/2025
 Note of Amendment: N/A
 This report supersedes the previous report: No

Photos



END OF REPORT

Revision Number: 1
Date: 7/24/2025
Note of Amendment: N/A
This report supersedes the previous report: No



SPORTS LABS

TESTING TECHNOLOGY FOR SPORT



+1 (706) 406 2070



support@sportslabs.com
www.sportslabs.com



50 Business Depot Drive,
Ringgold, Georgia, 30736, USA

6.12 PROCORE PUNCH LIST TOOL / CLOSEOUT LOG TRACKING

EXAMPLE OF PROCORE PUNCH LIST TOOL

EXAMPLE OF WARRANTY & CLOSEOUT CHECKLIST

PROJECT NAME		SEHS New Science Building				
ARCHITECT NAME		Rowe Architects				
Description	Subcontractor/ Supplier	Subcontractor Warranty	Manufacturer Warranty	O & M	Asbuilt	Commissioning (MEP Only)
Temp Fence	Jay's Fencing	N/A	N/A	N/A	N/A	
Surveying	Stantec	N/A	N/A	N/A	✓	
Demolition	JP Services	✓	N/A	N/A	N/A	
Concrete	Southwest Construction	✓	N/A	N/A	N/A	
Precast Concrete Stairs & Hollow	Colonial Precast	✓	N/A	N/A	N/A	
Structural Steel	Just Steel	✓	N/A	N/A	✓	
Handrails	Mulleys	✓	N/A	✓	N/A	
Architectural Casework	Scott Labs	✓	✓	✓	✓	
Roofing	Sutter Roofing	✓	✓	✓	N/A	
Doors & Door Hardware	Pinnacle Door & Hardware	✓	✓	✓	N/A	
Alum Storefront & Entrances	Key Glass	✓	✓	✓	N/A	
Int. Metal Framing & Drywall	Gulfshore Drywall	✓	N/A	N/A	N/A	
Stucco	Commercial Plastering	✓	N/A	N/A	N/A	
Flooring & Base	Floor Source	✓	✓	✓	N/A	
Acoustical Ceilings	Real Ceilings	✓	N/A	✓	N/A	
Paint	Service Contracting	✓	✓	✓	N/A	
Scaife Enterprises, Inc.	Epoxy Flooring - Building 15	N/A	N/A	N/A	N/A	
Visual Display Surfaces	Florida Chalkboard	✓	✓	✓	N/A	
Signage	Gulf Coast Signs	✓	N/A	✓	✓	
Toilet Accessories, Extinguishers, Corner Guards	Rolling Oak	✓	✓	✓	N/A	
Alum Canopies	Perfection Arch Systems	✓	✓	N/A	N/A	
Roller Window Shades	Raise & Shine Blinds	✓	✓	✓	N/A	
Elevator	TK Elevator	✓	N/A	✓	N/A	
Fire Sprinkler	Titan Fire	✓	N/A	✓	✓	
Plumbing	Aqua Plumbing	✓	✓	✓	✓	✓
HVAC	B&I Contractors	✓	✓	✓	✓	
Electric	Westcoast Electric	✓	✓	✓	✓	✓
Sitework & Utilities	AW Hughey	✓	N/A	N/A	✓	
Culinary Dec Metal Fence & Gate	Smith Fence	N/A	N/A	N/A	N/A	
Drum Circle Sunshade	Creative Shade Solutions	✓	✓	✓	N/A	
Fencing	Cardinal Fence	✓	N/A	N/A	N/A	
Sod/Irrigation	Juniper Landscaping	✓	N/A	N/A	N/A	



RFQ 13-26 / Project No. 25-0032-PR
 Construction Manager at Risk Services
 Pressbox & Sports Field at Eddie C. Moore Complex



Atlanta Braves
Cool Today Park



7.
LITIGATION

- A. No, Tandem Construction and all firm Principals have zero (0) convictions, fines, violations of any state or federal law within the past three (3) years.
- B. No, Tandem Construction is not involved in any litigation involving construction project or contract within the past three (3) years.
- C. No, Tandem Construction has zero (0) administrative proceedings involving a construction project of contract withing the past three (3) years.
- D. No, Tandem Construction has zero (0) pending or concluded arbitration cases involving a construction project or contract withing the past three (3) years.



IMG Academy
Multi-Sports Stadium

OTHER FORMS



OTHER
FORMS

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 [Signature]
Brian M. Leaver
Printed Name
President
Title
P. J. Hayes, Inc. d/b/a Tandem Construction
Name of Entity/Corporation

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on, this 7th day of January, 2026, by Brian Leaver (name of person whose signature is being notarized) as the President (title) of P.J. Hayes, Inc. dba Tandem Construction (name of corporation/entity), personally known [X], or produced [] (type of identification) as identification, and who did/did not take an oath.

AMANDA JACOBSON
NOTARY PUBLIC
MY COMMISSION EXPIRES 9-3-2026
9-3-2026
NOTARY SEAL ABOVE
COMMISSION NUMBER HA 507169

[Signature]
Notary Public
Amanda Jacobson
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
Brian M. Leaver

 Printed Name
President

 Title
P. J. Hayes, Inc. d/b/a Tandem Construction

 Name of Entity/Corporation

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 Notary Public
Amanda Jacobson

 Printed Name

My Commission Expires 9-3-2026
 NOTARY SEAL ABOVE



Compliance with Anti-Human Trafficking Laws

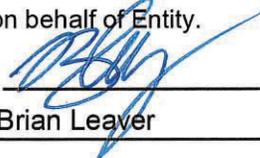
Pursuant to Section 787.06 (13), Florida Statutes, this form must be completed by an officer or representative of a non-governmental entity when a contract is executed, renewed, or extended between the non-governmental entity and the City of Clearwater.

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: January, 7th, 20 26

Signed: 

Entity: Tandem Construction

Name: Brian Leaver

Title: President



Truth-In-Negotiation Form

TRUTH-IN-NEGOTIATION CERTIFICATE

In compliance with the Consultants' Competitive Negotiation Act, Section 287.055, Florida Statutes, and The Truth in Negotiations Act (TINA),

P. J. Hayes, Inc. d/b/a Tandem Construction hereby certifies
Contractor

that wage rates, fringe rates and other factual unit costs supporting the compensation for the Construction Manager at Risk services of Pressbox and Sports Field at Eddie C. Moore Complex to be provided under this Agreement, concerning CMAR Pressbox and Sports Field at Eddie C. Moore Complex are accurate, complete and current as of the time of contracting.

The hereby undersigned representative submits this certification that they are an authorized representative of the proposer who may legally bind the proposer attest to the accuracy of the information:

[Signature]
Authorized Signature
Brian M. Leaver
Printed Name
President
Title
P. J. Hayes, Inc. d/b/a Tandem Construction
Name of Entity/Corporation

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on, this 7th day of January, 2026, by Brian M. Leaver (name of person whose signature is being notarized) as the President (title) of PJ Hayes, Inc. dba Tandem Construction (name of corporation/entity), personally known , or produced _____ (type of identification) as identification, and who did/did not take an oath.



[Signature]
Notary Public
Amanda Jacobson
Printed Name

My Commission Expires: 9.3.2026
NOTARY SEAL ABOVE



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.

Print or type. See Specific Instructions on page 3.	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.) PJ Hayes, Inc	
	2 Business name/disregarded entity name, if different from above. Tandem Construction	
	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. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> 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. <input type="checkbox"/> 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) _____ <i>(Applies to accounts maintained outside the United States.)</i>
	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 <input type="checkbox"/>	
	5 Address (number, street, and apt. or suite no.). See instructions.	Requester's name and address (optional)
	6 City, state, and ZIP code	
	7 List account number(s) here (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.

Social security number	
or	
Employer identification number	
59	2349945

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.

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 <i>Dan Harris</i> E547783C33B644F...	Signed by:	Date 1/5/2026
------------------	---	------------	---------------

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





Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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



LEAVER, BRIAN MICHAEL

TANDEM CONSTRUCTION
5391 LAKEWOOD RANCH BLVD N
SUITE 200
SARASOTA FL 34240

LICENSE NUMBER: CGC1509657

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 07/10/2024

Do not alter this document in any form.

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



*State of Florida
Department of State*

I certify from the records of this office that P. J. HAYES, INC. is a corporation organized under the laws of the State of Florida, filed on October 28, 1983.

The document number of this corporation is G66971.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 5, 2026, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

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



Secretary of State

Tracking Number: 2028616406CC

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

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



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.

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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
Brian M. Leaver
Printed Name
President
Title
P. J. Hayes, Inc. d/b/a Tandem Construction
Name of Entity/Corporation

STATE OF Florida

COUNTY OF Sarasota

The foregoing instrument was acknowledged before me by means of [x] physical presence or [] online notarization on, this 7th day of January, 2026, by Brian Leaver (name of person whose signature is being notarized) as the President (title) of P.J. Hayes, Inc. dba Tandem Construction (name of corporation/entity), personally known [x], or produced (type of identification) as identification, and who did/did not take an oath.



Amanda Jacobson
Notary Public
Printed Name

My Commission Expires 9-3-2026
NOTARY SEAL ABOVE

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:

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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.
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.

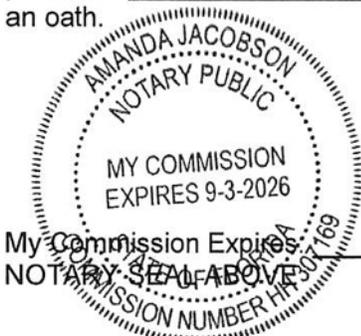
[Handwritten signature of Brian M. Leaver]

Authorized Signature
Brian M. Leaver
Printed Name
President
Title
P. J. Hayes, Inc. d/b/a Tandem Construction
Name of Entity/Corporation

STATE OF Florida

COUNTY OF Sarasota

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[Handwritten signature of Amanda Jacobson]

Notary Public
Amanda Jacobson
Printed Name

My Commission Expires 9-3-2026
NOTARY SEAL ABOVE
COMMISSION NUMBER HP3047169

Compliance with Anti-Human Trafficking Laws

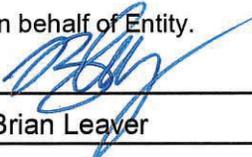
Pursuant to Section 787.06 (13), Florida Statutes, this form must be completed by an officer or representative of a non-governmental entity when a contract is executed, renewed, or extended between the non-governmental entity and the City of Clearwater.

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: January, 7th, 20 26

Signed: 

Entity: Tandem Construction

Name: Brian Leaver

Title: President



No. 25-0032-PR

Construction Manager at Risk Services
Pressbox & Sports Field at Eddie C. Moore Complex



Truth-In-Negotiation Form

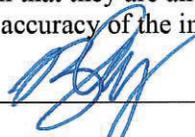
TRUTH-IN-NEGOTIATION CERTIFICATE

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P. J. Hayes, Inc. d/b/a Tandem Construction hereby certifies
Contractor

that wage rates, fringe rates and other factual unit costs supporting the compensation for the Construction Manager at Risk services of Pressbox and Sports Field at Eddie C. Moore Complex to be provided under this Agreement, concerning CMAR Pressbox and Sports Field at Eddie C. Moore Complex are accurate, complete and current as of the time of contracting.

The hereby undersigned representative submits this certification that they are an authorized representative of the proposer who may legally bind the proposer attest to the accuracy of the information:



Authorized Signature
Brian M. Leaver

Printed Name
President

Title
P. J. Hayes, Inc. d/b/a Tandem Construction

Name of Entity/Corporation

STATE OF Florida
COUNTY OF Sarasota

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Notary Public
Amanda Jacobson

Printed Name

My Commission Expires 9.3.2026



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.

Print or type. See Specific Instructions on page 3.	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.) PJ Hayes, Inc			
	2 Business name/disregarded entity name, if different from above. Tandem Construction			
	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. <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C corporation <input checked="" type="checkbox"/> S corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> 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. <input type="checkbox"/> 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) _____ <i>(Applies to accounts maintained outside the United States.)</i>	
	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 _____ <input type="checkbox"/>			
	5 Address (number, street, and apt. or suite no.). See instructions.		Requester's name and address (optional)	
	6 City, state, and ZIP code			
	7 List account number(s) here (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.

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

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.

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	Signed by: <i>Dan Harris</i>	Date	1/5/2026
	E547783C33B644F...			

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