



WEITZ

MOBILITY HUB PRECONSTRUCTION & CONSTRUCTION MANAGER AT RISK SERVICES

City of Coral Gables

RFQ NO. 2021-010 / MAY 10, 2021

May 10, 2021

Leonard Gonzalez
Senior Procurement Manager
City of Coral Gables
2800 SW 72nd Avenue
Miami, FL 33155

RE: MOBILITY HUB PRECONSTRUCTION & CONSTRUCTION MANAGER AT RISK SERVICES RFQ NO. 2021-010

Dear Mr. Gonzalez and Selection Committee,

On behalf of The Weitz Company, thank you for the opportunity to present our qualifications for the Coral Gables Mobility Hub project. We understand the importance of this project to the City of Coral Gables and want to be a part of the continued growth of your community. We understand that a successful project is not just about building; it is based on providing a service that is comprehensive and collaborative.

The items below differentiate us and highlight how we will be best suited for your project:

WE KNOW HOW TO WORK IN THE CITY OF CORAL GABLES

The Weitz Company recently completed the Coral Gables Public Safety Building and will soon deliver The Standard at Coral Gables, a new mixed-use luxury student housing facility. Our team members will bring familiarity working in your City! Weitz understands the complex process for permitting within the City including partnering with authorities having jurisdiction (AHJ) outside the City such as Miami-Dade County, WASD and DERM.

The Mobility Hub project located in the City Boundary District of Coral Gables will require additional partnering with local business owners and stakeholders to ensure business interruption does not occur. **Our team will work to minimize these impacts while constructing the Mobility Hub in your urban pedestrian friendly community.**

MUNICIPAL / PUBLIC SECTOR AGENCY EXPERTS

Our 43 years of local construction experience for public sector clients in South Florida (see list on page 28) gives us a unique perspective on how to best serve the City of Coral Gables. **Weitz Florida office has completed over 100 projects for public entities in Florida, including the City of Coral Gables.** Our relationships with statewide and local trade contractors on similar projects provides you with an invaluable alliance that will benefit you and the local community. Our proposed team will bring collective experience, lessons learned to your project, ensuring a successful, on-time completion.

PARKING GARAGE EXPERTS

The design and construction of parking garages is evolving due to the fast-changing pace of transportation and mobility technology. Weitz has the experience to bring these modern technologies to your Mobility Hub project so your facility will be adaptable for future trends. Weitz has built over 165 parking structures nationally and over 30 in the state of Florida. We will bring knowledge from these projects to assist in selecting the right structural system, coordination of the decorative building façade, and properly ventilating the structure. Weitz will also bring our experience with implementing modern technologies such as car-counting systems, electric vehicle charging systems, and modern parking payment systems. **Please see Section IV, Past Performance & References for our parking garage experience.**

PREDICTABLE RESULTS

Weitz's approach and proven systems will yield a smooth pre-construction and design phase that will clearly define the project scope of work, optimize the project budget, establish an aggressive schedule and ultimately bring the City of Coral Gables vision to life for this project. Once we move into the construction phase, **our team will deliver on the expectations set forth during the preconstruction planning including being a good partner in the community and delivering a top quality project safely.**

PROVEN TEAM

The Weitz Company is proposing a proven team of exceptionally qualified and experienced personnel for the City of Coral Gables Mobility Hub project. The proposed team members will all bring parking structure experience as well as experience working in tight urban setting to your Mobility Hub project. This team has collectively worked on over 20 parking structure projects.

The team members below are committed to successfully building your state-of-the-art Mobility Hub Project, for people visiting, living, and working in Coral Gables. **The gold outline indicates that the individual has worked in the City of Coral Gables.**



Chuck Congdon, Project Executive - Chuck recently completed the Coral Gables Public Safety Building and is currently overseeing the The Standard at Coral Gables project. Chuck will be involved on your state-of-the-art Mobility Hub from day one to ensure the City of Coral Gables expectations are met!



Mark Brunski, Senior Project Manager - Mark was the Senior Project Manager on the Coral Gables Public Safety Building project. Mark will bring his familiarity working with the City of Coral Gables, experience working in tight urban settings and parking structure experience to your Mobility Hub project to ensure its success!



Larry Thompson, Senior Project Superintendent - Throughout his 39 year career with Weitz, Larry has constructed many projects in a tight urban settings including The Watergarden, The Kravis Center for the Performing Arts, and Florida Atlantic University Jupiter Campus Student Housing. He has extensive experience constructing parking garages including over 4,000 parking stalls!



Manny Riviera, Project Engineer - Manny has current relevant experience working on The Standard at Coral Gables, a 263,573 SF luxury student housing facility that includes a 163,537 SF Parking Garage with over 350 parking stalls. All of Manny's project experience has been in Miami Dade County.



Bill Wolfford, Chief Estimator - Bill's detailed approach to estimating projects, including the Coral Gables Public Safety Building, will provide you transparent insight to the project budget. His collaborative approach to budget development will ensure the entire team that the budget is complete, value is maximized and the right subcontractor team is in place to execute your project.

Our team's experience working on similar projects and recent experience working for the City of Coral Gables will benefit you by delivering a safe and top-quality facility on time. The Weitz Company truly appreciates the opportunity to propose on the Coral Gables Mobility Hub. We thank you in advance for your consideration of our qualifications and look forward to discussing our thoughts and approach to the project further with you.

Sincerely,

Dennis Gallagher
Executive Vice President



SECTION 01

Required Documents



Coral Gables Public Safety Building



Coral Gables Public Safety Building // Coral Gables, FL

PROJECT INFORMATION: RFQ No. 2021-010
Mobility Hub Preconstruction &
Construction Manager at Risk Services

FIRM: The Weitz Company, LLC
1214 S. Andrews Ave., Suite 302
Fort Lauderdale, FL 33316

PHONE: 561.687.4832

CONTACT: Dennis Gallagher
Executive Vice President
dennis.gallagher@weitz.com

RFQ DUE: May 10, 2021 by 2pm



TABLE OF CONTENTS

SECTION I / REQUIRED DOCUMENTS	6
1. Title Page.....	4
2. Table of Contents.....	5
3. Proposer’s Acknowledgement Form.....	6
4. Solicitation Submission Checklist.....	7
5. Proposer’s Affidavit Notarized, with Schedules A - H.....	10
6. E-Verify Affidavit	18
7. Minimum Qualification Requirements	19
SECTION II / EXPERIENCE AND QUALIFICATIONS	24
(i)	
1. Company Background.....	24
2. Familiarity with Permitting Agencies.....	30
3. Working with Other Disciplines	31
4. Financial Statements	32
(ii)	
1. Key Personnel	33
SECTION III / PROJECT UNDERSTANDING, PROPOSED APPROACH AND METHODOLOGY	42
1. Project Approach & Methodology.....	42
2. Recent, Current, and Projected Workload	46
2. Moving a Project from Conceptual Design.....	50
3. Schedule, Cost, and Quality Control.....	52
5. Ability to Successfully Deliver Similar Projectes	59
6. Ability to Work with Consultants	61
SECTION IV / PAST PERFORMANCE AND REFERENCES	63
1. Relevant Experience	64
2. Contracts with City of Coral Gables	70
3. Public Sector Contact Information.....	71
A. Litigation.....	71



PROPOSER'S ACKNOWLEDGMENT FORM

CITY OF CORAL GABLES, FL

2800 SW 72nd Avenue, Miami, FL 33155
 Finance Department / Procurement Division
 Tel: 305-460-5102 / Fax: 305-261-1601


PROPOSER'S ACKNOWLEDGEMENT

<p>RFQ Title: MOBILITY HUB PRECONSTRUCTION AND CONSTRUCTION MANGER AT RISK SERVICES</p> <hr/> <p>RFQ No.: 2021-010</p> <p>A cone of silence is in effect with respect to this RFQ. The Cone of Silence prohibits certain communication between potential vendors and the City. For further information, please refer to the City Code Section 2-1027 of the City of Coral Gables Procurement Code.</p>	<p>Electronic submittals must be received prior to 2:00 p.m., Monday, May 3, 2021 via PublicPurchase; and are to remain valid for 120 calendar days. Submittals received after the specified date and time will not be accepted.</p> <p>Contact: Name Leonard Gonzalez Title: Senior Procurement Manager Telephone:305-460-5115 Email: lgonzalez2@coralgables.com / contracts@coralgables.com</p>
--	---

<p>Proposer's Name: The Weitz Company, LLC</p>	<p>FEIN or SS Number: 42-1512625</p>
<p>Complete Mailing Address: 1214 S. Andrews Ave., Suite 302 Fort Lauderdale, FL 33316</p>	<p>Telephone No.: 561.239.1966 Cellular No.: N/A</p>
<p>Indicate type of organization below: Limited Liability Company Corporation: ___ Partnership: ___ Individual: ___ Other: <input checked="" type="checkbox"/></p>	<p>Fax No.: 561.686.7774</p>
<p>Bid Bond / Security Bond (if applicable) N/A %</p>	<p>Email: dennis.gallagher@weitz.com</p>

ATTENTION: THIS FORM ALONG WITH ALL REQUIRED RFQ FORMS MUST BE COMPLETED, SIGNED (PREFERABLY IN BLUE INK), AND SUBMITTED WITH THE RESPONSE PRIOR TO THE SUBMITTAL DEADLINE. FAILURE TO DO SO MAY DEEM PROPOSER AS NON-RESPONSIVE.

THE PROPOSER CERTIFIES THAT THIS SUBMITTAL IS BASED UPON ALL CONDITIONS AS LISTED IN THE RFQ DOCUMENTS AND THAT THE PROPOSER HAS MADE NO CHANGES IN THE RFQ DOCUMENT AS RECEIVED. THE PROPOSER FURTHER AGREES IF THE RESPONSE IS ACCEPTED, THE PROPOSER WILL EXECUTE AN APPROPRIATE AGREEMENT FOR THE PURPOSE OF ESTABLISHING A FORMAL CONTRACTUAL RELATIONSHIP BETWEEN THE PROPOSER AND THE CITY OF CORAL GABLES FOR THE PERFORMANCE OF ALL REQUIREMENTS TO WHICH THIS RFQ PERTAINS. FURTHER, BY SIGNING BELOW PREFERABLY IN **BLUE INK**, ALL RFQ PAGES ARE ACKNOWLEDGED AND ACCEPTED AS WELL AS ANY SPECIAL INSTRUCTION SHEET(S) IF APPLICABLE. THE UNDERSIGNED HEREBY CERTIFIES ACKNOWLEDGEMENT OF THESE REQUIREMENTS AND THAT HE/SHE IS AUTHORIZED TO BIND PERFORMANCE OF THIS RFQ FOR THE ABOVE PROPOSER.



 Authorized Name and Signature
 Dennis Gallagher

Executive Vice President

 Title

May 4, 2021

 Date



SOLICITATION SUBMISSION CHECKLIST

SOLICITATION SUBMISSION CHECKLIST -REVISION #2

Request for Qualifications (RFQ) No.2021-010

COMPANY NAME: (Please Print): The Weitz Company, LLC

Phone: 561.239.1966

Email: dennis.gallagher@weitz.com

Please provide the PAGE NUMBER in the blanks provided as to where compliance information is located in your Submittal for each of the required submittal items listed below:

SUBMITTAL - SECTION I: TITLE PAGE, TABLE OF CONTENTS, REQUIRED FORMS, AND MINIMUM QUALIFICATION REQUIREMENTS.

- 1) Title Page: Show the RFQ number and title, the name of your firm, address, telephone number, name of contact person, e-mail address, and date. PAGE # 4
- 2) Provide a Table of Contents in accordance with and in the same order as the respective "Sections" listed below. Clearly identify the material by section and page number. PAGE # 5
- 3) Fill out, sign, and submit the Proposer's Acknowledgement Form. PAGE # 6
- 4) Fill out and submit the Solicitation Submission Check List. PAGE # 7
- 5) Fill out, sign, notarize (as applicable), and submit the Proposer's Affidavits and Schedules A through H. PAGE # 10
- 6) Complete E-Verify Affidavit (Refer to Section 4.23) PAGE# 18
- 7) Minimum Qualification Requirements: submit detailed verifiable information affirmatively documenting compliance with the Minimum Qualifications Requirements shown in Section 3. PAGE # 19

SUBMITTAL - SECTION II: EXPERIENCE AND QUALIFICATIONS

(i)

- 1) Provide a complete history and description of your company, including, but not limited to the number of years in business, size, number of employees, office location where work is to be performed, copy of applicable licenses/certifications, credentials, capabilities and capacity to effectively meet the City's needs, relevant experience and proven track record of providing the scope of services as identified in this solicitation to public sector agencies. PAGE # 24
- 2) Provide a statement detailing Proposer's familiarity with permitting agencies and permitting procedures, especially in Miami-Dade County. PAGE # 30
- 3) Describe the Proposer's expertise and experience in working with other disciplines, including coordination with other design professionals and sub-consultants. PAGE # 31
- 4) Proposer is required to submit financial statements for each of their last two (2) complete fiscal years within five (5) calendar days, upon written request. Such statements should include, at a minimum, balance sheets (statements of financial position) and statements of profit and loss (statement of net income). Statements shall be certified by either an appropriate Corporate Officer or an independent Certified Public Accountant. PAGE # 32

(ii) **FOR KEY PERSONNEL**

- 1) Provide a summary of qualifications, copy of applicable licenses/certifications, and experience, relevant to the scope of work, for all proposed key personnel (including sub-consultants). Include resumes (listing experience, education, licenses/certifications) for your proposed key personnel and specify the role and responsibilities of each team member in providing the services outlined in the RFQ. Provide an organizational chart of all key personnel that will be used. PAGE # 33



SOLICITATION SUBMISSION CHECKLIST (CONTINUED)

SUBMITTAL – SECTION III: PROJECT UNDERSTANDING, PROPOSED APPROACH, AND METHODOLOGY

1) Describe in detail, your approach and methodology to perform the services solicited herein., Include detailed information, as applicable, which addresses, but need not be limited to: Proposer’s understanding of the RFQ scope and requirements, strategies for assuring assigned work is completed on time, innovative interaction and communication with the community, City staff, and multiple stakeholders. PAGE # 42

2) Provide the recent, current, and projected workload of the Proposer and key personnel that will be assigned to the City. Explain how this potential contract will fit into the Proposer’s workload. PAGE # 46

The detailed list should include at a minimum the following:

- a. The company/agency
- b. Dates of services
- c. Name/Contract # of the project
- d. Scope

3) Describe the Proposer’s ability to positively and innovatively move a project from the conceptual stage to a clearly defined project that may be designed and constructed, while minimizing the impact on the community. PAGE # 50

4) Describe the Proposer’s ability to provide schedule control, cost control, and quality control for the services requested herein. Provide specific examples of similar initiatives that the Proposer has successfully undertaken with other public entities that were completed on-time and within budget. PAGE # 52

5) Describe Proposer’s ability to successfully deliver similar projects that have significant community and business involvement. PAGE # 59

6) Describe the Proposer’s ability to work with other consultants designated by the City. PAGE # 61

SUBMITTAL – SECTION IV: PAST PERFORMANCE AND REFERENCES

1) Provide detailed information on five (5) of the Proposer’s most recent and relevant projects similar in scope and nature to the services described in the solicitation. Include an e-mail address for the “Point of Contact”. **Note: Do not include work/services performed for the City of Coral Gables or City employees as references.** PAGE # 64

2) List all contracts which the Proposer has performed (past and present) for the City of Coral Gables. The City will review all contracts the Proposer has performed for the City in accordance with Section 4.10 Evaluation of Responses (c) (4) which states the City may consider “Proposer’s unsatisfactory performance record, judged from the standpoint of conduct of work, workmanship, progress or standards of performance agreed upon in the Contract as substantiated by past or current work with the City”. PAGE # 70

As such the Proposer must list and describe all work performed for Coral Gables and include for each project:

- a. Name of the City Department for which the services are being performed,
- b. Scope/description of work,
- c. Awarded value of the contract/current value
- d. Effective dates and term of the contract
- e. City project manager’s name and phone number,



SOLICITATION SUBMISSION CHECKLIST (CONTINUED)

- f. Statement of whether the Proposer was the prime contractor or subcontractor, and
 - g. Results of the project.
- 3) Provide a list with contact information of public sector clients, if any, that have discontinued use of Proposer's services within the past two (2) years and indicate the reasons for the same. The City reserves the right to contact any reference as part of the evaluation process. PAGE # 71
- a. Please identify each incident within the last five (5) years where (a) a civil, criminal, administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the Proposer's rights, remedies or duties under a contract for the same or similar type services to be provided under this RFP (See *Affidavit D*). PAGE # 71

-- NOTICE --

BEFORE SUBMITTING YOUR RFQ RESPONSE MAKE SURE YOU:

- 1. Carefully read and have a clear understanding of the RFQ, including the Scope of Services and enclosed Professional Services Agreement (*draft*).
- 2. Carefully follow the Submission Requirements outlined in Section 6 of the RFQ.
- 3. **Prepare and submit ONE (1) ORIGINAL RESPONSE electronically via PublicPurchase.**
- 4. Make sure your Response is submitted prior to the submittal deadline. **Late responses will not be accepted.**

FAILURE TO SUBMIT THIS CHECKLIST AND THE REQUESTED DOCUMENTATION MAY RENDER YOUR RESPONSE SUBMITTAL NON-RESPONSIVE AND CONSTITUTE GROUNDS FOR REJECTION. THIS PAGE IS TO BE RETURNED WITH YOUR RESPONSE PACKAGE.



PROPOSER'S AFFIDAVIT WITH SCHEDULES A-H

PROPOSER'S AFFIDAVIT

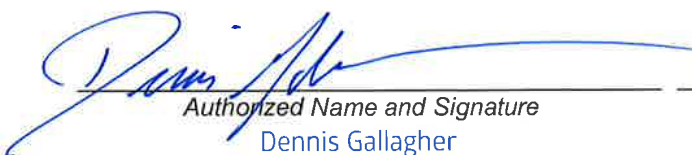
SOLICITATION: RFQ 2021-010 MOBILITY HUB PRE-CONSTRUCTION & CONSTRUCTION
MANAGER AT RISK SERVICES

SUBMITTED TO: City of Coral Gables
Procurement Division
2800 SW 72 Avenue
Miami, Florida 33155

The undersigned acknowledges and understands the information contained in response to this solicitation and the referenced Schedules A through H shall be relied upon by Owner awarding the contract and such information is warranted by the Proposer to be true and correct. The discovery of any omission or misstatements that materially affects the Proposer's ability to perform under the contract shall be cause for the City to reject the solicitation submittal, and if necessary, terminate the award and/or contract. I further certify that the undersigned name(s) and official signatures of those persons are authorized as (*Owner, Partner, Officer, Representative or Agent of the Proposer that has submitted the attached Response*). Schedules A through H are subject to Local, State and Federal laws (as applicable); both criminal and civil.

- SCHEDULE A – STATEMENT OF CERTIFICATION
- SCHEDULE B – NON-COLLUSION AND CONTINGENT FEE AFFIDAVIT
- SCHEDULE C – DRUG-FREE STATEMENT
- SCHEDULE D – PROPOSER'S QUALIFICATION STATEMENT
- SCHEDULE E – CODE OF ETHICS, CONFLICT OF INTEREST, AND CONE OF SILENCE
- SCHEDULE F – AMERICANS WITH DISABILITIES ACT (ADA)
- SCHEDULE G – PUBLIC ENTITY CRIMES
- SCHEDULE H – ACKNOWLEDGEMENT OF ADDENDA

This affidavit is to be furnished to the City of Coral Gables with its RFQ response. It is to be filled in, executed by the Proposer and notarized. If the response is made by a Corporation, then it should be executed by its Chief Officer. This document MUST be submitted with the response.

	Executive Vice President	May 4, 2021
<i>Authorized Name and Signature</i>	<i>Title</i>	<i>Date</i>
Dennis Gallagher		



PROPOSER'S AFFIDAVIT WITH SCHEDULES A-H (CONTINUED)

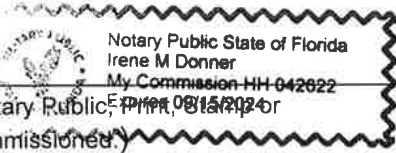
STATE OF Florida

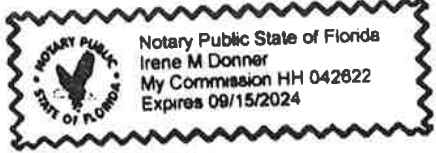
COUNTY OF Palm Beach

On this 4 day of May, 2021, before me the undersigned Notary Public of the State of Florida, personally appeared Dennis Gallagher
(Name(s) of individual(s) who appeared before Notary)

And whose name(s) is/are subscribes to within the instrument(s), and acknowledges it's execution.

Irene M. Donner
NOTARY PUBLIC, STATE OF Florida


(Name of notary Public, Print, or Type as Commissioned.)



NOTARY PUBLIC
SEAL OF OFFICE:

Personally know to me, or Produced Identification:

(Type of Identification Produced)



PROPOSER'S AFFIDAVIT WITH SCHEDULES A-H (CONTINUED)

SCHEDULE "A" - CITY OF CORAL GABLES – STATEMENT OF CERTIFICATION

Neither I, nor the firm, hereby represented has:

- a. employed or retained for a commission, percentage brokerage, contingent fee, or other consideration, any firm or person (other than a bona fide employee working solely for me or the Proposer) to solicit or secure this contract.
- b. agreed, as an express or implied condition for obtaining this contract, to employ or retain the services of any firm or person in connection with carrying out the contract, or
- c. paid, or agreed to pay, to any firm, organization or person (other than a bona fide employee working solely for me or the Proposer) any fee, contribution, donation or consideration of any kind for, or in connection with, procuring or carrying out the contract except as here expressly stated (if any):

SCHEDULE "B" - CITY OF CORAL GABLES - NON-COLLUSION AND CONTINGENT FEE AFFIDAVIT

1. He/she is the Executive Vice President
(Owner, Partner, Officer, Representative or Agent)

of the Proposer that has submitted the attached response.

- 2. He/she is fully informed with respect to the preparation and contents of the attached response and of all pertinent circumstances respecting such response;
- 3. Said response is made without any connection or common interest in the profits with any other persons making any response to this solicitation. Said response is on our part in all respects fair and without collusion or fraud. No head of any department, any employee or any officer of the City of Coral Gables is directly or indirectly interested therein. If any relatives of Proposer's officers or employees are employed by the City, indicate name and relationship below.

Name: N/A Relationship: _____

Name: N/A Relationship: _____

4. No lobbyist or other Proposer is to be paid on a contingent or percentage fee basis in connection with the award of this Contract.



PROPOSER'S AFFIDAVIT WITH SCHEDULES A-H (CONTINUED)

SCHEDULE "C" CITY OF CORAL GABLES – VENDOR DRUG-FREE STATEMENT

Preference may be given to vendors submitting a certification with their bid/proposal certifying they have a drug-free workplace in accordance with Section 287.087, Florida Statutes. This requirement affects all public entities of the State and becomes effective January 1, 1991. The special condition is as follows:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under solicitation a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under solicitation, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section. As the person authorized to sign the statement, I certify that this form complies fully with the above requirements.

The company submitting this solicitation has established a Drug Free work place program in accordance with State Statute 287.087



PROPOSER'S AFFIDAVIT WITH SCHEDULES A-H (CONTINUED)

The undersigned declares the truth and correctness of all statements and all answers to questions made hereinafter:

GENERAL COMPANY INFORMATION:

Company Name: The Weitz Company, LLC

Address: 1214 S. Andrews Ave., Suite 302 Fort Lauderdale FL 33316
Street City State Zip Code

Telephone No: 561.239.1966 Fax No: 561.686.7774 Email: dennis.gallagher@weitz.com

How many years has your company been in business under its present name? 166 Years

If Proposer is operating under Fictitious Name, submit evidence of compliance with Florida Fictitious Name Statue: N/A

Under what former names has your company operated? : N/A

At what address was that company located? N/A

Is your Company Certified? Yes X No If Yes, **ATTACH COPY** of Certification.

Is your Company Licensed? Yes X No If Yes, **ATTACH COPY** of License [See Section II, "Company Background" for State of Florida corporate certification and professional services license](#)

Has your company or its senior officers ever declared bankruptcy?
Yes _____ No X If yes, explain: _____

LEGAL INFORMATION:

Please identify each incident **within the last five (5) years** where a civil, criminal, administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the Proposer's rights, remedies or duties under a contract for the same or similar type services to be provided under this RFQ **(A response is required. If applicable please indicate "none" or list specific information related to this question. Please be mindful that responses provided for this question will be independently verified):**

The Weitz Company, LLC ("Weitz") is an ENR Top 400 contractor responsible for constructing many large construction projects throughout the United States. Despite its efforts to manage risk and avoid conflict, it is inevitable that disputes happen on large construction projects. In the last 5 years, Weitz has not been involved in any criminal or civil lawsuit in Florida that primarily concerns the provision of construction management services by Weitz. Weitz has, however, been party to civil lawsuits in Florida that concern construction by Weitz and if requested Weitz will provide additional detail regarding these suits. Weitz vigorously defends itself against frivolous lawsuits and does not believe that it is involved in any litigation that jeopardizes the financial strength of the company.

Has your company ever been debarred or suspended from doing business with any government entity?

Yes ___ No X If Yes, explain _____



PROPOSER'S AFFIDAVIT WITH SCHEDULES A-H (CONTINUED)

SCHEDULE "E" CITY OF CORAL GABLES – CODE OF ETHICS, CONFLICT OF INTEREST, AND CONE OF SILENCE

THESE SECTIONS OF THE CITY CODE CAN BE FOUND ON THE CITY'S WEBSITE, UNDER GOVERNMENT, CITY DEPARTMENT, PROCUREMENT, PROCUREMENT CODE (CITY CODE CHAPTER 2 ARTICLE VIII); SEC 2-1023; SEC 2-606; AND SEC 2-1027, RESPECTIVELY.

IT IS HEREBY ACKNOWLEDGED THAT THE ABOVE NOTED SECTIONS OF THE CITY OF CORAL GABLES CITY CODE ARE TO BE ADHERED TO PURSUANT TO THIS SOLICITATION.

SCHEDULE "F" CITY OF CORAL GABLES - AMERICANS WITH DISABILITIES ACT (ADA) DISABILITY NONDISCRIMINATION STATEMENT

I understand that the above named firm, corporation or organization is in compliance with and agreed to continue to comply with, and assure that any sub-contractor, or third party contractor under this project complies with all applicable requirements of the laws listed below including, but not limited to, those provisions pertaining to employment, provision of programs and service, transportation, communications, access to facilities, renovations, and new construction.

The American with Disabilities Act of 1990 (ADA), Pub. L. 101-336, 104 Stat 327, 42 U.S.C. 12101,12213 and 47 U.S.C. Sections 225 and 661 including Title I, Employment; Title 11, Public Services; Title III, Public Accommodations and Services Operated by Private Entities; Title IV, Telecommunications; and Title V, Miscellaneous Provisions.

The Florida Americans with Disabilities Accessibility Implementation Act of 1993, Sections 5553.501-553.513, Florida Statutes

The Rehabilitation Act of 1973, 229 U.S.C. Section 794

The Federal Transit Act, as amended, 49 U.S.C. Section 1612

The Fair Housing Act as amended, 42 U.S.C. Section 3601-3631

SCHEDULE "G" CITY OF CORAL GABLES - STATEMENT PURSUANT TO SECTION 287.133 (3) (a), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES

1. I understand that a "public entity crime" as define in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any Proposal or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
2. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.



PROPOSER'S AFFIDAVIT WITH SCHEDULES A-H (CONTINUED)

- 3. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 - 1. A predecessor or successor of a person convicted of a public entity crime; or 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
- 4. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which Proposals or applies to Proposal on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
- 5. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **[Must indicate which statement below applies.]**

Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity subsequent to July 1, 1989.

The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list.

[Attach a copy of the final order]

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.



PROPOSER'S AFFIDAVIT WITH SCHEDULES A-H (CONTINUED)

SCHEDULE "H" CITY OF CORAL GABLES - ACKNOWLEDGEMENT OF ADDENDA

- 1. The undersigned agrees, if this RFQ is accepted, to enter in a Contract with the CITY to perform and furnish all work as specified or indicated in the RFQ, any associated addendum and Contract Documents within the contract time indicated in the RFQ and in accordance with the other terms and conditions of the solicitation and contract documents.
- 2. Acknowledgement is hereby made of the following Addenda, if any (identified by number) received since issuance of the Request for Proposal.

Addendum No. 1 Date April 13, 2021 Addendum No. _____ Date _____

Addendum No. 2 Date April 20, 2021 Addendum No. _____ Date _____

Addendum No. _____ Date _____ Addendum No. _____ Date _____

Failure to adhere to changes communicated via any addendum may render your response non-responsive.



E-VERIFY AFFIDAVIT



City of Coral Gables
Finance Department/Procurement Division

Employer E-Verify Affidavit

By executing this affidavit, the undersigned employer verifies its compliance with F.S. 448.095, stating affirmatively that the individual, firm or corporation has registered with and utilizes the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in F.S. 448.095 which prohibits the employment, contracting or sub-contracting with an unauthorized alien. The undersigned employer further confirms that it has obtained all necessary affidavits from its subcontractors, if applicable, in compliance with F.S. 448.095, and that such affidavits shall be provided to the City upon request. Failure to comply with the requirements of F.S. 448.095 may result in termination of the employer's contract with the City of Coral Gables. Finally, the undersigned employer hereby attests that its federal work authorization user identification number and date of authorization are as follows:

49795
Federal Work Authorization User Identification Number
August 14, 2007
Date of Authorization

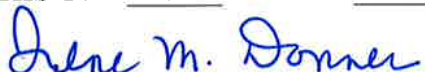
I hereby declare under penalty of perjury that the foregoing is true and correct.

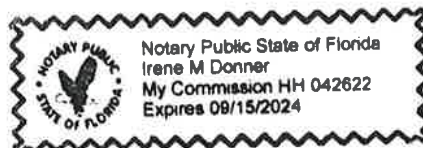
Executed on May 4, 2021 in West Palm Beach (city), FL (state).


Signature of Authorized Officer or Agent

Dennis Gallagher, Executive Vice President
Printed Name and Title of Authorized Officer or Agent

SUBSCRIBED AND SWORN BEFORE ME
ON THIS THE 4 DAY OF May, 2021.


NOTARY PUBLIC
My Commission Expires:
09.15.2024





A1 - Be regularly engaged in the business of providing these goods and/or services as described in the Request for Qualifications "Scope of Services" for a minimum of ten (10) years. In addition, Proposer shall provide proof of active status or documentation evidencing Proposer is currently seeking active status with the Florida Department of State Division of Corporation.

MEETING YOUR MINIMUM QUALIFICATIONS

Over the past 43 years, our Florida operations have specialized in working for municipal clients utilizing the CM at Risk delivery method. **Over the past 5 years, Weitz Florida completed or began work on 55 projects using the Construction Manager at Risk Delivery method, representing a total construction value of \$723.6 million.** Large or small, every project requires skillful project management, understanding of the client's needs, and a relentless focus on safety. Our extensive CM at Risk experience offers you peace of mind, knowing that the Mobility Hub project will run smoothly and exceed your expectations. See the table below for a sampling of Florida Parking Garage experience.

PARKING GARAGE PROJECTS					
PROJECT NAME & LOCATION	PROPOSED STAFF INVOLVED	ON BUDGET	TIMELY DELIVERY	# OF CARS	PROJECT VALUE
Kravis Center Valet Garage West Palm Beach, FL	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	278	\$44.3 Million
MDC Wolfson Campus Parking Garage Miami, FL	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	597	\$14.9 Million
PBC Parking Garage at Convention Center West Palm Beach, FL	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2,650	\$45.7 Million
Fourth District Court of Appeal, New Courthouse & Garage West Palm Beach, FL	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	334	\$23.7 Million
Florida Power & Light Corporate Campus Palm Beach Gardens, FL	Yes	On Track	On Track	700	\$143.9 Million
The Watergarden Fort Lauderdale, FL	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	509	\$55.8 Million
The Metropolitan West Palm Beach, FL	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	206	\$32.2 Million
Kravis Center Main Garage West Palm Beach, FL	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1,230	\$6.4 Million
Neiman Marcus Palm Beach, FL	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	220	\$10 Million
Judicial Center Garage West Palm Beach, FL	Yes	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	600	\$14 Million

* **Bold Text = Public Client**



STATE OF FLORIDA CERTIFICATE OF STATUS

The Weitz Company, LLC
Document Number: M01000000102
Expiration Date: December 31, 2021

*State of Florida
Department of State*

I certify from the records of this office that THE WEITZ COMPANY, LLC is an Iowa limited liability company authorized to transact business in the State of Florida, qualified on January 16, 2001.

The document number of this limited liability company is M01000000102.

I further certify that said limited liability company has paid all fees due this office through December 31, 2021, that its most recent annual report was filed on January 5, 2021, and that its status is active.

I further certify that said limited liability company has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Fifth day of January, 2021*



Ronald R. DeSantis
Secretary of State

Tracking Number: 7291954753CC
To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.
<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



A 2 - Provide financial statements for each of the firms last two (2) complete fiscal years that will demonstrate the proposer has sufficient financial support, as specified in Section 1.12 to ensure that the Proposer can satisfactorily execute the Contract under the terms and conditions stated herein.

FINANCIAL STATEMENTS

Two hard copies of The Weitz Company, LLC's financial statements for the most recent two years were mailed to the City of Coral Gables Procurement Office located at 2800 SW 72nd Avenue Miami, FL 33155 in a sealed envelope on May 3, 2021 and were received by Leonard Gonzalez on May 4, 2021.



A3 - Be licensed as a Certified General Contractor in the State of Florida with the Department of Business & Professional Regulation.

STATE OF FLORIDA GENERAL CONTRACTOR LICENSE

The Weitz Company, LLC

License Number: CGC1509819

Expiration Date: August 31, 2022



Ron DeSantis, Governor

Halsey Beshears, Secretary

Florida **dbpr**

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

HENNINGS, GARY LYNN

THE WEITZ COMPANY LLC
1400 CENTREPARK BOULEVARD
SUITE 700
WEST PALM BEACH FL 33401

LICENSE NUMBER: CGC1509819

EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com



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.



B1 - The Proposer's Lead Project Manager must be a licensed Certified General Contractor in the State of Florida, with a minimum of ten (10) years of documented experience in the management of construction projects and served as Project Manager on similar projects; preferably for municipal/local government agencies. (2) The Proposer's Superintendent must have a minimum of ten (10) years of documented superintendence experience in the construction industry, providing the services outlined in this solicitation, preferably to municipal/local government agencies.

TEAM QUALIFICATIONS

MARK BRUNSKI

Senior Project Manager

YEARS OF EXPERIENCE

With Weitz: 4
In Industry: 26

EDUCATION

Bachelor of Science in
Construction Engineering and
Management, Purdue University

CERTIFICATIONS

OSHA 30-Hour Construction
Safety Certified

CPR, First Aid & AED Certified

Pathogen Certification



CORAL GABLES NEW PUBLIC SAFETY BUILDING

The new Public Safety Building functions as the headquarters for the City's Police Department, Fire Department and Emergency Operations Center (EOC). At 116,000 SF, it houses a 911 call center/first responders' dispatch center, EOC Command and Operations, the City's Human Resources Department, and the City's IT Department. The project also includes a 74,000 SF, 160-stall parking garage.

- + 116,000 SF Building / 74,000 SF Garage
- + \$52.2 Million
- + Project Role: Senior Project Manager



BROWARD COUNTY JUDICIAL COMPLEX MIDRISE BUILDING RENOVATION

Weitz served as Broward County's Representative on the renovation of the Judicial Complex Midrise Building renovation. The project achieved LEED Gold certification.

- + 64,000 SF Building
- + \$10.6 Million
- + Project Role: Senior Project Manager

LARRY THOMPSON

Senior Project Superintendent

YEARS OF EXPERIENCE

With Weitz: 39
In Industry: 39

CERTIFICATIONS

OSHA 30-Hour Construction
Safety Certified

CPR, First Aid & AED Certified



PBC PARKING GARAGE AT CONVENTION CENTER

This project is new construction of a nine level cast-in-place concrete parking garage on the existing surface parking lot of the Palm Beach County Convention Center in West Palm Beach, Florida. There is one parking level below grade and eight elevated deck levels with a total of 2,650 spaces.

- + 944,140 SF Parking Garage
- + \$45.7 Million
- + Project Role: Senior Project Superintendent



KRAAVIS CENTER IMPROVEMENTS

This project featured the 10,655 SF expansion of the Dreyfoos Hall Lobby to elevate the experience of show-goers and also included the new 278-stall valet parking garage. Other features of the project included upgrades to the drop-off canopies, colorful water features and extensive landscape on the pedestrian-friendly plaza, and new signage plaza with lenticular 3D sign.

- + 10,655 SF Expansion / 94,454 SF Garage
- + \$44.3 Million
- + Project Role: Senior Project Superintendent



SECTION 02

Experience and
Qualifications

SECTION 02
Experience and Qualifications



PBC Parking Garage at Convention Center



(i) 1 - Provide a complete history and description of your company, including, but not limited to the number of years in business, size, number of employees, office location where work is to be performed, copy of applicable licenses/certifications, credentials, capabilities and capacity to effectively meet the City's needs, relevant experience and proven track record of providing the scope of services as identified in this solicitation to public sector agencies

COMPANY BACKGROUND AND HISTORY

The Weitz Company is a leading national full-service general contractor, design-builder and construction manager. With more than 160 years of engineering and craftsmanship experience, our mission and mantra to **Build a Better Way** continues to be realized through our testament of integrity, commitment to safety, quality and performance.

In 1855, Charles Weitz founded his construction company in Des Moines on the basis of quality craftsmanship and a commitment to client satisfaction. In the 166 years since then, a lot has changed at The Weitz Company, but the ideals upon which our company was founded remains the same.

Today, Weitz is one of the nation's premier general contractors, operating its home office in Des Moines, Iowa and other offices in Arizona, California, Colorado, Florida, Guam, Hawaii, Kansas, Minnesota, Nebraska, Texas, Virginia, and Washington. According to the 2020 Engineering News-Record, Weitz is the 99th largest general building contractor in the country.

Weitz established its Florida operations in South Florida in 1978 and since then it has maintained continuous operations in Palm Beach, Broward, and Miami-Dade County since 2004. Since opening our Florida office 43 years ago, the business unit has completed over 500 diverse project types that have ranged in both size and complexity.

Though we have a strong national presence, Weitz has not lost its customer service oriented approach in local communities where our projects are located. We take pride in hiring local subcontractors to take part in building a legacy in the community. During preconstruction, our team will determine the best construction method to maximize employment opportunities for the local subcontractor market.

Our financial strength, longevity and stability through 166 years of economic cycles, along with our commitment to our Core Values, positions us as a leader in the construction industry with the ability to attract and retain quality personnel and maintain long-term repeat client relationships.

Guided by our purpose to Build a Better Way, we take the long-term perspective in every project. We have our sights set 10 years down the road and we work with that in mind today. We are committed to serving the City of Coral Gables for years to come.

Celebrating
166
years in business

Delivering
projects for
43
years in South Florida

Employees
125 / 1,046
Weitz Employees
Florida / Nationwide

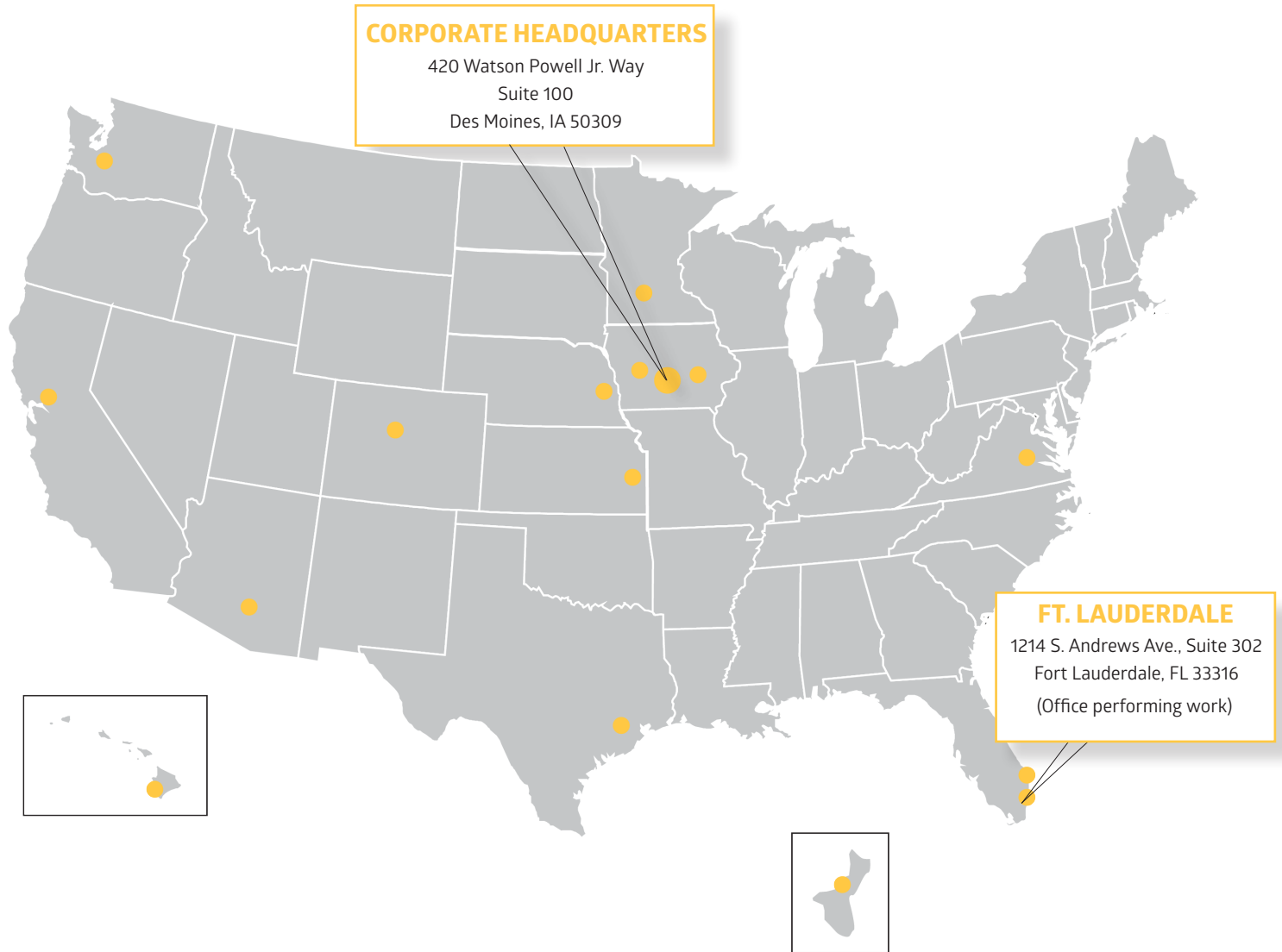


PBC Parking Garage at Convention Center



LOCATION OF OFFICES

The Weitz Company is a national general contractor, design-builder and construction manager that serves all 50 U.S. states out of its sixteen office locations across the country. Though we have a strong national presence, we have not lost our customer service oriented approach to the local communities we serve. **We have maintained continuous operations in South Florida since 1978.**



Our nationwide resources and ability to draw on company-wide personnel expertise allows us to provide the City of Coral Gables with exceptional value.



LETTER OF BONDING CAPACITY

The Weitz Company has received approval on bonds for individual projects in excess of \$300,000,000 with a total bonding capacity of \$2,000,000,000.



May 6, 2021

City of Coral Gables, FL
Finance Department / Procurement Division
405 Biltmore Way
Coral Gables FL 33134

RE: The Weitz Company, LLC
RFQ No. 2021-010 – Mobility Hub Preconstruction & Construction Manager At Risk Services

To Whom It May Concern:

This letter will confirm that The Weitz Company, LLC (“Weitz”) is a highly regarded and valued client of Alliant Insurance Services, Inc. and we are privileged to provide their surety bonds. Weitz’s financial strength and management capabilities have qualified them to bond any project they have chosen to undertake. Weitz has received approval on bonds for individual projects in excess of \$300,000,000 with a total bonding capacity of \$2,000,000,000. However, this aggregate amount should not be considered a limit to their program.

Weitz has surety bond credit established with Travelers Casualty and Surety Company of America which is A.M. Best rated A++ (Superior) FSC XV, Berkshire Hathaway Specialty Insurance Company which is A.M. Best rated A++ (Superior) FCS XV and Zurich American Insurance Company which are A.M. Best rated A+ (Superior) FCS XV.

We understand that this project is valued at approximately \$28,000,000. We anticipate no problem providing 100% Performance and Payment Bonds at the request of Weitz should it be awarded this contract. However, please be advised that the issuance of any final bonds will be subject to confirmation of appropriate project funding and the acceptable review of the construction contract and bond terms and conditions by Weitz and its sureties as well as normal underwriting considerations at the time the bonds are required.

The consideration to issue bonds on this project is solely a matter between Weitz and its surety and neither Weitz, nor its surety, assume any liability to third parties or to you by issuance of this letter.

Weitz has an excellent reputation in the construction industry and is ranked among the top builders in the United States with annual revenues that have exceeded \$1.4 billion.

If you need further information concerning this fine contractor, please do not hesitate to contact me directly at (213) 443-2467.

Very Truly Yours,

Charlene K. Nakamura
Senior Vice President

Alliant Insurance Services, Inc. • 333 S. Hope Street • Ste 3750 • Los Angeles, CA 90071
Phone (213) 443-2440 • www.alliant.com • License No. 0C36861



APPLICABLE LICENSES AND CERTIFICATIONS

Ron DeSantis, Governor
Halsey Beshears, Secretary

Florida
dbpr

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

HENNINGS, GARY LYNN
THE WEITZ COMPANY LLC
1400 CENTREPARK BOULEVARD
SUITE 700
WEST PALM BEACH FL 33401

LICENSE NUMBER: CGC1509819
EXPIRATION DATE: AUGUST 31, 2022

Always verify licenses online at MyFloridaLicense.com

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 CGC LICENSE

License Number: CGC1509819
Expiration Date: August 31, 2022

State of Florida Department of State

I certify from the records of this office that THE WEITZ COMPANY, LLC is an Iowa limited liability company authorized to transact business in the State of Florida, qualified on January 16, 2001.

The document number of this limited liability company is M0100000102.

I further certify that said limited liability company has paid all fees due this office through December 31, 2021, that its most recent annual report was filed on January 5, 2021, and that its status is active.

I further certify that said limited liability company has not filed a Certificate of Withdrawal.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Fifth day of January, 2021



Randall Be...
Secretary of State

Tracking Number: 7291954753CC

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

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

STATE OF FLORIDA CERTIFICATE OF STATUS

#M0100000102

Expiration Date: December 31, 2021



CAPABILITIES TO PERFORM REQUIRED SERVICE

Our **43 years** of local construction experience for public sector clients in South Florida (see chart on right) gives us a unique perspective on how to best serve the City of Coral Gables.

This experience will guide us in developing a detailed preconstruction plan for your project that acknowledges the message that “time is of the essence” in delivering this important public building. The Weitz Company has a long history of meeting project-specific time and budget requirements, and we would commit to just that under this contract.

The Weitz Company is proposing a proven team of exceptionally qualified and experienced personnel for the City of Coral Gables Mobility Hub project. **At Weitz, 90% of our Florida projects are delivered under the CM at Risk delivery method.** Our proposed team has successfully delivered CM at Risk projects on time and within budget for a variety of public sector agencies throughout South Florida.

WHAT TO EVALUATE IN PARKING GARAGES

Weitz has developed many useful preconstruction strategies that will help expedite the design and permitting of this project.

- + **A collaborative approach** that includes stakeholders. We will discuss processes, efficiencies, access, site logistics, general layout and a preliminary budget
- + **Cost estimates at each stage** of the design, presented to your team in a comprehensive report
- + **Master project schedule** that illustrates the sequence and phasing of activities
- + **A Bulldog Report** prepared for your team containing suggestions for reducing cost and schedule durations without taking away from the building’s intended functionality
- + **Constructibility Reviews** to ensure that what is designed can be built safely and efficiently. We pull together site logistics, owner constraints, and design intent to examine the mechanics of putting the project together

Relationships and processes established during the preconstruction phase would be carried forward uninterrupted to expedite the construction phase. The team will bring local construction experience to the preconstruction design, and execute it during the construction phase.

PUBLIC SECTOR CLIENTS IN FLORIDA	NUMBER OF PROJECTS
CITIES	
City of Boca Raton	2
City of Coral Gables	1
City of Delray Beach	1
City of Fort Lauderdale	1
City of Fort Pierce	2
Town of Jupiter	3
City of Miramar	1
City of Miami Beach	1
City of Port St. Lucie	4
City of Riviera Beach	1
City of Sunny Isles Beach	3
City of West Palm Beach	6
Village of Wellington	2
COUNTIES	
Broward County	4
Palm Beach County	35
Palm Beach County Department of Airports	6
PUBLIC SCHOOLS	
Brevard County School District	1
School Board of Broward County	5
School District of Palm Beach County	19
COLLEGES / UNIVERSITIES	
Florida Atlantic University	2
Florida Institute of Technology	2
Miami Dade College	1
Palm Beach Atlantic University	5
Palm Beach State College	2
University of North Florida	1
STATE OF FLORIDA	
Department of Management Services (DMS)	1
OTHER PUBLIC AGENCIES	
Palm Beach County Solid Waste Authority	1
South Florida Water Management District	2
Sunshine Water Control District	1

PROVEN TRACK RECORD OF PROVIDING THIS SCOPE OF SERVICES

In evaluating a firm’s capabilities, it’s helpful to hear from their clients and A/E partners. Here are 3 quotes from our municipal clients.



MIAMI DADE COLLEGE WOLFSON CAMPUS PARKING GARAGE

“The Weitz Company had strict safety rules with an ALL IN mentality. With strict coordination between the subcontractors and Campus Administration, the team was able to complete the project on time, under budget and with the highest regard for student and faculty safety.”

Monica Parga former Project Manager for Miami Dade College

FOURTH DISTRICT COURT OF APPEAL NEW COURTHOUSE & GARAGE

“Weitz produced a quality, durable structure that is both aesthetically pleasing and sustainably efficient. The project team delivered our new courthouse and parking garage by the promised delivery date through their share of adversity. The Weitz Company delivered a new courthouse that will last the State of Florida another 50 years and completed the project in a timely manner.”

Daniel DiGiacomo, Marshal
State of Florida Fourth District Court of Appeal



SUNNY ISLES BEACH GOVERNMENT CENTER

“The Weitz Company performed up to and beyond the City’s expectations while they were the CM at Risk for our new Government Center (4-story multi-use building including a 4-story parking garage). The City was able to occupy the building three months earlier than the contract completion date. Weitz ensured a smooth transition from the construction completion phase through owner training and final turnover. In fact, Weitz has stayed in contact with us after all their obligations were fulfilled to ensure that we remain satisfied with the performance of our building.”

Clayton L. Parker, Building Official/Administrator
City of Sunny Isles Beach Building Department





(i) 2 - Provide a statement detailing Proposer’s familiarity with permitting agencies and permitting procedures, especially in Miami-Dade County.

FAMILIARITY WITH PERMITTING AGENCIES AND PROCEDURES

Weitz has completed projects all throughout Miami Dade County, most recently completing two projects in the City of Coral Gables. The Standard at Coral Gables and the City of Coral Gables Public Safety Building. **Our proposed Senior Project Manager, Mark Brunski is very familiar with the permitting procedures and regulations set-forth by The City of Coral Gables Development Services Division** and the other agencies having authority over the project such as Miami-Dade Water and Sewer Department (WASD) and Miami-Dade County Environmental Resources Management (DERM).

HOW OUR FAMILIARITY WILL PAY OFF

Our permitting expertise and inspection experience in Miami Dade County (see projects to the right) will lead to obtaining permits ahead of schedule and allow for an early phased start to the project. We commonly work with multiple agencies at the same time to obtain permits, and for this project we will create a project-specific permit matrix that identifies all of the individual permit approvals necessary to start construction. This will ensure ALL permits are in hand when needed.

For the Mobility Hub project, we are proposing Mark Brunski, who served as the Senior Project Manager on the City’s Public Safety Building. Mark is familiar with the City of Coral Gables permitting agencies and procedures.

We will conduct kickoff meetings with each agency to obtain a clear understanding of the process and required documents early on. We will also work closely with Gensler, the selected project architect, to make sure our team obtains and provides the necessary submittal packages that accompany the permit drawings so that the reviewing departments have everything they need to approve the work in the initial set. We will also track, coordinate, and resolve with the architect any permit comments that need to be address with plan revisions.

On the Coral Gables new Public Safety Building, the project architect, AECOM, and the City of Coral Gables were responsible for obtaining the master building permit for the project. **The Weitz project team was responsible for assisting subcontractors with their permitting process.** Mark made sure subcontractors had the master building permit number in order to apply for their individual permits.

Mark and his project team utilized the City’s public domain website to track of all subcontractor permits. This allowed the team to verify all permits were issued, followed through and closed out at the end of the project.



Coral Gables Public Safety Building



MDC Wolfson Campus Garage



The Standard at Coral Gables



Sunny Isles Beach Government Center



(i) 3 - Describe the Proposer's expertise and experience in working with other disciplines, including coordination with other design professionals and sub-consultants.

WORKING WITH OTHER DISCIPLINES

Critical components such as waterproofing, windows, stucco and roofing require analysis and inspection by professionals specializing in these disciplines in order to insure the highest levels of quality and function. For that reason, we use subconsultants who have contributed to our success on past projects. Here are the key areas of emphasis for each component system:

WINDOWS, CURTAINWALL AND STOREFRONT

Focus will be on frame installations, anchorage, systems design and caulking. Testing of selected window types for water penetration will be performed by the third-party consultant in accordance with ASTM testing methods and procedures. Periodic inspections during installation will occur throughout the execution of this scope. Reports of inspections will be issued and discussed monthly with your construction representatives.

WATERPROOFING/CAULKING

Review of specifications and details will be conducted as needed with written recommendations to follow. Caulk adhesion testing to be conducted prior to installation of final systems. Period inspection will be conducted during execution of this scope.

STUCCO

Review of specifications and details will be conducted as needed with written recommendations to follow. The third-party consultant will conduct periodic job site inspections to insure proper installation of accessories, substrate preparation, stucco thickness and quality of finish coat.

ROOFING AND FLASHINGS

Should re-roofing be required or with new roof installations, the third-party consultant will be utilized to review pertinent roofing details and specifications, provide recommendations at the pre-roofing conference, and set expectations for the installers. During installation, the consultant will conduct inspections to insure adherence to the design and manufacturer's requirements. Flood testing will be conducted to demonstrate the integrity of the system(s). Monthly reports will be submitted and discussed with your construction representatives.

SUBCONSULTANTS WE HAVE UTILIZED ON PAST PROJECTS:

Construction Moisture Consulting Inc. (Envelope)

Used their services on:

- + Coral Gables Public Safety Building
- + Kravis Center Valet Garage & Renovations
- + Broward County Courthouse
- + FAU Boca Campus Student Housing

Les Knopf & Associates (Roofing)

Used their services on:

- + Kravis Center Cohen Pavilion
- + The Scripps Research Institute
- + Christ Fellowship Church, Stuart
- + PBC Belle Glade Library

IBA (Caulking, Waterproofing)

Used their services on:

- + PBC Judicial Center Hardening
- + Metropolitan Condominium
- + PBAU Warren Library

Glazing Consultants, Inc. (Stucco and windows)

Used their services on:

- + PBC Judicial Center Hardening
- + The Scripps Research Institute
- + The Woodlands at JKV
- + WDI Clubhouse



4 - Proposer is required to submit financial statements for each of their last two (2) complete fiscal years within five (5) calendar days, upon written request. Such statements should include, at a minimum, balance sheets (statements of financial position) and statements of profit and loss (statement of net income). Statements shall be certified by either an appropriate Corporate Officer or an independent Certified Public Accountant.

FINANCIAL STATEMENTS

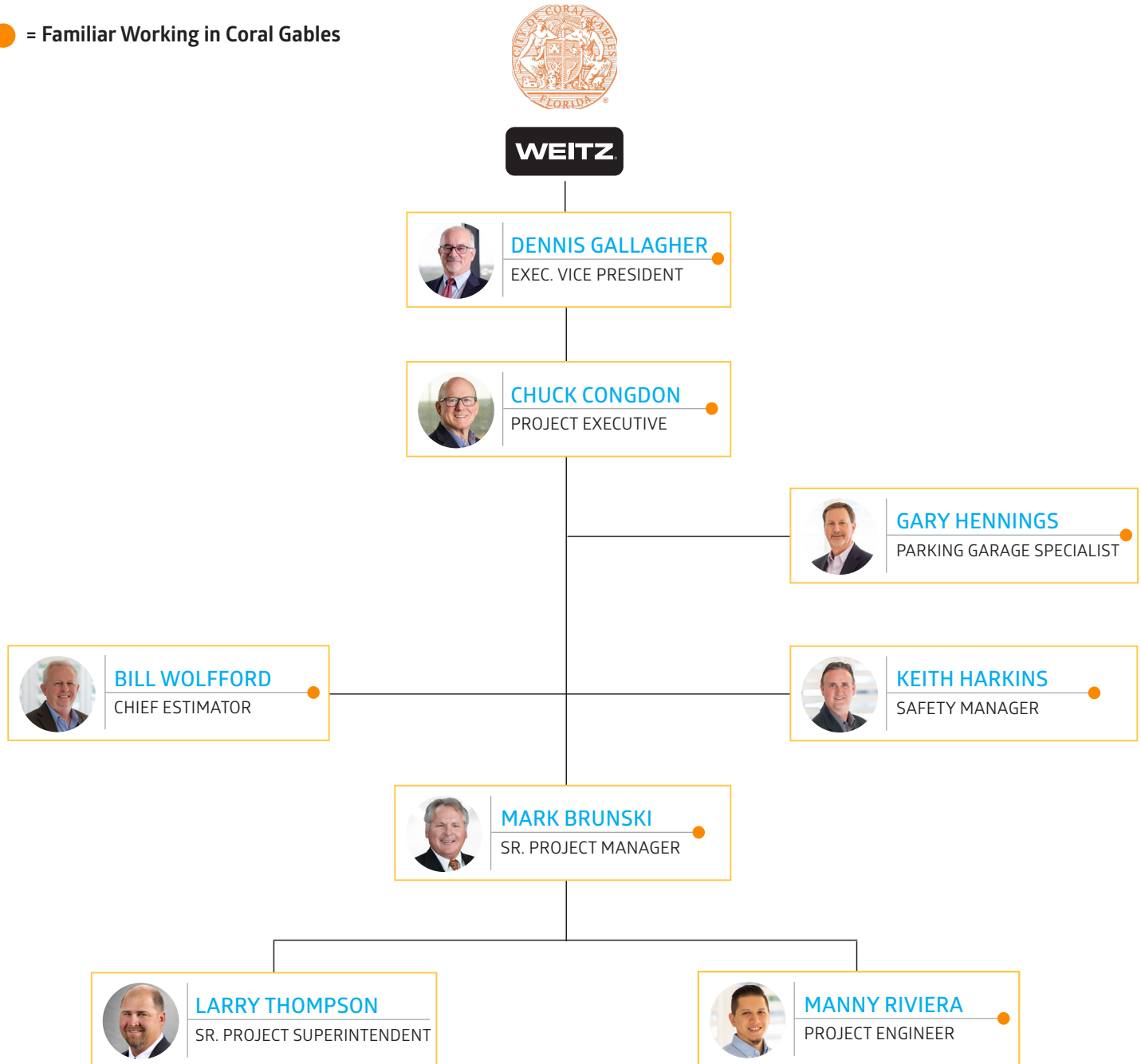
Two hard copies of The Weitz Company, LLC's financial statements for the most recent two years were mailed to the City of Coral Gables Procurement Office located at 2800 SW 72nd Avenue Miami, FL 33155 in a sealed envelope on May 3, 2021 and were received by Leonard Gonzalez on May 4, 2021.



(ii) 1 - Provide a summary of qualifications, copy of applicable licenses/certifications, and experience, relevant to the scope of work, for all proposed key personnel (including sub-consultants). Include resumes (listing experience, education, licenses/certifications) for your proposed key personnel and specify the role and responsibilities of each team member in providing the services outlined in the RFQ. Provide an organizational chart of all key personnel that will be used.

PROJECT TEAM ORGANIZATION & TEAM MEMBERS

● = Familiar Working in Coral Gables



ADDITIONAL OFFICE SUPPORT PROVIDED





DENNIS GALLAGHER

Executive Vice President
E dennis.gallagher@weitz.com

YEARS OF EXPERIENCE

With Weitz: 16
In Industry: 40

EDUCATION

Bachelor of Civil Engineering, Youngstown State University

CERTIFICATIONS

OSHA 30-Hour Construction Safety Certified

Florida General Contractor
License Number CGC060800

PROFESSIONAL AFFILIATIONS

AGC Florida East Coast Chapter President (2018)

As Executive Vice president for the Florida Division of The Weitz Company, Dennis is responsible for overseeing the entire operation of the Florida office and ensuring clients receive the best possible value for their construction projects. Dennis leads the team, his primary responsibilities include overseeing all items related to construction operations including staffing assignments, project plan development, cost and schedule analysis, and owner and subcontractor negotiations. Most importantly, Dennis will oversee the transition between estimating and operations, assuring a smooth turnover.

CITY OF CORAL GABLES NEW PUBLIC SAFETY BUILDING / CORAL GABLES

The new Public Safety Building functions as the headquarters for the City's police and fire departments and the Emergency Operations Center. The project features a 74,000 SF, 160-stall parking garage.

- + 116,000 SF Building / 74,000 SF Parking Garage
- + \$55.6 Million

PALM BEACH COUNTY PARKING GARAGE AT CONVENTION CENTER / WEST PALM BEACH, FL

New construction of a nine-level, 994,140 SF parking garage with a total capacity of 2,650 vehicles.

- + 994,140 SF
- + \$45.7 Million

MIAMI DADE COLLEGE WOLFSON CAMPUS PARKING GARAGE / MIAMI, FL

New construction of a 7-story, 204,770 SF parking garage located on Miami Dade College's Wolfson Campus in downtown Miami.

- + 204,770 SF
- + \$14.9 Million

FOURTH DISTRICT COURT OF APPEAL, NEW COURTHOUSE & PARKING GARAGE / WEST PALM BEACH, FL

The new 3-story courthouse building includes one courtroom and office space. The new 4-story parking garage features a total of 334 spaces, with 95 spaces on the first level dedicated exclusively to the Fourth District Court.

- + 43,711 SF Courthouse / 106,346 SF Parking Garage
- + \$23.7 Million

KRAVIS CENTER IMPROVEMENTS & NEW VALET PARKING GARAGE / WEST PALM BEACH, FL

Improvements include a new valet parking garage; an expansion to the Dreyfoos Hall lobby along with a new grand plaza; upgrades to the west main entrance, west drop-off canopy and Cohen Pavilion canopy; improvements to the existing parking garage including a new 4th floor ramp

- + 10,655 SF Lobby Expansion / 94,454 SF Valet Parking Garage
- + \$34.7 Million



CHUCK CONGDON

Project Executive
E chuck.congdon@weitz.com

YEARS OF EXPERIENCE

With the firm: 34
In the Industry: 34

EDUCATION

Bachelor of Science in Building Construction,
University of Florida

CERTIFICATIONS

Certified Florida General Contractor
License Number CGC049664

OSHA 30-Hour Construction Safety Certified

LEED Accredited Professional

CPR, First Aid, AED Certified

PROFESSIONAL AFFILIATIONS

AGC Florida East Coast Chapter Board of
Directors (2021)

As Project Executive, Chuck Congdon is responsible for ensuring the overall success of the project during the preconstruction and construction phases. His construction duties will include scheduling and logistics planning; cost, quality and safety control; contract administration; and owner and subcontractor negotiation.

Chuck serves as the project team leader, assuring all communication between the owner, architect/engineer and field staff is administered in a timely and orderly fashion and that all commitments are met.

CITY OF CORAL GABLES NEW PUBLIC SAFETY BUILDING / CORAL GABLES

The new Public Safety Building functions as the headquarters for the City's police and fire departments and the Emergency Operations Center. The project features a 74,000 SF, 160-stall parking garage.

- + 116,000 SF Building / 74,000 SF Parking Garage
- + \$55.6 Million

THE STANDARD AT CORAL GABLES / CORAL GABLES, FL

This mixed-use facility will feature 27,000 SF of retail on the ground level; a 4-story above ground parking structure with 366 parking stalls; and 147 luxury student apartment units.

- + 263,573 SF Building / 163,537 SF Parking Garage
- + \$72 Million

PALM BEACH COUNTY PARKING GARAGE AT CONVENTION CENTER / WEST PALM BEACH, FL

New construction of a nine-level, 994,140 SF parking garage with a total capacity of 2,650 vehicles.

- + 994,140 SF
- + \$45.7 Million

FOURTH DISTRICT COURT OF APPEAL, NEW COURTHOUSE & PARKING GARAGE / WEST PALM BEACH, FL

The new 3-story courthouse building includes one courtroom and office space. The new 4-story parking garage features a total of 334 spaces, with 95 spaces on the first level dedicated exclusively to the Fourth District Court.

- + 43,711 SF Courthouse / 106,346 SF Parking Garage
- + \$23.7 Million

PALM BEACH COUNTY SOUTH COUNTY COURTHOUSE & PARKING GARAGE RENOVATIONS & EXPANSION / DELRAY BEACH, FL

Multi-phased project consisting of a 369 stall, 126,400 SF precast concrete parking garage and a 108,000 SF tilt-wall with structural steel frame courthouse building.

- + 108,000 SF Courthouse Expansion / 40,660 SF Courthouse Renovations
- + 126,400 SF Parking Garage
- + \$33.9 Million



GARY HENNINGS

Parking Garage Specialist

E gary.hennings@weitz.com

YEARS OF EXPERIENCE

With Weitz: 45

In Industry: 45

EDUCATION

Bachelor of Science in Construction Management, University of Nebraska

Graduate School of Business Coursework, Drake University

CERTIFICATIONS

Certified Florida General Contractor
License Number CGC1509819

OSHA 30-Hour Construction Safety Certified

LEED Accredited Professional

As our Garage & Mobility Preconstruction Manager, Gary will work closely with the design team to ensure all aspects of constructability are incorporated into the project. Analyzing parking space and drive isle sizing along with traffic routing and ramp locations are items where Gary will support the design team during preconstruction. From a constructability stand point, we will use our 40+ years of building garages to ensure our parking garage lessons learned are incorporated into the project, this ensures an efficient build and quality installations throughout the project.

PALM BEACH COUNTY PARKING GARAGE AT CONVENTION CENTER / WEST PALM BEACH, FL

New construction of a nine-level, 994,140 SF parking garage with a total capacity of 2,650 vehicles.

- + 994,140 SF
- + \$45.7 Million

MIAMI DADE COLLEGE WOLFSON CAMPUS PARKING GARAGE / MIAMI, FL

New construction of a 7-story, 204,770 SF parking garage located on Miami Dade College's Wolfson Campus in downtown Miami.

- + 204,770 SF
- + \$14.9 Million

FOURTH DISTRICT COURT OF APPEAL, NEW COURTHOUSE & PARKING GARAGE / WEST PALM BEACH, FL

The new 3-story courthouse building includes one courtroom and office space. The new 4-story parking garage features a total of 334 spaces, with 95 spaces on the first level dedicated exclusively to the Fourth District Court.

- + 43,711 SF Courthouse / 106,346 SF Parking Garage
- + \$23.7 Million

KRAVIS CENTER IMPROVEMENTS & NEW VALET PARKING GARAGE / WEST PALM BEACH, FL

Improvements include a new valet parking garage; an expansion to the Dreyfoos Hall lobby along with a new grand plaza; upgrades to the west main entrance, west drop-off canopy and Cohen Pavilion canopy; improvements to the existing parking garage including a new 4th floor ramp

- + 10,655 SF Lobby Expansion / 94,454 SF Valet Parking Garage
- + \$34.7 Million

FLORIDA POWER & LIGHT CORPORATE CAMPUS, PHASE 1 / PALM BEACH GARDENS, FL

This 6-level, 280,000 SF Class A office building is designed to withstand Category 5 Hurricane force winds. This project will include an attached 700-space, 3-level parking structure including photovoltaic solar array, back-up battery storage and electric vehicle charging capabilities, and central energy plant.

- + 280,000 SF Class A Office Building / 700-Space Parking Garage
- + \$143.9 Million



BILL WOLFFORD

Chief Estimator

E bill.wolfford@weitz.com

YEARS OF EXPERIENCE

With the firm: 5

In the Industry: 29

EDUCATION

BR/AS Business Administration,
Old Dominion University

AS Computer Science, Old Dominion University

CERTIFICATIONS

OSHA 30-Hour Construction Safety Certified

As Chief Estimator, Bill is responsible for ensuring that the City of Coral Gables receives the best possible value on your upcoming Mobility Hub project. Bill leads the preconstruction team. He is responsible for managing and coordinating all aspects associated with estimating and project pre-planning. His duties include budget and detail estimating, design review, systems analysis, value analysis, comparison and cost model reporting, and estimate review. Bill will work with all members of the project team to guarantee a smooth transition into the construction phase and ensure the success and cost effectiveness of your project.

CITY OF CORAL GABLES NEW PUBLIC SAFETY BUILDING / CORAL GABLES

The new Public Safety Building functions as the headquarters for the City’s police and fire departments and the Emergency Operations Center. The project features a 74,000 SF, 160-stall parking garage.

- + 116,000 SF Building / 74,000 SF Parking Garage
- + \$55.6 Million

THE STANDARD AT CORAL GABLES / CORAL GABLES, FL

This mixed-use facility will feature 27,000 SF of retail on the ground level; a 4-story above ground parking structure with 366 parking stalls; and 147 luxury student apartment units.

- + 263,573 SF Building / 163,537 SF Parking Garage
- + \$72 Million

FLORIDA POWER & LIGHT CORPORATE CAMPUS, PHASE 1 / PALM BEACH GARDENS, FL

This 6-level, 280,000 SF Class A office building is designed to withstand Category 5 Hurricane force winds. This project will also include an attached 700-space, 3-level parking structure including photovoltaic solar array, back-up battery storage and electric vehicle charging capabilities, and central energy plant.

- + 280,000 SF Class A Office Building / 700-Space Parking Garage
- + \$143.9 Million

FLORIDA ATLANTIC UNIVERSITY BOCA CAMPUS STUDENT HOUSING PROJECT PHASE I / BOCA RATON, FL

The Phase I student housing project on the FAU Boca Campus will feature two- and four-bedroom style units spanning across 7-stories. The structure will include 183 units with a total of 616 beds.

- + 185,920 SF
- + \$37.5 Million

FLORIDA ATLANTIC UNIVERSITY JUPITER CAMPUS STUDENT HOUSING PROJECT PHASE I / JUPITER, FL

FAU’s MacArthur Campus is the Honors College extension of the University located in Jupiter, Florida. The new residence hall will house 165-beds in two- and four-bedroom units spanning over 3 stories.

- + 58,000 SF
- + \$14.7 Million



KEITH HARKINS

Regional Safety Manager
E keith.harkins@weitz.com

YEARS OF EXPERIENCE

With the firm: 13
In the Industry: 28

EDUCATION

Master of Business Administration,
Lindenwood College

Bachelor of Science in Occupational Safety,
Keene State College

CERTIFICATIONS

Certified Safety Professional

OSHA Trainer

OSHA 30-Hour Construction Safety Certified

CPR, First Aid, AED Certified

As Safety Manager for The Weitz Company, Keith is responsible for implementing and overseeing all safety and security for projects our firm constructs within the eastern portion of the United States. His daily tasks include project planning, project inspections, risk management and insurance, policy development, and program writing. Most importantly, Keith will make regular jobsite visits at all of our projects to assure the safety and security plan implemented at the onset of a project is carried out by each of our on-site staff and subcontractors. He will streamline communication throughout the project to minimize risk.

CITY OF CORAL GABLES NEW PUBLIC SAFETY BUILDING / CORAL GABLES

The new Public Safety Building functions as the headquarters for the City's police and fire departments and the Emergency Operations Center. The project features a 74,000 SF, 160-stall parking garage.

- + 116,000 SF Building / 74,000 SF Parking Garage
- + \$55.6 Million

PALM BEACH COUNTY PARKING GARAGE AT CONVENTION CENTER / WEST PALM BEACH, FL

New construction of a nine-level, 994,140 SF parking garage with a total capacity of 2,650 vehicles.

- + 994,140 SF
- + \$45.7 Million

MIAMI DADE COLLEGE WOLFSON CAMPUS PARKING GARAGE / MIAMI, FL

New construction of a 7-story, 204,770 SF parking garage located on Miami Dade College's Wolfson Campus in downtown Miami.

- + 204,770 SF
- + \$14.9 Million

FOURTH DISTRICT COURT OF APPEAL, NEW COURTHOUSE & PARKING GARAGE / WEST PALM BEACH, FL

The new 3-story courthouse building includes one courtroom and office space. The new 4-story parking garage features a total of 334 spaces, with 95 spaces on the first level dedicated exclusively to the Fourth District Court.

- + 43,711 SF Courthouse / 106,346 SF Parking Garage
- + \$23.7 Million

KRAVIS CENTER IMPROVEMENTS & NEW VALET PARKING GARAGE / WEST PALM BEACH, FL

Improvements include a new valet parking garage; an expansion to the Dreyfoos Hall lobby along with a new grand plaza; upgrades to the west main entrance, west drop-off canopy and Cohen Pavilion canopy; improvements to the existing parking garage including a new 4th floor ramp

- + 10,655 SF Lobby Expansion / 94,454 SF Valet Parking Garage
- + \$34.7 Million



MARK BRUNSKI

Senior Project Manager
E mark.brunski@weitz.com

YEARS OF EXPERIENCE

With the firm: 4
In the Industry: 26

EDUCATION

Bachelor of Science in Construction
Engineering and Management,
Purdue University

CERTIFICATIONS

OSHA 30-Hour Construction Safety Certified

CPR, First Aid, AED Certified

Pathogen Certification

As Senior Project Manager for The Weitz Company, Mark is responsible for ensuring the overall success of your project during the construction phase. His duties will include project oversight, staffing and support, contract negotiations, coordination of preconstruction services, strategic project planning, safety, and to ensure complete client satisfaction. Mark will work closely with the project team and supports our project management services and efforts.

CITY OF CORAL GABLES NEW PUBLIC SAFETY BUILDING / CORAL GABLES

The new Public Safety Building functions as the headquarters for the City's police and fire departments and the Emergency Operations Center. The project features a 74,000 SF, 160-stall parking garage.

- + 116,000 SF Building / 74,000 SF Parking Garage
- + \$55.6 Million

BROWARD COUNTY JUDICIAL COMPLEX MIDRISE BUILDING RENOVATION / FORT LAUDERDALE, FL

Weitz served as Broward County's Representative on the renovation of the Judicial Complex Midrise Office Building renovation. The project achieved LEED Gold certification.

- + 64,000 SF
- + \$10.6 Million+

GLENEAGLES FITNESS CENTER ADDITION / DELRAY BEACH, FL

The new construction of the 16,045 SF Fitness Center includes space for cardio and strength equipment, physical therapy, massage therapy, and a new multi-purpose room. A new pool and grille room were also included in the scope of work.

- + 16,045 SF
- + \$8.1 Million

THE ARLINGTON OF NAPLES / NAPLES, FL

This project entailed constructing a new senior living facility three 3-story buildings and one 6-story building totaling 692,000 SF.

- + 692,000 SF
- + \$75 Million

THE SHOREHAM APARTMENTS & PARKING GARAGE / CHICAGO, IL

This 52-story apartment building is located in the heart of Lakeshore East. The apartment building features 1 and 2 bedroom apartments with floor-to-ceiling windows. The building also includes a 7-floor parking garage.

- + 850,000 SF, 52-Story Building / 7-Level Parking Garage
- + \$76 Million



LARRY THOMPSON

Senior Project Superintendent
E larry.thompson@weitz.com

YEARS OF EXPERIENCE

With the firm: 39
In the Industry: 39

CERTIFICATIONS

OSHA 30-Hour Construction Safety Certified

CPR, First Aid, AED Certified

As Senior Project Superintendent for The Weitz Company, Larry Thompson is responsible for supervising all of the work that our firm puts in place in the field, including that of our subcontractors.

Additional duties will include managing all site quality and safety issues, on-site schedule management, staging and logistics planning, subcontractor coordination, job site record-keeping, and the management of all self-performed work. In general, our Senior Project Superintendent is the on-site representative with the authority to speak and make decisions for our firm.

PALM BEACH COUNTY PARKING GARAGE AT CONVENTION CENTER / WEST PALM BEACH, FL

New construction of a nine-level, 994,140 SF parking garage with a total capacity of 2,650 vehicles.

- + 994,140 SF
- + \$45.7 Million

KRAVIS CENTER IMPROVEMENTS & NEW VALET PARKING GARAGE / WEST PALM BEACH, FL

Improvements include a new valet parking garage; an expansion to the Dreyfoos Hall lobby along with a new grand plaza; upgrades to the west main entrance, west drop-off canopy and Cohen Pavilion canopy; improvements to the existing parking garage including a new 4th floor ramp

- + 10,655 SF Lobby Expansion / 94,454 SF Valet Parking Garage
- + \$34.7 Million

THE METROPOLITAN / WEST PALM BEACH, FL

This 8 story urban living community features 149 condominium units, a breathtaking lobby, gracious club room, fitness center, spa and rooftop swimming pool. This project also included a 87,528 SF, 2 Story underground parking garage including 206 spaces.

- + 321,365 SF Building / 87,528 SF Parking Garage
- + \$32.2 Million

THE WATERGARDEN / FORT LAUDERDALE, FL

This 31-story, 550,140 SF luxury residential tower includes 315 units, and additional 166,781 SF 5 story, parking structure with over 500 parking stalls.

- + 550,140 SF Building / 166,781 SF Parking Garage
- + \$55.8 Million

FLORIDA ATLANTIC UNIVERSITY JUPITER CAMPUS STUDENT HOUSING PROJECT PHASE I / JUPITER, FL

FAU's MacArthur Campus is the Honors College extension of the University located in Jupiter, Florida. The new residence hall will house 165-beds in two- and four-bedroom units spanning over 3 stories and 58,000 SF.

- + 58,000 SF
- + \$14.7 Million



MANNY RIVIERA

Project Engineer

E manny.riviera@weitz.com

YEARS OF EXPERIENCE

With the firm: 2

In the Industry: 4

EDUCATION

Bachelor of Science in
Construction Management
Florida International University

CERTIFICATIONS

OSHA 30-Hour Construction Safety Certified

CPR, First Aid, AED Certified

As Project Engineer for The Weitz Company, Manny Rivera is responsible for contract management, material expedition, detail project scheduling, document control, shop drawing solicitation and review, and engineering coordination.

Manny will also implement and oversee Procore, our firm’s web-based project management software used to expedite communication during construction.

THE STANDARD AT CORAL GABLES / CORAL GABLES, FL

This mixed-use facility will feature 27,000 SF of retail on the ground level; a 4-story above ground parking structure with 366 parking stalls; and 147 luxury student apartment units.

- + 263,573 SF Building / 163,537 SF Parking Garage
- + \$72 Million

BAPTIST HEALTH SOUTH FLORIDA MAIN – WEST SURFACE PARKING LOT / MIAMI, FL

Conversion of a 3.4 Acre Vacant lot to a 380-stall parking lot designated for Vendors and Visitors at Baptist Health. Scope Work consisted of complete Utilities additions such Drainage Structures, Lighting, Irrigation, Asphalt paving, Parking Stripping, Parking Access Control, and Signage.

- + 138,720 SF Parking Lot
- + \$1.7 Million

UNIVERSITY OF MIAMI HECHT ATHLETIC CENTER / MIAMI, FL

This project consisted of renovating the 1979 established Isadore Hecht Athletic Center, a full upgrade to the football team’s learning tactic center, volleyball facility office upgrades, a corridor and welcome center for new team members, upgrades to the tactical theatre system and gymnasium.

- + 20,000 SF Building
- + \$2.3 Million

UNIVERSITY OF MIAMI BASCOM PALMER EYE INSTITUTE / MIAMI, FL

This 21,000 SF, state of the art facility is equipped with the latest research, diagnostic and imaging technology, the center houses state-of-the-art training facility.

- + 21,318 SF Building
- + \$6 Million

GYMNASIUM AT EPIPHANY CATHOLIC SCHOOL / MIAMI, FL

This state of the art multi-purpose gymnasium included a 35,775 SF addition.

- + 35,775 SF Building
- + \$4.5 Million



SECTION 03

Project Understanding,
Proposed Approach and
Methodology

SECTION 03
Project Understanding,
Approach and Methodology



Miami Dade College Wolfson Campus Parking Garage

1 - Describe in detail, your approach and methodology to perform the services solicited herein., Include detailed information, as applicable, which addresses, but need not be limited to: Proposer's understanding of the RFQ scope and requirements, strategies for assuring assigned work is completed on time, innovative interaction and communication with the community, City staff, and multiple stakeholders

PROJECT UNDERSTANDING, PROPOSED APPROACH AND METHODOLOGY

Owner project goals and hot buttons go well beyond the standard goals of completing the project safely, on-time, on schedule and with the upmost quality. Our project team will make sure that we understand any critical concerns the City of Coral Gables has for the Mobility Hub project long before the first piece of construction equipment arrives on site. You can trust that the Weitz team will make sure all concerns are addressed and expectations are exceeded!

CRITICAL PROJECT SUCCESS ITEMS AND PROJECT UNDERSTANDING

WORKING WITHIN THE CITY OF CORAL GABLES

Weitz has a deep understanding working within the City of Coral Gables' Boundary District having recently completed the new Public Safety Building. Working with the City of Coral Gables will require close collaboration with the Development Services and the Building Division. In order to be successful, we will also partner with City stakeholders including the Public Works Department, Parking Department, Police Department and the Fire Department.

SPEED TO MARKET \$\$\$

The current garage facility is a large revenue generator for the City of Coral Gables so minimizing the amount of time the garage facilities are out of service is critical! Early in preconstruction the Weitz team will work closely with Gensler and their engineering team to provide constructability reviews of the design to ensure the garage will be efficient to build. A detailed phasing plan will be developed for the project to ensure the earliest start possible. **Weitz will work with Gensler and the City of Coral Gables to develop separate design/early release packages to fast-track the project schedule. This will ensure a fast-track delivery for your Mobility Hub! Our technical approach for managing your project schedule can be found in Section III-4.**

EARLY RELEASE DESIGN PACKAGES FOR CONSIDERATION

- + Underground Utility Relocation
- + Florida Power and Light (FPL) Utility Line Relocation
- + Building Demolition



EARLY PLANNING AND COMMUNICATION

From Day 1 the Weitz team will develop a comprehensive site logistics plan for your Mobility Hub project. This plan will include key items such as:

- + Site Access and Project Safety
- + Pedestrian Safety
- + Dust Control
- + Service Drive Access for Adjacent Businesses
- + Hoisting Plan and Material Deliveries

Once this plan has been reviewed with the City's project manager, it will be used as a tool to communicate with other partners within the City of Coral Gables including the Public Works Department, Parking Department, Police Department and Fire department.

The City of Coral Gables is a pedestrian friendly City and mobility needs to be maintained throughout construction. Our number one priority to ensure the safety of the general public and construction workers is maintained at all times.

BE A GOOD NEIGHBOR AND PARTNER!

The Mobility Hub project is within the confines of the City of Coral Gables Boundary District surrounded by restaurants and retail shops. The service access for these businesses is located off the alley, surrounding the project site. The access to these businesses cannot be interrupted at any time. Starting on day 1, Weitz will develop an outreach plan in order to effectively communicate with the adjacent businesses and understand their needs. **Together, we will develop an effective plan so businesses can remain operational and Weitz can keep construction progressing as fast as possible.**

BUILDING A MOBILITY HUB FOR THE FUTURE

The Coral Gables Mobility Hub will need to be designed to be adaptable due to the fast-changing pace of transportation and mobility technology.

The Weitz Company has a deep understanding of modern technologies and our team knows how to coordinate and construct these types of facilities. Weitz is currently constructing Florida Power & Light's new corporate office building which includes an 700 stall parking garage with electric car charging capabilities. **This garage is designed to have the ability to convert existing garage space into office space if the demand for parking is reduced due to increased ride sharing and utilization of autonomous vehicles.** The Weitz team is experienced in building traditional parking facilities along with incorporating these modern technologies required for the future of mobility.

THE FUTURE OF MOBILITY



RIDESHARE



ELECTRIC VEHICLE CHARGING



DRONE DELIVERIES



The Waterford at Juno Beach

The Waterford is surrounded by 3 separate housing communities and one large corporation. Weitz held a series of outreach meetings in person and virtually to communicate the project schedule and any impact that construction would have on their community.

STRATEGIES FOR ASSURING WORK BEING COMPLETED ON TIME

One of the first things we will do together is identify and discuss building system options and alternates within the context of specific project requirements. We will assist with the evaluation of material and equipment life cycles, and submit recommendations for team approval. We will also review the market trends to identify potential issues that may affect the cost and schedule. This method of cost control will increase your ability to add owner-desired items, it will prevent cost overruns, and it will reduce change orders during the construction phase by having a collaborative understanding of the design all of its components and materials.

Leading the team during preconstruction will be Chief Estimator Bill Wolfford. **Bill was the Chief Estimator on the City of Coral Gables Public Safety Building project.** His depth of experience provides the City of Coral Gables with unparalleled product knowledge and cost accuracies. During preconstruction, Weitz will:

- + **Conduct reviews of Gensler's drawings and specifications** with an eye toward construction sequencing, detail feasibility, and schedule/cost effectiveness—three key factors impacting your deadline.
- + **Prepare cost estimates at each stage of the design**, and compare the system component costs of the project to the actual cost of similar projects, to ensure current pricing remains in line with market fluctuations.
- + **Present your team with “Closure Documents”** at each design milestone. These documents will contain all of the details relevant to the project’s construction materials, methods, cost, and schedule for that milestone. The Closure Document ensures that all project team members are working with the same consistent information.
- + **Present the City of Coral Gables with a live Cost Model.** The Model will quickly help to identify and reconcile potential challenges as they relate to cost.
- + **Prepare prequalification criteria for Subcontractors and Suppliers** to establish bid lists. We will distribute and receive bids and compile the most qualified prices and schedules. Using an “Open Book” approach, we will present, analyze, and make recommendations to the City of Coral Gables prior to procuring the work.
- + **Identify key subcontractors to be pre-awarded**, and determine the minimum amount of documentation needed to initiate pricing of critical long-lead items. We will then solicit, receive, and analyze bids from vendors, and work together with the Project Team to award these key trades. The purpose of the pre-award phase is to ensure on-time delivery for field installation.
- + **Develop a master project schedule** to rough out the sequence of the work. With input from your staff, project architect, and key subcontractors, we will establish common goals, add the detail, and adjust the schedule to reflect when each scope item is to be completed.



Subcontractor Outreach

Chief Estimator Bill Wolfford participates in local subcontractor outreach events, creating relationships with local subcontractors.



PBC Parking Garage at Convention Center

Weitz pre-awarded the concrete shell package for the 9-story Palm Beach County Convention Center Garage to a shell subcontractor. By designing to the sub’s concrete form system, Weitz saved more than \$1 million.

On-Time Delivery

Under Budget



- + **Create a site logistics plan.** The plan will guide us in setting up the jobsite for optimum safety and access control, with well-defined boundaries, fencing, and signage, avoiding disruptions to busy Coral Gables surroundings.
- + **Determine our Guaranteed Maximum Price (GMP)** and present it to your team for review and final approval.

Our team knows that bringing effective cost control and budget management is essential to keeping the project on track. These strategies not only saved money, but increased the quality of the buildings. We will implement these cost control and budget management procedures on your Mobility Hub project.

MEETING YOUR PROJECT TIMELINE

During the preconstruction phase, our team will develop a project timeline that clearly conveys the critical items necessary to the occupancy of your new facility on time. Key milestones will be expanded upon and coordinated to include phasing options for important components of the project such as foundations, site work, and long-lead equipment orders. This project-specific phasing plan will identify and coordinate these items from the beginning and ensure that the work begins on time, that materials are readily available, and that the construction is completed within the time constraints agreed upon.

STAKEHOLDER COMMUNICATIONS & COLLABORATION

You will receive collaborative, continuous planning and estimating throughout the preconstruction and construction phase from the Weitz management team and our subcontractors. We know that in order for you to make informed and effective decisions on budget, schedule and quality, the design team, the subcontractors and Weitz must work hand-in-hand during the preconstruction phase to provide accurate cost feedback while the drawings are completed.

Our approach is a steady back-and-forth collaboration throughout the process. This will assist in keeping the design within budget and giving you time to make informed decisions throughout the preconstruction phase. Up-to-date subcontractor pricing input and design feedback will reduce the budget and provide a more complete design through constant analysis and support for your architect.

Our team supports the designers and you throughout the project by continually looking for cost-saving opportunities without affecting durability or aesthetics. Using our extensive cost history, as well as our current knowledge of the various markets, we will provide the detailed pricing necessary to ensure that all stakeholders are confident in the project cost.

We will also use the preconstruction phase to generate local interest in the project and help them participate on the project by conducting several outreach meetings during the phase. This will increase design feedback, value engineering ideas, and help local vendors prepare for the bid phase and construction of the project.



Sunny Isles Beach Government Center

This 114,238 SF New City Hall & 4-story Parking Garage was completed three months ahead of schedule. Weitz provided preconstruction services to assure all cost, schedule and quality items achieved the desired result.

- Early Delivery**
- On Budget**



2 - Provide the recent, current, and projected workload of the Proposer and key personnel that will be assigned to the City. Explain how this potential contract will fit into the Proposer's workload.

PROPOSER'S RECENT, CURRENT & PROJECTED WORKLOAD

The Weitz Company has adequate resources to staff all of our ongoing and anticipated contracts. Through our project experience in South Florida, we have established strong relationships with subcontractors giving us access to the top local subs – and because we are a national firm, we have access to additional resources through the country if needed.

RECENT PROJECTS			
PROJECT NAME & LOCATION	OWNER	DATES	SCOPE
Community Christian Church Tamarac, FL	Community Christian Church	9/2019 - 1/2021	This renovation and addition includes a 2-story, 32,500 SF youth center addition to the existing facility.
The Loxahatchee Club Renovations & Addition Jupiter, FL	The Loxahatchee Club	1/2020 - 1/2021	This project includes the complete interior demolition and renovation of the existing 36,800 SF clubhouse and a 4,500 SF addition.
The Club at Ibis Renovations & Addition West Palm Beach, FL	The Club at Ibis	7/2019 - 12/2020	This project includes the renovations of the existing Pub, outdoor bar area, pro shop, blow bar and modifying the existing welcome center into administrative offices.
The Breakers Palm Beach (2020 Projects) Palm Beach, FL	The Breakers Palm Beach	1/2020 - 12/2020	Yearly hotel upgrades include, guest rooms, dining, and other miscellaneous upgrades.
Coral Gables Public Safety Building Coral Gables, FL	City of Coral Gables Procurement Division	12/2018 - 12/2020	The new Public Safety Building functions as the headquarters for the City's police and fire departments and the Emergency Operations Center. Also included is a 74,000 SF, 160-stall parking garage.
PBC Continuing Contract Projects Palm Beach County, FL	Palm Beach County Facilities Development & Operations	1/2020 - 8/2020	Miscellaneous projects throughout Palm Beach County.
The Beach Club Phase 5 Renovations Palm Beach, FL	The Beach Club, Inc.	4/2019 - 1/2020	Interior and exterior renovation project started that featured a full renovation of the second floor event and dining rooms.
The Breakers Palm Beach (2019 Projects) Palm Beach, FL	The Breakers Palm Beach	1/2019 - 12/2019	Yearly hotel upgrades include, guest rooms, dining, and other miscellaneous upgrades.
PBC Continuing Contract Projects Palm Beach County, FL	Palm Beach County Facilities Development & Operations	7/2019 - 12/2019	Miscellaneous projects throughout Palm Beach County.
Village of North Palm Beach Clubhouse North Palm Beach, FL	Village of North Palm Beach	6/2018 - 11/2019	This project consisted of demolishing and completely removing the existing 55-year-old clubhouse facility and other site elements to make way for the new 38,708 square foot, two-story clubhouse.
McKeen Tower Renovations West Palm Beach, FL	Lourdes Noreen McKeen Residence	3/2019 - 11/2019	Renovations to existing residences including new flooring, trim, wall coverings.



PROJECT NAME & LOCATION	OWNER	DATES	SCOPE
The Beach Club Phase 4 Renovations Palm Beach, FL	The Beach Club, Inc.	5/2018 - 4/2019	Phase 4 consisted of a large scale interior and exterior renovation to much of the existing 3-story clubhouse.
One Watermark Place Condominium Renovations West Palm Beach, FL	One Watermark Place of the Palm Beaches Condominium Association, Inc.	7/2018 - 4/2019	The Weitz Company completed exterior and limited interior renovations to this 15-story luxury condominium.
The Club at Ibis Rain Shelter Restroom Renovation West Palm Beach, FL	The Club at Ibis	6/2018 - 1/2019	Addition of restrooms to a rain shelter on the golf course
The Breakers Palm Beach (2018 Projects) Palm Beach, FL	The Breakers Palm Beach	1/2018 - 12/2018	Yearly hotel upgrades include, guest rooms, dining, and other miscellaneous upgrades.
Gleneagles Country Club Fitness Center Addition Delray Beach, FL	Gleneagles Country Club	4/2017 - 3/2018	Fitness center, pool, pool deck renovation
The Beach Club Phase 3 Interior Renovations Palm Beach, FL	The Beach Club, Inc.	8/2107 - 3/2018	Partial renovation of 2nd floor of the Clubhouse, which includes the card room, lobby and administrative areas.
Christ Fellowship Church Port St. Lucie Campus Sanctuary Port St. Lucie, FL	Christ Fellowship Church	9/2017 - 3/2018	The Sanctuary addition for Christ Fellowship's Port St. Lucie campus is a 29,851 GSF, 45-foot-high, single-story building.
Broward County Courthouse Ft. Lauderdale, FL (Weitz served as Owner's Representative)	Broward County Construction Management Division	2/2010 - 1/2018	New, 21-story, 734,000 SF Courthouse.
PBIA Cargo Building #1475 West Palm Beach, FL	Palm Beach County Department of Airports	6/2017 - 1/2018	Modifications / upgrades to the existing canopy structural frame, existing roof curbs, new skylights, re-roofing of the entire roof, stucco repairs, New EFIS / STO, HVAC modifications, electrical modifications and repainting of the building exterior.
Fourth District Court of Appeal, New Courthouse & Parking Garage West Palm Beach, FL	State of Florida Department of Management Services	7/2016 - 12/2017	This 3-story courthouse building includes courtrooms and offices. The project also included a 4-story parking structure with a total of 334 spaces.
Quail Ridge Country Club Boynton Beach, FL	Quail Ridge Country Club	8/2016 - 12/2017	The new Quail Ridge clubhouse includes five dining rooms, an indoor-outdoor grille room, two outdoor dining patios, a commercial kitchen, a spacious lobby, a library, new locker rooms, a pro shop, and a champions sports hall.
The Breakers Palm Beach (2016 Projects) Palm Beach, FL	The Breakers Palm Beach	1/2017 - 12/2017	Yearly hotel upgrades include, guest rooms, dining, and other miscellaneous upgrades.
Broward County Judicial Complex Midrise Building Renovation Ft. Lauderdale (Weitz served as Owner's Representative)	Broward County Construction Management Division	6/2016 - 1/2017	Scope of the project includes the full renovation and interior construction fit-out of approximately 64,000 square feet on four floors of the existing Midrise Building.
Palm Beach County Convention Center Parking Garage West Palm Beach, FL	Palm Beach County Facilities Development & Operations	6/2015 - 4/2017	944,140 SF, 9-level parking structure with 2,650 parking stalls.



PROJECT NAME & LOCATION	OWNER	DATES	SCOPE
The Beach Club Pool Project Palm Beach, FL	The Beach Club, Inc.	4/2016 - 4/2017	This project involves the complete demolition and replacement of the Club's pool, pool deck, and poolside bar
Roger Dean Stadium Phase 2 Renovations Jupiter, FL	Jupiter Stadium, LTD	6/2016 - 2/2017	Phase 2 of this project includes building 40-foot awnings over the grandstand area to provide shade.
The Breakers Palm Beach (2016 Projects) Palm Beach, FL	The Breakers Palm Beach	1/2016 - 12/2016	Yearly hotel upgrades include, guest rooms, dining, and other miscellaneous upgrades.
Sunny Isles Beach Gateway Park Sunny Isles Beach, FL (Weitz served as Owner's Representative)	City of Sunny Isles Beach	5/2014 - 11/2016	Multi-use 3,000 SF space, including an outdoor performance stage, open lawn, an interactive water feature, playground, walking path, butterfly garden, and a 160,000-square-foot parking garage.
Miami Dade College Wolfson Campus Parking Garage Miami, FL	Miami Dade College	7/2015 - 8/2016	7-level, 204,770-square-foot parking garage located on Miami Dade College's Wolfson Campus in downtown Miami, Florida.
Christ Fellowship Church Port St. Lucie Campus Tenant Improvements Port St. Lucie, FL	Christ Fellowship Church	2/2016 - 8/2016	Tenant improvements include converting a portion of the building to a temporary sanctuary along with a permanent Childrens' Worship Center.
Riviera Beach Marina District South Projects Riviera Beach, FL	City of Riviera Beach	7/2014 - 7/2016	This 28-acre redevelopment project includes new streets and sidewalks, extensive utility improvements, a community building called the Marina Events Center, and an upgraded and reprogrammed Bicentennial Park with an interactive water playground, concessions pavilion, and a boardwalk/promenade.
Mirasol Country Club Clubhouse Addition and Esplanade Palm Beach Gardens, FL	The Country Club at Mirasol	6/2015 - 6/2016	This project is an upgrade/expansion of Mirasol's pool, fitness, and spa amenities.
The Woodlands at John Knox Village Pompano Beach, FL	John Knox Village of Florida	12/2014 - 6/2016	The 7-story building has ground-level commons of 18,571 SF and six floors of two green houses per floor for a total SF of 111,426.

ACTIVE PROJECTS

PROJECT NAME & LOCATION	OWNER	DATES	SCOPE
The Standard at Coral Gables Coral Gables, FL	Landmark Properties	8/2019 - 6/2021	This mixed-use facility will feature retail shops on the ground level, a 4-story above ground parking structure and 147 luxury student apartment units.
Shell Point Retirement Community Larsen Health Center Ft. Myers, FL	Shell Point Retirement Community	8/2019 - 9/2021	195,141 SF, six-story, 180 skilled nursing bed Larsen Health Center.
FAU Boca Raton Campus Student Housing Project, Ph. 1 Boca Raton, FL	Greystar	11/2019 - 6/2021	The 185,920 SF concrete structure will include 183 units with a total of 616 beds.
FAU MacArthur Campus Student Housing Project, Ph. 1 Jupiter, FL	Greystar	2/2020 - 5/2021	The new residence hall will house 165-beds spanning over 3 stories and 58,000 SF.



PROJECT NAME & LOCATION	OWNER	DATES	SCOPE
SDPBC Washington Elementary School Modernization Riviera Beach, FL	School District of Palm Beach County	3/2020 - 5/2021	This new single-story, 50,000 SF building will feature 514 student stations. The 15,000 SF media center and admin building will be renovated.
FPL PGA Corporate Campus Palm Beach Gardens, FL	Florida Power & Light Company	3/2020 - 4/2022	This 6-level, 280,000 SF Class A office building will include an attached 700-space, 3-level parking structure.
PBC Main County Courthouse 4th Floor Hearing Room West Palm Beach, FL	Palm Beach County Facilities Development & Operations	11/2020 - 5/2021	Renovation of existing room into 2 hearing rooms, magistrate offices, magistrate assistant offices, and meeting spaces.
PBC Lantana Library Renovations Lantana, FL	Palm Beach County Facilities Development & Operations	2/2021 - 8/2021	Renovation of existing library and exterior improvements.
PBC Wellington Library Renovations Wellington, FL	Palm Beach County Facilities Development & Operations	2/2021 - 8/2021	Interior renovation of existing library and replacement of existing chiller, pumps, and associated accessories in chiller yard.
PBC Water Utilities Shade Structures West Palm Beach, FL	Palm Beach County Facilities Development & Operations	12/2020 - 1/2021	The project consist of the installation of a pre-fabricated steel structure with fabric shades.

AWARDED PROJECTS

PROJECT NAME & LOCATION	OWNER	DATES	SCOPE
The Waterford at Juno Beach Juno Beach, FL	Lifespace Communities	4/2022 - 10/2025	New construction of a six-story tower with 86 independent living units, a two-level parking garage with an amenity deck, and a three-story building with 74 units for skilled nursing, memory care, rehab, and assisted living.
GOAA Hyatt Regency Renovations Orlando, FL	Greater Orlando Aviation Authority (GOAA)	6/2022 - 12/2022	Renovations of general areas including the fourth floor lobby, ballroom pre-function areas, business center, Continental Ballroom, briefing room, and third floor elevator lobby.



3 - Describe the Proposer’s ability to positively and innovatively move a project from the conceptual stage to a clearly defined project that may be designed and constructed, while minimizing the impact on the community.

MOVING A PROJECT FROM CONCEPTUAL DESIGN TO A FINAL PROJECT

During pre-construction everyone wants predictable results and that begins having a smooth and efficient design and pre-construction process. In this section we will demonstrate how our team will move the project from a concept to a clearly defined project by effectively managing the budget, setting schedule expectations for the entire team and using technology to ensure we have a constructable project when we begin construction.

BUDGET DISCIPLINE FROM DAY 1!

In the early design stages, Weitz will take a granular and detailed approach to define the overall project budget to ensure every building system and component is accounted for with a clear definition of the type of system and finish. Our preconstruction team will collaborate closely with Gensler and their design team and City of Coral Gables so everyone has a clear understanding of what is included in the budget early in the design process.

Chief Estimator Bill Wolfford is an expert at properly establishing project budgets from schematic design documents all the way through final permit documents. Our history of similar projects helps the design team focus on design while we provide timely and accurate cost feedback. Bill and the preconstruction team will use an integrated approach to manage the budget in real time. If changes occur between design milestones such as design changes, or project scope change requests from the project stakeholders, we will immediately evaluate the change against the budget and schedule and verify for any impacts. **This process drives continuous team communication, prevents re-design and drives an efficient preconstruction phase of the project to ensure a timely project start.**

PRE-CONSTRUCTION IS MORE THAN JUST BUDGETING

We will provide the City of Coral Gables and Gensler with the greatest possible amount of systems analysis and cost information during the early design states. In order to maximize the final value to cost ratio, Weitz will provide numerous systems comparisons before the final selection is determined.

Our value analysis process emphasizes the progressive development of clear scope definitions, through both drawings and specifications, thereby facilitating the most accurate estimating and scheduling. During the course of preconstruction, we will constantly evaluate the drawings and specifications for:

- ✓ Construction Sequence
- ✓ Detail Feasibility
- ✓ Cost Effectiveness
- ✓ Constructability
- ✓ Schedule Impacts
- ✓ Gaps and Overlaps between Trades

With input from Gensler and their design team, subcontractors, and project engineers, we are able to implement changes that allow procurement and construction to proceed more easily.



Coral Gables Public Safety Building

The Coral Gables Public Safety Building was approximately \$8 Million over the Owner’s preferred budget at the Schematic Documents level. By including regular meetings with the owner, design team, and select subcontractors, collectively, **we were able to significantly reduce the working budget by 50% Construction Document stage.** Real-time updates via the Weitz Bulldog List were provided on a regular basis to ownership for updating stakeholders. Ultimately, the project budget was reduced from the initial estimate more than \$8 Million. The Weitz Bulldog report was instrumental in achieving these reductions.

- ✓ **Early Delivery**
- ✓ **On Budget**

BUDGET MILESTONES - CLOSURE DOCUMENTS AT EACH STAGE

At every design drawing issuance and budget update, Weitz will provide closure documents such as an updated Trend Log noting what approved items were incorporated or still may need to be, a wrap up summary comparison of the current vs. previous budget with quick explanations on the deltas, and a detailed estimate and takeoff comparison for all work. Reviewing the following documents in detail as a group enables the team to agree on a path forward to meet the project goals.

1. Executive Summary
2. Document Listing
3. Area Analysis
4. Parameter Estimate
5. Budget Comparison Report

SCHEDULING STARTS EARLY WITH THE END DATE IN MIND!

The Weitz team will take ownership of the project schedule early in the preconstruction phase of the project. The preconstruction and construction schedule will be developed in one single schedule so we can easily identify any impacts in the design phase and how it may affect construction. **The schedule is developed in a collaborative setting using Lean principles (see Section III-4) to ensure all constraints are identified early and stakeholder accountability exists.** Using the Lean approach to manage the schedule during the design phase, challenges and issues can be resolved quickly. This creates efficiency during design and ensures a predictable project start!

SCHEDULE ITEMS TRACKED DURING PRE-CONSTRUCTION TO ENSURE A TIMELY START

- + Drawing Development
- + Owner Procured Systems and Items
- + Owner Design Decisions
- + Site Planning Process
- + Civil and Public Works Permits
- + Long Lead Materials and Equipment (what do we need to order early!)
- + Building Permitting

UTILIZING TECHNOLOGY DURING PRE-CONSTRUCTION (BIM & VDC)

To facilitate collaboration and early informed decision making during the design phase, the Weitz team utilizes a Virtual Design & Construction (VDC) process that consists of tools such as Building Information Modeling (BIM), reality capture, and data analytics to visualize and plan multiple aspects of a project. Through the use of BIM, we are able to drive earlier and more detailed constructability reviews, coordinate all of which increases the certainty of construction and contributes to manage risk and eliminates waste.

The use of VDC provides an **improved pathway for communication, collaboration, understanding and decision making based on clear visualization and data rich analytics for all project stakeholders.** The increased awareness and intelligence our VDC process produces leads to better decision making on a project that in turn contributes to a reduction of cost and schedule and helps us build a better way and deliver a better product.



Fourth District Court of Appeal,
New Courthouse & Garage

4 - Describe the Proposer's ability to provide schedule control, cost control, and quality control for the services requested herein. Provide specific examples of similar initiatives that the Proposer has successfully undertaken with other public entities that were completed on-time and within budget.

SCHEDULE, COST & QUALITY CONTROL

Weitz understands how invaluable early contractor participation is to the overall project process and have found that **collaboration is at the center of a successful project**. Our team will provide the know-how that City of Coral Gables needs to complete the project successfully.

SCHEDULE CONTROL

We utilize **ASTA PowerProject scheduling software** to create and monitor schedules on a daily, weekly, and monthly basis. Using ASTA, we identify activities that form the critical project schedule path, such as manufacturing lead times, availability of equipment, and owner requested milestones to build a master schedule early in the project.

Based on input from the City of Coral Gables and Gensler will add detail and adjust the schedule to fit the plan. At the conclusion of preconstruction we will update the schedule and carry it forward into construction.

Once in construction, we will utilize Lean Construction fundamentals. **Lean construction is a process to design production systems to minimize waste of materials, time and effort in order to generate the maximum possible amount of value**. Outlined below is the schedule management plan we will implement on your project.

- ✦ **Pull Planning Sessions.** This involves all members of the project team including: Weitz, the City of Coral Gables, Gensler and design consultants, subcontractors and suppliers, providing input to create the project schedule.
- ✦ **Weekly Work Plans.** A 6-week look-ahead is a filter of the master schedule that is created in a Pull Session. The 6-week look-ahead presents the activities that will be taking place in the next six weeks and ensures reliable promises have been made. The 6-week look-ahead is reviewed weekly by the project team at staff meetings.
- ✦ **Managing Constraints.** Effective management of constraints and effectively resolving them is pivotal to the success of project flow and on-time project delivery. A log of open constraints will be maintained and made readily available. Status will be reviewed in weekly planning meetings on site and at the OAC level.
- ✦ **Daily Stand-Ups.** Stand-up meetings will be held outside of the construction site trailer and are intended to provide a daily opportunity to allow and to encourage communication between all team members and responsible individuals, on project needs related to safety.



Lean Last Planner



Daily Stand-Up Meeting



COST CONTROL

Cost is one of the most critical items on a project as it goes into construction. We will utilize two key systems to capture, track and report project cost. During the set-up phase of the project, each trade scope is assigned a budget that ties to the Guaranteed Maximum Price (GMP). This information is captured in **JD Edwards (JDE) accounting software**. Next, as the subcontractors are hired, **Procore** is utilized to capture contract values and track changes to the contract values. These potential or actual changes are reported on during each Owner meeting so they can be discussed and decided on.

We will track all costs and report on a monthly basis. We will share this information openly. At the conclusion of the project, we report on all project costs and return any surplus dollars. Our goal is to manage cost closely and aggressively to minimize the dollars expended on your Mobility Hub project.

CHANGE ORDER MANAGEMENT

Our goal is to always eliminate Request for Information (RFIs) and change orders by getting involved early in the process and working through the design process. There are times, however, when change orders do occur. **Procore** allows us to manage, access and share information from one central source in the cloud. Using Procore, **anyone involved in the Mobility Hub project can access real-time updates of construction documents on their mobile devices.** In fact, we set up Procore to push data to project stakeholders the minute something is updated. We will recommend necessary or essential changes, review requests for changes, submit recommendations to the City of Coral Gables and monitor the revisions.

Procore is also used to capture all cost information and potential impacts. At the conclusion of the project, we report on all project costs and return any surplus dollars. Our goal is to manage cost closely and aggressively to minimize the dollars expended by the City of Coral Gables, so they can be used in other areas to enhance the facility.

PROCORE

Ensuring that all project team members have access from the most up to date information is key in successfully delivering projects. To achieve that, Weitz leverages a single platform: **Procore**. This ensures everyone is on the same page when it comes to information sharing and information access. Whether it is access to an RFI log, the most recent set of drawings, or a revised submittal that the crew may need out in the field, the information is housed in a single project management solution. Procore allows accessibility by all project team members, from the project Owner to the worker installing millwork.

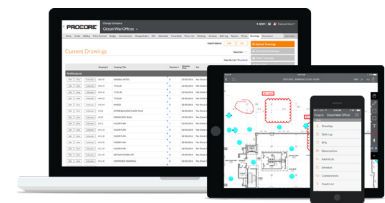
Weitz leverages technology to help facilitate communication and collaboration throughout the duration of a project. From constructability reviews in **BlueBeam Studio** during the design phase, to 1st work inspections in Procore, technology is leveraged as a tool to improve communication and insight into the project's health and status.



Miami Dade College Wolfson Campus Parking Garage

The selected Design-Build contractor on this project was not able to meet the College's budget, and neither was the second-selected contractor. The College then contacted Weitz, and after a comprehensive preconstruction effort, we delivered a GMP that came in **\$2.5 million under budget. We completed the project ahead of schedule**, and were able to return \$236,000 in buyout savings to the College.

- On-Time Delivery
- Under Budget



Procore

From preconstruction through operations, Weitz leverages Procore, cloud-based software, to collect and manage preconstruction decisions, design options, field management, and document controls.



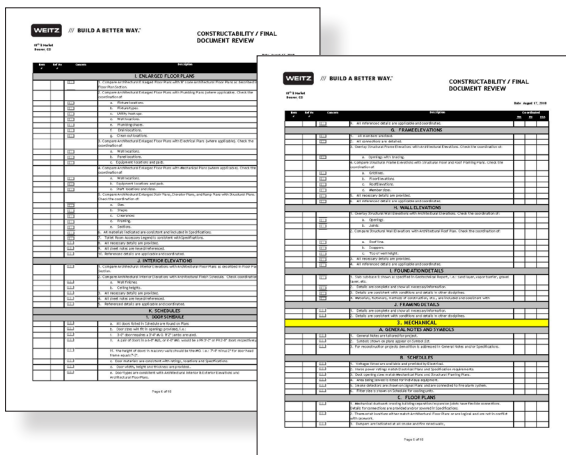
CONSTRUCTABILITY REVIEW

We will perform early coordination needs and a structured review of all phases of the construction design documents with the project team and other peers. We will make certain that the work requirements are clear, the documents are coordinated and that they assist with quality procurement, construction and administration, resulting in minimized surprises and impacts to the project.

VALUE TO THE CITY OF CORAL GABLES

- + **Construction Predictability** - Reduced errors, rework, deficiencies, delays, and cost overruns, by effective and through integration of construction knowledge.
- + **Cost Predictability** - Higher quality subcontract buyout from higher quality construction documents. Get it all bought right the first time and eliminate change orders
- + **Schedule Predictability** - Reduced Waste/Increased Efficiency - Less time during construction to process RFIs, multiple iterations of shop drawings, submittals, addenda, and other change documents means more time to focus on building a well sequenced project. Avoid time and money impacts by uncovering problems or potential problems and allowing them to be addressed early.
- + **Quality Predictability** - Team Engagement - Leverage knowledge and experience of Weitz team members in identifying issues with the constructability of a project, and build a greater understanding of the project scope and focus areas.

To the right, please find sample pages from our Constructability Checklist that Weitz uses on all our projects. **The success that Weitz has had using this tool on our projects caused us to make Constructability Reviews a corporate policy** that engages project teams completely, including Preconstruction, Project Superintendents, Senior Project Managers, Projects Managers, and BIM Managers.



Constructability Review Checklist

The project team reviews construction design documents continually from preconstruction through construction. This allows us to create more accurate estimates and avoids schedule and budget impacts by uncovering and addressing potential problems early.



BUDGET MONITORING - WEITZ BULLDOG LIST

In our historical experience, we have seen budgeted costs go up as the design nears completion due to various reasons, such as differences in assumptions, changes to the space allocations, level of interior finishes, etc. Our solution is to analyze every decision and compare it against the baseline budget. We nicknamed our process the Bulldog List because of the tenacity with which we pursue ideas to reduce cost without compromising long-term value.

As the design of a project progresses, the changes are identified and noted. Costs for each of these changes are estimated using our historic costs database as well as input from key subcontractors. The relationships between items are notes as well. If one thing cannot change without affecting another, it is noted for further evaluation.


These items will be reviewed with the City of Coral Gables and your project architect. The Bulldog List will be presented

complete with cost and time impacts. Decisions to accept or reject each item are recorded and kept for reference throughout the project. The overall project cost is known by all team members on a continual basis. This prevents big jumps in project costs that could be detrimental to the project and forces the team to continually manage the project from schematic design to GMP.

Items that are struck from the design to cut costs will be saved on the Bulldog List in a form of a client wish list. As money is saved in other areas, the wish list items will be reviewed and potentially moved back into the project scope.

Using the Bulldog List throughout the preconstruction phase is the best way to maintain a project within your budget without having to make hard decisions and wholesale cuts when it's too late to make design changes.

BELOW YOU WILL FIND A SAMPLE TREND MANAGEMENT LOG BULLDOG LIST THAT GETS UPDATED WEEKLY SO THE PROJECT BUDGET IS ALWAYS "LIVE".



WEITZ // BUILD A BETTER WAY™ TREND MANAGEMENT LOG

Project - Example
Trend Log
Pre GMP Update based on 8/15/16 Drawings

Cat.	Item No.	Description	Proposed Change	Conditions	Status	Status Date	Amount Pending	Amount Approved	Amount Requested	Action & Comments
2	1	General Contract								
2	1.1	1.1.1 Add Construction Contingency 25%								
2	1.1	1.1.2 Add Construction Contingency 25%								
2	1.1	1.1.3 Add Construction Contingency 25%								

WEITZ // BUILD A BETTER WAY™ TREND MANAGEMENT LOG

Project - Example
Trend Log
Pre GMP Update based on 8/15/16 Drawings

Cat.	Item No.	Description	Proposed Change	Conditions	Status	Status Date	Amount Pending	Amount Approved	Amount Requested	Action & Comments
1	24.0	Change Per Request to add applied under paint				8/15/2016			\$47,000	Jack brick & stone masonry.
1	24.0	Change Per Request to add applied under paint				8/15/2016			\$47,000	Jack brick & stone masonry.

WEITZ // BUILD A BETTER WAY™ TREND MANAGEMENT LOG

Project - Example
Trend Log
Pre GMP Update based on 8/15/16 Drawings

Cat.	Item No.	Description	Proposed Change	Conditions	Status	Status Date	Amount Pending	Amount Approved	Amount Requested	Action & Comments
1	24.0	Change Per Request to add applied under paint				8/15/2016			\$47,000	Jack brick & stone masonry.
1	24.0	Change Per Request to add applied under paint				8/15/2016			\$47,000	Jack brick & stone masonry.

WEITZ // BUILD A BETTER WAY™ TREND MANAGEMENT LOG

Project - Example
Trend Log
Pre GMP Update based on 8/15/16 Drawings

Cat.	Item No.	Description	Proposed Change	Conditions	Status	Status Date	Amount Pending	Amount Approved	Amount Requested	Action & Comments
1	24.0	Change Per Request to add applied under paint				8/15/2016			\$47,000	Jack brick & stone masonry.
1	24.0	Change Per Request to add applied under paint				8/15/2016			\$47,000	Jack brick & stone masonry.

QUALITY CONTROL

The Weitz Company's quality control program is managed by the entire project team. Your project management team is responsible to implement and ensure full utilization of the facilities renovation and repair projects quality control program during preconstruction and throughout construction. The team is charged and empowered with identifying potential complex areas, monitoring their compliance with the design intent and quickly identifying issues before they are covered by other work or repeated in other areas. **The Weitz team is committed to build what is best for the City of Coral Gables.**

QUALITY CONTROL TOOLS IDENTIFIED FOR THE MOBILITY HUB PROJECT

We will use the quality control tools listed below to complete your projects successfully and expeditiously. Ultimately quality control is driven by our passion to be an excellent builder with your interests in mind.

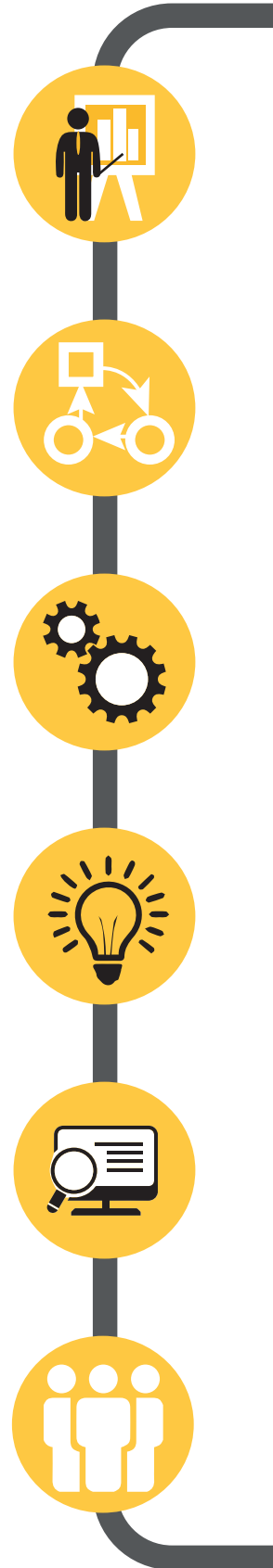
- + **Pre-Installation Meeting:** We will conduct meetings to uncover and clarify potential misunderstandings, avoiding costly rework.
- + **Mock-Ups (both virtual & physical):** Complicated or critical details of the work will be worked up-front so that the work can proceed as intended and uninterrupted in the field.
- + **First-Work Inspections:** Deficiencies or variances will be identified and not repeated throughout construction. We will set an early benchmark and standard from which to move forward.
- + **Trade-Specific Checklists:** We will establish checklists that make it simple for field staff to make thorough and meaningful inspections on the important elements of work. These checklists cover every state of the construction and prevent potential defects from occurring.
- + **Quality Assurance Log:** Deficiencies identified by Weitz, end users and designers will be identified in our QA log and diligently tracked until corrected. This log supports our zero defects mentality and will be distributed and discussed at each OAC meeting.
- + **Zero Defect Program:** End users and designers engaged in quality expectations throughout construction eliminates shortfalls in expectations and minimizes punch list items.

Ultimately, **quality control is driven by our passion to be an excellent builder with your best interests in mind**, not by processes and procedures. We understand you rely on us to think outside the confines of the contract documents, utilize our expertise and deliver a project that lasts for many decades. We are fully committed to doing just that.



Kravis Center for the Performing Arts

This physical mock-up was constructed to demonstrate the waterproofing details of the building exterior incorporating how the curtain wall window system would interface with the adjacent stone cladding and stucco details. Also matching the original stone and stucco finishes utilized on the original building built 30 years prior to the expansion project was a focus for the entire team.



PROJECT CLOSE OUT

Your Weitz project team will construct the Mobility Hub project with a **“Close as You Go”** mentality. **Closeout does not start once the project ends; it starts during construction.** We will utilize a spreadsheet tool called the “Red Zone”.

The Red Zone is a matrix that includes all components of project closeout:

- + Final Inspections
- + Jurisdictional requirements
- + Utility acceptance
- + O&M manuals
- + Warranties
- + As-built drawings
- + Punch lists
- + Field observation reports
- + Site demobilization
- + Financial closeout, and more

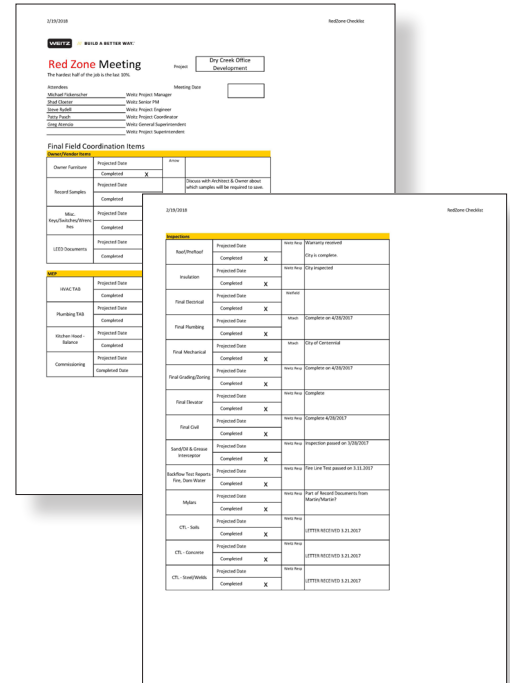
The Red Zone matrix will be populated with project specifics, due dates, and managed proactively by our team during construction, including meetings with your team to update progress. The end result and benefit is a much smaller list of items to complete post receipt of TCO and assurance that nothing has slipped through the cracks. In addition, we incorporate critical activities and final inspections into our CPM schedule.

Our team will utilize **Procore** to manage nearly all aspects of construction. Procore is a very powerful tool that provides exceptional tracking and daily pressure on subcontractors to complete assigned tasks by stated due dates. We utilize the Observation tool within Procore to proactively manage non-conformance items throughout construction. Our team members create an Observation, assign it to a subcontractor and Procore automatically sends a notification email to the subcontractor every day until the Observation is corrected and closed.

This ensures timely completion of non-conformance items, and a smaller punch list at the end of the project. Our punch list process is also managed through Procore in a much similar fashion. We realize timely and thorough completion of the punch-list is very critical to your team and the end users. We will commit the appropriate project team members to email on-site until you, the Weitz team and project architect say the project is 100% complete.

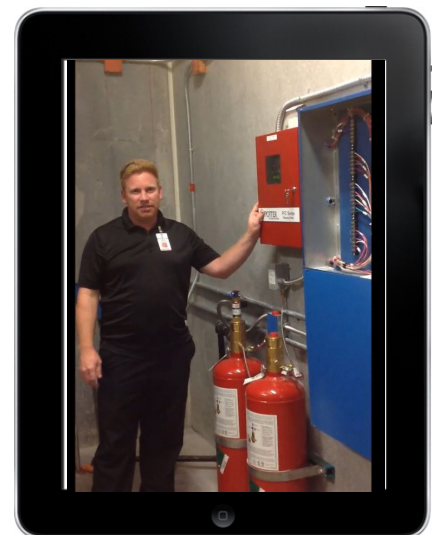
TRAINING PROGRAMS FOR MAINTENANCE

Final project turnover will include specific training for your employees in the operation and maintenance of selected building systems. Under the direction of the Owner’s maintenance personnel, we will coordinate the checkout and commissioning of utilities, operating equipment, and systems for readiness. We will assist with the initial start-up and testing by the trade contractors. We will develop a program to train the Owner’s maintenance personnel on the operation and maintenance of equipment and systems incorporated on the project. We often video record these training sessions/ walk-throughs for the Owner so that they can be reviewed and used to train future personnel.



Project Close Out

The project team will populate the Red Zone matrix with project specifics, due dates, and will update the matrix to create a much smaller list of items that need to be complete post receipt of TCO.



Owner Training

In this video created by Weitz, a subcontractor explains maintenance procedures for a new dry chemical fire suppression system. Weitz training videos are saved online and can be viewed on any mobile device.

LEADwith SAFETY

300+
Nationwide Workforce

2M
Annual Man-Hours

BBS
Behavior Based Safety

Experience Modifier Rate

Year	Rate
2016	.58
2017	.71
2018	.74
2019	.68
2020	.61

STOP WORK AUTHORITY
YOU HAVE THE **RIGHT AND RESPONSIBILITY TO STOP ANY UNSAFE WORK ACTIVITY.**

REPORTING UNSAFE CONDITIONS
Employees are obligated to report any activity or condition that they believe is unsafe.

RIGHT TO SAFE WORKPLACE
"Stop Work" is defined as stopping a specific task or activity that poses a danger to people or the environment.

WEITZ SAFETY PROGRAM

Our Safety Program focuses on our best resource: **our people**. It aims to make safety the shared value of every employee by putting safety behind every strategy, decision, operation, and action. For every project, our personnel are trained and Behavior Based Safety (BBS) audits are performed. Above all, Weitz's Safety Program encourages all employees to commit to making sure everyone on their jobsite gets home safely to their families. That's why any employee has the authority to stop work they feel is unsafe until the issue(s) can be resolved.

WEITZ COVID-19 SAFETY PROJECT PROTOCOLS

Weitz safety professionals have been able to implement a solid COVID protection plan that has maintained the progress and kept our work uninterrupted to the greatest extent possible. Our project teams implement best practices to prevent the spread of COVID-19, including **health questionnaires, monitoring of temperatures, maintaining social distance, face coverings, and daily cleaning and disinfection of work areas.**

WEITZ FLORIDA OPERATIONS HAVE NOT HAD A LOST-TIME INJURY SINCE 2004 - THAT'S MORE THAN 15 YEARS AND OVER FOUR MILLION MAN HOURS OF WORK!

WEITZ'S SAFETY TOOL BOX

Safety Manual
COVID-19 Policies & Procedures
Job Site Specific Safety Plan
Subcontractor Employee Orientation
Preconstruction Safety Meetings
Weekly "Toolbox Talks"
Weekly Foreman's Meetings
Daily Site Safety Audits
Behavior-Based Safety
OSHA Training
STS Certified Personnel
W.H.A.T. Pre-Task Plan
Stop Work Authority Cards
Work Rules
Job Site Signage & Hard Hat Stickers
Nothing Hits The Floor

5 - Describe Proposer's ability to successfully deliver similar projects that have significant community and business involvement.

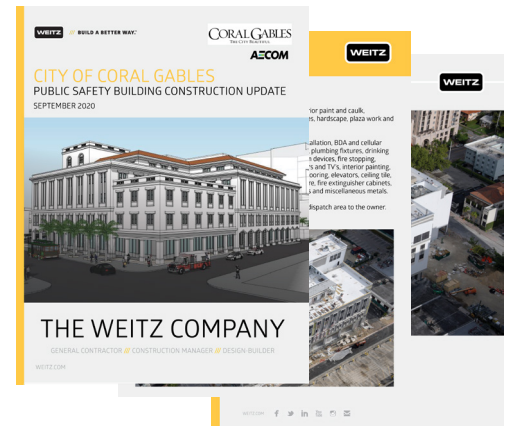
ABILITY TO DELIVER SIMILAR PROJECTS

The Weitz Company will utilize past experience working on similar projects to complete the Mobility Hub project successfully and safely while minimizing impact on the surrounding community. We will implement a great deal of safety measures for the surrounding community and local businesses. See below for similar projects we have delivered that had significant community and business involvement.

CORAL GABLES PUBLIC SAFETY BUILDING

The Weitz Company recently completed the new Public Safety Building for the City of Coral Gables. This 160,000 SF Public Safety Building and Parking Garage is located on a tight corner on the outskirts of Coral Gables. Inner city traffic, delivery schedules, sidewalks full of pedestrians, and proximity of neighboring businesses all added to the level of difficulty this project presented. Although the job and the site were complex, **The Weitz Company utilized past experience working in urban settings** and ongoing effective communication to complete the project successfully and safely **while minimizing impact on the surrounding community.**

As always, The Weitz Company's top priority is safety. For a project like the Coral Gables Public Safety Building, there were a great deal of safety measures needed for the stakeholders and surrounding community. Each month, **our team developed a newsletter** (see photo to the right) released to the public on the City's website to keep everyone up-to-date on the project's progress. The purpose of this newsletter was to keep the community informed in order to prevent any effects on their routines.



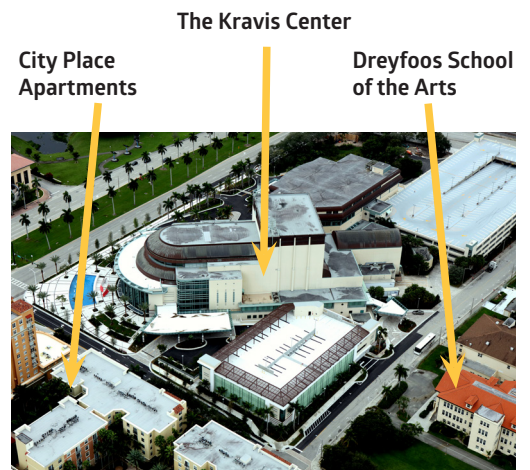
Coral Gables Public Safety Building Newsletter

The Coral Gables Public Safety Building team kept the community and local businesses up-to-date on the project by providing a monthly newsletter.

THE KRAVIS CENTER FOR THE PERFORMING ARTS

The Kravis Center is a non-for-profit Performing Arts Center that could not afford to be shut down and have a loss of revenue while we were expanding their facility. The project included a lobby expansion, new valet parking garage and extensive site work improvements. **Weitz worked closely with the Kravis Center to phase the project so construction could progress on a fast-track basis and the winter show season could progress.** Additional project stakeholders that were part of this planning were the City of West Palm Beach Building Department and City of West Palm Beach Fire Department.

The Kravis Center site is located west of City Place, a mixed-use development including active retail stores, restaurants and rental apartments. Located on the north side is Dreyfoos School of the Arts, a Palm Beach County public high school. **Direct communication began early with the owner of the neighboring City Place Apartments and high school administration so they clearly understood our project schedule, traffic routing for deliveries and parking spaces that were taken out of service during construction.** The cadence of the communication was regular to ensure the project ran smoothly and disruptions to the community were minimal.



The Kravis Center for the Performing Arts

The Kravis Center project team minimized disruptions to the surrounding neighborhood and school by keeping communication constant with all stakeholders.

PBC PARKING GARAGE AT CONVENTION CENTER

Activities at the Palm Beach County Convention Center continued throughout the construction of the new 944,140 SF, nine-level parking garage. This created daily challenges to maintaining a safe and efficient construction operation. Through excellent planning, communication and coordination, we minimized disruptions to the surrounding townhomes and the occupied Convention Center while constructing the new parking garage.

As part of the commitment to the communities that we serve, Weitz actively supports minority-owned and disadvantaged businesses as well as small business enterprises. During preconstruction our team strategized determine the best method of construction, not only for the durability and long life of the structure, but also to maximize employment opportunities for local labor and small businesses. Choosing the option that would utilize a larger portion of the local labor force was important to us and the local men and women who helped us build the monumental project. **The Weitz team nearly doubled the client's 15% SBE participation goal and achieved 29.4% SBE and M/WBE participation.**

Neighboring Community

Convention Center



Sensitivity to Surroundings

Weitz held outreach meetings with the local residents to assure we were being good neighbors. See neighboring community at the bottom left.

RIVIERA BEACH MARINA REDEVELOPMENT

The 28-acre redevelopment to Riviera Beach Marina Village transformed the city's working waterfront into a modern, vibrant and exciting destination enjoyed by residents and visitors. **The Weitz Company far exceeded the City's goal for using small, local, and minority-owned subcontractors.** 46% of the labor was subcontracted to certified Small Business Enterprise (SBE), 21% to Minority or Women-Owned Business Enterprise (M/WBE) firms and 31% to Local Business Enterprises (LBE). The County's state goal was 15% participation. Through multiple outreach events, Weitz was able to exceed the County's participation goals.



Riviera Beach Marina

6 - Describe the Proposer's ability to work with other consultants designated by the City.

ABILITY TO WORK WITH CONSULTANTS

The Weitz approach is informed by the goals, plans and strategies of our clients. Every project is part of an ongoing relationship that has these larger interests in mind, and our ability to move them forward is how we measure our success.

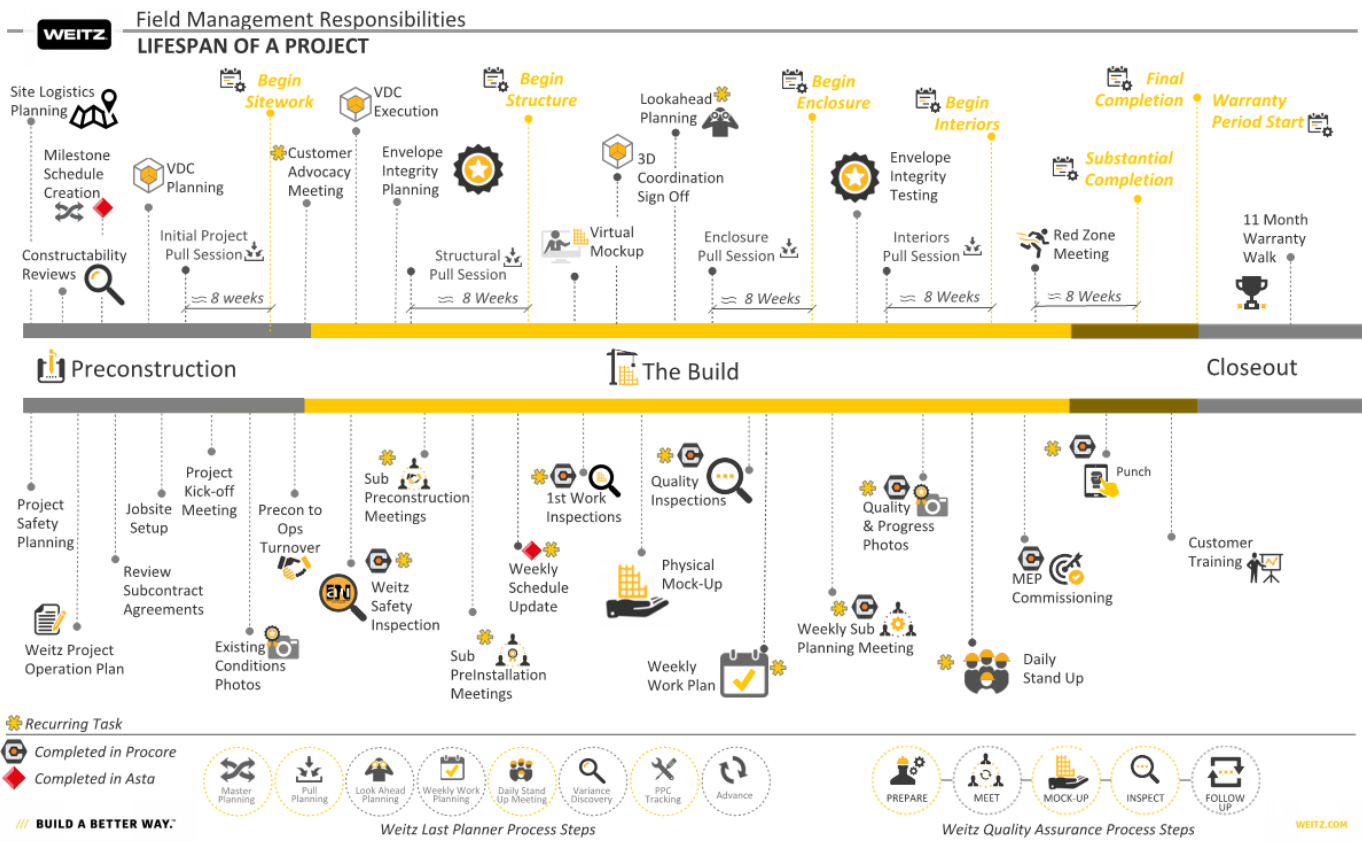
APPROACH TO CONSTRUCTION MANAGEMENT AND WORKING TOGETHER

Our project management approach starts smart. Upon being awarded this project, we will request a meeting with the entire project team to discuss your goals, and then be **your advocate in achieving the stated goals**. Projects are often driven by cost, schedule, and quality, but there are other goals that can determine whether the project is a long-lasting success. We will work to identify those so we can ensure all of your project goals are met every step of the way.

Throughout the project, the Weitz team will be communicative and collaborative partners. By specializing in the construction of parking structures, Weitz has gained unique insight into what makes these projects the most successful. We have found that at the **center of this success is collaboration**. Decisions are then made on the basis of what is best for your project. This creates an environment conducive to success. Weitz will use a number of tools to help accomplish continuous communication during preconstruction and construction. We do this by effectively utilizing our tools to predict costs accurately, providing guidance in system and product selections, conduct constructability reviews, coordinate 3D design, and more.

Every building project has stated delivery expectation: on time, on budget and on spec. **Our team's experience allows us to be an active, resourceful and positive team player on your project**. Outcomes include providing you the "best value-for-dollars spent" for your project and ensure your project meets all your goals and is delivered in a safe and timely matter with the utmost care for quality.

Below, you can see the standard field management action items and responsibilities that exist within a construction project's lifecycle. We believe this process is unique in that it reduces standardization of deviation, provides consistency in our projects, and is a way for subcontractors to see our process and how they fit in.





WEITZ AND GENSLER EXPERIENCE

The Weitz Company and Gensler have a longstanding collaborative relationship on projects around the U.S. **Our experience working with Gensler dates back to 1979. Since then we have completed over 50 projects together.** Here is a sample of the many projects we have completed together.



1225 17th Street Lobby



Centennial Station

Gensler

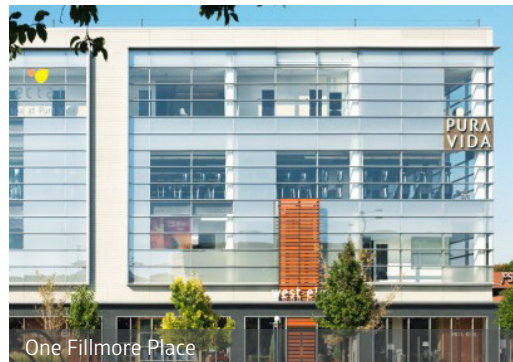
50+
Projects
Together



Lodo Tower Renovation



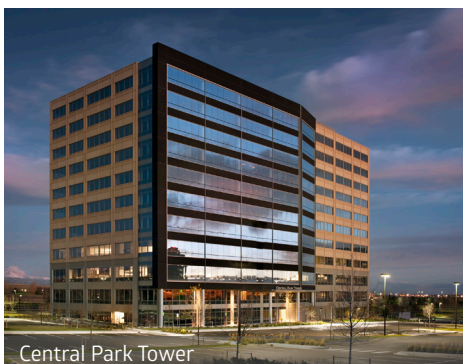
One Belleview Station



One Fillmore Place

41
Year
Relationship

\$450
Million
Dollars of
Completed
Projects



Central Park Tower



6900 Layton



390 Interlocken



SECTION 04

Past Performances and References



Fourth District Court of Appeal, New Courthouse & Garage



1 - Provide detailed information on five (5) of the Proposer's most recent and relevant projects similar in scope and nature to the services described in the solicitation. Include an e-mail address for the "Point of Contact". Note: Do not include work/services performed for the City of Coral Gables or City employees as references.

RELEVANT EXPERIENCE

See the following 5 pages for Weitz most recent and relevant projects.

PALM BEACH COUNTY PARKING GARAGE AT CONVENTION CENTER

WEST PALM BEACH, FL



DESCRIPTION

Constructed by The Weitz Company, this project featured construction of a **nine level cast-in-place concrete parking garage** on the existing surface parking lot of the Palm Beach County Convention Center in West Palm Beach, Florida. There is one level of parking below grade with eight elevated deck levels with a total **parking capacity of 2,650 cars**. The north elevation and portions of the east and south are decorative aluminum framing with perforated aluminum grillage. There is also an aluminum canopy feature at portions of the roof line. **There are four traction elevators and parking control equipment**. The basement level and portions of the top deck have fire protection. The basement level houses a small office and has forced ventilation and CO monitoring.

The design of the parking structure is cohesive with the aesthetics and fabric of the surrounding **urban neighborhood** and adjacent buildings. **The project includes a lushly landscaped entry and a link between the parking garage and convention center via a new covered entry/drop off.**



POINT OF CONTACT

Palm Beach County Facilities Development & Operations
Fernando Del Dago
2633 Vista Parkway
West Palm Beach, Florida 33411
P: 561.233.5276
E: FDeldago@pbcgov.org

ARCHITECT

Leo A Daly
1400 Centrepark Boulevard, Suite 500
West Palm Beach, Florida 33401

PROJECT DATES

Start: June 2015
Completion: April 2017



2,650 CARS

PROJECT RELEVANCY

- + 9-Level Parking Structure
- + CM at Risk Delivery
- + Public Client
- + Downtown Urban Site
- + Proposed Staff Involved
- + Cast-In-Place Concrete Structure
- + \$45.7 Million

MIAMI DADE COLLEGE WOLFSON CAMPUS PARKING GARAGE

MIAMI, FL



DESCRIPTION

This project is a **7-level, 204,770 SF parking garage located on Miami Dade College's Wolfson Campus in downtown Miami, Florida.** The garage was built with tilt-up construction using architectural precast concrete fabricated off-site. It was designed to accommodate 597 vehicles. Part of the first floor and all of the second floor is reserved for the employees of the Federal Bureau of Prisons (located across the street), who have their own secure entrance. The remainder of the garage is used by the College

Architectural highlights include large perforated aluminum panels in the shape of the Miami Dade College logo hung from the south elevation. On the north and east elevations, the logo is cast in concrete and painted blue.

Building this project just 11 inches away from the property line, the Weitz team worked closely with the College and neighboring building occupants to ensure all proper notice was provided prior to installing any precast pieces.



POINT OF CONTACT

Miami Dade College
Leo Bobadilla
11011 SW 104th Street, Room 9454
Miami, Florida 33132
P: 305.237.2402
E: lbobadi1@mdc.edu

ARCHITECT

Leo A Daly
1400 Centrepark Boulevard, Suite 500
West Palm Beach, Florida 33401

PROJECT DATES

Start: July 2015
Completion: August 2016



597 CARS

PROJECT RELEVANCY

- + 7-Level Parking Structure
- + Design-Build Delivery
- + Public Client
- + Downtown Urban Site
- + \$14.9 Million

FOURTH DISTRICT COURT OF APPEAL, NEW COURTHOUSE & GARAGE

WEST PALM BEACH, FL



DESCRIPTION

The new 3-story, 43,711 SF courthouse building includes a secure lobby with bullet resistant glass and a metal detector; one courtroom with extensive mahogany-stained millwork and intricate barreled ceilings with glass reinforced panels; 14 judicial suites each inclusive of an assistant space, two staff attorney offices, a kitchenette, and the judges office; and a courtyard on the second floor of the courthouse located directly above the courtroom.

Parking is provided in the new pre-cast parking garage located behind the courthouse. **The garage is a 106,346 SF, four-story structure with a total of 334 spaces.** The first level, with 95 spaces, is dedicated exclusively to the Fourth District Court and has an entrance from the south. The upper levels are reserved for the State employees who have **access to the garage through a ramp on the east side of the garage.** An artistic, colorful mural was painted on the upper deck of the courthouse parking garage. The participation in the County's Art-in-Public Places program and Art-in-State Buildings program engaged local artists to infuse creativity into the project.



POINT OF CONTACT

State of Florida Department of Management Services
Gene Nicoloso
4050 Esplnade Way
Tallahassee, Florida 32399
P: 904.359.6093
E: eugenio.nicoloso@dms.myflorida.com

ARCHITECT

KBJ Architects
510 Julia Street
Jacksonville, Florida 32202

PROJECT DATES

Start: July 2016
Completion: December 2017



334 CARS

PROJECT RELEVANCY

- + 4-Level Parking Structure
- + CM at Risk Delivery
- + Public Client
- + Downtown Urban Site
- + \$23.7 Million

KRAVIS CENTER VALET GARAGE & RENOVATIONS

WEST PALM BEACH, FL



DESCRIPTION

This Design-Build project encompassed improvements that elevates and enhances the customer experience, improves the flow of traffic in and around the Kravis Center, and makes the Center a more accessible/pedestrian-friendly venue for the entire community. Improvements include: a **new valet parking garage**; an expansion to the Dreyfoos Hall lobby along with a new grand plaza; **upgrades to the west main entrance, west drop-off canopy and Cohen Pavilion canopy**; **improvements to the existing parking garage including a new 4th floor ramp**; and a new signage plaza at the southwest corner of the property. The sign itself will be a lenticular 3D “moving” sign to draw attention to the venue’s coming attractions.

The new 3-level valet parking garage includes 278 parking stalls.

Located on the 3rd level of the garage is a covered walkway bridge for pedestrians that connects to the Performing Arts Center. Located at the main entrance is a covered canopy for guest drop-offs (see bottom left photo.)



POINT OF CONTACT

Raymond F. Kravis Center for the Performing Arts
 Jim Mitchell
 701 Okeechobee Boulevard
 West Palm Beach, Florida 33401
 United States
 P: 561.651.4237
 E: mitchell@kravis.org

ARCHITECT

Leo A Daly
 1400 Centrepark Boulevard, Suite 500
 West Palm Beach, Florida 33401

PROJECT DATES

Start: January 2018
 Completion: November 2019



278 CARS

PROJECT RELEVANCY

- + 3-Level Parking Structure
- + Design-Build Delivery
- + Downtown Urban Site
- + Proposed Staff Involved
- + \$44.3 Million

FLORIDA POWER & LIGHT CORPORATE CAMPUS, PHASE I

PALM BEACH GARDENS, FL



DESCRIPTION

This 6-level, 280,000 SF Class A office building is designed to withstand Category 5 Hurricane force winds and will feature a cafeteria with commercial kitchen, fitness/wellness center, Tier III data center, typical office building amenities and conferencing center. The project will also include an attached **700-space, 3-level parking structure** including a photovoltaic solar array, back-up battery storage and **electric vehicle charging capabilities**, and central energy plant. The structure will be framed with structural steel and clad with curtain wall and metal panels.

POINT OF CONTACT

Florida Power & Light Company
Kevin Hughes
700 Universe Boulevard
P.O. Box 14000
Juno Beach, Florida 33408
P: 561.691.2807
E: Kevin.hughes@fpl.com



ARCHITECT

Perkins + Will Architects
2800 Ponce De Leon Blvd, Suite 1300
Coral Gables, Florida 33134

PROJECT DATES

Start: March 2020
Anticipated Completion: April 2022



**700
CARS**

PROJECT RELEVANCY

- + 3-Level Parking Structure
- + CM at Risk
- + Electric Vehicle Charging
- + \$143.9 Million

MOBILITY HUB DESIGN CONSIDERATIONS & CONSTRUCTABILITY

1 Structure System Selection

- + Cast-In-Place vs. Precast
- + Vertical Expansion Capabilities

2 Ventilation Requirements

- + Forced vs. Non-Forced

3 Technology

- + Car Counting
- + Access Control
- + Parking Payment
- + Drive Isle Sizing

4 Parking Space

5 Expansion and Joint Locations



FUTURE MOBILITY CONSIDERATIONS FOR YOUR MOBILITY HUB

- + Less Parking Required - Design Garage Flexibility for Occupancy Change
- + More Electric Vehicle Charging - Larger Electrical Room
- + Future Railway Provisions
- + Vertiport Adaptability
- + Autonomous Vehicle Storage

GARAGE & MOBILITY PRECONSTRUCTION MANAGER

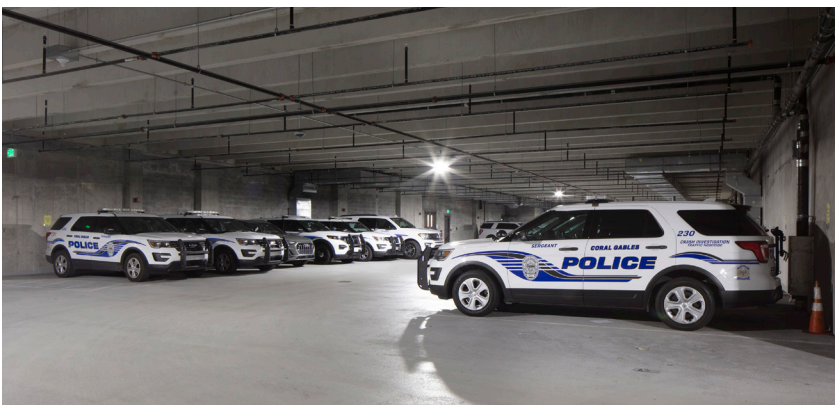
Gary Hennings will work closely with the design team to ensure all aspects of constructability are incorporated into the project. Analyzing parking space and drive isle sizing along with traffic routing and ramp locations are items where Gary will support the design team during preconstruction. From a constructability stand point, we will use our 40+ years of building garages to ensure our parking garage lessons learned are incorporated into the project, this ensures an efficient build and quality installations throughout the project.





2 - List all contracts which the Proposer has performed (past and present) for the City of Coral Gables. The City will review all contracts the Proposer has performed for the City in accordance with Section 4.10 Evaluation of Responses (c) (4) which states the City may consider "Proposer's unsatisfactory performance record, judged from the standpoint of conduct of work, workmanship, progress or standards of performance agreed upon in the Contract as substantiated by past or current work with the City".

NEW CORAL GABLES PUBLIC SAFETY BUILDING, CORAL GABLES, FL	
NAME OF THE CITY DEPARTMENT	City of Coral Gables
SCOPE OF WORK PERFORMED	The new Public Safety Building functions as the headquarters for the City's police and fire departments and the Emergency Operations Center. Also included is a 74,000 SF, 160-stall parking garage.
AWARDED VALUE OF THE CONTRACT/CURRENT VALUE	Initial Contract: \$52,250,000 Final Contract: \$46,658,348 Total Project Amount: \$55,667,227
EFFECTIVE DATES AND TERM OF THE CONTRACT	December 7, 2018 - December 18, 2020
CITY PROJECT MANAGER'S NAME AND PHONE NUMBER	Ernesto Pino P: 305.460.5004
PROPOSER'S ROLE ON PROJECT	Construction Manager
PROJECT RESULTS	Project completed





3 - Provide a list with contact information of public sector clients, if any, that have discontinued use of Proposer's services within the past two (2) years and indicate the reasons for the same. The City reserves the right to contact any reference as part of the evaluation process.

PUBLIC SECTOR CONTACT INFORMATION

The Weitz Company has not been terminated from any Public Sector contracts in the last two years.

3A - Please identify each incident within the last five (5) years where (a) a civil, criminal administrative, other similar proceeding was filed or is pending, if such proceeding arises from or is a dispute concerning the Proposer's rights, remedies or duties under a contract for the same or similar type services to be provided under this RFP

LITIGATION HISTORY

The Weitz Company, in the normal course of business, is party to various matters of litigation. The Weitz Company intends to vigorously defend its actions and does not anticipate losses, if any, to have a material effect on the company's net worth.

CLAIMS WITHIN THE LAST 5 YEARS			
DATE	PROJECT	DESCRIPTION	STATUS
2019	The Whitney Condominium	Chapter 558 Condominium Claim	Open
2018	Quail Ridge Country Club	Final payment that was in dispute was amicably resolved with the owner. Final Payment was received.	Closed
2016	The Metropolitan	Chapter 558 Condominium Claim	Closed

WEITZ.COM

WEITZ



CONTACTS

DENNIS GALLAGHER

Executive Vice President

E: dennis.gallagher@weitz.com

P: 561.687.4832

1214 S. Andrews Avenue, Suite 302
Fort Lauderdale, FL 33316

/// **BUILD A BETTER WAY.™**

COMMERCIAL / INDUSTRIAL / SUPPLY CHAIN