



**KAUFMAN LYNN
CONSTRUCTION**

Town of Highland Beach

Construction Manager at Risk TOWN OF HIGHLAND BEACH FIRE STATION #6

March 25, 2022



Boca Raton Fire Station #5

● **ADVANCED**

● **SAFE**

● **DURABLE**

PROVEN CMAR EXPERTS
CREATING THE NEXT
GENERATION OF FIRE
STATIONS

14
FIRE STATIONS
IN SOUTH FLORIDA



Hollywood Public Safety 56



Coral Springs Fire Station #43



Hollywood Fire Station #31

RFP No. 22-001

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Tab 1

LETTER OF INTEREST



Town of Highland Beach
3614 S Ocean Blvd
Highland Beach, FL 33487

March 25, 2022

Dear Selection Committee Members:

Kaufman Lynn Construction (KL) is eager to work in partnership with the Town of Highland Beach to construct a new Fire Station #6 that meets your immediate needs and those ahead through an advanced facility built to last for decades. The ability of the KL team to address your needs is demonstrated in this qualification package.

Partnership Focused

CM@RISK
PARTNERSHIP

KL will be a **PROACTIVE PARTNER** with the Town of Highland Beach. The success of your facility will be a direct result of our collaborative attitude and dedication to achieving your goals. We will conduct extensive discussions with your team to make key schedule, cost, and performance decisions. As an advisor, we will provide options for utilizing the right components to help *expedite construction, reduce costs (initial and long-term) and provide a better functioning facility.*

We Know Fire Stations

14
FIRE STATIONS
IN SOUTH FLORIDA

KL has built **14 Fire Stations and 23 public safety facilities** in South Florida! *We understand the nuances of these types of facilities.* We are currently building public safety, fire stations and administration facilities for the City of Pompano Beach, City of Miami Beach, City of Riviera Beach, and City of Lighthouse Point. This proven experience is embodied in the staff that we have proposed in this submittal.

Team of Experts



KL has tailored the team members for your project based on their knowledge and experience with these specific facilities. The team we propose for this facility has a solid portfolio of similar municipal projects. The team has individually and together worked on projects such as Coral Springs Fire Station #43 & #95, Riviera Beach Fire Station #88, Lighthouse Point Fire Station and EOC, and Boca Fire Rescue Station #5, as well as other related projects. Our team has first-hand knowledge and experience working with municipal staff and building quality municipal projects.

I am confident that our credentials, which feature our ability to **safely and successfully complete fire stations and public safety projects on time and within budget**, will provide Highland Beach with the expertise needed to successfully build Fire Station #6 on time and within budget. As a company just down the road from you in Delray Beach, our team is personally committed to the success of your project. I appreciate your time and thoughtful consideration of our capabilities and experience.

Sincerely,



Michael I. Kaufman
President / Chief Executive Officer

Tab 2

FIRM'S QUALIFICATIONS



REFERENCES FOR Kaufman Lynn Construction, Inc. (NAME OF FIRM)

1. Owner/Client Name:
City of Lighthouse Point / Assistant Fire Chief Tony Long

Name and Location of Project:
Lighthouse Point Fire Station - EOC, Lighthouse Point, FL

Scope of work (use blank sheet and attach if you need more space):
KL is currently building this new 3 bay, 2-story replacement fire station. The Category 5+ hurricane rated facility will house 24 firefighter/paramedics, two chief officers and will include 3 drive through emergency vehicle parking stalls, vehicle exhaust systems, individual sleeping quarters, bunker storage, medical storage training room, decontamination area, kitchen and day room, office, generator and a meeting space on the second floor.

Project Completion Date or Anticipated Completion Date: May 17, 2022 (Anticipated)

GMP Amount vs. Final Cost: GMP: \$7,620,377 Anticipated Final: \$7,620,377

Size of Project (gross sq. ft): 16,100 SF

Phone: (954) 520-2714 **Fax:** None **E-Mail:** tlong@lighthousepoint.com

2. Owner/Client Name:
City of Riviera Beach / City of Riviera Beach Fire Chief John M. Curd

Name and Location of Project:
Riviera Beach Fire Station 88, Riviera Beach, FL

Scope of work (use blank sheet and attach if you need more space):
Design and construction of a two-story fire station using a HOT Zone facility layout. The project consists of five apparatus bays, sleeping and private restroom facilities for male and female firefighters, locker rooms, exercise room, kitchen, dining room, lounge/dayroom, offices, a training element, decontamination area and a fire operations center.

Project Completion Date or Anticipated Completion Date: December 1, 2022 (Anticipated)

GMP Amount vs. Final Cost: GMP: \$16,700,000 Anticipated Final: \$16,658,631

Size of Project (gross sq. ft): 28,000 SF

Phone: (561) 843-0976 **Fax:** None **E-Mail:** jcurd@rivierabeach.org

3. Owner/Client Name:
City of Coral Springs / City Manager Frank Babinec

Name and Location of Project:
Coral Springs Fire Stations #43 & #95, Coral Springs, FL

Scope of work (use blank sheet and attach if you need more space):
Simultaneous construction of two replacement fire stations, each featuring 3 bays. Included total demolition of both existing fire stations and new construction of two identical 8,000 s.f. fire stations. Included a commercial grade kitchen, and living quarters/dorm rooms, showers, lockers, and includes extensive sitework.

Project Completion Date or Anticipated Completion Date: Fire Station #43: February 2017
Fire Station #95: April 2017

GMP Amount vs. Final Cost: GMP: \$6,600,000 Final: \$6,586,016

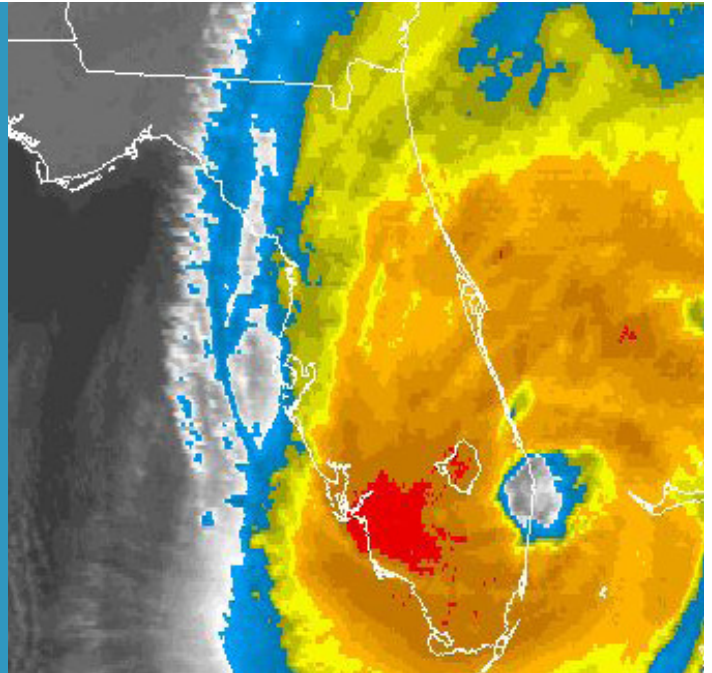
Size of Project (gross sq. ft): 16,000 SF

Phone: (954) 344-1142 **Fax:** None **E-Mail:** fbabinec@coralsprings.org

SOUTH FLORIDA IS UNIQUE

Our team has actively designed and built fire stations and public safety facilities throughout the tri-county area for over 30 years and understands the local conditions. That includes the environmental factors as well as regulatory, labor and economic forces impacting this project.

Currently, Kaufman Lynn is working in Lighthouse Point on a 2-story, Hurricane 5+ rated Fire Station/EOC facility. Every public safety facility we have built is to the standard to withstand hurricane force winds.



WE ARE YOUR LOCAL EXPERTS!

WITH 14 FIRE STATIONS BUILT IN SOUTH FL

A PROVEN PARTNERSHIP



As a **100% Employee-Owned Company**, each of our Kaufman Lynn associates has a vested interest in the success of every project we are involved with. We understand **PGAL** has been selected as the architect for Fire Station #6 and we have a proud history of teaming with quality partners like PGAL. Also based in South Florida, our teams have worked together for over 20 years, successfully completing many public safety projects, including the Boca Raton Police and Fire Training Facility. Renowned for outstanding client service and attention to detail, PGAL's client-centered philosophy blends seamlessly with our custom project approach for Fire Station #6. As your local team, we will work with PGAL to create a safe, durable, and modern facility customized to serve the unique needs of the Highland Beach community.

August 31, 2020

Mr. Michael Kaufman
Kaufman Lynn Construction
3185 South Congress Avenue
Delray Beach, FL 33445

Dear Mike,

With Phase I of the \$150 million JM Family Campus project recently completed and opened to great accolades, I wanted to take a moment to express my thoughts about working with the Kaufman Lynn team on this projects, as well as during the past 20 years on several different project types. While this is our largest project together to date, we have found the Kaufman Lynn team great to work with, whether it is a project under \$5 million or over \$100 million.

Teamwork was instrumental in the success of the JM project, since we evaluated many different campus solutions and design options from the planning stage through construction. Throughout the design process, the Kaufman Lynn team was actively engaged in providing real-time cost and schedule feedback. As designers we were able to count on your team to provide timely cost data and construction insight that helped advance the project to an on-time completion and within budget. Your team worked with our team to understand the goals of the client and their operations. Cost saving ideas did not impact the use, aesthetics or the design intent and truly was focused on providing the best product for the best price.

I am not sure that JM would have felt comfortable in undertaking such a major replacement of their active campus had it not been for the level of detail and clarity with which the Kaufman Lynn team helped communicate the sequencing of construction activities. The use of BIM and the 3D models we created jointly to show the phasing, construction sequencing and the overall campus aesthetics was a powerful tool that we used effectively to communicate to the client and end users.

Once construction started, Kaufman Lynn followed through. Every team member I have encountered has shown the same dedication toward client satisfaction. It is not easy building within inches of occupied office buildings while keeping everyone happy, but I have only received positive feedback from the client about Kaufman Lynn and their communications and responsiveness. The onsite team exhibited the right experience and attitude. Professional, effective and focused on the client's needs, they worked efficiently through any challenges, moving the project forward toward successful completion.

While this is certainly the largest project we have ever worked on together, it follows that no matter the size of the project or the delivery method, the Kaufman Lynn team continues to be a collaborative partner.

Sincerely,



Ian A. Nestler, AIA, LEED AP
Executive Vice President

ALEXANDRIA
ATLANTA
AUSTIN
BOCA RATON
CHICAGO
DALLAS/FORT WORTH
DENVER
HOBOKEN
HOUSTON
LAS VEGAS
LOS ANGELES
SALT LAKE CITY
SAN DIEGO



KL is currently building this new 3 bay, 2-story replacement fire station. The 16,100 SF Category 5+ hurricane rated facility will house 24 firefighter/paramedics, two chief officers and will include 3 drive through emergency vehicle parking stalls, vehicle exhaust systems, individual sleeping quarters, bunker storage, medical storage training room, decontamination area, kitchen and day room, office, generator and a meeting space on the second floor.



Design and construction of a two-story, 28,000 SF fire station using a HOT Zone facility layout. The project consists of four apparatus bays, sleeping and private restroom facilities for male and female firefighters, locker rooms, exercise room, kitchen, dining room, lounge/dayroom, offices, a training fire tower, circadian lighting, decontamination area and a fire operations center.

Coral Springs Fire Stations 43 & 95

CORAL SPRINGS, FLORIDA



Simultaneous construction of two replacement fire stations, each featuring 3 bays. Included total demolition of both existing fire stations and new construction of two identical 8,000 SF fire stations. Included a commercial grade kitchen, and living quarters/dorm rooms, showers, lockers, and includes extensive sitework.

Boca Raton Fire Station #5

BOCA RATON, FLORIDA



The project included the demolition of an existing fire station and new construction of a 13,000 SF facility. The fire station includes four emergency vehicle bays, kitchen, offices, living quarters, gymnasium and common area. The project design called for Tilt Wall construction of the shell.

First LEED Certified Fire Station in Palm Beach County.



Kaufman Lynn Construction built this new 2-story public safety building with a 3-bay fire station, Beach Safety and Community Redevelopment Agency offices and parking. The project also included the renovation of an existing 1-story historic structure. This shell design, along with impact rated windows, has the ability to withstand 155 mph wind and storm conditions equal to or greater than a Category 5 storm.

LEED Silver Certified.



New construction of a 26,515 SF public safety maintenance and training facilities for the City of Hollywood Fire Department. The site has 1.06 acres dedicated to an exterior SWAT Obstacle Course and K-9 Training Area. The SWAT Obstacle course features agility training structures such as rope nets, A-frame log walls, platform jumps, balance beams, hurdles, and parallel pipe bars which help train officers for tactical maneuvers. The canine agility course contains plastic tunnels, car doors, plywood walls, buried isolation boxes, and cool down pavilion with pet fountains.



Demolition of existing Fire Station #5 and construction of a new 9,700 SF Fire Rescue Station and parking facilities by Kaufman Lynn Construction. Project included new kitchen and dormitories housing 3 shifts of Fire Rescue personnel; 3-bay equipment bay; emergency generator; high-speed, high impact folding equipment bay doors; and special plymovent vehicle exhaust system.



Demolition of existing Fire Station #31 and construction of a new 9,700 SF Fire Station and parking facilities by Kaufman Lynn Construction. Project includes new kitchen and dormitories housing 3 shifts of Fire Rescue personnel. 3-bay equipment bay, Emergency generator, high -speed, high impact folding equipment bay doors. Special plymovent vehicle exhaust system.

Miami Beach Fire Station #1

MIAMI BEACH, FLORIDA

*Ground-Up
Fire Station
with Living
Quarters*



New construction of a 3-story 20,000 SF fire station with a 911 Emergency Call Dispatch Center, equipment bays, living spaces, offices, a kitchen, a gym, support facilities and associated parking spaces. Kaufman Lynn Construction is currently in preconstruction.

LEED Gold.

Boca Raton Police & Fire Training

BOCA RATON, FLORIDA

*Hurricane
Hardened Fire
Safety Facility*



A 100,000 SF complete renovation, including the removal and replacement of the roof and complete interior renovation. The shell of the building was hardened into a Category 5 Hurricane Shelter. The facility features classroom/training rooms, an auditorium, gymnasium as well as Police, Fire and Life Safety administrative offices.

RIVIERA BEACH FIRE STATION #86

RIVIERA BEACH, FLORIDA



*Ground-Up
3-Bay Fire
Station with
Living
Quarters*



New construction of a two-story, 13,000 SF fire station using a HOT Zone facility layout. The project consists of three apparatus bays, sleeping and private restroom facilities for male and female firefighters, and circadian lighting.

Oakland Park Fire Station #9

OAKLAND PARK, FLORIDA



*Ground-Up
3-Bay Fire
Station with
Living
Quarters*



New construction of a two-story fire station featuring three apparatus bays, living quarters for rescue personnel.

TEAM EXPERIENCE

Kaufman Lynn Construction (KL) has successfully completed hundreds of CM at Risk projects, including municipal and public safety projects. We have carefully selected a team of CM at Risk fire station construction experts to make Fire Station #6 the ideal facility for rescue personnel and the Highland Beach community.

We thrive on the participative team approach of CM at Risk and this customized team knows how to guide the process to assure the project achieves the desired functionality, durability and aesthetics within the given budget.

KL has the estimating and scheduling resources available to provide the team with real time pricing and constructability analysis. Leading

pre-construction efforts, **Project Executive Mishel Mako, VP of Preconstruction Bryan Ardner, and Senior Estimator John Huddleston** will establish the foundations of success before shovels hit the ground. **All three pre-construction experts are currently working on the Riviera Beach Fire Station 88** project, designed as a Next Generation fire station with our advanced technology, equipment, and safety standards.

While established processes create the framework for our interactions, KL **Project Manager Matt Carney and Senior Superintendent Walter Wharton** will have the authority to make decisions in the field to address the many variables that make up Fire Station #6. **Along with**

Design Coordinator Jeff Zalkin, both have built the simultaneously constructed Coral Springs Fire Stations #43 & #95.

The senior management team is actively involved in every project and maintains direct, and frequent, communication that expedites critical decisions, making us more responsive to your needs. KL's **Senior Vice President Derek Wolfhope is currently working on Riviera Beach Fire Station 88 and Lighthouse Point Fire Station & EOC.** Together, this team creates the perfect dynamic of professional fire station construction professionals to create an advanced and enduring facility for the rescue team of Highland Beach Fire Station #6.

PERSONNEL	CM AT RISK EXPERIENCE	FIRE STATIONS	GOVERNMENT EXPERIENCE	SIMILAR SIZE PROJECTS
Derek Wolfhope <i>Senior Vice President</i>	✓	✓	✓	✓
Mishel Mako <i>Project Executive</i>	✓	✓	✓	✓
Matt Carney <i>Project Manager</i>	✓	✓	✓	✓
Walter Wharton <i>Senior Superintendent</i>	✓	✓	✓	✓
Bryan Ardner <i>VP Preconstruction</i>	✓	✓	✓	✓
John Huddleston <i>Senior Estimator</i>	✓	✓	✓	✓
Jeff Zalkin <i>Design Coordinator</i>	✓	✓	✓	✓
Ryan Reiter <i>Grant Support</i>	✓	✓	✓	✓

TEAM EXPERIENCE & COLLABORATION

Kaufman Lynn Construction (KL) is a proven government CMAR and fire station builder, with over 30 years of experience and many projects similar in size and scope to Highland Beach Fire Station #6. We have assembled an expert team with a unique blend of experience across the spectrum of public projects, from public safety to government office and beyond, which will benefit the Town of Highland Beach from day one.

KL is a **LOCAL** company with deep roots in the subcontractor market. We will bring a wealth of experience by only soliciting subcontractor and material bids from pre-qualified vendors, which further benefits goals for Fire Station #6.



We recently completed the 3-bay Coral Springs Fire Stations #43 & #95 which were built from the ground up simultaneously and **we are currently constructing the Riviera Beach Fire Station #88 which embodies all the components befitting a next generation fire station where advanced technology meets durability.** Our team is made up of professionals who bring the project specific experience that has proven to be a valuable asset to Highland Beach.

We specialize in building using the CM at Risk delivery method and building for municipalities. Our processes are completely transparent and we seek to engage the local community whenever possible.

After all, we are community builders.


Kaufman Lynn Construction (KL) has assembled an expert team with experience building mission critical government facilities. They bring years of experience that will benefit Highland Beach and lead to a successful completion of your Fire Station #6 project.

TEAM ORGANIZATION


PRE-CONSTRUCTION PHASE

KL's dedicated in-house team of over 20 pre-construction professionals will begin tackling your project immediately after award. Our proven process for CM@Risk projects involves meeting with the client and all the stakeholders involved, beginning a transparent and comprehensive bidding process, and developing a GMP with your specific needs in mind. This process involves our pre-construction team, as well as our Senior Vice President and executive team in advisory roles. Please see below for our team's organization during this important phase of your project.

EXECUTIVE OVERSIGHT




DEREK WOLFHOPE
Senior Vice President



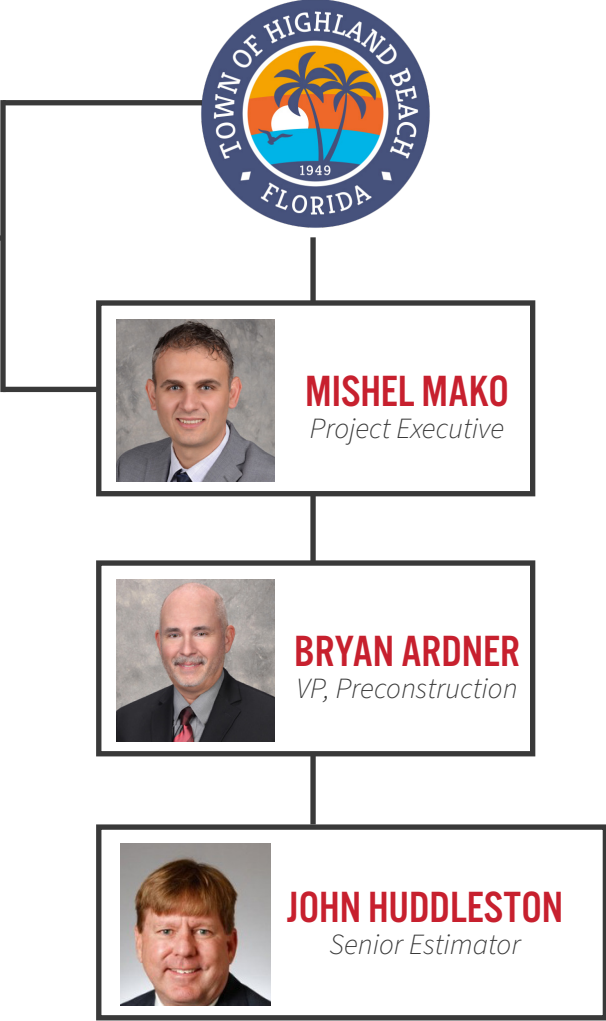
RYAN REITER
Grant Support



AL VILLARREAL
Dir. Operational Excellence



JEFF ZALKIN
Design Coordinator





MISHEL MAKO

PROJECT EXECUTIVE

EXPERTISE
IN THESE
COMPONENTS OF
YOUR FACILITY



RELEVANT EXPERIENCE

Mishel's career includes land development and construction management experience which makes him particularly astute to the needs of his clients. He has successfully led multiple teams, overseeing a variety of construction projects ranging from \$1 million to over \$130 million. Whether building for private or public entities, Mishel's focus is on earning repeat business by focusing on client satisfaction.

CERTIFICATIONS

LEED AP BD+C
30 Hours OSHA

EDUCATION

B.S. Civil Engineering,
New Jersey Institute of Technology

YEARS OF EXPERIENCE

21

PROJECT INVOLVEMENT

33%



RIVIERA BEACH FIRE STATION 88
RIVIERA BEACH, FL

28,000 S.F. | \$16.6 MILLION

Design and construction of a two-story, 28,000 SF fire station using a HOT Zone facility layout. The project consists of four apparatus bays, sleeping and private restroom facilities for male and female firefighters, locker rooms, exercise room, kitchen, dining room, lounge/dayroom, offices, a training fire tower, decontamination area and a fire operations center.

Riviera Beach Fire Station 87, Riviera Beach, FL —New construction of fire station using a HOT Zone facility layout complete with truck bays, sleeping quarters for rescue personnel, offices, and kitchen/dining area. \$15.0 million.

Fountains East, Boynton Beach, FL — New 118,000 SF, 2-story senior living community with 130 assisted living and memory care units on a 5.3 acres site. \$24 million.

East River Esplanade/Pier 35, New York, NY —Part of the East River waterfront, Pier 35 is a new eco-park combining public space with habitat restoration such as the "Mussel Beach" which mimics the conditions of the original East River shoreline. Landscaped lawns and dunes along a pedestrian pathway are punctuated by a variety of metal and mesh structures which create visually pleasing screens. \$32 million.

Seminole Trails Elementary School, West Palm Beach, FL — A 53,190 GSF renovation and 452-student station addition at Seminole Trails Elementary School. KL worked closely with school administration and facilities staff to meet every project objective including respecting the character of the existing school's design to develop a site plan and phasing plan that maintains operations and keep students safe during construction. \$4.4 million.



BRYAN ARDNER

VP, PRECONSTRUCTION

EXPERTISE
IN THESE
COMPONENTS OF
YOUR FACILITY



FIRE STATIONS



CMAR



OFFICE/ADMIN AREAS



EMERGENCY OPERATIONS

RELEVANT EXPERIENCE



LIGHTHOUSE POINT FIRE STATION & EOC LIGHTHOUSE POINT, FL

16,100 S.F. | \$7.6 MILLION

New 3 bay, 2-story replacement fire station. The Category 5+ hurricane rated facility will house 24 firefighter/paramedics, two chief officers and will include 3 drive through emergency vehicle parking stalls, vehicle exhaust systems, individual sleeping quarters, storage, medical storage training room, decontamination area, kitchen and day room, office, generator and a meeting space on the second floor.

Oakland Park Fire Station 9, Oakland Park, FL — New construction of a two-story fire station featuring three apparatus bays, living quarters for rescue personnel. \$9.0 million.

Miami Beach Fire Station 1, Miami Beach, FL — New construction of a 3-story 20,000 SF fire station with a 911 Emergency Call Dispatch Center, equipment bays, living spaces, offices, a kitchen, a gym, support facilities and associated parking spaces. Kaufman Lynn Construction is currently in preconstruction. [LEED Gold](#). CM at Risk. \$6.5 million.

Riviera Beach Fire Station 88, Riviera Beach, FL — Design and construction of a two-story, 28,000 SF fire station using a HOT Zone facility layout. The project consists of four apparatus bays, sleeping and private restroom facilities for male and female firefighters, locker rooms, exercise room, kitchen, dining room, lounge/dayroom, offices, a training fire tower, decontamination area and a fire operations center. \$16.6 million.

Riviera Beach Fire Station 86, Riviera Beach, FL — New construction of a two-story, 13,000 SF fire station using a HOT Zone facility layout. The project consists of three apparatus bays, sleeping and private restroom facilities for male and female firefighters, and circadian lighting. \$12.0 million.

Bryan has over 40 years of experience in government, retail, commercial, healthcare, and higher education construction from renovation to new construction throughout the states of Florida, North Carolina and Ohio.

As Preconstruction Lead he will manage the estimating department and will coordinate closely with the business development and operations team to assure continuity and accuracy.

CERTIFICATIONS

30 Hours OSHA

EDUCATION

St. Petersburg College

YEARS OF EXPERIENCE

43

PROJECT INVOLVEMENT

100%



JOHN HUDDLESTON

SENIOR ESTIMATOR

EXPERTISE
IN THESE
COMPONENTS OF
YOUR FACILITY



RELEVANT EXPERIENCE

John's 45 years of experience in government and public safety construction from renovation to new construction throughout South Florida pinpoint him as an ideal preconstruction team member for Fire Station #6.

For this project, John's responsibilities include bid strategy planning, value engineering capabilities, subcontractor networking / relationships, spreadsheet design and implementation, owner/ architect correspondence and estimating department employee training and budget controls.

EDUCATION

B.A.,
Rollins College

YEARS OF EXPERIENCE

45

PROJECT INVOLVEMENT

100%



RIVIERA BEACH FIRE STATION 88 RIVIERA BEACH, FL

28,000 S.F. | \$16.6 MILLION

Design and construction of a two-story, 28,000 SF fire station using a HOT Zone facility layout. The project consists of four apparatus bays, sleeping and private restroom facilities for male and female firefighters, locker rooms, exercise room, kitchen, dining room, lounge/dayroom, offices, a training fire tower, decontamination area and a fire operations center.

Miami Beach Fire Station #1, Miami Beach, FL — New construction of a 3-story 20,000 SF fire station with a 911 Emergency Call Dispatch Center, equipment bays, living spaces, offices, a kitchen, a gym, support facilities and associated parking spaces. Kaufman Lynn Construction is currently in preconstruction. **LEED Gold**. \$6.5 million.

PBSO Headquarters Annex, Hallandale Beach, FL — New construction of a 25,000 SF building to house the new PBSO District 1 substation, new Marine Unit facility with vehicle repair shop, a specialty vehicle storage shelter, and all associated site improvements. \$9.4 million.

Palm Beach Fire Station #32, Lake Worth, FL — Construction of a 2-story station with 2 bays. \$2.2 million.

Pompano Beach Fire Station 11, Pompano Beach, FL — Took over construction for bonding company. This was a ground-up two-story replacement station with 3 bays. \$7.5 million.

Riviera Beach Fire Station 87, Riviera Beach, FL — New construction of fire station using a HOT Zone facility layout complete with truck bays, sleeping quarters for rescue personnel, offices, and kitchen/dining area. \$15.0 million.

TEAM ORGANIZATION

CONSTRUCTION PHASE

The full breadth of experience and expertise of KL’s senior leadership team will be brought to bear on your project -- but when it comes time to negotiate the General Conditions, we’ll only look to the Town to pay for those individuals who are on-site -- the Project Manager and Superintendent -- and approximately 20% of KL’s proposed Project Executive (the equivalent of 1 day per week). We expect your project will require, and are prepared to commit, without reservation or additional remuneration, the undivided attention of our other seasoned team members (also noted in the proposed organizational chart). EVERYTHING is 100% open book with KL.





DEREK WOLFHOPE, LEED AP

SENIOR VICE PRESIDENT

EXPERTISE
IN THESE
COMPONENTS OF
YOUR FACILITY



FIRE STATIONS



CMAR



NEW CONSTRUCTION



EMERGENCY OPERATIONS

RELEVANT EXPERIENCE



RIVIERA BEACH FIRE STATION 88
RIVIERA BEACH, FL

28,000 S.F. | \$16.6 MILLION

Design and construction of a two-story, 28,000 SF fire station using a HOT Zone facility layout. The project consists of four apparatus bays, sleeping and private restroom facilities for male and female firefighters, locker rooms, exercise room, kitchen, dining room, lounge/dayroom, offices, a training fire tower, decontamination area and a fire operations center.

Boca Police Fire Station #5, Boca Raton, FL — The project included the demolition of an existing fire station and new construction of a 13,000 sf facility. The fire station includes four emergency vehicle bays, kitchen, offices, living quarters, gymnasium and common area. The project design called for Tilt Wall construction of the shell. \$2.9 million.

Lighthouse Point Fire Station & EOC, Lighthouse Point, FL — KL is currently building this new 3 bay, 2-story replacement fire station. The Category 5+ hurricane rated facility will house 24 firefighter/paramedics, two chief officers and will include 3 drive through emergency vehicle parking stalls, vehicle exhaust systems, individual sleeping quarters, bunker storage, medical storage training room, decontamination area, kitchen and day room, office, generator and a meeting space on the second floor. \$7.6 million.

Claude Pepper Community Center, North Miami, FL — New construction of a 20,000 square foot community center. The project includes basketball courts, and an activity and wellness center. The site contained arsenic contaminated soil and required extensive decontamination and working closely with DERM and following a Contamination Assessment Plan. \$5.2 million.

As Senior Vice President for the Fire Station #6 project, Derek will be your principal point of contact. Derek is unique in that he's design savvy, routinely engages in high-level discussions with owners and design partners to make critical decisions, but he also "rolls-up his sleeves" and "gets into the details" with subcontractors, working together to resolve the smallest of issues. His keen awareness of time-critical CPM scheduling, job cost analysis, safety and risk mitigation, quality control, emphasizes team integrity and customer satisfaction.

CERTIFICATIONS

LEED AP

EDUCATION

B.S. Civil Engineering,
Pennsylvania State University

YEARS OF EXPERIENCE

19

PROJECT INVOLVEMENT

20%



MISHEL MAKO

PROJECT EXECUTIVE

EXPERTISE
IN THESE
COMPONENTS OF
YOUR FACILITY



RELEVANT EXPERIENCE



RIVIERA BEACH FIRE STATION 88
RIVIERA BEACH, FL

28,000 S.F. | \$16.6 MILLION

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Mishel’s career includes land development and construction management experience which makes him particularly astute to the needs of his clients. He has successfully led multiple teams, overseeing a variety of construction projects ranging from \$1 million to over \$130 million. Whether building for private or public entities, Mishel’s focus is on earning repeat business by focusing on client satisfaction.

CERTIFICATIONS

LEED AP BD+C
30 Hours OSHA

EDUCATION

B.S. Civil Engineering,
New Jersey Institute of Technology

YEARS OF EXPERIENCE

21

PROJECT INVOLVEMENT

33%



MATT HURLEY, LEED AP BD+C

PROJECT MANAGER

EXPERTISE
IN THESE
COMPONENTS OF
YOUR FACILITY



FIRE STATIONS



CMAR



OFFICE/ADMIN AREAS



PUBLIC SAFETY

RELEVANT EXPERIENCE



CORAL SPRINGS FIRE STATIONS #43 & #95 CORAL SPRINGS, FL

16,000 S.F. | \$6.5 MILLION

Simultaneous construction of two replacement fire stations, each featuring 3 bays. Included total demolition of both existing fire stations and new construction of two identical 8,000 s.f. fire stations. Included a commercial grade kitchen, and living quarters/dorm rooms, showers, lockers, and includes extensive sitework.

Palm Beach State College Fire Tower, Lake Worth, FL — Construction of a five-story fire training tower consisting of off-site precast panels. \$1.9 million.

Palm Beach State College Security Building, Lake Worth, FL — New construction of a single story structure and parking lot for campus security staff and students. \$1.8 million.

Palm Beach State College Classroom Building and Gym, Lake Worth, FL — Project consisting of four multi-story buildings, structured with tilt-wall, cast-in-place, and CMU walls. The buildings include an auditorium, a mock courtroom, holding cell, and a wellness center. \$17.2 million.

Palm Beach State College Central Energy Plant, Lake Worth, FL — Demolition of a parking lot and construction of a 5,200 s.f. chiller plant including multiple underground chilled water connections. \$3.2 million.

Lakeside at Doral, Doral, FL — New construction of a 352-unit, 464,246 s.f. apartment community. Project included the construction of a 12,000 s.f. clubhouse around a man-made lake. Amenities included a resort-style pool, outdoor living room with grilling stations, and state-of-the-art fitness center. \$27 million.

Matt is a results-oriented, hands-on construction professional with 10 years experience. He is well versed in the areas of construction safety, sustainable construction, electronic documentation and problem solving. His duties include developing and maintaining the project schedule, coordinating with the owner's representatives and architect, managing cost control and financial reporting, supervising field staff, design participation, bidding, contract negotiation, facilities inspection and coordination of preventive maintenance.

CERTIFICATIONS

LEED AP BD+C
30+ Hours OSHA
CPR & First Aid
USGBC Green Advantage
Florida CGC1522705

EDUCATION

Sustainable Construction
Management,
Palm Beach State College

Business Administration,
Lynn University

YEARS OF EXPERIENCE

11

PROJECT INVOLVEMENT

100%



WALTER WHARTON

SENIOR SUPERINTENDENT

EXPERTISE
IN THESE
COMPONENTS OF
YOUR FACILITY



FIRE STATIONS



CMAR



OFFICE/ADMIN AREAS



EMERGENCY OPERATIONS

RELEVANT EXPERIENCE



CORAL SPRINGS FIRE STATIONS #43 & #95 CORAL SPRINGS, FL

16,000 S.F. | \$6.5 MILLION

Simultaneous construction of two replacement fire stations, each featuring 3 bays. Included total demolition of both existing fire stations and new construction of two identical 8,000 s.f. fire stations. Included a commercial grade kitchen, and living quarters/dorm rooms, showers, lockers, and includes extensive sitework.

Walter Wharton has over 45 years of experience, much of it being for municipal and institutional clients with advanced technology needs.

As superintendent, his duties include quality control oversight for all subcontractors, coordination of weekly safety meetings and monthly safety inspections, on-site coordination of subcontractor performance, communication and teamwork, preparation of Requests for Information (RFIs), tracking review of submittals, preparation of two-week look ahead schedule and filing and journaling meeting minutes, job logs and daily reports.

EDUCATION

Construction Management, Palm Beach State College

YEARS OF EXPERIENCE

49

PROJECT INVOLVEMENT

100%

Boca Police and Fire Training, Boca Raton, FL — A 100,000 SF complete renovation, including the removal and replacement of the roof and complete interior renovation. The shell of the building was hardened into a Category 5 Hurricane Shelter. The facility features classroom/training rooms, an auditorium, gymnasium as well as Police, Fire and Life Safety administrative offices. \$9.0 million.

Boca Raton Downtown Library, Boca Raton, FL — New library with an occupancy of 739. Library has various seating, study and reference areas. Private and open plan office space along with retail area, coffee bar, multi-purpose rooms, restrooms and circulation area. \$9.9 million.

Maltz Jupiter Theatre, Jupiter, FL — This project includes an upgraded Broadway-scale stage, an expanded orchestra pit, a state-of-the-art production center, a second 199-seat theatre, a new dining experience, and an enlarged version of the Goldner Conservatory of Performing Arts. \$29.3 million.

Miramar Cultural Arts Park, Miramar, FL — New construction of 49,000 square foot facility featuring an 800 seat state-of-the-art auditorium with three tiers and extensive acoustical ceilings and theatrical sound / lighting. Also includes a fine art gallery/museum, classrooms and state of the art banquet and kitchen facilities. \$18.5 million.



JEFF ZALKIN

DESIGN COORDINATOR

EXPERTISE
IN THESE
COMPONENTS OF
YOUR FACILITY



PUBLIC SAFETY



CMAR



OFFICE/ADMIN AREAS



CRITICAL OPERATIONS

RELEVANT EXPERIENCE



LIGHTHOUSE POINT FIRE STATION & EOC LIGHTHOUSE POINT, FL

16,100 S.F. | \$7.6 MILLION

New 3 bay, 2-story replacement fire station. The Category 5+ hurricane rated facility will house 24 firefighter/paramedics, two chief officers and will include 3 drive through emergency vehicle parking stalls, vehicle exhaust systems, individual sleeping quarters, storage, medical storage training room, decontamination area, kitchen and day room, office, generator and a meeting space on the second floor.

Jeff Zalkin has been involved in public sector projects for the past 23 years primarily focused on government facilities.

He understands the nuances of government and public safety facilities, more specifically each component of your project, and will be a point person working with the architect during preconstruction to ensure the final product meets all Highland Beach's project goals.

EDUCATION

M.B.A.,
Florida International University

B.S.,
University of Florida

YEARS OF EXPERIENCE

23

PROJECT INVOLVEMENT

20%

Coral Springs Fire Stations #43 & #95, Coral Springs, FL — Simultaneous construction of two replacement fire stations, each featuring 3 bays. Included total demolition of both existing fire stations and new construction of two identical 8,000 s.f. fire stations. Included a commercial grade kitchen, and living quarters/dorm rooms, showers, lockers, and includes extensive sitework. \$6.5 million.

Riviera Beach Fire Station 87, Riviera Beach, FL — New construction of fire station using a HOT Zone facility layout complete with truck bays, sleeping quarters for rescue personnel, offices, and kitchen/dining area. \$15.0 million.

Riviera Beach Fire Station 88, Riviera Beach, FL — Design and construction of a two-story, 28,000 SF fire station using a HOT Zone facility layout. The project consists of four apparatus bays, sleeping and private restroom facilities for male and female firefighters, locker rooms, exercise room, kitchen, dining room, lounge/dayroom, offices, a training fire tower, decontamination area and a fire operations center. \$16.6 million.

Miami Beach Fire Station #1, Miami Beach, FL — New construction of a 3-story 20,000 SF fire station with a 911 Emergency Call Dispatch Center, equipment bays, living spaces, offices, a kitchen, a gym, support facilities and associated parking spaces. KL is currently in preconstruction. **LEED Gold**. \$6.5 million.

Tab 4

PROJECT APPROACH, DEMONSTRATED SKILL SET & RELEVANT EXPERIENCE



SECTION A: PROJECT APPROACH

For over 30 years, Kaufman Lynn Construction has been providing quality construction here in Palm Beach County. We specialize in public facilities, having successfully completed **hundreds of municipal and other public facilities** – **specifically Fire Stations**. We will be a **PROACTIVE PARTNER** bringing lessons learned and **INNOVATIVE SOLUTIONS** from the hundreds of similar projects, ten of which are featured on the following pages.

PROVEN TEAMWORK WITH PGAL



We have built numerous facilities with your selected architect PGAL. As a matter of fact, we are just finishing an \$150 Million design-build project which demonstrates the great relationship the two firms have.

FIRE STATION EXPERIENCE

14

FIRE STATIONS
IN SOUTH FLORIDA

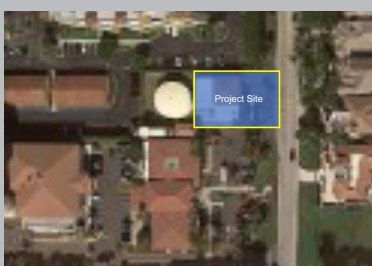
Currently, we have 4 fire stations either in preconstruction or the early stages of construction which means we not only know how stations have been built, but we understand how they are changing to be safer. This experience and knowledge will make a difference.

NEXT GENERATION SAFETY & PERFORMANCE



With a long history of building fire stations, we have implemented and helped develop the latest construction and safety standards. KL will work with you to evaluate the various solutions and define the station that works best for Highland Beach.

TIGHT SITE SOLUTIONS



We are located within minutes of the site and understand the constraints of building the new fire station without disturbing the nearby Town operations. We will be a partner with you to make the construction process as smooth as possible.

The following demonstrate the KL expertise and how we will make a difference in your new fire station.

SITE SOLUTIONS

This is a tight site along a busy main road, and we understand that the Highland Beach Club and the Town Municipal Complex must not be disturbed during construction. The following are key solutions to some challenges to ensure we build your fire station effectively and minimize any impacts from construction.

NO TRAILER

Given the tight site, we will work with the Town to identify space within the Municipal Complex so we do not occupy any space on-site for a trailer.

CONSTRUCTION PARKING

Another challenge during construction is where the construction workers will park. Not the KL staff, but the many tradespeople that will be involved. There is not adequate parking on-site and KL does not want to take up precious parking needed for the Municipal Complex.

KL proposes to contact and rent parking from the nearby St. Lucy Catholic Church. We would use parking during the hours that are least used for the Church so it is a win-win for all parties and close enough to the new station to be an effective spot.



IMPLEMENTING HOT ZONES

It is an unfortunate fact that Firefighters face increased risks due to the profession they chose. It is incumbent on us to build facilities that lower the interaction with contaminants.

At KL, we understand the risks and have worked hand-in-hand with architects to mitigate those risks. We are firm believers that the station should be designed beyond minimum NFPA 1500 standards and implement best practices from the numerous stations we have built.

To address the arrival of carcinogens in the building and prevent the inadvertent migration of contaminated materials within the structure, we must use a smarter way of setting up the stations. Elements of this approach include:

CONTAIN THE CONTAMINANTS

All spaces that house apparatus, tools, equipment or personal protective equipment (PPE) used in emergency responses belong in the HOT Zone. Cleaning and equipment washdown will occur in the HOT Zone in spaces that are convenient and purpose built.

The apparatus bays, apparatus equipment storage, EMS storage, workroom, self-contained breathing



apparatus (SCBA) storage rooms, PPE storage room, decontamination area with commercial laundry and extractor are all considered part of the HOT Zone.

SEPARATE OCCUPANTS FROM CONTAMINANTS

By consolidating all occupied spaces in the COLD Zone, we create a healthy living and working environment. These spaces are arranged to serve individual functions without concern for contamination. The COLD Zone spaces include administrative spaces, offices, workrooms, meeting rooms and associated spaces. All public spaces like lobbies, community rooms and public toilets are also part of the COLD Zone. Finally, all living and sleeping spaces like the day room, dining room, kitchen, exercise room, bunkrooms, lockers, toilets, laundry and dedicated janitor closet are also included.

ADDITIONAL CONSIDERATIONS

Common practices of storing the gear in open racks in the apparatus bays should be eliminated. This practice increases the exposure of the gear to further degradation by UV exposure and increased contamination by apparatus exhaust. It also allows the off-gassing of carcinogens into an open work environment, possibly including migration of the vapors into the living quarters.

CONTROL CROSSOVER BETWEEN ZONES

To limit the exposure to contaminants within the HOT Zone, opportunities for personnel movement between the HOT and COLD Zones should be controlled. Vestibules are a common method to provide a transition from one zone to another and can be closed off completely separating the zones. This also allow the air systems to transition from one zone to another reducing the chance of cross contamination from the HOT Zone to the COLD Zone.



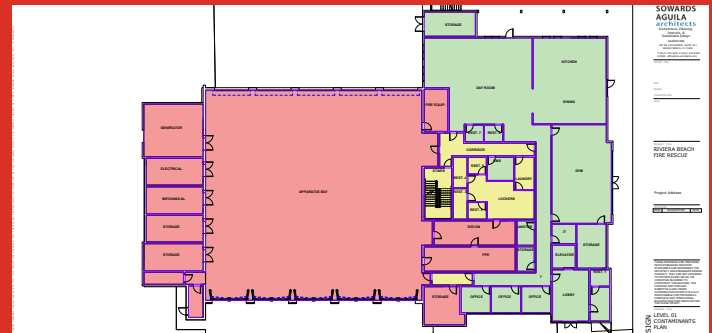
FIRE STATION ZONE CONTROL

Case Study: Lighthouse Point Fire Station

Kaufman Lynn is currently finishing construction of the Lighthouse Point Fire Station 22 and has worked with the City and design team to refine the design to implement the latest safety techniques.

As you can see from the drawing below the station is set up to contain carcinogens in the HOT Zone (red) and include spaces for Laundry, Bunker Gear, etc., that is separate from the Apparatus Bay space itself. There are transition spaces (yellow) connecting the HOT Zone (red) to the COLD Zone (green) spaces ensuring proper transition eliminating cross containment. A best practice is having storage spaces are included to the Apparatus Bay but may also be accessed externally and are considered medium level risk; thus, are also coded yellow).

One key factor in the design which is a must in new Fire Station construction is the complete separation of the gear, laundry, and associated spaces from the living quarters. This is achieved by placing these spaces on the opposite side of the Apparatus Bay than the Living Quarters and is a key strategy in keeping potential contaminants away from Firefighters.



KEY COMPONENTS OF YOUR FIRE STATION

APPARATUS BAY CONSTRUCTION

A major factor in the function of a fire station is the quality and durability of the apparatus bay. Successful construction of this area of the facility is not just about achieving a good-looking finished floor, but how it is built below that finished floor. The strength of the substrate is the key factor for a successful apparatus bay.

KL inspects and verifies every step of the construction, specifically the stabilized sub-base, rock base material, thickness and flexural mix of concrete with reinforcing steel of the apparatus bay construction.

TRANSITION APRON

The weight of fire trucks can chip the edge of the concrete drive where the building meets the drive apron. This is often due to the change thickness which is often engineered by different engineers under the architect. KL will work with the design team and their engineers to provide a thickened apron slab at the building foundation in order to prevent chipping and cracking in the future.



KL provides extra attention to the apparatus bay substrate construction to ensure a long-lasting floor is built to withstand the weight of current and future trucks.

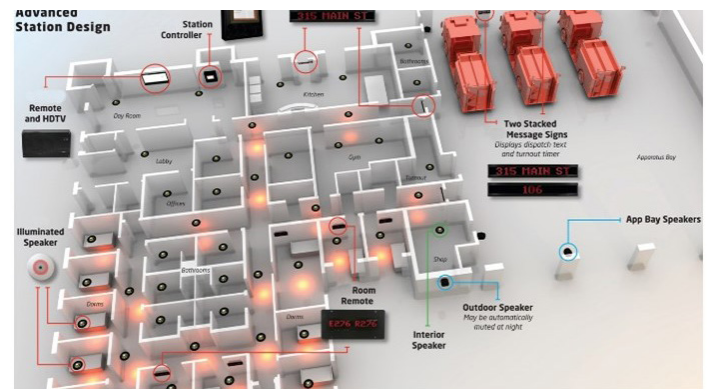
	Local Hose Based System <ul style="list-style-type: none"> + Time tested technology + Removes 100% diesel emissions - First cost to purchase (3x cost) - Replacement cost - Apparatus location becomes fixed - Potential injury risk
	Building Dilution System <ul style="list-style-type: none"> + Lower first cost + System automatically starts/stops + Apparatus can move freely - Replacement cost of filters - Particulates not 100% removed

EXHAUST SYSTEMS

KL has built all kinds of truck exhaust systems and can utilize whichever system is preferred by the Highland Beach fire department. If there is not a preference or the team wants to evaluate other systems, KL will provide you with the initial cost, long-term cost, and functionality of all systems for your review and decision making.

TECHNOLOGY COORDINATION

A fire station is full of technology. Many of these systems will be provided by different vendors and possibly installed by different subcontractors. KL will take ownership of the process and coordinate all systems even if it is a direct purchase by the Town to ensure that when we turn over the facility it is fully functional and has been tested and commissioned.



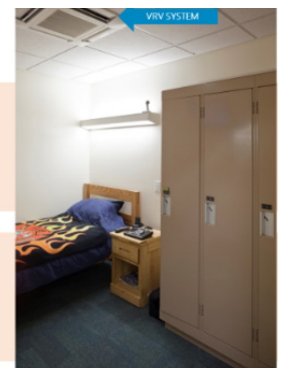
DORM ROOMS

A key satisfaction factor for firefighters has proven to be the ability to control the temperature in their own space. The traditional system (VAV) is one that just enables the control of air flow volume. The newer and preferred system by firefighters is the VRV system that allow temperature control at the room level.

In addition to the temperature control, items such as lighting, sound insulation, security/access control, and personal storage are all key factors in creating effective spaces for the fire fighters. One item to discuss is the use of motion sensors for lighting control in the dorm rooms – KL has found that many fire fighters do not like that solution as lights can turn on if the person moves around in their bed.

DORM ROOMS

	VAV (Variable Air Volume) System Lower first cost Higher long term cost
	VRV (Variable Refrigerant Volume) System Higher first cost Lower long term cost



EQUIPMENT SELECTION

Commercial grade equipment will be utilized in the facility and the weight of the some of the kitchen and laundry equipment may require reinforcing the foundation at that area.

Also, some of the equipment will be larger than standard opening so early product selection will ensure that the building is designed to be able to move in and out the equipment and handle the weight of it as well. These are just a few of the early preconstruction coordination efforts that KL will ensure that proper decisions are being made eliminating conflicts, change orders, and future issues post construction for the Town.



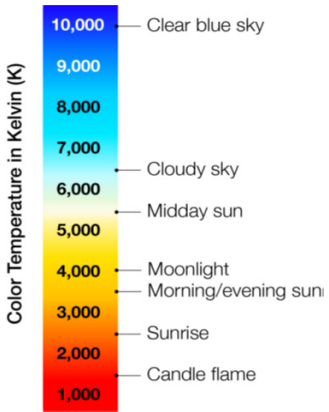
KL will take a proactive approach to making sure the building can handle the equipment that Highland Beach selects to ensure it works as expected.

CIRCADIAN LIGHTING

Circadian lighting is a lighting system designed to tap into the proven cycles our bodies follow each day (our circadian rhythm), based on the position, duration, and color of natural sunlight at any given time. Disruption of the circadian rhythm can lead to sleep deprivation in addition to many other severe health problems.

Firefighting work schedules require 24-hour coverage, 7 days per week, 365 days each year with most firefighters working 24-hour shifts. Due to this type of work schedule, daytime sleep following night work is more difficult due to light streaming through windows. Circadian lighting is a proven solution that can be implemented to mitigate the effects of sleep deprivation and improve the quality of sleep you receive on or off shift, regardless of how little it is.

Installing circadian lighting in fire stations helps firefighters follow the natural sleep/wake cycles of the human body which strategically has the power to positively affect their health, alertness, productivity, and more. **The image to the right shows the type of light needed to keep the body’s natural circadian rhythm:** exposure to bright, blue-rich white light during the day, and softer, amber hues at night.



The image below is an example of circadian lighting inside a building. The lighting direction, timing, intensity, color, wavelength and the aesthetic of light are all taken into consideration to create a solution that is suitable for the various tasks carried out within a building.



QUALITY CONTROL FOR FIRE STATION #6

QUALITY CONTROL

We believe a client is entitled to a building that is designed and built with care to last decades. Our proactive approach to quality and coordination assures that we consistently meet these goals and will meet these goals for Fire Station #6.

A SPECIAL FOCUS ON PREVENTING WATER INTRUSION

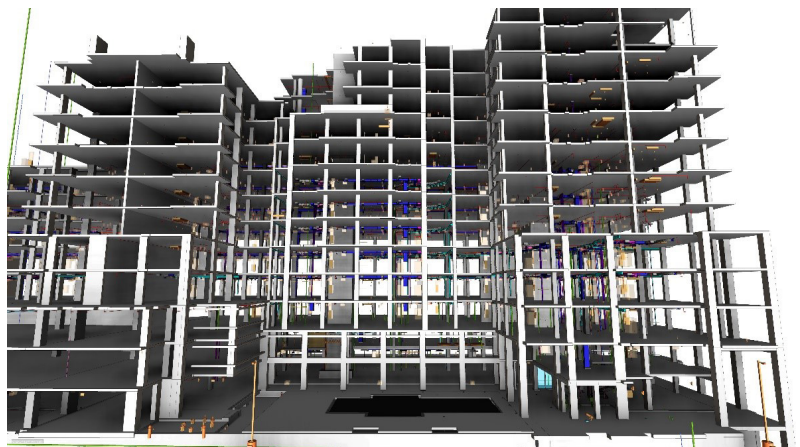
Water intrusion is the #1 issue affecting the longevity of a building. We give our owners added assurance of a water-tight building by using an exterior envelope consultant to review projects for the integration of windows, roofing, exterior doors, paint, exterior stucco, etc. During construction, our consultant reviews the contract documents as well as performs visual inspections on “in-progress” installation procedures and again at final inspection to complement our existing quality control methods and processes. The findings are documented in written reports with photographs that are reviewed by the on-site project team in addition to the project executive. These reports include corrective actions taken or employed from the consultant’s observations and discussions with subcontractors and the superintendent. At the conclusion of the project we turn over a complete book to the owner with a full description of what issues were addressed to ensure them of a superior building for years to come.



KL’s “Building Better Building” program includes detailed inspections of the exterior building envelope leading to better indoor air quality, lower maintenance and a longer life of the building.

LEVERAGING TECHNOLOGY FOR BETTER CONSTRUCTION DESIGN COORDINATION

Leveraging models early on during design phases increases engagement and allows people to ask the right questions. This in turn promotes better decision making for the project. We will take the lead in setting up the BIM models ensuring timely submissions from parties and creating specific merged models for the project team so that they can be leveraged for MEP, structural and architecture and interiors coordination. We archive consolidated models at every major design iteration and attend meetings with the BIM model on hand to assist with design reviews, target costing, schedule and constructability analysis.



MEP coordination integrated with the structural model eliminates possible obstructions during construction.

SITE SAFETY FOR FIRE STATION #6

SAFETY IS PARAMOUNT AT KAUFMAN LYNN CONSTRUCTION

No matter the size or the scope of a project, the degree that we focus on safety never waivers. KL focuses on the safety of the workers as well as the surrounding community and we will ensure that these practices are implemented for Highland Beach's Fire Station #6.

SAFETY EXTENDS OUTSIDE OUR CONSTRUCTION FENCE TO THE SURROUNDING COMMUNITY.

We are not only concerned with the safety of our workers, but we also want to make sure that pedestrians and motorists around the jobsite are kept away from hazards and have nothing to worry about. KL develops detailed maintenance of traffic (MOT) plans, establishing safe, clearly defined passage for individuals and vehicles around the site. KL is used to working in and around active campus environments and our keen approach to safety does not diminish when working on remote sites.



EXCEEDING STANDARDS FOR SUPERINTENDENT SAFETY TRAINING AND OSHA CERTIFICATION

KL requires our superintendents to receive ongoing and advanced training certification to OSHA 30 requirements, well beyond OSHA 10 which is what most contractors require of their superintendents. This training includes fall protection, confined space, ladder safety, trench and excavation and a host of related safety matters to keep our team at the ready and certified in the latest and most innovative

practices. **In KL's 33 years of business, we have never been fined by OSHA.**



Hardhats, safety glasses, vests and proper boots are required and enforced.

SAFETY AS A CONDITION OF PREQUALIFICATION

Kaufman Lynn uses a third-party prequalification platform to determine the financial health and safety of its subcontractors. Lockton's Score System collects safety information from subcontractors and reviews the prior three years of EMR ratings and OSHA 300 logs, calculate TRIR and DART numbers, and issue a safety rating on a 0-5 scale. Any Subcontractors scoring less than 2.5 are flagged and further discussions are held to determine why the rating is low and what the Subcontractor is doing to improve their safety record.

DEDICATED TO SUBCONTRACTOR SAFETY TRAINING

Training at KL extends to our subcontractor teams as well. We teach the safety techniques to our subcontractors at the Weekly Tool Box meetings. We gather the teams on the job site each week, review their current and upcoming project issues and discuss the safety measures that must be employed on the jobsite.

We also hold monthly project safety stand downs to train the project



team, raise awareness, and reward good practices. We like to catch workers in the act of using proper safety protocols and reward them in front of the entire team.

SAFETY INFRACTION PROGRAM

While we try to catch workers in the act of being safe, and reward them, we still, occasionally, catch unsafe behavior. Those instances are corrected immediately, documented, and the worker's office is notified. Disciplinary action ranges from training and permanent removal from the jobsite for more severe violations, to training, corrective action and a fine to the subcontractor for less severe violations. Any fines collected are donated to a charity KL, the owner and design team have chosen at the beginning of the project.

INDEPENDENT SAFETY CHECKS AT ALL JOBSITES

KL has hired an independent OSHA certified Safety Inspector to visit our jobsites, unannounced, at least once a month. He files a report which is reviewed by the project executive, and the project team with points and suggestions to be acted upon immediately. This Safety Action Plan is carefully reviewed for completion and correctness at the 24-hour point by the project executive who also shares the plan with the company president.

Any deficiencies are noted and corrected immediately followed by a report within 24 hours to show all items corrected and any required retraining performed.

ONGOING CRISIS MANAGEMENT TRAINING

KL regularly reviews the crisis management plans with jobsite personnel to ensure that the right protocols and procedures are followed at all times. This plan is part of the standard training folder for all projects. Accompanying this plan each jobsite prominently displays emergency contact information and locations of nearest medical facility.

ROOT CAUSE ANALYSIS

Though we go to great lengths to train our own staff and those of our subcontractors to work safely, incidents may occur. We use any incident, whether it involves injury or not, as a learning opportunity. Below are the procedures we follow in any incident to ensure the safety of the workers, the public, and property.

1. Determine if injury occurred and seek immediate medical attention.
2. Identify the hazard and secure the area to ensure no future injury or damage occurs.
3. Interview witnesses, determine the cause, and document, notify necessary parties, take corrective action.
4. Initiate incident reporting procedure.
5. Hold a job-wide safety stand down to retrain all workers on the incident that happened and how to avoid it.

The Incident Investigation Report KL creates outlines the details of the incident described above including corrective action taken, an accident analysis, photographs, the subcontractor's accident investigation report, and finally an attendance sheet of workers present at the safety stand down following the incident.



Our superintendents walk the jobsite with a trained eye on workers' adherence to safety practices. We like to "catch them do right" - and reward the safe behavior - but have a detailed safety infraction program in place for those instances when we witness unsafe behavior.

COVID-19 AND HEALTHY BUILDINGS

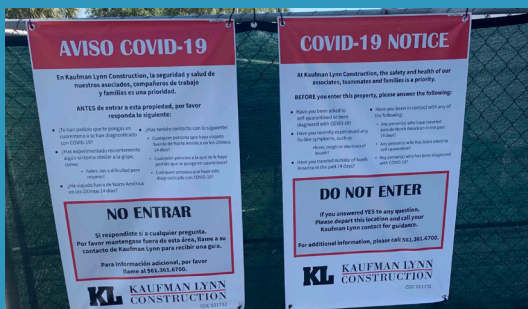
On a daily basis we utilize our log tool in Procore to track every location each construction related personnel is working. This log can be distributed to The Town of Highland Beach automatically on a daily basis, providing the ability to quickly observe the work taking place and where exactly the work is taking place. In the event that implementing our tracking protocol is required, we can break down the path each person took from arriving to work, taking breaks, and leaving work, down to each corridor of any building. This allows us to pinpoint our efforts of disinfecting if this need were to arise. In addition to our immediate Project Team's daily awareness of Covid Safety, KL brings in a 3rd party safety consultant for a weekly Covid Safety inspection. This allows for additional trained safety inspectors to put more eyes on the methods of safety we have implemented and provide constructive feedback.



Kaufman Lynn Construction has implemented numerous additional safeguards at our construction sites to ensure crew safety and minimize exposure to COVID-19. We have new signage throughout the project, additional PPE requirements and enhanced cleaning protocol. We have deployed an independent inspector to visit the site weekly to ensure compliance with CDC guidelines. These inspections include assessing cleaning supplies, COVID-19 educational signage, restroom sanitizing, safe distancing of workers, the proper use of face coverings and other PPE. KL has also deployed thermometers and oxygen sensors to help personnel assess crew member wellness.

While safety has always been the top priority on the Kaufman Lynn jobsite, these additional measures have demonstrated our commitment to worker safety and have become a standard that other firms now follow.

SAFETY IN ACTION: RESPONDING TO COVID-19



- Bi-lingual signs at entry to all jobsites
- Additional CDC posters in trailers and other public areas on hand-washing techniques and other safety reminders
- COVID-19 awareness hard hat stickers
- Face coverings and gloves required on site
- Online training for all job site personnel and staff
- Regular safety stand downs to review procedures and answer questions
- Extra hand washing stations and hand sanitizer locations
- Toolbox talks about coronavirus for all job teams
- One-way stairways to maintain social distance
- Extra fans inside buildings to keep air moving
- Dedicated clean up areas to sanitize shared tools
- Common areas, like picnic tables & portable toilets, sprayed regularly with bleach/water mist
- Adherence to CDC guidelines should personnel feel sick or have been near a suspected COVID-19 positive individual
- Limited food truck meals to pre-packaged items
- All company personal vehicles provided hand sanitizer
- Limited access to GC trailer, conduct meetings in open areas
- Additional resource library on safety measures, CDC information and social distancing guidelines



SCHEDULING FOR FIRE STATION #6

All four components of the project - financing, design, community outreach and construction - need to work in tandem so that Fire Station No. 6 can open as desired. To keep everyone accountable and working towards the same objective we create and use a variety of schedules, each with its own emphasis and purpose:

- » **Master schedule:** The master schedule includes all activities from finance, design, community outreach, and construction.
- » **In-depth design and permitting schedule:** Incorporating a detailed breakdown of design activities and durations to allow for all required permits supports the design team in meeting critical milestones.
- » **In-depth construction schedule:** Throughout the construction process, we continue to evaluate and optimize the schedule through pull planning - a collaborative process that promotes partnership with our trade contractors through an active, solutions oriented approach to scheduling and coordination
- » **2-week look-ahead schedule:** The short term schedules are reviewed with subcontractors at weekly meetings to assure proper staffing onsite
- » **Catch-up schedule (if needed):** In the case of any delays we work with the subcontractors to create a specific plan how to overcome the delay.

THE SCHEDULE AS A LIVING DOCUMENT

In order to be effective, schedules need to reflect what is occurring and incorporate new information as it becomes available. Therefore schedules are updated in real time as things occur. The master schedule is updated on a weekly basis and is reviewed with all parties including the Town, finance, design and construction teams to ensure the project is tracking for an on-time completion.



»»» Schedules Built Around Client Needs

Case Study: Simultaneous Built of Coral Springs Fire Stations #43 and #95

KL built two stations recently for the City of Coral Springs and they both were active Fire Stations prior to replacement. We provided on-site temporary facilities for the Fire Station 95 and fast-tracked the construction of that station. Fire Station 43 operations was moved off site due to the site constraints.

KL provided the City the options early in order for them to make the best plan for servicing the community while the new fire stations were being constructed and the final solution was keeping the site operational during construction as opposed to shutting them both down and forcing service relocations for both stations during construction. This proactive planning by KL helped the City's operations and saved them money finding two new sites to operate from.

At the request of the City of Coral Springs, all scheduled efforts to complete Fire Station #95 first were reversed to complete the second station, #43, ahead of #95. Our coordination and scheduling not only accomplished this but turned over both projects early.



SECTION B: COST ESTIMATES & BUDGET CONTROL

CONTROLLING COSTS

We always provide a first budget/estimate based on schematic plans and early specifications, it allows the Design Build team and the owner to know where we are and provides a baseline to course correct. Some critical subcontractor input and a complete quantitative analysis with graphical take-off is included at this point. We also perform a gap analysis to assure as best possible that no “holes” or “overlaps” are evident in the estimated amount. Based on overall cost at this point, we introduce Value Management options to assure the target budget is not exceeded.

OPTIONS ANALYSIS: SAVING TIME & COSTS WHILE MAINTAINING HIGH FUNCTIONALITY & QUALITY

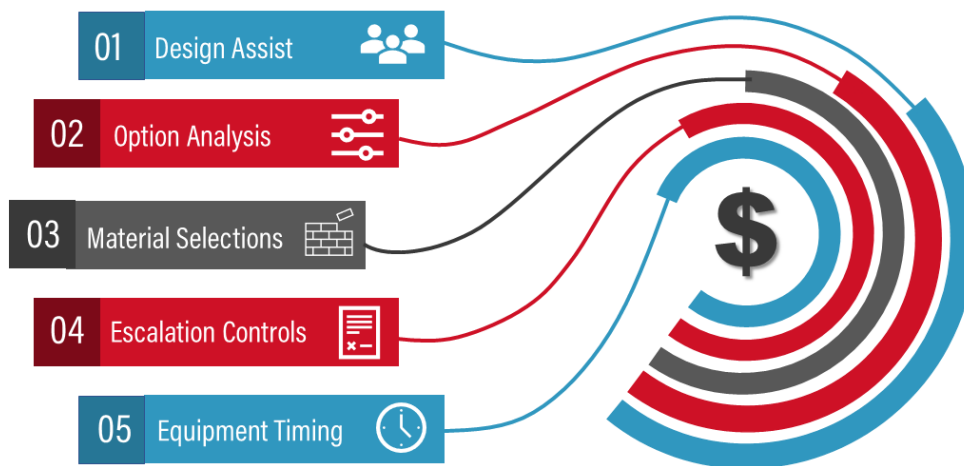
We do not just provide accurate and reliable cost data for specified items, but we proactively provide alternative approaches or “menu’s” for different aspects of construction installations and means and methods. These options analyses can bring significant cost and time savings to the project while maintaining the high level of function and quality envisioned. We identify alternatives for systems, materials, equipment and their associated cost and time for evaluation and decision by the team. This on-going design menu log remains in place for discussion until the team agrees to discard or implement an item.

Utilizing our in-house multidisciplinary estimating capabilities, Kaufman Lynn Construction will guide the project team in making informed decisions in the evaluation of all options brought to the table.

KL’s proven, proactive approach to preconstruction, including the detailed scopes released to subcontractors and thorough analysis of bids, is the primary reason why we have an exceptionally low amount of contractor initiated change orders.

In the case of owner initiated change orders we conduct a full constructability review and then offer viable options and alternatives to reduce or even eliminate cost and schedule impacts of the requested changes.

5 STEP PROCESS FOR CONTROLLING COSTS



Step 1: Design Assist

Bring on key subcontractors during design to “right-size” structural, mechanical and electrical systems.

Step 2: Option Analysis

Evaluate specific building methods based on pricing, schedule impact, and maintenance costs.

Step 3: Material Selection

Identify the best material choices based on pricing, long-term costs, durability, and availability.

Step 4: Escalation Controls

Include contracts with bids so projects can be bought out quickly to lock in pricing.

Step 5: Equipment Timing

Prepurchase materials and equipment and store on site to avoid delay costs.

The Kaufman Lynn Construction (KL) team has decades of experience building quality fire stations and we bring that knowledge and experience to the Town of Highland Beach. Our custom approach for the Highland Beach Fire Station #6 reflects our re-search and site exploration efforts that demonstrate the quality and attention to detail that KL will deliver.

As a project partner, Kaufman Lynn Construction will provide leadership through the preconstruction & design, construction and post construction phases of the project. We accomplish this by establishing clear goals of the team and the responsibilities of each team member towards achieving these goals. Kaufman Lynn Construction creates and frequently updates schedules that track the progress of team and establishes venues to promote a collaborative teamwork approach to defining best practices and quality, evaluating cost benefits or potential savings opportunities and general issue resolution. A detailed description of this process follows on the following pages.

DESIGN REVIEW & ADDITIONAL ANALYSIS OF PLANS AND SPECIFICATIONS

As Construction Manager, our effort throughout the development of a project is as a design assist partner to the project team. We lend support to the design team through our “hands on” knowledge of constructability, pricing accuracy, market conditions, life cycle cost analysis, technical material and systems validation, energy efficiency vs. first cost analysis, schedule expertise, subcontractors and vendor selection, long lead and critical equipment procurement, LEED recommendations, and code experience, to name a few.

In addition, we act as the conduit of communication to all team partners during the life of the design process, because clear, concise and continual discussion and documentation are components to the success of the design stage.

REVIEW FOR CODE COMPLIANCE AND QUALITY

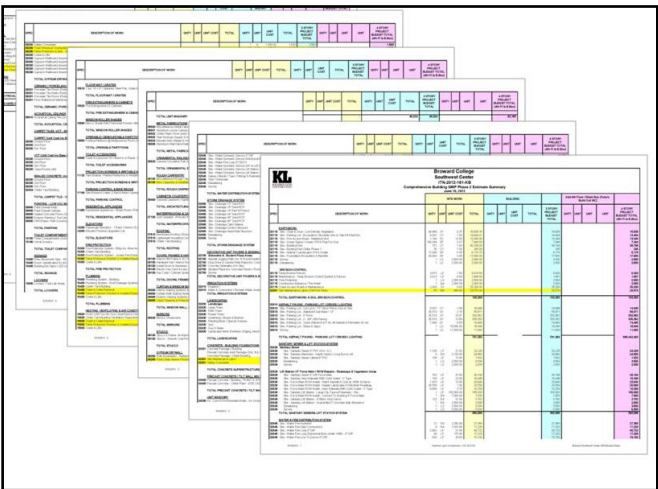
Because the review process is critical in establishing the quality of the project, we involve our

independent quality assurance/building envelope consultant in this process. Together we review the drawings and specifications from all design disciplines and all consultants. This review focuses on final code and zoning solutions, appropriate systems distribution, materials selected and the building envelope. (Please see Quality Control section below for more detail)

We also compare original design schemes and working drawings to inform the owner of changes that may exceed previously established budgets or life cycle expectations, we compare the owner’s program vs. the design documents. We review plans and specifications with respect to completeness of the documents.

BUDGET ESTIMATING

Based on the project program and planned budget the first budget/estimate will be based on schematic plans and early specifications. Some critical subcontractor design assist input and a complete quantitative analysis with graphical take-off will be included. Assumptions will continue to be made where appropriate and allowances established for items undetermined. Based on overall cost at this point, the introduction of Value Management options would come into play to assure the target budget is not exceeded.



Ultra Detailed Conceptual Estimates

The conceptual estimated set the standard for the remainder of the estimates and are designed to provide the team actionable information.

Subsequently, the design development phase will allow for a larger complement of subcontractor design assist input as we work towards a tighter cost parameter and begin identifying contingencies necessary within the project cost. And as more information is now available, the need for assumptions and allowances reduces. A gap analysis is done at this point to assure as best possible that no “holes” or “overlaps” are evident in the estimated amount and a complete review of Value Management options is conducted to adjust cost to within the target amount. Wish list items are also discussed for possible inclusion in the budget.

BIDDING/NEGOTIATIONS EXPERIENCE & UNDERSTANDING WITH LOCAL SUBCONTRACTORS & BIDDING

Kaufman Lynn Construction is a true South Florida contractor, headquartered in Delray Beach. We have

been serving the South Florida market for 33 years and South Florida remains our primary focus with over 75% of our work located in the tri-county area.

Our longevity and volume of work in the market means that we truly understand the area and have built a significant network of quality subcontractors. The fact that we are actively bidding work across multiple market sectors means that we are in constant contact with the subcontractor market and have current market pricing available. Our estimating team monitors commodities market trends through publications and subscriptions services so we can anticipate possible near future price escalations. We also get information directly from manufacturers for the primary building commodities such as concrete, drywall, asphalt, metal studs and steel so we can provide the most accurate cost estimates.

IN-HOUSE COST ESTIMATING AND BIDDING STAFF RESOURCES AND CAPABILITIES

We have a 20-person in-house cost estimating team of senior estimators, line estimators and estimating coordinators. Our senior estimators have on average well over 20 years of experience. They are knowledgeable in all trades and have extensive subcontractor relationships in South Florida. The most important step in preparing a low bid that will result in a successful project is having the right subcontractors bid the project. Based on our experience and knowledge we know who to reach out to and invite to bid. Our goal is to have a minimum of five bids for every scope division. To accomplish this, we go through extensive outreach to generate market interest in the project. We then work with the individual trades one-on-one to assure that they understand the entire scope and don’t miss anything on their bids. Working with the trades, we look for opportunities for possible substitutions or for potential gaps as we are working on the bid. We then submit RFI’s during the bidding process to clarify any questionable items. This puts everybody on a level playing field and reduces the need for change orders after the award of the bid.



A dedicated team of 20 estimating professionals is ready to support the project the team to develop thorough estimates and thoughtful value options for the team to consider.

SECTION C: UTILIZING BEST PRACTICE TECHNIQUES

VALUE ENGINEERING

REDUCING THE COST NOT THE DESIGN

In the Kaufman Lynn Construction world, Value Engineering optimizes the allocation of projected funds (the budget) without reducing the quality of a project. Unlike many other construction managers, we do not simply try to find a cheaper product that “cheapens the design”, we seek to find more economical but equal or better option that remains consistent with the project team’s vision and life cycle limits.

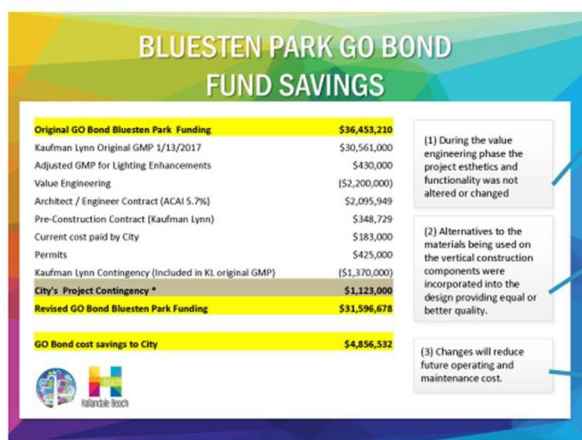
LIFE CYCLE COST ANALYSIS: MAKING SURE THAT “LESS EXPENSIVE NOW” DOESN’T TRANSLATE TO “HIGH LONG-TERM OPERATIONS COSTS”

Life Cycle Cost Analysis is an integral part of the value management process, providing an assessment of costs associated with each of the various options under consideration. Life cycle costs can be applied to any component of a facility, but generally focuses on the systems noted in the plumbing, mechanical and electrical plans and specifications.

A complete life cycle cost analysis will not only take into account the initial costs of equipment, materials and installation, but also the cost of the future re-installations in present dollars. This is an important point of clarification; if equipment for example has to be replaced every ten years, the costs of inflation that will take place between now and the last replacement needs be considered in the true life cycle cost of the product or system.

Utilizing our in-house multidisciplinary estimating capabilities, Kaufman Lynn Construction will guide the project team in making informed decisions in the evaluation of all options brought to the table.

CASE STUDY BLUESTEN PARK



(1) During the value engineering phase the project aesthetics and functionality was not altered or changed.

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(2) Alternatives to the materials being used on the vertical construction components were incorporated into the design providing equal or better quality.

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(3) Changes will reduce future operating and maintenance cost.

(3) Changes will reduce future operating and maintenance cost.

Saving Funds: Peter Bluesten Park

During the preconstruction phase, KL was heavily engaged throughout the value engineering process to help guide the design team with real time cost data. Our services and collaboration throughout the design process ensured that when construction began, our team was ready to build with an efficiency that resulted in a \$2.2 million cost savings. This value engineering helped the city move forward with construction without impacting the appearance or quality of the project.

CONSTRUCTABILITY ANALYSIS

THINKING THROUGH THE “HOW”

Ideally, we provide a constructability analysis during the design-development stage, working with the design professionals to identify design to construction inconsistencies, dissimilar materials issues, installation sequencing voids, and options for systems and materials going into the final design. Through this operations led process, we analyze critical building components including roofing materials, mechanical systems, building envelope integrity, finishes, etc. After review, we provide the client a comprehensive listing of discoveries, with alternative solutions that incorporate the most cost effective approach for every area where there are alternatives to be considered. Further, we analyze specific project exterior conditions (i.e., location of activities, scheduled events, etc.) and include thoughtful recommendations to site logistics, traffic flow, staging and parking.

PROJECT CONTROL PROCESS, PROJECT MANAGEMENT SOFTWARE, AND CLOSEOUT METHODS



COMMUNICATION is key. KL uses technology to document and share information in real-time with the whole team. The PGA Parcel 5A Building will benefit from our many ways of capturing and sharing information. From daily logs within our web-based Project Management System, Procore, by our Lead and MEP Superintendents to the utilization of cutting edge technology such as Matterport (3D Interactive Imaging), KL will share and preserve the information needed to build effectively. These 3D Interactive models also allow Fire Station #6 to manage the completed facility more efficiently and effectively.

COMMUNICATION: KEEPING EVERYONE INFORMED AND INVOLVED

Construction is a collaborative activity, pooling the knowledge and experience of many people. After an initial kick-off meeting, we suggest weekly meetings with the entire team for complete and accurate exchanges of information and maximum accountability. Kaufman Lynn Construction (KL) uses Procore, an on-demand construction software platform designed to facilitate document management and team communication. By hosting documents online, they are available to all team members. Owners have 24/7 access to contract documents, change orders, RFI's, meeting minutes, schedules and progress photos. All team members can access the information in real time (24/7) on their tablets, phones or computers to keep everyone up to date on progress. RFI's are tracked and users can easily see the status. Even more importantly the process of responding to an RFI is as simple as sending an email, which assures use of the software by team members.



Our project management software allows owner's 24/7 access to all project information on multiple platforms.

However, we understand that not all interested parties in a construction project are part of the project team. Which is why we provide a weekly project "snapshot" to the client and design team. On a single page, we summarize accomplishments of the current week and provide a look-ahead for the next week. This provides an easy way for our client's to keep their associates informed and engaged.

JM FAMILY ENTERPRISES, INC.

Campus Renovation
February 8th, 2019 Update

KL KAUFMAN LYNN CONSTRUCTION

News for this week:

- CEP: Scaffolding has commenced erection for the 2nd level concrete beams. The stair roof slab was poured on Tuesday, 2/5 along with the columns at 2nd level.
- Office A: Steel decking has been completed for the first lift and 2nd floor slab reinforcing has begun. Install of all MEP sleeves and penetration block outs is ongoing.
- Office B: The erection of steel columns at first floor has begun erection along with the erection of steel beams and angles.
- Garage: Zone 7 will be completed (last double tees setting) on Saturday. Zone 8 column erection is ongoing.
- Site: South road utilities (water & storm) are complete with install of FPL lines ongoing.

Activities Next Week:

- CEP: Scaffolding will continue erection for the Cast-In-Place concrete beams as well as the installation of MEPs in the SOG.
- Office A: 2nd Floor slab reinforcing is tentatively scheduled to finish early next week with concrete pour scheduled for Tuesday. North and South blockwork will then commence following pour.
- Office B: First lift of steel beam and decking erection will be continuing on throughout the week.
- Garage: Zone 8 will continue erection and weld inspection of Zone 4 will occur by the end of the week.
- Site: FPL and gas sleeve install at the South Road will continue.

Sneak Peak at Construction

A weekly "snapshot" of the project makes it easy for clients to keep their constituents informed and engaged.

INFORMATION MANAGEMENT STARTS WITH TRUSTED LEADERSHIP, MUTUAL GOALS AND PARTNERING

KL begins providing feedback to all members of the project team early in the design process before concepts evolve to avoid any potential problems. We take full responsibility in performing the role of “leader” so that we may guide our owners through the entire construction management process. We start each project with a meeting to gather the team together to collaborate, discuss the scope of the project and clearly understand the owner’s expectations. We then establish clear lines of communication and team goals with milestones marked at all critical stages. By using this method, each team member understands specific expectations being made of them and this results in the establishment of a partnering approach.

OPEN, FREQUENT COMMUNICATION AND ACCOUNTABILITY

After the kickoff meeting, we will schedule weekly meetings with the owner and architect to provide complete and accurate exchanges of information and maximum accountability. During each weekly meeting, all vital project log information (shop drawings, procurement, RFI’s, etc.) will be reviewed with all parties. If action is necessary, a task is assigned and placed on a master action plan including the party responsible for completing the task item as well as the expected date of completion. At the conclusion of each weekly meeting, the master action plan is reviewed to ensure that all parties know what they are responsible for and when the information is due. Each weekly meeting begins with a review of the previous week’s master action plan to follow up and verify that the team has completed their tasks and to determine the next logical steps in the best interest of the project.

DISTRIBUTION OF INFORMATION/RECORD KEEPING

KL provides detailed and accurate record keeping in accordance with our Owners’ objectives. We use the latest construction software in the industry for accounting (Timberline), project management (Procore) and scheduling (P6). We train our staff in every program and continue training to ensure proficiency for all future updates. Our information management processes have allowed us to complete our jobs early or on time and within or below budget and provide the owner with accurate current information when they want it. We assign a project accountant to every project facilitating the direct communication between financial staffs which frees our job site project manager to devote more time to building the building. Matching subcontractor forms to the standard forms used by the owner creates a smooth monthly facilitation of paperwork.

TRANSPARENCY AND ACCOUNTABILITY FOR CLEAN AUDITS

While KL has always been noted for our transparent accounting processes, we have increased the detail of our monthly reporting to make it easy for accounting departments and auditors to review our project documentation and verify contract compliance specifically with regards to payroll, buyout savings and use of General Conditions.

Every pay application is accompanied by a Contractor Status Report and a Labor Report. The Contractor Status Report is a snapshot of where the project is at the moment in terms of schedule, outstanding items, RFIs and amounts billed to date and for the time period at hand. The labor reports are a summary of the supervision hours worked on the project by superintendent, project manager, senior project manager, coordinator and others if applicable. The summary is backed with the actual time cards of each individual.

IN-HOUSE TECHNOLOGY EXPERTISE

Kaufman Lynn has an in-house BIM department with specialists who are actively researching, testing, and implementing solutions for our clients. As both construction and applied software specialists, the KL BIM department has a suite of tools to address the everyday unique solutions that present themselves during the design validation and construction phases. We have the technical skills to develop our own BIM models and apply BIM specific workflows as opportunities emerge.

Our capabilities include:

- BIM execution planning for your design team, construction and operations
- 3D MEP coordination and issue resolution (BIM 360 Glue to Navisworks)
- 3D modeling (Revit, AutoCAD, Rhino 3D, Sketchup and Infraworks)
- Laser scanning (Matterport, Leica, Faro, Recap 360)
- 4D sequencing (Synchro or Navisworks)
- Virtual reality mockups and virtual tours (Fuzor, HTC Vive, Oculus Rift)
- 3D estimation (Assemble Systems, D Profiler)

USING TECHNOLOGY TO COORDINATE TRADES

A reliable BIM execution plan that is aligned with project delivery needs helps facilitate quick and confident decision making by project stakeholders. We have a deep understanding of how BIM applications during the design phases translate to the construction phases. Our BIM department becomes an extension of your design team day one to ensure we implement the specific technological use cases identified for this project. We supply the BIM group with processes and procedures on our weekly BIM meetings to ensure accountability and a proper follow through on all proposed BIM workflows for this project.

COMMUNICATION MANAGEMENT SYSTEMS

KL utilizes a variety of other construction specific information software platforms to increase efficiency and information management. They are:

NAVISWORKS MANAGE - BUILDING INFORMATION MODELING (BIM)

KL has been using BIM via Navisworks Manage. During pre-construction, we are able to utilize the 3D model and extrapolate data, view the design intent in context, and obtain quantities, which allows us to provide critical feedback to the client and design team with regards to cost and constructability. Using this data allows us to critically evaluate subcontractor estimates and hone in on quantity issues or identify scope gaps. For example, at MDC Academic Support Center, during preconstruction we noted that continuous linear diffusers were implied, but not fully detailed. Knowing the intent early prior to entering a subcontract agreement, we were able to identify the scope gap and properly include it in the subcontractors scope of work. Navisworks allows us to import information from several platforms, including CAD files, digital photos (jpegs), and PDFs allowing us to overlay documents together to analyze information related to the project.

P6 – SCHEDULING

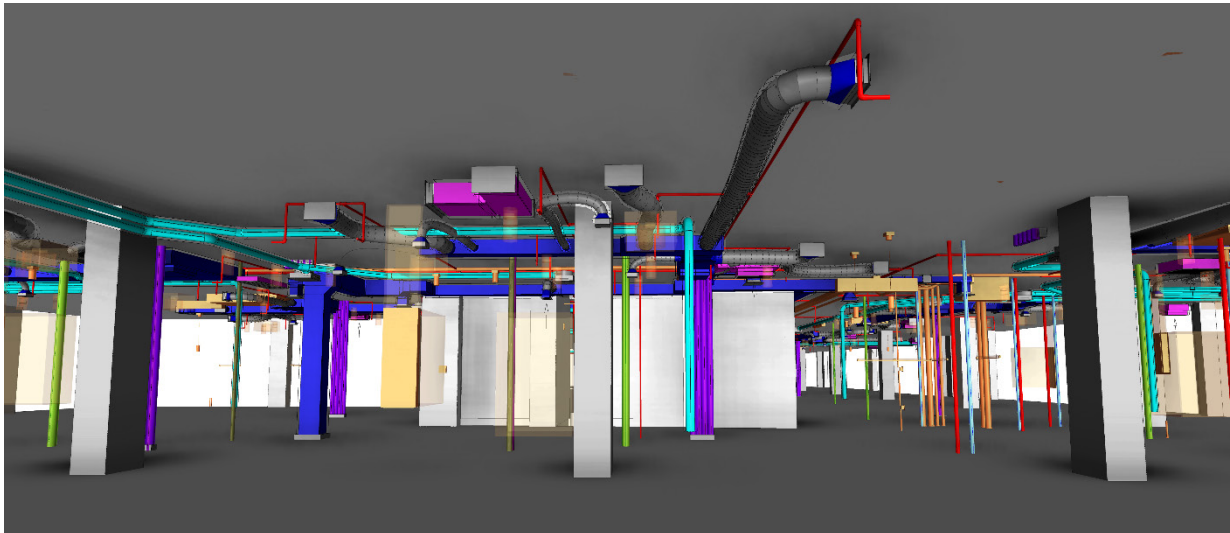
While all project managers and superintendents receive P6 training, a full time internal scheduler works with each team to develop schedules. Not only assures this high level use of the software, but also helps the project teams to think through the sequencing and learn from other projects.

TIMBERLINE – ACCOUNTING

Accounts Payable, Accounts Receivable, General Ledger, and Job Cost comprise the backbone of this integrated financial and operations construction management solution. Built-in and customizable reports provide big-picture views and drill-down details, giving you the insight to make timely and well-informed decisions.

SUBCONTRACTOR MEP COORDINATION

The BIM execution plan will continue to grow to cover the specifics in the construction phases such as information sharing, subcontractor model development, MEP coordination standards, BIM signoff schedule, as-builts and close out deliverables. We maximize opportunities to increase prefabrication by working closely with our trade partners to create shop drawings derived from BIM models. We utilize Navisworks to perform clash detection, constructability, and visual checks. This BIM coordination is aligned with the concrete pour schedule to ensure all MEP penetrations in the slab are accounted for prior to concrete placement. We integrate BIM coordination dates into the schedule and tie them to MEP rough-in activities allowing us to fine-tune our coordination efforts as the schedule develops.



Coordination Zones:

1. Underground MEP

- From day one we focus heavily on civil and major utility connections to the building. Coordinating foundations with large conduit runs and plumbing systems helps us hit our marks with slab on grade penetrations.

2. Elevated Slab Penetrations

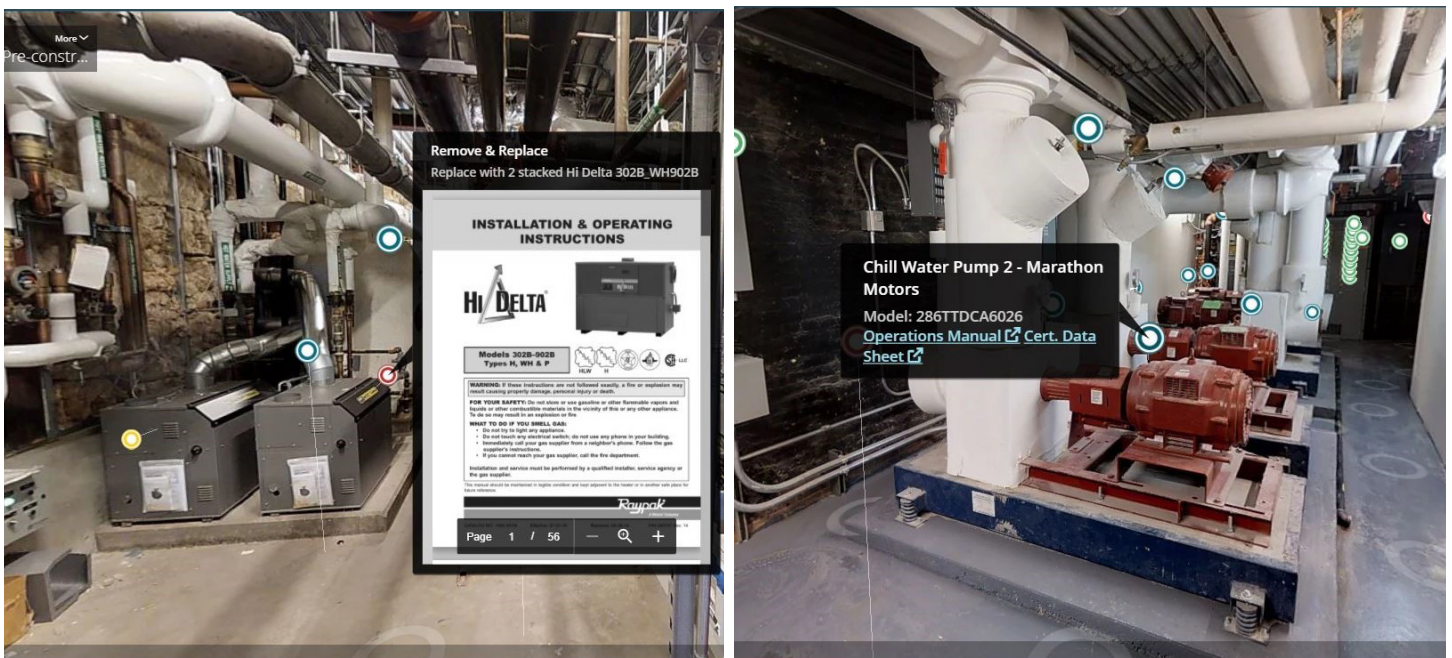
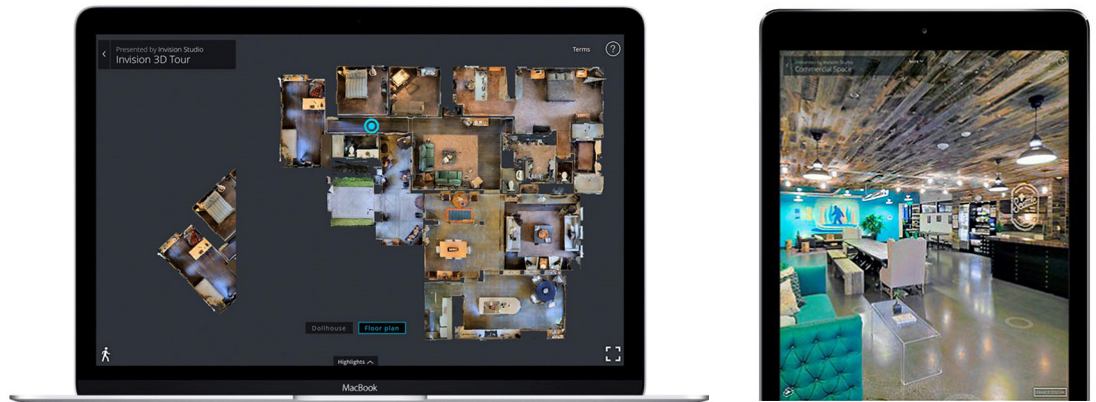
- Prior to coordinating horizontally, we lay out all sleeves and identify them in the model and then send that information to the field prior to concrete placement. From there we coordinate MEP horizontally to quickly resolve any potential duct and plumbing issues.

3. Overhead and Ceiling Interspatial

- Mixed-use facilities present unique challenges when it comes to placement of MEP systems, since the floorplans are vastly different from level to level. We leverage BIM to cleanly route MEP systems ensuring higher ceiling heights and systems that are easily accessible for future maintenance.
- In some instances, early integration of the process has been able to reduce overall building heights, lightened the structure, and saved costs that would be lost in above ceiling space.

FACILITIES MANAGEMENT AND INTERACTIVE DOCUMENTATION

The key challenge for owners developing a facilities maintenance program is keeping track of the numerous OEM manuals, as-built documents and asset information required for preventive maintenance. We've found that BIM technologies have substantially benefited design and construction teams to deliver a project, but the information that is created is cumbersome for owners to access and use as part of their efforts to manage and maintain their facilities. To solve this, we've developed an innovative solution that we call "Interactive Documentation" which enables you to visually interact in 3D with your facilities, allowing you to quickly locate information that is important to your facilities team. You can easily tag the 3D model of laser scans to store punch lists, contact information, asset data, operation manuals, list Information, various PDFs, pictures, videos and external websites and much more. More importantly, this solution does not require any high end computers and expensive software. All information can be accessed from your mobile phone, ipad or standard laptop.



PUNCH LIST MANAGEMENT AND CLOSE-OUT

Prior to building commissioning and final equipment start-up, we review all systems with the respective vendors technical team to review the proper sequencing, interface and controls. As we instruct and train the owner's personnel on the building systems and controls, we videotape all meetings and demonstrations for archiving and future use their staff and new maintenance personnel.

The management of the punch list is really an extension of our quality control program which includes a pre-installation meeting with subcontractors to review submittals, specifications and materials as well as three stages of inspection:

INITIAL INSPECTION: Before a subcontractor proceeds with their scope, we have them prepare a mock-up area. Once inspected and approved by our team this mock-up area becomes the control sample for all later work.

IN-PROGRESS INSPECTIONS: Our superintendent and quality control consultant conduct ongoing inspections of work put in place.

FINAL INSPECTION: Before a subcontractor is "dismissed" from the site, our superintendent and/or quality control consultant perform a final inspection and note any deficiencies.

Any open items that are identified during any of these inspections are tracked on an "open deficiency log" and are reviewed at weekly subcontractor meetings. Using this approach means that most items are corrected before they get to the punch list.

As we approach substantial completion, we prepare a completion list that spells out everything that still needs to be completed or corrected on a room by room basis. The list is posted in each room for easy reference by the subcontractors. The complete list is also available to the entire project team on Procore. Once all items on the list have been completed, the project manager and superintendent walk the entire project and prepare an internal punch list, which again is tracked in Procore. Once this internal list is marked complete, the Project Executive performs a final review. Only then do we ask the owner and architect to prepare a punch list. All items identified in the official punch list are transmitted to the subcontractors who have a contractually specified number of days to complete the items.

CLOSE OUT/WARRANTY

Kaufman Lynn Construction's project closeout does not end with the Certificate of Occupancy. We stand behind our work. Prior to the warranty expiration periods, our project manager sets up a walk through with the owner's staff to identify items in need of warranty repairs. In addition, due to our corporate philosophy of being an extension of our owners' staff and our desire for long term relationships, Kaufman Lynn Construction has a history of taking care of its clients and projects after the warranty period expires.

100%
SATISFACTION

Tab 5

LOCATION OF PROPOSER'S OFFICE



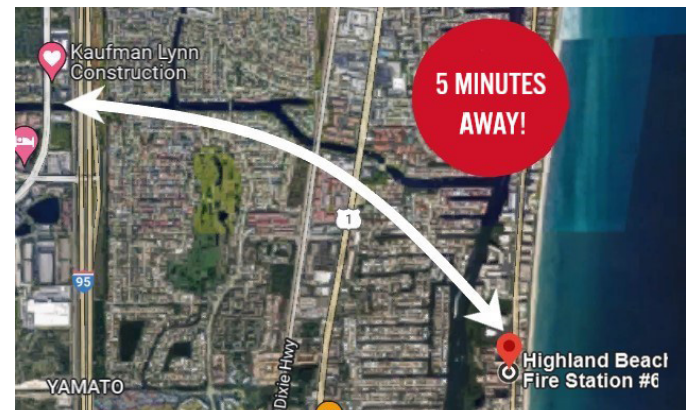
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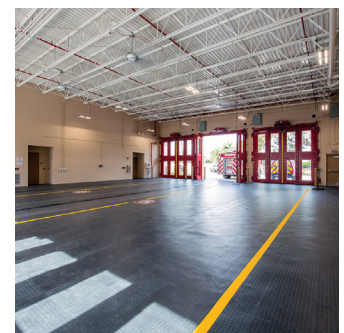
LOCAL

Kaufman Lynn Construction's Headquarters Florida office is located in Delray Beach. As a local contractor, we pride ourselves on our relationships with the area's top subcontractors in every trade. Over our 33 years of building high-quality local buildings, we understand how the effectiveness and speed at which all parties are able to operate ensures the right decision makers are kept involved throughout the project. Our entire management approach is focused on fulfilling the objectives of our clients and our relationships with the local subcontractor base will benefit the Town of Highland Beach from day one.

KL Headquarters Address:
3185 South Congress Avenue
Delray Beach, FL 33445



14
SOUTH FLORIDA
FIRE STATIONS



CM at Risk Team

All Construction Team Members are based in Palm Beach County

PALM BEACH COUNTY LOCAL BUSINESS TAX RECEIPT



ANNE M. GANNON
CONSTITUTIONAL TAX COLLECTOR
Serving Palm Beach County
Serving you.

P.O. Box 3353, West Palm Beach, FL 33402-3353
 www.pbctax.com Tel: (561) 355-2264

****LOCATED AT****

3185 South CONGRESS AVE
 DELRAY BEACH, FL 33445

TYPE OF BUSINESS	OWNER	CERTIFICATION #	RECEIPT #/DATE PAID	AMT PAID	BILL #
23-0051 GENERAL CONTRACTOR	KAUFMAN MICHAEL I	CGC021732	B21.561418 - 07/19/21	\$27.50	B40105457

This document is valid only when receipted by the Tax Collector's Office.

STATE OF FLORIDA
PALM BEACH COUNTY
2021/2022 LOCAL BUSINESS TAX RECEIPT

LBTR Number: 200515138
EXPIRES: SEPTEMBER 30, 2022



12
6 - 2594

KAUFMAN LYNN CONSTRUCTION INC
 KAUFMAN LYNN CONSTRUCTION INC
 3185 S CONGRESS AVE
 DELRAY BEACH FL 33445-7324



This receipt grants the privilege of engaging in or managing any business profession or occupation within its jurisdiction and **MUST** be conspicuously displayed at the place of business and in such a manner as to be open to the view of the public.

Tab 6

PREPARATION OF THE RFQ



PROPOSER ACKNOWLEDGEMENT

Submit RFQ's to: Clerk's Office
3614 South Ocean Blvd.
Highland Beach, FL 33487
Telephone: (561) 278-4548

RFQ Title: **"FIRE STATION #6 CONSTRUCTION MANAGER at RISK"**

RFQ Number: **22-001**

RFQ Due: **March 25, 2022, NO LATER THAN 2:00 P.M. (LOCAL TIME)**

Qualification Statements will be publicly opened and recorded for acknowledgement of receipt, unless specified otherwise, on the date and time indicated above and may not be withdrawn within ninety (90) days after such date and time.

All awards made as a result of this RFQ shall conform to applicable sections of the charter and codes of the Town.

Name of Proposer: Kaufman Lynn Construction, Inc.

Federal I.D. Number: 65-0098115

A Corporation of the State of Florida

Telephone No.: (561) 361-6700

Mailing Address: 3185 South Congress Avenue

City / State / Zip: Delray Beach, FL 33445

E-mail Address: jzalkin@kaufmanlynn.com




Authorized Signature

CONFIRMATION OF DRUG-FREE WORKPLACE

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more bids which are equal with respect to price, quality, and service are received by the Town of Highland Beach or by any political subdivision for the procurement of commodities or contractual services, a bid received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:

- 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 bid a copy of the statement specified in subsection (1).
- 4) In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or contractual services that are under bid, 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 firm complies fully with the above requirements.



Authorized Signature

PALM BEACH COUNTY INSPECTOR GENERAL

ACKNOWLEDGMENT

The Contractor is aware that the Inspector General of Palm Beach County has the authority to investigate and audit matters relating to the negotiation and performance of this contract, and in furtherance thereof may demand and obtain records and testimony from the Contractor and its subcontractors and lower tier subcontractors.

The contractor understands and agrees that in addition to all other remedies and consequences provided by law, the failure of the Contractor or its subcontractors or lower tier subcontractors to fully cooperate with the Inspector General when requested may be deemed by the municipality to be a material breach of this contract justifying its termination.

Kaufman Lynn Construction, Inc.

CONTRACTOR NAME



By Michael I. Kaufman

Title: President / CEO

Date: 3/23/2022

CERTIFICATION PURSUANT TO FLORIDA

STATUTE § 287.135

I, Michael I. Kaufman, President/CEO, on behalf of Kaufman Lynn Construction, Inc. certify

Print Name and Title

Company Name

that Kaufman Lynn Construction, Inc. does not:

Company Name

1. Participate in a boycott of Israel; and
2. Is not on the Scrutinized Companies that Boycott Israel List; and
3. Is not on the Scrutinized Companies with Activities in Sudan List; and
4. Is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; and
5. Has not engaged in business operations in Syria.

Submitting a false certification shall be deemed a material breach of contract. The Town shall provide notice, in writing, to the Contractor of the Town's determination concerning the false certification. The Contractor shall have ninety (90) days following receipt of the notice to respond in writing and demonstrate that the determination of false certification was made in error. If the Contractor does not demonstrate that the Town's determination of false, certification was made in error then the Town shall have the right to terminate the contract and seek civil remedies pursuant to Florida Statute § 287.135.

Section 287.135, Florida Statutes, prohibits the Town from: 1) Contracting with companies for goods or services in any amount if at the time of bidding on, submitting a proposal for, or entering into or renewing a contract if the company is on the Scrutinized Companies that Boycott Israel List, created pursuant to Section 215.4725, F.S. or is engaged in a boycott of Israel; and

2) Contracting with companies, for goods or services over \$1,000,000.00 that are on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector list, created pursuant to s. 215.473, or are engaged in business operations in Syria.

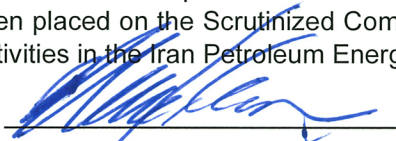
As the person authorized to sign on behalf of the Contractor, I hereby certify that the company identified above in the section entitled "Contractor Name" does not participate in any boycott of Israel, is not listed on the Scrutinized Companies that Boycott Israel List, is not listed on either the Scrutinized Companies with activities in the Iran Petroleum Energy Sector List and is not engaged in business operations in Syria. I understand that pursuant to section 287.135, Florida Statutes, the submission of a false certification may subject the company to civil penalties, attorney's fees, and/or costs. I further understand that any contract with the Town for goods or services may be terminated at the option of the Town if the company is found to have submitted a false certification or has been placed on the Scrutinized Companies with Activities in Sudan list or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List.

Kaufman Lynn Construction, Inc.

COMPANY NAME

Michael I. Kaufman

PRINT NAME



SIGNATURE

President / CEO

TITLE

**SWORN STATEMENT PURSUANT TO SECTION 287.133(3)(A),
FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES**

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the Town of Highland Beach (the "Town") by:

Michael I. Kaufman, President / CEO

(Print individual's name and title)

For: Kaufman Lynn Construction, Inc.

(Print name of entity submitting sworn statement)

Whose business address is:

3185 South Congress Avenue, Delray Beach, FL 33445

And (if applicable) its Federal Employer Identification Number (FEIN) is: 65-0098115

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement

_____.)

2. I understand that a "public entity crime" as defined 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 bid 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.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), FLORIDA STATUTES, means a finding 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.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), FLORIDA STATUTES, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. 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 (1) 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 (1) person controls another person.

A person who knowingly enters a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding thirty-six (36) months shall be considered an affiliate.

5. 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 of the United States with the legal power to enter into a binding contract and which bids or applies to bid 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.

6. Based on information and belief, the statement, which I have marked below, is true in relation to the entity submitting this sworn statement (indicate which statement applies).

X 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 crime subsequent to July 1, 1989.

_____ The entity submitting this sworn statement, or one (1) 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 a 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 Bidder list. (Attach a copy of the final order)

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICE FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE 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.

Date: 3/23/2022

STATE OF Florida

COUNTY OF Palm Beach

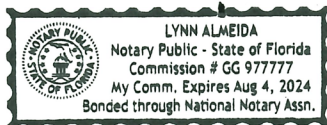


Signature

The foregoing instrument was acknowledged before me this 23rd day of March, 2022, by, as Michael Kaufman, CEO (title) of Kaufman Lynn Construction, Inc (name of company), on behalf of FLORIDA CORPORATION (type of entity).

- ☒ who is personally known to me,
☐ who produced _____ as identification, who did take an oath, and who acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

(Notary Seal)



[Signature]
Signature
Lynn Almeida
Print Name
NOTARY PUBLIC-STATE OF FL
My Commission Expires: _____
Commission No. _____

ADDENDA ACKNOWLEDGEMENT

TOWN OF HIGHLAND BEACH
FLORIDA

RFQ TITLE: **“FIRE STATION #6 CONSTRUCTION MANAGER at RISK”**

RFQ NO.: 22-001

DATE SUBMITTED: March 25th, 2022

We propose and agree, if this submittal is accepted, to contract with the Town of Highland Beach, in the Contract Form, to furnish all material, means of transportation, coordination, labor and services necessary to complete/provide the work specified by the Contract documents.

Having studied the documents prepared by: The Town of Highland Beach

We propose to perform the work of this Project according to the Contract Documents and the following addenda which we have received:

ADDENDUM	DATE	ADDENDUM	DATE
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

☒ **NO ADDENDUM WAS RECEIVED IN CONNECTION WITH THIS
RFQ**

SCHEDULE OF SUB-CONSULTANTS

NOT APPLICABLE AT THIS TIME

Owner reserves the right to reject any sub-consultant who has previously failed in the proper performance of an award, or failed to deliver on time, contracts of a similar nature, or who has not demonstrated the necessary capability (financial capability, lack of resources, etc.) to perform under this award. Owner reserves the right to inspect all facilities of any sub-consultant in order to make a determination as to the foregoing.

GENERAL CONTRACTOR'S LICENSE



Ron DeSantis, Governor

Halsey Beshears, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
CONSTRUCTION INDUSTRY LICENSING BOARD

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

KAUFMAN, MICHAEL I
KAUFMAN LYNN CONSTRUCTION, INC
3185 SOUTH CONGRESS AVE
DELRAY BEACH FL 33445-7324

LICENSE NUMBER: CGC021732

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.



CERTIFICATE OF LIABILITY INSURANCE

2/28/2023

DATE (MM/DD/YYYY)

3/4/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies 1185 Avenue of the Americas, Suite 2010 New York NY 10036 646-572-7300	CONTACT NAME:	FAX (A/C, No):	
	PHONE (A/C, No, Ext):	E-MAIL ADDRESS:	
INSURED 1456123 Kaufman Lynn Construction, Inc. 3185 S. Congress Avenue Delray Beach FL 33445	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : LM Insurance Corporation		33600
	INSURER B : The First Liberty Insurance Corporation		33588
	INSURER C : Allied World National Assurance Company		10690
	INSURER D : *** SEE ATTACHMENT ***		
	INSURER E :		
INSURER F :			

COVERAGES 1st**CERTIFICATE NUMBER:** 18324186**REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> \$0 Deductible GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	N	TB5-Z51-291934-022	2/28/2022	2/28/2023	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y	N	AS5-Z51-291934-032	2/28/2022	2/28/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000	Y	N	0311-7332	2/28/2022	2/28/2023	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000 \$ XXXXXXXX
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N	N/A	WC6-Z51-291934-012	2/28/2022	2/28/2023	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
D	See Attached	N	N	See Attached	2/28/2022	2/28/2023	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: RFQ # 22-001 Fire Station #6 located at 3612 South Ocean Boulevard, Highland Beach, FL 33487. Town of Highland Beach is included as an additional insured on the general liability, automobile liability and umbrella/excess liability policies as required by written contract.

CERTIFICATE HOLDER**CANCELLATION** See Attachments

18324186
TOWN OF HIGHLAND BEACH
TOWN HALL
3614 SOUTH OCEAN BLVD.
HIGHLAND BEACH FL 33487

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Carriers

LOB	Eff Date	Limits	Carriers	Policy#	Ded
Excess Layer 1	2/28/2022- 2/28/2023	Ea: \$15,000,000 Agg: \$15,000,000 Ea: \$10,000,000 Agg: \$10,000,000	The Ohio Casualty Insurance Company	ECO (23) 57718548	
Excess Layer 2	2/28/2022- 2/28/2023	Ea: \$15,000,000 Agg: \$15,000,000	Gemini Insurance Co.	CEX09604359-01	
Excess Layer 3	2/28/2022- 2/28/2023		Endurance American Specialty Insurance Co.	ELD30003990601	
CPPI (Professional & Pollution)	2/28/2022- 2/28/2023	Ea: \$10,000,000 Agg: \$10,000,000 Ret: \$250,000	Steadfast Insurance Co.	EOC 7560174-00	
Property & Equipment	2/28/2022- 2/28/2023	Listed: \$325,000 Unlisted: \$25,000 Leased or Rented Items: \$250,000	Zurich American Ins Co.	CPP0111634-07	\$5,000



March 25, 2022

Town of Highland Beach
Town Hall
3614 South Ocean Blvd.
Highland Beach, FL 33487

RE: Kaufman Lynn Construction
RFQ No. 22-001 Fire Station #6 Construction Manager at Risk

To Whom It May Concern:

We are pleased to share with you our favorable experience and high regard for Kaufman Lynn Construction, Inc. Kaufman Lynn has a 30-year track record for outstanding performance on a wide-ranging scope of projects for public and private owners. We routinely receive positive feedback from bond holders regarding the company's ability to deliver high-quality projects on time and on budget.


Hartford Fire Insurance Company provides surety bonds on behalf of Kaufman Lynn Construction, Inc. for single projects over \$175 Million and an overall program in excess of \$600 Million. Kaufman Lynn has available bonding capacity in excess of \$350 Million.

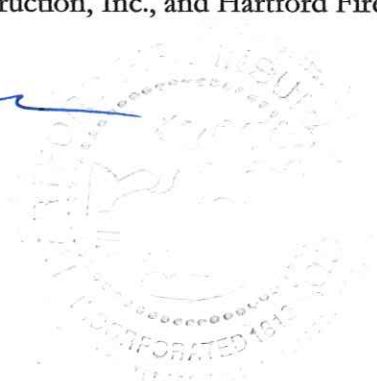
Hartford Fire Insurance Company is A.M. Best rated A+ XV and listed on the Department of Treasury's Listing of Approved Sureties with an underwriting limitation of \$991,602,000 on a per bond basis. Hartford Fire Insurance Company is licensed to do business in the State of Florida.

Hartford Fire Insurance Company is prepared to consider providing on their behalf payment and performance bonds for the above referenced project in an amount equal to or greater than one hundred percent (100%) of the estimated construction cost. Our support is conditioned upon completion of the underwriting process, including satisfactory review of contract documents, confirmation of financing and our ongoing review of the operational and financial capacity of Kaufman Lynn Construction, Inc.

This letter is not an assumption of liability and is issued only as a prequalification reference request from our client. It should be understood that any arrangement for bonds is strictly a matter between Kaufman Lynn Construction, Inc., and Hartford Fire Insurance Company.

Sincerely,


Kathleen M. Coen
Attorney-in-Fact



POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD

BOND, T-11

One Hartford Plaza

Hartford, Connecticut 06155

Bond.Claims@thehartford.com

call: 888-266-3488 or fax: 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: LOCKTON COMPANIES LLC

Agency Code: 39-427620

- ☒ Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- ☒ Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- ☐ Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- ☐ Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- ☐ Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- ☐ Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- ☐ Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- ☐ Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of Unlimited :

Kathleen M. Coen, Louis J. Bensinger, Gary J. Giuliatti, Renee Hugar, Tammy L. Orehek, Holly Tallone, Julia Zalesky of BLUE BELL, Pennsylvania

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA

COUNTY OF SEMINOLE

ss. Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.



Jessica Ciccone

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of March 25, 2022.

Signed and sealed in Lake Mary, Florida.



Keith D. Dozois

Keith D. Dozois, Assistant Vice President

Tab 7

EXHIBITS & ATTACHMENTS



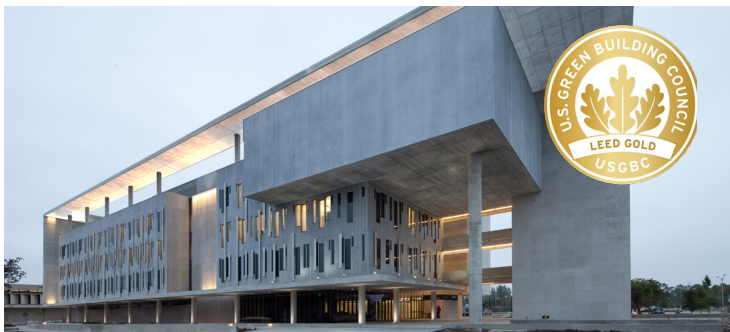
LEED

We understand that Highland Beach Fire Station #6 will be built as a sustainably conscious project, built in an area of frequent public foot traffic and coastal environment considerations. Our team is prepared to achieve the goal of a sustainably conscious build. KL knows that “Green” solutions can greatly reduce the operating costs of a new facility and may be desirable even if they require higher initial costs. To find the best overall solutions for our clients, we start the process to sustainable design and construction with a ‘question and answer’ workshop with LEED accredited in-house professionals and your staff. This conversation allows us to set meaningful and affordable goals and objectives. Whether the goal is to achieve LEED certification or not, we provide our clients a host of energy saving suggestions as well as alternative systems as part of Kaufman Lynn’s Standard Operating Procedures.

27 LEED PROJECTS

Our team of 18 LEED Accredited Professionals and LEED Green Associates has experience evaluating strategies, implementing practices, finding resources and weighing cost/benefits for each option to blend budget decisions with energy efficient, environmentally-friendly construction.

Kaufman Lynn has completed 27 LEED certified projects, including LEED Silver and LEED Gold Projects. Some of our projects that have achieved LEED Certification are as follows:



MIAMI DADE COLLEGE ACADEMIC SUPPORT CENTER



BOCA RATON FIRE STATION #5



BROWARD COLLEGE ARTS BUILDING #6



BOCA RATON DOWNTOWN LIBRARY



27 LEED PROJECTS

FIRE STATION EXPERTS

BUILDING **SAFE** COMMUNITIES



KAUFMAN LYNN
CONSTRUCTION

YOUR COMMUNITY BUILDER



ABOUT US

Since 1989, Kaufman Lynn Construction (KL) has built high-quality buildings and long-lasting client relationships. Headquartered in South Florida, KL has over 200 employees.

Guided by our values of Integrity, Ingenuity and Initiative, KL is committed to the success of our clients and our local community. KL's "client first" philosophy has resulted in a company culture that requires everyone to do whatever it takes to get the job done right.

We consistently deliver superior construction projects by relentlessly advancing each client's vision, beyond their expectations. You have our commitment and dedication to ensure the public trust is kept.

SUSTAINABILITY

The Kaufman Lynn Construction team knows how to build sustainably and we are all about advancing green building initiatives. Even if the project doesn't call for any additional certifications, we build to an environmentally sustainable standard. Our team of construction professionals have delivered projects that have received various levels of LEED certifications.



WE KNOW FIRE STATIONS



OUR EXPERIENCE

Fire stations present unique challenges that not every commercial contractor has the expertise to address. As the leading fire station builder in South Florida, we have the experience to help construct the perfect building for firefighters, trucks, equipment and more.

From vehicle sizes, to living quarters, to lighting and flooring within the station, KL brings the knowledge gained from our successful fire station builds to every project. We create smart solutions for the firefighters, such as hot zones, circadian lighting and armor turf, to ensure their health and safety.

KL works closely with each municipality, involving them from start to finish, in order to understand their goals so that we can exceed them and make sure every detail of the project is perfect. *The following page highlights our project experience.*

14
**FIRE STATIONS
IN SOUTH FLORIDA**

LOCAL EXPERTS

KL is a LOCAL South Florida based construction company that has a proven track record delivering fire station projects utilizing different methods such as CM at Risk, Design Build and Design Build Finance. We are a proactive partner and bring lessons learned allowing us to offer cutting edge solutions for every fire station project.

Having built 14 fire stations in South Florida, KL understands the nuances of these type of facilities and incorporate best practices to ensure every fire station functions from day one and works well for many decades. We inform and discuss important topics with our clients such as new, evolving technology that benefit the health of the firefighters. Hot zones, circadian lighting and armor turf are three main concepts that KL advises their clients about and which can be included in any fire station project.

TRUSTED BY LOCAL FIRE DEPARTMENTS

Kaufman Lynn is a trusted contractor by many different fire departments in South Florida, some of which we have had the opportunity of building multiple fire station facilities for. Below are a few examples.



IMPLEMENT HOT ZONES



ISSUE OF CARCINOGEN EXPOSURE

The exposure to carcinogens is not restricted to the scene of the fire. Materials settle on the uniforms and equipment and are carried back to the station. To address the arrival of carcinogens in the building and prevent the inadvertent migration of contaminated materials within the structure, stations must be set up smarter.

CONTAIN THE CONTAMINANTS

All spaces that house apparatus, tools, equipment and personal protective equipment (PPE) used in emergency responses belong in the HOT (**Red**) Zone. Cleaning and equipment washdown will occur in the HOT Zone in spaces that are convenient and purpose built. The apparatus bays, apparatus equipment storage, EMS storage, workroom, self-contained breathing apparatus (SCBA) storage rooms, PPE storage room, decontamination area with commercial laundry and extractor are all part of the HOT Zone.

SEPARATE OCCUPANTS FROM CONTAMINANTS

We can create a healthy living and working environment by consolidating all living spaces in the COLD (**Green**) Zone. These spaces are arranged to serve individual functions without concern for contamination.

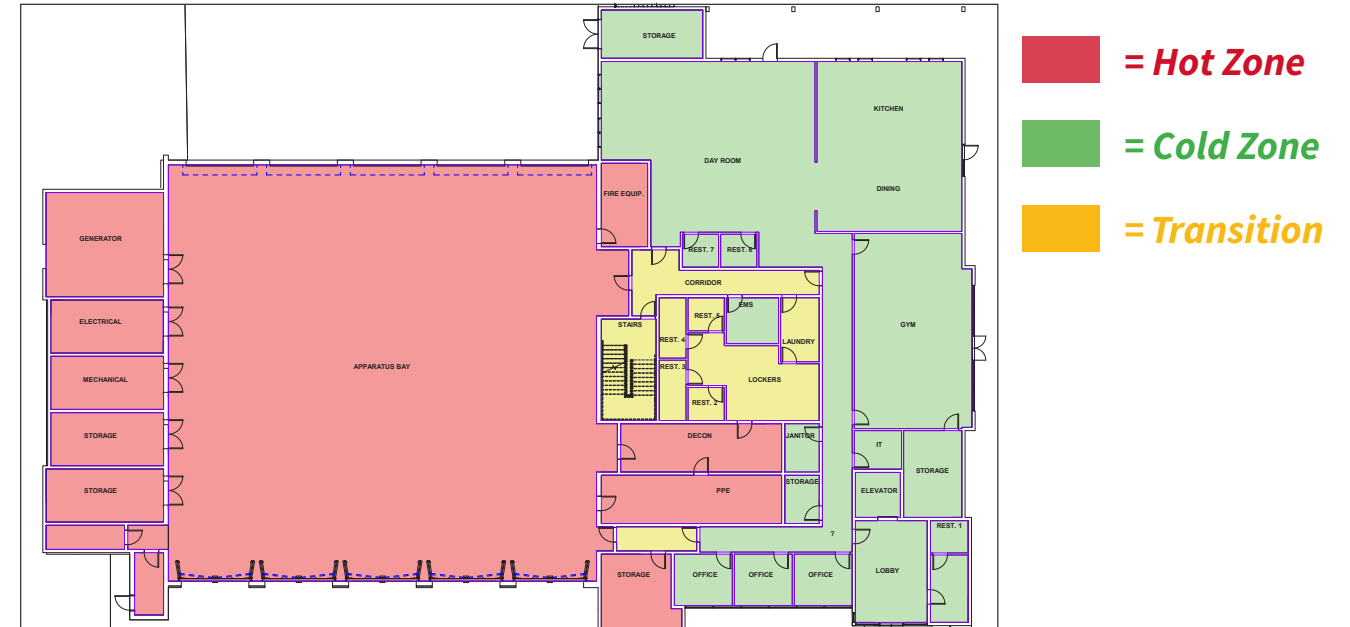
The COLD Zone spaces include administrative spaces, offices, workrooms, meeting rooms and associated spaces. All public spaces like lobbies, community rooms and public toilets are also part of the COLD Zone. Finally, all living and sleeping spaces like the day room, dining room, kitchen, exercise room, bunkrooms, lockers, toilets, laundry and dedicated janitor closet are also included.

ADDITIONAL CONSIDERATIONS

Common practices of storing the gear in open racks in the apparatus bays should be eliminated. This practice increases the exposure of the gear to further degradation by UV exposure and increased contamination by apparatus exhaust. It also allows the off-gassing of carcinogens into an open work environment, possibly including migration of the vapors into the living quarters.

CONTROL CROSSOVER BETWEEN ZONES

To limit the exposure to contaminants within the HOT Zone, personnel movement between the HOT and COLD Zones should be controlled. Vestibules (**Yellow**) are a common method to provide a transition from one zone to another and can be closed off completely to separate the zones. This also allow the air systems to transition from one zone to another, reducing the chance of cross contamination from the HOT Zone to the COLD Zone.



SLEEPING SOLUTIONS

ISSUE OF SLEEP DEPRIVATION

The lack of restful sleep can make firefighters more vulnerable to illness and stress related diseases. Lighting, sounds such as emergency alerts and temperatures within the facility can affect quality of sleep. Offering solutions that have been proven to help firefighters to relax and combat sleep interruption is of the upmost importance.

CREATING A COOL ATMOSPHERE

The ability to control the temperature significantly affects satisfaction ratings from firefighters. That is why VRV (Variable Refrigerant Volume) systems are highly recommended for fire stations. This system cools and dehumidifies the common spaces and sleeping quarters and also allows temperature control at the individual room level. Additionally, VRV systems are energy efficient which can cut overall costs for the fire station.

PROTECTING SLEEPING FIREFIGHTERS

Many fire stations use motion sensor detectors inside shared dorm rooms. These sensors cause sleep disturbance for firefighters as many have reported that the lights turn on while they are tossing and turning in their sleep. To prevent and protect firefighters, removing these motion sensors is recommended to prevent these disruptions.

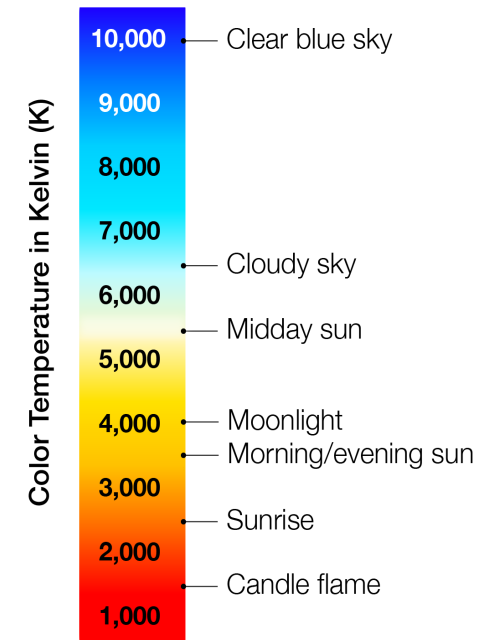
HELPING FIREFIGHTERS WITH CIRCADIAN LIGHTING

Circadian lighting is a lighting system designed to tap into the proven cycles our bodies follow each day (our circadian rhythm), based on the position, duration, and color of natural sunlight at any given time. Disruption of the circadian rhythm can lead to sleep deprivation in addition to many other severe health problems.

Firefighting work schedules require 24-hour coverage, 7 days per week, 365 days each year with most firefighters working 24-hour shifts. Due to this type of work schedule, daytime sleep following night work is more difficult due to light streaming through windows. Circadian lighting is a proven solution that can be implemented to mitigate the effects of sleep deprivation and improve the quality of sleep you receive on or off shift, regardless of how little it is.

Installing circadian lighting in fire stations helps firefighters follow the natural sleep/wake cycles of the human body which strategically has the power to positively affect their health, alertness, productivity, and more. *The image to the right shows the type of light needed to keep the body's natural circadian rhythm:* exposure to bright, blue-rich white light during the day, and softer, amber hues at night.

The image below is an example of circadian lighting inside a building. The lighting direction, timing, intensity, colour, wavelength and the aesthetic of light are all taken into consideration to create a solution that is suitable for the various tasks carried out within a building.



SYSTEMS & MATERIALS



APPARATUS BAY FLOORING

The material for fire station flooring needs to be durable safe and easy to maintain. Fire station apparatus bay floors can be customized with line striping and different colors to show where the apparatus should be parked. Due to extensive use by personnel and vehicles, the material should provide a slip-resistant surface to ensure the safety of the firefighters, along with the fire trucks.

FLOORING MATERIAL

Abrasion and impact resistance are essential in apparatus bays where floors are subjected to everyday wear and tear including a high level of foot traffic, parking/repairing of trucks and the dropping of tools or heavy equipment. Epoxy coating creates seamless stretches of flooring that withstands grease, scuffing, moisture, and chemicals. It is easy to maintain and cleanse, with no frequent waxing, buffing, or polishing required.

The best solutions are eco-friendly as it does not erode and because it is not porous, harsh cleaning chemicals aren't needed. In addition, they are also extremely cost effective due to longevity and overall low maintenance.



DORM ROOM HVAC

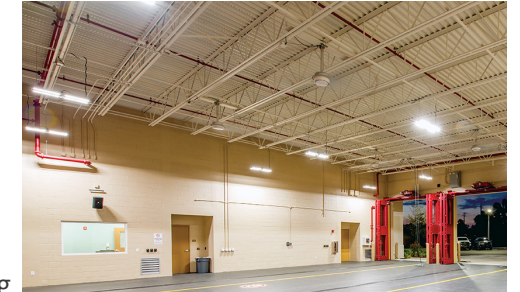
A key satisfaction factor for firefighters has proven to be the ability to control the temperature in their own space. The traditional system (VAV) is one that just enables the control of air flow volume. The newer and preferred system by firefighters is the VRV system that allow temperature control at the room level.

VRV SYSTEM

VRV systems are a very sophisticated technological air conditioning system that utilizes refrigerant only (the only material in the system), inverter compressors (which allows lower power consumption), multiple air handlers and the ability of modular expansions.

VAV SYSTEM

VAV (Variable air volume) systems supply air at a variable temperature and airflow rate from an air handling unit (AHU) and meet varying heating and cooling needs of different building zones. Unlike most other air distribution systems, VAV systems use flow control to efficiently condition each building zone while maintaining required minimum flow rates.



VEHICLE EXHAUST SYSTEMS

Vehicle exhaust removal systems are a critical component in maintaining a fire station atmosphere that is free of the particulates and gases present in diesel engine emissions. These systems remove harmful exhaust fumes and effectively removes any threat to firefighters.

DILUTION SYSTEMS

Dilution ventilation supplies and exhausts large amounts of air to and from an area or building. It usually involves large exhaust fans placed in the walls or roof of a building. Dilution ventilation controls pollutants generated at a worksite by ventilating the entire workplace.

HOSE BASED SYSTEMS

The hose based system uses the increasingly familiar orange or yellow flexible hose, attaching directly to the apparatus exhaust pipe to capture the engine emissions before they can leave the vehicle's exhaust system. Typically, a pneumatic boot or a magnetic coupling attachment is used to connect the hose to the exhaust pipe. The contained emissions are routed out of the building using exhaust fans and ductwork.

PROJECTS



BOCA RATON **FIRE RESCUE #5**

HOLLYWOOD **FIRE RESCUE #5**

MIAMI BEACH **FIRE RESCUE #1**

RIVIERA BEACH **FIRE RESCUE #87**

CORAL SPRINGS **FIRE RESCUE #43**

HOLLYWOOD **BEACH SAFETY #40**

POMPANO BEACH **FIRE ADMIN/EOC**

(FIRE ADMIN/ EOC)

CORAL SPRINGS **FIRE RESCUE #95**

HOLLYWOOD **FIRE TRAINING FACILITY**

OAKLAND PARK **FIRE RESCUE #9**

RIVIERA BEACH **FIRE RESCUE #86**

HOLLYWOOD **FIRE RESCUE #31**
(W/ EOC)

LIGHTHOUSE POINT **FIRE RESCUE #22**
(W/ EOC)

RIVIERA BEACH **FIRE RESCUE #88**
(TEMPORARY FIRE ADMIN/ EOC)

WHAT OUR CLIENTS SAY



“I have experience with five other GCs and none can match the highly competent professionalism of Kaufman Lynn. I give your firm high marks in every aspect of the construction process.”

Thomas Wood
Fire Chief
City of Boca Raton

“Kaufman Lynn demonstrated a focus on partnership and communication that not only occurred during construction but continued well after the consutruction was completed.”

Alexander Hernandez
Chief Building Official
City of Coral Springs

“Kaufman Lynn consistently delivers on their promises. Their scheduling and cost management during the construction process has been exceptional and taken the uncertainty out of the process.”

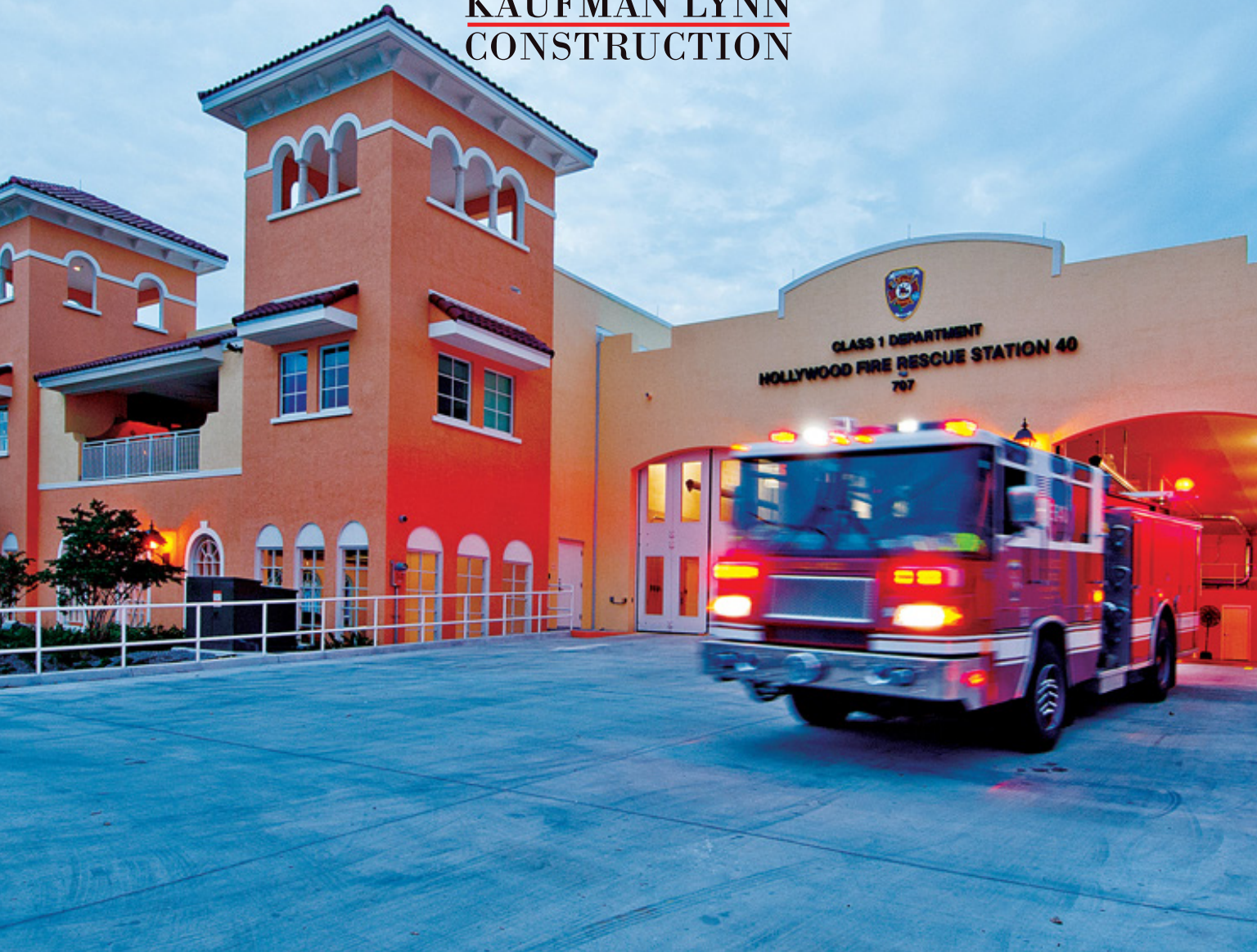
Vernon Hargray
City Manager
City of Miramar

“Kaufman Lynn has been an exemplary Contractor finishing projects on time and within budget. We have found everyone in the KL organization to be quality, cost conscious and focused on the City’s goals.”

Bob Wertz
Senior Project Manager
City of Hollywood

KL

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