



1.3.1 EXPERIENCE OF THE FIRM - WHO WE ARE



1.3.1 FIRM EXPERIENCE - ABOUT US



INTRODUCTION

Structured to serve the Southeastern United States and Florida with offices in West Palm Beach, Pompano Beach and Melbourne, Hedrick Brothers Construction is a full-service, quality-driven firm providing a range of building services to both the public and private sectors since 1979. Our team is **passionate about building quality projects** and providing uncompromised excellence to national and regional clients for their most demanding and complex projects.

With over 42 years of local experience, Hedrick Brothers has **exceptional relationships with local subcontractors, suppliers, and vendors** here in South Florida, allowing us to reach into those resources to offer alternative systems, materials, products, and equipment that meet the design intent at often lower costs and better operating and life-cycle costs.



1.3.1 FIRM EXPERIENCE - ABOUT US

OUR SERVICES

Hedrick Brothers Construction provides **professional project management, quality craftsmanship and exceptional service** to achieve impressive results for clients.

Team members offer a range of expertise and experience in delivery methods:

- Preconstruction
- Construction Management
- General Contracting
- Design-Build
- Virtual Design & Construction
- Sustainable Construction
- Self-Performance

Light demolition, concrete formwork, concrete finishing, rough and finish carpentry

OUR CULTURE

Culture is the most powerful factor in an organization. It can be defined as “the collective way we do things around here.” At Hedrick Brothers, the **corporate culture** is created as the result of the internal communication and behaviors that tell us what is **valued** in the company.

Since 1979, our foundational principles have remained unchanged:

- be relational;
- maintain the highest level of integrity;
- deliver quality construction; and
- keep our commitment as strong at the end of the project as it is at the beginning.

Our team is dedicated to preserving these **core values and work ethic** that define the environment of Hedrick Brothers Construction.



Groundbreaking Ceremony for the Morton and Barbara Mandel Recreation Center



1.3.1 EXPERIENCE OF THE FIRM - WHAT WE DO

FIRE RESCUE ■ EOC ■ PUBLIC SAFETY FACILITIES

SECURITY & ELECTRONICS SYSTEMS ■ ENVELOPE HARDENING

CMAR ■ MUNICIPALITIES ■ HISTORIC

1.3.1 FIRM EXPERIENCE - MUNICIPALITIES

\$160M+
Governmental Projects

A focus on municipal and publicly-funded projects has led Hedrick Brothers to develop unparalleled expertise in building the most complex facilities. It is common for our projects to be situated in the midst of active facilities, where construction activities must be carefully planned and executed. We are different in that we achieve the plan with minimal intrusion upon the day-to-day operations of the facilities.

Town of Palm Beach

- Recreation Center - New
- Par 3 Clubhouse - New
- Town Hall - Restoration
- Worth Avenue Streetscapes - Renovation
- Memorial Fountain - Restoration
- Police HQ HVAC - Renovation

Palm Beach County Capital Improvements Division

- Main Judicial Center Security - Renovation
- Detention Center Facilities - Renovation
- Airport II Center - Renovation
- 911 Data Call Center - Renovation
- 1916 Historic Courthouse & Museum - Restoration
- Continuing Contracts - Renovations
 - Main Detention Center Generator Replacement
 - Main Detention Center Video Visitation
 - Central Detention Center Site
 - PBSO Delray Beach
 - PBSO Training Facility
 - Four Points Emergency Operations Center
 - Property Appraiser's Offices
 - Tax Collector's Offices
 - State Attorney's Offices

City of West Palm Beach

- Fire Station No. 4 - New

Martin County

- Fire Station No. 18 - New

City of Melbourne

- 8 Fire Stations - Minor Renovations

Indian River County

- Municipal Building - Minor Renovations

St. Lucie County

- Port St. Lucie Police Headquarters - Minor Renovations

Village of Tequesta

- Community Center - New

Seacoast Utilities Authority

- Administration & Operations Complex - New & Renovation

NOAA - National Oceanic & Atmospheric Administration

- SE Fisheries HVAC Replacement - Renovation

State of Florida Dept of Military Affairs

- Callaway Armed Forces National Guard

1.3.1 FIRM EXPERIENCE - FIRE RESCUE



Our municipal portfolio includes a number of fire, police, EOC and administration complexes. Having worked in **Palm Beach County and particularly in The Town of Palm Beach**, our team is familiar with the local building regulations, permitting authorities and inspecting agencies and has a positive relationship with all jurisdictions having authority. The intricate understanding of how to successfully deliver and execute a successful municipal project, paired with our positive relationships with The Town of Palm Beach, will ensure **smooth transitions** as we proceed throughout the various phases on your fire rescue project.

**WE UNDERSTAND
THE IMPORTANCE
THIS PROJECT TO THE
ESSENTIAL AGENCIES, FIRST
RESPONDERS, TOWN
OFFICIALS, MEDIA AND THE
CITIZENS OF THE TOWN
OF PALM BEACH**



1.3.1 FIRM EXPERIENCE - CMAR FIRE RESCUE

★ EXPERIENCED ★

★ FIRE RESCUE STATIONS ★ EMERGENCY OPERATION CENTERS ★ PUBLIC SAFETY FACILITIES



COMMAND CENTERS
LOCATION ALERT SYSTEMS
APPARATUS BAYS
BUNKER GEAR ROOM
DECONTAMINATION ROOM
ALARM WATCH ROOM



EMERGENCY GENERATORS
TOOL ROOM
LOBBY & TRIAGE ROOM
COMMERCIAL KITCHEN
LOUNGE
OFFICES
DORM ROOMS



CAPTAIN'S ROOMS
LAUNDRY ROOMS
GYMS
RESTROOMS
SHOWERS
LOCKER ROOMS



1.3.1 FIRM EXPERIENCE - CMAR FIRE RESCUE

WEST PALM BEACH FIRE RESCUE STATION #4



CONTRACTOR'S ROLE: CMAR

LOCATION: West Palm Beach, FL

SIZE: 11,863 SF

COST: \$5.4 Million

DESCRIPTION OF PROJECT:

The project scope included: relocation of the fire station to a temporary facility; demolition of the existing building; and new construction of an 11,863 square foot state-of-the-art fire station. The building includes firefighting apparatus such as fire engines and related vehicles, personal protective equipment, fire hoses, and other specialized equipment, as well as male/female sleeping quarters, showers and restrooms, and a centralized commercial kitchen. The two-story facility has a Category 5 structural design and will serve as a secondary emergency operations center; was built to achieve LEED certification; and has a Spanish Mission architectural theme to the exterior of the building to reflect the look and feel of the surrounding neighborhood.

DATE COMPLETED: November 2018

ARCHITECT: CPZ Architects

OWNER CONTACT: Kevin Volbrecht, City of West Palm Beach; 561-494-1091; kcvolbrecht@wpb.org

1.3.1 FIRM EXPERIENCE - FIRE RESCUE

MARTIN COUNTY FIRE RESCUE STATION #18



CONTRACTOR'S ROLE: General Contractor

LOCATION: Stuart, FL

SIZE: 12,389 SF

COST: \$4.2M

DESCRIPTION OF PROJECT:

New fire rescue station and site improvements. Construction is underway and the 12,389 SF one-story building will include an apparatus bay, decontamination room, bunker gear room, kitchen, 10 dorm rooms, IT room and watch room. Site improvements include a new storm water control system, sanitary lift station, generator, propane tank, communications tower, and heavy-duty concrete driveways and parking.

SCHEDULE: July 2021-July 2022

DESIGN TEAM: Bowman Consulting and CPZ Architects

OWNER CONTACT: Kevin Landry, Facilities Operations Administrator; 772-320-3046; klandry@martin.fl.us

1.3.1 EOC ELECTRONICS & SECURITY

PALM BEACH COUNTY PBSO MAIN & WEST DETENTION CENTERS



CONTRACTOR'S ROLE: CMAR

LOCATION: West Palm Beach & Belle Glade, FL

SIZE: ~800,000 SF

COST:

Phase 1: \$3.8 Million

Phase 2: \$7.0 Million

Phase 3: \$5.6 Million

Phase 4: \$14 Million Budgeted - In progress

DESCRIPTION OF PROJECT: \$50M multi-year facilities renovation of the Main Detention Center, West Palm Beach, FL and the West Detention Center, Belle Glade, FL. The phased project systematically **replaces aging infrastructure as well as renovates, expands, and standardizes technology.** The scope includes but is not limited to cooling towers, chillers, AHU, HVAC, fire protection, plumbing, boilers, electrical, low voltage electrical systems, electronic security systems and fire alarm, security doors and hardware, roofing, weatherproofing, and other similar improvements.

Phase 1: Removal and replacement of cooling towers/chilled water/sanitary sewer pipe replacement | Removal and replacement of ventilation systems | Repair/replacement modifications of security grates/bars/doors

Phase 2: Removal/replacement: door locking systems | PA systems; intercom systems | fire alarm systems | camera/electronics systems

Phase 3: West Detention Center Replacement of generators | HVAC | Flooring | Windows & Doors | Lighting | Electrical Panels | Lightning Protection | Door Controls | Roof

Phase 4: Replacement: HVAC | AHU | Electronics | Roof | Boiler | Security hardware | Painting of interior & exterior

DATES COMPLETED:

Phase 1: August 2014

Phase 2: September 2020

Phase 3: October 2019

Phase 4: In progress

ARCHITECT: Leo A Daly

OWNER CONTACT: Jeffrey Halverson, PBC Project Manager; jhalverson@pbcgov.org

1.3.1 EOC ELECTRONICS & SECURITY

PALM BEACH COUNTY MAIN JUDICIAL CENTER SECURITY & ELECTRONICS UPGRADES



CONTRACTOR'S ROLE: CMAR

LOCATION: West Palm Beach, FL

SIZE: ~500,000 SF

COST: \$13.6

DATE COMPLETED: November 2021

ARCHITECT: TLC Engineering

OWNER CONTACT: Richard Avery, Palm Beach County Capital Improvements Division Project Manager;
561-233-0208; ravery@pbcgov.org

DESCRIPTION OF PROJECT:

A two-year phased Main Judicial Center project **replaces the outdated electronic and security systems technologies and expands their emergency operations center** while keeping the Judicial Center fully operational. The 22 month night schedule was approved and began January 2019 with completion scheduled for November 2021.

Electronics and security systems technologies replaced and integrated utilizing a Physical Security Information Management (PSIM) platform include but are not limited to the following:

- Ethernet Network for Security Systems
- CCTV Surveillance & Video Management System
- Intercom System
- PLC's (monitoring points and controlling Detention Doors and Mantraps)
- Duress System
- Security Management System (SMS), including Command Center Operator Workstations
- Elevator Control Override
- Card Access (Criminal Justice Facilities standard)
- Fire Alarm System to include Monitoring & Fire Door Control (integrated with or monitored by the SMS).

1.3.1 EOC & PUBLIC SAFETY COMPLEX

FOUR POINTS EOC & OFFICE BUILDING ENVELOPE HARDENING & BUILDING RENOVATIONS



CONTRACTOR'S ROLE: CMAR

LOCATION: West Palm Beach, FL

SIZE: 57,762 SF

COST: \$9.8 Million

DESCRIPTION OF PROJECT:

Extensive renovation of a two-story County building containing various County departments and functioning as a **support facility for the adjacent Emergency Operations Center during critical events**. The building envelope was hardened to withstand 180 MPH wind loads. The building functions as a 24/7 facility and was occupied during construction.

DATE COMPLETED: June 2011

ARCHITECT: Saltz Michelson Architects

OWNER CONTACT: Fernando DelDago, Palm Beach County Capital Improvements Director;
561-233-5276; fdeldago@pbcgov.org

STATE OF FLORIDA CALLAWAY ARMORY



CONTRACTOR'S ROLE: Construction Manager

LOCATION: West Palm Beach, FL

SIZE: 54,474 SF on 17 acres

COST: \$8.2M

DATE COMPLETED: December 2017 and February 2020

ARCHITECT: Elbert Norman Brady

OWNER CONTACT: Major Keith Anderson;
561-616-5292; keith.p.anderson.mil@mail.mil

DESCRIPTION OF PROJECT:

The State of Florida, Department of Military Affairs, Florida National Guard hired the HB team for a two-phased project at the James B. Callaway Armed Forces Reserve Center, Gun Club Road, West Palm Beach.

Ph1 - A complete **renovation of an existing two-story 57,474 SF facility** was completed and included selective demolition (interior and exterior), new structural steel, waterproofing and new roof, plumbing, lighting fixtures, HVAC equipment, main electrical system, and **mass communication systems**.

Ph 2 was completed with the construction of a new split-faced block storage building, 3 acres of compacted crushed concrete/rock for military vehicle parking, dry retention, underground drainage including a new outfall to SFWMD C-51 Canal, as well as fencing, landscaping and irrigation throughout the site.

TOWN OF PALM BEACH TOWN HALL CIRCA 1925



CONTRACTOR'S ROLE: Construction Manager

LOCATION: Palm Beach, FL

SIZE: 20,680 SF

COST: \$10.3M

DESCRIPTION OF PROJECT: Under tight site constraints and remaining operational, a three-phase renovation and restoration **modernized the 1923 town hall** with renovated council chambers, new office configurations, new impact windows, new roof and upgraded MEP.

DATE COMPLETED: June 2010

ARCHITECT: Bridges Marsh & Associates

OWNER CONTACT: Jay Boodheshwar, Deputy Town Manager; 561-838-5410; jboodheshwar@townofpalmbeach.com



1.3.1 CMAR & HISTORIC

205 DATURA CIRCA 1926



CONTRACTOR'S ROLE: Construction Manager

LOCATION: West Palm Beach, FL

SIZE: 57,049 SF

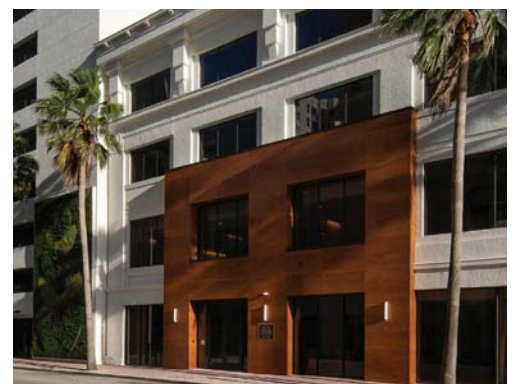
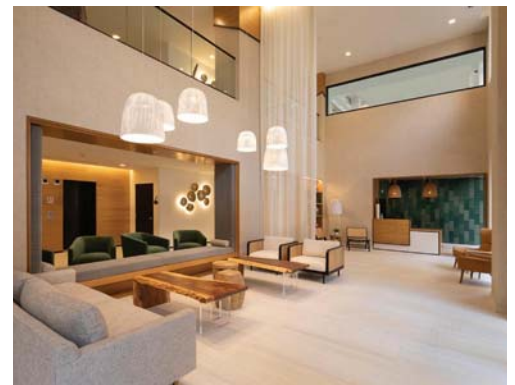
COST: \$5.6M

DESCRIPTION OF PROJECT: **Complete interior and exterior renovation/conversion of a 95 year old five story office building** in downtown West Palm Beach to a Class A status boutique office building. 205 Datura features a private “resort-style” courtyard, Intracoastal waterway views, and an attached 10 story parking garage.

DATE COMPLETED: November 2020

ARCHITECT: Calliston RTKL

OWNER CONTACT: Doug Brewer, Morning Calm Management; 813-526-0888; dbrewer@morning-calm.com



1.3.1 CMAR & HISTORIC

PALM BEACH COUNTY HISTORIC COURTHOUSE CIRCA 1916



CONTRACTOR'S ROLE: Construction Manager

LOCATION: West Palm Beach, FL

SIZE: 210,000 SF demo; 40,000 SF restoration

COST: \$19.2M

DESCRIPTION OF PROJECT: **Historic Restoration of the 1916 Palm Beach County Courthouse**, including feasibility study, pre-construction, demolition of 1970 wraparound structure, selective demolition, site, utilities and upgrades to life and fire, materials salvaged, exterior restoration/waterproofing/windows; recycled materials, and interior restoration.

DATE COMPLETED: November 2007

ARCHITECT: REG Architects

OWNER CONTACT: John Chesher, PBC Capital Improvements Division Director (retired)



1.3.1 CMAR - TOWN OF PALM BEACH

TOWN OF PALM BEACH RECREATION CENTER



CONTRACTOR'S ROLE: Construction Manager

LOCATION: Palm Beach, FL

SIZE: 17,229 SF

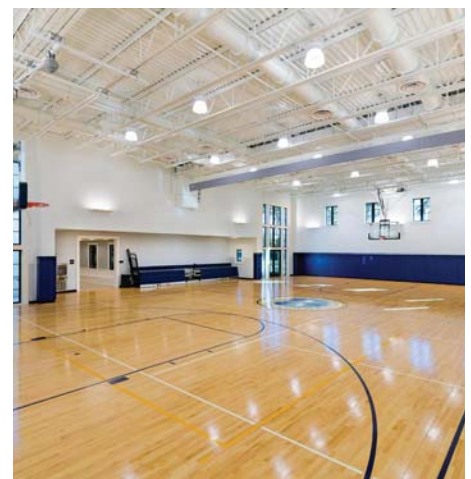
COST: \$11.8M

DESCRIPTION OF PROJECT: **CMAR project for The Town of Palm Beach.** New 17,229-square-foot Morton & Barbara Mandel Recreation Center at 340 Seaview Avenue, Palm Beach, FL. The center includes activity space for expanded programs, a new multi-purpose gymnasium with state of the art fitness center and snack bar, as well as a renovation of the multi-purpose Oakley Debbs Field, a whimsical playground that is twice the size of the current playground, Hedrick a new basketball court, and landscaped grounds.

DATE COMPLETED: December 2019

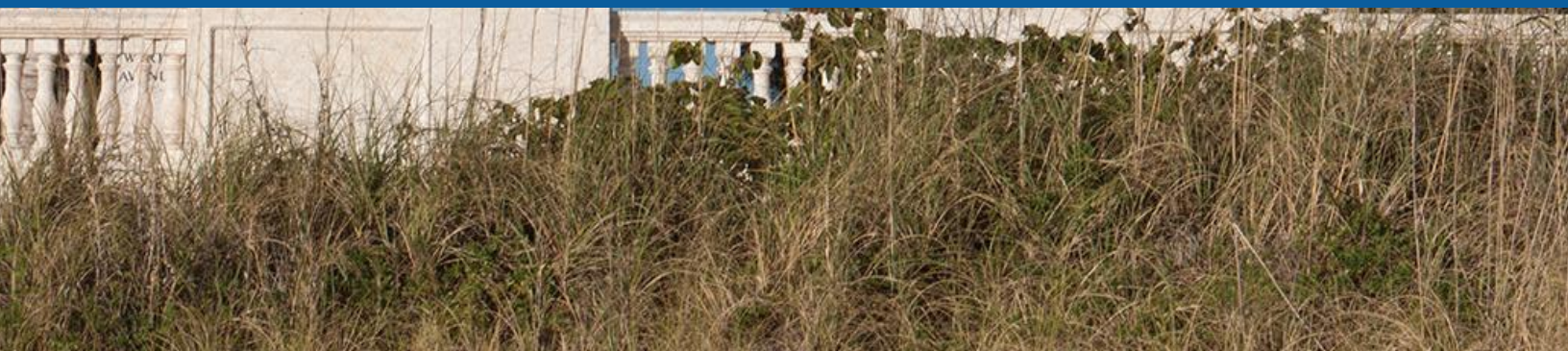
ARCHITECT: Stephen Boruff, AIA Architects + Planners

OWNER CONTACT: Jay Boodheshwar, Deputy Town Manager; 561-838-5410; jboodheshwar@townofpalmbeach.com





1.3.1 EXPERIENCE OF THE FIRM - SUBCONSULTANTS

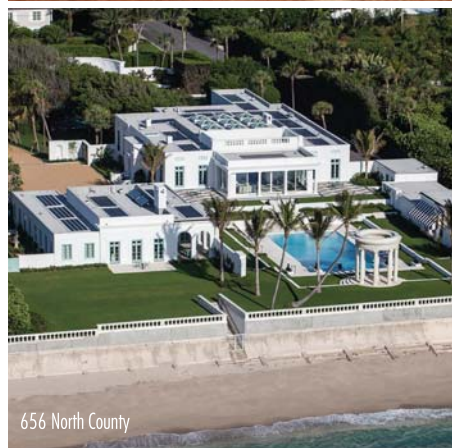
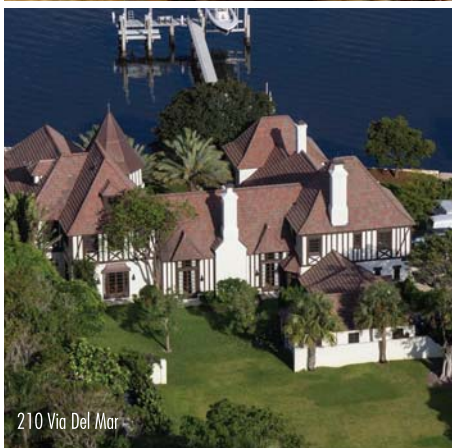


1.3.1 SUBCONSULTANTS

SUBCONSULTANTS

Hedrick Brothers Construction does not plan on utilizing any subconsultants on its team for this project.

ADDITIONAL EXPERIENCE SNAPSHOT TOWN OF PALM BEACH HISTORIC & LANDMARK RESIDENCES



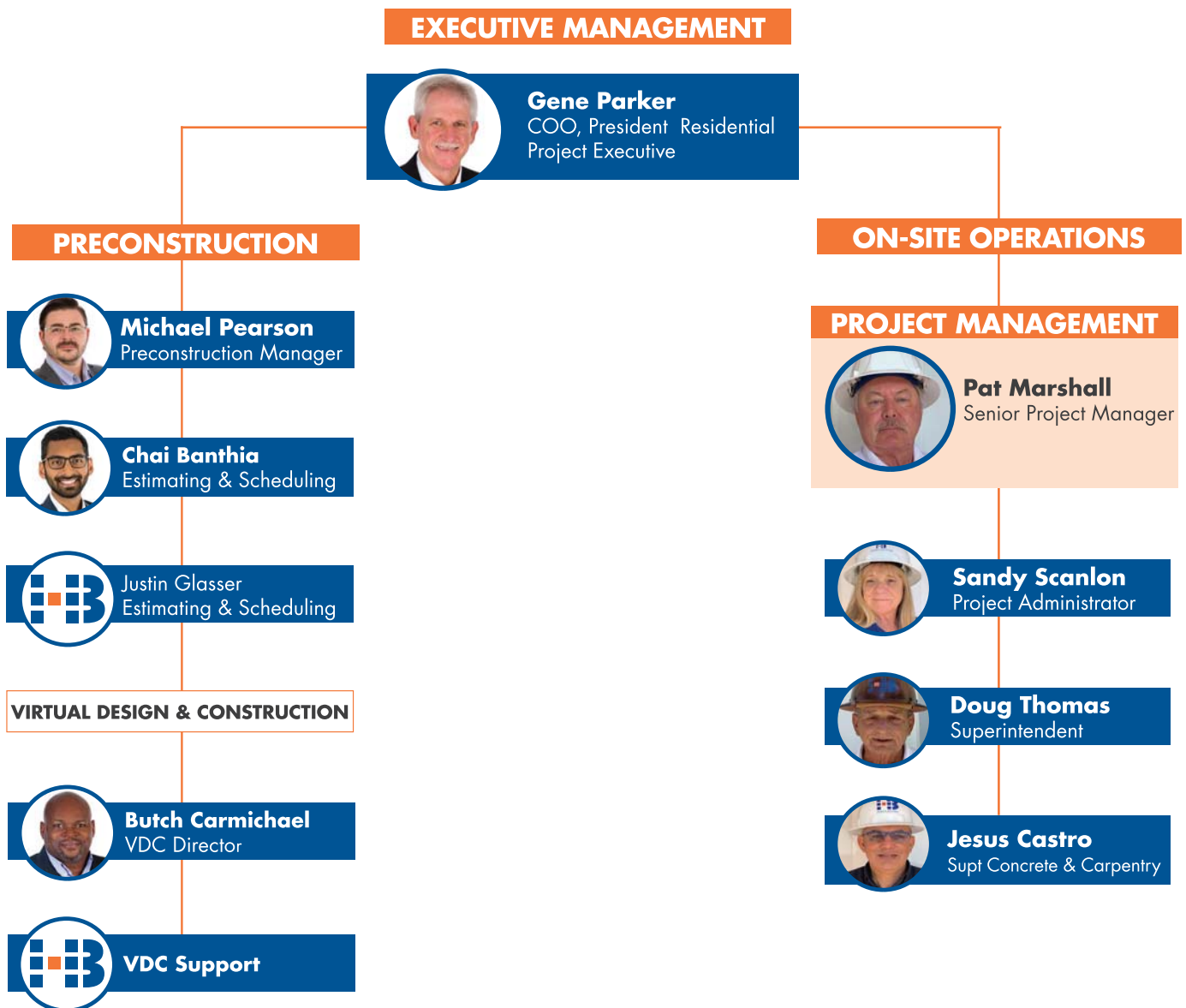


1.3.1 EXPERIENCE OF THE FIRM - PROJECT TEAM



1.3.1 PROJECT TEAM

PROJECT TEAM ORGANIZATIONAL CHART



FULL CORPORATE SUPPORT

Hedrick Brothers Construction employs over 125 full-time employees ranging from executives, project management, preconstruction and virtual design professionals, to on-site superintendents, carpenters, apprentices and laborers - all working towards the brand promise of providing uncompromised excellence for our clients.

CEO (1)

President Commercial (1)

President Residential (1)

Vice Presidents (4)

Pre-Construction / Estimators (7)

Virtual Design & Construction (3)

Project Mgrs (18)

Asst Project Mgrs (4)

Project Admin (15)

Superintendents (25)

Foremen (4)

Leadmen (4)

Carpenters (11)

Apprentices (4)

Laborers / Drivers (3)

Self-performance: light demolition, concrete formwork, concrete finishing, installation of rough and finish carpentry

Finance, HR, IT (11)

Business Development (3)

Marketing (3)

Administration (4)



1.3.1 PROJECT TEAM



GENE PARKER 46 YEARS INDUSTRY | 38 YEARS WITH HB COO & PRESIDENT LUXURY RESIDENTIAL DIVISION

Gene Parker joined Hedrick Brothers Construction in 1983 as a general superintendent and has advanced his career to COO and President of Residential Division. For more than 38 years, he has overseen the development of hundreds of projects, and has led the company's pursuit of **total quality management** and **superior client satisfaction**. Gene's hands-on approach includes executive-level project management for the renovation, restoration, and new construction of world-class luxury residential homes and condominiums, equestrian estates, country clubs, high-end retail boutiques, and **commercial properties on Palm Beach**.

PALM BEACH MUNICIPAL, COMMERCIAL & LANDMARK PROJECT EXPERIENCE

Municipal Properties

- Town of Palm Beach
 - Palm Beach Recreation Center ^(5, 6)
 - Town Hall Restoration (Landmark)
 - Palm Beach Par 3 Clubhouse
 - Memorial Fountain Restoration (Landmark)
 - Worth Avenue Streetscapes (Landmark)
 - Police Station HVAC Renovation

Commercial Properties

- Carriage House (Landmark)
- Bath & Tennis Club (Landmark)
 - Phase 1
 - Phase 2
 - Saltwater Pool
- 230 Royal Palm Way (Landmark)
- Heart of Palm Beach Hotel
- Palm House Hotel (in precon)
- Tudor Investments
- Bessemer Trust
- Northern Trust Bank
- First United Bank
- Brown Brothers Harriman
- NationsBank/Bank of America
- J.P. Morgan
- Chemical Bank

Landmark Private Residences

- 1520 South Ocean Boulevard ⁽¹⁾
- 1500 South Ocean Boulevard ^(2, 3)
- 710 South Ocean Boulevard
- 822 South County Road
- 656 North County Road
- 10 Golfview Road
- 335 El Vedado
- 210 El Brillo Way
- 222 El Brillo Way ⁽⁴⁾
- 210 Via Del Mar
- 200 Via Bellaria
- 324 Brazilian Avenue

Awards

- ⁽¹⁾ 2016 AGC Build Florida
- ⁽²⁾ 2004 AGC Build Florida
- ⁽³⁾ 2012 Institute of Classical Architecture, Addison Mizner Medal
- ⁽⁴⁾ 2000 AGC Build Florida
- ⁽⁵⁾ 2020 ABC Excellence in Construction
- ⁽⁶⁾ 2021 Institute of Classical Architecture, Addison Mizner Medal

1.3.1 PROJECT TEAM



PAT MARSHALL 33 YEARS INDUSTRY | 6 YEARS WITH HB SENIOR PROJECT MANAGER

As Senior Project Manager, Pat will work closely with the project team and superintendent to ensure the overall success of this project during the construction phase. His specific duties include project planning, scheduling, cost control and financial oversight, site logistics, subcontractor management, contract administration, project reporting, permitting, inspections, shop drawing review and implementation, document control, and technical information control.

PALM BEACH MUNICIPAL, COMMERCIAL & RESIDENTIAL PROJECT EXPERIENCE

Municipal/Commercial Properties

- Town of Palm Beach
 - Palm Beach Recreation Center ^(1, 2)
 - Police Station HVAC Renovation
- Carriage House (Landmark)
- Palm House Hotel (demo and life safety)

Palm Beach Private Residences

- 112 Via Palma
- 196 Via Del Mar
- 44 Coconut Row
- 300 South Ocean Blvd.
- 710 South Ocean Blvd. (Landmark)

Awards

- ⁽¹⁾ 2020 ABC Excellence in Construction
- ⁽²⁾ 2021 Institute of Classical Architecture, Addison Mizner Medal

Palm Beach County High-End Residences

- 662 N. Flagler Drive, West Palm Beach
- 27 new homes in Admirals Cove
- 16 new homes in Loblolly Pines
- 312 South Beach, Jupiter Island
- 41 North Beach, Jupiter Island
- 92 North Beach, Jupiter Island
- 372 South Beach, Jupiter Island
- 41 Gomez Road, Jupiter Island
- 92 Lighthouse Drive, Jupiter Inlet Colony
- 96 Lighthouse Drive, Jupiter Inlet Colony
- 98 Lighthouse Drive, Jupiter Inlet Colony
- 2959 SE St Lucie Blvd, Stuart
- 1069 Doubloon Drive, Stuart
- 4545 NE Ocean Boulevard, Stuart
- 12411 Hautree Court, Old Palm
- 12001 SE Tiffany Way, Rolling Hills
- 17926 SE Village Circle, Jupiter Hills



SANDY SCANLON 15 YEARS WITH HB PROJECT ADMINISTRATOR

Sandy Scanlon brings 15 years of experience in administering high-profile, historic and landmark construction projects with Hedrick Brothers and has exceptional knowledge of working together with The Town of Palm Beach.

Sandy has extensive municipal and historic restoration/landmark experience:

- Town of Palm Beach: Town Hall Restoration; Memorial Fountain Restoration; Worth Avenue Streetscapes; and the Barbara and Morton Mandel Recreation Center
- Carriage House, Palm Beach
- Palm Beach County 1916 Historic Courthouse Restoration



1.3.1 PROJECT TEAM



DOUG THOMAS 15 YEARS WITH HB SUPERINTENDENT

Municipal Projects

- **West Palm Beach Fire Rescue Station #4, LEED Silver**
- Palm Beach County 1916 Courthouse Restoration
- Palm Beach County Continuing Contracts
- Historic Sunset Lounge West Palm Beach CRA, West Palm Beach

Commercial Projects

- Urban Youth Impact, West Palm Beach
- SGI Community Center, Miami
- 55 Town Square Office Building, Delray Beach
- Parkland Golf & Tennis Club Guardhouse & Entryway, Parkland

Residential/Landmark

- 1500 South Ocean Boulevard, Palm Beach (Landmark)
- 822 South County Road, Palm Beach (Landmark)
- 710 South Ocean Drive, Palm Beach (Landmark)
- 1520 South Ocean Pedestrian Under AIA Tunnel, Palm Beach
- 1565 North Ocean Way, Palm Beach
- 750 South County Road, Palm Beach
- 48231 S. Flagler Drive, West Palm Beach
- 203 South Beach Road, Jupiter Island
- 291 South Beach Road, Jupiter Island



JESUS CASTRO 21 YEARS WITH HB CONCRETE & CARPENTRY SUPERINTENDENT

Commercial Projects

- Carriage House, Palm Beach (Landmark)
- Bath & Tennis Club, Palm Beach (Landmark)
- Palm Beach County 1916 Courthouse Restoration

Residential/Landmark

- 1520 South Ocean, Palm Beach (Landmark)
- 1500 South Ocean Boulevard, Palm Beach (Landmark)
- 710 South Ocean Drive, Palm Beach (Landmark)
- 800 South County Road, Palm Beach
- 330 Island Road, Palm Beach
- 134 Casa Bendita, Palm Beach
- 3 LaCosta, Palm Beach
- Breakers Row Condominiums
- 150 Bradley Place
- Four Winds Riding Arena, Wellington
- Glenspur Farms, Wellington

Hedrick Brothers Construction's Superintendents are responsible for supervising all of the work in the field, including that of our subcontractors. Additional duties include managing all site quality and safety issues, on-site schedule management, staging and logistics planning, subcontractor coordination, jobsite record-keeping, and the management of all self-performed work.





1.3.1 EXPERIENCE OF THE FIRM - PROJECT AWARDS



1.3.1 PROJECT AWARDS

PROJECT AWARDS

ABC FLORIDA EAST COAST CHAPTER EAGLE AWARD

- 2021- Private Palm Beach Residence
- 2021- 205 Datura Street
- 2021 - PBAU Student Housing Complex
- 2020 - Morton & Barbara Mandel Recreation Center Town of Palm Beach
- 2019 - Braman Automotive Porsche, Bentley, Rolls Royce, Pre-Owned Dealerships and Six-Story Parking and Service Garage
- 2019 - BallenIsles Country Club Clubhouse
- 2014 - Pratt & Whitney

AGC FLORIDA EAST COAST CHAPTER BUILD FLORIDA AWARD

- 2019 - Braman Automotive Porsche, Bentley, Rolls Royce, Pre-Owned Dealerships and Six-Story Parking and Service Garage
- 2019 - BallenIsles Country Club Clubhouse
- 2019 - Palm Beach Residence
- 2018 - Jupiter Island Residence
- 2015 - Private Palm Beach Residence
- 2014 - PB County Equestrian Estate
- 2009 - EcoPlex
- 2008 - PB County 1916 Historic Courthouse
- 2006 - Flagler Kenan Pavilion
- 2006 - Private Palm Beach Residence
- 2005 - Private Palm Beach Residence
- 2004 - Private Palm Beach Residence
- 2002 - Private Palm Beach Residence
- 2001 - Harriet Himmel Theater CityPlace
- 2000 - Eastpointe Country Club
- 2000 - Private Residence

INSTITUTE FOR CLASSICAL ARCHITECTURE ADDISON MIZNER MEDAL

- 2019 Morton & Barbara Mandel Recreation Center Town of Palm Beach
- 2014 Equestrian Estate, Wellington
- 2013 Graff, Worth Avenue
- 2012 Il Palmetto, Palm Beach
- 2012 Flagler Kenan Pavilion, Palm Beach

PRESERVATION FOUNDATION OF PALM BEACH BALLINGER AWARD

- 2011 Bath & Tennis Club, Palm Beach

FLORIDA TRUST FOR HISTORIC PRESERVATION

FLORIDA PRESERVATION AWARD

- 2008 Historic Restoration, 1916 Palm Beach County Courthouse
- 2008 The Flagler Kenan Pavilion at the Flagler Museum
- 2001 Historic Restoration, The Harriet Theater at CityPlace

CORPORATE RECOGNITION

AMERICAN INSTITUTE OF ARCHITECTS

- PALM BEACH CHAPTER

- 2019 Builder of the Year Award
- 2019 Craftsman of the Year Award, Keith Richardson
- 2013 Builder of the Year Award
- 2011 Builder of the Year Award
- 2007 Builder of the Year Award
- 2007 Craftsman of the Year Award, Robin Lunsford
- 2001 Builder of the Year Award

- STATE OF FLORIDA

- 2014 Builder of the Year Award
- 2012 Builder of the Year Award

SAFETY COUNCIL OF PALM BEACH COUNTY

- 2021-2014 Annual Award of Excellence

UNIVERSITY OF FLORIDA M.E. RINKER, SR.

SCHOOL OF CONSTRUCTION MANAGEMENT

- 2019 Construction Hall of Fame Inductee, Dale Hedrick
- 2015 Distinguished Alumnus Award, Dale Hedrick

WORLD LEADERS GROUP

- 2015 Servant Leader Award, Dale Hedrick

SUN SENTINEL EXCALIBUR AWARD

- 2008 Palm Beach County Small Business Leader of the Year, Dale Hedrick

SOUTH FLORIDA BUSINESS JOURNAL

- ULTIMATE CEO AWARD

- 2010 Dale Hedrick

- 40 UNDER 40 AWARD

- 2016 Patrick Painter, General Counsel
- 2014 Eric Engstrom, Chief Financial Officer

PALM BEACH ATLANTIC COLLEGE

- 2001 American Free Enterprise Companion Medal, Dale Hedrick



1.3.3 SIMILAR COMPLETED PROJECTS LISTING



1.3.3 SIMILAR COMPLETED PROJECTS LISTING

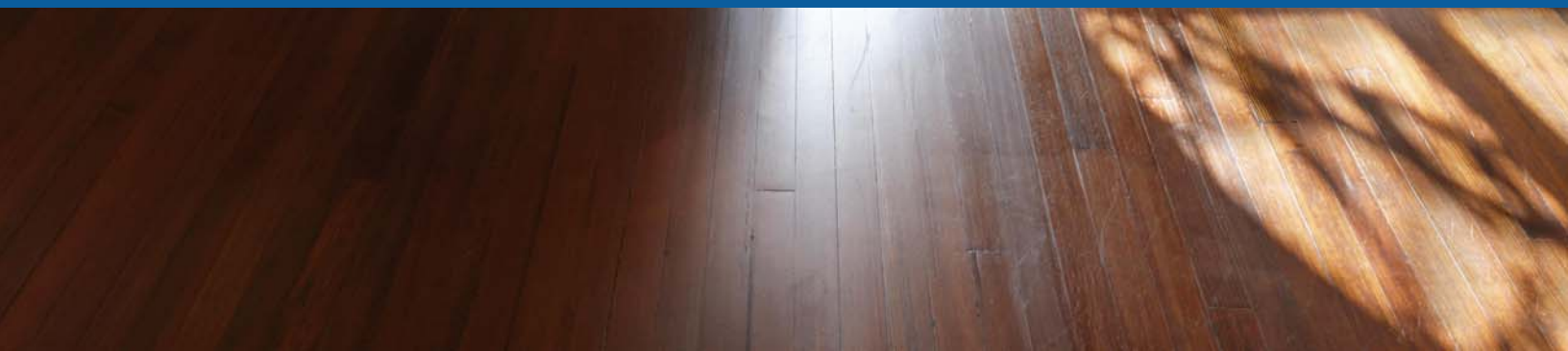
Client Name	Project Name	Start/End Dates	Description	Beginning/End Contract Amount	Client Contact
Town of Palm Beach	Morton & Barbara Mandel Recreation Center	8/2018 11/2019	New 17,229-square-foot Morton & Barbara Mandel Recreation Center	\$11,602,518 \$11,192,362	Carolyn Stone Town of Palm Beach 561-838-5410 cstone@townofpalmbeach.com
Town of Palm Beach	Par 3 Clubhouse	2/2013 11/2013	New municipal two story golf clubhouse with pro shop, golf cart storage, restaurant.	\$2,290,250 \$2,562,165	Jay Boodheshwar Town of Palm Beach 561-838-5410 jboodheshwar@townofpalmbeach.com
Town of Palm Beach	Town Hall	6/2008 6/2010	Three-phase renovation and restoration modernized the 1923 town hall with renovated council chambers, new office configurations, new impact windows, new roof and upgraded MEP.	\$10,366,181	Jay Boodheshwar Town of Palm Beach jboodheshwar@townofpalmbeach.com
Palm Beach County Capital Improvements	Main Judicial Center Security - Renovation	1/2019 11/2021	A two-year phased Main Judicial Center project replaces the outdated electronic and security systems technologies and expands their emergency operations center while the Judicial Center fully operational. The 22 month night schedule was approved and began January 2019 with completion scheduled for November 2021. Electronics and systems technologies replaced and integrated utilizing a Physical Security Information Management (PSIM) platform	\$13,663,816 \$13,643,802	Richard Avery, Project Manager 561-233-0208 ravery@pbcgov.org
Palm Beach County Capital Improvements	Detention Center Facilities - Renovation	12/2013 Ongoing	+ \$50M multi-year facilities renovation of the Main Detention Center, West Palm Beach, FL and the West Detention Center, Belle Glade, FL. The phased project systematically replaces aging infrastructure as well as renovates, expands, and standardizes technology. The scope includes but is not limited to cooling towers, chillers, AHU, HVAC, fire protection, plumbing, boilers, electrical, low voltage electrical systems, electronic security systems and fire alarm, security doors and hardware, roofing, weatherproofing, and other similar improvements.	+\$50,000,000	Jeffrey Halverson, Project Manager 561-233-0200 jhalverson@pbcgov.org
Palm Beach County Capital Improvements	Airport II Center	11/2015 1/2017	Interior and exterior renovation of five-story building Envelope hardening to withstand 180 MPH wind loads Municipal offices New electrical, plumbing, fire protection and HVAC systems New partitions layout with casework and finishes New chiller	\$10,836,014 \$9,996,222	Fernando DelDago, Director 561-233-5276 fdeldago@pbcgov.org

1.3.3 SIMILAR COMPLETED PROJECTS LISTING

City of West Palm Beach	Fire Station No. 4 - New	9/2017 11/2018	The project scope included: relocation of the fire station to a temporary facility; demolition of the existing building; and new construction of an 11,863 square foot state-of-the-art fire station. The building includes firefighting apparatus such as fire engines and related vehicles, personal protective equipment, fire hoses, and other specialized equipment, as well as male/female sleeping quarters, showers and restrooms, and a centralized commercial kitchen. The two-story facility has a Category 5 structural design and will serve as a secondary emergency operations center; was built to achieve LEED certification; and has a Spanish Mission architectural theme to the exterior of the building to reflect the look and feel of the surrounding neighborhood.	\$5,377,105 \$5,448,360	Kevin Volbrecht, Director of Engineering Services 561-494-1091 kcvolbrecht@wpb.org
Martin County	Fire Station No. 18 - New	7/2021 7/2022	New fire rescue station and site improvements at 1995 NW Britt Road, Stuart, FL 33499. Construction is underway and the 12,389 sq. ft. one-story building will include an apparatus bay, decontamination room, bunker gear room, kitchen, 10 dorm rooms, IT room and watch room. Site improvements include a new storm water control system, sanitary lift station, generator, propane tank, communications tower, and heavy-duty concrete driveways and parking.	\$4,160,790	Kevin Landry Facilities Operations Administrator 772-320-3046 klandry@martin.fl.us
Seacoast Utilities Authority	Administration & Operations Complex - New & Renovation	9/2019 9/2021	Phased demolition, renovation, and new construction of their Administration Complex. The 40,000 square foot project, on an active and operational public utility complex, will include new administration, operations, fleet/warehouse/maintenance, and equipment storage buildings. The scope also includes a new lunch pavilion, the exterior remodel of a workshop building, removal, and relocation of existing utilities, a new parking lot, hardscape, and landscape.	\$18,239,588	Rim Bishop, Executive Director 561-627-2900 rbishop@sua.com
State of Florida Dept of Military Affairs	Callaway Armed Forces National Guard	8-2016 10/2019 12-2017 0-2020	The State of Florida, Department of Military Affairs, Florida National Guard hired the HB team for a two-phased project at the James B. Callaway Armed Forces Reserve Center, Gun Club Road, West Palm Beach. Ph1 - A complete renovation of an existing two-story 57,474 SF facility was completed and included selective demolition (interior and exterior), new structural steel, waterproofing and new roof, plumbing, lighting fixtures, HVAC equipment, main electrical system, and mass communication systems. Ph 2 was completed with the construction of a new split-faced block storage building, 3 acres of compacted crushed concrete/rock for military vehicle parking, dry retention, underground drainage including a new outfall to SFWMD C-51 Canal, as well as fencing, landscaping and irrigation throughout the site.	\$8,135,157 \$8,195,289	Major Keith Anderson 561-616-5292 keith.p.anderson.mil@mail.mil



1.3.4 WORKLOAD & SCHEDULING



1.3.4 WORKLOAD

CORPORATE WORKLOAD

Hedrick Brothers Construction's corporate project workload is divided into two separate divisions: Luxury Residential & Palm Beach under the direction of COO & President Gene Parker and the Commercial Division headed by President Erik Himmel. Each division has its dedicated team members including preconstruction and estimating, project management, supervisory and field staff. A Shared Services team includes corporate financial, human resources, information technology, legal, virtual design and construction, business development, marketing and administrative staff.

***The proposed team from our Residential/Palm Beach Division is scheduled to complete their current project assignments in Q4-2021 and have the capacity and availability to seamlessly perform the North Fire Station project.**

RESIDENTIAL/PALM BEACH DIVISION

PROJECT NAME	COMPLETION	PROJECT OWNER	OFFICE	BUDGET
* 264/270 South County Road	Q4-2021	Confidential	Palm Beach	Confidential
* 4821 South Flagler	Q4-2021	Confidential	Palm Beach	Confidential
622 North Flagler Road	Q4-2021	Confidential	Palm Beach	Confidential
1100 North Ocean	Q4-2021	Confidential	Palm Beach	Confidential
221 El Vedado	Q4-2021	Confidential	Palm Beach	Confidential
1960 South Ocean Boulevard	Q4-2021	Confidential	Palm Beach	Confidential
10 Golfview Road	Q4-2021	Confidential	Palm Beach	Confidential
215 Via Del Mar	Q4-2021	Confidential	Palm Beach	Confidential
100 South Flagler Drive	Q4-2021	Confidential	Palm Beach	Confidential
44 Coconut Road	Q4-2021	Confidential	Palm Beach	Confidential
150 Bradley Place	Q4-2021	Confidential	Palm Beach	Confidential
160 Royal Palm Way	Q1-2022	Confidential	Palm Beach	Confidential
Apogee 1201	Q1-2022	Confidential	Palm Beach	Confidential
200 Via Bellaria	Q2-2022	Confidential	Palm Beach	Confidential
726 Hi Mount Road	Q2-2022	Confidential	Palm Beach	Confidential

COMMERCIAL DIVISION

PROJECT NAME	COMPLETION	PROJECT OWNER	OFFICE	BUDGET
EOC Data Center Shell	Q4-2021	Palm Beach County Capital Improvements	West Palm Beach	\$1,000,000
B99 Road	Q4-2021	Pratt & Whitney	West Palm Beach	\$3,172,958
Suntree Country Club Clubhouse	Q4-2021	Suntree Country Club	Melbourne	\$6,651,885
Restaurant, Retail & Interior Renovations	Q4-2021	Hammock Beach Resort	Melbourne	\$5,698,584
Community Center	Q1-2022	Village of Tequesta	West Palm Beach	\$8,000,000
FCC Environmental	Q1-2022	FCC Environmental	West Palm Beach	\$3,189,893
FPL Alton Substation	Q1-2022	Siemens Energy	West Palm Beach	\$7,336,000
Venetian Isles Fitness Center & Clubhouse	Q1-2022	Venetian Isles HOA	West Palm Beach	\$9,090,255
Sunscape Senior Living	Q2-2022	Protea Capital Partners	West Palm Beach	\$19,831,107
Main Detention Center Phase 3-East & South Tower Renewal and Replacement	Q2-2022	Palm Beach County Capital Improvements	West Palm Beach	Phase 3 \$13,835,150
Student Union / Classroom Building	Q3-2022	The King's Academy	West Palm Beach	\$8,000,000
Fire Rescue Station #18	Q3-2022	Martin County	Melbourne	\$4,730,821
Riverstone Multifamily & Parking Garage	Q4-2022	Zabik & Associates Owner's Rep	West Palm Beach	\$85,000,000



1.3.2 APPROACH AND EXPERIENCE



1.3.2 PRELIMINARY APPROACH

PROVEN TRACK RECORD



Recreation Center team Sr. PM Pat Marshall and Project Administrator Sandy Scanlon are proposed for the North Fire Station project.

Hedrick Brothers Construction has a successful track record on our past work with the Town on Palm Beach. Our most recent CMAR with the Town – the Morton and Barbara Mandel Recreation Center – has been recognized not only by the Town residents but also

has won design and construction awards. This project went through a lengthy preconstruction and value engineering process which led to an on time and under budget completion. We are well versed in the Town's expectations in terms of administrative requirements, routine updates, detailed schedule updates and complete transparency. Our preconstruction team for the North Fire Station has worked on the award winning Recreation Center along with other Town projects. We believe in a clear line of communication and the proposed team has extensive experience in working with the Town officials.

PUBLIC SAFETY EXPERIENCE

Our company's portfolio includes fire rescue stations, emergency operation centers, police stations, and public safety facilities, which will aid in our preconstruction and value engineering services. Our team will be able to assist with design suggestions, material selections and logistical changes. As our estimation team has aided the Town with exploratory services on the North Fire Station



in the past, we will be able to provide budget efficiencies with trades partners who have previously visited this project.

N FIRE STATION OBSERVATIONS & RECOMMENDATIONS

The proposed improvements to the North Fire Station call out for a complete interior renovation. Hedrick Brothers assisted the Purchasing Department with site exploration and preliminary budget development in 2020. We have attached the past budget (values from 2020) and preliminary schedule in this package as reference. Exploratory services revealed deficiencies in exterior windows and doors structural connections, 2nd Floor substrate to joist connections, truss to framing and foundation connections. Our personal observations and specialty subcontractor opinions recommended a complete roof replacement, structural upgrades to the building as per current codes and a complete replacement of windows and doors. With our 40+ years of working on Palm Beach Island and specifically on numerous landmarked projects, we would like to propose this upgrade to the structure. Without the shell, openings and roof upgraded to current code, the Town will run into the risk of continued damages to newly finished surfaces. Our exploratory work also revealed termite damage to the structure. We plan for tenting and fumigation of the structure after project completion.

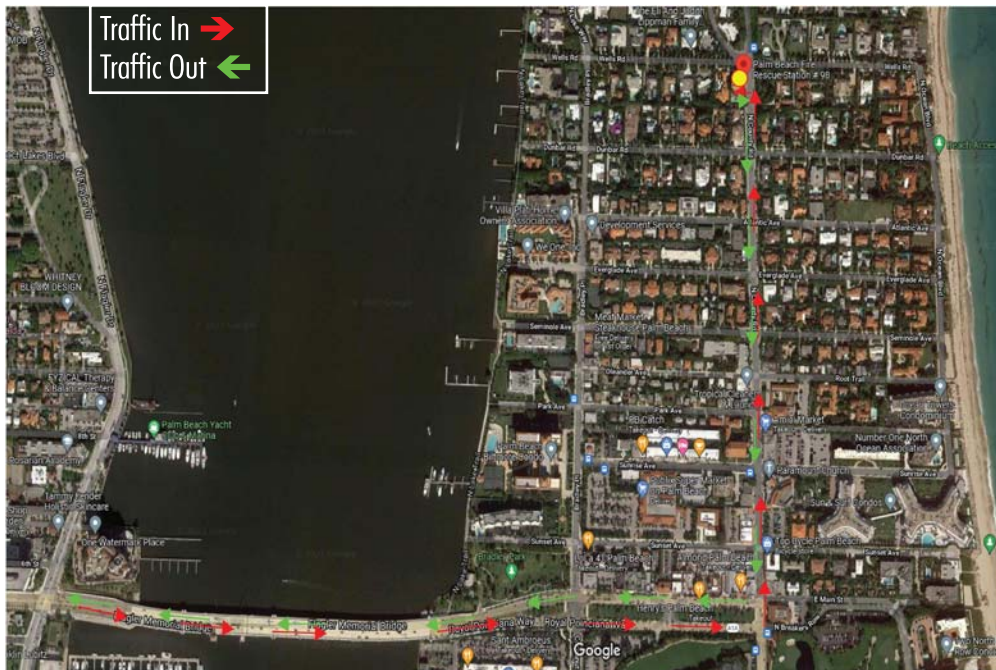
COMMUNICATIONS

Our standard weekly project meetings with the Town will allow for a smooth operation for the entire project. The Monthly Executive Report will share the project progress, photos, detailed schedule, cost summaries and a look ahead for work. We believe in an open door policy, and will be available to answer any questions pertaining to the project. We use Procore for integrating the field and administrative management. The Town will have digital access to relevant information on Procore. Our monthly payment applications will be reviewed by our accounting team and the project management team to provide detailed costs and backup for every dollar invested in this project.

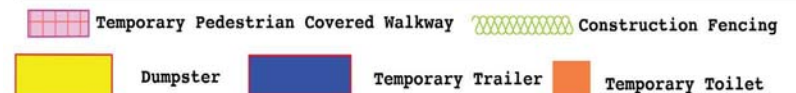
1.3.2 PRELIMINARY APPROACH

GOOD NEIGHBORS

With our four decades of work in the Town of Palm Beach, we have learned that neighbor relations are of utmost importance. As a good neighbor, we will always have Hedrick Brothers supervisory personnel on the project to answer and manage any resident questions. Our mobilization process will include formally reaching out to the neighboring properties to ensure that they have a point of contact if there is any unforeseen disturbance. Our logistics plan will take in consideration the residential street to the North of the fire station with flagmen present as required. With site safety fencing, secured scaffolding, covered sidewalks and site coordination personnel, every effort will be made to allow a routine operation for our neighbors and pedestrians.

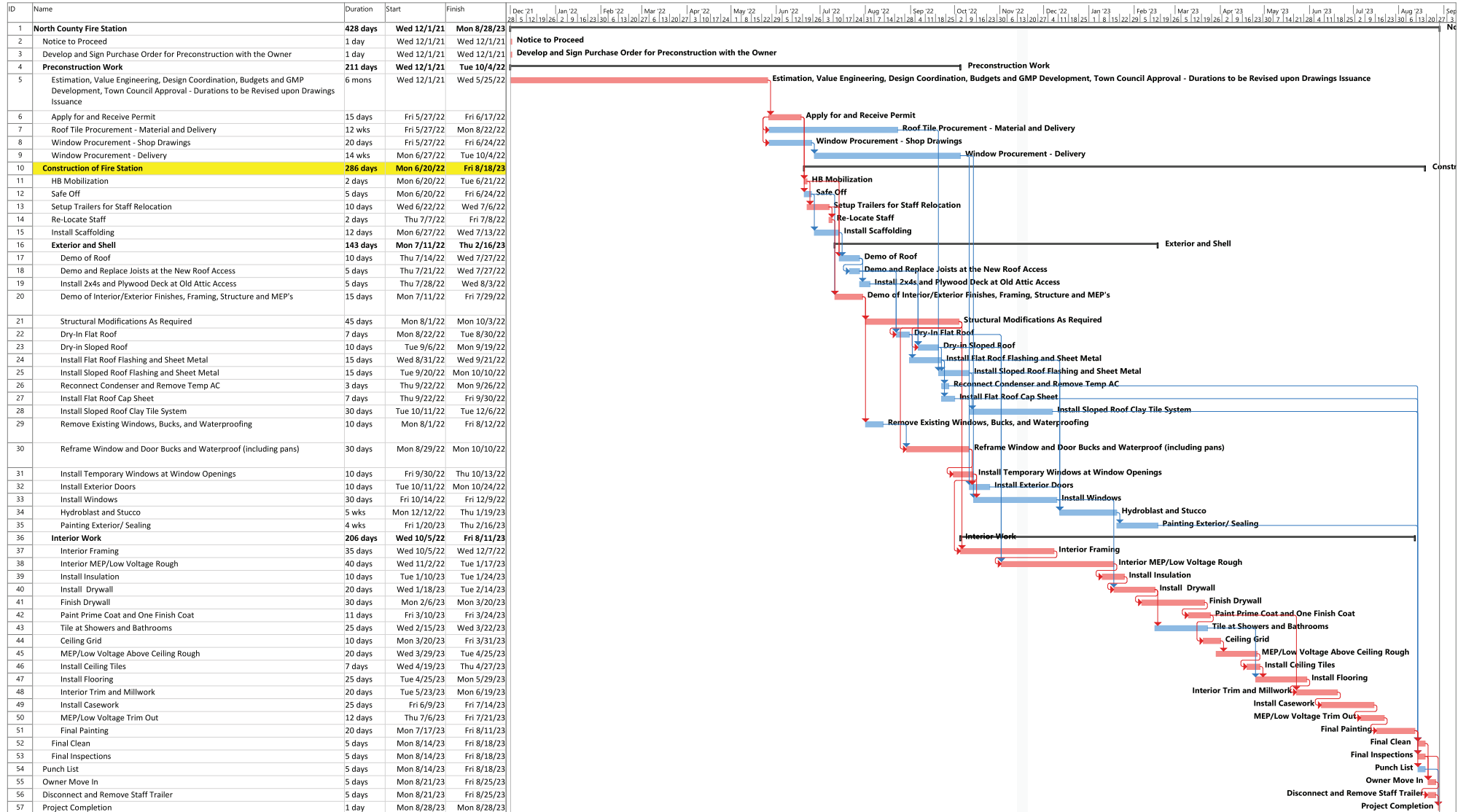


Construction Parking to be planned with the Town to minimize resident disturbance and provide effective loading and unloading of labor and material.



1.3.2 & 1.3.4 PRELIMINARY SCHEDULE

North Fire Station #2 Preliminary Schedule Complete Renovation



1.3.2 PROJECT APPROACH - PRELIMINARY BUDGET

HEDRICK BROS CONST CO INC

Spreadsheet Report
North Fire Station Renovation - Subcontractor Pricing is from Early 2020

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Group	Phase	Description	Takeoff Quantity	Labor Productivity	Labor Cost/Unit	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Equip Price	Other Price	Other Amount	Equip Amount	Grand Total Amount
1000.000		GENERAL REQUIREMENTS														
	1300.010	Personnel: Supervision														
		Superintendent	58.00 wk	40.000 hr / wk	4,000.00 /wk	100.00 /hr	232,000	-	-	-	-	-	-	-	-	232,000
		Personnel: Supervision					232,000									232,000
	1310.010	Personnel: Proj. Managmnt														
		Project Executive	58.00 wk	5.000 hr / wk	775.00 /wk	155.00 /hr	44,950	-	-	-	-	/wk	-	-	-	44,950
		Project Manager	58.00 wk	40.000 hr / wk	5,000.00 /wk	125.00 /hr	290,000	-	-	-	-	/wk	-	-	-	290,000
		Project Administrator	58.00 wk	40.000 hr / wk	3,000.00 /wk	75.00 /hr	174,000	-	-	-	-	/wk	-	-	-	174,000
		Estimation	1.00 ls		31,500.00 /ls	31,500.00 /ls	31,500	-	-	0.00 /ls	0	/ls	-	-	-	31,500
		Personnel: Proj. Managmnt					540,450									540,450
	1455.010	Special Inspectors														
		Special Inspector - NIC	1.00 nic			/nic		/nic		0.01 /nic	0	/nic	/nic			0
		Special Inspectors									0					0
	1510.010	Utilities: Temporary														
		Temp Electricity - by Owner	1.00 nic			/nic		/nic		0.01 /nic	0	/nic	/nic			0
		Temp Water - by Owner	1.00 nic		-	-	-	/nic		0.01 /nic	0	-	-		-	0
		Temp Toilet	14.00 mo		-	-	-	/mo		-	-	-	440.00 /mo	6,160	-	6,160
		Toilet Enclosure	4.00 ea		750.00 /ea	750.00 /ea	3,000	240.00 /ea	960	-	-	-	-	-	-	4,020
		Utilities: Temporary					3,000		960		0				6,160	10,180
	1520.010	Temp: Facilities														
		Cups & Ice	14.00 mo		-	-	-	-	-	-	-	-	125.00 /mo	1,750	-	1,750
		Blue Prints	1.00 ls		-	-	-	-	-	-	-	-	1,500.00 /ls	1,500	-	1,500
		Site Office - Including Set-up and Tear-down	1.00 ls		-	-	-	-	-	-	-	-	2,000.00 /ls	2,000	-	2,000
		Temp: Facilities													5,250	5,250
	1520.020	Temp: Supplies														
		Office Supplies	14.00 mo		100.00 /mo	100.00 /mo	1,400	150.00 /mo	2,100	-	-	105.00 /mo	-	-	1,470	5,117
		Temp: Supplies					1,400		2,100						1,470	5,117
	1540.010	Temp: Tools & Equipment														
		Tools & Equipment	14.00 mo		-	-	-	250.00 /mo	3,500	-	-	-	-	-	-	3,745
		Temp: Tools & Equipment							3,500							3,745
	1550.010	Temp: Traffic Control														
		ROW Permits - NIC	1.00 nic		-	-	-	-	-	-	-	-	0.01 /nic	0	-	0
		Temp: Traffic Control													0	0
	1556.010	Parking														
		Parking & Van Driver	14.00 mo		3,600.00 /mo	3,600.00 /mo	50,400	-	-	1,350.00 /mo	18,900	1,350.00 /mo	-	-	18,900	88,200
		Parking					50,400				18,900				18,900	88,200
	1562.010	Controls: Safety														
		First Aid Equip	14.00 mo		-	-	-	-	-	-	-	-	75.00 /mo	1,050	-	1,050
		Safety Director	14.00 mo	5.000 hr / mo	280.00 /mo	56.00 /hr	3,920	-	-	-	-	-	/mo	-	-	3,920
		Controls: Safety					3,920								1,050	4,970
	1740.010	Clean Up														
		Final Cleanup Sub	1.00 ls		-	-	-	-	-	10,000.00 /ls	10,000	-	-	-	-	10,000
		Current Cleanup	58.00 wk	20.000 hr / wk	600.00 /wk	30.00 /hr	34,800	60.00 /wk	3,480	-	-	-	-	-	-	38,524
		Dumpster	20.00 ea		-	-	-	-	-	-	-	575.00 /ea	-	-	11,500	11,500
		Clean Up					34,800		3,480		10,000				11,500	60,024
	1774.010	Project Closeout														
		Project Closeout - Sup/PM/PA (wk)	2.00 wk		12,000.00 /wk	12,000.00 /wk	24,000	/wk		-	-	-	-	-	-	24,000
		Project Closeout					24,000									24,000
		GENERAL REQUIREMENTS					889,970		10,040		28,900			12,460	31,870	973,943
2000.000		SITWORK														
	2221.010	Demo: General														
		Demolition - Complete Interior Gut	1.00 ls		-	-	-	-	-	89,000.00 /ls	89,000	-	-	-	-	89,000
		Asbestos & Lead Abatement	1.00 ls		-	-	-	-	-	0.01 /ls	0	-	-	-	-	0
		Windows and Doors Removal	1.00 ls		-	-	-	-	-	0.01 /ls	0	-	-	-	-	0
		Temporary Fence and Screen	1.00 ls		-	-	-	-	-	2,000.00 /ls	2,000	-	-	-	-	2,000
		Driveway, Sidewalk and Parking Protection	1.00 ls		-	-	-	-	-	5,000.00 /ls	5,000	-	-	-	-	5,000
		Temporary Barricades	1.00 ls		-	-	-	-	-	500.00 /ls	500	-	-	-	-	500
		Carpenter	10.00 wk	40.000 hr / wk	2,200.00 /wk	55.00 /hr	22,000	-	-	0.01 /wk	0	-	-	-	-	22,000
		Labor	10.00 wk	40.000 hr / wk	1,200.00 /wk	30.00 /hr	12,000	-	-	0.01 /wk	0	-	-	-	-	12,000
		Demo: General				/sf	34,000				96,500					130,500
	2770.010	Paving: Curbs & Gutters														



1.3.2 PROJECT APPROACH - PRELIMINARY BUDGET

HEDRICK BROS CONST CO INC

Spreadsheet Report

North Fire Station Renovation - Subcontractor Pricing is from Early 2020

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Group	Phase	Description	Takeoff Quantity	Labor Productivity	Labor Cost/Unit	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Equip Price	Other Price	Other Amount	Equip Amount	Grand Total Amount
	2770.010	Paving: Curbs & Gutters														
		Concrete Curbs and Sidewalks Repair - Allowance	1.00 ls		-	-	-	-	-	3,000.00 /ls	3,000	-	-	-	-	3,000
		Paving: Curbs & Gutters									3,000					3,000
	2900.010	Landscape: General														
		Landscaping/Hardscape Allowance for Restoration of Existing Conditions	1.00 ls		-	-	-	-	-	10,000.00 /ls	10,000	-	-	-	-	10,000
		Landscape: General									10,000					10,000
		SITEWORK					34,000				109,500					143,500
3000.000		CONCRETE														
	3010.010	Concrete/Shell														
		Concrete , Shell and Framing - Major Structural Upgrades	1.00 ls		-	-	-	-	-	583,560.00 /ls	583,560	-	-	-	-	583,560
		Carpenter	15.00 wk	40.000 hr / wk	2,200.00 /wk	55.00 /hr	33,000	-	-	0.01 /wk	0	-	-	-	-	33,000
		Laborer	15.00 wk	40.000 hr / wk	1,200.00 /wk	30.00 /hr	18,000	-	-	/wk		-	-	-	-	18,000
		Concrete/Shell					51,000				583,560					634,560
		CONCRETE					51,000				583,560					634,560
6000.000		WOOD & PLASTICS														
	6220.010	Millwork														
		Standing and Running Trim Allowance	1.00 ls		0.01 /ls	0.01 /ls	0	/ls		17,240.00 /ls	17,240	/ls	/ls			17,240
		Exterior Wood Outlookers	1.00 ls		0.01 /ls	0.01 /ls	0	/ls		100,000.00 /ls	100,000	/ls	/ls			100,000
		Carpenter	6.00 wk	40.000 hr / wk	2,200.00 /wk	55.00 /hr	13,200	-	-	/wk		-	-	-	-	13,200
		Laborer	6.00 wk	40.000 hr / wk	1,200.00 /wk	30.00 /hr	7,200	-	-	/wk		-	-	-	-	7,200
		Millwork					20,400				117,240					137,640
		WOOD & PLASTICS					20,400				117,240					137,640
7000.000		THERMAL & MOISTURE PROT														
	7214.005	Insulation														
		Insulation	1.00 ls		-	-	-	-	-	34,500.00 /ls	34,500	-	-	-	-	34,500
		Insulation									34,500					34,500
	7321.000	Clay Roof Tiles														
		Removal of Existing Roof and New Roof per Drawings	1.00 ls		-	-	-	-	-	402,332.00 /ls	402,332	-	-	-	-	402,332
		Carpenter	5.00 wk	40.000 hr / wk	2,200.00 /wk	55.00 /hr	11,000	-	-	/wk		-	-	-	-	11,000
		Laborer	5.00 wk	40.000 hr / wk	1,200.00 /wk	30.00 /hr	6,000	-	-	/wk		-	-	-	-	6,000
		Clay Roof Tiles					17,000				402,332					419,332
	7920.010	Waterproofing and Caulking														
		Thoroseal on Walls	1.00 ls		-	-	-	-	-	11,637.00 /ls	11,637	-	-	-	-	11,637
		Waterproofing Showers	1.00 ls		-	-	-	-	-	7,200.00 /ls	7,200	-	-	-	-	7,200
		Carpenter	5.00 wk	40.000 hr / wk	2,200.00 /wk	55.00 /hr	11,000	-	-	/wk		-	-	-	-	11,000
		Laborer	5.00 wk	40.000 hr / wk	1,200.00 /wk	30.00 /hr	6,000	-	-	/wk		-	-	-	-	6,000
		Waterproofing and Caulking					17,000				18,837					35,837
		THERMAL & MOISTURE PROT					34,000				455,669					489,669
8000.000		DOORS & WINDOWS														
	8210.000	Interior Wood Doors														
		Interior Wood Door (56)	1.00 ls		-	-	-	-	-	28,000.00 /ls	28,000	-	-	-	-	28,000
		Interior Wood Door Hardware (56)	1.00 ls		-	-	-	-	-	11,200.00 /ls	11,200	-	-	-	-	11,200
		Interior Wood Doors									39,200					39,200
	8210.005	Exterior Wood Doors														
		Fiberglass Exterior Doors	1.00 ls	hr / ls	0.00 /ls	0.00 /hr	0	-	-	21,000.00 /ls	21,000	-	-	-	-	21,000
		Exterior Door Hardware	1.00 ls	hr / ls		/hr		-	-	3,600.00 /ls	3,600	-	-	-	-	3,600
		Carpenter	7.00 wk	40.000 hr / wk	2,200.00 /wk	55.00 /hr	15,400	-	-	/wk		-	-	-	-	15,400
		Laborer	7.00 wk	40.000 hr / wk	1,200.00 /wk	30.00 /hr	8,400	-	-	/wk		-	-	-	-	8,400
		Exterior Wood Doors					23,800				24,600					48,400
	8500.000	Windows														
		All New Kolbe Windows - Replace all Units, Copper Pans, Waterproofing, Insulation	1.00 ls		-	-	-	-	-	307,985.00 /ls	307,985	-	-	-	-	307,985
		Cline Door on Roof	1.00 ls		-	-	-	-	-	63,373.00 /ls	63,373	-	-	-	-	63,373
		Rolling Shutters	1.00 ls		-	-	-	-	-	16,890.00 /ls	16,890	-	-	-	-	16,890
		Windows Protection	1.00 ls		-	-	-	-	-	20,400.00 /ls	20,400	-	-	-	-	20,400



1.3.2 PROJECT APPROACH - PRELIMINARY BUDGET

HEDRICK BROS CONST CO INC

Spreadsheet Report
North Fire Station Renovation - Subcontractor Pricing is from Early 2020

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Group	Phase	Description	Takeoff Quantity	Labor Productivity	Labor Cost/Unit	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Equip Price	Other Price	Other Amount	Equip Amount	Grand Total Amount
		Windows									408,648					408,648
		DOORS & WINDOWS					23,800				472,448					496,248
9000.000		FINISHES														
	9000.010	Division 9 Subcontractors														
		Carpenter	7.00 wk	40.000 hr / wk	2,200.00 /wk	55.00 /hr	15,400	-	-	/wk		-	-	-	-	15,400
		Laborer	7.00 wk	40.000 hr / wk	1,200.00 /wk	30.00 /hr	8,400	-	-	/wk		-	-	-	-	8,400
		Division 9 Subcontractors			/ea		23,800									23,800
	9180.010	STUCCO														
		Hydroblast Existing Stucco, New Stucco Over Waterproofed Walls	1.00 ls		-	-	-	-	-	34,692.00 /ls	34,692	-	-	-	-	34,692
		Scaffolding	1.00 ls		-	-	-	-	-	141,814.00 /ls	141,814	-	-	-	-	141,814
		STUCCO									176,506					176,506
	9255.005	DRYWALL & METAL FRAMING														
		Drywall and Metal Framing - Exterior Walls and Furring, Interior Walls with Metal Studs, Drywall Walls and Ceilings, Level 4 Finish	1.00 ls		-	-	-	-	-	186,000.00 /ls	186,000	-	-	-	-	186,000
		DRYWALL & METAL FRAMING									186,000					186,000
	9310.005	Ceramic Tile														
		Tile Flooring - Baths and Toilets, Locker Rooms, Base included	1.00 ls		-	-	-	-	-	25,000.00 /ls	25,000	-	-	-	-	25,000
		Ceramic Tile			/ls						25,000					25,000
	9680.005	Carpeting														
		New Carpet on all interior floors (Excl bathrooms, locker rooms, kitchen)	1.00 ls		-	-	-	-	-	11,166.00 /ls	11,166	-	-	-	-	11,166
		Carpeting			/ls						11,166					11,166
	9900.010	PAINT & COATINGS														
		Exterior Painting all Building Walls	1.00 ls		-	-	-	-	-	14,385.00 /ls	14,385	-	-	-	-	14,385
		Interior Painting - Incl Interior side of Windows	1.00 ls		-	-	-	-	-	97,051.00 /ls	97,051	-	-	-	-	97,051
		Temp Protection	1.00 ls		-	-	-	-	-	32,734.00 /ls	32,734	-	-	-	-	32,734
		PAINT & COATINGS									144,170					144,170
		FINISHES					23,800				542,842					566,642
10000.000		SPECIALTIES														
	10000.010	Division 10 Subcontractors														
		Carpenter	3.00 wk	40.000 hr / wk	2,200.00 /wk	55.00 /hr	6,600	-	-	1.00 /wk	3	-	-	-	-	6,603
		Laborer	3.00 wk	40.000 hr / wk	1,200.00 /wk	30.00 /hr	3,600	-	-	1.00 /wk	3	-	-	-	-	3,603
		Fire Extinguishers, Lockers, Bathroom Compartments, Bath Accessories, Laundry Chute	1.00 ls		-	-	-	-	-	35,000.00 /ls	35,000	-	-	-	-	35,000
		Division 10 Subcontractors			/ea		10,200				35,006					45,206
	10290.010	Pest Control														
		Termite Fumigation	1.00 ls		0.01 /ls	0.01 /ls	0	0.01 /ls	0	25,694.00 /ls	25,694	-	-	-	-	25,694
		Pest Control			/ea		0		0		25,694					25,694
	10430.010	Signs and Letters														
		Interior Signage	1.00 ls		0.00 /ls	0.00 /ls	0	/ls		10,000.00 /ls	10,000	-	-	-	-	10,000
		Signs and Letters			/ea						10,000					10,000
		SPECIALTIES					10,200		0		70,700					80,900
11000.000		EQUIPMENT														
	11450.010	Equip: Residential Food														
		Kitchen Appliance	1.00 ls		-	-	-	-	-	8,800.00 /ls	8,800	-	-	-	-	8,800
		Equip: Residential Food			/ea						8,800					8,800
		EQUIPMENT									8,800					8,800
15000.000		MECHANICAL														
	15300.010	Fire Sprinkler														
		Safe Off for Demo, New Fire Sprinkler System and Heads	1.00 ls		-	-	-	-	-	97,500.00 /ls	97,500	-	-	-	-	97,500
		Fire Sprinkler			/ea						97,500					97,500
	15400.000	PLUMBING														
		New Plumbing and Fixtures	1.00 ls		-	-	-	-	-	116,730.00 /ls	116,730	-	-	-	-	116,730
		Connect 5 Downspouts to existing drainage Allowance	1.00 ls		-	-	-	-	-	10,500.00 /ls	10,500	-	-	-	-	10,500



1.3.2 PROJECT APPROACH - PRELIMINARY BUDGET

HEDRICK BROS CONST CO INC

Spreadsheet Report
North Fire Station Renovation - Subcontractor Pricing is from Early 2020

Page 5
9/29/2021 7:23 PM

Group	Phase	Description	Takeoff Quantity	Labor Productivity	Labor Cost/Unit	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Equip Price	Other Price	Other Amount	Equip Amount	Grand Total Amount
		PLUMBING									127,230					127,230
	15700.000	HVAC SYSTEMS														
		Safe Off for Demo, Temp AC, New HVAC System, Exhausts	1.00 ls		-	-	-	-	-	194,550.00 /ls	194,550	-	-	-	-	194,550
		HVAC SYSTEMS									194,550					194,550
		MECHANICAL									419,280					419,280
16000.000		ELECTRICAL														
	16000.015	ELECTRICAL														
		Safe Off for Demo, Incl Fixtures, Generator (Excl)	1.00 ls		-	-	-	-	-	225,000.00 /ls	225,000	-	-	-	-	225,000
		Lightning Protection	1.00 ls		-	-	-	-	-	10,000.00 /ls	10,000	-	-	-	-	10,000
		ELECTRICAL									235,000					235,000
	16700.010	Communications														
		Communication Systems	1.00 nic		-	-	-	-	-	0.01 /nic	0	-	-	-	-	0
		Communications			/ea						0					0
	16721.000	Fire Alarm														
		Fire Alarm	1.00 nic		-	-	-	-	-	0.01 /nic	0	-	-	-	-	0
		Fire Alarm									0					0
	16800.000	Sound and Video														
		Sound and Video System	1.00 nic		-	-	-	-	-	0.01 /nic	0	-	-	-	-	0
		Sound and Video									0					0
	16900.000	Controls														
		Low Voltage Controls	1.00 nic		-	-	-	-	-	0.01 /nic	0	-	-	-	-	0
		Controls			/ea						0					0
		ELECTRICAL									235,000					235,000

Estimate Totals

Description	Amount	Totals	Hours	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor	1,087,170		13,200.000 hrs			120.023 /sf	22.33%
Material	10,743					1.186 /sf	0.22%
Subcontract	3,043,939					336.050 /sf	62.52%
Equipment	31,870		6,960.000 hrs			3.518 /sf	0.65%
Other	12,460					1.376 /sf	0.26%
	4,186,182	4,186,182				462.153 /sf	85.98%
Insurance	54,420			1.300 %	T	6.008 /sf	1.12%
	54,420	4,240,602				468.161 /sf	1.12%
Contractors Fee	339,248			8.000 %	T	37.453 /sf	6.97%
	339,248	4,579,850				505.614 /sf	6.97%
P&P Bond	57,248			1.250 %	T	6.320 /sf	1.18%
	57,248	4,637,098				511.934 /sf	1.18%
Contractors Contingency	231,855			5.000 %	T	25.597 /sf	4.76%
Total		4,868,953				537.531 /sf	



1.3.2 CMAR APPROACH - SAFETY



Safety Week 2021

SAFETY

Hedrick Brothers Construction is committed to providing a safe and healthy environment for our employees and all subcontractors and Owners across all projects. ***NO project takes priority over safety – we want to see everyone on our projects go home safe at the end of each day and take pride in our ability to make this a reality.***

On our projects, the project manager and superintendent are responsible for the culture of safety on the project. Their ability to naturally foster this culture is achieved through training, both in-house and external, and Hedrick Brothers' Safety Protocol and Manual. All employees are expected to be versed and adhere to this manual and the training provided. The provisions of our Safety Protocol comply with requirements set forth by local, state, and federal regulations. Our Safety Protocol is continually reviewed and reevaluated while also considering the requirements established by the owners and client organizations.

We have a culture of excellence at Hedrick Brothers, which starts with our safety. We have a ***0.64 Experience Modifier Rate (EMR)***, which is a direct reflection of our ability to manage zero-accident projects, on all of our projects. Aside from being a key indicator of our ability to manage our projects safely, it also means our clients pay \$0.64 on the dollar in insurance premiums – savings that are realized by the owner.



1.3.2 CMAR APPROACH - SAFETY

SAFETY IN PRECONSTRUCTION

Since we have a strong culture of safety at Hedrick Brothers, we integrate safety and risk mitigation into the early planning stages of the project – getting ahead of any potential risk. Such information is obtained through:

- Assessing the client's safety protocols and incorporating them into our own
- Security assessment
- Site logistics planning
- Hazard/exposure assessment
- Gap assessment
- Local / specialty code review

SAFETY IN CONSTRUCTION

Our standard construction gear includes hardhats, high visibility shirts/vests and steel toe boots for any person entering the jobsite.

During the construction of each project, we maintain the *HB Safety Manual* on-site at all times. The manual is finalized during the preconstruction safety/risk assessment. Additionally, we require all subcontractors to provide their safety manuals, which are reviewed and approved OR modified with the subcontractor to meet our standards. We hold our subs accountable, and by requiring safety manuals from each, we can do so in an objective manner.

Our Safety Officer performs *continual and random safety inspections throughout the project*. This allows for a new perspective to observe our safety practices and provide corrective measures where needed. The Safety Officer produces inspector reports upon each visit, accessible to all project team members through Procore.

Should a safety issue be noted, a stand-down is immediately enacted, no matter the risk level. These stand-downs not only serve to remediate the risk but also as a lesson learned. We feel that the best way to prevent a future issue is to exemplify the current one. We have found great success in this practice, as reflected in our EMR.



1.3.2 CMAR APPROACH - PROJECT MANAGEMENT

PRECONSTRUCTION

Where we combat today's #1 Construction Issue ... Cost Escalation!

At the beginning of your construction project, every decision made is crucial to maximizing your investment and accomplishing your vision. Hedrick Brothers Construction offers collaborative and comprehensive Preconstruction Services to help you make those critical decisions early in design with minimal investment. Our highly-skilled estimators and virtual design professionals, combined with the latest preconstruction technologies, help ensure that your budget is accurate and your vision is met from the start.

COST CONTROL & COST ESCALATION MITIGATION METHODS DURING PRECONSTRUCTION

We begin with the end in mind. With limited design information available at the start of Preconstruction, it is often left up to us to fill in the gaps. With our in-house experts in civil, architectural, structural and MEP trades, you can rely on us to fill bridge those gaps. We have adopted several cost-control processes to ensure that all of our preconstruction estimates are accurate and dependable:

- **Detailed Progress Cost Estimates** - Comprehensive Cost Estimates will be provided at Schematic Design, Design Development, 50% Construction Documents, and 95% Construction Documents, or as determined by the contract. Hedrick Brothers takes pride in our ability to continually estimate projects, and track where and why cost fluctuations occur. This is achieved by providing a detailed cost estimate from the conceptual estimate phase where every building component is broken out, a quantity takeoff is completed, and unit costs are accounted for, as opposed to general square footage estimates for whole divisions (i.e. Hedrick Brothers will provide detail on each individual finish in lieu of a total square footage cost for all finishes). Estimating to this level of detail allows for continual comparison of each estimate deliverable, cost tracking, and historical project cost data.
- **Reliable Cost Data** – Our detailed approach is further supported by Timberline, a software which houses a library of detailed cost estimates, current cost databases and subcontractor/supplier input. Additionally, this platform tracks and maintains escalation, market conditions, and material quantity.
- **Subcontractor Participation Early** - We will solicit to pre-qualified subcontractors to help assist in the development of all estimates (including schematic). This information is paired with our reliable historical data to ensure that all estimates are accurate and complete.
- **Collaborative Communication** – Communication is key during preconstruction. We start with a "Kick-Off" meeting with the



1.3.2 CMAR APPROACH - PROJECT MANAGEMENT

project team to discuss the preconstruction process, owner's expectations, overall design scheme, and phasing scheme. Progress meetings will be held every 2 weeks to review project status and help maintain constant communication during the preconstruction process. All communication is input into Procore and available to the Project Team.

- **Team Workshops & Constructability Reviews** – We will conduct team workshops and constructability reviews with owner, design team, subcontractor's, and our in-house preconstruction staff. These workshops allow for creative and cost efficient ideas to flow freely that can be impactful during design development and identify potential problems in the design ahead of construction.
- **Scope Creep Monitoring** – We will monitor scope creep as the designs develop. Cost Variance reports are provided with each estimate identifying changes in scope of work from the previous estimates and the associated cost so that you can make informed decisions as the design develops.
- **Preconstruction Scheduling** – Time is money. We will provide a detailed preconstruction schedule identifying timelines for design, estimates, and permitting to keep your project on track for construction.
- **Value Engineering** – You can depend on us to think outside the box to get your project within budget. We will conduct value engineering studies at each phase of design to offer you alternative options to keep your project within budget without compromising your vision.

OVERALL APPROACH TO ESTABLISHING A GMP

- **No Surprise Approach** – We take a "No Surprise" approach when developing all preliminary estimates and the GMP. We will thoroughly evaluate the construction documents and existing site conditions to vet out any unknown cost that may exist ahead of construction.
- **Bulletproof Bid Packages** – Prior to sending the Construction Documents out to bid, we will assemble detailed bid packages for each trade. Bid packages will consist of detailed written scopes of work, cost breakdown sheets, project schedule, and contractual documents. All subcontractors will be required to submit their bids utilizing the bid package documents. This information will be utilized for evaluation of subcontractor bids and helps us eliminate scope gap between the trades. In addition, the bid package will become a subcontract document for the selected subcontractor providing for a seamless transition into construction operations.
- **Prequalified Subcontractor Participation** – All subcontractors invited to participate in the bidding process are pre-qualified on an annual basis by Hedrick Brothers. In order to create a competitive bid environment, we strive to receive at least 3-5 bids per trade. This ensures that you are getting the most competitive pricing in the market today.
- **Open Book Philosophy** – At Hedrick Brothers we believe in complete transparency though the preconstruction process and into construction. Our Open Book philosophy has helped us develop and maintain long term relationships for over 42 years in the

1.3.2 CMAR APPROACH - PROJECT MANAGEMENT

construction business. Through our Procore collaborative software, you will have access to all information including, but not limited to, estimates, detailed general conditions summaries, subcontractor proposals, and bid comparison sheets.

CONTINGENCY MANAGEMENT

Our goal with contingency is to return it all to you. The way we establish a contingency fund is to identify all the potential risks on a the project; then assign a dollar value to mitigate that risk. Then during construction we protect the contingency fund and scrutinize all expenditures to it. We track and project usage of the fund to ensure it is utilized appropriately.

CHANGE ORDERS

What constitutes a change order? We classify a change order as an added scope of work that was not part of the Guaranteed Maximum Price. This could be an owner added item or an unforeseen condition. How do you handle change order requests from subcontractors? When a subcontractor requests a change order, the first thing we do is verify the request. We will review the project

documents and all components of the request to verify validity of the issue. Once we determine the request is a valid request, we then do a deep dive into the cost components of the request. We look at the duration, materials, and equipment being requested for and we cross reference the scope of work with our historical knowledge. If it our team can not validate the cost, we will send it back to the subcontractor for corrections. If we can validate it, we will ensure it is packaged per the contract requirements and we submit it to the design and ownership team for approval.

MONTHLY COST TO COMPLETE

Procore's forecasting automatically aggregates the current state of all contracts and change orders, along with the ability to do a detailed multi-line entry of forecasted costs to complete for each line on the budget. Notes can be recorded for each line as well, and all of this data can be viewed inside of Procore or printed as a PDF. Procore's budget snapshot capabilities lets you save "snapshots" of your budget at regular intervals, such as monthly forecast submissions, which will show you how the project's estimated cost at completion and anticipated savings/loss has changed over time. Historical snapshots can be analyzed, including the full detail of each line's notes and projections.



PROCORE COST MODULE INCLUDES:

Cost Code	Pending Budget Changes	Pending Cost Changes
Category	Projected Budget	Projected Costs
Original Budget	Committed Costs	Forecast to Complete
Budget Modifications	Direct Costs	Estimated Cost at Completion
Approved COs	Job to Date Costs	Projected Over/Under
Revised Budget		

1.3.2 CMAR APPROACH - PROJECT MANAGEMENT



SCHEDULING – Software Utilized - Microsoft Project

Hedrick Brothers team members have a strong history of successfully completing projects within aggressive, but realistic schedules. We accomplish this by sticking close to what works best – produce a detailed, workable plan that all participants agree on, then closely manage the progress of the job to achieve the established goals. The schedule is a critical management tool used for programming the execution of the project and to communicate expectations to the entire project team. Hedrick Brothers takes a proactive approach to ensure that the project schedule is up-to-date and that corrective action is taken when needed to ensure the client's required delivery dates are respected.

The key to successful scheduling and management is anticipation. For proper planning, Hedrick Brothers utilizes the critical path management scheduling method to anticipate weeks and months in advance and two (2), four (4) or six (6) week "look-ahead" schedules. Throughout the course of the project, the schedule is consistently reviewed and revised.

The project schedule is prepared by incorporating critical issues including:

- Coordination and integration of owner's requirements and the architect/engineer's design time;
- Review of all scopes of work and requested phasing;
- Implement realistic activity sequences and durations;
- Incorporation of procurement schedule;
- Identification of:
 - > Critical items
 - > Long-lead materials/finishes
 - > Scopes with risk

1.3.2 CMAR APPROACH - PROJECT MANAGEMENT

During the bidding and award process, we review the scope of work in detail with subcontractors and suppliers, determine lead times, start and completion dates, and installation durations. This information is entered into the baseline schedule.

During the procurement phase, the submittals required from each subcontractor are also entered into the schedule, which becomes part of the subcontract agreement. All subcontractors receive a copy of the schedule along with subcontract agreement. After a master schedule is complete, we then take the additional step of analyzing all current activities into six-week look ahead schedule, and then further into a two-week look ahead schedule. This keeps the team aware of all tasks, so that work is scheduled ahead of time.

The baseline schedule is submitted as part of the GMP and once approved it is the basis for all analysis regarding schedule updates and delay analysis. Schedules are updated on a monthly

basis by actual start and completion dates and are reflected by the percentage complete for each activity. The schedule and schedule narrative are included as part of the monthly PMIS report.

- Scopes that expose additional scopes
- Proper allocation of labor and materials
- Adequate time to process shop drawings and sample approvals; and
- Partnering with owner to create final schedule.

PROCESSING OF SHOP DRAWINGS

- As the GMP / Construction Documents are available from the design team, Hedrick Brothers conducts a pre-review of all submittal items required.
- Concurrently, Hedrick Brothers prepares a Master Construction Schedule and a Master Shop Drawing / Submittal Schedule derived from the Master Construction Schedule.
- The Shop Drawing / Submittal Schedule indicates not only the required shop drawings / submittal items (shop drawings, material samples, material data sheets, manufacturer specifications, design mixes, color samples), but also includes each required submittal date, review durations, approval dates, and fabrication release dates.
- To ensure a firm understanding by each subcontractor of their submittal responsibilities, Hedrick Brothers prepares individual Submittal Logs for each subcontractor trade prior to the selection of the actual subcontractor. Upon subcontractor selection and with the subcontractor contract, the individual submittal logs are supplied up front to the subcontractor.



1.3.2 CMAR APPROACH - PROJECT MANAGEMENT

DEVELOPMENT AND COORDINATION OF SUBCONTRACTOR SCHEDULES

- During the various preconstruction phases of the project, a segmented project schedule plan is developed. For example, our segmented project schedule parts may be: demolition, structural remediation, MEP coordination, systems integration, and finishes.
- The entire project is segmented and the schedule activities within the segmented parts are not to exceed more than 30 day construction duration activities. The segmented project schedule plan allows:
 - > A better subcontractor project schedule understanding.
 - > Allows subcontractor to focus on required crew loading to maintain each individual part of the project.
 - > Provides an insight in the overall involvement of how subcontractors affect and support each other.
 - > Forms a better subcontractor understanding as to when critical construction material / equipment will be required.
 - > Allows for an easier look ahead scheduling.
- As each subcontractor is selected, we require each subcontractor to review the Hedrick Brothers segmented project schedule. Upon subcontractor review of the segmented project schedule, a meeting is conducted with each individual subcontractor to review subcontractor comments and to make any modifications as may be required.

METHODS FOR ASSURING

SUBCONTRACTOR'S ADHERENCE TO SCHEDULE

Hedrick Brothers utilizes several methods to ensure that subcontractors adhere to the approved construction schedule. Our subcontract includes several clauses that mandate the subcontractor to stay on schedule as part of their contractual obligations, but it also requires them to notify Hedrick Brothers immediately of any potential delays that may interrupt that subcontractor from meeting their completion dates. Hedrick Brothers continually stresses the importance to stay on schedule on a weekly basis with mandatory subcontractor job site meetings. We have found that by staying in constant contact with the subcontractors it allows for quick analysis of construction activities and the ability to redirect activities in order to stay on schedule.

COORDINATION OF CREW LOADING WITH CONSTRUCTION SCHEDULING

- During the development of the GMP, Hedrick Brothers prepares cost and crew loading / manpower estimates for each subcontractor bid package, prior to receipt of the actual subcontractor bids. Hedrick Brothers then generates crew loading / manpower information and prepares a Master Project Schedule in advance of the subcontractor bids.
- Upon receipt of the subcontractor bids, Hedrick Brothers compares the bid crew loading / manpower information provided by the selected subcontractor for each bid package.
- During a preconstruction meeting and prior to selection of each subcontractor, the crew loading / manpower information is analyzed. Should substantial crew loading / manpower differences surface during the review,

1.3.2 CMAR APPROACH - PROJECT MANAGEMENT

additional investigations are conducted to a conclusion that supports the Master Project Schedule requirements.

DEVELOPMENT OF COST LOADING OF SCHEDULES

- During the preconstruction phases of the project, the project schedule continues to develop with the segmented project approach. The segmented project schedule information is included within the quantity survey estimating of the Advanced Schematic, Design Development, and Construction Document levels of estimates.
- When the GMP bid packages are prepared, the subcontractors are provided with a Hedrick Brothers bid proposal format that dove tails into to the segmented project schedule and the cost loading activities. In other words, Hedrick Brothers lays the groundwork during the preconstruction phase to pay dividends when the times comes to prepare the cost loading of the project schedule.
- Cost loading of schedules is an additional management tool to measure project progress and to provide an oversight of the construction finances of the project.
- As is often the case - Hedrick Brothers' project management team works closely with each subcontractor to ensure a clear understanding of schedule cost loading without cross over activity contamination.

SCHEDULING PROJECT EXAMPLE: WEST PALM BEACH FIRE STATION #4



For the City of West Palm Beach Fire Station #4, we followed all our standard scheduling techniques discussed above and some “out of the box” thinking in Preconstruction that helped make this project successful. Initially, the design team envisioned the project being constructed as a traditional masonry (CMU) structure due to the small size of the project site. However, as experienced tilt-wall constructors, we provided an early cost analysis and market study to shift to tilt-wall construction. Through creative solutions and early planning with our field team and trade partners, we developed a detailed site logistics plan that allowed us to start casting slabs early. We were able to accelerate the construction schedule to reduce the general conditions costs on the project and still provide the Owner with the savings that tilt-wall construction provided.

Overall, the reduction in time and materials resulted in a net savings of \$250,000 to the Owner.

1.3.2 CMAR APPROACH - PROJECT MANAGEMENT

QUALITY CONTROL

DESIGN & CONSTRUCTION

At Hedrick Brothers, we pride ourselves on our ability to practice unparalleled Quality Control as well as Quality Assurance, starting in preconstruction through closeout. We appreciate the opportunity to work with the Design Teams and owner staff during design to ensure the most current and efficient materials and processes are incorporated into the project.

Hedrick Brothers' Quality Assurance/Quality Control (QA/QC) Program is based on an accountability checklist designed to work in harmony with the contract requirements of the Owner and Subcontractor. Hedrick Brothers' policies and procedures include:

- Preconstruction verification of systems and assemblies
- Detailed constructability reviews to eliminate potential issues
- Partnering with Third Party Inspection Agencies for full benefit
- Prequalification of subcontractors
- Pre-task and pre-installation conferences to ensure full coordination
- Testing and verification
- Continuous monitoring and reporting during the construction phase
- Reducing and eliminating punch list items

- Accelerating project completion; and
- Review of warranty & closeout documents during submittal phase

During construction, our Superintendent and Project Executive will be performing daily quality assurance tasks. They will work with the design project manager and Owner to provide support via submittal reviews and site visits to verify the facility is built to the established design criteria.

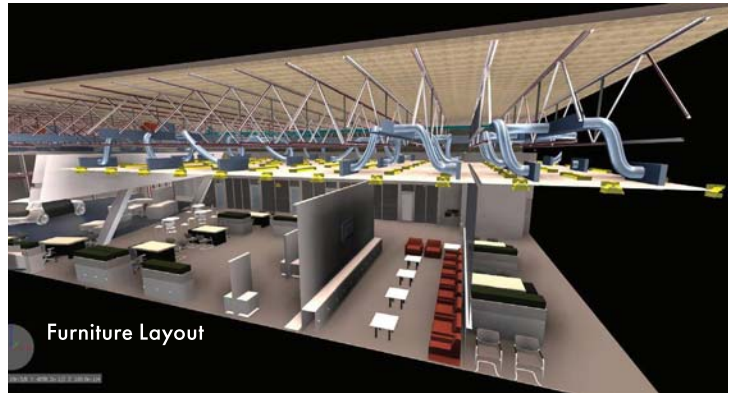
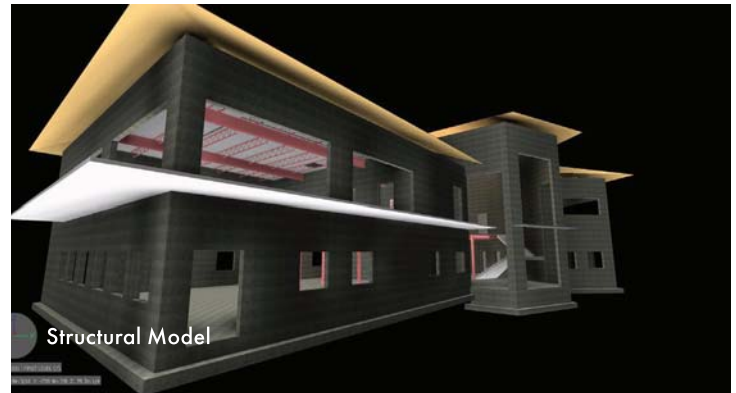


1.3.2 CMAR APPROACH - PROJECT MANAGEMENT

PROACTIVE CONSTRUCTION – VDC DURING CONSTRUCTION

Once the project reaches construction, accurate staging, sequencing, material procurement coordination, and building components installation are imperative. In prior years, this was traditionally accomplished without VDC. However, Hedrick Brothers provide additional technology and enhanced coordination to consider all previously designed and required components. The more perspective you have, the fewer chances for error or delays. The following tasks will be performed during the construction:

- General coordination and virtual construction collaboration management between the subcontractors, design team, vendors, and manufacturers
- Construction model updates based on design and client-driven revisions to the drawings
- Link of construction schedule to the virtual design and constructed models. This task allows us to develop a visualization of construction activities to identify time-space constraints
- Prediction of time-space conflicts or constraints (lay down areas) during the entire project duration
- Management of subcontractor's model content
- Weekly/Bi-weekly collaboration meetings with the construction team
- Use virtual content at the job site as an additional and enhanced coordination tool with the construction project manager, superintendent, and subcontractor
- Smart Tag will allow the client/design team member to "click" on a 3-dimensional object to see REAL product information such as a material brochure, installation instructions, and warranty information



1.3.2 CMAR APPROACH - PROJECT MANAGEMENT

Water tightness and elimination of water intrusion is a STANDARD QUALITY CONTROL PROCEDURE.

From our experience and having worked along the coast in Florida for over 42 years, we understand water intrusion at a building structure can be devastating. We knew even the slightest bit of water intrusion could generate mold and mildew on construction projects. To prevent this, we implemented water tightness and a building envelope plan to ensure that new window and door openings, as well as roof structures would exceed all standards and code required for water and air infiltration tests.



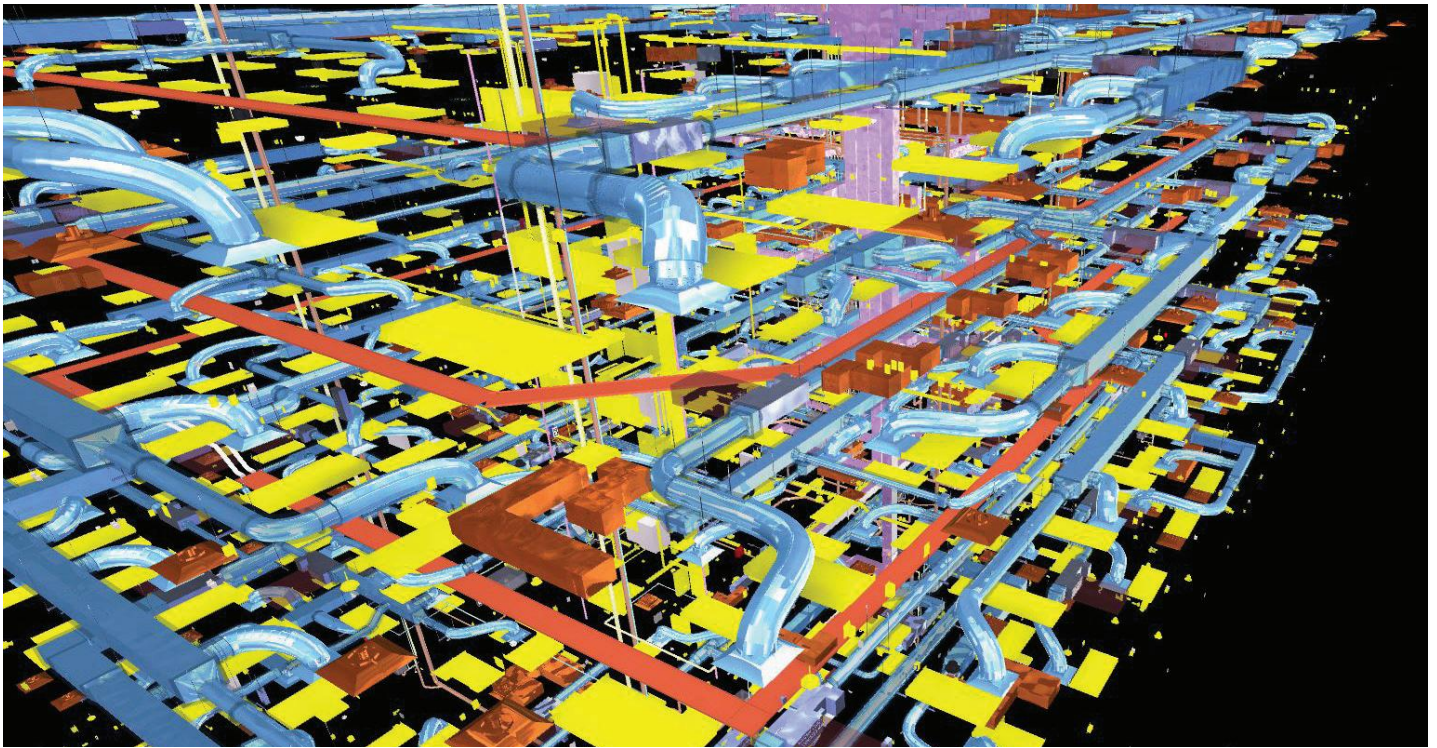
All construction projects are tested for water intrusion/penetration by validating that windows, doors, storefronts, and curtain wall assemblies are installed to meet the project specifications and product manufacturer's installation requirements. Testing for water penetration determines the quality of work not only completed by the subcontractors, but also of the material supplier. The system utilized recreates simulated rainfall in a controlled manner to find the exact source of the water infiltration.

QUALITY CONTROL EXAMPLE: 205 DATURA CLASS A PROFESSIONAL OFFICES

205 Datura is a 50 year old office building that we renovated and modernized. At the beginning of the project, we utilized our VDC Department and laser scanned the existing building to ensure we had accurate as-builts. Then periodically throughout construction, we scanned the in-progress construction site to ensure that the plan that was developed in preconstruction was being followed in construction.



1.3.2 CMAR APPROACH - PROJECT MANAGEMENT



VIRTUAL DESIGN & CONSTRUCTION

Imagine having the ability to visualize and walk through every inch of your project and see-through walls to all the different systems and components long before it has been built. Virtual Design & Construction (VDC) is the technological tool and process utilizing Building Information Modeling (BIM). It allows the team to envision every element of the structure and to predict and resolve potential issues by making smart decisions early during design and construction.

Virtual Design & Construction plays an integral role in providing a different perspective to a project. The objective of VDC is threefold: 1) use virtual models to simulate the complexities of the design and construction project; 2) understand all areas of concern; and 3) analyze and synthesize building systems in order to identify potential areas of concern before construction work ever takes place in the real world.

Building Information Modeling Consulting

- Site Utilization & Logistics
- Building Information Modeling 2D to 3D
- 3D Coordination & Constructability Reviews
- 4D Schedule & Sequencing
- 5D Quantity Take-Offs
- 6D Facility Management
- Clash Detection, Review & Resolution
- Record Modeling
- Virtual Mockups
- Renderings & Animation

1.3.2 CMAR APPROACH - PROJECT MANAGEMENT

VDC UTILIZATION

CLASH DETECTION

- Coordinate separate trades in an accurate 3D virtual environment
- Fix construction issues before installation of material
- Analyze the design team's systems confirming efficiency and constructability



VIRTUAL MOCKUPS

- Visualize a complex item for installation or aesthetics
- Work through various design options for a solution
- High level of detail used for quantity takeoff of material



SITE LOGISTICS

- Visualize the construction impact of the surrounding area at different phases of the project
- Plan courses of action during phases of construction
- Secure a safe and productive site



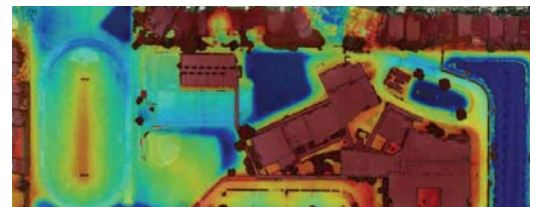
LASER SCANNING

- Easy, quick and accurate way of surveying an existing structure
- Identify issues that may have been missed merely by visual inspection
- Used as a basis of design or virtual coordination
- Verify correct installation and location



DRONE DEPLOYMENT

- Document hi-res aerial maps of current site conditions
- Use map data for accurate measurements and topography elevations
- Calculate cut and fill for ground removal and proposed terrain



1.3.2 CMAR APPROACH - PROJECT MANAGEMENT



INFORMATION MANAGEMENT

Hedrick Brothers Construction uses industry specific and state-of-the-art information management systems for all aspects of a project. As with all of our projects, information management and our associated management tools and software begins with the project's conception and are carried through preconstruction and estimating, buyout, construction, and closeout.

Software utilized to facilitate information management of our projects include Building Connected, Timberline Estimating Software, Procore, BIM, Timberscan, Sage 300 Construction & Real Estate, Autodesk, and Office 365.

During the preconstruction phase of a project, our Estimating Department utilizes Building Connected, Onscreen Takeoff, and Timberline. Building Connected is used to develop bid lists, solicit bids to subcontractors, track coverage during the bidding phase, and prequalify all subcontractors. Onscreen Takeoff is used to perform quantity takeoffs for the entire project allowing us to vet

subcontractors and confirm and identify coverage, scope gaps, and potential issues. Timberline Estimating Software is used to assemble the estimates into one clean working document and roll the associated schedule of values into our accounting software.

In addition to the estimating information management software, Hedrick Brothers also utilizes our in-house Virtual Design & Construction (VDC) Department to facilitate coordination through BIM (Building Information Modeling). Through BIM, we are able to identify and rectify issues, such as new ductwork clashing with existing steel beams, before the duct is ordered, which allows for a negligible design change.

The tool that is instrumental in the management of information during all phases of the project is Procore Construction Management, a cloud-based project management software program. This software is vital in the coordination process as we make it available and accessible to owners,

1.3.2 CMAR APPROACH - PROJECT MANAGEMENT

architects, engineers, subcontractors, consultants, etc. All project information is visible and accessible (in different levels, i.e. financial information wasn't made available to all users) to each team member allowing for real-time, cross communication between all team members, ultimately leading to a successful project. Procore tracks everything from the prime contract and associated change orders, owner pay applications, subcontractor contracts, change orders, and billings, to requests for information, submittals and shop drawings, schedules, budgets, photos, owner direct purchase programs (ODP), meeting minutes, drawings, specifications, observations, daily log, punch lists, etc. Procore also allows for creating customized reports for the Owner to run and review at any given time during the project, allowing for tracking, transparency, and a foundation of trust built on open and instantaneous communication. Procore

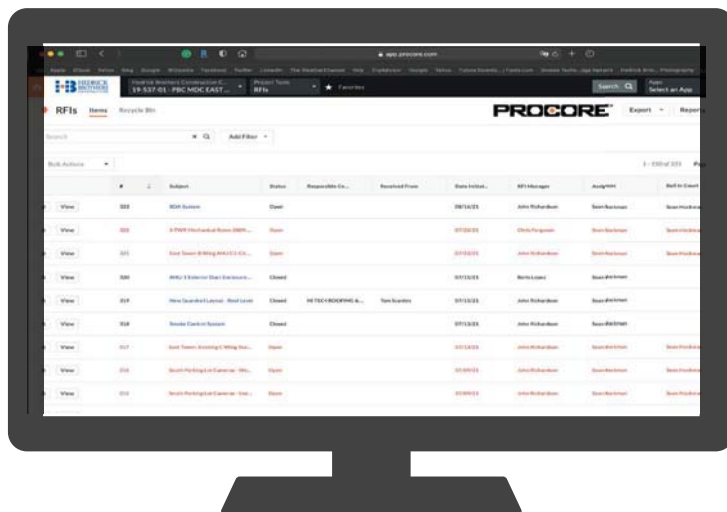
also integrates with Sage 300 Construction & Real Estate and Timberscan, allowing for seamless and accurate financial and estimating data transmittal.

Our Project Managers and Superintendents are supplied with iPads equipped with the Procore app where they can access documents, drawings, specifications, submittals, and RFIs in the field. When a drawing revision is posted to Procore, all field staff immediately receive the new drawing(s) through Procore and are able to view it on their tablets, computers, etc.

In our Accounting Department, we are able to swiftly process and fund all of the invoices and payment applications promptly as a result of our paperless invoice processing software Timberscan, in conjunction with Sage 300 Construction & Real Estate software. Timberscan software maintains copies of all invoices processed.



MANAGEMENT TOOLS & SOFTWARE



1.3.2 CMAR APPROACH - PROJECT MANAGEMENT



COMMISSIONING, WARRANTY & CLOSEOUT

At Hedrick Brothers we understand construction completion is just the beginning of the Owner's experience in the new building. We view each project with a client as a unique opportunity to build and grow a long-lasting partnership. For a successful project, we understand that completion, commissioning and administration of post-construction activities are just as Important as pouring a solid foundation.

Commissioning

Through our commissioning services, we ensure that buildings perform as intended. These services can result in significant savings in operation and energy costs for clients, improve efficiency and comfort

for a building's end users, and help identify and address any potential issues before they develop.

What is Commissioning? The commissioning process is a key part of the transition from construction to full use by the owner. It ensures buildings can be operated and maintained as intended by the designers and the users. Depending on the project's scope and complexity, major commissioning steps include:

- Factory testing
- Field verification
- Installation inspection
- System pre-functional testing
- Global systems testing
- Training

1.3.2 CMAR APPROACH - PROJECT MANAGEMENT

The commissioning process continues through all phases of the project. During the preconstruction phase, Hedrick Brothers will provide advice and recommendations to the project team on issues that could impact the final operations of the project.

Warranty and Closeout

We have developed a comprehensive warranty and closeout plan, which puts post-construction at the forefront of our project team's priority list from day one. Our plan used detailed checklists and tracking to ensure each subcontractor has provided all closeout and turnover items before Substantial Completion. Hedrick Brothers Construction's warranty is typically one year, unless otherwise stipulated in the construction contract. Over our 42 years of business here in West Palm Beach, we have never had an unresolved warranty issue and we stand behind our work as if we were the owner.

Here are a few highlights of the program and how we ensure warranty items are addressed quickly.

- Incorporation of Closeout Checklist and Requirements in all subcontracts
- Operation & Maintenance manuals due from subcontractors at 50% completion
- Warranty Management Plan provided to County staff for review
- Collection, review, and submission of all extended warranties and as-built drawings
- Preparation of digital as-builts with all product data incorporated
- Preparation of QR Codes for various equipment for real-time access on site
- Detailed owner training schedule and video recordings provided.





1.3.5 FINANCIAL INFORMATION



FINANCIAL STATEMENT

Hedrick Brothers Construction Co., Inc. is a privately owned and operated State of Florida S-Corporation incorporated January 11, 1979, and has been based in West Palm Beach, FL for 42 years.

The owner, founder and Chief Executive Officer is Dale R. Hedrick. There are no plans in the next 12 months nor in the foreseeable future for the ownership of the company to be changed or transferred.

- Bonding Capacity Single Projects \$75M; Aggregate \$150M
- Federal ID 59-1876360
- D-U-N-S 08-166-2769
- D&B Current Rating 488
- Current Litigation: The Residential/Palm Beach Division does not have any pending litigation. The Commercial Division has four pending cases and expects those matters to be resolved in the near future.
- Annual Revenue (Fiscal Year End 10/31)

YEAR	ANNUAL AMOUNT
2021 Projected	\$150,000,000
2020	\$119,378,729
2019	\$ 95,327,206
2018	\$107,313,152
2017	\$ 76,767,625
2016	\$139,568,493

For further information, please contact:

Eric Engstrom, CPA, MBA
Chief Financial Officer
Hedrick Brothers Construction Co., Inc.
561-689-8880 X4331
eengstrom@hedrickbrothers.com

updated May 2021

CONFIDENTIAL PER F.S. § 119.071(1) AND S. 24(a)

Certain financial records, including any financial statement that an agency requires a prospective bidder to submit in order to prequalify for bidding or for responding to a proposal for a road or any other public works project is exempt from s. 119.07(1) and s. 24(a), Art. I of the State Constitution. (F.S. § 119.071(1)(c))



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September 15, 2021

Town of Palm Beach
Purchasing Division
951 Okeechobee Road, Suite 'D'
West Palm Beach, FL 33401

**RE: RFQ No. 2021-33 North Fire Restoration Project, Construction Manager at Risk Services
Hedrick Brothers Construction Co., Inc.**

To Whom It May Concern,

Sterling Seacrest Pritchard is proud to represent Hedrick Brothers Construction Co., Inc. We consider them to be a premier contractor in their field and we do not hesitate to recommend them for your project needs.

Travelers Casualty and Surety Company of America has an A.M. Best rating of "A++" and provides a bonding program to Hedrick Brothers Construction Co., Inc. with single bond limits up to \$75,000,000 and an aggregate program of \$150,000,000. These limits are not to be construed as maximums but are established to handle the daily needs of our client.

As always, Travelers Casualty and Surety Company of America reserves the right to perform standard underwriting at the time of any bond request. This includes, but will not be limited to, the acceptability of the contract documents, bond forms and project financing. We assume no liability for any reason if we do not execute the bonds as requested. This letter is not an assumption of liability, nor should it be considered a bid, payment, or performance bond. If you should have any questions, please do not hesitate to contact us.

Sincerely,

Sterling Seacrest Pritchard

James C. Congelio