



LOI No. 11-18-25-10

Pirtle Construction Company

James B. Pirtle Construction, Inc.

Supplier Response

Event Information

Number: LOI No. 11-18-25-10
Title: Fire Station 113 and Admin Building Construction
Type: Letters of Interest
Issue Date: 10/19/2025
Deadline: 11/18/2025 10:00 AM (ET)
Notes: City of Coconut Creek, hereinafter referred to as CITY, will receive sealed Letters of Interest in response to this Request for Letters of Interest (LOI) together with the Qualifications Statements and the information and documents required and as referenced herein and any other information relative to the experience, expertise or proficiency of the Proposer.

NOTES:

1. Upload completed response to the **"Response Attachments"** tab.
2. All inquiries concerning clarification of this L.O.I., or for additional information shall be submitted through the **"Questions"** tab.

Contact Information

Contact: Carlos Marmolejos, Procurement Operations Supervis
Address: Finance and Administrative Services
Government Center
4800 West Copans Road
Coconut Creek, FL 33063
Phone: 1 (954) 956-1524

Fax: 1 (954) 973-6754
Email: cmarmolejos@coconutcreek.gov

Pirtle Construction Company Information

Contact: JESS BRANCACCIO
Address: 500 Cypress Creek Road
Suite 100
Fort Lauderdale, FL 33309
Phone: (954) 797-0410
Fax: (954) 797-6330
Email: jbrancaccio@pirtleconstruction.com
Web Address: www.pirtleconstruction.com

By submitting your response, you certify that you are authorized to represent and bind your company.

Jess Brancaccio

Signature

Submitted at 11/18/2025 09:37:00 AM (ET)

jbrancaccio@pirtleconstruction.com

Email

Response Attachments

Pirtle Construction- LOI 11-18-25-10 Fire Station 113 & Admin Building.pdf

Pirtle Construction Submission LOI 11-18-25-10

PIRTLE 2023 FINANCIALS- Confidential.pdf

Pirtle Construction Financials- Keep Confidential



CONSTRUCTION MANAGER AT RISK SERVICES FOR THE

FIRE STATION 113 &

ADMINISTRATION BUILDING CONSTRUCTION



LOI 11-18-25-10

November 18, 2025

Prepared for:
City of Coconut Creek
Procurement Division

4800 W Copans Rd,
Coconut Creek FL, 33063



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TAB 1



QUALIFICATIONS & EXPERIENCE OF PIRTLE



LETTER OF INTEREST

November 18, 2025

Dear Carlos Marmolejos and Members of the Selection Committee,
Procurement Operations Supervisor

Pirtle Construction Company is pleased to submit our qualifications to provide Construction Management at Risk services for Fire Station 113 and Administration Building. Pirtle Construction's reputation is synonymous with public sector construction throughout South Florida, and especially in Broward County. Pirtle has a 57+ year track record of successful public sector construction, and 25+ years of experience with Construction Management at Risk contract delivery. Pirtle Construction is a member of the North Broward County community with deep roots in the Coconut Creek region. These are all reasons why Pirtle is the best construction management firm with the ability to successfully build Fire Station 113 and Administration Building.

Pirtle's attributes for success on Fire Station 113 and Administration Building are further embodied by the following characteristics:

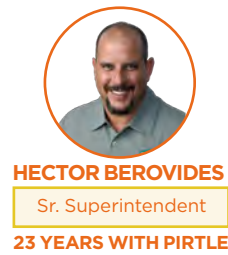
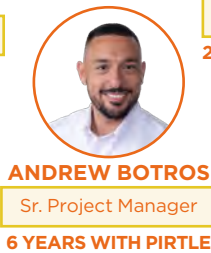
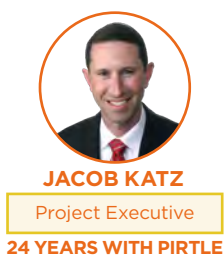
Public Sector & Public Safety Experts

Pirtle Construction is the most prolific firm working in public sector construction throughout South Florida, and especially in Broward County, with many projects in the public safety market sector. ***Our firm is experienced with managing municipal administrative requirements, working with City stakeholders, involving multiple City departments and providing excellent communication and coordination services.*** This level of experience will translate into a proactive approach on Fire Station 113 and Administration Building, and it's a foundational component of Pirtle's commitment to success.



Project Team with Local & Successful Experience

Another element of Pirtle's success on Fire Station 113 and Administration Building, and for the City of Coconut Creek, is to assign the right Pirtle Project Team. Not only is Pirtle assigning a Team of Pirtle tenured professionals, but this Team worked together building the last public safety project for the neighboring City of Coral Springs. **Key members of Pirtle's Project Team include Jacob Katz (Project Executive), Andrew Botros (Senior Project Manager), Hector Berovides (Senior Superintendent), Scott Larson (Preconstruction Manager) and Jess Brancaccio (Public Outreach). This team, combined with Architect Jayson Hall, delivered the extremely successful Public Safety and Fire Administration Building for the City of Coral Springs, and we will emulate that success on Fire Station 113 and Administration Building.**



Local Roots & Relationships

Pirtle's success on Fire Station 113 and Administration Building is also found in Pirtle's inherent local roots and relationships that are unmatched by other companies. Pirtle's main office has been in Broward County for all 57+ years the firm has been in business, and many of Pirtle's staff live, work and play within the North Broward County community. **Pirtle's long standing history in Broward County is exemplified by substantial relationships with the subcontractor community within South Florida, and specifically Broward County. Excellent subcontractor relations are paramount to a project's success, which Pirtle will deliver for Fire Station 113 and Administration Building.**

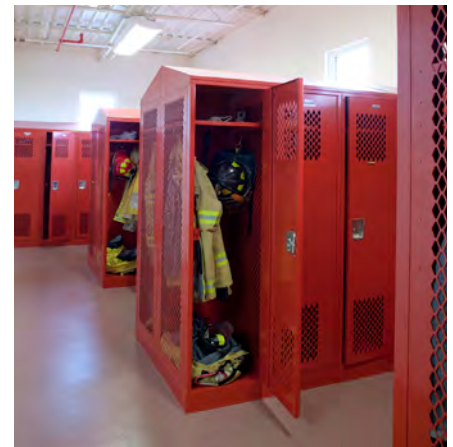
We know that Fire Station 113 and Administration Building is important for the City of Coconut Creek, and it is equally important to the Pirtle Team. We are confident that our Team and our experience offers Coconut Creek the best choice to provide construction management services.

Sincerely,
Jacob Katz

Section A: Clearly describe the ability to perform the scope of services proposed including a work plan with an explanation of the methodology to be followed to perform the services required of this proposal.

The hallmarks of Pirtle Construction's work plan and methodology for Fire Station 113 and Administration Building are based on Pirtle's significant experience working in the public sector and Pirtle's reputation for providing successful construction management practices. The largest elements of Pirtle's work plan and methodology include the following:

- Quickly develop good team chemistry between Pirtle's Team, Coconut Creek staff, Currie Sowards Aguilla and other members of the project team.
- Facilitate and attend regular meetings during design and planning of the project to establish a clear path toward construction commencement. Pirtle can take the lead on these efforts but we will also work hand-in-hand with Coconut Creek and Currie Sowards Aguilla.
- Establish procedures and processes for the project to create efficiencies in the preconstruction phase and the construction phase of Fire Station 113 and Administration Building.
- During the Preconstruction Phase, Pirtle will provide regular feedback on the design, constructability input, pricing verification, site analysis, permitting initiation and good planning.
- ***The Construction Phase work plan and methodology is critical for overall project success, with the following major components:***
 - Detailed and accurate project schedule that properly sets up the project for schedule success. ***Please see Section H of the Proposal for more schedule information.***
 - Assigning the right Pirtle Project Team to ensure the best project management and field supervision for the project. As identified in the Letter of Interest, Pirtle hand-picked the a Team that worked together, successfully completed a recent public safety project for a nearby City and worked with Jayson Hall of Currie Sowards and Aguilla.
 - Procuring the right subcontractors that will deliver successful results and will work positively with Pirtle Construction, Coconut Creek and Currie Sowards Aguilla. ***Please see Section K of the Proposal for more information about Pirtle's subcontractor relations.***
 - Active management of the project to ensure success, which includes excellent communication across the project team, administration of project documentation, oversight of all permitting requirements, maintaining an organized project and providing a good construction journey for the City of Coconut Creek.



Section B: Provide resume and fact sheet for firm indicating how it meets the Minimum Qualification requirements stipulated above.

YOUR TRUSTED SOUTH FLORIDA BUILDER

Pirtle Construction meets and exceeds all Minimum Qualification requirements outlined in this solicitation. Our firm's extensive portfolio, proven project delivery experience, and long-standing history of successful partnerships with public clients demonstrates our capability and readiness to perform this work. The pages outlined in this response further illustrate our qualifications, highlight our technical expertise, and confirm our ability to deliver complex projects with excellence, innovation, and reliability.

\$1.3B

IN PUBLIC

SECTOR FACILITIES

30+

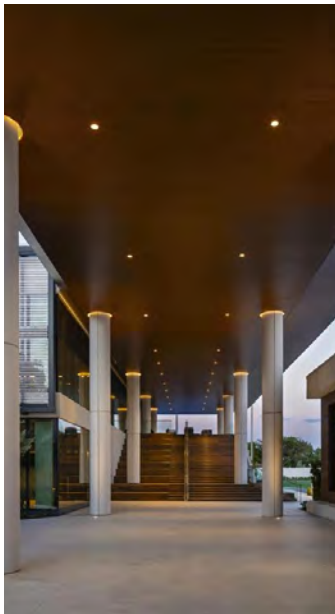
LEED

PROJECTS
IN SOUTH FLORIDA

5.3M

SQUARE FEET

IN PUBLIC SECTOR
FACILITIES



EMPLOYEE

OWNED COMPANY

\$200M

SINGLE PROJECT

BONDING CAPACITY

CMAR

FIRM FOR

57+ YEARS



Section C: Provide resumes for all of firm’s employees that will be used in providing the services specified herein.

TEAM ORGANIZATION

Pirtle Construction is proud to present our team for the Fire Station and Administration Building for Coconut Creek. This experienced group has been carefully selected for their expertise in public safety facilities, their tenure at Pirtle Construction and their commitment to delivering high-quality results on time and within budget. We’re confident in our team’s ability to meet and exceed the project’s goals.

EXECUTIVE
SUPPORT



MIKE GEARY
President

PRE-CONSTRUCTION



MATT SWIERINGA
Pre-Con Manager



SCOTT LARSON
Pre-Con Manager



MARY DEVEREAUX
Pre-Con Coordinator



JORDAN BRADY
Estimator



JACOB KATZ
Project Executive

CONSTRUCTION



ANDREW BOTROS
Senior Project Manager



HECTOR BEROVIDES
Senior Superintendent



ROB BOURQUE
Superintendent



Coconut
Creek
Resident

PARTH PATEL
Project Engineer

SUPPORT STAFF



MILES WILSON
Safety



GRACE SINGH
IT



CHANDRA SAMLAL
Accounting



JESS BRANCACCIO
Public Outreach



Coconut
Creek
Resident

RUSHI PATEL
LEED Coordinator



Years with Pirtle: 24

Years with Other Firms: 0

EDUCATION

University of Florida, Bachelor's
Degree in Building Construction

ADDITIONAL PROJECTS

Haines City Fire Station & Administration

Haines City, FL

\$16,198,438 25,443 SF

Coral Springs Public Safety & Fire Station 80

Coral Springs, FL

\$14,120,036 89,296 SF

Coral Springs Fire Station 71

Coral Springs, FL

\$1,768,000 7,350 SF

Miramar Police Headquarters

Miramar, FL

\$23,118,914 80,029 SF

PBCSO Forensic Sciences & Technology Facility

West Palm Beach, FL

Miami College of Policing

Miami, FL

\$35,400,00 139,577 SF

PBG Emergency Operations Center

Palm Beach Gardens, FL

\$3,100,000 11,017 SF

WHY JACOB?

Coral Springs Resident

9 Public Safety Projects

LEED Accredited Professional

JACOB KATZ *LEED AP BD+C*

PROJECT EXECUTIVE

Jacob has 24 years of experience in the construction industry. His responsibilities include overall oversight of day-to-day operations, strategic planning, as well as the financial well-being of projects under construction, including supervision of office staff and field crews, communication and correspondence with Owners, Architects and subcontractors, and review of all documentation associated with each project. Jacob is also experienced with LEED management and sustainable construction through his LEED AP accreditation and direct involvement on several LEED projects

FEATURED PROJECT



New Construction

Coral Springs, FL

81,253 SF

\$25,840,529

CITY OF CORAL SPRINGS FIRE ADMINISTRATION & PUBLIC SAFETY

The Coral Springs Fire Administration and Public Safety project was a multi-phase project on an existing 20-acre operational property. The largest element of the project included construction of 80,000+ SF of Fire Administration, Fleet Maintenance, Clerk Storage, Central Stores and a Multi-Purpose Room. Another component of the project involved an addition and renovation to the City's Carpentry and Streets building. Significant site improvements were also performed to transform the entire property into a cohesive and functional public safety and public works campus for Coral Springs.



Years with Pirtle: 6

Years with Other Firms: 3

EDUCATION

Bachelor of Engineering
Technology in Construction
Engineering, New Jersey
Institute of Technology

ADDITIONAL PROJECTS

Port Everglades Terminal 4 (Disney)

Fort Lauderdale, FL

\$33,000,000 104,336 SF

Marjory Stoneman Douglas High School

Parkland, FL

\$12,739,478 44,800 SF

Roosevelt Full Service Center Phase II

West Palm Beach, FL

\$22,000,000 37,000 SF

Roosevelt Full Service Center Phase I

West Palm Beach, FL

\$20,936,918 37,111 SF

LaGuardia Airport Redevelopment

Queens, NY

\$4,000,000 Various SF

WHY ANDREW?

Local Public Safety Experience

Local Site Knowledge

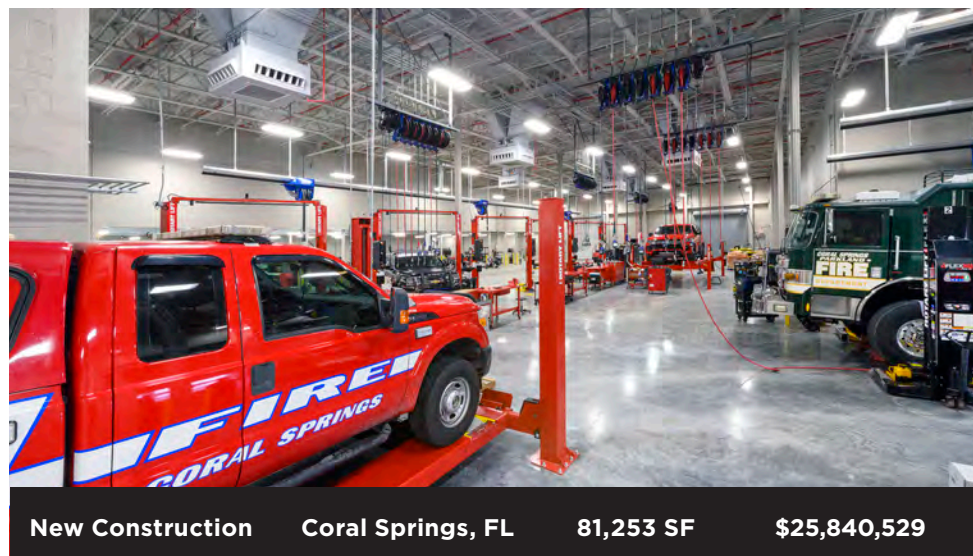
Extensive Public Sector Experience

ANDREW BOTROS

SENIOR PROJECT MANAGER

Andrew has 9 years of experience as an Project Manager, responsible for contractual administration and on-site activities. He will bring valuable knowledge of crew supervision to work closely with project managers, engineers, and superintendents for smooth correspondence and meeting project requirements. Previously, he oversaw site-wide requirements for LaGuardia Airport's redevelopment project in New York City, managing telecommunications and construction projects.

FEATURED PROJECT



New Construction

Coral Springs, FL

81,253 SF

\$25,840,529

CITY OF CORAL SPRINGS FIRE ADMINISTRATION & PUBLIC SAFETY

The Coral Springs Fire Administration and Public Safety project was a multi-phase project on an existing 20-acre operational property. The largest element of the project included construction of 80,000+ SF of Fire Administration, Fleet Maintenance, Clerk Storage, Central Stores and a Multi-Purpose Room. Another component of the project involved an addition and renovation to the City's Carpentry and Streets building. Significant site improvements were also performed to transform the entire property into a cohesive and functional public safety and public works campus for Coral Springs.



Years with Pirtle: 23

Years with Other Firms: 9

EDUCATION

Hialeah Senior High School

OSHA Certified - 30 hour Course

ADDITIONAL PROJECTS

Port Everglades Terminal 4 (Disney)

Fort Lauderdale, FL

\$33,000,000 104,336 SF

Port Everglades Terminal 2 & 4 Garage

Fort Lauderdale, FL

\$118,000,000 854,165 SF

Marjory Stoneman Douglas High School

Parkland, FL

\$12,613,478 44,800 SF

Homestead Airforce Base

Homestead, FL

\$4,000,000 Various SF

US Post Office - Tamiami Trail

Miami, FL

\$5,000,000 12,000 SF

Nob Hill Soccer Club Park & Complex

Sunrise, FL

\$13,100,000 25 Acres

Little Haiti Community Center

Miami, FL

\$14,160,000 31,200 SF

WHY HECTOR?

Local Public Safety Experience

Local Site Knowledge

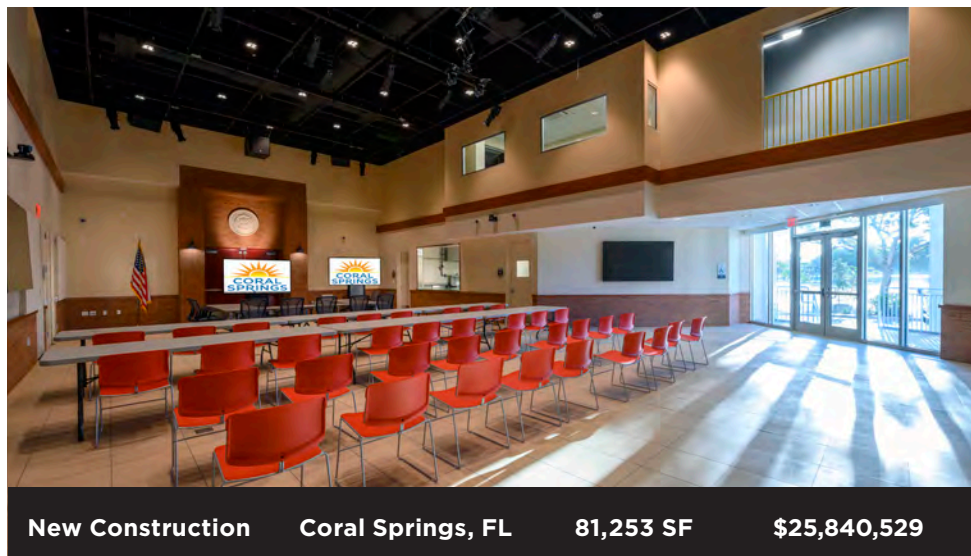
Extensive Public Sector Experience

HECTOR BEROVIDES

SENIOR SUPERINTENDENT

With 32 years in construction, Hector specializes in municipal and public sector projects across South Florida. He has led numerous iconic projects throughout the region including previous work in multiple cities. Hector is committed to upholding Pirtle's values by delivering high-quality projects on time and within budget, while maintaining open communication with stakeholders and ensuring minimal disruption to the daily activities at Fire Station 113 and Administration Building.

FEATURED PROJECT



New Construction

Coral Springs, FL

81,253 SF

\$25,840,529

CITY OF CORAL SPRINGS FIRE ADMINISTRATION & PUBLIC SAFETY

The Coral Springs Fire Administration and Public Safety project was a multi-phase project on an existing 20-acre operational property. The largest element of the project included construction of 80,000+ SF of Fire Administration, Fleet Maintenance, Clerk Storage, Central Stores and a Multi-Purpose Room. Another component of the project involved an addition and renovation to the City's Carpentry and Streets building. Significant site improvements were also performed to transform the entire property into a cohesive and functional public safety and public works campus for Coral Springs.



Years with Pirtle: 11

Years with Other Firms: 26

EDUCATION

Carpenter Apprenticeship School
OSHA Certified – 30-hour Course

ADDITIONAL PROJECTS

Marjory Stoneman Douglas High School
Parkland, FL
\$17,466,844 200,000 SF

Broward County Property Appraiser
Fort Lauderdale, FL
\$39,475,794 74,800 SF

Nancy J. Cotterman Center
Fort Lauderdale, FL
\$14,380,104 29,411 SF

Broward Addiction & Recovery Center
Fort Lauderdale, FL
\$18,981,656 52,000 SF

Broward County Judicial Complex Midrise
Fort Lauderdale, FL
\$10,204,904 64,000 SF

Broward College Science Bldg & Chiller Plant
Fort Lauderdale, FL
\$18,786,945 60,386 SF

Seminole Tribe Ahfachkee School
Clewiston, FL
\$15,678,000 27,109 SF

WHY ROB?

Extensive Public Sector Experience
Local Public Safety Experience
Broward County Construction Expert

ROB BOURQUE

SUPERINTENDENT

Rob has 37 years of experience in the construction industry serving as a Superintendent on numerous projects throughout South Florida. As a Superintendent for Pirtle, Rob has supervised both new construction and renovation projects, while incorporating our corporate philosophy into every project he supervises by completing the projects efficiently, within schedule and budget, maintaining quality and integrity throughout. Rob has a wealth of knowledge and experience in all aspects of the supervision and coordination of construction.

FEATURED PROJECT



New Construction

Miramar, FL

80,029 SF

\$23,118,914

CITY OF MIRAMAR POLICE HEADQUARTERS

The Miramar Police Headquarters Facility is a multi-story, fully operational police station and is comprised of office spaces for the Police Chief, Assistant Chief and command staff; community policing bureau; special operations, support services and patrol officers. There are also appropriate spaces for record keeping; conference rooms; detention area; community meeting room; gym, garage and other related facilities. It has a full back up generator and is Category 5 hurricane rated.



Years with Pirtle: 7

Years with Other Firms: 23

EDUCATION

Washington State University,
Bachelor's Degree in Mechanical
Engineering

ADDITIONAL PROJECTS

Haines City Fire Station & Administration

Haines City, FL

\$16,198,438 25,443 SF

PBCSO Forensic Sciences & Technology Facility

West Palm Beach, FL

\$26,676,286 88,000 SF

Nancy J. Cotterman Center

Fort Lauderdale, FL

\$14,380,104 29,411 SF

Broward County Judicial Complex Midrise

Fort Lauderdale, FL

\$10,204,904 64,000 SF

Broward Addiction & Recovery Center

Fort Lauderdale, FL

\$18,981,656 52,000 SF

Marjory Stoneman Douglas High School

Parkland, FL

\$17,466,844 200,000 SF

Marjory Stoneman Douglas High School

Parkland, FL

\$12,613,478 44,800 SF

WHY SCOTT?

Local Public Safety Experience

Local Site Knowledge

Extensive Public Sector Experience

SCOTT LARSON

PRECONSTRUCTION MANAGER

As Preconstruction Manager, Scott is responsible for preconstruction management, construction budget analysis, cost estimating, competitive bid analysis, subcontractor procurement and project turnover to the construction team. Scott's knowledge of the subcontractor market and current pricing trends will provide added value to this project.

FEATURED PROJECT



New Construction

Coral Springs, FL

81,253 SF

\$25,840,529

CITY OF CORAL SPRINGS FIRE ADMINISTRATION & PUBLIC SAFETY

The Coral Springs Fire Administration and Public Safety project was a multi-phase project on an existing 20-acre operational property. The largest element of the project included construction of 80,000+ SF of Fire Administration, Fleet Maintenance, Clerk Storage, Central Stores and a Multi-Purpose Room. Another component of the project involved an addition and renovation to the City's Carpentry and Streets building. Significant site improvements were also performed to transform the entire property into a cohesive and functional public safety and public works campus for Coral Springs.



Years with Pirtle: 8

Years with Other Firms: 10

EDUCATION

John Hopkins Carey School of
Business bachelor of Science in

ADDITIONAL PROJECTS

Coral Springs Fire Administration & Public Works

Coral Springs, FL

\$25,546,270 78,000 SF

PBCSO Forensic Sciences & Technology Facility

West Palm Beach, FL

\$26,300,000 87,000 SF

Port Everglades Disney Terminal 4

Fort Lauderdale, FL

\$33,000,000 104,336 SF

OCPS West Bus Compound New Ancillary

Orlando, FL

\$20,800,000 20 Acres

Port Everglades Terminal 2 & 4 Garage

Fort Lauderdale, FL

\$118,000,000 854,165 SF

Nancy J. Cotterman Center

Fort Lauderdale, FL

\$14,380,104 29,411 SF

Broward County Judicial Complex Midrise

Fort Lauderdale, FL

\$10,204,904 64,000 SF

Broward Addiction & Recovery Center

Fort Lauderdale, FL

\$18,981,656 52,000 SF

WHY MATT?

Extensive Public Sector Experience

Recent Fire Stations

Local Resident

MATT SWIERINGA

PRECONSTRUCTION MANAGER

As Pre-Construction Manager, Matt is responsible for pre-construction management, construction budget analysis, cost estimating, competitive bid analysis, general conditions/schedule analysis, and subcontractor procurement. Matt's strong construction cost analysis and profitability assurance will provide added value to your project.

FEATURED PROJECT



New Construction

Haines City, FL

25,443 SF

\$16,198,438

HAINES CITY FIRE STATION & ADMINISTRATION

The new construction of a Emergency Operations Center in the City of Haines City. This state-of-the art, two-story building features tilt-wall construction and metal roof panels, spanning 25,443 square feet. The new facility is designed to enhance the city's emergency response capabilities, incorporating advanced technology and resilient infrastructure to ensure operational efficiency during critical situations.



Years with Pirtle: 5

Years with Other Firms: 12

EDUCATION

University of North Carolina, Bachelor's
Degree in Business Marketing

REGISTRATIONS/ CERTIFICATIONS

Coconut Creek - Coral Springs Regional
Chamber of Commerce Board of
Directors

ADDITIONAL PROJECTS

Coral Springs Fire Administration & Public Works

Coral Springs, FL
\$25,546,270 78,000 SF

Haines City Fire Station & Administration

Haines City, FL
\$16,198,438 25,443 SF

McArthur High School

Hollywood, FL
\$30,556,227 244,944 SF

Marjory Stoneman Douglas High School

Parkland, FL
\$12,613,478 44,800 SF

Northeast High School

Oakland Park, FL
\$19,996,611 220,000 SF

WHY JESS?

Coconut Creek Chamber Member
Public Outreach
Local Resident

JESS BRANCACCIO

PUBLIC OUTREACH

Jess brings 12 years of construction and community relations experience to the table. As Director of Public Outreach, she has led successful civic engagement initiatives across multiple industries and levels of government. In addition to her professional qualifications, Jess serves on the Board of Directors for the Coconut Creek-Coral Springs Regional Chamber of Commerce and is a proud local resident living less than two miles from the project site.

For the construction of Fire Station 113 and the Administration Building, Jess will work closely with all stakeholders—supporting both the Pre-Construction and Construction teams in communicating the project's overall vision to City of Coconut Creek staff and officials, the Coconut Creek Fire Department, Monarch High School staff and parents, and the surrounding community. Her deep community ties and hands-on experience uniquely position her to help ensure a transparent, collaborative, and well-informed process from start to finish.

FEATURED PROJECT



New Construction

Coral Springs, FL

81,253 SF

\$25,840,529

CITY OF CORAL SPRINGS FIRE ADMINISTRATION & PUBLIC SAFETY

The Coral Springs Fire Administration and Public Safety project was a multi-phase project on an existing 20-acre operational property. The largest element of the project included construction of 80,000+ SF of Fire Administration, Fleet Maintenance, Clerk Storage, Central Stores and a Multi-Purpose Room. Another component of the project involved an addition and renovation to the City's Carpentry and Streets building. Significant site improvements were also performed to transform the entire property into a cohesive and functional public safety and public works campus for Coral Springs.

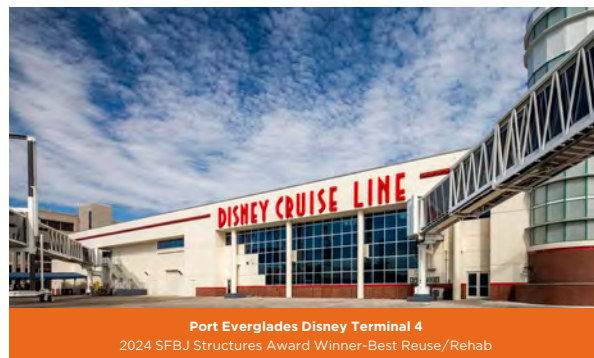
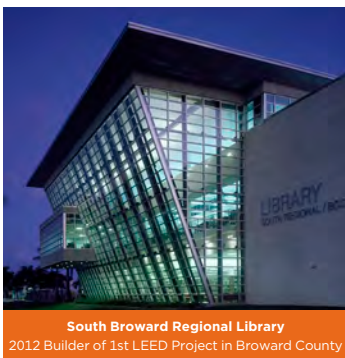
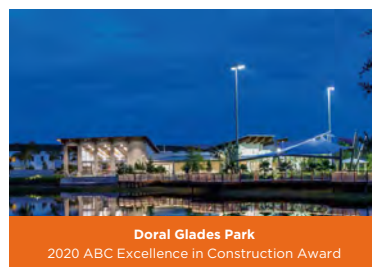
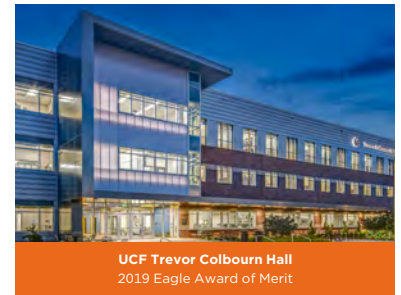
Section D: Include a list of awards or recognitions obtained, bonding capabilities, fieldwork capabilities and any other items of interest to support any claim of excellence.

SOUTH FLORIDA'S LEADING PUBLIC SECTOR BUILDER

Since our inception in 1968, Pirtle Construction has focused on the construction of public sector facilities in South Florida. During this time, Pirtle has completed more than \$1.3 billion in Public Sector projects, many of them very similar to the scope of work that is being proposed for this project. As a result of this and our "Commitment to Excellence," Pirtle is proud to say that 90% of our work comes from repeat clients. Pirtle Construction Company is comprised of four offices, located in Palm Beach, Broward, Dade and Orange Counties. We serve municipalities throughout these regions with a total staff of 76 including executives, project management, supervision, and administration.



250+
SOUTH FLORIDA
PROJECT AWARDS



LEED Experience

Our approach to sustainable construction practices and to achieve LEED certification is successful and proven. Pirtle Construction was named an ABC National Certified Green Builder, first in the state of Florida to receive this recognition. Pirtle has completed 35+ LEED Projects in Florida. Through many of these projects we have served as LEED Administrators and LEED Consultants as well as being responsible for the construction credits for the project.

Our experience allows us to work closely with the Architect and Coconut Creek to maximize the return on investment through proper material selection and achieving higher certification levels without affecting budget and time. Our philosophy is to treat every project as a sustainable project from design, through construction. We work through the design offering our knowledge from a constructibility standpoint to incorporate sustainability. During construction, we focus on indoor air quality, the use of recycled and regional materials, and diverting construction waste from the landfill. We will thoroughly study the specifications of your project to ensure that all material used on the project (whether its paint, flooring or ceilings) are low in volatile organic compounds (VOC) and are environmentally friendly. We will replace construction filters throughout the project and ensure a complete air flush-out prior to the occupancy of the building to ensure the highest level of indoor air-quality.



35+
LEED
PROJECTS
IN FLORIDA



PIRTLE LEED PROJECTS THAT EXCEED LEED CERTIFICATION

PROJECT	CERTIFICATION GOAL	ACTUAL CERTIFICATION
Coral Springs Fire Station 80	Silver	Gold
Broward County Judicial Center	Silver	Gold
Broward County Addiction Recovery Center	Silver	Gold
Miramar Police HQ	Silver	Gold
Palm Beach Gardens EOC	Cerified	Silver
Doral Police/Public Works Facility	Certified	Gold
Young at Art Museum / Broward County Library	Silver	Gold
FAU Pine Jog Environmental Education Center	Cerified	Gold
BC Building 72 Remodel/Renovation	Certified	Gold
FAU / UF Joint Use Science Research Facility	Silver	Gold
Galaxy Elementary School	Cerified	Platinum

Did You Know?

Pirtle Construction is proud to have a long-standing connection to the Coconut Creek community, beginning with Monarch High School, located directly next to the proposed site for Fire Station 113 and the Administration building. As the Design-Build contractor for the 220,000 SF high school campus, our team helped bring the master plan for the 40+ acre site to life. The two-building, tilt-up panel campus features a state-of-the-art library, a 9,025 SF gymnasium, a 525-seat auditorium, expansive recreational amenities, and a lush courtyard that serves as the heart of the campus. From the hurricane shelter-ready assembly building to the student-union-style food court, Monarch High School was designed for flexibility, safety, and long-term community use.

Today, we're excited for the opportunity to continue building essential facilities for the City of Coconut Creek, right next door to a project that has served the community for years. The new Fire Station 113 will stand alongside a campus we know well and are proud to have delivered efficiently, economically, and with exceptional quality. It's a full-circle moment that highlights our commitment to serving Coconut Creek through projects that strengthen education, public safety, and community life.



We Know This Community... Because We Built It!

Our team has constructed many of the educational landmarks in Coconut Creek and its neighboring cities. Here's a look at the schools we've delivered right in your backyard.

Coconut Creek:

Monarch High School
Tradewinds Elementary School
Broward College North Campus

Margate:

Margate Middle School

Coral Springs:

Coral Glades High School
Coral Springs High School
JP Taravella High School
Coral Springs Elementary School
Forest Hills Elementary School
Parkside Elementary School

Parkland:

Marjory Stoneman Douglas High
Park Trails Elementary School



Section E: Experience with management of complex, multiple-contract projects. Also indicate for each project whether the proposing firm acted as General Contractor or Construction Manager.

CORAL SPRINGS FIRE ADMINISTRATION & PUBLIC SAFETY

CORAL SPRINGS, FLORIDA



The Coral Springs Fire Administration and Public Safety project was a multi-phase project on an existing 20-acre operational property. The largest element of the project included construction of 80,000+ SF of Fire Administration, Fleet Maintenance, Clerk Storage, Central Stores and a Multi-Purpose Room. Another component of the project involved an addition and renovation to the City's Carpentry and Streets building. Significant site improvements were also performed to transform the entire property into a cohesive and functional public safety and public works campus for Coral Springs.

Final Cost:
\$25,546,270

Started:
June 2020

Completed:
July 2022

Owner:
City of Coral Springs



HAINES CITY FIRE STATION & ADMINISTRATION

HAINES CITY, FLORIDA



The new construction of a Emergency Operations Center in the City of Haines City. This state-of-the art, two-story building features tilt-wall construction and metal roof panels, spanning 25,443 square feet. The new facility is designed to enhance the city’s emergency response capabilities, incorporating advanced technology and resilient infrastructure to ensure operational efficiency during critical situations. The building’s modern design and robust construction will provide a safe and reliable hub for coordinating emergency services, supporting both city officials and first responders in their efforts to protect the community.

Final Cost:
\$16,198,438

Started:
October 2024

Completed:
November 2025

Owner:
City of Haines City



CORAL SPRINGS PUBLIC SAFETY & FIRE STATION 80

CORAL SPRINGS, FLORIDA



This project includes the expansion and renovation of the City of Coral Springs Central Public Safety Complex that currently houses the City's central police and fire administration, dispatching, Fire Station #80, and the City's 24-hour Emergency Operations Center (which serves as the command center for Northwest Broward). The project is comprised of three areas of construction: the expansion and hurricane hardening of the existing Public Safety Building, the construction of a new Fire Station, and Site Redevelopment to support the new building construction.

Final Cost:
\$14,120,036

Started:
January 2009

Completed:
March 2011

Owner:
City of Coral Springs



CORAL SPRINGS FIRE STATION 71

CORAL SPRINGS, FLORIDA



This project consisted of demolition and reconstruction of the existing Fire Station #71. The new expanded facility includes three bays and provides accommodations for three crews, including nine dormitory rooms, full kitchen and all required living and operational rooms. This project also included site work and modifications to the existing 4-story training tower on the site.

Final Cost:
\$1,768,000

Started:
June 2012

Completed:
December 2012

Owner:
City of Coral Springs



MIRAMAR POLICE HEADQUARTERS

MIRAMAR, FLORIDA



The Miramar Police Headquarters Facility is a multi-story, fully operational police station and is comprised of office spaces for the Police Chief, Assistant Chief and command staff; community policing bureau; special operations, support services and patrol officers. There are also appropriate spaces for record keeping; conference rooms; detention area; community meeting room; gym, garage and other related facilities. It has a full back up generator and is Category 5 hurricane rated.

Final Cost:
\$23,118,914

Started:
June 2014

Completed:
March 2016

Owner:
City of Miramar



PALM BEACH COUNTY SHERIFF'S OFFICE FORENSIC SCIENCES & TECHNOLOGY FACILITY

WEST PALM BEACH, FLORIDA

This new facility consists of approximately 88,000 SF secure office, crime scene and labs with an 800 – 1000 vehicle impound lot that stores vehicles related to criminal investigations. The new state of the art Forensic Sciences and Technology Facility (FSTF) enables the Palm Beach County Sheriff's Office to provide leading edge forensic science and crime solving capabilities. As part of the secure campus facility, the 11,424 square foot metal building stores vehicles that are for investigation of high profile cases.

Final Cost:
\$26,580,437

Started:
May 2019

Completed:
October 2020

Owner:
Palm Beach County



MIAMI COLLEGE OF POLICING

MIAMI, FLORIDA

This shared facility between the City of Miami Police Department and Miami Dade County Public Schools is a new four story building for grades 9-12. It includes classrooms, forensic labs, administration, kitchen/dining, gym, locker rooms, media center, auditorium, firing range, student dormitory and pedestrian bridge for the Policing College. Site features include above ground storage tanks, bus drop off, covered walkway, landscaping, fencing, loading area, elevated plaza and all related support spaces.

Final Cost:
\$35,400,000

Started:
May 2007

Completed:
November 2009

Owner:
City of Miami & MDCPS



Section F: Financial stability. Ability to bond the full amount of the project as evidenced by a letter from the bonding company and the ability to secure the necessary level of insurance.

FINANCIALLY STABLE

Pirtle Construction is privately owned and it's one of the most respected and financially stable construction companies, with the necessary resources, both human and financial, to provide the services at the level required by the City of Coconut Creek. Our firm has earned a solid reputation of completing projects on schedule and on budget and the firm has been continuously profitable for more than 57 years.

As a highly regarded and valued client of Travelers Casualty and Surety Company of America, Pirtle Construction is backed by the bonding capacity of one of the largest surety companies in the world. Travelers Casualty and Surety Company of America is rated by Best's KR Guide A++ (Superior), with a financial rating of Class XV and has established surety support covering single projects up to \$200,000,000 and an aggregate bond limit of \$500,000,000.



October 31st, 2025

City of Coconut Creek
Procurement Division
4800 West Copans Road
Coconut Creek FL 33063

RE: James B. Pirtle Construction Co., Inc. dba Pirtle Construction Company
LOI NO. 11-18-25-10 - Fire Station 113 and Admin Building Construction

To Whom It May Concern:

The above referenced company is a highly-regarded and valued client of Travelers Casualty and Surety Company of America, rated by Best's KR Guide as A++ (Superior), with a financial rating of Class XV. Travelers Casualty and Surety Company of America has established surety support covering single projects up to \$200,000,000 and an aggregate bond limit of \$500,000,000. However, these amounts are not to be construed as our maximum levels of support; rather they are guidelines for the daily servicing of the above referenced company's surety needs.

Customary with industry practice, the issuance of any bond is a matter of discretion and subject to satisfactory underwriting conditions at the time of request. These conditions include but are not limited to the financial condition of our client, a review of the contract, bond terms and conditions, and evidence of project financing. We assume no liability to third parties or to you if for any reason we do not execute said bonds.

If we can provide any further assurances or assistance, please do not hesitate to call upon us.

Sincerely,

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

William L. Parker
Attorney-In-Fact

Reply To: P.O. Box 561567 • Miami, FL 33256-1567
9500 S. Dadeland Boulevard • Fourth Floor • Miami, FL 33156-2867
Tel: 305.670.6111 • email@insource-inc.com – www.insource-inc.com

Section G: Ability to work cooperatively with the CITY, Engineer(s) of Record, and anticipated subcontractors as demonstrated by references and successful projects.

Pirtle Construction will excel with this aspect of Fire Station 113 and Fire Administration. The overwhelming majority of Pirtle's experience is in the public sector, working with municipal government just like the City of Coconut Creek. Furthermore, Pirtle's Project Team completed a recent Fire Administration project with Jayson Hall of Currie Sowards Aguilla, which was for the nearby City of Coral Springs. ***This combined experience in the public sector and working with Jayson Hall, allows Pirtle's Project Team to be best positioned to work cooperatively with City staff, the Architect, Engineers and all project stakeholders.***



JACOB KATZ
Project Executive



HECTOR BEROVIDES
Sr. Superintendent



JESS BRANCACCIO
Public Outreach



SCOTT LARSON
Precon Manager



ANDREW BOTROS
Sr. Project Manager

+



JAYSON HALL
Project Manager

= THE RIGHT TEAM

Pirtle's history of deep-rooted subcontractor relations is another important asset for Coconut Creek with Pirtle as the Construction Manager. Pirtle has been working in South Florida, and especially in Broward County, for 57+ years. Many of Pirtle's subcontractors have been working with Pirtle for 50+ years, which includes some second-generation subcontractor ownership, with a high level of commitment to success on Pirtle's projects.

Pirtle's excellent relations with subcontractors is further demonstrated by the following references:

“

We appreciate your honesty, professionalism and ongoing drive to assist others working with you. I believe this is what has made your company so successful and this will continue to take your company a very long way in this business.

Stanford Armitt,
President, Standford & Sons Trucking Corp.

”

“

Their construction management and their accounting personnel, are committed to providing their sub-contractors with the leadership needed to provide the owner with the best quality and value in the construction industry.

Carole Applegate,
President, Applegate Interiors, Inc.

”

Section H: State of the art computerized scheduling tools and a working knowledge of their operation.

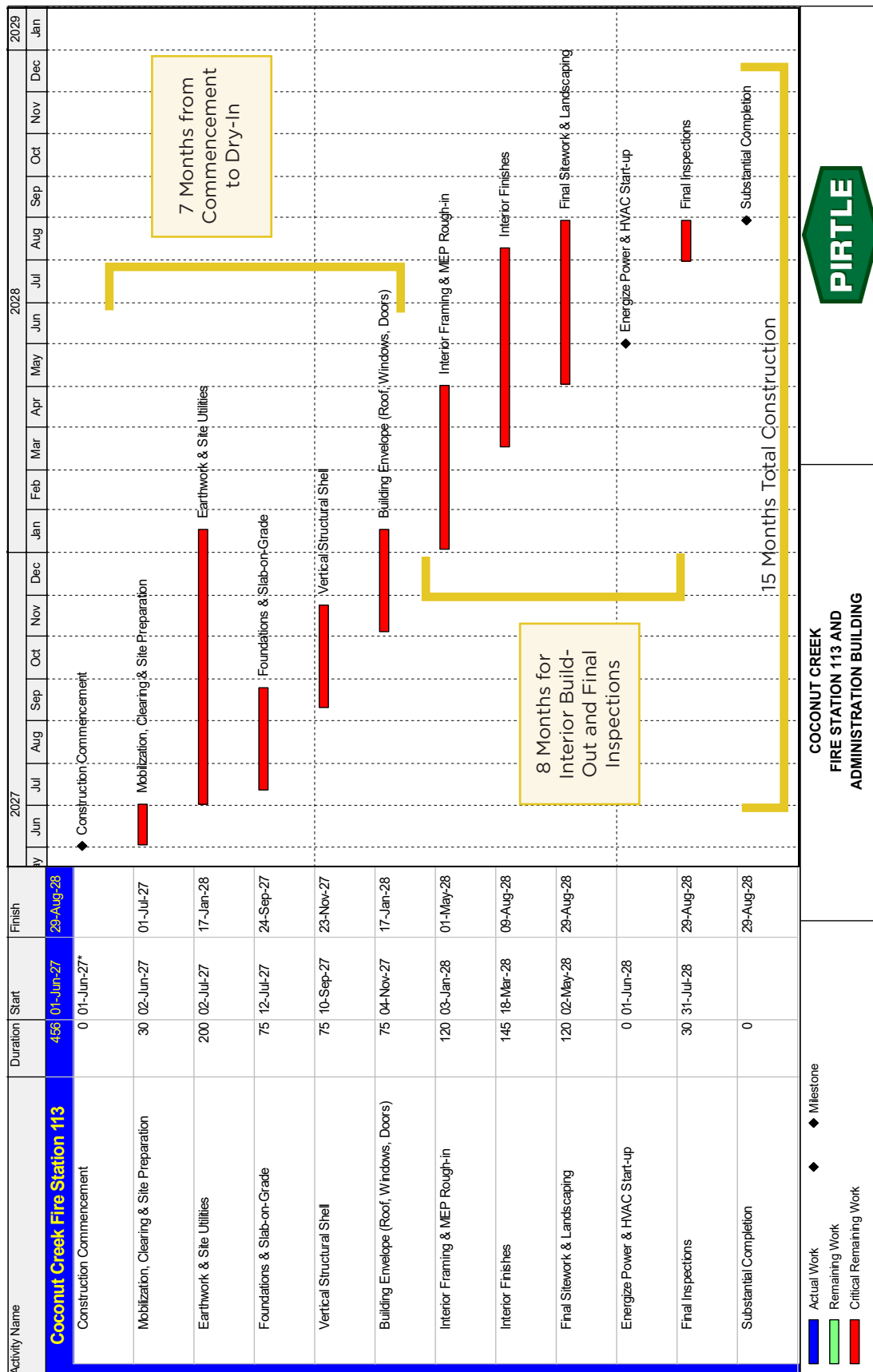
Active management of a project schedule is essential for success, and this is a hallmark of Pirtle's building success. Pirtle's 57+ year history building public sector projects in South Florida is why we have the experience to successfully manage the schedule for Fire Station 113 and Administration Building. ***Pirtle Construction uses the newest and strongest software for construction scheduling - Primavera P6, which has been a staple software tool at Pirtle for many years.*** The first part of developing the project schedule in Primavera P6 involves the creation of an outline (known as Work Breakdown Structure - WBS) for appropriate organization of the schedule. A listing of all required activities is established within each WBS category. Appropriate durations are assigned based on Pirtle's experience with similar fire station and administration projects, and the logic associated with connecting the activities is also incorporated. An important part of creating the schedule is to identify the critical milestone activities for the project and making sure they are appropriately placed in the schedule.

Ensuring subcontractor adherence to the schedule is critical for the successful results of the project schedule. This is another example where Pirtle's excellent subcontractor relations support a project's success. ***One way Pirtle uses the schedule to manage subcontractor compliance is by using activity codes within Primavera P6 to assign a responsible subcontractor to each activity. This allows Pirtle to filter the schedule by each subcontractor and specifically review all of their activities and deadlines.*** Pirtle also uses the Primavera schedule to manage short interval schedules and look-ahead schedules within our Subcontractor Coordination Meetings. These look-ahead schedules are a strong tool for maintaining subcontractor's adherence to the overall schedule.



The schedule on the following page shows Pirtle's ability to work with Primavera P6, and it also shows Pirtle's overall schedule approach to the construction phase of the project, which will be delivered in 15 months - 3 months under schedule!





CASE STUDY

Pirtle Construction is confident in our ability to delivery Fire Station 113 and Administration Building in 15 months or less because Pirtle is currently delivering an almost identical project for Haines City in 14 ½ months. Pirtle is the proud builder of the Haines City Fire Station 3 and Administration Building. This project broke ground in October 2024 and it will achieve Substantial Completion in December 2025 (14 ½ months)! Haines City Fire Station 3 and Administration Building is a 25,000 SF building with four apparatus bays along with administrative spaces. The aerial images below represent the progression of construction over the last 14 months. *This project progression is represented in a series of aerals shown below:*

Month 1 - October 2024



Month 3 - December 2024



Month 5 - February 2025



Month 8 - May 2025



Month 11 - August 2025



Month 13 - October 2025



Section I: Present and projected work loads.

PRESENT WORKLOAD

Project Name	Project Owner	Cost of Project	% Completed	Estimated Completion
Tequesta Reserve	Tequesta Reserve LP	\$25,814,413	65%	5/10/2026
Historic Roosevelt School Full Service Center Modernization	School District of Palm Beach County	\$20,936,918	63%	5/1/26
J.C.Bermudez	Miami-Dade County Public Schools	\$30,400,000	40%	6/1/2026
McArthur High School Renovation	School Board of Broward County	\$30,556,227	60%	2/7/2026
Broward County Property Appraiser	Broward County Property Appraiser	\$39,475,794	23%	6/1/2026
C. Robert Markham Elementary - Phase 1B	School Board of Broward County	\$6,333,610	70%	12/27/2026
BCJC Central & West Tower Abatement	Broward County Abatement and Demolition	\$28,238,546	10%	3/10/2026
Cutler Manor - Phase 1 Demolition	Preservation of Affordable Housing (POAH)	\$1,114,140	10%	11/19/2025
Margate Middle School	School Board of Broward County	\$15,975,000	6%	12/7/2026

PROJECTED WORKLOAD

Project Name	Project Owner	Cost of Project	Estimated Completion
C. Robert Markham Elementary - Phase 2	School Board of Broward County	\$30,000,000	6/21/2027
BCJC Parking Garage	Broward County - BCJC Garage	\$50,000,000	1/1/2027
BACE Building - Historic Buildings Relocation	City of Boca Raton	\$1,500,000	TBD
BACE Building	City of Boca Raton	\$25,000,000	TBD
Broward County - East Wing Renovation	Broward County	\$40,000,000	TBD
FIU - Student Service Expansion	Florida International University	\$12,000,000	TBD
Cutler Manor - Phase 1	Preservation of Affordable Housing	\$42,000,000	10/1/2027
Historic Roosevelt - Phase II	School District of Palm Beach County	\$22,000,000	12/31/27
Parkway Middle School	School Board of Broward County	\$43,000,000	TBD
Project X	City of Miami	\$14,000,000	TBD

Section J: Past and current work in the local area

PAST WORKLOAD

All of Pirtle Construction's work is proudly completed within the State of Florida.
To explore our projects located closest to Coconut Creek, refer to Tab 1, Section N.

Project Name	Project Owner
Arts & Cultural Center	City of Hollywood
West End Park	City of Miami
Marjory Stoneman Douglas High School Renovation	School Board of Broward County
Coca-Cola Building	Broward County
Le Reve	Le Reve LLC
BCJC Generator & Switchgear	Broward County
BCJC North Wing	Broward County
BCJC East Wing Enabling	Broward County
Melaleuca Elementary School	School District of Palm Beach County
Northeast High School New Building Addition and Reno	School Board of Broward County
Nova Sr. High School	School Board of Broward County
Jewish Leadership Academy	Ades Family Foundation
Port Everglades Terminal 4 Renovation	Port Everglades
Dr. Joaquin Garcia High School 03-000	School District of Palm Beach County
Nancy J. Cotterman Center	Broward County
Homestead Campus New Student Success Center	Miami-Dade College
Coral Springs Public Safety & Public Works Campus	City of Coral Springs
Melaleuca Elementary School - Holding School	School District of Palm Beach County
BCJC Complex Trial Courtroom	Broward County
Hollywood Hills High School	School Board of Broward County
MDC West Campus Phase III	Miami-Dade College
Eduardo Padron Campus Parking	Miami-Dade College
Port Everglades Terminal 2 & 4 Garage Improvements	Broward County
MDC Eduardo Padron Campus Building 1000 Reno	Miami-Dade College
Forensic Sciences & Technology Facility	Palm Beach County
Vista BMW	Pompano Imports
Acreage Pines Elementary School Renovations	School District of Palm Beach County
Calusa Elementary School Renovations	School District of Palm Beach County
Loxahatchee Groves Elementary School Renovations	School District of Palm Beach County
Marjory Stoneman Douglas HS Classroom Addition	School Board of Broward County
Seminole Tribe Ahfachkee School	Seminole Tribe of Florida
MDC TESLA Training Facility	Miami-Dade College

Section K: Experience and understanding regarding local subcontractors and bidding conditions. Explain how your firm stays current with the construction costs and bidding conditions of this area.

Pirtle Construction has deep-rooted relationships with subcontractors in South Florida, and especially in Broward County. Pirtle's excellent relationships with subcontractors are a byproduct of Pirtle's 57+ year history as a successful builder in South Florida, with a commitment to great coordination, fair business practices, paying subcontractors expeditiously and developing lasting partnerships.

Pirtle's relationships with subcontractors is added value for Coconut Creek for the following reasons:

- Subcontractor participation with cost estimating.
- Subcontractor input with constructability.
- Competitive subcontractor bidding.
- Subcontractor commitment to the project schedule.
- Superior quality commitment to the project.
- Avoiding conflicts and disagreements that lead to delays and project challenges.
- Willingness to proceed with work during negotiations.
- Expedited resolution of project challenges.

The best way to explain Pirtle's constant grasp of construction costs, bidding conditions and knowing the right subcontractors, is by pointing out Pirtle's focus on public sector and public safety construction in South Florida. Pirtle maintains various cost databases that are broken down on the trade level, and these databases are based on Pirtle's regular and constant experience. Pirtle's cost database information is an excellent tool for managing early estimate and pricing exercises on Fire Station 113 and Administration Building. *Pirtle also utilizes its excellent subcontractor relations for regular and updated pricing based on the most current conditions. To the right, Pirtle presents two recent public safety projects and a summary of their pricing to represent Pirtle's cost knowledge of projects that are similar to Fire Station 113 and Fire Administration.*

Coral Springs Fire Admin 	Haines City Fire Station 
Building SF: 81,253 Cost/SF: \$525	Building SF: 25,098 Cost/SF: \$532
Site Acres: 8.5 Cost/Acre: \$496,764	Site Acres: 4 Cost/Acre: \$737,500

SECTION L: Describe the process you will use to manage change orders and claims. Identify three recent projects of similar size and scope. Provide information showing the number and value of change orders, claims, and time extensions. Provide the names and telephone numbers of the CITY’s representatives and architectural project leaders for the three projects.

Pirtle’s approach on projects is to avoid change orders. However, we acknowledge that changes and associated change orders are part of most projects, and therefore, Pirtle will be Coconut Creek’s best partner with change management. Transparency and fairness are hallmark attributes of Pirtle’s approach to change management.

The change order process at Pirtle includes the following details:

- Sub change orders with detailed breakdown of labor, material, equipment and markup.
- High level scrutiny by Pirtle’s Team of every sub change order before it’s presented to the Design Team and the City.
- Organized packages that are clear to understand and evaluate.
- Open and transparent communication and meetings for discussing, explaining and evaluating change orders.
- Subcontractor participation in change order discussions that involve technical or complex details.



Change Orders: 4
Value of Change Orders: +\$282,921
Time Extension: 109 Days

Coral Springs Fire Administration & Public Works

Explanation of Change Orders and Time Extension: Added scope to the project, which led to increased cost and increased time.



Change Orders: 1
Value of Change Orders: -\$77,976
Time Extension: 29 Days

Doral Glades Park

Explanation of Change Orders and Time Extension: Project reconciliation to return unused funds and time extension related to permitting delays.



Change Orders: 18
Value of Change Orders: +\$792,305
Time Extension: 0 Days

UCF Trevor Coulbourn Hall

Explanation of Change Orders and Time Extension: Added scope to the project, which led to increased cost.

Section M: Describe your firm's methodology and experience with Value Engineering.

Pirtle Construction is a top builder the public sector and public safety sectors. The overwhelming majority (approximately 90%) of Pirtle's projects are Construction Management at Risk, and therefore, Pirtle has significant experience providing added value and cost savings on our projects. Presenting and managing opportunities for cost savings and value engineering is a foundational approach to the Construction Management at Risk delivery. ***Pirtle initiates a value engineering document at the earliest beginnings of a project. This document is continuously updated over the course of preconstruction and design progression.***

Below are two Value Engineering examples from two Pirtle public sector projects, with one of them being a public safety project.

Coral Springs Public Safety & Public Works

Dr. Joaquin Garcia High School

24	Alternate Generator Manufacturer	1,000.00	488
25	Reduce number of office chairs to one per office	750.00	488
26	Eliminate underground spent fuel supply from city storage tank to 100th	120,000.00	488
27	Reduce 72 hour duty team requirement for 100th generator well	5,000.00	488
28	MAINTENANCE ROOM vision reduction TBD	5,000.00	488
29	Powerwashing vs. 55 Rain	1,000.00	488
30	Alternate specified floor coverings for City Building interior	1,000.00	488
31	Roofing to use 40 year life expectancy	1,000.00	488
32	For the 4100 building, provide full LWC in lieu of specified system		
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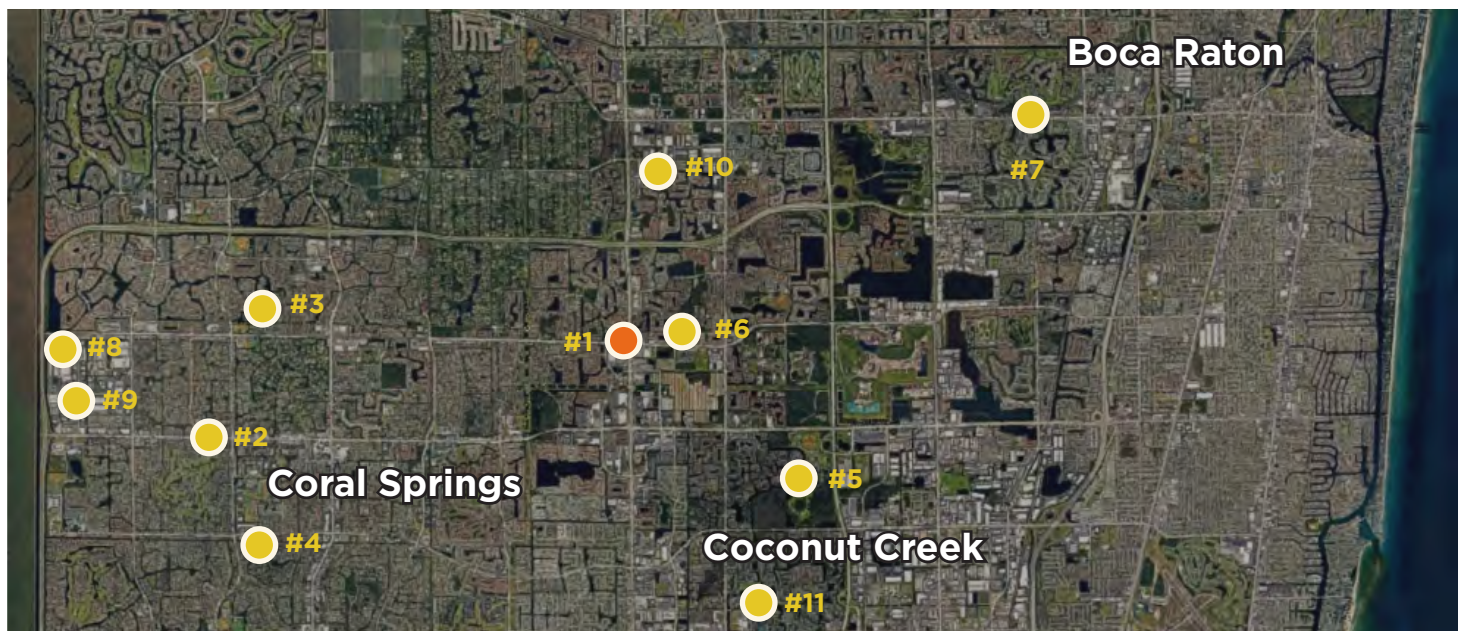
ITEM #	DESCRIPTION	STATUS	POTENTIAL SAVINGS	ACCUMULATED TOTAL
102.2	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
103.1	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
103.2	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
103.3	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
103.4	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
103.5	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
103.6	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
103.7	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
103.8	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
103.9	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
104.0	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
104.1	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
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104.4	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
104.5	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
104.6	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
104.7	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
104.8	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
104.9	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
105.0	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
105.1	UPPER LEVELS OF THE 100TH BUILDING TO BE REMOVED	Pending	\$ 2,045,000	
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Savings of
\$488,186

Savings of
\$2,045,000

Section N: Special Qualifications: Describe what unique or extraordinary skills or qualifications your firm brings to this project. How would the selection of your firm add value to the project?

Pirtle can't underestimate that we are the right size and the right local partner for the City of Coconut Creek for Fire Station 113 and Administration Building. These are special qualifications that capture our firm's commitment to the success of the project. *As shown below, Pirtle has built many projects in the North Broward County community over many years and our commitment to the region will continue with Coconut Creek.*



- | | |
|---|----------------------------------|
| 1. Coconut Creek - Location of Fire Station 113 & Fire Administration | 6. SBBC Monarch High School |
| 2. Coral Springs Public Safety & Fire Administration | 7. Boca Raton BACE Building |
| 3. Coral Springs Fire Station 71 | 8. Coral Springs Sports Complex |
| 4. Coral Springs Fire Station 80 & Public Safety Building | 9. Coral Glades High School |
| 5. North Broward County Regional Library | 10. Tradewinds Elementary School |
| | 11. Borward College North Campus |

Another special qualification of Pirtle, and a representation of our commitment to the North Broward County region that includes Coconut Creek, is our proud membership as a Trustee Member of the Coral Springs and Coconut Creek Regional Chamber of Commerce. *As both a Chamber and community member, local resident and Pirtle Construction Director Jess Brancaccio will lead community engagement efforts with the City of Coconut Creek, Monarch High School, MainStreet Development, and other outreach initiatives supporting the local community.*



Coconut Creek Chamber of Commerce

TAB 2

RESOURCES & AVAILABILITY



Section A: Describe the firm’s management plan to be used, staffing configuration and safety protocols.

Pirtle Construction is not only the most local and experienced Construction Manager for the City of Coconut Creek but Pirtle is also the right size firm for Coconut Creek. Pirtle’s approach to managing and staffing a project is a perfect example of why Pirtle is the right size firm for Coconut Creek. A common challenge for larger firms in a Construction Management at Risk project, that includes a prolonged preconstruction phase, is the loss of information from the preconstruction team to the construction team. *Pirtle approaches projects differently than other firms, because our Construction Phase Team will start engaging in the early parts of preconstruction to add their experienced input, but more importantly, to have a full understanding of the project scope. The following is a demonstration of how Pirtle’s Preconstruction Phase Team and Construction Phase Team will integrate into Fire Station 113 and Fire Administration:*



Safety is another critical aspect of managing construction. Pirtle Construction treats safety of workers with similar importance as the project schedule, budget and quality. Top level attributes of Pirtle’s Safety Program involve the following:

- Safety orientation and training for Pirtle’s Project Team and subcontractors.
- Daily and weekly safety inspections by Pirtle’s Project Team.
- Issuance of safety violations to subcontractors to establish project expectations.
- Independent safety audits by a consultant.
- Clear signage and barriers to establish safe working guidelines



Section B: Provide information about the equipment and services at the firm's disposal.

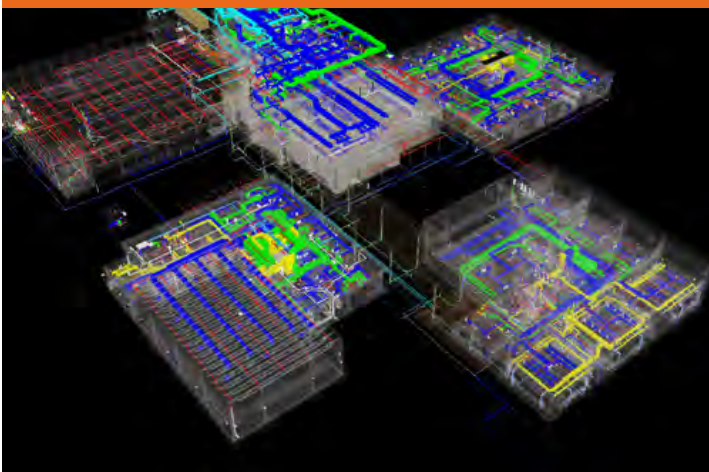
While schedule success is a significant measure of a project's overall success, the quality of a project is also paramount for a project's success. Pirtle is exceptionally experienced in delivering high quality school projects and the following is a demonstration of how we will achieve Coconut Creek's quality expectations.

1. Building Information Modeling (BIM) for quality construction
2. Implementation of Pirtle's Quality Control Plan
3. Experienced Project Team accepting the responsibility of attention to detail and quality

#1 Building Information Modeling (BIM)

Pirtle Construction has been at the forefront of Building Information Modeling for 15 years and our BIM Manager, Abner Diaz, has been overseeing the Pirtle BIM program for the last 7 years. Abner is exceptionally experienced with implementing BIM in both the preconstruction phase and the construction phase. During preconstruction, Abner and the Pirtle Team will facilitate a thorough review of the construction documents using modeling platforms to help identify coordination challenges, make change recommendations and guide Pirtle's estimating team with accurate quantities and project details.

Pirtle's main focus with implementing BIM is for below slab coordination and above ceiling coordination. This is where the Pirtle Team and Abner's leadership will shine with our use of BIM for coordination purposes. Abner will oversee the modeling responsibilities of all subcontractors on the project and she will facilitate clash detection workshops. Our process also includes the involvement of the CSA and consulting engineers to ensure compliance with the project design. Pirtle will initiate BIM coordination on the Fire Station 113 and Administration Building at the onset of the project, which is critical to get ahead of any work in the field. The results of this approach will identify conflicts in a digital project model involving all subcontractors, which will help to avoid conflicts in the field and associated additional cost. An equally important result of BIM coordination is the inherent good quality results that Pirtle achieves from well coordinated installations.

BIM Model Prior to Construction**Final Completed Project**

#2 Quality Control Plan

Developing a good Quality Control Plan is an essential component for delivering a quality project to Coconut Creek. Pirtle's Quality Control Plan for the Coconut Creek Fire Station 113 involves the following five sections:

Pre-Installation Meetings:

Performing pre-installation meetings for select trades and activities is essential to ensure that all project team members are consistent with expectations. Pre-Installation Meetings must be attended by the appropriate staff from the installation subcontractor in order to be effective. Pirtle is a facilitator of every Pre-Installation Meeting. CSA and Coconut Creek will be invited to attend every meeting or may select specific meetings to attend. Pirtle will develop a list of Pre-Installation Meetings specific for the Fire Station 113 project.

Mock-Ups:

Pirtle uses mock-ups for various trades and building systems to ensure that quality standards are achieved for that trade or building system. Using mock-ups for a project like the Coconut Creek Fire Station 113 will be an effective tool to make sure the installing subcontractor understands the quality expectations. Only after mock-ups are approved, subcontractors will be released to perform that scope of work and the final product will be compared to the mock-up as part of our quality control process.

Material & equipment Verification:

Material and equipment are delivered to a project every day, week and month. It is important to verify the accuracy of every material and equipment by comparing to approved submittals and to the Construction Documents. Pirtle uses a form to verify and document the accuracy of material and equipment upon delivery to the project.

Material Testing & Third-Party Inspection:

Project inspections and material testing are part of quality control. The primary inspections for every project are performed by the Building Department for building code compliance and eventual issuance of a Certificate of Occupancy. Other inspections, such as third-party inspections required by the Construction Documents, are identified and documented in this Quality Control Plan. Additionally, material testing required by the Construction Documents are also identified and documented in this Quality Control Plan.

PRE-INSTALLATION MEETING DOCUMENTATION	
Project Name:	Greater West Palm Beach / Lake Worth Area High School 03-000
Owner Project Number:	0251-8368
Pirtle Project Number:	19668.01
Title of Pre-Installation Meeting: _____	
Location of Meeting: _____	
Date of Meeting: _____	
Identify specification where meeting is required (if applicable): _____	
Were meeting minutes recorded or a summary email issued with notes from the meeting: YES ☐ NO ☐	
If yes, attach the minutes or email. If no, attach a document with notes from the meeting.	
Was attendance recorded for the meeting: YES ☐ NO ☐	
If yes, attach the attendance documentation. If no, attach a list of attendees.	
Filled Out by (Print): _____	
Signature: _____	
Date Filled Out: _____	
	

MATERIAL AND EQUIPMENT VERIFICATION	
Project Name:	Greater West Palm Beach / Lake Worth Area High School 03-000
Owner Project Number:	0251-8368
Pirtle Project Number:	19668.01
Description of material or equipment being verified: _____	
Specification Section: _____	
Drawing Number: _____	
Submittal Number: _____	
Responsible Subcontractor: _____	
Does the material or equipment comply with the Construction Documents and approved submittal: YES ☐ NO ☐	
If non-compliant, attach notice to subcontractor and follow-up corrective action.	
Inspected by (Print): _____	
Signature: _____	
Date of Inspection: _____	
	

#3 Experienced Project Team

The use of technology, such as BIM, and executing a good Quality Control Plan are part of Pirtle's recipe for quality assurance on Fire Station 113 and Administration Building. But we can't underestimate the importance and criticality of experienced staff that will be a big part of ensuring quality assurance. ***Pirtle's project team, especially our commitment of tenured Superintendents and Project Managers is the cornerstone of delivering quality results.*** As identified earlier in the proposal, each person of the project team assigned to Fire Station 113 exhibits long tenure and commitment to Pirtle Construction and they are all top performers at Pirtle with a long history of success. It will be their constant supervisions and "quality oversight" that will lead the quality success of the Fire Station 113 project.



**EXPERIENCED
QUALITY BUILDERS**

#4 Utilizing The Best Technology & Software

Pirtle Construction uses CMiC as the primary project management application for our construction projects. One primary benefit of CMiC is that it combines project management and project accounting under one database and one software application. All project management tasks and all accounting tasks are performed out of CMiC. CMiC is an online application with workflow distribution of project documentation to the design team and to the Owner. All members of the project team will have access to CMiC to view real-time information regarding the project, such as communications, Request for Information (RFI's), Submittals, Meeting Minutes and all accounting related information. Due to the integrated nature of CMiC (project management and accounting), change management is another strong tool within the CMiC suite of offerings. Pirtle utilizes Excel spreadsheets to communicate information in a user-friendly approach but the "accounting plumbing" within CMiC supports transparency and easy to follow information.

Another primary software that our team uses is Autodesk Build, which is an online Application for managing construction drawings, project photos, field reports, quality control, safety and punch list. This software is very user friendly and mobile which allows our on-site Superintendents and staff to easily take their mobile devices such as iPads and cell phones anywhere on the job meanwhile having all versions or revisions of plans, specifications, and other project information at their fingertips. Autodesk Build assists with quality control practices, which will help Pirtle to manage the highest level of quality control throughout the construction activities. Autodesk Build is also an excellent tool for managing the punch list process, which will expedite the project closeout phase.



Section C: Provide the location of the office that will be utilized for the management of the project.

Pirtle Construction Company has four offices strategically located throughout Florida to provide the utmost in customer service to our existing and prospective clients. All services for this project will be provided out of our Fort Lauderdale Office in Northern Broward County. Our resource staff includes, estimating, preconstruction, human resources, IT, accounting, executive and management.

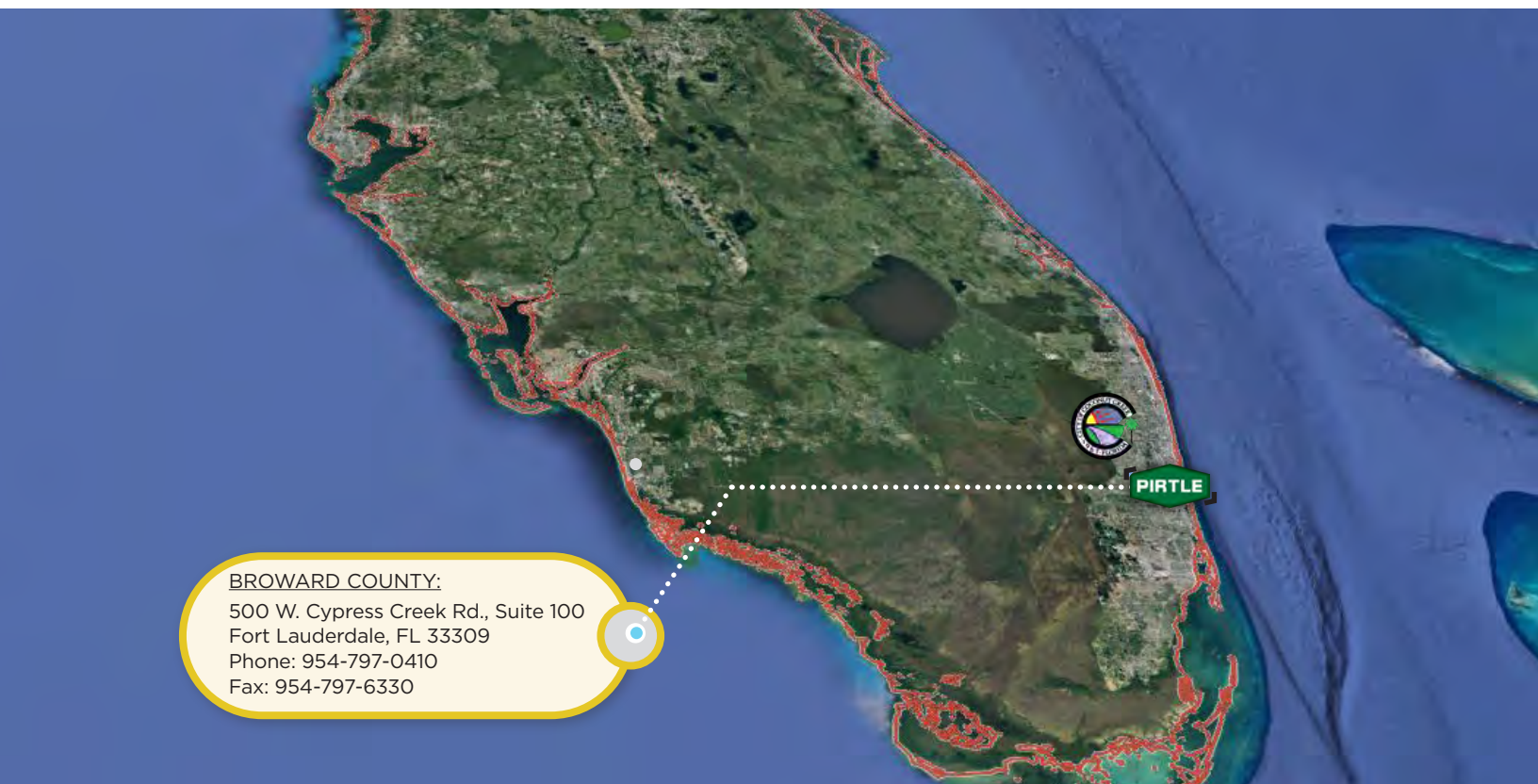
POSITION	TOTAL #
Executives	10
Preconstruction	4
PM, APM, PE	26
Superintendents	17
Project Coordinators	8
Accounting	3
Development / Marketing	3
IT	3
Receptionist	1
Human Resources	1
TOTAL PERSONNEL	76

Our Corporate office is located at:

FORT LAUDERDALE OFFICE
 500 W. Cypress Creek Rd., Suite 100
 Fort Lauderdale, FL 33309

DISTANCE FROM OUR
OFFICE TO THE SITE

8
MILES



TAB 3

PROJECT APPROACH



Describe the firm's approach to the overall management of costs, schedules, payments, submittals, and other related activities including any software that the firm utilizes.

Building and delivering a successful Fire Station 113 and Administration Building for the City of Coconut Creek involves a multi-faceted approach to the overall journey of the project. *Critical elements of Pirtle's project approach are outlined below.*

Managing Cost & Budget

Delivering Fire Station 113 and Administration Building withing budget will be a major measure of the project's overall success. Pirtle has a long-standing history of delivering public sector and public safety projects within budget, which is why over 90% of our work is from repeat clients. It's important to note that budget and cost management starts in the preconstruction phase, and then it extends throughout the construction phase. *The following are some of the key attributes of Pirtle's approach to budget and cost control:*

Preconstruction:

- Understanding the Scope
- **Detailed Bid Packages**
- Value Engineering Initiatives
- Verification of Existing Conditions
- **Extensive Subcontractor Participation**



Construction:

- **Accurate Schedule of Values**
- Competitive General Requirements
- Managing Contingency
- Risk Management
- **Sales Tax Savings with Direct Purchases**

\$28M
SAVED IN
SALES TAX SINCE 2010

The Importance of the Pre Construction Phase

The preconstruction phase involves so much more than budget management. Over 90% of Pirtle's projects are Construction Management at Risk with a preconstruction phase, which is why Pirtle is perfectly positioned to provide preconstruction services. ***The specific tasks that will be completed in preconstruction on Fire Station 113 and Administration Building include the following:***

- Establish a collaborative relationship with Coconut Creek staff, Currie Sowards Aguilla, and all project stakeholders.
- Analyzing every detail of the project site for utility information, soil conditions and identifying as many unforeseen conditions as possible.
- Regular and detailed constructability input, that especially analyzes public safety components of the project, based on Pirtle's experience with recent public safety projects.
- ***Assisting Currie Sowards Aguilla and their design consultants with cross-disciplinary coordination within the Construction Documents.***
- Identifying critical building components and elements that need to be part of a project-specific Quality Control Plan.
- ***Administer and Outreach Plan for local businesses and identifying the right subcontractors.***

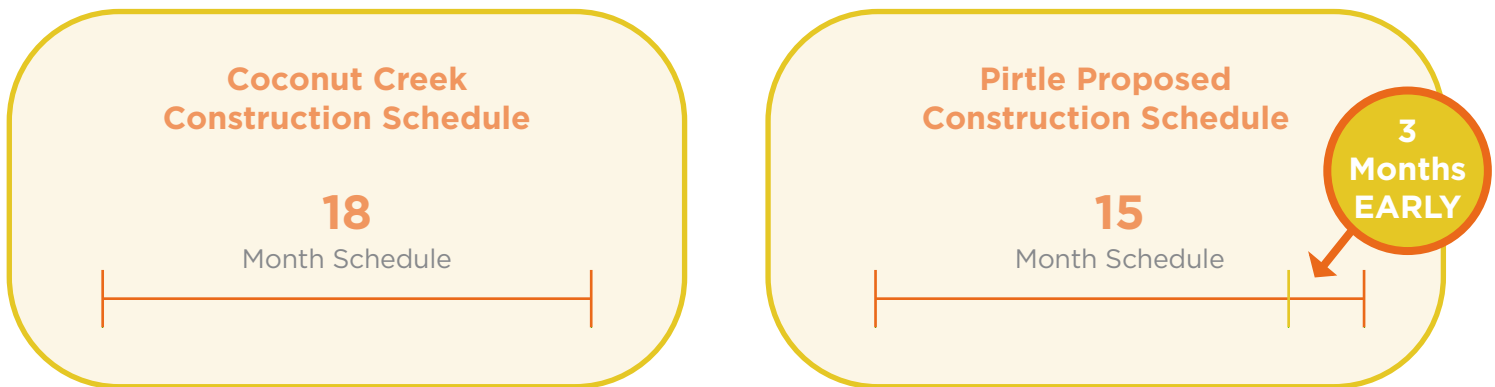
Site Knowledge

As a member of the North Broward County community, Pirtle Construction is very familiar with Coconut Creek's property for the new Fire Station 113 and Administration Building. It's important for any Construction Manager working with the City to have the foundational knowledge of the site and the surrounding area, because lack of knowledge can impact the success of the project. ***Pirtle is looking forward to present a great understanding of the area in an interview or presentation setting, but below are a few highlights regarding the project site.***



Scheduling a Project for Success

Budget is a critical measure of project success, but the schedule is equally important for measuring the success of Fire Station 113 and Administration Building. Pirtle developed a reputation of “on schedule” construction based on 57+ years of delivering projects on schedule. We demonstrate our commitment to schedule importance and awareness by incorporating an initial schedule within this Proposal, as shown in Section H of the Proposal. ***Pirtle is proud to demonstrate how we can complete Fire Station 113 and Administration Building in 15 months, which will be 3 months ahead of Coconut Creek’s advertised schedule for the project.***



Pirtle’s Project Management & Supervision Experience

Pirtle’s foundational component of the Construction Phase is superb project management and supervision. Pirtle’s Project Team, led by Senior Project Manager Andrew Botros and Senior Superintendent Hector Berovides, are at the forefront of this phase of the project. ***Andrew and Hector both worked with Jayson Hall of Currie Sowards Aguilla on a similar public safety project, which amplifies the Team’s ability to provide the best services for Coconut Creek.***

Elements that constitute Pirtle’s project management and supervision approach for Fire Station 113 and Administration Building include the following:

- Site logistics planning to avoid disruptions along Cullum Rd, Banks Rd, at Monarch High School or at the Promenade at Coconut Creek.
- Productive and collaborative progress meetings that contribute to the project’s efficiency.
- Detailed logs, accurate submittals and constructive Requests for Information.
- Great coordination between Pirtle, CSA and design consultants, and great coordination between Pirtle and all project subcontractors.
- Communication and collaboration among everyone on the project team – but especially Pirtle, CSA and the City of Coconut Creek.

TAB 4

PIRTLE REFERENCES



1. City of Coral Springs Public Safety & Works Complex



Location: Coral Springs, FL
 Cost: \$25,840,529
 Contact: Chad Maraj, Civil Engineer
 9500 W Sample Rd, Coral Springs, FL 33065
 954-344-3463, cmaraj@coralsprings.org
 Start and Completion Dates: 12/20/2020 - 3/21/2023

Scope of Services: This Coral Springs project consists of expanding and renovating the existing facility with use of the entire 20-acre property. Improvements included upgrades to the fire training and police firing range facilities and surrounding buildings. Site improvements are being performed to the existing house fire administration, fleet, city clerk and HR storage building and interiors. The expanded facility will include truck bays, maintenance shops, a full kitchen and training areas.

2. City of Boca Historical BACE Building Relocation



Location: Boca Raton, FL
 Cost: \$25,000,000
 Contact: Richard Machaud, Construction Project Manager
 2500 NW 1 Ave., Boca Raton, FL 33432
 561-544-8633, RMachaud@bocaraton-fl.gov
 Start and Completion Dates: TBD

Scope of Services: Pirtle Construction is relocating three historic Boca BACE buildings as part of an ongoing effort to preserve and protect the community's architectural heritage. The project involves carefully lifting and transporting each structure to its new site, requiring precise coordination with preservation specialists, engineers, and local officials.

3. City of Haines City Fire Station #3



Location: Haines City, FL
 Cost: \$16,198,438
 Contact: Loyd Stewart, Deputy City Manager
 620 E. Main Street, Haines City, FL 33844
 (863) 421-3650, deputyCM@hainescity.com
 Start and Completion Dates: 10/01/2024 - 10/19/2025

Scope of Services: The new construction of a Fire Station in the City of Haines City. This state-of-the-art, two-story building features tilt-wall construction and metal roof panels, spanning 25,443 square feet. The new facility is designed to enhance the city's emergency response capabilities, incorporating advanced technology and resilient infrastructure to ensure operational efficiency during critical situations. The building's modern design and robust construction will provide a safe and reliable hub for coordinating emergency services, supporting both city officials and first responders in their efforts to protect the community.

4. Marjory Stoneman Douglas High School



Location: Parkland, FL

Cost: \$15,175,857

Contact: Charlie Scheele, AECOM Project Manager

2301 NW 26th Street Oakland Park, FL 33311

954-955-4308, cscheele-pmor@browardschools.com

Start and Completion Dates: January 2024-June 2025

Scope of Services: Marjory Stoneman Douglas High School SMART Renovations include new fire alarm system across the campus, HVAC upgrades in 6 buildings, new roofing on 8 buildings, art room and media center renovations, a new building addition, and connection to new portables. This project is on an occupied campus across 14 buildings and 8 portables.

5. Manolo Reyes Park



Location: Miami, FL

Cost: \$ 16,841,939

Contact: Barbie Hernandez, Assistant City Manager

444 S.W. 2nd Avenue, 10th Floor, Miami, FL 33133

305-416-1027, BaHernandez@miamigov.com

Start and Completion Dates: March 2024-April 2025

Scope of Services:

This new development at Manolo Reyes Park, a dynamic 16.6-acre recreational space has transformed into a vibrant hub for recreational activities. Offering an array of amenities to serve the community, the expansion features a brand-new aquatic facility, geothermal pool, baseball field, tennis courts, basketball courts, and various recreational areas. These additions enhance the park's offerings and provide residents with diverse opportunities for physical activity, leisure, and community engagement.

TAB 5



REQUIRED FORMS & DOCUMENTS



VIII. SECTION IV – REQUIRED FORMS AND DOCUMENTS

Proposal Requirements Checklist

Proposer has completed the required documents listed in the checklist below. The required documents shall be executed, notarized (if applicable), and submitted as a condition to this Request for LOI. Proposer shall electronically submit all required documents and any other pertinent information electronically through the eBid System.

Required Documents		Yes	No
<i>The proposal shall contain three (3) sections:</i>			
Section 1: Qualifications and Experience	PG #3	☒	☐
Section 2: Resources and Availability	PG #37	☒	☐
Section 3: References	PG #47	☒	☐
Proposer Information	PG #52	☒	☐
Proposal Confirmation	PG #53	☒	☐
Indemnification Clause	PG #55	☒	☐
Non-Collusive Affidavit	PG #57	☒	☐
Proposer's Qualification Statement	PG #60	☒	☐
Proposer's Qualification Statement Acknowledgement	PG #68	☒	☐
Drug-Free Workplace Form	PG #70	☒	☐
Sworn Statement on Public Entity Crimes	PG #72	☒	☐
Affidavit of Compliance with Foreign Countries of Concern	PG #77	☒	☐
Scrutinized Companies and Countries of Concern Form	PG #78	☒	☐
Human Trafficking	PG #79	☒	☐
E-Verify Form	PG #80	☒	☐
Acknowledgement of Addenda	PG #82	☒	☐
Exceptions to the LOI	PG #83	☒	☐
Operational Plan – Scope of Services Proposed	PG #43	☒	☐
Certificate of Insurance	PG #93	☒	☐
Business Tax Receipt	PG #90	☒	☐
Copies of Valid Certifications/Licenses	PG #87	☒	☐
Company's www.Sunbiz.org Record	PG #91	☒	☐

LOI No. 11-18-25-10

PROPOSER INFORMATION

Communications concerning this proposal shall be addressed to:

Company Name: James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company

SocialSecurity/Federal Tax I.D. No. 59-1211364

Proposer's Name
Michael Geary

(Print):

Title: President

Address:
500 W Cypress Creek Rd, Suite 100

City/State/Zip:
Fort Lauderdale, FL, 33309

Phone: (954) 797-0410

Fax: (954) 797-6330

Email: mike@pirtleconstruction.com

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LOI No. 11-18-25-10

PROPOSAL CONFIRMATION

In accordance with the requirements to provide Construction Manager at Risk Services for Construction of Fire Station 113 and Fire Administration Building pursuant to LOI No. 11-18-25-10, the undersigned submits the attached proposal.

Proposer accepts and hereby incorporates by reference in this proposal all of the terms and conditions of the scope of work, including EPA Standards, Motor Vehicle Safety Standards and required warranty and guarantee certificates.

Proposer is fully aware of the scope of work based on these requirements, the legal requirements (federal, state, county and local laws, ordinances, rules and regulations) and the conditions affecting cost, progress or performance of the work and has made such independent investigation as Proposer deems necessary.

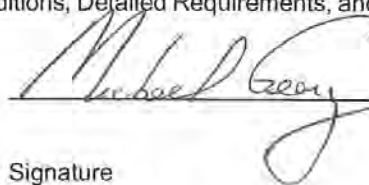
This proposal is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; Proposer has not directly or indirectly induced or solicited any other Proposer to submit a false or sham proposal; Proposer has not solicited or induced any person; firm or a corporation to refrain from proposing and Proposer has not sought by collusion to obtain for himself any advantage over any other Proposer or over CITY.

The Proposer shall acknowledge this Proposal by signing and completing the spaces provided. I hereby submit this Proposal Package for Construction Manager at Risk Services for Construction of Fire Station 113 and Fire Administration Building, LOI No. 11-18-25-10 to the City of Coconut Creek with the full understanding of the Request for Proposal, General Terms and Conditions, Special Terms and Conditions, Detailed Requirements, and the entire Proposal Package.

James B. Pirtle Construction Company, Inc.
d/b/a Pirtle Construction Company

Michael Geary

Proposer's Name



Signature

November 18, 2025

Date

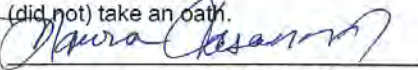
State of: Florida

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LOI No. 11-18-25-10

County of: Broward

The foregoing instrument was acknowledged before me this 18 day of Nov. 2025,
 James B. Pirtle Construction Company, Inc.
 2025, by d/b/a Pirtle Construction Company, who is (who are) personally known to
 me or who has produced Michael Geary as identification and who did
 (did not) take an oath.





Notary Name, Printed, Typed or Stamped

Commission Number: _____

My Commission Expires: _____

Page 38

LOI No. 11-18-25-10

INDEMNIFICATION CLAUSE

(Page 1 of 1)

The parties agree that one percent (1%) of the total compensation paid to **CONTRACTOR** for the work of the contract shall constitute specific consideration to **CONTRACTOR** for the indemnification to be provided under the Contract. The **CONTRACTOR** shall indemnify and hold harmless the City Commission, the City of Coconut Creek, and its agents and employees from and against all claims, damages, losses and expenses including attorney's fees arising out of or resulting from the performance of the work provided that any such claim, damage, loss or expense (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the work itself) including the loss of use resulting therefrom, and (2) is caused in whole or in part by any negligent act or omission of the **CONTRACTOR**, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder.

In any and all claims against the CITY, or any of their agents or employees by any employee of the **CONTRACTOR**, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this Paragraph shall not be limited in any way by any limitation on this amount or type of damages compensation or benefits payable by or for the **CONTRACTOR** or any subcontractor under Workers' Compensation Acts, Disability Benefit Acts or other Employee Benefit Acts. Nothing in this section shall affect the immunities of the CITY pursuant to Chapter 768, Florida Statutes, as amended from time to time, nor shall it constitute an agreement by the CITY to indemnify **CONTRACTOR**, its officers, employers, subcontractors or agents against any claim or cause of action. This section shall not be construed as consent to be sued by any third parties in any matter arising out of this Contract. The foregoing indemnification and release shall survive the termination of this Contract.

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LOI No. 11-18-25-10

James B. Pirtle Construction Company, Inc.
d/b/a Pirtle Construction Company

Michael Geary

Contractor's Name

Michael Geary

Signature

November 18, 2025

Date

State of: Florida

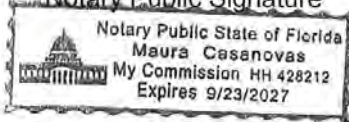
County of: Broward

The foregoing instrument was acknowledged before me this 18 day of Nov., 2025, by James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company,

who is (who are) personally known to me or who has produced Michael Geary as identification and who did (did not) take an oath.

Maura Casanovas

Notary Public Signature



Notary Name, Printed, Typed or Stamped

Commission Number: _____

My Commission Expires: _____

LOI No. 11-18-25-10

NON-COLLUSIVE AFFIDAVIT

State of Florida)

)ss.

County of Broward)

Michael Geary being first duly sworn, deposes
and says that:

(1) He she is the (CITY, Partner, Officer, Representative or Agent) of
James B. Pirtle Construction Company, Inc.
d/b/a Pirtle Construction Company the Proposer that has submitted the attached proposal;

- (2) He/she is fully informed respecting the preparation and contents of the attached proposal and of all pertinent circumstances respecting such proposal;
- (3) Such proposal is genuine and is not a collusive or sham proposal;
- (4) Neither the said Proposer nor any of its officers, partners, CITYs, agents, representatives, employees or parties in interest, including this affiant, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other Proposer, firm, or person to submit a collusive or sham proposal in connection with the work for which the attached proposal has been submitted; or to refrain from bidding in connection with such work; or have in any manner, directly or indirectly, sought by agreement or collusion, or communication, or conference with any Proposer, firm or person to fix the price or prices in the attached proposal of any other Proposer, or to fix an overhead, profit, or cost elements of the proposal price

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LOI No. 11-18-25-10

or the proposal price of any other Proposer, or to secure through any collusion, conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed work;

- (5) The price or prices quoted in the attached proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance, or unlawful agreement on the part of the Proposer or any other of its agents, representatives, CITYs, employees or parties in interest, including this affiant.

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LOI No. 11-18-25-10

Signed, sealed and delivered in the presence of:

By: Michael Geary
Michael Geary
(Print Name)
President
(Title)

ACKNOWLEDGEMENT

State of Florida

County of Broward

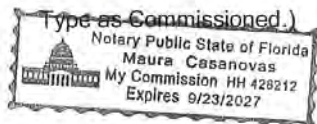
The foregoing instrument was acknowledged before me this 18 day Nov. 2025 of 2025, by Michael Geary, who is personally known to me or who has produced Michael Geary as identification and whodid (did not) take an oath.

WITNESS my hand and official seal

NOTARY PUBLIC

Maura Casanovas

(Name of Notary Public: Print, Stamp, or



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LOI No. 11-18-25-10

PROPOSER'S QUALIFICATION STATEMENT

In order to properly evaluate the proposal submittals, Proposers are expected to complete the questionnaire and include the following documentation. By attesting to this submittal, Proposer guarantees the truth and accuracy of all statements and answers herein contained.

SUBMITTED TO: City of Coconut Creek
Procurement Division
4800 West Copans Road
Coconut Creek, FL 33063

Submitted By: James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company

Name: Michael Geary

Address: 500 W Cypress Creek Rd Suite 100

City, State, Zip Fort Lauderdale, FL, 33309

Telephone No. (954) 797-0410

Fax No. (954) 797-6330

Check One☒ Corporation☐ Partnership☐ Individual☐ Other

1. State the true, exact, correct and complete name of the partnership, corporation, trade or fictitious name under which you do business and the address of the place of business.

The correct name of the proposer is: James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company

The address of the principal place of business is:

500 W Cypress Creek Rd Suite 100, Fort Lauderdale, FL 33309

1. If Proposer is a corporation, answer the following:

a. Date of Incorporation: April 15, 1968

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LOI No. 11-18-25-10

b. State of Incorporation: Florida

c. President's Name: Michael Geary

d. Vice President's Name: Jacob Katz

e. Secretary's Name: Darrell Lipman

f. Treasurer's Name: Darrell Lipman

g. Name and Address of Resident Agent: Michael Geary
500 W Cypress Creek Rd Suite 100, Fort Lauderdale, FL 33309

3. If Proposer is an individual or a partnership, answer the following:

a. Date of Organization: N/A

b. Name, Address and CITY ship Units of all Partners:
N/A

c. State whether general or limited partnership:
N/A

4. If Proposer is other than an individual, corporation or partnership, describe the organization and give the name and address of principals:
N/A

5. If Proposer is operating under a fictitious name, submit evidence of compliance with the Florida Fictitious Name Statute.
G20000118672- Pirtle Construction Company

6. How many years has your organization been in business under its present business name?
57 years

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LOI No. 11-18-25-10

a. Under what other former name has your organization operated?

N/A

7. Indicate registration, license numbers or certificate numbers for the businesses or professions, which are the subject of this proposal. Please attach certificate of competency and/or state registration.

CGC 055033, See Additional Page

8. **Litigation/Judgments/Settlements/Debarments/Suspensions:**

Submit information on any pending litigation and any judgments and settlements of court cases relative to providing CMAR Services as stated herein that have occurred within the last three (3) years. Also indicate if your firm has been debarred or suspended from bidding or proposing on a procurement project by any government during the last five (5) years.

See additional page

9. Have you ever failed to complete any work awarded to you? If so, state when, where and why?

No

10. List the pertinent experience of the key individuals of your organization (continue on insert sheet, if necessary).

See Resume Pages

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While we are proactive in preventing accidents from occurring on our projects, in the course of doing construction, minor claims arise. Most of these are inconsequential cases into which Pirtle Construction is brought by a subcontractor or other party. Pirtle Construction makes it a top priority to promptly make every effort to resolve any potential dispute as soon as an issue is discovered and prides itself on being proactive and finding reasonable solutions to any problem.

Pirtle Construction has never been debarred or suspended from bidding or proposing on a procurement project by any government.

The claims below are our claims in the past 3 years:

Claim #: 2024CA009709

Claimant Name: Miller Glass & Glazing Inc. v. James B. Pirtle Construction

Date Filed: 10/9/2024

Description: Breach of Contract

Current Status: Dismissed

Claim #: CACE-24-010790

Claimant Name: Pro Plumbing Contractors, INC., V. James B. Pirtle Construction Company d/b/a Pirtle Construction Company and Travelers Casualty and Surety Company of America

Date Filed: 7/31/2024

Description: Breach of Contract

Current Status: Pending

Claim #: CONO24007405

Claimant Name: Miller Glass & Glazing Inc. v. James B. Pirtle Construction

Date Filed: 2/2/2024

Description: Breach of Contract

Current Status: Dismissed

Claim #: CACE-23-005429

Claimant Name: Tania Bermudez v. Broward County, James B. Pirtle Construction Company, Inc, d/b/a Pirtle Construction and Stiles Corporation d/b/a Stiles Construction d/b/a Stiles Pirtle Joint Venture, Steel Fabricators, L.L.C., and Justin Architects, P.A.

Date Filed: 3/20/2023

Description: Negligence - Premises Liability

Current Status: Pending

Claim #: 2022-CA-004277-0

Claimant Name: Eden Site Development Inc. v. James B. Pirtle Construction

Date Filed: 5/13/2022

Description: Breach of Contract; Breach of Payment Bond

Current Status: Dismissed

Claim #: 2022-011939-CC-05

Claimant Name: A&A Sheetmetal Contractor Corp. v. James B. Pirtle Construction Co

Date Filed: 5/3/2022

Description: Contract & Indebtness

Current Status: Dismissed

LOI No. 11-16-25-10

11. State the name of the individual(s) and titles who will personally supervise the work: Jacob Katz

12. State the name and address of the attorney, if any, for the business of the Proposer:

Adam Handfinger, Esq. Peckar & Abramson, 1 SE 3rd Ave., Suite 3100, Miami, FL 33131

13. State the names and addresses of all businesses and/or individuals who own an interest of more than five percent (5%) of the Proposer's business and indicate the percentage owned of each such business and/or individual:

James B. Pirtle Sr. Irrevocable Trust f/b/o James B. Pirtle Jr. – 17%

James B. Pirtle Sr. Irrevocable Trust f/b/o K.D. Portela – 17%

James B. Pirtle Sr. Irrevocable Trust f/b/o Laura V. Geary – 17%

James B. Pirtle Co., Inc. ESOP Trust – 49%

14. State the names, addresses and the type of business of all firms that are partially or wholly owned by Proposer:

N/A

15. State the name of Surety Company which will be providing the bond, and the name and address of agent:

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Acrisure, Claudia Diaz, 9500 S. Dadeland Blvd., Suite 400, Miami, FL 33156

16. List the following information concerning all Proposer's contracts in progress as of the date of submission and completed projects over the last five (5) years. (In case of any co-venture, list the information for all co-ventures.)

<u>Name of Project</u>	<u>CITY</u>	<u>Total Contract Value</u>	<u>Contracted Date of Completion</u>	<u>% of Completion to Date</u>
------------------------	-------------	-----------------------------	--------------------------------------	--------------------------------

See Tab 1 Section J

17. Have you personally inspected the site of the proposed work?

Yes ☒ No ☐

18. Do you have a complete set of documents, including drawings and addenda, if applicable?

Yes ☒ No ☐

19. Did you attend the pre-proposal conference if any such conference was held?

Yes ☒ No ☐ No Conference Held ☐

20. Bank References:

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LOI No. 11-18-25-10

Bank	Address/City/State/Zip	Telephone
PNC Bank, 2811 Ponce de Leon Blvd., Suite 700, Coral Gables FL, 33134, 305-310-8343		

21. Attach a financial statement including Proposer's latest balance sheet and income statement showing the following items:
 - a) Current Assets (e.g. cash, joint venture accounts, accounts receivable, notes, receivable, accrued income, deposits, materials, real estate, stocks and bonds, equipment, furniture and fixtures, inventory and prepaid expenses)
 - b) Net Fixed Assets
 - c) Other Assets
 - d) Current Liabilities (e.g. accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries, real estate encumbrances and accrued payroll taxes)
 - e) Other Liabilities (e.g. capital, capital stock, authorized and outstanding shares par values, earned surplus, and retained earnings)
22. State the name of the firm preparing the financial statement and date thereof:

Moore & Company, May 22, 2024
23. Is this financial statement for the identical organization named on page one? Yes ☒ No ☐
24. If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g. parent-subsidiary).

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LOI No. 11-18-25-10

N/A

The Proposer acknowledges and understands that the information contained in response to this Qualification Statement shall be relied upon by CITY in awarding the contract and such information is warranted by Proposer to be true. The discovery of any omission or misstatement that materially affects the Proposer's qualifications to perform under the contract shall cause the CITY to reject the proposal, and if after the award, to cancel and terminate the award and /or contract.

Michael Deary

Proposer's Signature

Date November 18, 2025

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LOI No. 11-18-25-10

**ACKNOWLEDGEMENT
PROPOSER'S QUALIFICATION STATEMENT**

State of Florida

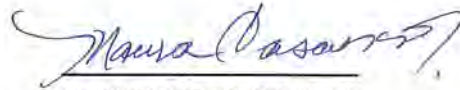
County of Broward

On this the 18 day of Nov, 2025, before me, the undersigned
Notary Public of the State of Florida, Personally appeared

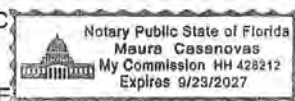
Michael Geary 
And
(Name(s) of individual(s) who appeared before notary)

whose name(s) is/are Subscribed to within the instrument, and he/she/they acknowledge
that he/she/they executed it.

WITNESS my hand and official seal.


NOTARY PUBLIC, STATE OF
FLORIDA

NOTARY PUBLIC



SEAL OF OFFICE:

(Name of Notary Public: Print, Stamp, or Type as Commissioned)

- ☒ Personally known to me, or
☐ Produced identification

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(Type of Identification Produced)

- ☒ DID take an oath, or
☐ DID NOT take an oath

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LOI No. 11-18-25-10

DRUG-FREE WORKPLACE FORM

The undersigned Contractor in accordance with Section 287.087, Florida Statutes as may be amended from time to time, hereby certifies that James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company

_____ does:
(Name of Business)

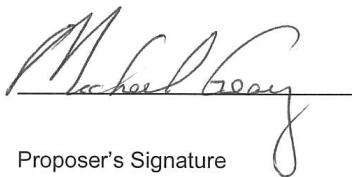
- 1) Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
- 2) Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
- 3) Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
- 4) In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of *Florida Statutes*, Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

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LOI No. 11-18-25-10

- 5) Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
- 6) Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.


Proposer's Signature

James B. Pirtle Construction Company, Inc.
d/b/a Pirtle Construction Company

Company Name

Date November 18, 2025

LOI No. 11-18-25-10

**SWORN STATEMENT
ON PUBLIC ENTITY CRIMES
UNDER FLORIDA STATUTES CHAPTER 287.133(3)(a).**

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

1. This sworn statement is submitted with LOI No. 11-18-25-10 for Construction Manager at Risk Services for Construction of Fire Station 113 and Fire Administration Building.
2. This sworn statement is submitted by James B. Pirtle Construction Company, Inc., d/b/a Pirtle Construction Company (name of entity submitting sworn statement) whose business address is _____ and (if applicable) its Federal Employer Identification Number (FEIN) is _____. (If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: 59-1211364.)
3. My name is Michael Geary and my _____
(Please print name of individual signing)
relationship to the entity named above is President.
4. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or with the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

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LOI No. 11-18-25-10

5. I understand that a "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.
6. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, includes but is not limited to:
 1. A predecessor or successor of a person convicted of a public entity crime; or
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The CITYship by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding thirty-six (36) months shall be considered an affiliate.
7. I understand that a "person" as defined in Paragraph 287.133(1)(e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with

Page 58

LOI No. 11-18-25-10

a public entity. The term "person" includes those officers, who are active, or who have been active, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity within the last five (5) years of this sworn statement.

8. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. **Please check all statements that are applicable.**

- ☒ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.
- ☐ The entity submitting this sworn statement, or one or more of the officers, directors, executives, partners, shareholders, employees, members, or agents who are active in management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989, AND (Please indicate which additional statement applies.)
- ☐ There has been a proceeding concerning the conviction before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer did not place the person or affiliate on the convicted Contractor list. (Please attach a copy of the final order.)
- ☐ The person or affiliate was placed on the convicted vendor list. There has been a subsequent proceeding before a hearing officer of the State of Florida, Division of Administrative Hearings. The final order entered by the hearing officer determined that it was in the public interest to remove the person or affiliate from the convicted vendor list. (Please attach a copy of the final order.)

Page 5

LOI No. 11-18-25-10

9. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. **Please check if statement is applicable.**
- ☒ The person or affiliate has not been placed on the convicted vendor list.
(If the box is not checked, please describe any action taken by or pending with the Department of General Services.)
10. The herein sworn statement shall be subject to and incorporate all the terms and conditions contained in Section 287.133 of the Florida Statutes.
11. Conviction of a public entity crime shall be cause for disqualification.

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LOI No. 11-18-25-10

James B. Pirtle Construction Company, Inc.
d/b/a Pirtle Construction Company

Michael Geary

Proposer's Name

Signature:

Michael Geary

Date: November 18, 2025

State of: Florida

County of: Broward

The foregoing instrument was acknowledged before me this 18 day of Nov., 2025, by James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company, who is (who are) personally known to me or who has produced Michael Geary as identification and who did (did not) take an oath.

Maura Casanova



Notary Name, Printed, Typed or Stamped

Commission Number: _____

My Commission Expires: _____

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LOI No. 11-18-25-10

**Affidavit of Compliance with Foreign Countries of Concern
Pursuant to Section 287.138, Florida Statutes (2023)**

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

1. Entity is not owned by the government of a foreign country of concern as defined in Section 287.138, Florida Statutes. (Source: § 287.138(2)(a), Florida Statutes.)
2. The government of a foreign country of concern does not have a controlling interest in Entity. (Source: § 287.138(2)(b), Florida Statutes.)
3. Entity is not organized under the laws of, and does not have a principal place of business in, a foreign country of concern. (Source: § 287.138(2)(c), Florida Statutes.)
4. The undersigned is authorized to execute this affidavit on behalf of Entity.
5. The undersigned further sayeth naught.

Date: November 18, 2023Signed: Michael Geary

James B. Pirtle Construction Company, Inc.

Entity: d/b/a Pirtle Construction Company Name: Michael GearyTitle: PresidentSTATE OF FloridaCOUNTY OF Broward

Sworn to (or affirmed) and subscribed before me, by means of ☐ physical presence or ☐ online notarization, this 18 day of Nov, 2023, by Michael Geary, as

President James B. Pirtle Construction Company, Inc.
for d/b/a Pirtle Construction Company, who is

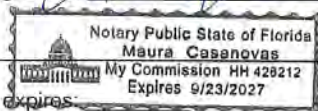
personally known to me or who has produced _____ as identification.

Notary Public Signature: Maura Casanova

State of _____ at Large (Seal)

Print Name: _____

My commission expires: _____



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LOI No. 11-18-25-10

**SCRUTINIZED COMPANIES CERTIFICATION PURSUANT TO
FLORIDA STATUTE § 215.4725 AND § 215.473**

I, Michael Geary, on behalf of
James B. Pirtle Construction Company, Inc.
d/b/a Pirtle Construction Company,

Print Name

Company Name

certifies that James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company does
not:

Company Name

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

Michael Geary
Signature

President

Title

(954)797-6330November 18, 2025

Phone

Date

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LOI No. 11-18-25-10

Affidavit of Compliance with Anti-Human Trafficking Laws

In accordance with section 787.06 (13), Florida Statutes, the undersigned, on behalf of the entity listed below ("Entity"), hereby attests under penalty of perjury that:

1. Entity does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, entitled "Human Trafficking".

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

Date: November 18, 2025

Entity: James B. Pirtle Construction Company, Inc.
d/b/a Pirtle Construction Company

Signed:

Name: Michael Geary

Title: President

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LOI No. 11-18-25-10

E-VERIFY FORM

Project Name:	FIRE STATION 113 AND ADMIN BUILDING CONSTRUCTION
Project No.:	LOI NO. 11-18-25-10

ACKNOWLEDGEMENT

Definitions:

"Contractor" means a person or entity that has entered or is attempting to enter into a contract with a public employer to provide labor, supplies, or services to such employer in exchange for salary, wages, or other remuneration.

"Subcontractor" means a person or entity that provides labor, supplies, or services to or for a contractor or another subcontractor in exchange for salary, wages, or other remuneration.

Effective January 1, 2021, public and private employers, contractors and subcontractors will begin required registration with, and use of the E-verify system in order to verify the work authorization status of all newly hired employees. Vendor/Consultant/Contractor acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of:

- (a) All persons employed by Contractor/Consultant/Contractor to perform employment duties within Florida during the term of the contract; and
- (b) All persons (including subContractors/subconsultants/subcontractors) assigned by Vendor/Consultant/Contractor to perform work pursuant to the contract with the Department. The Vendor/Consultant/Contractor acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the contract is a condition of the contract with the City of Coconut Creek; and

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LOI No. 11-18-25-10

Should Contractor become successful Contractor awarded for the above-named project, by entering into this Contract, the Contractor becomes obligated to comply with the provisions of Section 448.095, Florida Statutes., "Employment Eligibility," as amended from time to time. This includes but is not limited to utilization of the E-Verify System to verify the work authorization status of all newly hired employees, and requiring all subcontractors to provide an affidavit attesting that the subcontractor does not employ, contract with, or subcontract with, an unauthorized alien. The contractor shall maintain a copy of such affidavit for the duration of the contract. Failure to comply will lead to termination of this Contract, or if a subcontractor knowingly violates the statute, the subcontract must be terminated immediately. Any challenge to termination under this provision must be filed in the Circuit Court no later than 20 calendar days after the date of termination. If this contract is terminated for a violation of the statute by the Contractor, the Contractor may not be awarded a public contract for a period of 1 year after the date of termination.

COMPANY CONTACT INFORMATION

Company Name: James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company
Authorized Signature:
Print Name: Michael Geary
Title: President
Date: November 18, 2025
Phone: (954)797-6330
Email: mike@pirtleconstruction.com
Website: pirtleconstruction.com

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LOI No. 11-18-25-10

ACKNOWLEDGEMENT OF ADDENDA

Instructions: Complete Part I or Part II, Whichever Applies

Part I:

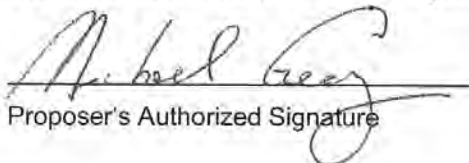
Proposer has examined copies of all the Contract Documents and of the following Addenda (receipt of all which is hereby acknowledged).

Addendum No: _____	Dated: _____
Addendum No: _____	Dated: _____
Addendum No: _____	Dated: _____
Addendum No: _____	Dated: _____
Addendum No: _____	Dated: _____

Part II:

☒ No Addendum was received in connection with this LOI.

It is understood and agreed by Proposer that the CITY reserves the right to reject any and all proposals, to make awards on all items or any items according to the best interest of the CITY, and to waive any irregularities in the proposal or in the proposals received as a result of the LOI. It is also understood and agreed by the Proposer that by submitting a proposal, Proposer shall be deemed to understand and agree that no property interest or legal right of any kind shall be created at any point during the aforesaid evaluation/selection process until and unless a contract has been agreed to and signed by both parties.


 Proposer's Authorized Signature

November 18, 2025

Date

Michael Geary

Proposer's Printed Name

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LOI No. 11-18-25-10

IN WITNESS WHEREOF, the parties have made and executed this Contract on the respective dates under each signature. City of Coconut Creek, through its City Manager or designee and ^{Michael Geary} , signing by and through [^] (President, CITY, CEO, etc.) duly authorized to execute same. James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company

CITY OF COCONUT CREEK

ATTEST: Sheila N. Rose, City Manager Date

Joseph J. Kavanagh, City Clerk Date

Approved as to form and legal sufficiency:

Terrill C. Pyburn, City Attorney Date

[Contractor's Signature to Follow]

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LOI No. 11-18-25-10

CMAR

ATTEST:

James B. Pirtle Construction Company, Inc.
d/b/a Pirtle Construction Company

Company Name

Darrell Lipman
(Corporate Secretary)

Michael Geary
Signature of President/CITY Date

Darrell Lipman
Type/Print Name of Corporate Secy.

Michael Geary
Type/Print Name of President/CITY



CORPORATE ACKNOWLEDGEMENT

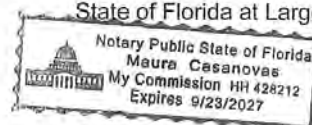
STATE OF Florida :

COUNTY OF Broward :

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 18 day of Nov, 2025, by Michael Geary as President for James B. Pirtle Construction Company, Inc. d/b/a Pirtle Construction Company.

Maura Cesanovas
Signature of Notary Public

State of Florida at Large



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LOI No. 11-18-25-10

Print, Type or Stamp
Name of Notary Public

☒

Personally known to me or

☐

Produced Identification

Type of I.D. Produced

☒

DID take an oath, or

☐

DID NOT take an oath.

Page 66

Florida Fictitious Name

State of Florida

Department of State

I certify that the attached is a true and correct copy of the Renewal of Fictitious Name Registration for PIRTLE CONSTRUCTION COMPANY, which was filed on September 11, 2020, as shown by the records of this office.

The document number assigned to this renewal is G20000118672.

*Given under my hand and the Great Seal of
Florida, at Tallahassee, the Capital, this the
Twelfth day of September, 2020*



Ronald R. R.

Secretary of State

GC License



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

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

GEARY, MICHAEL SHAWN

PIRTLE CONSTRUCTION COMPANY
500 W CYPRESS CREEK ROAD SUITE 100
FORT LAUDERDALE FL 33309

LICENSE NUMBER: CGC055033

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 05/07/2024

Do not alter this document in any form.

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



Florida Registration

State of Florida Department of State

I certify from the records of this office that JAMES B. PIRTLE CONSTRUCTION COMPANY, INC. is a corporation organized under the laws of the State of Florida, filed on April 15, 1968.

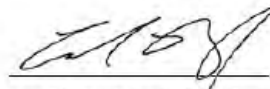
The document number of this corporation is 328833.

I further certify that said corporation has paid all fees due this office through December 31, 2025, that its most recent annual report/uniform business report was filed on January 20, 2025, and that its status is active.

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

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twentieth day of January,
2025*




Secretary of State

Tracking Number: 4442917621CC

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

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

Local Business Tax

BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026**Business Name:** PIRTLE CONSTRUCTION COMPANY**Receipt #:** 180-8309
Business Type: GENERAL CONTRACTOR (GENERAL CONTR)**Owner Name:** MICHAEL SHAWN GEARY**Business Opened:** 06/19/2008**Business Location:** 500 W CYPRESS CREEK RD STE 100
FT LAUDERDALE**State/County/Cert/Reg:** CGC055033**Business Phone:** 954-797-0410**Exemption Code:**

Rooms	Seats	Employees	Machines	Professionals
		50		

For Vending Business Only					
Number of Machines:			Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost
135.00	0.00	0.00	0.00	0.00	0.00

Receipt Fee	135.00
Packing/Processing/Canning Employees	0.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS**THIS BECOMES A TAX RECEIPT****WHEN VALIDATED**

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:

PIRTLE CONSTRUCTION COMPANY
500 W CYPRESS CREEK RD #100
FORT LAUDERDALE, FL 33309

Receipt # 20C-24-00002402
Paid 08/13/2025 135.00
08/05/2025 **Effective Date**

2025 - 2026**BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT**

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-357-4829

VALID OCTOBER 1, 2025 THROUGH SEPTEMBER 30, 2026**Business Name:** PIRTLE CONSTRUCTION COMPANY**Receipt #:** 180-8309
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		50		

For Vending Business Only					
Number of Machines:			Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost
135.00	0.00	0.00	0.00	0.00	0.00

Receipt # 20C-24-00002402
Paid 08/13/2025 135.00
08/05/2025 **Effective Date**

SunBiz Report

2025 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# 328833

Entity Name: JAMES B. PIRTLE CONSTRUCTION COMPANY, INC.

Current Principal Place of Business:

500 W CYPRESS CREEK ROAD
SUITE 100
FORT LAUDERDALE, FL 33309-6127

Current Mailing Address:

500 W CYPRESS CREEK ROAD
SUITE 100
FORT LAUDERDALE, FL 33309-6127 US

FEI Number: 59-1211364

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

GEARY, MICHAEL
500 W CYPRESS CREEK ROAD
STE 100
FORT LAUDERDALE, FL 33309 US*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

SIGNATURE: MICHAEL GEARY

01/20/2025

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PRES.
Name GEARY, MICHAEL S
Address 500 W CYPRESS CREEK ROAD
STE 100
City-State-Zip: FT. LAUDERDALE FL 33309

Title SENIOR VICE PRESIDENT
Name KATZ, JACOB
Address 500 W CYPRESS CREEK ROAD
STE 100
City-State-Zip: FORT LAUDERDALE FL 33309

Title VP
Name ARMSTRONG, JAMES
Address 500 W CYPRESS CREEK ROAD
STE 100
City-State-Zip: FT. LAUDERDALE FL 33309

Title TREAS/SEC
Name LIPMAN, DARRELL J
Address 500 W CYPRESS CREEK ROAD
STE 100
City-State-Zip: FORT LAUDERDALE FL 33309

Title VP
Name RODRIGUEZ, RICHARD
Address 500 W CYPRESS CREEK ROAD
STE 100
City-State-Zip: FT. LAUDERDALE FL 33309

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DARRELL LIPMAN

SECY/TREAS

01/20/2025

Electronic Signature of Signing Officer/Director Detail

Date

SunBiz Report



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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James B Pirtle Construction

[Events](#) [Name History](#)

Detail by Entity Name

Florida Profit Corporation

JAMES B. PIRTLE CONSTRUCTION COMPANY, INC.

Filing Information

Document Number	328833
FEI/EIN Number	59-1211364
Date Filed	04/15/1968
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	05/02/2016
Event Effective Date	NONE

Principal Address

500 W CYPRESS CREEK ROAD
suite 100
FORT LAUDERDALE, FL 33309-6127

Changed: 05/24/2022

Mailing Address

500 W CYPRESS CREEK ROAD
suite 100
FORT LAUDERDALE, FL 33309-6127

Certificate of Insurance

		PIRTCON-12	TBUTLER		
CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 10/31/2025			
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER. IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).					
PRODUCER Acquire Southeast Partners Insurance Services, LLC 1317 Citrus Ave Leesburg, FL 34748		CONTACT FROM: (800) 845-8437 FAX: (800) 845-8437 E-MAIL: acs@acquire.com			
INSURED James S. Pirtle Construction Company Inc. dba Pirtle Construction Company 500 W Cypress Creek Rd Suite 100 Fort Lauderdale, FL 33305		INSURER(S) PROVIDING COVERAGE			
		INSURER 1: Valley Forge Insurance Company NAIC # 26508			
		INSURER 2: National Fire Insurance Co of Hartford 20478			
		INSURER 3: The Continental Insurance Company 35209			
		INSURER 4: Pacific Insurance Company, Limited 10046			
INSURER 5:		INSURER 6:			
COVERAGE(S)		CERTIFICATE NUMBER:			
REVISION NUMBER:					
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.					
REF ID	TYPE OF COVERAGE	ACORD FORM NO. (REV.)	POLICY NO. (REV.)	POLICY EXP. DATE (REV.)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☐ OTHER:	X X	5351001123	1/1/2025	1/1/2026
	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTALS \$ 100,000 MED EXP (Per Occurrence) \$ 15,000 PERSONAL & ADJ INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS-COMMOP AGG \$ 2,000,000				
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO ☐ OWNED ☒ HIRE ☒ AUTO ONLY	X X	5351001106	1/1/2025	1/1/2026
	BODILY INJURY (Per Occurrence) \$ 1,000,000 BODILY INJURY (Per Annum) \$ 1,000,000 PROPERTY DAMAGE (Per Occurrence) \$ 1,000,000				
C	☒ UMBRELLA LIA ☒ EXCESS LIA ☒ OTHER:	X X	7318140576	1/1/2025	1/1/2026
	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000				
A	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ☒ ANY EMPLOYER/ANY EMPLOYEE ☒ MANDATORY (in NJ)	X	5351001137	1/1/2025	1/1/2026
	B.L. EACH ACCIDENT \$ 1,000,000 B.L. DISEASE - SA EMPLOYEE \$ 1,000,000 B.L. DISEASE - POLICY LIMIT \$ 1,000,000				
D	☒ PROFESSIONAL LIA ☒ \$25K SIR		21CPDR4042	6/1/2025	6/1/2026
	Each Claim \$ 25,000 Aggregate \$ 5,000,000				
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached & incorporated by reference) Project: LOI NO. 11-18-25-10 Fire Station 113 and Admin Building Construction City of Coconut Creek and its Officers, Agents, Employees and Commission Members are included as Additional Insured with respects to General Liability and Auto Liability, on a primary and non-contributory basis, when required by written contract. Waiver of Subrogation applies in favor of the additional insured with respects to General Liability, Auto Liability and Workers Compensation, when required by written contract. Excess Liability follows form. 30 Day Notice of Cancellation applies/0 days for non-payment					
CERTIFICATE HOLDER City of Coconut Creek Procurement Division 4800 West Cypress Road Coconut Creek, FL 33063			CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE PROVIDED IN ACCORDANCE WITH THE POLICY PROVISIONS. Authorization Signature (Name):		
ACORD 25 (2019/03)			© 1988-2015 ACORD CORPORATION. All rights reserved. The ACORD name and logo are registered marks of ACORD		

Bondability Letter



October 31st, 2025

City of Coconut Creek
Procurement Division
4800 West Copans Road
Coconut Creek FL 33063

**RE: James B. Pirtle Construction Co., Inc. dba Pirtle Construction Company
LOI NO. 11-18-25-10 - Fire Station 113 and Admin Building Construction**

To Whom It May Concern:

The above referenced company is a highly-regarded and valued client of Travelers Casualty and Surety Company of America, rated by Best's KR Guide as A++ (Superior), with a financial rating of Class XV. Travelers Casualty and Surety Company of America has established surety support covering single projects up to \$200,000,000 and an aggregate bond limit of \$500,000,000. However, these amounts are not to be construed as our maximum levels of support; rather they are guidelines for the daily servicing of the above referenced company's surety needs.

Customary with industry practice, the issuance of any bond is a matter of discretion and subject to satisfactory underwriting conditions at the time of request. These conditions include but are not limited to the financial condition of our client, a review of the contract, bond terms and conditions, and evidence of project financing. We assume no liability to third parties or to you if for any reason we do not execute said bonds.

If we can provide any further assurances or assistance, please do not hesitate to call upon us.

Sincerely,

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

A handwritten signature in black ink, appearing to read "W. Parker", written over a horizontal line.

William L. Parker
Attorney-In-Fact

Reply To: P.O. Box 561567 • Miami, FL 33256-1567
9500 S. Dadeland Boulevard • Fourth Floor • Miami, FL 33156-2867
Tel: 305.670.6111 • email@insource-inc.com – www.insource-inc.com

	Travelers Casualty and Surety Company of America Travelers Casualty and Surety Company St. Paul Fire and Marine Insurance Company
---	--

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company are corporations duly organized under the laws of the State of Connecticut (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint **William L. Parker** of **MIAMI** Florida, their true and lawful Attorney-in-Fact to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed, and their corporate seals to be hereto affixed, this 3rd day of February, 2017.



State of Connecticut

City of Hartford ss.

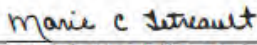
By:


 Robert L. Raney, Senior Vice President

On this the 3rd day of February, 2017, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.

My Commission expires the 30th day of June, 2021



 Marie C. Tetraault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

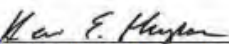
FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary of Travelers Casualty and Surety Company of America, Travelers Casualty and Surety Company, and St. Paul Fire and Marine Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which remains in full force and effect.

Dated this 31 day of October 2025



 Kevin E. Hughes, Assistant Secretary

To verify the authenticity of this Power of Attorney, please call us at 1-800-421-3880.
 Please refer to the above-named Attorney-in-Fact and the details of the bond to which the power is attached.

E-Verify

 An official website of the United States government [Here's how you know](#)

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My Company Account

My Company Profile

Company Information

Company Name James B. Pirtle Construction	Doing Business As (DBA) Name Pirtle Construction
Company ID 1627020	Enrollment Date Jan 12, 2021
Employer Identification Number (EIN) 591211364	Unique Entity Identifier (UEI) ---
DUNS Number ---	Total Number of Employees 20 to 99
NAICS Code 236	Sector Construction
Subsector Construction of Buildings	



COMMITTED TO EXCELLENCE
FROM CONCEPT TO COMPLETION



PIRTLE CONSTRUCTION COMPANY
500 West Cypress Creek Road, Suite 100
Ft. Lauderdale, FL 33309