

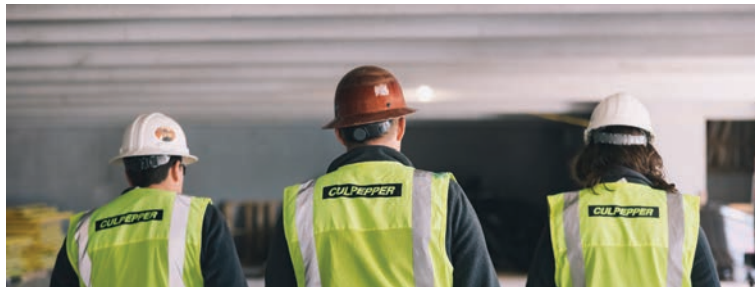
# RFO

REQUEST FOR QUALIFICATIONS



## OKEECHOBEE HIGH SCHOOL

Okeechobee County School Board  
AUGUST 18, 2021



1. CULPEPPER CONSTRUCTION COMPANY, INC.
2. AUGUST 18, 2021
3. REQUEST FOR QUALIFICATIONS
4. OKEECHOBEE HIGH SCHOOL





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# WELCOME TO CULPEPPER

REQUEST FOR QUALIFICATIONS  
OKEECHOBEE HIGH SCHOOL  
Okeechobee County School Board | August 18, 2021





# SINCE 1932

TAB 1

## WE ARE CULPEPPER

*PEOPLE build buildings, not companies.* This humble, guiding principle is the bedrock of Culpepper Construction Company, Inc.

Our story begins in 1932 with founder and visionary, Jack Culpepper. Through **hands-on** work ethic, **authentic** communication, and **unwavering commitment** to quality, Mr. Culpepper nurtured long-lasting relationships with his clients.

For nearly 90 years, our dedication to Mr. Culpepper's bedrock principles have never faded. His legacy is woven into the very fabric of our culture. Culpepper is more than a company name; **it's a reputation earned by our people EVERYDAY on EVERY jobsite.**

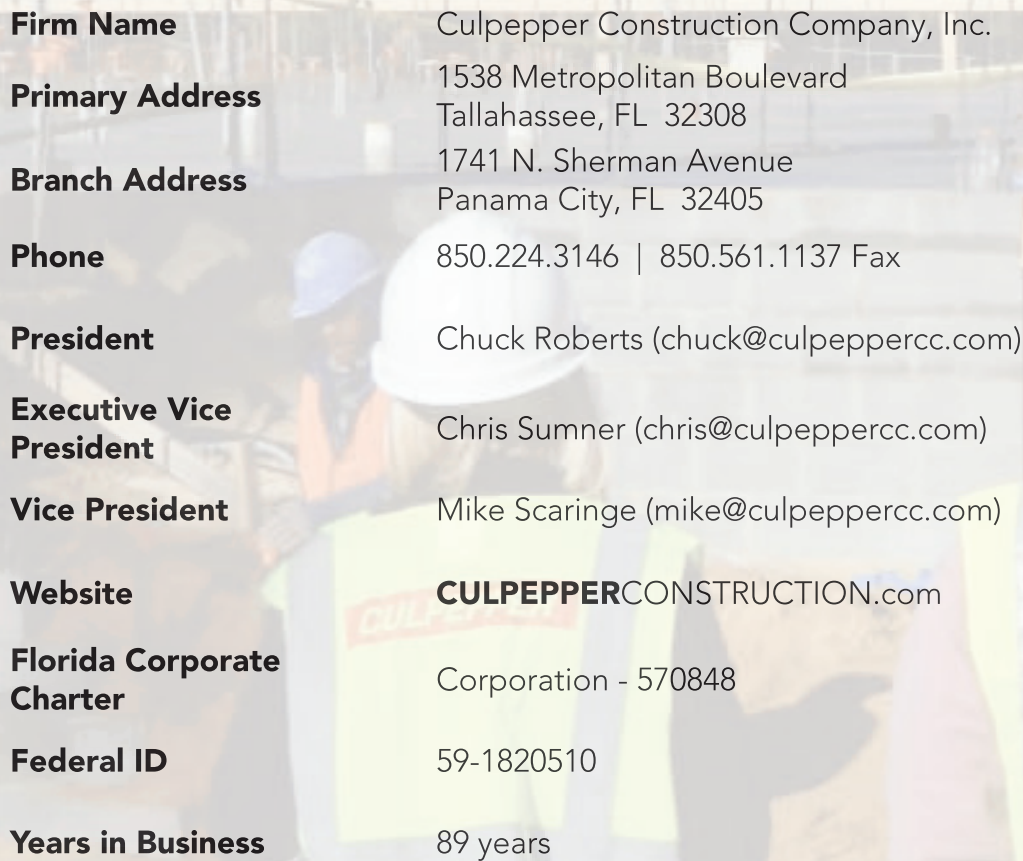
Team Culpepper has worked with numerous school districts in Florida and we are ready to join forces with the Okeechobee County School Board. We look forward to the opportunity to meet the needs of your county by building the new Okeechobee High School.

**Welcome to Culpepper.**



STATE OFFICE BUILDING  
TALLAHASSEE, FLORIDA  
1955





<b>Firm Name</b>	Culpepper Construction Company, Inc.
<b>Primary Address</b>	1538 Metropolitan Boulevard Tallahassee, FL 32308
<b>Branch Address</b>	1741 N. Sherman Avenue Panama City, FL 32405
<b>Phone</b>	850.224.3146   850.561.1137 Fax
<b>President</b>	Chuck Roberts (chuck@culpeppercc.com)
<b>Executive Vice President</b>	Chris Sumner (chris@culpeppercc.com)
<b>Vice President</b>	Mike Scaringe (mike@culpeppercc.com)
<b>Website</b>	<b>CULPEPPER</b> CONSTRUCTION.com
<b>Florida Corporate Charter</b>	Corporation - 570848
<b>Federal ID</b>	59-1820510
<b>Years in Business</b>	89 years

## **BUSINESS STRUCTURE**

Culpepper Construction Company, Inc., is a corporation. Other than local trade contractors, we do not propose to team with any partners, associates, or consultants for this project.

## **CULTURE AND TRADITION**

It is our policy to continually conduct all of our work and activities in a safe manner. We strive to continually improve the health and safety policies and procedures of our company in an effort to provide an **effective healthy and safe work environment** for our employees.

All trade contractors are required to attend an on-site **safety training orientation** conducted by our Superintendents. Hardhat stickers are issued to each individual that completes the training and has permission to work on-site.

## **WE ARE DRUG-FREE**

It is our intent to provide a DRUG-FREE, **safe working environment** and safe equipment in all areas for the employees of Culpepper, our contractors, trade contractors, vendors and visitors. Accidents and injuries are prevented by controlling the work environment, as well as, actions made by employees, vendors and visitors.

Every attempt will be made, at all levels, to reduce the possibility of accidents occurring. Protection of everyone is paramount and **no phase of our operations is more important than safety**. Employee health and safety practices are the first consideration in ALL operations of policies and practices.

We are Culpepper.





# OUR LOCATION

REQUEST FOR QUALIFICATIONS  
**OKEECHOBEE HIGH SCHOOL**  
Okeechobee County School Board | August 18, 2021

TAB 2



## OFFICE LOCATION

Florida is our home. Currently we have **school projects** under construction from the east coast of North Florida in St. Johns County to the west coast of the Panhandle in Santa Rosa County. Culpepper has offices in both Tallahassee and Panama City.

Our main office is located in Tallahassee and is less than two miles from the office of the design team, CRA Architects. Having your Architect and Construction Manager within close proximity provides a unique value, especially during the preconstruction phase. Our main office will be primarily responsible for managing the construction of the new Okeechobee High School project.

## LOCATION OF OUR TEAM

At Culpepper, we recruit, employ, and retain the **"best-of-the-best."** Many of our employees have worked for Culpepper their entire careers! The project management team we have selected to build your school is enthusiastic about the projects they build and the communities in which they live. Our jobsite team will have a fully-functional office trailer mobilized on-site for your project.





**RIBBON CUTTING CEREMONY  
SOUTH WALTON HIGH SCHOOL  
CLASSROOM ADDITION**





# MINORITY BUSINESS ENTERPRISE

REQUEST FOR QUALIFICATIONS  
OKEECHOBEE HIGH SCHOOL  
Okeechobee County School Board | August 18, 2021

TAB 3



## MENTORING

Our commitment to Minority, Women Business Enterprise (MWBE) development and a diverse workforce with equality for all is a **serious and important goal**. Culpepper has a **strong history** of mentoring women and minority owned business and suppliers, and employing a diverse workforce.

Our minority and local participation assistance program has been around for many years in an effort to increase the opportunities for small businesses to participate in larger more diverse projects. We developed this in-house assistance program years ago in response to increased participation requirements by the Florida Board of Regents as well as local city, county and school district programs.

Our strategy to gain more minority participation in our projects includes evaluating the construction components and identifying regional minority and women-owned businesses that might participate in building the Okeechobee High School.



**OUR TEAM** has a proven history  
of working with **MWBE partners**  
and we will meet the Okeechobee County School Board's  
requirements for this project.

WE WILL USE A **VARIETY OF STRATEGIES** TO  
ENCOURAGE MINORITY BUSINESS PARTICIPATION  
IN OUR BIDDING PROCESS FOR THE  
OKEECHOBEE HIGH SCHOOL:

**WE DEVELOP** bid packages and tailor  
them to provide the highest, reasonable  
percentage of participation possible.

**WE STIMULATE** interest through advertising,  
talking with local trade associations, and  
personal contact.

**PRIOR TO** bidding, we advertise and host  
a MWBE seminar in and outline the bid  
packages and proposed participation levels.  
Up until the bid date, we continue with  
personal contact, mail-outs and telephone  
calls to trade contractors in order to ensure  
maximum participation.

**WE HAVE** drawings available in our office for  
review by MWBE firms.

**WE WILL** bid the packages and record the  
percentage of MWBE obtained.

**WE WILL** provide quarterly reporting on the  
status of the program and dollars paid to the  
MWBE firms.

Culpepper has several long-term established  
minority business enterprise, women or veteran  
owned firms that we can engage for this project.

Once the MWBE participation plan is established  
by the District, Culpepper will commit to making  
sure the project specific goals and participation  
requirements are met.





# MEETING YOUR SCHEDULE

REQUEST FOR QUALIFICATIONS  
**OKEECHOBEE HIGH SCHOOL**  
Okeechobee County School Board | August 18, 2021

TAB 4



## MEETING YOUR SCHEDULE

Culpepper is proud of our history of completing projects on time. The team that we have selected for this project will be completing two \$60M projects for St. Johns County School District by the spring of 2022. Timing is perfect for our need for workload and availability of this team.

At Culpepper, we know good communication is a **core management practice** and it is an integral part of our project management system. Culpepper emphasizes the importance of our project team developing personal, working relationships with the Owner and the design professionals. Our team believes that **open communication is absolutely paramount** to the success of any project regardless of the size and complexity. Our open lines of communication are enhanced by every tool, software program, and report we use to support our interaction among all team members.

Whether we are evaluating the schedule, analyzing value engineering alternatives, resolving complex coordination issues, or simply selecting the correct wall color, our team will communicate the need, coordinate the process, and provide the information necessary to **make the most informed and best decision** for your new high school.



MARIANNA K-8 SCHOOL  
GROUNDBREAKING CEREMONY

We will employ a **look-ahead approach** to constantly **evaluate and manage** the schedule.

## SCHEDULING

Above all tools, the expertise of our management team and **our ability to foresee and resolve issues** before they become problems are Culpepper Construction's strongest assets! In addition to our vast historical data, our recent, relevant experience will ensure the **timely completion** of your project as well as **control costs**.

To schedule the work on the Okeechobee High School, our team will prepare and utilize a detailed **CPM schedule**, established in conjunction with the Owner, and design team. During the preconstruction phase, we'll monitor progress of all activities, update the schedule and work closely with each member of the team to ensure the milestones are met and that this project commences construction on the planned date.

Additionally, we employ a **look-ahead approach** to managing the schedule for the project. As is common practice, this detailed schedule is made a part of the bid packages and trade contracts executed for the performance of the work. The trades have a contractual obligation to conform to the schedule. Schedule recovery can be difficult when we find out too late that they cannot meet their deadlines, especially when their activity is critical to the progress of the overall project.

To prevent this from happening, our team is constantly evaluating the actual work on site and **closely monitoring and tracking** the work that precedes it.

Communication and management of the project schedule is an important aspect to ensure the success of this much anticipated new school for the entire community of Okeechobee County. We look forward to welcoming students to their first day of school in their new state-of-the-art campus.

Below is a descriptive listing of a variety of types of schedules we will use for the construction of your new high school:

### MASTER PROJECT SCHEDULE:

Updating the master project schedule on a monthly basis, and distributing the formal update to all contractors, as well as the owner and design team. The monthly update of the master schedule reflects the **"as-built" schedule** directly related to the target schedule.

### TWO-WEEK LOOK AHEAD:

Two-week Look Ahead Schedules are produced and utilized for onsite management with site personnel. These are distributed and reviewed in detail at the weekly trade contractor meetings.

### TRADE SPECIFIC SCHEDULES:

The master project schedule is compiled such that every activity has a responsibility assignment. Sorts by trades are utilized to convey a specific trade's responsible and simplify communicating their obligations to the schedule.

### MATERIAL DELIVERY SCHEDULES:

Material Delivery Schedules are utilized weekly as a tool to track the delivery of materials for your school project. This schedule is extremely important as we face the challenges associated with **COVID related material delays**.

### TRADE RESOURCES / PRODUCTIVITY SCHEDULES:

The construction manager conducts productivity reviews and analysis of key trade contractors to ensure that **productivity of critical activities** is tracking towards timely completion. These tools are used to demand increased resources from trades before an activity fails to meet schedule.

WE ARE vision-driven, confident, responsive, experienced and trusted.  
WE ARE **CULPEPPER**.



A series of overlapping, wavy lines in red, black, and grey sweep across the upper half of the page, creating a dynamic, modern background.

# INSURANCE, BONDING & LITIGATION

REQUEST FOR QUALIFICATIONS  
**OKEECHOBEE HIGH SCHOOL**  
Okeechobee County School Board | August 18, 2021



## FINANCIAL CAPABILITY

Over 80% of our business is for repeat clients, and that is a testament to the service we provide both during construction, and long after projects have been completed.

We **stand behind our work** because we know that when we have the opportunity to work with the Okeechobee County School Board, you will have the highest quality product available for your staff and the students and community you serve. We pride ourselves in **relationships and quality construction**.

On the following pages please see our insurance and bonding capacity confirming the ability to assure financial stability through the completion of this new high school project. In the last five years, Culpepper Construction Company, Inc., has not litigated nor paid liquidated damages to a client and we have no pending litigation.

For any additional financial information, please contact our Controller, Lori Shanks [[lori@culpeppercc.com](mailto:lori@culpeppercc.com)] | 850-354-9319 mobile | 1538 Metropolitan Boulevard, Tallahassee, FL 32308.



**STUDENTS HELPING TO SERVE LUNCH  
TOPPING-OUT CELEBRATION  
BONIFAY K-8 JOBSITE**



Client#: 762173

68CULPECON

**ACORD**<sup>TM</sup>**CERTIFICATE OF LIABILITY INSURANCE**DATE (MM/DD/YYYY)  
5/03/2021

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 any rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> <b>McGriff Insurance Services</b> <b>3375-B Capital Circle, NE</b> <b>PO Box 14099</b> <b>Tallahassee, FL 32317</b>		<b>CONTACT NAME:</b> Stacy Rouslin <b>PHONE (A/C, No, Ext):</b> 850 205-7039 <b>FAX (A/C, No):</b> 888-328-1326 <b>E-MAIL ADDRESS:</b> srouslin@mcgriff.com	
<b>INSURED</b> <b>Culpepper Construction Co. Inc.</b> <b>Culpepper Construction Co. of GA, Inc.</b> <b>1538 Metropolitan Blvd</b> <b>Tallahassee, FL 32308</b>		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A : Liberty Mutual Fire Insurance Company</b> <b>INSURER B : Liberty Insurance Corporation</b> <b>INSURER C : XL Specialty Insurance Company</b> <b>INSURER D :</b> <b>INSURER E :</b> <b>INSURER F :</b>	<b>NAIC #</b> <b>23035</b> <b>42404</b> <b>37885</b>       

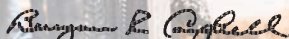
**COVERAGES** **CERTIFICATE NUMBER:** **REVISION NUMBER:**

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.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> -0- deductible GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X	X	TB2Z51292551031	05/04/2021	05/04/2022	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$500,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS NON-OWNED AUTOS ONLY	X	X	AS2Z51292551021	05/04/2021	05/04/2022	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED: <input checked="" type="checkbox"/> RETENTION \$0	X	X	TH7Z51292551041	05/04/2021	05/04/2022	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000 \$
A	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	WC2Z51292551011	01/01/2021	01/01/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE - EA EMPLOYEE \$1,000,000 E.L. DISEASE - POLICY LIMIT \$1,000,000
C	Leased/Rented Equipment			UM00087040MA21A	05/04/2021	05/04/2022	500,000 limit

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

Coverage includes: Per Project Aggregate, Blanket Waiver of Subrogation (all lines), Blanket Additional Insured including Comp/Ops, Primary & NonContributory Wording, Blanket Additional Insured on Automobile, Umbrella and Excess Liability are both follow form.

<b>CERTIFICATE HOLDER</b>  <b>FOR INFORMATIONAL PURPOSES ONLY</b>	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  <b>AUTHORIZED REPRESENTATIVE</b> 
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 ACORD 25 (2016/03) 1 of 1  
 #S27872805/M27872607

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SR9



# WALDORFF

INSURANCE & BONDING

August 12, 2021

Okeechobee County School Board  
700 SW 2<sup>nd</sup> Avenue  
Okeechobee, FL 34974

RE: Culpepper Construction Company, Inc.

Project: RFP-New Okeechobee High School

To Whom It May Concern:

This is to advise you that Waldorff Insurance & Bonding, Inc. provides bonding for Culpepper Construction Company, Inc. . Their Surety is Liberty Mutual Insurance Company, which has an A.M. Best Rating of **A XV** and is listed in the Department of the Treasury's Federal Register with an underwriting limit of **\$1,505,302,000**. The home office address is 175 Berkeley Street, Boston, MA 02116.

Culpepper Construction Company, Inc. is a financially strong, well-managed company and it is a pleasure to recommend them to you for your consideration. They have an excellent reputation with architects/engineers, owners, subcontractors, and suppliers and are considered to be an exceptional contractor in the area.

At this time, we would not anticipate a problem in bonding our client in the amount of **\$100,000,000** for a single project or **\$200,000,000** aggregately. The surety reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Benjamin French  
Partner



1110 NORTHWEST 6<sup>th</sup> STREET  
GAINESVILLE, FL 32601

PHONE 352-374-7779  
FAX 850-581-4930

[WWW.WALDORFFINSURANCE.COM](http://WWW.WALDORFFINSURANCE.COM)



**CEREMONIAL "COIN-TOSS"**  
**POURING OF THE FIRST CONCRETE FOOTER**  
**LIBERTY HIGH SCHOOL**







# OUR TEAM

REQUEST FOR QUALIFICATIONS  
**OKEECHOBEE HIGH SCHOOL**  
Okeechobee County School Board | August 18, 2021

## MEET OUR TEAM

The more than 100 men and women that make up our team are **the heartbeat of our company**. We are relentless in our pursuit of perfection; we embrace innovation, speed, quality, and **relationships**. Centered on a **team-first culture**, Culpepper offers dynamic and effective outside-of-the-box solutions capable of bringing our client's dreams to life.

If needed, we can mobilize quickly and we have extensive experience completing a multitude of addition, demolition, and reconstruction projects for educational clients throughout Florida. Our recent, relevant experience working on **new school campuses** will benefit your faculty and staff and, most importantly, your students.

If our clients can **imagine it**, we can **build it**. We are teams of people creating experiences of transformation. This philosophy is the driving force in which our legacy endures.

In this section we have detailed the experience of our team including resumes of key staff that are **available** and will be assigned to build the new Okeechobee High School for the students in your district.

WE ARE CULPEPPER.



Mike is the Vice President of Operations and provides executive leadership and project oversight. Mike has worked on a wide variety of projects. His expertise is invaluable during the preconstruction phase of development as well as during and after construction.

WE ARE CULPEPPER



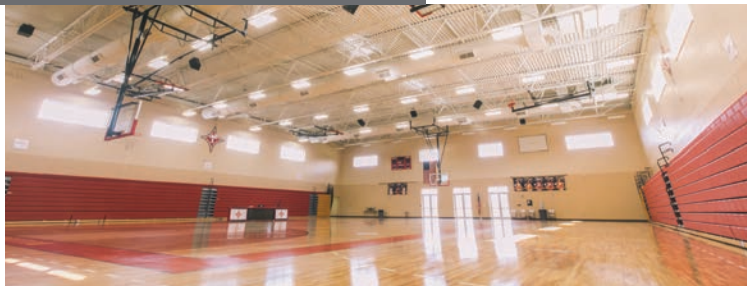
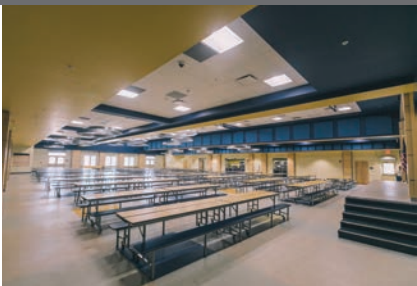
**MIKE SCARINGE**  
Vice President of Operations

34 Years Experience in  
CONSTRUCTION

Bachelor of Science in  
Building Construction,  
University of Florida

LICENSED General  
Contractor

mike@culpeppercc.com



## Relevant Project Experience:

High School HHH - St. Johns County	St. Augustine, FL	\$60,000,000
High School III - St. Johns County	St. Augustine, FL	\$59,485,000
Liberty County High School	Bristol, FL	\$21,400,000
Mowat Middle School - Renovations	Panama City, FL	\$2,800,000
Bay High School - Renovations	Panama City, FL	\$8,800,000
East Bay K-8 School	Navarre, FL	\$27,600,000
South Walton High School - Classroom	Santa Rosa, FL	\$5,300,000
Marianna K-8 School	Marianna, FL	\$52,000,000
FSU Housing Replacement Phase I-II	Tallahassee, FL	\$108,000,000
Bonifay K-8 School	Bonifay, FL	\$38,000,000
SAIL High School Gym & Renovations	Tallahassee, FL	\$7,300,000
Panama City Port Authority	Panama City, FL	\$23,000,000
Lawton Chiles High School	Tallahassee, FL	\$32,800,000
FSU Academic Center/University Center	Tallahassee, FL	\$100,000,000

*passion | purpose | legacy*



Allan is a LEED AP Professional and is our Director of Preconstruction. He has negotiated, estimated, and managed the planning, design and construction of numerous academic, private, commercial, and institutional projects.

WE ARE CULPEPPER



**ALLAN FRANKLIN**  
Director of Preconstruction

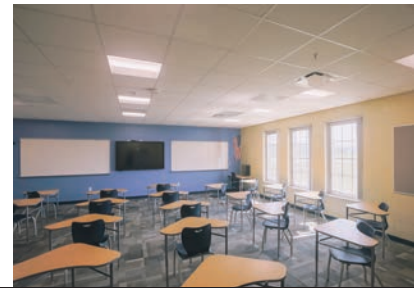
33 Years Experience in  
CONSTRUCTION

Master in Business  
Administration, Florida  
State University

Bachelor of Science in  
Building Construction,  
University of Florida

LICENSED General  
Contractor

allan@culpeppercc.com



## Relevant Project Experience:

High School HHH - St. Johns County	St. Augustine, FL	\$60,000,000
High School III - St. Johns County	St. Augustine, FL	\$59,485,000
Liberty County High School	Bristol, FL	\$21,400,000
Mowat Middle School - Renovations	Panama City, FL	\$2,800,000
Bay High School - Renovations	Panama City, FL	\$8,800,000
East Bay K-8 School	Navarre, FL	\$27,600,000
The VOX - Student Housing	Tallahassee, FL	\$36,500,000
FSU Housing Replacement Phase I-II	Tallahassee, FL	\$108,000,000
Panama City Port Authority	Panama City, FL	\$23,000,000
Wakulla Transportation Facility	Crawfordville, FL	\$3,600,000
South Walton High School - Classroom	Santa Rosa, FL	\$5,300,000
Marianna K-8 School	Marianna, FL	\$52,000,000
Bonifay K-8 School	Bonifay, FL	\$38,000,000
201 East Park Avenue	Tallahassee, FL	\$15,800,000

*passion | purpose | legacy*





Nick has worked on many educational facilities and will be a valuable asset to lead the project team. He will be involved in the daily construction efforts on site and will oversee quality control and enforce safety standards on site.



25 Years Experience in  
CONSTRUCTION

BS in Business  
Administration | Flagler

LICENSED General  
Contractor

nick@culpeppercc.com

NICK LEE  
Senior Project Manager

WE ARE CULPEPPER



## Relevant Project Experience:

High School HHH - St. Johns County	St. Augustine, FL	\$60,000,000
The Vox - Student Housing	Tallahassee, FL	\$36,500,000
FSU Johnston Building	Tallahassee, FL	\$34,500,000
FSU Academic Building	Panama City, FL	\$23,800,000
FSU Parking Garage No. 6	Tallahassee, FL	\$13,570,000
Liberty High School JROTC	Bristol, FL	\$2,000,000
Hosford K-8 School	Hosford, FL	\$12,500,000
Chiles High School - Addition	Tallahassee, FL	\$3,500,000
HCA CRMC - Hospital Expansion	Tallahassee, FL	\$6,000,000
Valdosta State Univ. - Health Sciences	Valdosta, GA	\$7,000,000
COT Leon Public Safety Complex	Tallahassee, FL	\$2,000,000



passion | purpose | legacy



Todd is responsible for coordinating and managing the activities of the on-site trades on a daily basis. Todd brings large project experience to our team as well as extensive experience in highly technical projects. He is experienced working on occupied campuses as well as building on new sites.



35 Years Experience in  
CONSTRUCTION

30 Hour OSHA  
Certification

Extensive LARGE  
PROJECT Experience

todd@culpeppercc.com

## TODD NEDLEY Superintendent

WE ARE CULPEPPER



## Relevant Project Experience:

High School III - St. Johns County	St. Augustine, FL	\$59,485,000
Marianna K-8 School	Marianna, FL	\$52,000,000
SAIL High School Gym & Renovations	Tallahassee, FL	\$7,300,000
201 East Park Avenue	Tallahassee, FL	\$16,000,000
FSU Academic and University Center	Tallahassee, FL	\$100,000,000
Lawton Chiles High School	Tallahassee, FL	\$34,250,000
Riversink Elementary School	Crawfordville, FL	\$32,500,000
Springwood Elementary - Renov. / Add.	Tallahassee, FL	\$4,375,000
FAMU Carnegie Library Renov.	Tallahassee, FL	\$7,500,000
TCC Ghazvini Center for Healthcare	Tallahassee, FL	\$21,750,000
FSU Love Science Bldg. Renovations	Tallahassee, FL	\$4,500,000
Tallahassee Center Condominiums	Tallahassee, FL	\$16,000,000
Florida League of Cities	Tallahassee, FL	\$10,500,000
TMH Women's Pavilion	Tallahassee, FL	\$25,680,000

*passion | purpose | legacy*





## YOUR JOBSITE TEAM

As evident by their extensive resumes, **Nick Lee** and **Todd Nedley** have the experience and project management skills necessary to lead the team we have selected to build your new Okeechobee High School. They will be joined by several other members of our project management team: **Jimmy Thorn** (Assistant Project Manager) and **Shannen Bracken** (Assistant Superintendent). Having worked together on previous school projects, this team is ready to hit the ground running on your new campus.





# OUR CLIENTS FORM 330

REQUEST FOR QUALIFICATIONS  
OKEECHOBEE HIGH SCHOOL  
Okeechobee County School Board | August 18, 2021

TAB 7



## COMMUNICATION

In order to provide the most **transparent communication** possible and keep your Board Members up-to-date on the progress of construction of your new high school, every Friday our jobsite team will send out a weekly update to the entire team. We call this our **"E-News Update."** In this e-mail we provide weekly progress photos and a very brief description of what work took place that particular week and what work we are looking forward to the following week as well as any possible challenges we may have encountered.

Many Owners find this tool to be very helpful in showing the project's progress to a variety of individuals, such as School Board officials or other interested groups. We look forward to **"sharing the progress"** each week as we work together to bring your new high school to life.

In this section, please find our completed Form 330 as requested.



**SIGNING OF THE STEEL COLUMN  
TOPPING-OUT CELEBRATION  
ST. JOHNS COUNTY HIGH SCHOOL HHH JOBSITE**

## CONSTRUCTION MANAGER QUALIFICATIONS

### PART I - CONTRACT-SPECIFIC QUALIFICATIONS

#### A. CONTRACT INFORMATION

1. TITLE AND LOCATION *(City and State)*

Okeechobee High School, Okeechobee, Florida

2. PUBLIC NOTICE DATE

08/18/2021

3. SOLICITATION OR PROJECT NUMBER

Okeechobee High School

#### B. CONSTRUCTION MANAGER POINT OF CONTACT

4. NAME AND TITLE

Chris Sumner, Executive Vice President

5. NAME OF FIRM

Culpepper Construction Company, Inc.

6. TELEPHONE NUMBER

850-224-3146

7. FAX NUMBER

850-561-1137

8. E-MAIL ADDRESS

chris@culpeppercc.ocm

#### C. PROPOSED TEAM

*(Complete this section for the prime contractor and all key subcontractors.)*

	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER	SUBCON-TRACTOR			
a.	✓				Culpepper Construction Company, Inc.  <input type="checkbox"/> CHECK IF BRANCH OFFICE	1538 Metropolitan Boulevard Tallahassee, FL 32308	Prime Contractor / Construction Manager
b.			✓		To be determined after the project is awarded and publicly bid  <input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.					  <input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.					  <input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.					  <input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.					  <input type="checkbox"/> CHECK IF BRANCH OFFICE		

#### D. ORGANIZATIONAL CHART OF PROPOSED TEAM

☒ (Attached)



**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT***(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
*See resumes in RFP of Key Personnel		a. TOTAL	b. WITH CURRENT FIRM
15. FIRM NAME AND LOCATION <i>(City and State)</i>			
16. EDUCATION <i>(Degree and Specialization)</i>		17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>	
18. OTHER PROFESSIONAL QUALIFICATIONS <i>(Publications, Organizations, Training, Awards, etc.)</i>			

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Marianna K-8 School, Marianna, Florida	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
		2020
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>a.</b> We are the Construction Managers for this <b>Special Facilities Construction project.</b> This \$52M K-8 School is one level and 340,000 SF. Construction consists of eleven interconnected single-story buildings made from structural masonry and pre-engineered steel buildings. Please see our detailed project spread in our RFP for more details.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Liberty High School, Bristol, Florida	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
		2020
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>b.</b> We are the Construction Managers for this <b>Special Facilities Construction project.</b> This \$21M High School is one level and 98,500 SF. Construction consists of masonry, a pre-engineered steel building structure with a metal roof, and is hardened and has EHPA areas. Please see our detailed project spread in our RFP for more details.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Bonifay K-8 School, Bonifay, Florida	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
		2017
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>c.</b> We are the Construction Managers for this <b>Special Facilities Construction project.</b> This \$38M K-8 School is two levels and 240,000 SF. Construction consists of brick clad buildings, CMU walls with cast-in-place concrete elementary, structural steel framing, and EHPA areas. Please see our detailed project spread in our RFP for more details.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Dixie Middle and High School, Cross City, Florida	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
		2018
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>d.</b> We are the Construction Manager for this <b>Special Facilities Construction project.</b> This \$34.2M Middle and High School is one level and 185,000 SF. Construction consists of a combination of block and brick with a standing seam metal roof and is a hurricane hardened structure. Please see our detailed project spread in our RFP for more details.		
(1) TITLE AND LOCATION <i>(City and State)</i>	(2) YEAR COMPLETED	
Blountstown High School, Blountstown, Florida	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
		2011
(3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input checked="" type="checkbox"/> Check if project performed with current firm <b>e.</b> We are the Construction Manager for this <b>Special Facilities Construction project.</b> This \$21.7M High School is one level and 128,000 SF. Construction consists of pre-engineered steel structures with CMU, brick veneer exterior and a standing seam metal roof. Please see our detailed project spread in our RFP for more details.		

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER
21. TITLE AND LOCATION <i>(City and State)</i>	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

\*See 5 projects listed in #19 and our detailed project spreads in our RFP

23. PROJECT OWNER'S INFORMATION

a. PROJECT OWNER	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
------------------	--------------------------	--------------------------------------

24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT

a.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



## G. KEY PERSONNEL PARTICIPATION IN EXAMPLE PROJECTS

[illegible]

## 29. EXAMPLE PROJECTS KEY

NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>	NUMBER	TITLE OF EXAMPLE PROJECT <i>(From Section F)</i>
1	*See resumes in our RFP	6	
2		7	
3		8	
4		9	
5		10	

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#### H. ADDITIONAL INFORMATION

---

30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

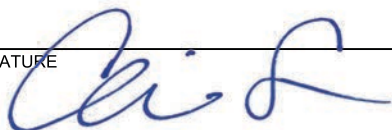
\*Please see our RFP for more detailed information regarding our experience with building K-12 schools as well as Special Facilities Funded Schools.

---

#### I. AUTHORIZED REPRESENTATIVE

*The foregoing is a statement of facts.*

31. SIGNATURE



32. DATE

8/18/2021

33. NAME AND TITLE

Chris Sumner, Executive Vice President




1. SOLICITATION NUMBER (If any)	
---------------------------------	--

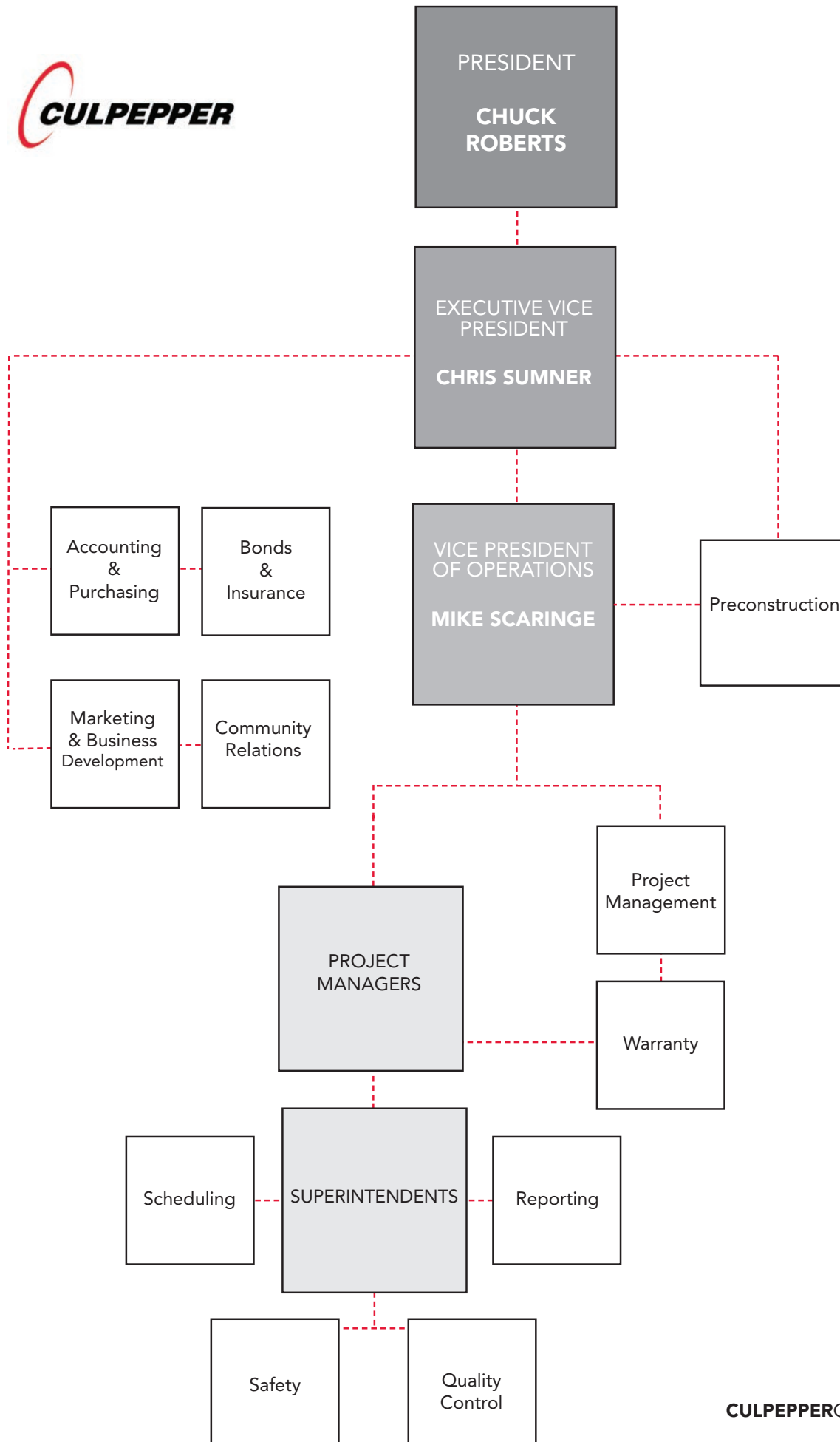
## PART II - GENERAL QUALIFICATIONS

2a. FIRM (or Branch Office) NAME Culpepper Construction Company, Inc.			3. YEAR ESTABLISHED 1932		4. UNIQUE ENTITY IDENTIFIER 16	
2b. STREET 1538 Metropolitan Boulevard			5. OWNERSHIP			
2c. CITY Tallahassee		2d. STATE FL	2e. ZIP CODE 32308		a. TYPE Corporation	
6a. POINT OF CONTACT NAME AND TITLE Chris Sumner, Executive Vice President			b. SMALL BUSINESS STATUS			
6b. TELEPHONE NUMBER 850-545-1734			6c. EMAIL ADDRESS chris@culpeppercc.com		7. NAME OF FIRM (If Block 2a is a Branch Office) NA	
8a. FORMER FIRM NAME(S) (If any)			8b. YEAR ESTABLISHED		8c. UNIQUE ENTITY IDENTIFIER	

[illegible]

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS (Insert revenue index number shown at right)		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	1 = < \$100,000	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	10 = > \$50,000	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	10 = > \$50,000	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

<p><b>12. AUTHORIZED REPRESENTATIVE</b>  <i>The foregoing is a statement of facts.</i></p>	
<p>a. SIGNATURE</p> 	<p>b. DATE</p> <p>8/18/2021</p>
<p>c. NAME AND TITLE</p> <p>Chris Sumner, Executive Vice President</p>	







# OUR EXPERIENCE

REQUEST FOR QUALIFICATIONS  
**OKEECHOBEE HIGH SCHOOL**  
Okeechobee County School Board | August 18, 2021

TAB 8

## TEAM-FIRST CULTURE

We are a team of innovators. Problem-solvers. Doers. Visionaries. We are a team of tenacious professionals with a **passion for our work** and an innate understanding of the ever-evolving landscape of modern-day construction.

Delivering bold designs, streamlined and efficient processes, and flawless execution, we cultivate a collaborative work environment that drives results. Since 1932, we have remained centered on building a **team-first culture**. We are Culpepper and we build our **REPUTATION every day, on every jobsite with every client**.

In this section, you will find examples of our experience building Florida K-12 school projects. During the last five years, we have built (or have under construction) more than **15 educational facilities in 11 different school districts** throughout Florida. Our team is honored to have a **legacy of building exceptional schools**.

Our **recent, relevant K-12 experience** in the Florida marketplace will benefit you. We have **extensive experience** with new construction, additions, demolitions and renovations. Most importantly, we understand the complexities involved in



**MARCHING CHIEFS PERFORM  
GROUNDBREAKING CELEBRATION  
FSUS K-12 SCHOOL - STEAM ADDITION**



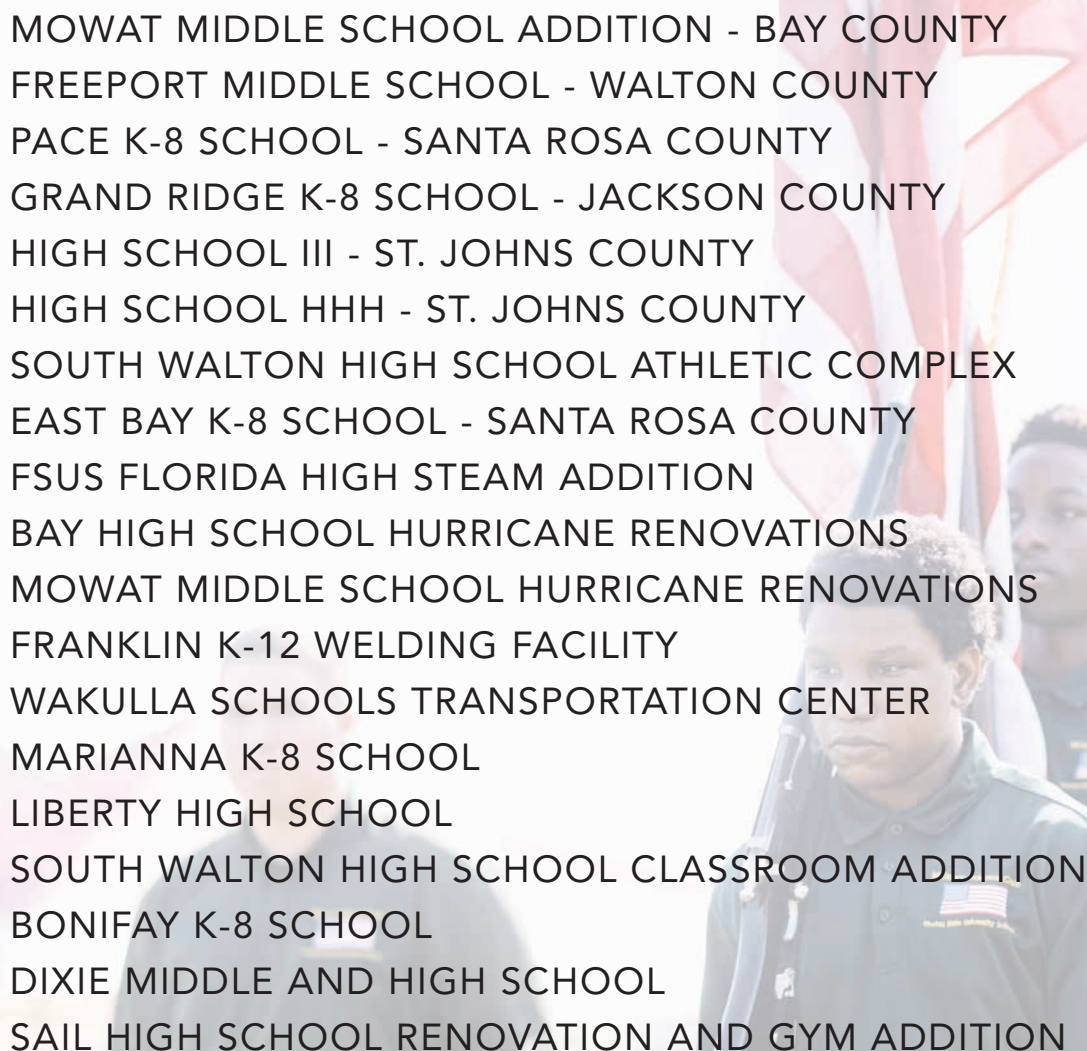
working with school districts and meeting your educational facility requirements. We are honored that our teaming partners are happy to share their thoughts on our relationships and history of working together. In the section, we have included some recent letters of reference from owners, architects, and trade contractors. We look forward to an opportunity to have a chance to build this new campus for the Okeechobee County School Board.

Thank you.

## RECENT, RELEVANT SCHOOL EXPERIENCE

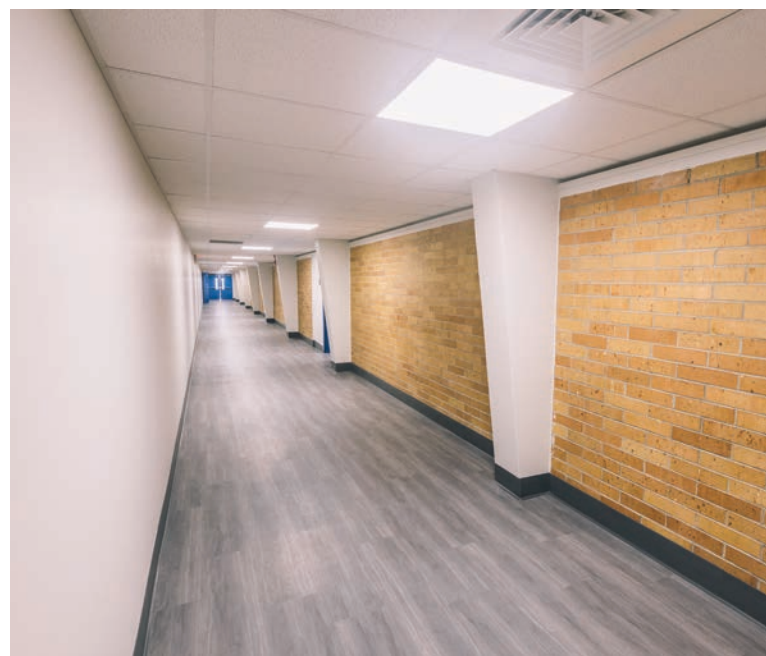
IN THE LAST  
FIVE YEARS  
**WE HAVE BUILT  
OVER 15 SCHOOLS**  
WORKING IN 11  
SCHOOL DISTRICTS

WE ARE CULPEPPER

A background image showing a group of students in green uniforms marching with American flags. The image is partially obscured by a white rectangular box containing a list of school projects.

MOWAT MIDDLE SCHOOL ADDITION - BAY COUNTY  
FREEPORT MIDDLE SCHOOL - WALTON COUNTY  
PACE K-8 SCHOOL - SANTA ROSA COUNTY  
GRAND RIDGE K-8 SCHOOL - JACKSON COUNTY  
HIGH SCHOOL III - ST. JOHNS COUNTY  
HIGH SCHOOL HHH - ST. JOHNS COUNTY  
SOUTH WALTON HIGH SCHOOL ATHLETIC COMPLEX  
EAST BAY K-8 SCHOOL - SANTA ROSA COUNTY  
FSUS FLORIDA HIGH STEAM ADDITION  
BAY HIGH SCHOOL HURRICANE RENOVATIONS  
MOWAT MIDDLE SCHOOL HURRICANE RENOVATIONS  
FRANKLIN K-12 WELDING FACILITY  
WAKULLA SCHOOLS TRANSPORTATION CENTER  
MARIANNA K-8 SCHOOL  
LIBERTY HIGH SCHOOL  
SOUTH WALTON HIGH SCHOOL CLASSROOM ADDITION  
BONIFAY K-8 SCHOOL  
DIXIE MIDDLE AND HIGH SCHOOL  
SAIL HIGH SCHOOL RENOVATION AND GYM ADDITION













# ELEMENTARY & K8

Arlington Elementary School	\$3,800,000
Bond Elementary School	\$16,437,000
Bonifay K-8 School - <b>SPECIAL FACILITY</b>	\$38,000,000
Bucklake Elementary School	\$5,160,000
Chaires Elementary School	\$4,440,000
Crawfordville Elementary School - <b>SPECIAL FACILITY</b>	\$10,700,000
Desoto Trail Elementary School	\$5,470,000
Dixie Elementary School	\$4,590,000
East Bay K-8 School - Santa Rosa County	\$29,338,000
East Jackson K-8 School - <b>SPECIAL FACILITY</b>	TBD
Gilchrist Elementary School	\$3,280,000
Hartsfield Elementary School - Classroom Renovations	\$1,156,000
Imagine Charter School	\$6,818,000
Kate Sullivan Elementary School - Addition and Renovation	\$6,000,000
Killearn Lakes Elementary School	\$3,420,000
Marianna K-8 School - <b>SPECIAL FACILITY</b>	\$52,000,000
Medart Classrooms Elementary School - <b>SPECIAL FACILITY</b>	\$500,000
New Crawfordville Elementary School	\$10,700,000
Old Crawfordville Conversion	\$1,500,000
Pineview Elementary School	\$1,400,000
Riversink Elementary School - <b>SPECIAL FACILITY</b>	\$19,000,000
Roberts Elementary School	\$11,900,000
Shadeville Elementary Additions & Renovations	\$859,000
Springwood Elementary School	\$1,600,000





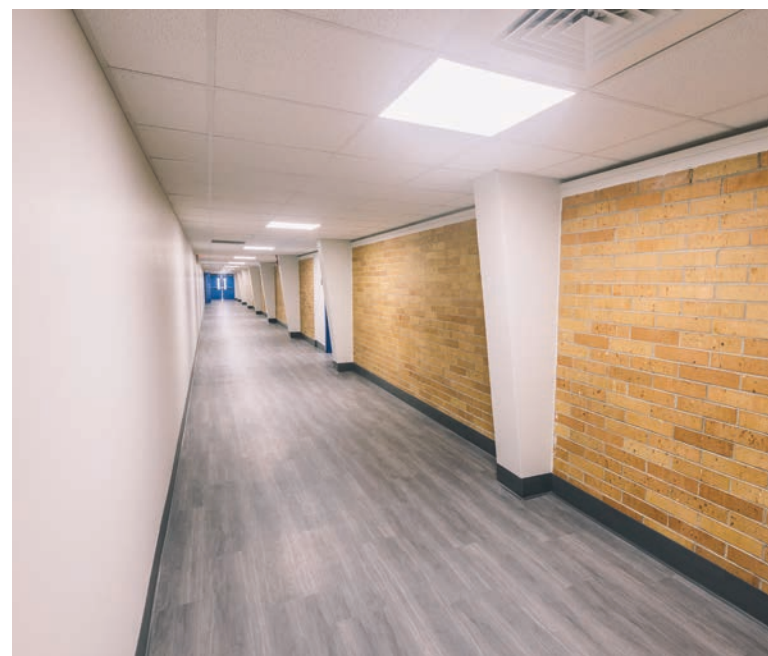
# MIDDLE SCHOOLS

Bishop Hall Middle School Addition - Thomas County, GA	\$3,130,000
Cairo Middle School	\$6,340,000
Deerlake Middle School	\$8,600,000
Fairview Middle School Gymnasium	\$381,000
Griffin Middle School IT & Administration Building	\$4,000,000
Griffin Middle School Media Center	\$2,800,000
MacIntyre Park Middle School Addition - Thomasville City	\$6,800,000
Montford Middle School	\$17,451,000
Mowat Middle School - Hurricane Restoration	\$2,800,000
Nims Middle School Renovations	\$3,700,000
Washington Middle School Education Building	\$3,400,000

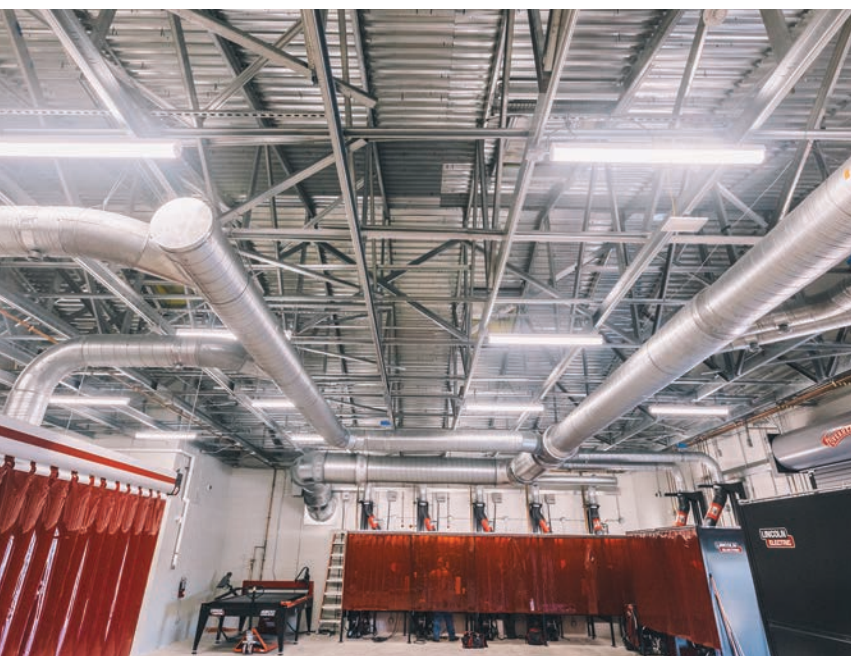
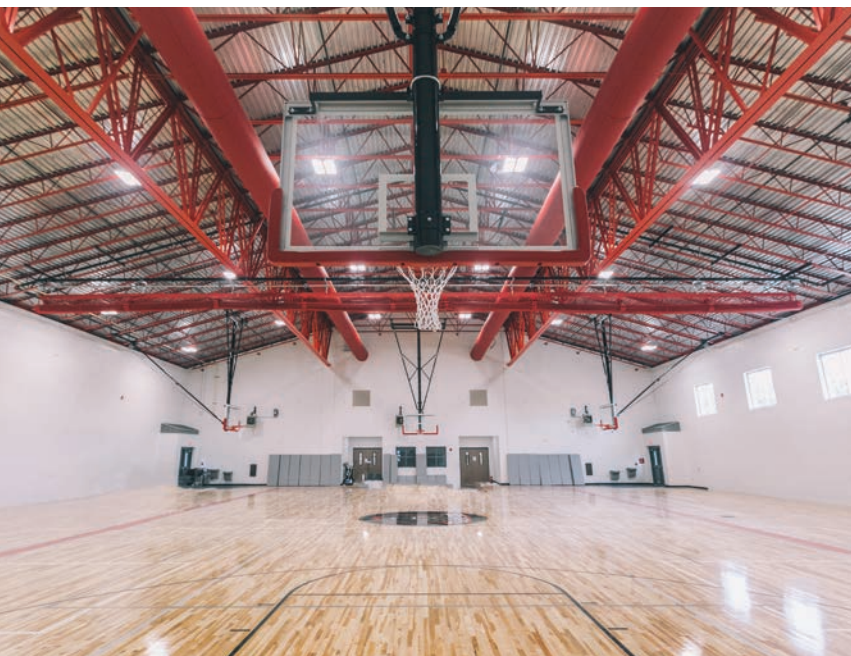
*"One of Culpepper's strengths is their ability to schedule and coordinate multiple flows on a project the size of the Bonifay K-8 School. Being able to see the progress on a daily basis has been so impressive. In addition, they go above and beyond to make sure our children are receiving the very best learning environment possible."*

**Eddie Dixon, Former Superintendent  
Holmes County School District**













# HIGH SCHOOLS

Bay High School - Hurricane Restoration	\$8,814,000
Blountstown High School - <b>SPECIAL FACILITIES</b>	\$21,750,000
Cairo Vocational Building	\$1,900,000
Dixie Middle and High School - <b>SPECIAL FACILITIES</b>	\$34,250,000
Florida State High School	\$5,460,000
Franklin County K-12 School - Welding Facility	\$1,433,000
FSUS Buildings 8 and 9 - Renovations	\$1,999,000
FSUS STEAM K-12 - Classroom Addition	\$12,700,000
Georgia School for the Deaf - K-12 Renovations	\$738,000
Lawton Chiles High School	\$34,250,000
Leon High School Classroom Addition	\$2,400,000
Leon County SAIL HS New Gym, Cafetorium & Kitchen	\$6,200,000
Leon High School Science & Classroom Addition	\$4,600,000
Liberty High School - <b>SPECIAL FACILITIES</b>	\$21,400,000
Madison High School	\$4,321,000
Monroe Comprehensive High School	\$11,275,000
Pelham High School Sports Complex	\$960,000
Quitman High School	\$2,800,000
St. Johns County High School HHH	\$60,000,000
St. Johns County High School III	\$59,485,000
South Walton High School - Baseball Complex	\$6,000,000
South Walton High School - Classroom Addition	\$5,300,000
South Walton High School - Football Fieldhouse	\$3,500,000
Thomasville High School - New Gymnasium	\$3,800,000
Wakulla High School - <b>SPECIAL FACILITIES</b>	\$7,500,000
Wakulla High School Athletic Track and Gym	\$870,400
Wakulla School District - Transportation Facility	\$3,665,000



# THE SCHOOL BOARD OF JACKSON COUNTY



**Steve R. Benton, Sr.**  
Superintendent of Schools

2903 Jefferson Street  
P.O. Box 5958  
Marianna, Florida 32447  
Telephone 850-482-1200  
Fax 850-482-1299

June 20, 2021

Re: Culpepper Construction  
Letter of Reference

To Whom It May Concern:

Please accept this letter as a recommendation regarding the qualifications of Culpepper Construction Company, Inc. Jackson County School Board has had the opportunity to engage Culpepper Construction and their team to provide construction management services for the construction of the new Marianna K-8 School.

This project was enormous with many moving parts and a construction budget over 52 million dollars. Culpepper put the necessary team together to build this complex school and overcome Hurricane Michael, as well as a global pandemic. Through all the challenges, the school opened on time for the 2020-21 school year with over 1900 students attending. Because of our success, Culpepper has been awarded the contract for our next school to be built in Grand Ridge.

As with any project this size, challenges will arise. Culpepper remained on site for an additional 90 days to ensure that all systems were operating and continued to operate as designed. They continue to return now in a timely fashion to address any issue that might arise.

We have found the work performed by Culpepper Construction to be of high quality and executed in a timely manner. We do not hesitate to recommend them for your next CM project. Mr. Roberts and his entire staff are professional in their work and we look forward to continuing working with them on our future projects.

Sincerely,

Stuart Wiggins  
Director of Facilities

**Diane Long**  
District 1

**Tony Pumphrey**  
District 2

**Stacey B. Goodson**  
District 3

**Chris M. Johnson**  
District 4

**Charlotte M. Gardner**  
District 5

*An Equal Opportunity Employer*



**WILLIAM V. HUSFELT III**  
**SUPERINTENDENT**

1311 Balboa Avenue  
Panama City, Florida  
32401

(850) 872-4100

Hearing Impaired Access

(800) 955-8770 Voice

(800) 955-8771 TDD

[www.bay.k12.fl.us](http://www.bay.k12.fl.us)

Board Members:

Jerry Register  
District 1

Brenda Ruthven  
District 2

Pamm Chapman  
District 3

Winston Chester  
District 4

Steve Moss  
District 5

March 2, 2021

To Whom It May Concern:

It is my pleasure to have the opportunity of providing a reference for Culpepper Construction Company, Inc.

Over the past several years, we have been fortunate to have Culpepper Construction Company, Inc. involved with numerous projects ranging from just about every type and size, simplistic and complicated, which the construction industry can be faced. Culpepper has consistently delivered high-quality construction projects. Their reputation and professionalism are unmatched in the industry. We recently worked with Culpepper Construction as our construction management firm to oversee hurricane repairs at a local high school. The project was worth \$8.8 million and came in on budget and on time.

It is always a pleasure to work with Culpepper Construction Company, Inc. and I recommend their services without any reservation.

Sincerely,

A handwritten signature in black ink, appearing to read "Lee Walters", is written over a horizontal line.

Lee Walters  
Executive Director of Facilities  
Bay District Schools



**Santa Rosa County  
School District**



*"A Tradition of Excellence"*

**Joseph B. "Joey" Harrell**

Assistant Superintendent for Administrative Services  
6544 Firehouse Road Milton, Florida 32570-3411

Phone: 850/983-5123

Fax: 850/983-5115

E-mail: HarrelJ@santarosa.k12.fl.us

June 21, 2021

To whom it may concern,

Over the last 2 years I have had the pleasure of working with Culpepper Construction on the East Bay K-8 school located in South Santa Rosa County.

I have found the entire staff of Culpepper to be professional, active problem solvers, and client oriented. This project presents several unique issues ranging from bordering on federal and state wetlands, avoiding sensitive and protected wildlife, and construction in an established residential neighborhood.

In addition to these hurdles, I would be remiss if I did not mention the impact that COVID has had on this project. While COVID has presented several issues related to manpower and material delivery, I have never heard "We can't get it done". In fact, it has been just the opposite.

With all, I highly recommend Culpepper Construction for the CM project that is being advertised. I can assure you that you will not be disappointed.

Please do not hesitate to call me if you should have any further questions or concerns.

Sincerely,

Joseph B. "Joey" Harrell  
Assistant Superintendent for Administrative Services

DISTRICT 1  
Linda Sanborn

DISTRICT 2  
Elizabeth Hewey

DISTRICT 3  
Carol Boston

DISTRICT 4  
Charles Elliott

DISTRICT 5  
Wei Ueberschaer



**A. Russell Hughes**  
*Superintendent of Schools*

**Jill Smith**  
*Director of Facilities*

# Walton

---

## COUNTY SCHOOL DISTRICT

Wise Educational Complex  
Facilities and Planning Office  
555 Walton Road  
DeFuniak Springs, FL 32433  
850.892.1100 x 1810  
Fax 850.892.1198  
[www.walton.k12.fl.us](http://www.walton.k12.fl.us)

March 3, 2021

To Whom It May Concern:

I am writing this letter to personally thank and to recommend Culpepper Construction Company for construction services with future prospective clients. I appreciate the team for their diligence, honesty and willingness to go the extra mile.

I have had the pleasure of working directly with Culpepper on projects totaling in excess of 14 million dollars. Culpepper teamed with Walton County School district on the successful completion of the South Walton High School Classroom additions. Most recently they are the construction manager for the South Walton Athletic Complex (football fieldhouse and baseball stadium) located in Santa Rosa Beach, FL.

Culpepper has illustrated their attention to detail, quality, flexibility and safety consistently with each project. They strive to deliver quality results to ensure their client is pleased during every phase of the construction process.

Please consider Culpepper Construction for your construction needs. I look forward to a long and prosperous relationship with Culpepper for many years to come.

Sincerely,

*Jill W. Smith*  
Jill W. Smith

Director of Facilities and Maintenance

Walton County School District

[jill.smith@walton.k12.fl.us](mailto:jill.smith@walton.k12.fl.us)

Office: 850-892-1100 Ext. 1810

*"Preparing the Whole Child for a Life of Success"*

TAMMY SMITH  
DISTRICT 1

KIM KIRBY  
DISTRICT 2

BILL EDDINS, JR.  
DISTRICT 3

JERI MICHIE  
DISTRICT 4

JASON CATALANO  
DISTRICT 5





May 18<sup>th</sup>, 2021

Culpepper Construction Company, Inc.  
Letter of Recommendation

To Whom It May Concern,

SchenkelShultz Architecture is pleased to submit this letter of recommendation for Culpepper Construction Inc. as a result of our recent work together on High School HHH in St Johns County.

As the architect, SchenkelShultz appreciates a Contractor that values the intricacies of our design and the intent of the final product. Even though High School HHH had an expedited construction schedule, they still demonstrated excellent communication skills and delivered a highly successful and quality project. The professionalism, responsiveness and cooperation displayed by their staff as part of the owner-architect-contractor team was vital to the success of the project. Their Project Executives, Project Managers, and Superintendents all worked collaboratively with the school district and the design team and understood what it took to complete the project safely, on-time and on-budget.

SchenkelShultz looks forward to continuing our professional relationship with Culpepper Construction Inc. and would not hesitate to recommend them to perspective clients on future projects.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Rauch', enclosed within a white rectangular box.

Patrick G. Rauch, AIA  
Principal



# OCCUPIED CAMPUS

REQUEST FOR QUALIFICATIONS  
**OKEECHOBEE HIGH SCHOOL**  
Okeechobee County School Board | August 18, 2021

TAB 9



## WITHOUT EXCEPTION

The past few years, we have faced a wide-array of challenges that evolved either due to hurricanes or the pandemic. Whether we encountered material delays or loss of manpower, our team met each obstacle with an **open-mind and resilient spirit**. Our commitment to our Owners to complete a project **on-time and in-budget** has prevailed for nearly ninety years...**without exception**. By choosing Culpepper, you will have the confidence that our team and its leadership will provide your community with a new high school that will **exceed your expectations**.

We have extensive experience working on occupied campuses understanding that these projects require special considerations and care. Our foremost goal when working in an occupied space is to allow our clients to conduct **"school as usual"** at the same time thoroughly protecting the **safety of everyone involved**. The commonality to our success of occupied campus projects is thorough pre-planning and daily dialogue with school administrators. Our experience has proven that there is no substitute for thorough planning and daily communication that addresses our clients concerns and prevents potential conflicts.







# OCCUPIED CAMPUS CONSTRUCTION



**FSUS K-12 | STEAM ADDITION | OCCUPIED CAMPUS**



**BAY HIGH SCHOOL | HURRICANE REPAIRS | OCCUPIED CAMPUS**



**MOWAT MIDDLE SCHOOL | HURRICANE REPAIRS | OCCUPIED CAMPUS**



# ACTIVE CAMPUSES HURRICANE REPAIRS ADDITIONS AND RENOVATIONS



**SOUTH WALTON HIGH SCHOOL | CLASSROOM ADDITION | OCCUPIED CAMPUS**



**SOUTH WALTON HIGH SCHOOL | BASEBALL COMPLEX | OCCUPIED CAMPUS**

WE ARE vision-driven,  
confident, responsive,  
EXPERIENCED and TRUSTED.



We are currently building this STEAM addition on an active K-12 campus in Tallahassee. This new facility will create a multi-functional, flexible, and collaborative learning environment for students and faculty. Our jobsite team communicates daily with the school administration to keep this **campus running smoothly and safe**. Deliveries are scheduled around both morning and afternoon school traffic as well as after-school events.

Additionally, we invite faculty and students to **tour the jobsite frequently** and enjoy sharing the progress of their new state-of-the-art addition.

## PROJECT SPOTLIGHT FSUS STEAM ADDITION

**K-12 CAMPUS**  
**OCCUPIED & ACTIVE**  
**45,000 SF ADDITION**  
**750 SEAT AUDITORIUM**  
**LABORATORIES**  
**CLASSROOMS**

WE ARE CULPEPPER









# BEAM SIGNING DAY STUDENTS SHARE IN THE LEGACY MARIANNA K-8 SCHOOL







# SPECIAL FACILITIES CONSTRUCTION

REQUEST FOR QUALIFICATIONS  
**OKEECHOBEE HIGH SCHOOL**  
Okeechobee County School Board | August 18, 2021

## OKEECHOBEE HIGH SCHOOL

In addition to the final **Ribbon Cutting Ceremony**, one of our favorite milestone events during the construction of a school project is the **Groundbreaking Ceremony**. Building a new school changes communities and it is wonderful to see the excitement this event generates.

We understand that your new high school will be designed with approximately 1,705 student stations and is to be constructed on the original site. Consisting of approximately 250,000 SF, your school is expected to start construction in April of 2022 and welcome students 30 months later.

Our **extensive experience with DOE Special Facilities** and the requirements surrounding the cost per student station will insure that your project is kept in budget without sacrificing square footage or key educational spaces. Additionally, our recent experience helping school districts navigate the requirements related to **impact resistance and hardening** as they relate to cost per student station will benefit your new high school campus.



BONIFAY K-8 SCHOOL  
GROUNDBREAKING CEREMONY

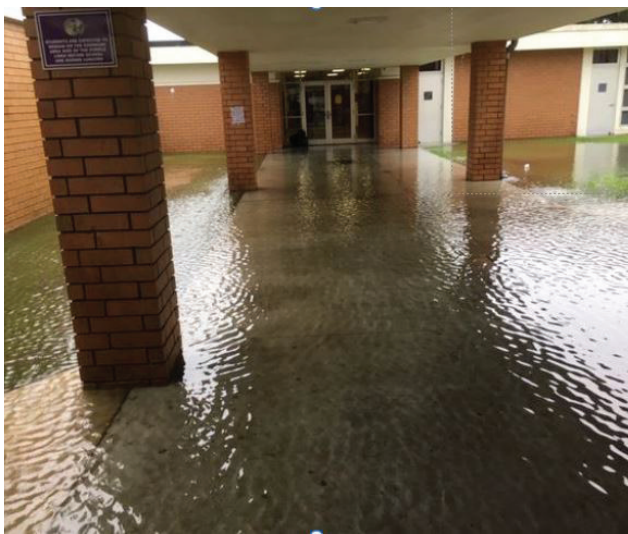


Building schools is exactly what Team Culpepper does best! It is safe to say that building educational facilities in Florida is "**our niche**" and we excel in this area of the construction market. Our **recent, relevant construction of schools** will benefit the Okeechobee County School Board.

Our expertise in building schools that are either "hard bid" or "CM at Risk" will directly benefit the construction of your school because we have a "**current pulse on the market.**" Our relationships with trade contractors in the Florida marketplace is second-to-none. With the current construction of multiple school campuses in our region, our project management team has the **manpower and resources available** to build your state-of-the-art high school **on-time and below-budget.**

### **PERSEVERANCE, RESPECT, INTEGRITY, DEPENDABILITY, AND ETHICS.**

Okeechobee County is indeed a special place to call home. With just about 40,000 residents it is home to the largest freshwater lake in our state and a rural area of opportunity. We understand you have been fighting for years to



receive approved funding from the state for your new high school. Team Culpepper is excited to be an integral part of the rebuilding and growth of our educational facilities in Florida. We have been building Special Facilities Funded schools for many years and understand the requirements that FDOE stipulates with this specialized school construction.

KRISTA STANLEY



Special **SHOUT OUT** to Florida State University alumna **Krista Stanley** as the 2021 Florida Department of Education Teacher of the Year - sixth grade teacher from Yearling Middle School in Okeechobee County!

We have a proven track record of working with our educational clients to help maximize the use of your funding.

We would be honored if selected to help rebuild Okeechobee High School to help meet the needs of your growing community of future leaders. The students are ready for a new place to call **Home of the Brahms!**



## SPECIAL FACILITY FUNDED SCHOOLS BUILT BY CULPEPPER:

MARIANNA K-8 SCHOOL	\$ 52M
LIBERTY HIGH SCHOOL	\$ 21M
DIXIE MIDDLE AND HIGH SCHOOL	\$ 34M
BONIFAY K-8 SCHOOL	\$ 38M
BLOUNTSTOWN HIGH SCHOOL	\$ 21M
CRAWFORDVILLE ELEMENTARY SCHOOL	\$ 10M
RIVERSINK ELEMENTARY SCHOOL	\$ 19M
WAKULLA HIGH SCHOOL	\$ 7.5M

*Crawfordville Elementary School was the first of two  
SPECIAL FACILITY Funded K-5 Schools that  
Culpepper built for Wakulla County Schools.*

*Culpepper has been awarded the  
East Jackson K-8 School in Grand Ridge.  
This is a SPECIAL FACILITY school.*

*Team Culpepper has more experience with SPECIAL  
FACILITY Funded school projects than any other  
construction management firm.*



EXPERIENCED  
established  
DEPENDABLE



# 1 LIBERTY HIGH SCHOOL

## LIBERTY COUNTY

Bristol, Florida

### PROJECT SIMILARITIES

SPECIAL FACILITIES CONSTRUCTION  
**NEW STUDENT CAMPUS**  
IMPACT-RATED CONSTRUCTION



#### SIZE

1 Level  
98,500 SF

#### ORIGINAL GMP

\$21,549,000

#### FINAL COST

\$16,117,628

#### COMPLETION DATE

2020

#### SERVICES PROVIDED

CM at Risk with GMP

#### OWNER

Liberty County School  
Board  
Kevin Williams  
850-643-2275

#### ARCHITECT

CRA Architects  
Greg Kelley  
850-385-6153

#### PROJECT EXECUTIVE

Mike Scaringe

#### PROJECT MANAGER

Kyle Rogers

#### SUPERINTENDENT

Mark Houck

Liberty County High School is a 98,500 SF, 1-story masonry and pre-engineered steel building structure with a metal roof. The project consists of a gymnasium that also serves as an auditorium with an area for a stage. This school is hardened and has EHPA areas as well as a full service cafeteria. In addition to the new high school, we relocated an existing 11,600 SF building to the site to be used by the faculty and students.

As the project began in early October 2018, Hurricane Michael ripped through the Panhandle and essentially changed everything. Through the help of our state government and the Liberty County School District, additional funding was allocated to make improvements to the project allowing it to serve as a safe shelter for Liberty County and the surrounding counties in time of need.





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The project was steered back into redesign and as a result we now have a facility built to some of the **most stringent building codes** in our state.

Team Culpepper was able to provide our service to assist in rebuilding and repairing the districts damaged property while ongoing redesign took place. There were many obstacles along the way with the biggest being availability of materials and equipment, trying to maintain pre-storm costs and not feel the weight of rising costs due to the post hurricane conditions. We were able to **maximize every extra dollar** ear-marked for this Special Facilities Funded school. As a result, we delivered a state-of-the-art high school in a rural community that **meets and exceeds** the expectations of the students and entire community.



We are proud to have built the new home of the Liberty County High School Bulldogs!

*maximize*  
EVERY DOLLAR

**WE ARE CULPEPPER**



# 2 MARIANNA K-8 SCHOOL

## JACKSON COUNTY

Marianna, Florida

### PROJECT SIMILARITIES

SPECIAL FACILITIES CONSTRUCTION  
**K-8 NEW STUDENT CAMPUS**  
SIGNIFICANT VALUE ENGINEERING



SIZE  
1 Level  
340,000 SF

ORIGINAL GMP  
\$52,087,045

FINAL COST  
\$38,961,538

COMPLETION DATE  
2020

SERVICES PROVIDED  
CM at Risk with GMP

OWNER  
The School Board of  
Jackson County  
Stuart Wiggins  
850-482-9950

ARCHITECT  
DAG Architects  
Jack Baker  
850-837-8152

Donofro Architects, LLC  
Paul Donofro Jr.  
850-482-5261

PROJECT EXECUTIVE  
Mike Scaringe

PROJECT MANAGER  
Drew Gilbert

SUPERINTENDENT  
Todd Nedley

At the corner of Caverns Road and Highway 71 sit eighty acres that are home to the new Marianna K-8 School. The modern construction consists of eleven (11) interconnected single-story buildings made from structural masonry and pre-engineered steel buildings that will serve the students of Jackson County for years to come.

The majority of the campus project is classroom space meant to replace the aging infrastructure for three of the county's existing elementary and middle schools. The building layout provides for the creation of an interior courtyard accessible from all of the buildings.

To support the enrichment of the students outdoors, the courtyard features an amphitheater, seating walls and numerous walking paths. The project includes an 1,100 seat high-school-sized gymnasium for the middle school, and a smaller physical education building for the





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elementary school. There are future plans to complete an outdoor athletic facility featuring a high school football stadium and track, as well as baseball and softball fields.

Funding and budget restraints are not uncommon for school construction projects. Early estimates showed the proposed design would have been significantly over budget, but for almost two years the Culpepper team worked to bring the project into budget. Our team, along with the designer and owner, put all aspects of the project under a microscope— site grades, structural, mechanical and electrical systems— and were successful in lowering costs without having to sacrifice student stations or classroom space in the final design. Culpepper even worked to phase this project so that work could start twelve months earlier than expected even prior to the receipt of the year's funding.



After kicking off in July 2018, the first order of business was to create numerous retainage ponds and remediate a sinkhole on the property. Shortly thereafter, construction of the two most complicated buildings began at the north end of the site— the cafeteria and the gymnasium. Throughout the two-year long project Culpepper weathered threats from hurricanes and the pandemic to keep the project going according to plan. This year, this state-of-the-art campus celebrates it's first year of being open and raising up our future leaders in the Jackson County area.



# 3 BONIFAY K-8 SCHOOL HOLMES DISTRICT SCHOOLS

Bonifay, Florida

## PROJECT SIMILARITIES

## SPECIAL FACILITIES CONSTRUCTION K-8 NEW STUDENT CAMPUS IMPACT-RATED CONSTRUCTION



SIZE  
2 Levels / 240,000 SF

ORIGINAL GMP  
\$38,000,000

FINAL COST  
\$27,794,500 - DPO CO's

COMPLETION DATE  
June 2017

SERVICES PROVIDED  
CM At Risk with GMP

OWNER  
Rodd Jones, Facilities  
Holmes District Schools  
850-547-9341

ARCHITECT  
Greg Kelly  
CRA Architects  
850-385-6153

PROJECT EXECUTIVE  
Mike Scaringe

PROJECT MANAGER  
Brooks Hayes

ASST PROJECT MANAGER  
Andrew Green

SUPERINTENDENT  
Lee Williams / Don Rice

The Bonifay K-8 School is a two-story brick clad building constructed on the site of the old Holmes County Fairgrounds, adjacent to the Holmes County High School campus. The school's structure combines CMU walls with cast-in-place concrete elements and structural steel framing. The roof structure is light gauge metal trusses, which we worked with the subcontractor and design team to value engineer and improve constructability while maintaining the required wind load ratings. The central section of the school is designed as an Emergency Hurricane Protection Area with a 175 mph wind rating. This area features impact-rated windows and will serve as a short-term shelter during weather emergencies.

The building's interior includes marmoleum composition tile throughout the corridors to provide reduced maintenance







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requirements. Drywall soffits break up the long corridor ceilings, and the hallways are color coded to improve wayfinding for the primary grade levels. The classrooms are grouped in pairs that share a vestibule and two restrooms.



We installed a variable refrigerant volume HVAC system, which provides greater control at each room than a standard DX system. The building has LED lights in all areas for energy savings, and all areas include occupancy sensors to meet current energy codes. The server room is the network hub for the entire district and features dedicated in-row cooling units. This room has a large uninterruptible power supply (UPS) backup as well as generator power to provide double redundancy and ensure this equipment remains in operation during emergencies.

The Bonifay K-8 School was completed on time, and its traditional exterior welcomes students and faculty into a fully modern interior with up-to-date classroom technology. Culpepper is pleased to have been a part of this project and knows it will serve the Bonifay community for many years.

**WE ARE CULPEPPER**



# 4 DIXIE MIDDLE & HIGH SCHOOL

## DIXIE COUNTY SCHOOLS

Cross City, Florida

### PROJECT SIMILARITIES

### SPECIAL FACILITIES CONSTRUCTION **NEW STUDENT CAMPUS** IMPACT-RATED CONSTRUCTION



SIZE  
1 Level / 185,000 SF

ORIGINAL GMP  
\$34,250,000

FINAL COST  
\$34,250,000

COMPLETION DATE  
2018

SERVICES PROVIDED  
CM At Risk with GMP  
Joint Venture with Gray  
Construction

OWNER  
Mike Thomas,  
Superintendent  
Dixie County Schools  
352-498-6131

ARCHITECT  
Paul Stresing  
Paul Stresing Architects  
386-462-6407

PROJECT EXECUTIVE  
Mike Scaringe

PROJECT MANAGER  
Ryan Parker

The Dixie County Middle/High School project is new construction of a 185,000 square foot school on a 65 acre site in Cross City, Florida.

The design divides the campus into a middle school wing and a high school wing, with shared administrative offices, media center, cafeteria/ food service areas and a gymnasium. The construction is primarily a combination of block and brick with a standing seam metal roof.

The facility is a hurricane hardened structure, and thus meets FEMA P-361 requirements.

The new school was financed through the DOE Special Facilities appropriation with a multi-year funding cycle determined by the Florida Legislature.





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This school was a Joint Venture between Culpepper Construction and Gray Construction of Trenton, Florida. Our preconstruction has team worked diligently with the Architect and Owner to provide cost estimating feedback during design phase and this team effort has continued throughout the project's construction.



*hurricane*  
HARDENED STRUCTURE

**WE ARE CULPEPPER**



# 5 BLOUNTSTOWN HIGH SCHOOL CALHOUN COUNTY

Blountstown, Florida

## PROJECT SIMILARITIES

SPECIAL FACILITIES CONSTRUCTION  
**NEW STUDENT CAMPUS**  
IMPACT-RATED CONSTRUCTION



SIZE  
1 Level / 128,000 SF

ORIGINAL GMP  
\$21,750,000

FINAL COST  
\$16,603,500 - DPO CO's

COMPLETION DATE  
June 2011

SERVICES PROVIDED  
CM At Risk with GMP

OWNER  
Ralph Yoder,  
Superintendent  
Calhoun County Schools  
850-674-5927

ARCHITECT  
David Vincent  
JRA Architects  
850-878-7891

PROJECT EXECUTIVE  
Mike Scaringe

PROJECT MANAGER  
Don Horne

SUPERINTENDENT  
Gene Walls

The buildings consist of pre-engineered steel structures with CMU/brick veneer exterior, standing seam metal roof. They include 38 classrooms, kitchen, cafeteria, auditorium with performing arts classroom, gymnasium with weight room and aerobics

The Blountstown High School campus facility is located on an approximately 50 acre site and includes three classroom buildings, a cafeteria, a gymnasium, an auditorium, an administration building, a media center and a central utilities plant. The total square footage for these buildings is 128,000 gross square feet; the project was completed in June of 2011.





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classroom, media center and vocational technical wing (auto repair, carpentry and welding).



The school was constructed for 700 student stations and as a DOE Special Facilities project, the school was constructed over multiple funding cycles

*Same*  
PROJECT EXECUTIVE

**WE ARE CULPEPPER**



TOPPING OUT CELEBRATION  
LIBERTY HIGH SCHOOL





# DAVIS-BACON ACT

REQUEST FOR QUALIFICATIONS  
OKEECHOBEE HIGH SCHOOL  
Okeechobee County School Board | August 18, 2021



## OPEN-BOOK POLICY

As can see from our experience with **Special Facilities Funded** construction projects in the previous section, Culpepper is aware of all the compliance, open-book policy, and potential auditing requirements. The DBRA could require potential impacts to your project due to the federal funding received for this project by the State of Florida. Typically this only applies to Federal contracts or related to contracts funded directly by Federal monies. We understand that a determination will be made and offer our support to help Okeechobee School Board in this process.

Since October 2018 when Hurricane Michael destroyed Panama City and the surrounding areas, Culpepper has completed more than 15 school projects, all of which are reimbursed by **Federal Emergency Management Agency** contracts. Liberty County High School, a special facilities project completed in 2020, was impacted by Hurricane Michael and received an additional \$6m in funding.

Culpepper utilizes a "Federal Labor Standards Compliance – Davis-Bacon and Related Acts (DBRA) Checklist" to make sure the rates, provisions, and training is provided to our project teams. If Davis-Bacon and related acts become a requirement, we have the experience to make sure that you, as the owner, are protected and have all the documentation to fully support our contract.



With EVERY SCHOOL WE BUILD, we are **HELPING TO BE PART** of something **BIGGER** than ourselves. WE ARE CULPEPPER.

## PLACES TO LEARN

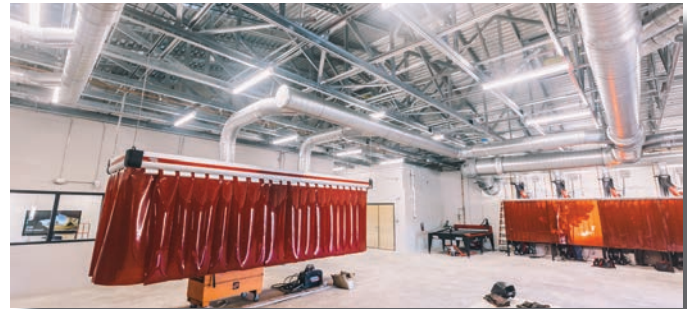
At Culpepper, we are fortunate that our portfolio consists of many different types of construction. We would feel privileged if we are selected to build your new high school. School construction is special and touches the very heart of our organization because **we leave our legacy behind** each time we build a “**place to learn.**”

Schools are much more than just *bricks and mortar* to our team because the schools we attended as children gave us the abilities we have today as contractors. Much like your new high school will, we are helping to be part of something bigger than ourselves. **Together, we are building for our future.**

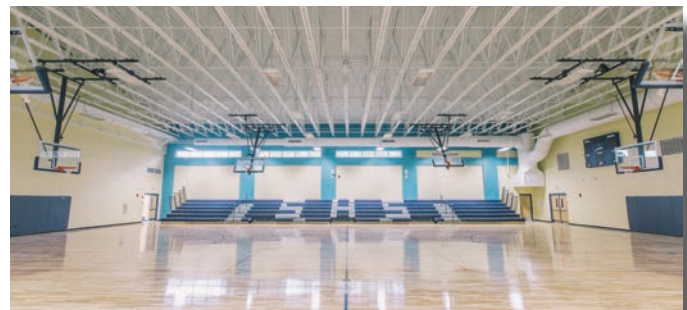
In the seats of the classrooms we build, there will sit a child that one day, years from now, will **reflect on the impact your campus had on their life.** Perhaps during the course of our next 90 years, we will be lucky enough to meet someone that grew up in Okeechobee High School. We can't imagine a greater gift.

WE ARE vision-driven,  
confident, responsive,  
experienced and trusted.

WE ARE **CULPEPPER.**



FRANKLIN K-12 WELDING FACILITY



SAIL HIGH SCHOOL GYMNASIUM



GRIFFIN MIDDLE SCHOOL



We leave **OUR LEGACY** behind each time we build a **PLACE TO LEARN.**





**Culpepper Construction Company, Inc.**

1538 Metropolitan Boulevard

Tallahassee, FL 32308

850.224.3146

CGC045517

**CULPEPPERCONSTRUCTION.COM**