



MARGATE
CRA

Paul Arcella

President

Our Mission is Building a Legacy

Margate Sports Complex Conversion to Artificial Turf



Calvin, Giordano & Associates, Inc.

A SAFEbuilt' COMPANY

WHY CSR

- Premier Design-Build Athletic Construction
- 53 Years of Site Development
- Self Performing General Contractor
- ASBA Certified Field Builder
- Extensive Portfolio
- Award Winning Projects



MEET OUR TEAM

- Paul Arcella, President
 - Certified General Contractor
 - ASBA Certified Field Builder
 - Hands on Partner
- Long Tenured Employees = Synergy & Efficiency
- Diverse Team
- Award-winning projects that set the standard for excellence



COST

- Proven Budgeting & Estimating Systems
- Well versed in DOP's
- Robust Planning
- Utilization of Modern Technology
- Resource Allocation & Planning
- Project Management Systems
- Performance Monitoring

STEADFAST GOAL – Deliver project on schedule, within budget and to highest quality standards



MAINTAINING SAFE PRACTICES

- Keep Campus Safe
- Impeccable OSHA Record
- Job Specific Safety Manuals
- Weekly Safety Meetings
- Experienced with high-security environments: Port Everglades Expansion
 - Passed strictest security & background checks

SAFETY FIRST



CSR
CONSTRUCTION

MARGATE TEAM

CGA Team

Dedicated to Engineering & Design

CSR Team

Involved from Design through Construction

Projects for the Combined Team

Mills Pond Park	3 Fields
Patch Reef Park	3 Fields
Patch Reef Park	18 Pickleball Courts
Bamford Park	2 Fields

CSR Team

Role

Time Dedicated to Project

Paul Arcella	President	-
Wesley Bowman	Project Manager	50%
Mark Hoffman	Engineer	25%
Timmy Johnson	Senior Superintendent	100%
Mark Lanzon	VP, Operations	40%
Yvonne W. Scott	Project Accounting	30%

CGA Team

Role

Time Dedicated to Project

Curt Alexander	Civil Designer	25%
Jessica Cano	CAD Technician	40%
Michael Conner	Landscape Architect	25%
Gianno Fedi	Director, Landscape Architect	10%
Nicholas Kanelidis	Civil Engineering Lead	30%
Jenna Martinetti	Director Engineering	15%
Marcos Mendoza	Irrigation Specialist	30%
Mitzi Napoles	Landscape Architect	40%



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A SAFEbuilt COMPANY

FTVT-50
XT-50
FIT



APPROVED BY:
SIGNATURE:
PRINTED NAME:
TITLE:
DATE:

DRAWN BY:	J. L.
CHECKED BY:	J. B.
SCALE:	1"=65'
TOTAL FIELD AREA:	186,738 sq. ft.
PERIMETER:	2637' ft.

WEST SOFTBALL FIELD:
SPORT COLORS:
SOFTBALL
COMPLETE COLOR NAME: SILVER
PANTONE COLOR NUMBER: 423C

LEGEND:

- BROWN FIELDTURF INFIELD (XT-50) 5,166 sq. ft.
- FIELD GREEN FIELDTURF OUTFIELD (FTVT-50) 41,457 sq. ft.
- BROWN FIELDTURF WARNING TRACK (XT-50) 4,043 sq. ft.
- FIELD GREEN FIELDTURF BATTING CAGE (FIT) 2,070 sq. ft.
- TOTAL FIELDTURF 52,736 sq. ft.**

SOUTH BASEBALL FIELD:
SPORT COLORS:
BASEBALL
COMPLETE COLOR NAME: WHITE
PANTONE COLOR NUMBER: WHITE

LEGEND:

- FIELD GREEN FIELDTURF INFIELD (FTVT-50) 6,544 sq. ft.
- BROWN FIELDTURF INFIELD (XT-50) 11,301 sq. ft.
- FIELD GREEN FIELDTURF OUTFIELD (FTVT-50) 51,673 sq. ft.
- BROWN FIELDTURF WARNING TRACK (XT-50) 6,219 sq. ft.
- FIELD GREEN FIELDTURF BATTING CAGE (FIT) 1,036 sq. ft.
- TOTAL FIELDTURF 76,672 sq. ft.**

FIELD LAYOUT NOTES (sports are in order of dominance):

- BASEBALL MARKINGS ARE 4" WHITE NFHS STANDARDS.
- SOFTBALL MARKINGS ARE 4" SILVER NFHS STANDARDS.

ALL DIMENSIONS TO BE VERIFIED BEFORE ANY CONSTRUCTION BEGINS.

EAST SOFTBALL FIELD:
SPORT COLORS:
SOFTBALL
COMPLETE COLOR NAME: SILVER
PANTONE COLOR NUMBER: 423C

LEGEND:

- BROWN FIELDTURF INFIELD (XT-50) 5,166 sq. ft.
- FIELD GREEN FIELDTURF OUTFIELD (FTVT-50) 41,074 sq. ft.
- BROWN FIELDTURF WARNING TRACK (XT-50) 4,026 sq. ft.
- FIELD GREEN FIELDTURF BATTING CAGE (FIT) 1,036 sq. ft.
- TOTAL FIELDTURF 51,299 sq. ft.**

FieldTurf
A Tarkett Sports Company

**MARGATE SPORTS
COMPLEX
MARGATE, FL**

ISSUE: PRESENTATION FIELD LAYOUT

DATE: NOVEMBER 24, 2025

NFHS STANDARDS

CONCEPTUAL DRAWINGS ONLY: DRAWINGS ARE INTENDED ONLY TO BE A GRAPHIC RENDERING FOR PURPOSES OF PRELIMINARY PRESENTATION; ALL DISTANCES AND MEASUREMENTS ARE APPROXIMATE IN NATURE AND SUBJECT TO FIELD VERIFICATION.

Scale is only accurate when this drawing is printed on 11" X 17" paper. All Rights Reserved. Confidential Information: No portion of these drawings may be disclosed, used, reproduced, modified or shown, without prior written consent of FieldTurf.

OUR APPROACH

1. Integrated Execution

Three fields managed as one coordinated project.

2. Pre-Construction & Design

Boundary and topo surveys, soils testing, and drainage design leveraging existing systems.

3. Site Preparation

Permitting and site security; removal of grass, irrigation, and existing field components.

4. Earthwork & Base Construction

Subgrade preparation and land balancing; drainage, curb, and rock base installation.

5. Synthetic Turf

Install synthetic turf and field equipment; complete site and irrigation repairs.

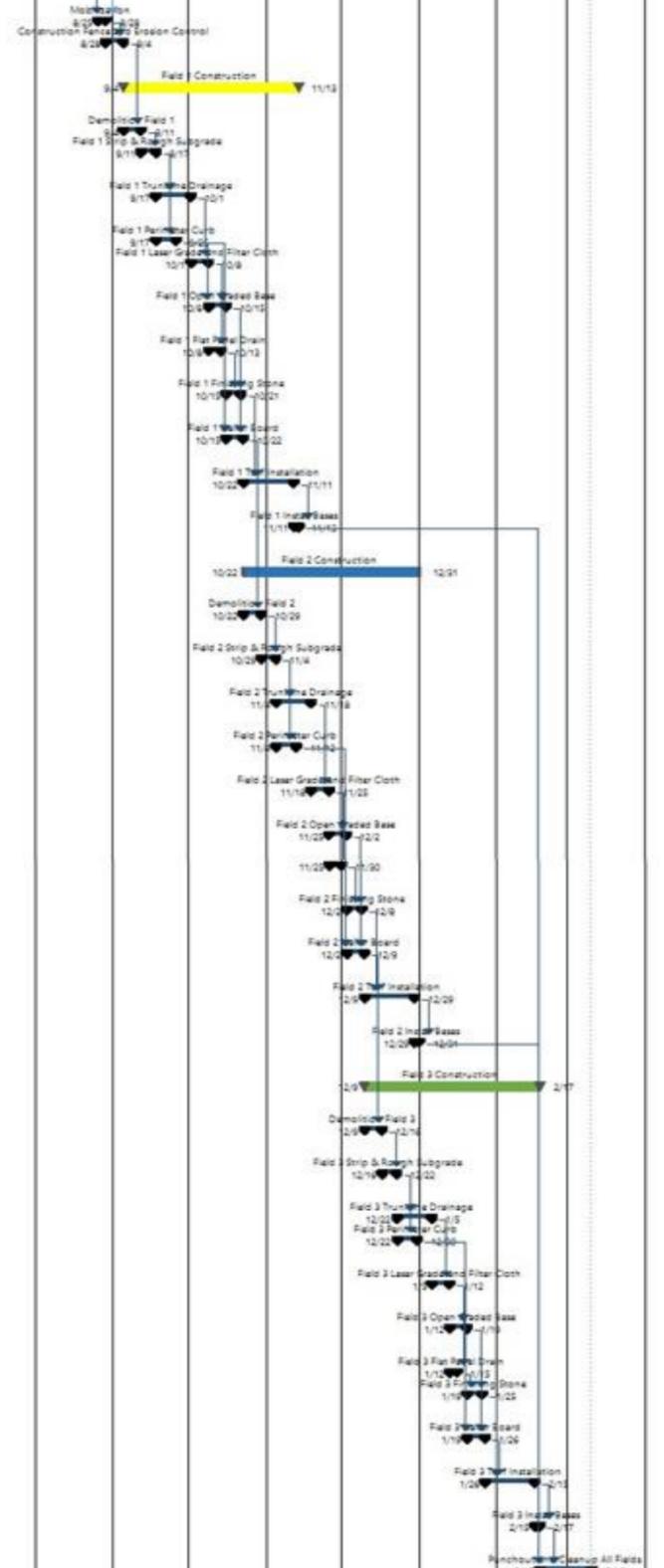
6. Quality Control & Close-Out

Monthly progress reporting; final as-builts and close-out documents.

Project Approach

1. Meet with City to determine specific scope and parameters
 2. Design Logistics Plan
 3. Perform updated surveys, confirm existing elevations, NAVD\NGVD
 4. Soils testing & Percolation on existing fields
 5. Research existing drainage permit
 6. Begin design construction and plans
 7. Progress Budgeting & Project Costs
 8. Permitting: City and Broward County Surface Water Management & Sub-Drainage District
 9. Update construction schedule
 10. Coordinate with **FieldTurf** as spec'd by Margate
 11. Finalize project numbers
 12. Submittals & Material procurement
 13. Prequalify any minority businesses available in our specialized scope to meet goals
(Geo-Tech, trucking, concrete, labor)
 14. Mobilization
 15. Construction
- 

Task	Task Name	Duration	Start	Finish	Total Slack	Gantt Chart											
						Feb '26	Mar '26	Apr '26	May '26	Jun '26	Jul '26	Aug '26	Sep '26	Oct '26	Nov '26	Dec '26	Jan '27
1	Award From City	1 day	Tue 2/24/26 1:00 PM	Wed 2/25/26 12:00 PM	0 days	[Gantt bar for Award From City]											
2	Design Build Documents	130 days	Tue 2/24/26 1:00 PM	Tue 8/25/26 12:00 PM	0 days	[Gantt bar for Design Build Documents]											
3	Permitting	66 days	Mon 5/25/26 1:00 PM	Tue 8/25/26 12:00 PM	0 days	[Gantt bar for Permitting]											
4	Shop Drawings and material acquisition	90 days	Tue 4/7/26 1:00 PM	Tue 8/11/26 12:00 PM	10 days	[Gantt bar for Shop Drawings and material acquisition]											
5	Mobilization	3 days	Tue 8/25/26 1:00 PM	Fri 8/28/26 12:00 PM	0 days	[Gantt bar for Mobilization]											
6	Construction Fence and Erosion Control	5 days	Fri 8/28/26 1:00 PM	Fri 9/4/26 12:00 PM	0 days	[Gantt bar for Construction Fence and Erosion Control]											
7	Field 1 Construction	50 days	Fri 9/4/26 1:00 PM	Fri 11/13/26 12:00 PM	0 days	[Gantt bar for Field 1 Construction]											
8	Demolition Field 1	5 days	Fri 9/4/26 1:00 PM	Fri 9/11/26 12:00 PM	0 days	[Gantt bar for Demolition Field 1]											
9	Field 1 Strip & Rough Subgrade	4 days	Fri 9/11/26 1:00 PM	Thu 9/17/26 12:00 PM	0 days	[Gantt bar for Field 1 Strip & Rough Subgrade]											
10	Field 1 Trunkline Drainage	10 days	Thu 9/17/26 1:00 PM	Thu 10/1/26 12:00 PM	0 days	[Gantt bar for Field 1 Trunkline Drainage]											
11	Field 1 Perimeter Curb	6 days	Thu 9/17/26 1:00 PM	Fri 9/25/26 12:00 PM	9 days	[Gantt bar for Field 1 Perimeter Curb]											
12	Field 1 Laser Grade and Filter Cloth	5 days	Thu 10/1/26 1:00 PM	Thu 10/8/26 12:00 PM	0 days	[Gantt bar for Field 1 Laser Grade and Filter Cloth]											
13	Field 1 Open Graded Base	5 days	Thu 10/8/26 1:00 PM	Thu 10/15/26 12:00 PM	0 days	[Gantt bar for Field 1 Open Graded Base]											
14	Field 1 Flat Panel Drain	3 days	Thu 10/8/26 1:00 PM	Tue 10/13/26 12:00 PM	71 days	[Gantt bar for Field 1 Flat Panel Drain]											
15	Field 1 Finishing Stone	4 days	Thu 10/15/26 1:00 PM	Wed 10/21/26 12:00 PM	69 days	[Gantt bar for Field 1 Finishing Stone]											
16	Field 1 Nailer Board	5 days	Thu 10/15/26 1:00 PM	Thu 10/22/26 12:00 PM	0 days	[Gantt bar for Field 1 Nailer Board]											
17	Field 1 Turf Installation	14 days	Thu 10/22/26 1:00 PM	Wed 11/11/26 12:00 PM	68 days	[Gantt bar for Field 1 Turf Installation]											
18	Field 1 Install Bases	2 days	Wed 11/11/26 1:00 PM	Fri 11/13/26 12:00 PM	68 days	[Gantt bar for Field 1 Install Bases]											
19	Field 2 Construction	50 days	Thu 10/22/26 1:00 PM	Thu 12/31/26 12:00 PM	0 days	[Gantt bar for Field 2 Construction]											
20	Demolition Field 2	5 days	Thu 10/22/26 1:00 PM	Thu 10/29/26 12:00 PM	0 days	[Gantt bar for Demolition Field 2]											
21	Field 2 Strip & Rough Subgrade	4 days	Thu 10/29/26 1:00 PM	Wed 11/4/26 12:00 PM	0 days	[Gantt bar for Field 2 Strip & Rough Subgrade]											
22	Field 2 Trunkline Drainage	10 days	Wed 11/4/26 1:00 PM	Wed 11/18/26 12:00 PM	0 days	[Gantt bar for Field 2 Trunkline Drainage]											
23	Field 2 Perimeter Curb	6 days	Wed 11/4/26 1:00 PM	Thu 11/12/26 12:00 PM	14 days	[Gantt bar for Field 2 Perimeter Curb]											
24	Field 2 Laser Grade and Filter Cloth	5 days	Wed 11/18/26 1:00 PM	Wed 11/25/26 12:00 PM	0 days	[Gantt bar for Field 2 Laser Grade and Filter Cloth]											
25	Field 2 Open Graded Base	5 days	Wed 11/25/26 1:00 PM	Wed 12/2/26 12:00 PM	0 days	[Gantt bar for Field 2 Open Graded Base]											
26	Field 2 Flat Panel Drain	3 days	Wed 11/25/26 1:00 PM	Mon 11/30/26 12:00 PM	37 days	[Gantt bar for Field 2 Flat Panel Drain]											
27	Field 2 Finishing Stone	4 days	Wed 12/2/26 1:00 PM	Tue 12/8/26 12:00 PM	35 days	[Gantt bar for Field 2 Finishing Stone]											
28	Field 2 Nailer Board	5 days	Wed 12/2/26 1:00 PM	Wed 12/9/26 12:00 PM	0 days	[Gantt bar for Field 2 Nailer Board]											
29	Field 2 Turf Installation	14 days	Wed 12/9/26 1:00 PM	Tue 12/29/26 12:00 PM	34 days	[Gantt bar for Field 2 Turf Installation]											
30	Field 2 Install Bases	2 days	Tue 12/29/26 1:00 PM	Thu 12/31/26 12:00 PM	34 days	[Gantt bar for Field 2 Install Bases]											
31	Field 3 Construction	50 days	Wed 12/9/26 1:00 PM	Wed 2/17/27 12:00 PM	0 days	[Gantt bar for Field 3 Construction]											
32	Demolition Field 3	5 days	Wed 12/9/26 1:00 PM	Wed 12/16/26 12:00 PM	0 days	[Gantt bar for Demolition Field 3]											
33	Field 3 Strip & Rough Subgrade	4 days	Wed 12/16/26 1:00 PM	Tue 12/22/26 12:00 PM	0 days	[Gantt bar for Field 3 Strip & Rough Subgrade]											
34	Field 3 Trunkline Drainage	10 days	Tue 12/22/26 1:00 PM	Tue 1/5/27 12:00 PM	0 days	[Gantt bar for Field 3 Trunkline Drainage]											
35	Field 3 Perimeter Curb	6 days	Tue 12/22/26 1:00 PM	Wed 12/30/26 12:00 PM	14 days	[Gantt bar for Field 3 Perimeter Curb]											
36	Field 3 Laser Grade and Filter Cloth	5 days	Tue 1/5/27 1:00 PM	Tue 1/12/27 12:00 PM	0 days	[Gantt bar for Field 3 Laser Grade and Filter Cloth]											
37	Field 3 Open Graded Base	5 days	Tue 1/12/27 1:00 PM	Tue 1/19/27 12:00 PM	0 days	[Gantt bar for Field 3 Open Graded Base]											
38	Field 3 Flat Panel Drain	3 days	Tue 1/12/27 1:00 PM	Fri 1/15/27 12:00 PM	3 days	[Gantt bar for Field 3 Flat Panel Drain]											
39	Field 3 Finishing Stone	4 days	Tue 1/19/27 1:00 PM	Mon 1/25/27 12:00 PM	1 day	[Gantt bar for Field 3 Finishing Stone]											
40	Field 3 Nailer Board	5 days	Tue 1/19/27 1:00 PM	Tue 1/26/27 12:00 PM	0 days	[Gantt bar for Field 3 Nailer Board]											
41	Field 3 Turf Installation	14 days	Tue 1/26/27 1:00 PM	Mon 2/15/27 12:00 PM	0 days	[Gantt bar for Field 3 Turf Installation]											
42	Field 3 Install Bases	2 days	Mon 2/15/27 1:00 PM	Wed 2/17/27 12:00 PM	0 days	[Gantt bar for Field 3 Install Bases]											
43	Punchout and Cleanup All Fields	15 days	Wed 2/17/27 1:00 PM	Wed 3/10/27 12:00 PM	0 days	[Gantt bar for Punchout and Cleanup All Fields]											



NOTABLE JOBS



Mills Pond Park Fields 1 & 2 (before)



Mills Pond Park Fields 1 & 2 (after)



Mills Pond Park Field 3 (before)



Mills Pond Park Field 3 (after)

Potential Site Logistics & Park Safety Plan PHASE 1

This area could be used for Syn Turf/Infill staging area, material staging area and construction parking as needed.

Location of Temporary Construction Fencing (typ)

Gate Location/Construction Access

Utilize Existing Perimeter Fencing along with Temp. Construction Fencing (typ) to keep Construction site separated from the Public during construction. Coordinate with City of Margate, to maintain a secure SAFE site.

During workdays when Dump Trucks would be needed on site for import/export of material, CSR would 1st give proper notice to the City of Margate on these days. CSR would place proper barricading and also stage safety personnel/flagmen to maintain safe pedestrian, car and heavy truck traffic on those days.

This field area could be kept playable for games/practice use during construction of Phase 1



JROOS Photography

Potential Site Logistics & Park Safety Plan PHASE 2

Location of Temporary Construction Fencing (typ)

Put newly completed fields in service for use by the Public

Utilize Existing Perimeter Fencing along with Temp. Construction Fencing (typ) to keep Construction site separated from the Public during construction. Coordinate with City of Margate, to maintain a secure SAFE site.

This area could be used for Syn Turf/Infill staging area, material staging area and construction parking as needed.

During workdays when Dump Trucks would be needed on site for import/export of material, CSR would 1st give proper notice to the City of Margate on these days. CSR would place proper barricading and also stage safety personnel/flagmen to maintain safe pedestrian, car and heavy truck traffic on those days.

Stabilized Construction Road Access

Gate Location/Construction Access



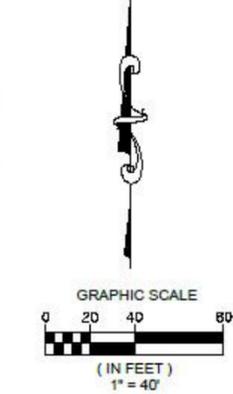
JROOS Photography

Margate Sports Complex

GL Staffing Services

Luma Air Conditioning and Heating

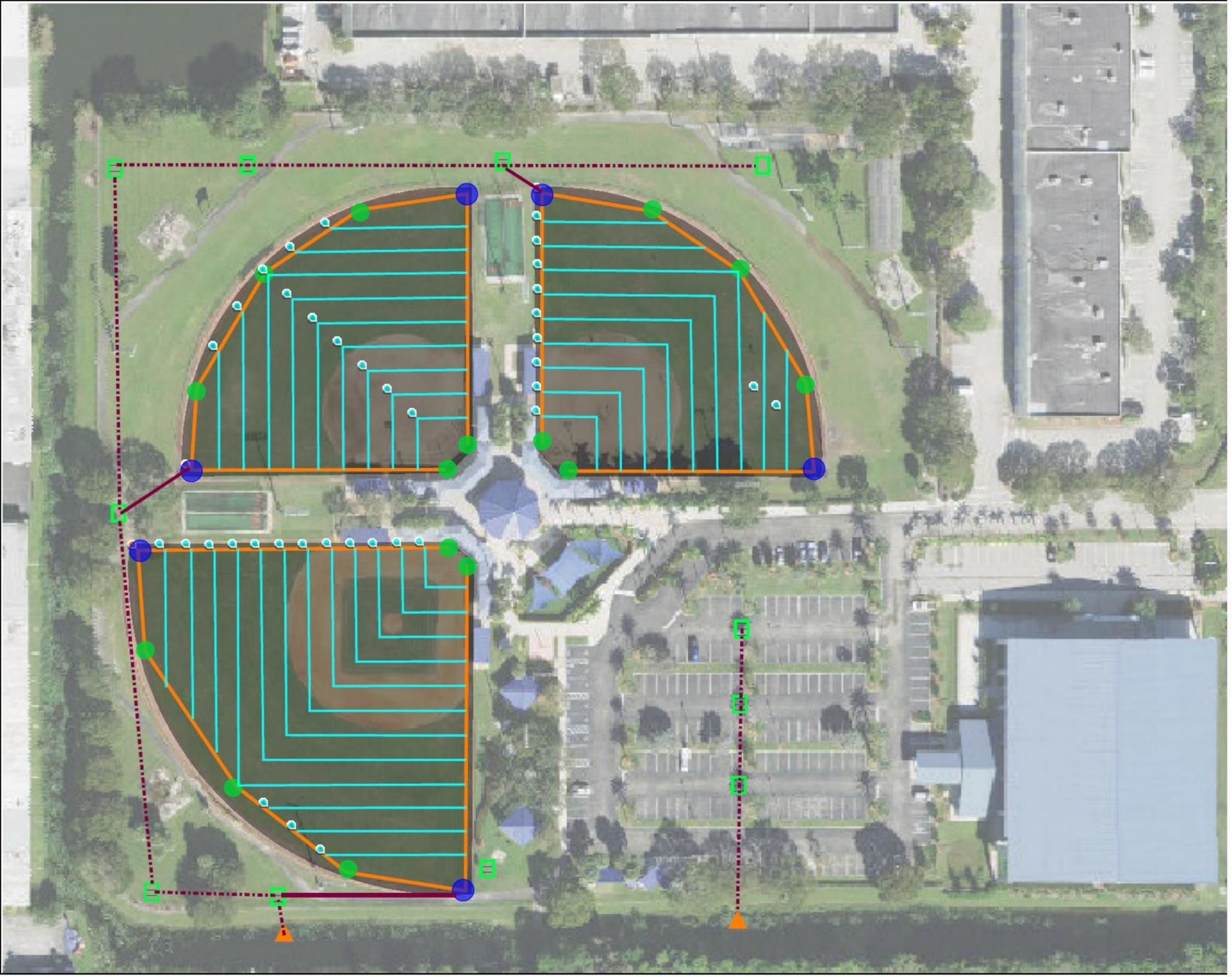
Es Rd



LEGEND

- 12" Exfiltration Trench
- 12" Dia. Nyloplast Yard Drain
- 15" Dia. Nyloplast Yard Drain
- 1" x 12" Flat Panel
- Existing Catch Basin
- - - Existing Storm Pipe
- ▲ Existing Outfall
- Proposed Storm Pipe

Note: Additional exfiltration trenches, swales and control structures to be determined once nutrient load reduction calculations and drainage analysis are completed.



Artificial Turf
Drainage Exhibit

EXISTING DRAINAGE



NOTABLE JOBS



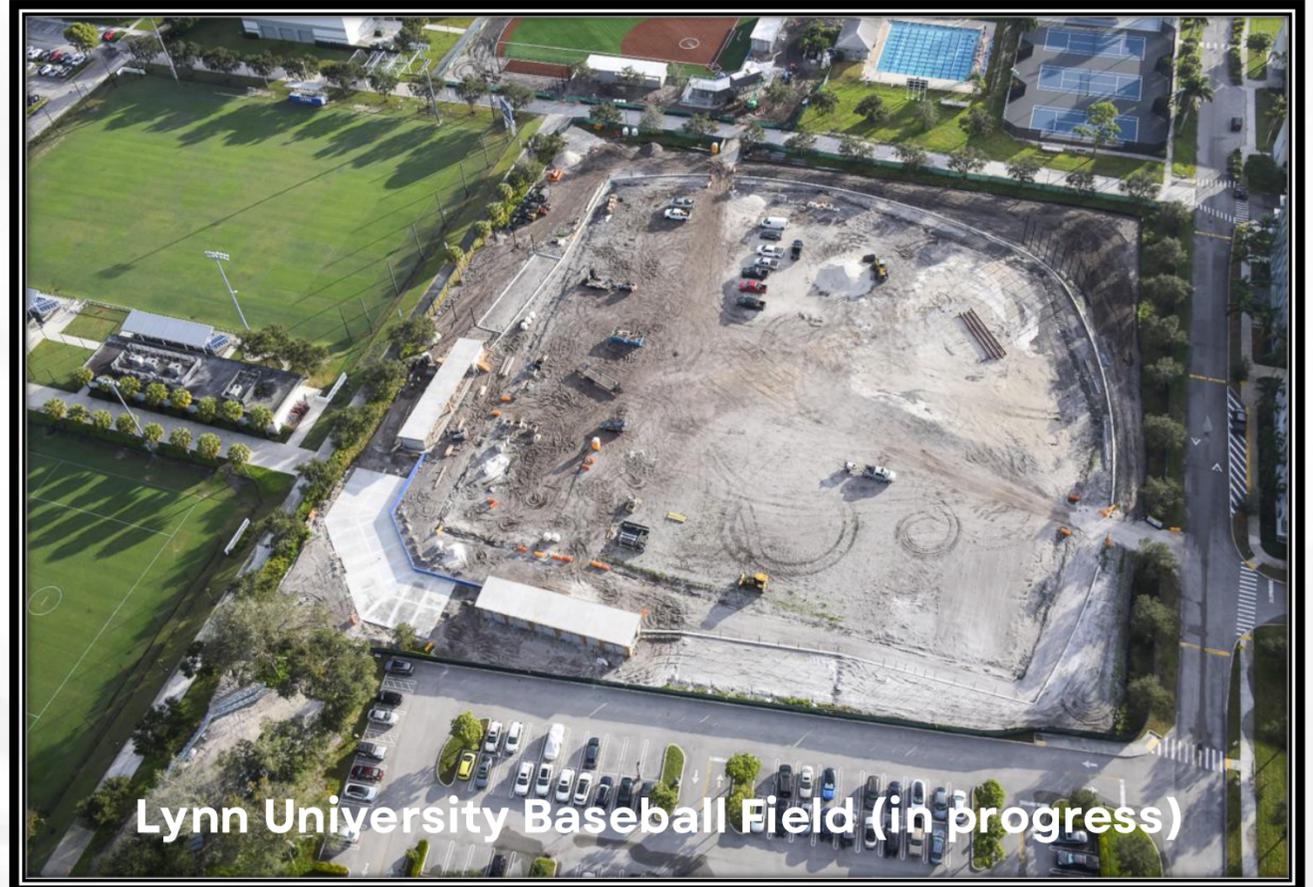
Archbishop McCarthy Softball Field



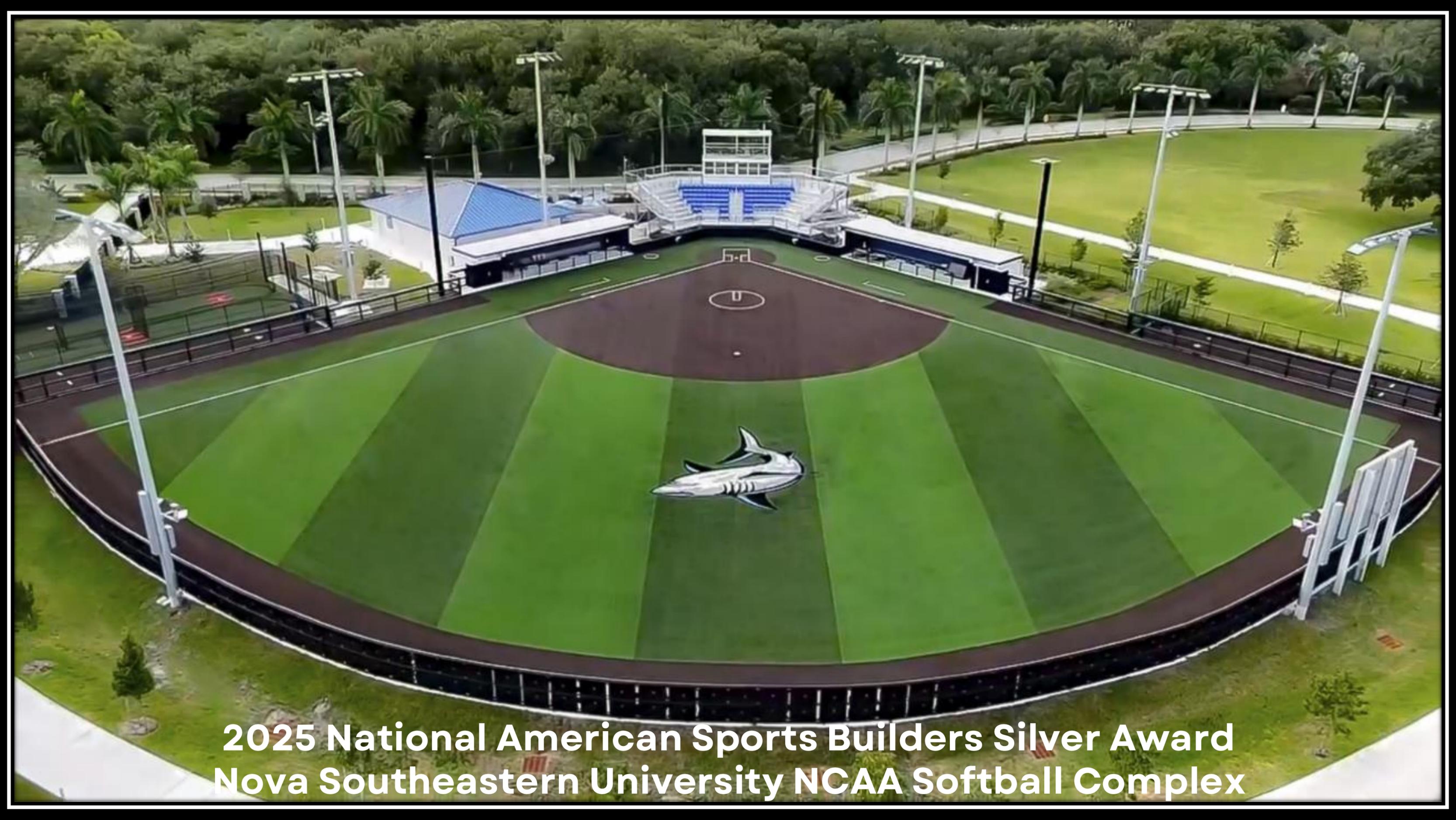
Lynn University Softball Field (in progress)



St Thomas Aquinas Softball
and Baseball Field



Lynn University Baseball Field (in progress)



**2025 National American Sports Builders Silver Award
Nova Southeastern University NCAA Softball Complex**

Margate Sports Complex

**CONSTRUCTION
IS OUR BUSINESS**

**PERFORMANCE
IS OUR GAME**

CSRATHLETIC.COM

CSRHEAVY.COM