

RDC Qualifications for

CITY OF MARGATE

Design/Build - Sports Field Covered Play Structure



PRESENTED TO:



City of Margate
5790 Margate Blvd.
Margate, FL 33063

PRESENTED BY:



The RDC Design/Build Team
3990 North Powerline Road
Fort Lauderdale, FL 33309

At RDC we specialize in **Building Strong Foundations:** Spaces. Places.
People.

...and we would like the opportunity help bring the
Sports Field Covered **Play Structure** to reality



ABOUT RDC

WHO **WE ARE**

- ✓ A local design/build firm **specializing in municipal, hospitality & commercial facilities.**
- ✓ We've been **in business for over 25 years.**
- ✓ We have a qualified **construction team with extensive experience** on projects just like yours.

WHAT **WE DO**

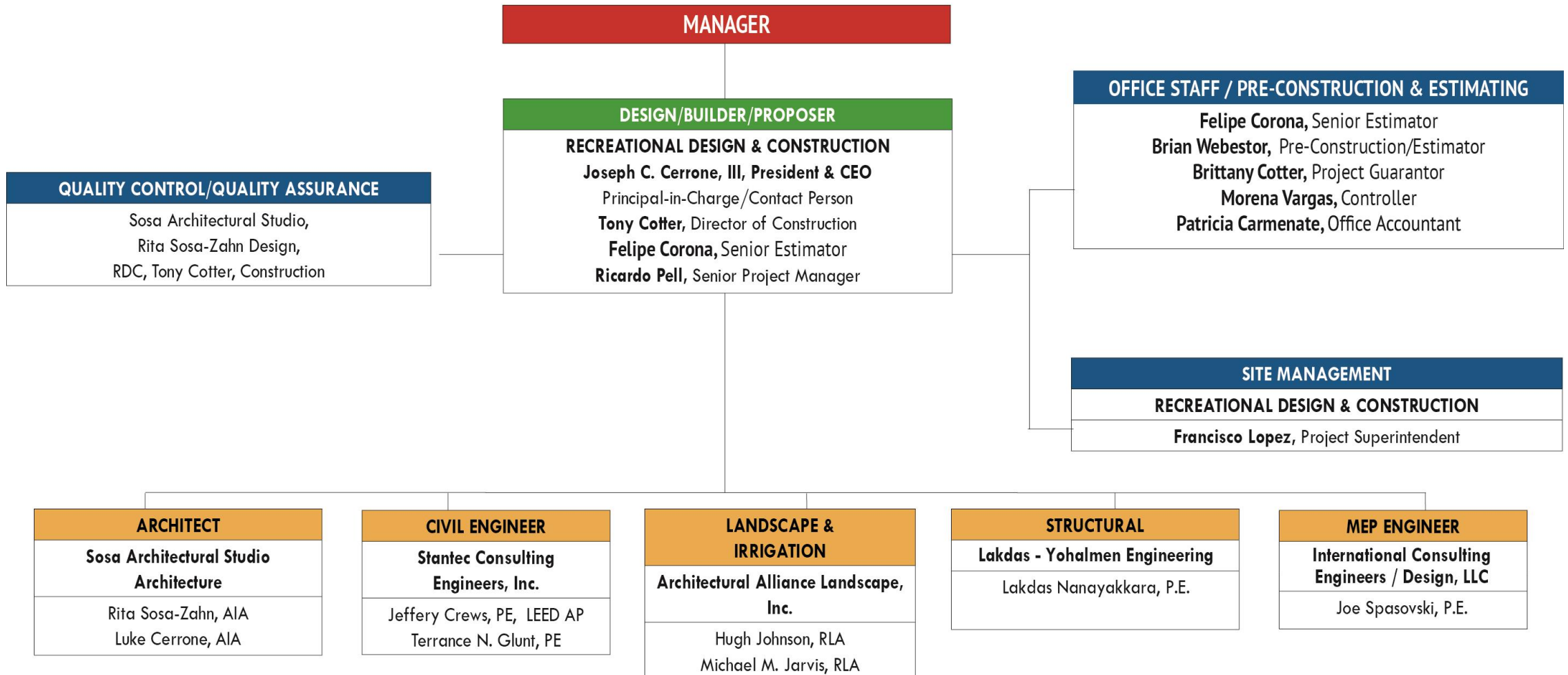
- ✓ Design/Build interesting and unique facilities.

OUR **COMMITMENT TO YOU**

- ✓ Provide exceptional value & a higher level of customer support, on time and on budget.

STAFF ORGANIZATIONAL CHART

RDC Design/Build Team Key Personnel



OUR TEAM

Highly Experience in the Construction Industry



Joe Cerrone

President & CEO / Point of
Contact

30+

Years of Experience

200+

Public Facilities



Tony Cotter

Director of Construction

40+

Years of Experience

200+

Public Facilities



Ricardo Pell

Senior Project Manage

8+

Years of Experience

10+

Public Facilities



Francisco J.

Lopez

Project Superintendent

21+

Years of Experience

7+

Public Facilities

CITY OF MARGATE: Design/Build – Sports Field Play Structure

OUR CAPABILITIES

Design/Build | CM@Risk | Development



DESIGN/BUILD

400+



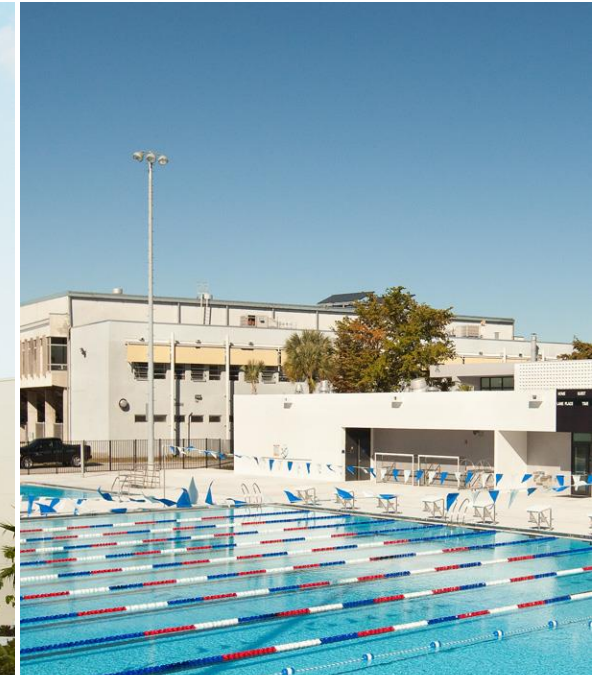
COMMUNITY BUILDINGS

25+



MUNICIPAL
BUILDINGS

10+



EDUCATIONAL

10+

OUR SERVICES

Pre-Construction

- ✓ RDC embraces each project and addresses any challenges that may be involved by assuming an active leadership role to keep the project on, or under budget.
- ✓ Meet with City staff and design team to determine potential cost savings/value engineering/creative solutions to achieve the project goals.
- ✓ We consult with the client and coordinate plans, design specifications, phasing and operational methods with the design team and the local authorities and state agencies.
- ✓ All is done during the pre-construction phase.



DESIGN/BUILD

CM@ RISK

DEVELOPMENT

OUR SERVICES

Construction

- ✓ Our unique approach to your special project.
- ✓ Assist the project team so that once a budget is set, the architect, designers and construction team can hit the target.
- ✓ Our custom tailored Timberline estimating software allows us to provide budget estimating for assessment of the project prior to completion of construction documents.
- ✓ Procore is a cloud based construction management software that allows the entire team to collaborate in real time. Review all the documents, submit and answer RFIs and submittals, review daily logs, and review photographs. Status of



DESIGN/BUILD

CM@ RISK

DEVELOPMENT

OUR PROJECTS

Commercial, Municipal & Public Facilities



Gibson Park, Ph 1 & Ph 2
\$15,292,874



Doral Park
\$13,714,151



ME Hotel
\$21,854,276.00



Sunset Lakes Community Center
\$6,500,000

CITY OF MARGATE: Design/Build – Sports Field Play Structure

OUR PROJECTS

Commercial, Municipal & Public Facilities



Gibson Park
\$9,794,667



Doral Park
\$13,714,151

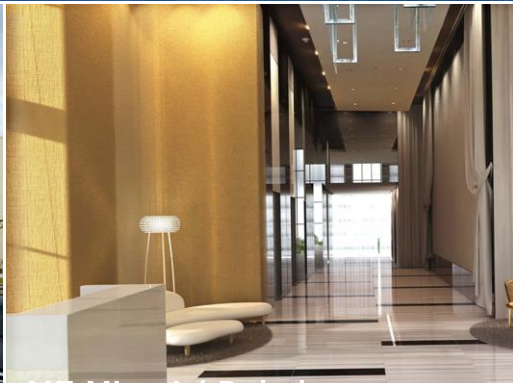
200+
PUBLIC
FACILITIES
throughout South
Florida



Grapeland Park
\$18,304,082



BC Mass Transit
\$4,316,721



ME Miami / Rebel
\$21,854,276

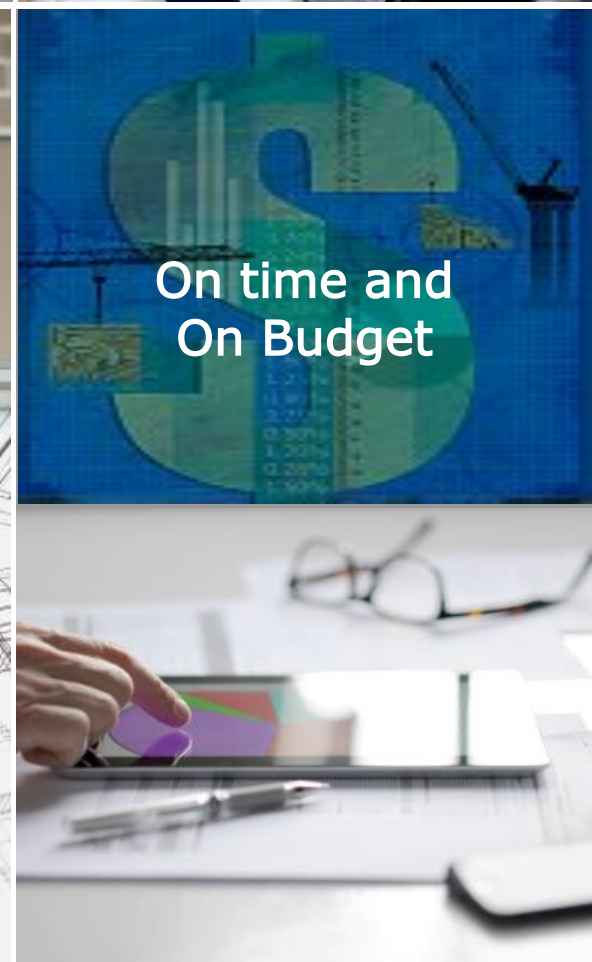


Foster Park
\$1,589,600



FINANCIAL CAPABILITIES

- ✓ **BONDING CAPACITY:**
\$12M per project / \$20M Aggregate.
- ✓ **PERFORMANCE BONDING COMPLETION GUARANTEE:** RDC has never failed on the delivery of a project.
- ✓ **BANKRUPTCIES:** RDC or it's principles have never filed for bankruptcy or have pending bankruptcy proceedings.
- ✓ **LITIGATION:** RDC has no prior or pending litigation involving any private or governmental agency which may effect the performance our our services.
- ✓ **HISTORICAL DEBT:** We're a fiscally conservation corporation with no debt on the books and have been successful securing financing for projects that require financing.
- ✓ **BANK REFERENCES:** RDC has 21 year banking relationship with Bank of America.



PROJECT **APPROACH** Design/Build

DESIGN DEVELOPMENT

Meet as/Design team
& City Staff
determining potential
cost savings, energy
efficiency, and
constructability
improvements.

CONSTRUCTION DOCUMENT

Review all design
plans, secure
subcontractor bids
and obtain required
permits.

COST CONTROL

1. Comprehensive and accurate construction cost estimates through the entire design phase.
2. Value Engineering
3. Life cycle cost analysis

BIDDING & NEGOTIATIONS

Provide a Guaranteed
Maximum Price (GMP)
to City of Margate and
manage the cost every
day.

PROJECT **APPROACH** Design/Build

QUALITY CONTROL & ASSURANCE

Quality Assurance
Reviews

MASTER PLANNING & SCHEDULING

1. Monitor project milestones and deliverables
2. Track progress of all procurement, permitting, design and construction under one master

Schedule.

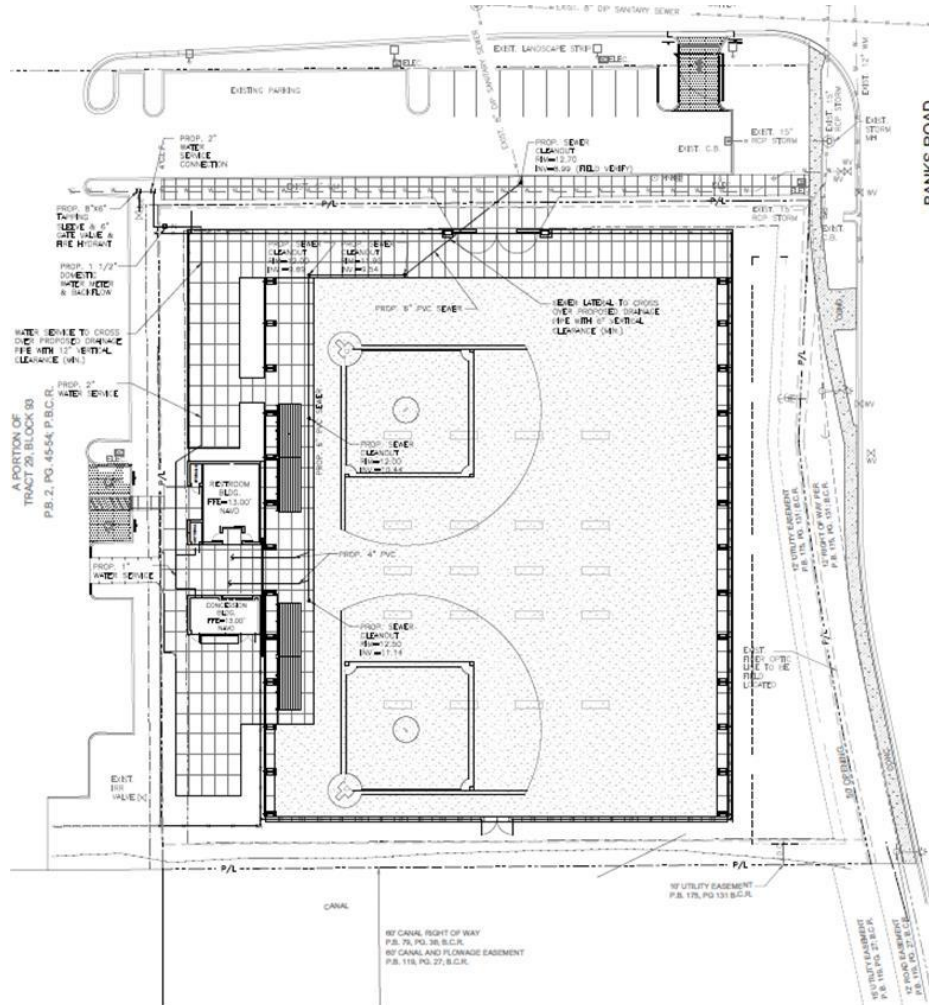
CONSTRUCTION ADMINISTRATION

Oversee construction to ensure conformity of construction drawings, specifications, and standards.

SAFETY

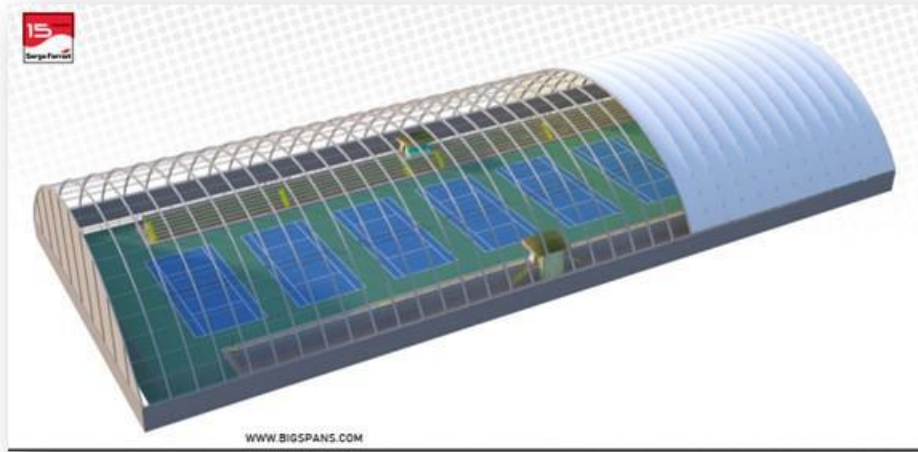
1. Safety is our 1# priority.
2. Community & Site Awareness.
3. Limits of construction, fencing well defined and monitored.
4. Implement noise & dust control
5. Protect adjacent properties.

POTENTIAL VALUE ENGINEERING



- Mark the Entrance with a smaller scale & lighter structure = less foundation
- Decorative aluminum fencing with City Logo.
- Combine two buildings, concession and restroom into one building. Maintain a main entrance to one side of building. Saves on number of HVAC units. Minimize the exterior surface area.
- Stucco instead of stone veneer.
- Flat Roof = Wood truss and modified bitumen roofing system more economical option than steel trusses and standing seam metal
- Use a simple Lean-to metal frame structure for the concession and Restroom Building.

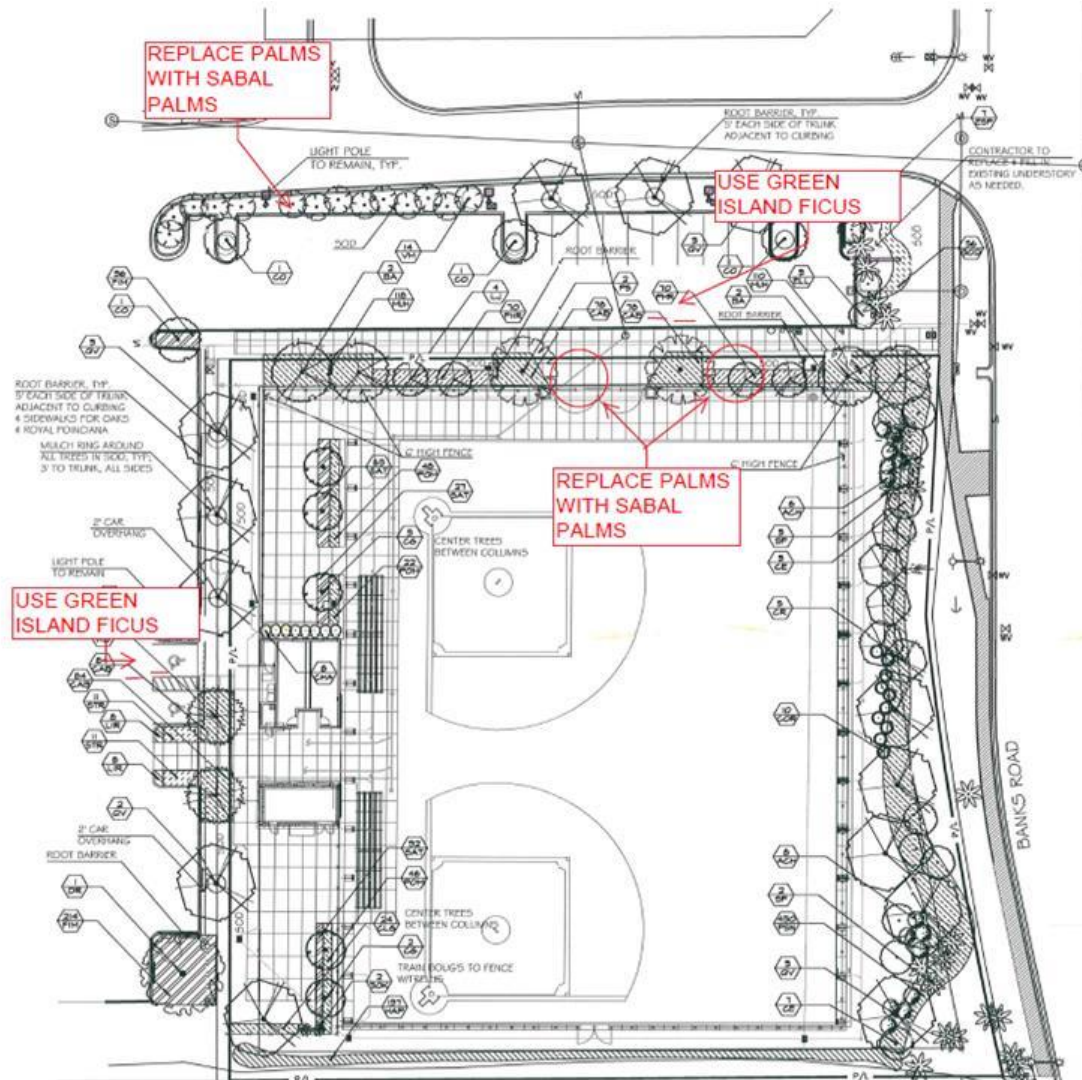
POTENTIAL VALUE ENGINEERING



- Use a lighter structure.
- Design-Build tensile membrane roofing system
- Butler style building using fabric (like ClearSpan Structures or Legacy Buildings)



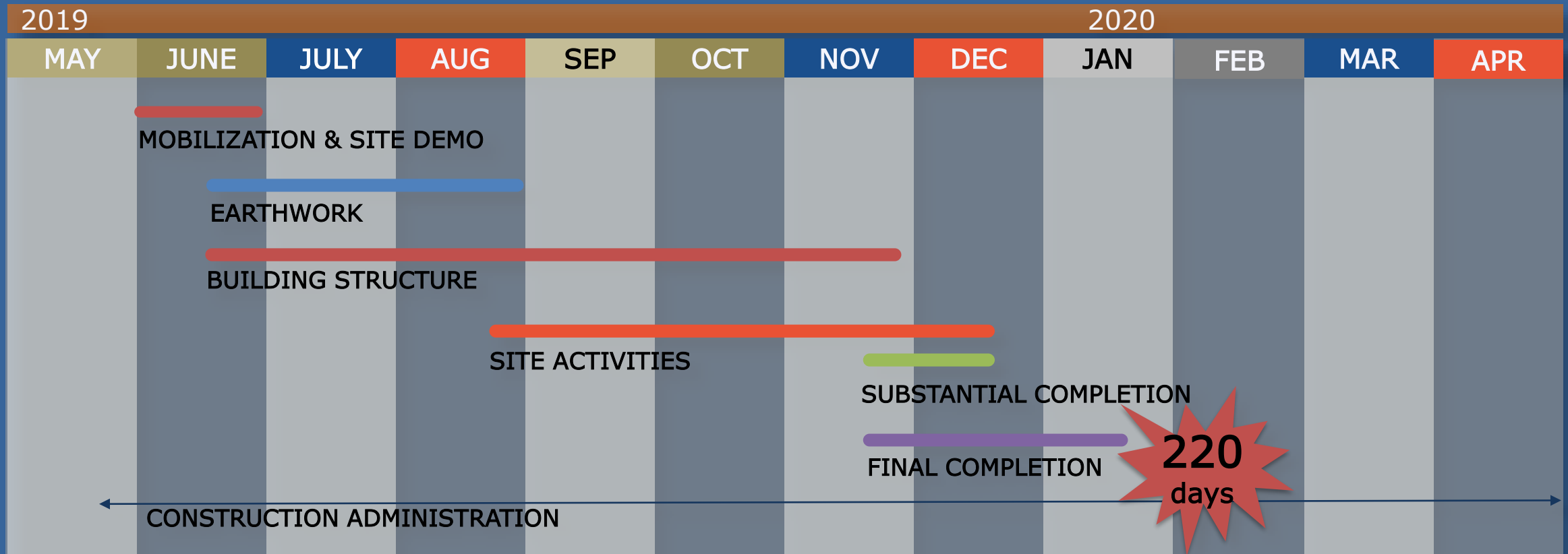
POTENTIAL VALUE ENGINEERING



- Replace Wild Date Palm with Sable Palms
- Replace Mont gomery Palm with Sable Palms
- Change to Green Island Ficus and reduce spacing
- Reduce live Oak's to 2" cal 12' in height

CONSTRUCTION Schedule

- Construction Documents: 2 months
- Permit Submittals: 2 months
- Bidding & Negotiations: 1 month
- Construction: 6 months
- Punch list: 1 month



WHY SELECT RDC

- ✓ A local team with **proven Design-Build experience.**
- ✓ A rich history working with the **Design team.**
- ✓ Proven **Financial Resources.**
- ✓ **Top Management** involved throughout the project.
- ✓ **Exceptional Value** and complete GMP costing.
- ✓ We have the capacity, **expertise and experience** to bring the
Sports Field Covered Play Structure to reality.

Our Contact

Phone : (954) 566-3885
Fax : (954) 566-3335

Our Address

3990 N. Powerline Road
Fort Lauderdale, FL 33309

Social Media

Facebook.com/RDCDesignBuild
Instagram.com/RDCDesignBuild

Website & Email

RDCDesignBuild.com
Joe@RDCDesignBuild.com



Thank You for watching

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