



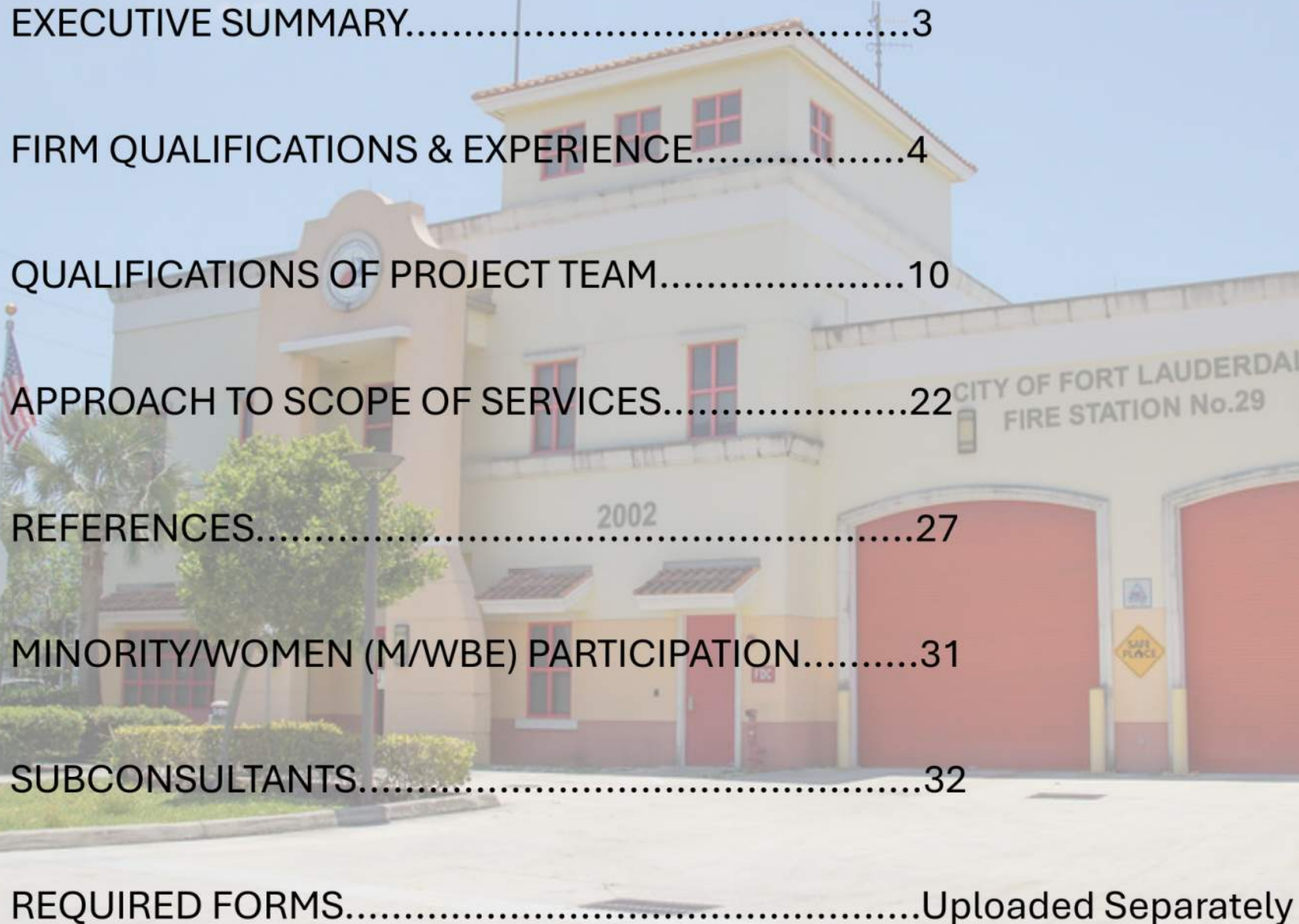
CONSTRUCTION ENGINEERING & INSPECTION SERVICES FIRE STATION NO. 13 & EMERGENCY MEDICAL STATION NO. 88

CITY OF FORT LAUDERDALE

RFQ EVENT NO. 562 | February 10, 2026; 2:00pm EST



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Artaic Group is pleased to submit this Statement of Qualifications in response to the City of Fort Lauderdale’s RFQ Event No. 562 for Construction Engineering and Inspection (“CEI”) Services for Fire Station #13 (“FS #13”) and Emergency Medical Station #88 (“EMS #88”).

Artaic Group is an S-Corporation/LLC providing Owner’s Representation and construction project management services for public safety, municipal, education, and hospitality clients. The firm will service this contract from its Hollywood, Florida office, providing a dedicated South Florida team with direct access to the project sites and City staff.

PROPOSED PROJECT TEAM & LEADERSHIP

The proposed team is structured to provide experienced project leadership by Artaic Group, supported by licensed construction engineering and inspection professionals from Conemco Consultants, ensuring continuous field oversight and full CEI compliance throughout construction.

Artaic Group – Project Leadership & CEI Management

- ❑ **John Bills, LEED AP** – *Principal-in-Charge*
Executive oversight, contractual accountability, and senior-level coordination with the City.
- ❑ **Matt Cohen** – *Project Director*
Strategic oversight, issue resolution, and support across both facilities.
- ❑ **Gregg Harris, PMP** – *Senior Project Manager*
Primary Contact on both projects / Day-to-day CEI management, coordination with the City and Design/Build team, schedule and cost oversight, and construction administration. Gregg will take the lead on overseeing **FS #13**.
- ❑ **James Carballo** – *Senior Project Manager*
Any design support as needed for Gregg, ramping up for construction phase coordination, documentation management, and field oversight for **EMS #88**.
- ❑ **Josh Davis** – *Public Safety QA/QC*
Quality assurance and quality control oversight specific to public safety facilities including constructability reviews, schedule and cost reviews.

Conemco Consultants – Licensed Construction Engineering & Inspection

- ❑ **Jose Compres, PE** – *Construction Engineering & Inspection Lead*
State of Florida-licensed Professional Engineer responsible for engineering oversight, inspection coordination, and specialty engineering reviews.

- ❑ **Oscar Zamora** – *Senior Inspector*
Provides on-site construction inspection services and coordination with the CEI team.
- ❑ **Santiago Rivera** – *Inspector*
Supports field inspection, documentation, and compliance verification.

Additional Artaic Group and Conemco staff will be assigned as needed to maintain adequate inspection coverage and responsiveness throughout construction.

OVERALL QUALIFICATIONS & GENERAL APPROACH

Artaic Group offers proven experience providing owner-focused construction oversight for public safety and municipal facilities, with an emphasis on coordination, documentation, and accountability throughout construction. Our firm brings the organizational capacity, local presence, and experienced leadership required to manage CEI services across multiple facilities while maintaining consistent standards, responsiveness, and communication with City staff. We have partnered with a proven firm in Conemco (MBE/DBE) to provide the inspection services. Our experience together includes managing construction oversight for active, operational facilities where coordination with stakeholders, contractors, and inspectors is critical to project success.

For Fire Station #13 and EMS Station #88, Artaic Group’s general approach is to serve as the City’s on-site representative, coordinating day-to-day construction activities, supporting licensed inspection services, and maintaining accurate project records to ensure compliance with contract documents, schedules, and regulatory requirements. This integrated team structure allows the City to benefit from experienced project management supported by licensed engineering and inspection professionals, with detailed procedures and methodologies addressed in subsequent sections.

FIRM CAPACITY & ORGANIZATIONAL STRENGTH

Artaic Group is structured to support complex, multi-year construction efforts through experienced leadership, stable staffing, and disciplined project oversight. The firm’s project managers are accustomed to working directly at active project sites and coordinating across multiple locations, allowing consistent supervision, continuity of personnel, and responsive decision-making throughout construction. Artaic Group is supported by a staff of more than 55 project managers nationwide, providing organizational depth and additional capacity to support staffing continuity, senior oversight, and coverage adjustments as project demands evolve.

Proven leadership in Public Safety Construction.

Artaic Group provides construction and project management services for municipalities and public agencies, with particular experience delivering public safety and civic facilities. The firm was established in 2017 following decades of prior collaboration among its principals, who worked together delivering complex public-sector projects well before Artaic Group's formation. That shared leadership history informs the firm's approach to construction-phase oversight, documentation, and coordination during active construction.

Municipal work, **especially public safety facilities**, represents a significant portion of Artaic Group's public portfolio. The firm has supported fire stations, public works facilities, transit infrastructure, courthouses, police stations, recreation facilities, and civic buildings. These projects commonly require sustained field presence, coordination across multiple disciplines and stakeholders, and disciplined documentation and reporting throughout construction.

In providing construction and project management services, Artaic Group routinely performs responsibilities that align directly with the Construction Engineering and Inspection services outlined in the Scope of Work. The firm's role during construction is focused on monitoring field activities, coordinating inspection efforts, maintaining accurate project records, and supporting the City's oversight of schedule, budget, and technical compliance.

Artaic Group maintains the organizational capacity to support the CEI and management services requested under this RFQ. The firm is supported by more than **55 project managers** nationwide, allowing it to manage multiple concurrent public-sector projects while maintaining consistent project leadership and staffing continuity throughout construction.

Artaic Group, LLC

Established: 2017

Legal Structure: S-Corporation / LLC, incorporated in the State of Colorado, registered and authorized to do business in the State of Florida

Business Address: 1422 Hayes Street, Suite 15 | Hollywood, FL 33020

Public-Sector Facility Experience: Fire stations, police facilities, public works, recreation, transit, courthouses, and civic buildings

Staffing Capacity: 55+ project managers nationwide

Construction & Project Management Services

(Aligned with CEI Scope of Work)

- Construction observation and progress reporting
- Coordination of construction and inspection activities
- Schedule monitoring and milestone tracking
- Cost tracking and pay application review support
- Change order review and impact evaluation
- QA/QC and contract compliance monitoring
- Coordination and oversight of required specialty inspections
- Closeout coordination and turnover support



LICENSED CONSTRUCTION ENGINEERING & INSPECTION PARTNER – CONEMCO CONSULTANTS

Conemco Consultants will provide the licensed Construction Engineering and Inspection (CEI) services required for Fire Station #13 and EMS Station #88. Conemco Engineering, Inc. (dba Conemco Consultants) is a Florida-licensed professional engineering firm founded in **2008**, providing CEI services for municipal and public infrastructure projects throughout South Florida.

Conemco is certified as a **Minority Business Enterprise (MBE), Small Business Enterprise (SBE), and Disadvantaged Business Enterprise (DBE)**. As part of the integrated project team, Conemco will provide licensed engineering oversight and field inspection services in coordination with Artaic Group’s construction and project management staff. Assigned personnel are reflected in the organizational chart and accompanying resumes.

Conemco’s scope of services includes:

- ❑ Construction Engineering and Inspection (CEI) services
- ❑ On-site construction inspection and field reporting
- ❑ Contract compliance and quality control monitoring
- ❑ Structural and civil engineering support
- ❑ Coordination and oversight of required specialty inspections
- ❑ Review of construction progress and documentation
- ❑ Schedule and budget monitoring support
- ❑ As-built documentation and closeout support

Conemco maintains a staff of more than **30 professionals**, including licensed engineers, inspectors, and technical specialists holding credentials such as **PE, PLS/PSM, CGC, and LEED AP**, providing the staffing depth necessary to support continuous inspection coverage throughout construction.



State of Florida Department of State

I certify from the records of this office that CONEMCO ENGINEERING, INC. is a corporation organized under the laws of the State of Florida, filed on March 13, 2008, effective March 12, 2008.


The document number of this corporation is P08000026790.

I further certify that said corporation has paid all fees due this office through December 31, 2026, that its most recent annual report/uniform business report was filed on January 6, 2026, and that its status is active.

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

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Sixth day of January, 2026*




Secretary of State

Tracking Number: 7244529981CC

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

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

RELEVANT PROJECT EXPERIENCE

Artaic Group’s public-sector experience spans municipal clients across Florida and throughout the United States. Artaic Group brings established experience delivering public safety and civic facilities for municipalities nationwide. This combination of local public-sector work and broader municipal experience supports consistent construction oversight, documentation, and coordination aligned with CEI requirements.

Public // Municipal Clients Nationwide

- City of Hallandale Beach CRA
- School Board of Broward County
- Town of Jupiter
- Miami Dade County
- Boston Public Schools, MA
- City of Addison, TX
- City of Aspen, CO
- City of Aurora, CO
- City of Chicopee, MA
- City of Denton, TX
- City of Durango, CO
- City of Evans, CO
- City of Golden, CO
- City of Holyoke, MA
- City of Leadville, CO
- City of Lewisville, TX
- City of Lone Tree, CO
- City of Manitou Springs, CO
- City of Mansfield, TX
- City of Newton, MA
- City of Revere, MA
- City of Steamboat Springs, CO
- City of Waltham, MA
- City of Westminster, CO
- Colorado Mountain College, CO
- Colorado Tourism Office, CO
- Marin County, CA
- Midland College, TX
- NYC Small Business Services & Economic Development Corporation, NY
- Pitkin County, CO
- Summit County, CO
- Texas Tech University, TX
- Town of Arlington, MA
- Town of Belmont, MA
- Town of Breckenridge, CO
- Town of Essex, MA
- Town of Frisco, CO
- Town of Granby, MA
- Town of Harvard, MA
- Town of Natick, MA
- Town of Silverthorne, CO
- Town of Sterling, MA
- Town of Vail, CO
- Town of Windsor, CO
- Tulsa County, OK
- University of Massachusetts, MA

Local CEI Experience – City of Fort Lauderdale

As the licensed Construction Engineering and Inspection provider for the proposed team, Conemco Consultants brings experience supporting construction projects **located within the City of Fort Lauderdale**, including public and private developments subject to City permitting, inspection, and regulatory requirements.

Representative projects located within the City include:

- Ramada Hotel – Special inspections; 40-year structural and electrical recertification
- Full House Inspection – General building inspection services
- Sans Souci Condominiums – Inspection services
- Boehler Residence – Inspection services
- Tradewinds by the Sea – Inspection and structural engineering support
- Broward Health Medical Center – Inspection and structural engineering support
- Holy Cross Medical Group – Inspection and structural assessment
- K.C. Wright Administration Building – Inspection, structural engineering, and structural assessment
- The Oaks Townhouses – Inspection and structural engineering support
- Melrose Place Condominium – Inspection and structural engineering assessment

Additional inspection and structural assessment services have been performed by Conemco Consultants on a variety of residential, hospitality, healthcare, and institutional projects throughout the City of Fort Lauderdale.



Relevant Public Safety & Municipal Project Experience

The following representative projects demonstrate Artaic Group's experience supporting the construction of public safety and municipal facilities similar in scope and complexity to Fire Station #13 and Emergency Medical Station #88. These examples focus on construction-phase conditions requiring coordination among multiple stakeholders, detailed documentation, and oversight of schedule, cost, and technical compliance.

Each profile highlights construction-phase responsibilities and site conditions relevant to the Construction Engineering and Inspection services anticipated for this program.

Representative Public Safety & Municipal Facilities

- Lewisville Public Safety Campus – City of Lewisville, TX
- Fire Station No. 7 – City of Hallandale Beach, FL
- West Vail Fire Station No. 3 – Town of Vail, CO
- Aurora Public Safety Training Center – City of Aurora, CO
- New Justice Center – City of Lone Tree, CO
- Combined Law Enforcement Facility – City of Steamboat Springs, CO
- New Police Headquarters – City of Aspen, CO
- Police Department & City Hall – City of Durango, CO



Lewisville Public Safety Center
Lewisville, TX | City of Lewisville

One Campus, One Mission

The City of Lewisville's \$100 million Public Safety Campus replaced multiple aging facilities with a consolidated, modern public safety complex totaling approximately **121,000 SF**. The project includes a new four-bay Central Fire Station, Police Department Headquarters, and a five-level parking structure supporting staff and public use, delivering a fully integrated public safety environment on a prominent civic site.

Construction occurred during a period of significant cost escalation and supply chain disruption, requiring disciplined schedule and budget monitoring, proactive coordination, and detailed construction-phase reporting. Artaic Group supported construction oversight activities including coordination of field activities, tracking construction progress, monitoring schedule impacts, and supporting inspection coordination and documentation throughout the project.

The project involved multiple concurrent construction elements and complex sequencing across specialized public safety spaces, requiring consistent communication and documentation to maintain alignment among the owner, contractor, and project team. This experience reflects Artaic Group's ability to support large-scale public safety construction projects with oversight requirements similar to those anticipated for Fire Station #13 and EMS Station #88.





Fire Station No. 7
Hallandale Beach, FL | City of Hallandale Beach

Ready When It Matters Most

Fire Station No. 7 in Hallandale Beach, Florida is a new approximately **25,000 SF** fire station constructed as part of the City's capital improvements funded through a General Obligation Bond Program. The facility provides four apparatus bays, administrative and support spaces, living quarters for firefighters, and specialized systems required for modern fire operations. The project also incorporates a backup emergency operations function integrated into the station design.

Prior to Artaic Group, Matt Cohen, Gregg Harris, and John Bills supported construction-phase oversight activities, including coordination of inspection activities and third-party materials testing, documentation of field conditions, and tracking of schedule and cost impacts throughout construction. As construction progressed, the project required coordination related to long-lead specialized equipment, systems integrations, and sequencing of critical building elements to align with operational requirements. Our project managers assisted the City in maintaining oversight of construction progress, reviewing pay applications, analysis of schedule impacts, and documentation of key construction milestones.

Our role included ongoing communication with the contractor, design team, and inspection professionals, ensuring construction activities were documented accurately and aligned with contract requirements. This project reflects Artaic Group's experience supporting the construction of fire stations with technical systems and oversight requirements like those anticipated for Fire Station #13.



**Peter Bluesten Park
Redevelopment**
Hallandale Beach, FL | City of Hallandale Beach

A Civic Anchor for a Growing Community

The Peter Bluesten Park Redevelopment was a \$35 million municipal construction project delivered as part of the City of Hallandale Beach's voter-approved General Obligation Bond Program. The project transformed a large, multi-acre site into a consolidated civic campus including a new **40,000 SF** YMCA facility, athletic fields, recreation courts, playgrounds, performance space, and supporting site infrastructure.

Prior to Artaic Group, Matt Cohen, Gregg Harris, James Carballo, and John Bills supported construction-phase project management activities focused on coordination, documentation, and oversight of schedule, cost, and compliance. As construction progressed, the project required coordination among multiple contractors, City departments, third-party partners, and inspectors, as well as coordination of inspection activities and third-party materials testing to support quality control and documentation requirements.

Construction involved phased work across multiple facilities and outdoor improvements, requiring detailed tracking of progress, review of pay applications and change requests, and consistent reporting to City leadership and stakeholders. The project was completed in 2019, **delivered approximately 60 days ahead of schedule and under the approved budget**, and achieved LEED Gold certification. This project reflects our South Florida team's experience supporting complex municipal construction programs with multi-stakeholder coordination and documentation requirements relevant to CEI-supported public facilities.

Conemco Consultants

Established: 2008

Florida Licensure: Professional Engineering Firm (PE)

Office Address: 10392 W. State Rd 84, Unit 107, Davie, FL 33324

Legal Status: C Corporation

Staff: 30+ licensed engineers, inspectors & specialists

Certifications: MBE | SBE | DBE

Experience: Municipal, public safety, healthcare & infrastructure projects

Local Knowledge: Projects permitted, inspected, and constructed within the City of Fort Lauderdale

EHPA / Emergency Shelter Facilities

Broward County, FL | Broward County Schools



Programmatic Inspection & Code Compliance Support

Conemco Consultants has provided licensed inspection services in support of Enhanced Hurricane Protection Area (EHPA) compliance across more than 60 public school facilities designated to serve as emergency shelters during severe weather events. These facilities are subject to enhanced structural and life-safety requirements under the Florida Building Code.

Conemco's scope included inspection of structural systems, building envelope components, and life-safety features to verify compliance with EHPA criteria, along with documentation and coordination supporting certification and regulatory review. The work was performed within active public facilities and required consistent inspection protocols and reporting across multiple sites.

Fire Station No. 2

Coral Gables, FL | City of Coral Gables



Targeted Structural Repair & Construction Inspection Support

Fire Station No. 2 is a modernized public safety facility serving the City of Coral Gables, comprising a renovated and expanded fire station campus that includes a multi-bay apparatus garage, firefighter living and sleeping quarters, administrative and support spaces, and associated building systems typical of an active municipal fire station. The facility supports day-to-day emergency response operations and incorporates infrastructure elements requiring ongoing structural integrity and code compliance.

Following completion of the primary building renovation and expansion, Conemco Consultants was engaged for a targeted scope of work related to the structural repair of an 8,000-gallon underground petroleum storage tank located beneath the facility. Conemco's services included structural engineering design for the repair, evaluation of existing conditions, and review of applicable building codes and local ordinances governing the work.

During construction of the repair scope, Conemco provided construction-phase inspection and coordination support, including verification that the work was performed in general conformance with the approved plans and design intent. The scope included licensed engineering design services with construction-phase inspection and coordination activities performed within an active municipal public safety facility.

QUALIFICATIONS OF THE PROJECT TEAM



Purpose-built for Public Safety Projects.

Artaic Group, in partnership with Conemco Consultants, proposes a project team with direct experience supporting municipal and public safety facilities through construction and closeout. The team is structured to provide integrated construction engineering and inspection services, project, and construction management, and coordinated field oversight tailored to the requirements of Fire Station #13 and Emergency Medical Station #88.

Artaic Group will serve as the Prime Consultant, providing construction-phase coordination and day-to-day CEI management. Licensed construction engineering and inspection services will be provided by Conemco Consultants. Together, the team provides coordinated schedule oversight, cost tracking, inspection coordination, documentation, and communication throughout construction.

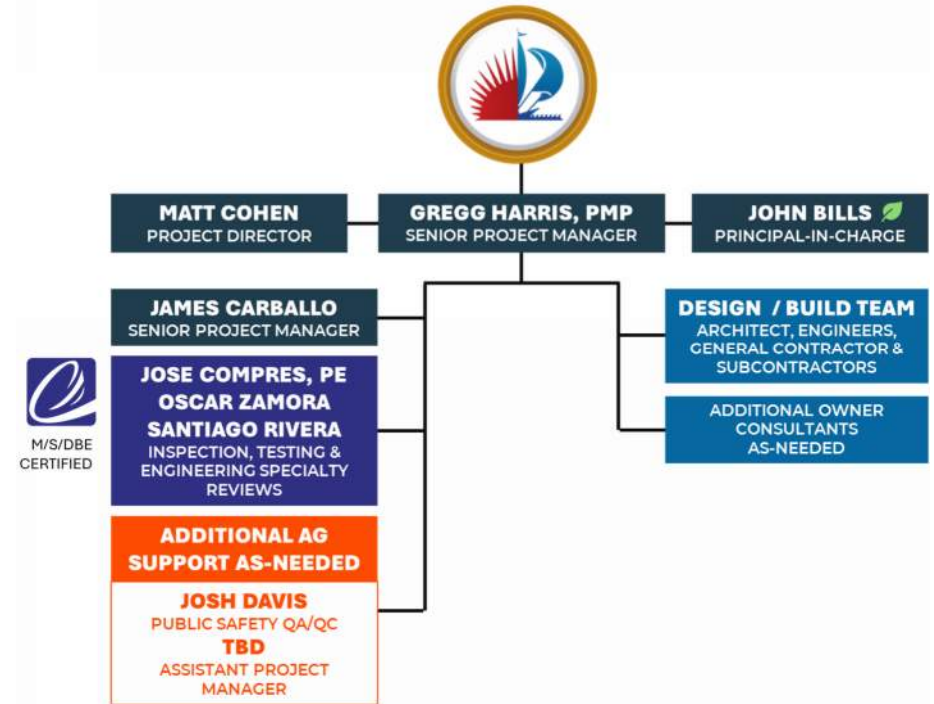
TEAM APPROACH & LEADERSHIP STRUCTURE

The proposed team is organized around clear roles, defined responsibilities, and consistent leadership presence. **Gregg Harris** will serve as Senior Project Manager and primary point of contact for the City, leading day-to-day coordination, and CEI management activities across both projects. He is supported by a senior leadership group that provides technical oversight, quality control, project controls, and executive accountability.

This structure supports clear coordination, defined responsibilities, and staffing continuity throughout construction and closeout, while maintaining appropriate separation between project management, inspection services, and quality control functions.

Gregg Harris, PMP
Senior Project Manager
P: 954-328-1926
E: Gregg.Harris@ArtaicGroup.com

TEAM ORGANIZATION



QUALIFICATIONS OF THE PROJECT TEAM



ROLES & RESPONSIBILITIES

TEAM MEMBER	ROLE	PRIMARY RESPONSIBILITIES	PROJECT ASSIGNMENT
Gregg Harris, PMP	Senior Project Manager / Primary Contact	Overall day-to-day project leadership; primary liaison with the City; coordination of CEI activities and inspection efforts; schedule and cost oversight; construction administration; issue identification and resolution	Primary Lead – Both Projects Direct Oversight: Fire Station #13
James Carballo	Senior Project Manager	Construction-phase coordination and CEI activity support; management of project documentation; tracking RFIs, submittals, and action items; coordination with inspectors, contractors, and City representatives	Primary Day-to-Day Oversight: EMS Station #88
Josh Davis	Public Safety QA/QC Specialist	Quality assurance and quality control oversight for public safety facilities; constructability review; schedule and cost risk review; support for compliance with public safety facility standards	QA/QC Support – Both Projects
Matt Cohen	Project Director	Senior leadership support; guidance on complex schedule, cost, and coordination issues; escalation support; consistency in reporting and delivery approach	Senior Oversight – Both Projects
John Bills, LEED AP	Principal-in-Charge	Executive oversight and contractual accountability; senior-level coordination as needed; support for risk management and quality expectations	Executive Oversight – Both Projects
Jose Compres, PE	Construction Engineering & Inspection Lead	Licensed engineering oversight; coordination of inspection activities; leadership of specialty engineering inspections as required; technical review and support	Licensed CEI Oversight - Both Projects
Oscar Zamora	Senior Inspector	On-site inspection leadership; daily field coordination; inspection reporting; verification of compliance and corrective actions	Field Inspection – As Required
Santiago Rivera	Inspector	Field inspection support; documentation and photo logs; daily inspection reporting; tracking of inspection items	Field Inspection – As Required
Additional Artaic Group Support Staff	Project Controls / Support	Supplemental schedule tracking, reporting, and coordination support as required by construction phasing or workload	As Needed

QUALIFICATIONS OF THE PROJECT TEAM



Gregg Harris, PMP

SENIOR PROJECT MANAGER

30+ YEARS EXPERIENCE

EDUCATION

BS, Construction Engineering & Management
Temple University

CERTIFICATIONS

Certified Project Management Professional (PMP)
FEMA Emergency Management Institute Certifications
Certified in Specification & Design of Energy Efficient Lighting Systems

AFFILIATIONS

US Green Building Council
Association of Energy Engineers
FL Design & Construction Professionals

Role on the project: Primary Lead – Both Projects | Direct Oversight: Fire Station #13

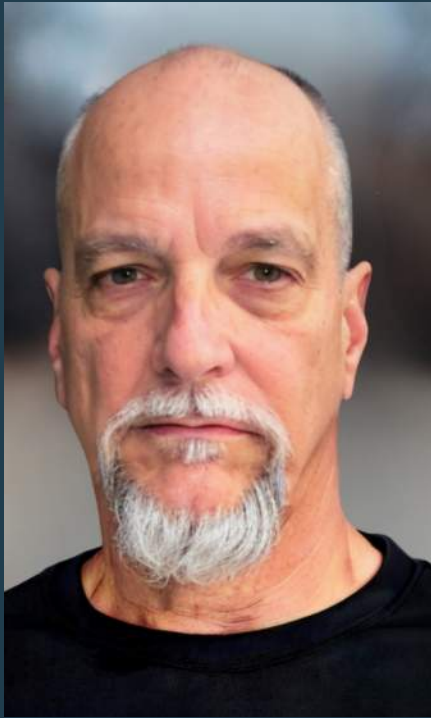
Gregg has more than 30 years of experience in the construction industry, specializing in construction-phase project management and Owner's Representation services for public and private sector clients. His experience spans municipal, public safety, state, federal, hospitality, healthcare, industrial, environmental, and HUD-regulated projects. Gregg has led complex construction efforts requiring disciplined coordination, documentation, and oversight to support compliance with contract documents, schedules, budgets, and regulatory requirements.

Gregg's background includes extensive involvement in master-planned site development, infrastructure upgrades, and technically complex construction environments. He is experienced in coordinating multidisciplinary teams, supporting inspection activities, managing construction documentation, and assisting owners with issue resolution and decision-making throughout construction and closeout.

RELEVANT PROJECT EXPERIENCE

- On-Call Construction Management for GO BOND Program, City of Hallandale Beach, Hallandale Beach, FL (\$55M Bond Program, 10 projects)
 - New Fire Station #7
 - Public Works Facility
 - Golden Isles Tennis Complex
 - Peter Bluesten Park / YMCA
 - Foster Park Plaza
 - Sunrise Park
 - South Beach Park
 - Citywide Drainage Improvements
 - Chaves Lake Park
 - Curci House Restoration
- MEP Renovations – 21 Fire Stations, Miami-Dade County, FL
- Miami-Dade Fire Headquarters & Homeland Security Chiller Plant, Miami-Dade County, FL
- On-Call Owner's Representative Services, Town of Jupiter, FL
- Disaster Response & Recovery, City of Hallandale Beach, FL
- Waste-to-Energy Projects, Miami-Dade Water & Sewer Department, FL
- Water & Wastewater Collection System Renovations, Miami-Dade County, FL
- Exterior Façade Restoration, Pompano Beach Club North, Pompano Beach, FL
- Various Property Improvements, Waterview Condo Association, Aventura, FL

QUALIFICATIONS OF THE PROJECT TEAM



James Carballo

SENIOR PROJECT MANAGER

35 YEARS EXPERIENCE

EDUCATION

MS, Construction Management

Florida International University

BS, Interior Design

Florida International University

AA, Architecture

Miami Dade Community College

CERTIFICATIONS

OSHA 30-Hour Certification

Operations & Maintenance Asbestos
Certification

Lead Safety Renovator Certification

State Requirements for Educational
Facilities Certification

Role on the project: Direct Oversight: EMS #88

James brings more than 35 years of experience in project and construction management, with a background as a former General Contractor and a master's degree in construction management. His experience spans municipal, educational, institutional, and residential projects, with a strong focus on construction-phase coordination, schedule management, and documentation in active and operational environments.

James has managed projects from design coordination and procurement through construction administration and closeout. His work frequently involves coordination with inspectors, contractors, owners, and regulatory agencies to maintain schedule alignment, support compliance, and manage field-driven issues during construction.

RELEVANT PROJECT EXPERIENCE

- ❑ Hallandale Beach Family Center (YMCA), Hallandale Beach, FL
- ❑ L.A. Lee YMCA Multi-Use / Retail Building, Fort Lauderdale, FL
- ❑ Weston YMCA Family Center Remodel, Weston, FL
- ❑ Hollywood YMCA Family Center Remodel, Hollywood, FL
- ❑ Discovery Elementary School, School Board of Broward County, Fort Lauderdale, FL
- ❑ Western High School – Multiple Projects, School Board of Broward County, Fort Lauderdale, FL
- ❑ Archbishop McCarthy High School – New Athletic Locker Rooms, Archdiocese of Miami, Miami Shores, FL
- ❑ Archbishop McCarthy High School – New Technology Center, Archdiocese of Miami, Miami Shores, FL
- ❑ Mary Help of Christians School – New Cafeteria Building, Archdiocese of Miami, Miami Shores, FL
- ❑ Mausoleum Structural Repair & Restoration, Our Lady Queen of Heaven, Fort Lauderdale, FL
- ❑ Nativity Catholic Church – New Rectory, Chapel & Residence, Miami Shores, FL
- ❑ Assumption Catholic Church – New Rectory / Residence, Miami Shores, FL
- ❑ St. Henry Catholic Church – Church Expansion, Miami Shores, FL
- ❑ Program Management Support – 170+ Facilities, Archdiocese of Miami, Miami-Dade, Broward, and Monroe Counties, FL
- ❑ Buccaneer Estates – Master Plan Site Development, Equity Lifestyle Partners, North Fort Myers, FL
- ❑ Forest Lake Estates – Infrastructure Upgrade, Equity Lifestyle Partners, Zephyrhills, FL
- ❑ Sunshine Travel RV Park – Land Development & Site Plan, Vero Beach, FL
- ❑ Everglades Lakes MH Community – Clubhouse & Amenity Renovations, Davie, FL



Josh Davis

PUBLIC SAFETY QA/QC
SPECIALIST

11 YEARS EXPERIENCE

EDUCATION

BS, Financial Economics
Oklahoma Wesleyan University

CERTIFICATIONS

OSHA 30-Hour Certification
Post Tension Institute PT Level 1
Unbonded Certified
SWMP Certified/FMI Field Leadership
Institute Trained
Low-Income Housing Accessibility
Certified

QUALIFICATIONS OF THE PROJECT TEAM



With more than a decade of experience supporting construction projects in active environments, Josh focuses on quality assurance, constructability review, and early identification of field-driven risks. Over the course of his career, Josh has worked closely with project managers, inspectors, contractors, and consultants to support compliance with contract documents, sequencing requirements, and public-sector quality expectations.

Josh's background includes hands-on involvement during construction for public safety, municipal, institutional, and commercial facilities. His experience reviewing installation approaches, identifying coordination gaps, and supporting corrective action allows project teams to address issues proactively while maintaining schedule and quality objectives.

RELEVANT PROJECT EXPERIENCE

- Mansfield Fire Station 1, City of Mansfield, Mansfield, TX
- Tittle McFaden Public Safety Center, City of Lewisville, Lewisville, TX
 - Program management for new police and fire station public safety center, 99,273 SF, \$125M
- Lewisville Fire Training Structures, City of Lewisville, Lewisville, TX
 - Program Management for 2 new fire training buildings, combined 8,111SF
- New City Hall, City of Mansfield, Mansfield, TX
 - Program Management for a new 80,000 SF, \$70M
- Animal Care Facility, City of Mansfield, Mansfield, TX
- Tulsa County Sheriff's Office Improvements, Tulsa, OK
- Texas Republic Bank, Richardson, TX
- Capital One Bank, Plano, TX
- Evergreen Shipping, Dallas, TX
- Travis Wolff, Dallas, TX
- General Electric, Los Colinas, TX
- Ford Credit Center, Irving, TX
- Town North Bank, Dallas, TX
- Quorum Capital Improvements, Dallas, TX
- The Centrum Capital Improvements, Dallas, TX

QUALIFICATIONS OF THE PROJECT TEAM



Matt Cohen

PROJECT DIRECTOR

25 YEARS EXPERIENCE

EDUCATION

BA, International Business & World Trade

University of Buffalo

CERTIFICATIONS

Specialty Building Contractor's License (Dade County, FL)

FEMA Trainings – 700a, 800b, 100b, 200b, G-300 ICS-300

AFFILIATIONS

Broward County City Manager's Association (BCCMA)

Florida Design & Construction Professionals (FDPCP)

Matt provides senior project leadership and escalation support for complex construction efforts, drawing on more than 30 years of experience in both contractor-led and owner-side roles. His career spans new construction and complex renovations across municipal, public safety, healthcare, housing, hospitality, and disaster recovery projects, with a strong emphasis on construction-phase judgment, coordination, and problem-solving.

Matt's role is centered on supporting project teams through critical decision points, resolving complex coordination and sequencing challenges, and maintaining alignment between scope, schedule, and cost as construction progresses. His experience transitioning from a General Contractor background to an Owner's Representative role allows him to evaluate construction issues from both execution and owner-risk perspectives.

Matt is frequently engaged when projects encounter complex field conditions, accelerated schedules, or multi-party coordination challenges. His approach emphasizes clear communication, practical resolution strategies, and maintaining project momentum while protecting owner objectives during construction and closeout.

RELEVANT PROJECT EXPERIENCE

- On-Call Construction Management for GO BOND Program, City of Hallandale Beach, Hallandale Beach, FL (\$55M Bond Program, 10 projects)
 - New Fire Station #7
 - Public Works Facility
 - Golden Isles Tennis Complex
 - Peter Bluesten Park / YMCA
 - Foster Park Plaza
 - Sunrise Park
 - South Beach Park
 - Citywide Drainage Improvements
 - Chaves Lake Park
 - Curci House Restoration
- Affordable Housing Program, City of Hallandale Beach, Hallandale Beach, FL
- On-Call Owners' Rep Services, Town of Jupiter, Jupiter, FL
- Vertical Construction, Facility Improvements and Various Small Projects, Equity Lifestyle Properties, Nationwide
- COVID-19 Emergency Response Cleaning Oversight, Equity Lifestyle Properties, Nationwide
- Disaster Response & Insurance Claim Management, Equity Lifestyle Properties, Nationwide
 - Hurricane IRMA (Florida, 2017, \$25M)
 - Hurricane HANNA (Texas, 2020, \$100M+)
 - Hurricane IAN & NICOLE (Florida, 2022, \$150M+)
 - Tropical Storm Isaias (Mid-Atlantic through the Northeast, 2020)

QUALIFICATIONS OF THE PROJECT TEAM



John Bills, LEED AP
PRINCIPAL-IN-CHARGE

25 YEARS EXPERIENCE

EDUCATION

BS, Civil Engineering
Colorado School of Mines

CERTIFICATIONS

LEED Accredited Professional

AFFILIATIONS

Member, International Association for
Property & Evidence, Inc. (IAPE)
Member, Housing Colorado

AWARDS

2017 Top 20 Under 40 Award Recipient,
ENR Mountain States

John provides executive oversight and strategic leadership for complex public and private sector construction projects, drawing on more than 25 years of experience in owner representation, project leadership, and capital program delivery. As a Principal of Artaic Group, John supports clients through high-level decision-making, risk management, and governance throughout construction and closeout.

John's experience spans public safety, civic, municipal, cultural, educational, and mixed-use developments. He is frequently engaged in guiding projects through critical milestones, procurement decisions, and issue resolution, ensuring alignment between project objectives, contractual requirements, and stakeholder expectations. His role emphasizes accountability, transparency, and disciplined oversight rather than day-to-day project execution.

John's role on project teams is focused on executive accountability, governance, and risk oversight. He supports project managers and owners by providing seasoned judgment, escalation support, and clarity during complex or high-impact decisions, helping ensure projects remain aligned with public objectives, budgets, schedules, and regulatory requirements.

RELEVANT PROJECT EXPERIENCE

- Public Safety Training Center, City of Aurora, Aurora, CO
- New Fire Station #7, City of Hallandale Beach, Hallandale Beach, FL
- Central Fire Station 1, City of Lewisville, Lewisville, TX
- Tittle McFadden Public Safety Campus, City of Lewisville, Lewisville, TX
- West Vail Fire Station No. 3, Town of Vail, Vail, CO
- New Municipal Courthouse, City of Westminster, Westminster, CO
- Police Department & City Hall, City of Durango, Durango, CO
- New Civic Center, City of Edgewater, Edgewater, CO
- New Justice Center, City of Lone Tree, Lone Tree, CO
- New Police Station & Renovation, City of Evans, Evans, CO
- Public Works Expansion, City of Lone Tree, Lone Tree, CO
- Civic Campus Municipal Building, City of Golden, Golden, CO
- New Police Station & Municipal Court, Town of Erie, Erie, CO
- Police Headquarters, City of Aspen, Aspen, CO
- Combined Law Enforcement Facility, City of Steamboat Springs & Routt County, Steamboat, CO

QUALIFICATIONS OF THE PROJECT TEAM



Jose Compres, PE

**CONSTRUCTION
ENGINEERING & INSPECTION
LEAD**

30 YEARS EXPERIENCE

EDUCATION

MBA & BS, Civil Engineering
*Pontificia Universidad Catolica Madre
Y Maestra*

CERTIFICATIONS

Professional Engineer (FL, NY, DR)
Limited Threshold Inspector

AFFILIATIONS

Member, Florida Engineering Society
Member, American Society of Civil
Engineering

Mr. Compres specializes in structural and civil engineering projects, including the inspection, design, and restoration of public infrastructure such as pump stations, bridges, retaining walls, seawalls, roadways, and municipal buildings. He is also a Threshold Inspector, qualified to certify specific structural components of threshold buildings during various phases of construction. He has extensive experience applying building codes and engineering specifications to ensure compliance with regulatory standards, conducting structural assessments, and overseeing construction and rehabilitation efforts. His expertise also includes forensic investigation and structural safety solutions tailored to transportation and public works projects.

Additionally, Mr. Compres has led and supervised recertification inspections for public agencies, ensuring that critical infrastructure meets safety and performance requirements. He has collaborated closely with municipal and state authorities to develop biddable plans for structural projects, ensuring alignment with operational and regulatory expectations. His deep understanding of civil infrastructure allows him to provide efficient and compliant engineering solutions. ***A copy of Mr. Compres' Professional Engineering license can be found at the end of this section.***

RELEVANT PROJECT EXPERIENCE

- Fire Station, City of Coral Gables, Coral Gables, FL
 - Prepared structural repair plans and provided construction oversight for an 8,000-gallon UST
- Enhanced Hurricane Protection Areas – EHPA, School Board of Broward County (SBBC), Broward County, FL
 - Engineer of Record for EHPA structural inspections and recertification at 40+ schools
- Bleachers and Grandstands Inspection & Evaluation, SBBC, Broward County, FL
 - Engineer of Record for structural life-safety inspections at 120+ schools
- Roof Asset Management Services, Broward Schools, Fort Lauderdale, FL
 - Led districtwide roof asset management for approximately 33 million SF, including inspections and compliance oversight
- Administration Building Parking Garage, K.C. Wright, Fort Lauderdale, FL
 - Conducted structural inspections and prepared assessment reports for a five-story parking garage
- Masion Grande Condominiums, Miami Beach, FL
 - Engineer of Record, overseeing structural, façade, and flood-mitigation upgrades
- Bus Loop Renovations, Blanche Ely High School, Pompano Beach, FL
 - Engineer of Record for bus loop renovations, civil design, permitting, and construction inspections
- Structural Design & Construction Management, Prestige Framers, Miami, FL
 - Engineer of Record for structural design and construction management

QUALIFICATIONS OF THE PROJECT TEAM



Oscar Zamora

SENIOR INSPECTOR

13 YEARS EXPERIENCE

EDUCATION

BS, Civil Engineering

Pontificia Universidad Catolica Madre Y Maestra

FIU Construction Project Management

CERTIFICATIONS

OSHA 30-Hour Certification

F12SST 1-Hour Scaffolds – Suspended

Asphalt Paving – Level 1

Concrete Field Technician – Level 1

Confined Space Entry Training 8-Hours

Mr. Zamora is the Lead Inspector at Conemco Consultants, providing expert oversight for inspections, analysis, and calculations on complex Structural and Civil Engineering projects. Under the guidance of senior engineers, he coordinates and leads the inspection team, ensuring thorough evaluations and compliance with safety and regulatory standards. His engineering background and extensive experience make him a multi-tasking asset within the firm, enabling him to prepare detailed reports on findings, mentor junior inspectors, and effectively communicate with clients and stakeholders about inspection results and necessary actions.

RELEVANT PROJECT EXPERIENCE

- Mount Sinai Medical Center, Miami Beach, FL
 - Conducted structural inspections of crawlspaces beneath multiple medical buildings and oversaw concrete restoration, including inspection of joists, slabs, and beams
- Broward Health Medical Center, Broward Health, Broward, FL
 - Performed structural inspections across a 185,000 SF crawlspace and oversaw concrete restoration beneath the pharmacy area, including joist, slab, and beam inspections
- Oceania III Tower Condominium, Sunny Isles Beach, FL
 - Prepared structural assessment reports based on visual inspections of the building envelope for a 29-story residential tower
- MEP-PM/CM ESSER Program, School Board of Broward County (SBBC), Broward, FL
 - Supported program management for a \$95M ESSER initiative encompassing 300+ projects across K-12 schools and colleges. Supervised installation of chillers, boilers, and air handlers, coordinated with vendors, and provided technical oversight. Assisted with structural assessments, DOE grant site evaluations, and integrity analysis
- Bleachers and Grandstands Inspection & Evaluation, BCPS, Broward, FL
 - Performed structural life safety inspections of school bleachers and grandstands, evaluating structural conditions, guardrails, handrails, mechanical components, and seating surfaces. Verified compliance with safety codes and ADA requirements, prepared inspection reports, and recommended corrective actions

QUALIFICATIONS OF THE PROJECT TEAM



Santiago Rivera

INSPECTOR

30 YEARS EXPERIENCE

EDUCATION

MS, Structural Engineering
INTEC, Dominican Republic
BS, Civil Engineering
UNPHU Dominican Republic

CERTIFICATIONS

Construction Management Certificate –
Miami Dade College
OSHA for the Construction Industry
Certificate – Miami Dade College

Mr. Rivera brings over 30 years of experience in structural design and project supervision within both public and private sectors. He has led the engineering of complex structures across a broad range of markets, including industrial, commercial, residential, and marine developments. His core expertise includes seismic design, hurricane-resistant systems, dynamic equipment foundations, and the evaluation and retrofit of existing structures. Mr. Rivera is highly proficient in the design of steel, wood, and reinforced concrete systems and is well-versed in advanced modeling and design software.

RELEVANT PROJECT EXPERIENCE

- 7310 Belle Meade Special Inspections – Structural Inspections, Belle Meade, FL
 - Conducted comprehensive structural site inspection for a two-story residential property, including special inspections for flood vents and crawl-space openings, evaluation of tie-downs and column/beam reinforcement, verification of filled cells, and inspection of steel reinforcement for main stairs.
- New River MS – Cooling Tower Structural Plans, Fort Lauderdale, FL
 - Led structural design for Cooling Tower repairs, including preparation of drawings and calculations for concrete column and steel support upgrades. Provided construction administration services and performed structural inspections during repairs.
- MIA Building 805, Miami, FL
 - Oversaw structural scope for airport area remodeling at MIA Building 805, including preparation of signed and sealed repair drawings, calculations, specifications, cost estimates, and bid documents. Coordinated with stakeholders, performed site inspections, supported permitting and bid/award, and provided construction administration, including RFIs, submittal reviews, site visits, and final as-built documentation and recertification in compliance with Miami-Dade County requirements.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
BOARD OF PROFESSIONAL ENGINEERS

THE PROFESSIONAL ENGINEER HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 471, FLORIDA STATUTES

SPECIAL INSPECTOR LIMITED NUMBER: 65557

COMPRES, JOSE A

782 NW 42ND AVE
UNIT 635
MIAMI FL 33126

LICENSE NUMBER: PE65557

EXPIRATION DATE: FEBRUARY 28, 2027

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

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

QUALIFICATIONS OF THE PROJECT TEAM



STAFFING AVAILABILITY, COVERAGE & QUALITY CONTROL

Artaic Group has structured the proposed team to ensure consistent staffing coverage, responsiveness to construction schedules, and clear internal quality control throughout the duration of the work. The team is supported by defined backup resources and senior oversight to maintain continuity during peak activity periods, extended work hours, or concurrent construction operations.

TEAM MEMBER	PRIMARY AVAILABILITY	COVERAGE & BACKUP STRATEGY	QC / OVERSIGHT ROLE
Gregg Harris, PMP	Full-time assignment across both projects (100% / 40 hrs / week)	Supported by senior project managers and project controls staff to maintain continuity during absences or peak workload	Primary CEI management oversight; review of reports, coordination logs, and compliance documentation
James Carballo	Dedicated day-to-day oversight for EMS #88 (50% / 20 hrs / week)	Supported by Artaic senior staff and inspection team as needed for schedule-driven coverage	Review of documentation, RFIs, submittals, and inspection coordination
Josh Davis	As-needed engagement throughout design and construction	Provides supplemental QA/QC support during critical phases or complex work activities	Independent QA/QC review, constructability input, and risk identification
Matt Cohen	Ongoing senior-level availability (20% / 8 hrs / week)	Provides escalation support and continuity for project leadership	Senior review of schedule, cost, and coordination issues
John Bills, LEED AP	Executive availability as required	Ensures continuity of leadership and contractual accountability	Executive-level quality assurance and issue resolution
Conemco Consultants Inspection Staff	Assigned based on construction activity	Additional inspectors and engineering staff assigned as workload or phasing requires	Licensed inspection oversight and specialty engineering reviews
Additional Artaic Support Staff	On call, as needed (55 Project Managers)	Activated for extended hours, parallel work activities, or schedule acceleration	Supplemental reporting, tracking, and documentation support

EXTENDED HOURS, NIGHT & WEEKEND COVERAGE

- ❑ Inspection and project management coverage will be **adjusted to match contractor work hours**, including night or weekend work if required.
- ❑ Staffing levels will be scaled during:
 - Critical path activities
 - High-risk or specialty work
 - Concurrent operations across both facilities
- ❑ Backup personnel are pre-identified to ensure **no interruption to CEI coverage** due to schedule shifts or unforeseen conditions.

INTERNAL QUALITY CONTROL APPROACH

- ❑ Clear separation between day-to-day project management, inspection activities, and QA/QC review
- ❑ Senior staff review of:
 - Inspection reports
 - Field documentation
 - Schedule and cost tracking
 - Detailed Inspection Schedule & Reports
- ❑ QA/QC oversight focused on:
 - Contract compliance
 - Documentation accuracy
 - Alignment with public safety facility standards

What we know and how we manage.

The City of Fort Lauderdale's Fire Station #13 and Emergency Medical Station #88 are mission-critical public safety facilities that require disciplined Construction Engineering and Inspection (CEI) services to support quality construction, regulatory compliance, and schedule reliability. Both projects involve new construction on constrained urban sites, coordination with multiple City departments, and continuous inspection oversight to ensure work is performed in accordance with contract documents, codes, and operational requirements.

Fire Station #13 is a full replacement facility located along Sunrise Boulevard adjacent to Hugh Taylor Birch State Park. The project follows a complex temporary station effort that highlighted the importance of constructability planning, inspection sequencing, and consistent field documentation. The new station is programmed as a Battalion facility with four apparatus bays and accommodations for twelve firefighters, requiring careful coordination of structural, life safety, mechanical, and operational systems.

The extended operation of the temporary Fire Station #13 has allowed Fort Lauderdale Fire Rescue to maintain uninterrupted service while advancing the replacement program. With temporary operations now established and the replacement project positioned to move forward, the City is entering a critical transition phase, from interim facilities to permanent, mission-ready infrastructure. This phase places heightened importance on disciplined construction sequencing, inspection coordination, documentation accuracy, and schedule control to support a smooth demolition, construction, and commissioning process.



Emergency Medical Station #88 is a new EMS facility located near Federal Highway and SE 11th Court. While smaller in scale, the project presents similar CEI requirements related to site logistics, inspection coverage, documentation, and coordination with City review and permitting processes.

Together, these projects require a CEI and construction management approach that emphasizes early identification of field issues, accurate inspection reporting, coordinated testing and specialty inspections, and clear communication among the City, contractor, inspectors, and design professionals.

Artaic Group's role is to provide the structure, field-level visibility, and CEI coordination needed to move these facilities from planning and interim operations into reliable, fully commissioned service with minimal disruption.

CEI DELIVERY FRAMEWORK & ROLES

Artaic Group will serve as the Prime Consultant and provide overall construction-phase coordination and day-to-day CEI management for both projects. Our role is to serve as the City's on-site representative, coordinating inspection activities, managing documentation, and supporting City oversight of schedule, quality, and compliance.

Licensed Construction Engineering and Inspection services will be provided by Conemco Consultants and integrated into Artaic Group's project team. Inspection personnel and licensed engineers will perform required inspection and specialty engineering services under Artaic's coordinated CEI framework, ensuring inspection activities remain aligned with project controls, reporting protocols, and City objectives.

This structure allows inspection services to remain technically independent while fully coordinated with construction management, documentation, and communication workflows.

CONSTRUCTION ADMINISTRATION & FIELD OVERSIGHT

Artaic Group will provide continuous construction-phase oversight focused on monitoring field activities, coordinating inspection coverage, and documenting construction progress. Our approach includes regular site presence, structured field observation, and proactive coordination with contractors and inspectors to address issues as they arise.

Field oversight activities include:

- ❑ Daily coordination with the Contractor and inspection staff
- ❑ Observation of work in progress to verify general conformance with approved plans and specifications
- ❑ Coordination of inspection sequencing to align with construction phasing
- ❑ Identification and documentation of non-conforming work and required corrective actions
- ❑ Follow-up verification of completed corrections

Inspection findings and field observations are documented through daily reports and photo logs to maintain a clear and accurate record of construction activities.

To illustrate how these CEI and field oversight activities are applied throughout construction, the following workflow summarizes inspection and coordination touchpoints across each phase of work.



CEI OVERSIGHT WORKFLOW ACROSS CONSTRUCTION PHASES

MOBILIZATION

- Confirm inspection scope, reporting formats, and communication protocols
- Align inspection sequencing with baseline CPM schedule
- Establish documentation and field reporting standards

EARLY CONSTRUCTION

- Coordinate inspections for foundations, underground utilities, and structural elements
- Verify work prior to concealment
- Document field conditions and corrective actions

VERTICAL CONSTRUCTION

- Coordinate structural, architectural, and enclosure inspections
- Track inspection approvals and required re-inspections
- Monitor schedule impacts related to inspection sequencing

MEP & LIFE SAFETY

- Coordinate fire protection, life safety, and specialty inspections
- Track deficiencies through resolution
- Support City and Fire Department inspection participation

FINAL INSPECTION & CLOSE-OUT

- Coordinate final inspections and punch list verification
- Confirm inspection closeout documentation
- Support City acceptance and turnover

APPROACH TO SCOPE OF SERVICES



INSPECTION, TESTING & SPECIALTY INSPECTIONS

Inspection and testing activities will be planned and coordinated to ensure compliance with applicable codes, standards, and contract requirements. Artaic Group will coordinate inspection coverage and testing schedules in collaboration with Conemco and the Contractor to avoid delays and rework.

Inspection coordination includes:

- ❑ Scheduling and tracking of required inspections
- ❑ Coordination of third-party testing and specialty inspections
- ❑ Verification that inspection and testing reports are received, reviewed, and logged
- ❑ Tracking and closeout of inspection deficiencies

Licensed engineers from Conemco will lead specialty engineering inspections and provide technical review support as required by the project.

SCHEDULE MONITORING & COORDINATION

Schedule oversight for Fire Station #13 and Emergency Medical Station #88 will focus on maintaining alignment between construction activities, inspection sequencing, and required testing milestones. Artaic Group will review the Contractor's schedule with specific attention to activities that require CEI involvement, specialty inspections, permit signoffs, and phased work that could affect inspection access or approval timing.

Schedule monitoring will emphasize early identification of potential impacts related to demolition sequencing, inspection dependencies, long-lead materials, testing requirements, and coordination across multiple trades. Artaic Group will work directly with the Contractor and CEI staff to confirm inspection readiness ahead of scheduled work and to adjust sequencing when necessary to avoid delays caused by missed inspections or incomplete prerequisites.

Variations between planned and actual progress will be documented and communicated to the City with recommended coordination actions to maintain schedule integrity. This approach supports realistic schedule tracking, reduces inspection-related disruptions, and helps ensure construction activities remain aligned with CEI requirements and City expectations.

TEMPORARY FIRE STATION 13 AND PARKING AREA

The City of Fort Lauderdale is constructing a temporary fire station on Vistamar Street between Breakers Avenue and A1A to serve our community while Fire Station 13, located on Sunrise Boulevard, is replaced with a new, upgraded facility. Waypoint Contracting, Inc. is the contractor who will be working on the project that includes:

- Constructing a temporary fire station
- Constructing a new public parking lot
- Installing new landscaping, irrigation, and lighting

Work will take place Monday through Friday between 7:30 a.m. and 4:30 p.m. Overall completion of the project is expected in Summer 2022.



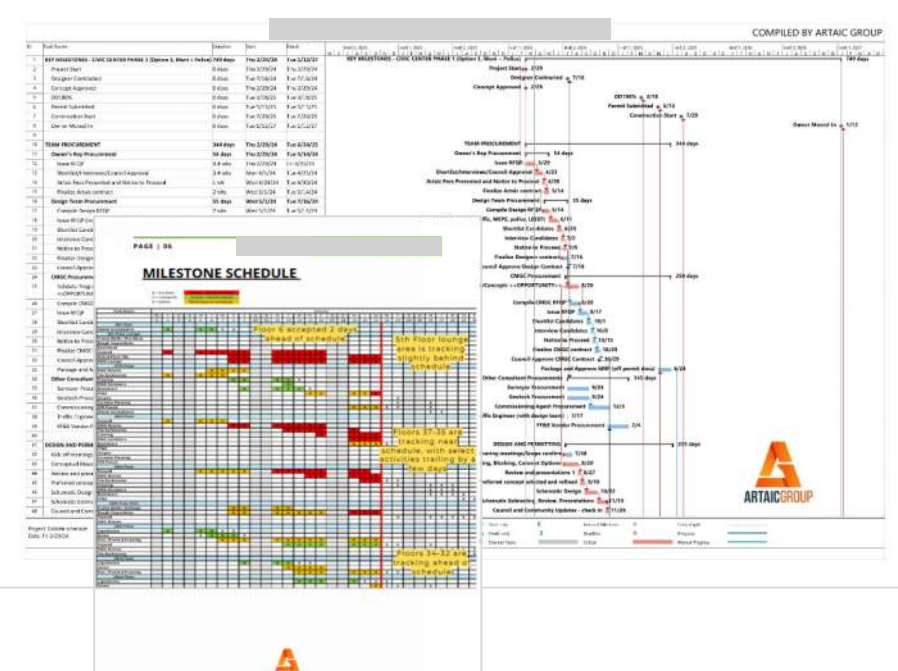
Traffic & Other Neighborhood Impacts

- The majority of the work is taking place within the fenced-in property located on the north side of Vistamar Street.
- Minor traffic delays are possible along Vistamar Street as construction vehicles enter and exit the site.
- Neighbors in the surrounding area can expect machinery noise from trucks, bulldozers, and other equipment during work hours.
- Measures will be taken on-site to attempt to minimize dust related to construction.

We apologize in advance for any inconvenience and thank our neighbors for their patience during construction.

For more information or questions, contact:
Alex Rio, City of Fort Lauderdale Project Manager
 954-828-5389 or ario@fortlauderdale.gov

City of Fort Lauderdale 24-Hour Neighbor Service Center
 954-828-8000 or lauderserv@fortlauderdale.gov



MILESTONE SCHEDULE

COMPILLED BY ARTAI GROUP

Project Name: CONE CENTER PHASE 1 Station 13, Station 88, and Parking Area

Start Date: 11/01/2021

End Date: 07/01/2022

Key Milestones:

- Design Approval: 1/18/22
- Permit Submittal: 2/15/22
- Construction Start: 3/08/22
- Construction End: 07/01/22

Tasks include: Design, Construction, Inspection, and Testing activities for various project components.

Scheduling Methodology & Delay Management

Artaic Group's scheduling methodology is centered on aligning CEI activities with the Contractor's CPM schedule to prevent inspection-related delays and rework. Inspection sequencing is reviewed against upcoming critical path activities to ensure required inspections and testing are planned in advance of construction milestones.

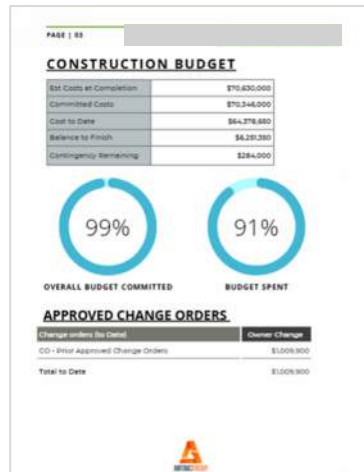
When potential schedule impacts are identified, such as delayed inspections, rework, weather impacts, or coordination conflicts, Artaic Group works with the Contractor and CEI team to evaluate recovery options, adjust inspection sequencing, and document agreed-upon mitigation measures. Schedule impacts and recovery actions are tracked and communicated to the City through regular reporting, supporting informed decision-making and proactive schedule control.

DOCUMENTATION & PROJECT CONTROLS

Accurate, consistent documentation is fundamental to effective Construction Engineering and Inspection services. Artaic Group will maintain organized and accessible project records to support transparency, accountability, and the City's reporting and compliance requirements throughout construction.

Project documentation will include:

- Daily inspection and field observation reports
- Photo documentation of construction progress and field conditions
- Centralized logs for RFIs, submittals, testing, inspections, deficiencies, and corrective actions
- Tracking of change events, time-and-material work, and related supporting documentation



COMPLIANCE WITH REGULATORY REQUIREMENTS

Artaic Group and Conemco will coordinate inspection and documentation efforts to support compliance with applicable federal, state, and local requirements. Inspection activities are documented to demonstrate compliance with codes, permit conditions, and contract requirements.

Coordination with City departments, permitting agencies, and regulatory authorities will be supported as required to facilitate inspections, approvals, and project closeout.



AG PM Staff on-site for Topping out Ceremony

Project records will be maintained using established digital documentation and field reporting tools. These systems support standardized reporting, efficient quality control, and real-time access to project information for City staff, ensuring timely visibility into construction progress, inspection activity, and outstanding items.

ANTICIPATED CHALLENGES & MITIGATION STRATEGIES

The replacement of Fire Station #13 and construction of Emergency Medical Station #88 require disciplined CEI coordination due to constrained urban sites, proximity to adjacent public facilities and roadways, and the transition from long-term temporary operations into permanent facilities. These conditions increase the importance of inspection sequencing, documentation continuity, and coordination of specialty inspections to avoid rework and schedule disruption.

Artaic Group will mitigate these challenges through continuous on-site presence, early coordination of inspection and testing activities with the Contractor and CEI staff, and structured field reporting to identify non-conforming work before it impacts critical path activities. Inspection findings, corrective actions, and follow-up verification will be documented in real time to support efficient resolution and maintain momentum through demolition, construction, and commissioning.

CURRENT WORKLOAD & TEAM AVAILABILITY

Artaic Group is currently supporting multiple active public-sector and municipal construction projects; however, the proposed project team for Fire Station #13 and EMS Station #88 has been identified specifically for this assignment. Gregg Harris and James Carballo are available to provide consistent day-to-day leadership for their respective facilities, supported by senior leadership and inspection staff as outlined in this submittal. Timing is great as Gregg is completing a project and will be available and dedicated full-time to the City of Fort Lauderdale's projects.

Artaic Group's staffing model and national depth allow resources to be allocated and adjusted as project demands evolve, ensuring continuity of leadership and adequate coverage throughout construction without reliance on shared or overextended personnel.

STAFFING INTEGRATION & CONTINUITY

The proposed project team is structured to maintain consistent leadership and inspection coverage throughout construction. Artaic Group's staffing depth allows coverage adjustments as project needs evolve, while maintaining continuity of leadership and inspection coordination.

Inspection personnel will be assigned based on construction phasing, anticipated workload, and inspection requirements, including support for extended hours or weekend work if required.

ROLE / FUNCTION	FIRE STATION #13	EMERGENCY MEDICAL STATION #88
Senior Project Manager / Primary Contact	Gregg Harris, PMP – Day-to-day leadership and CEI management	Gregg Harris, PMP – Day-to-day leadership and CEI management
Facility-Specific PM Oversight	Gregg Harris – Direct oversight	James Carballo – Direct oversight
Construction Engineering & Inspection Lead (PE)	Jose Compres, PE – Licensed CEI oversight	Jose Compres, PE – Licensed CEI oversight
Inspection Coverage	Senior Inspector + Inspector assigned based on phasing	Senior Inspector + Inspector assigned based on phasing
Public Safety QA/QC	Josh Davis – QA/QC support	Josh Davis – QA/QC support
Project Controls / Reporting Support	Artaic Group support staff – as needed	Artaic Group support staff – as needed
Executive Oversight	Matt Cohen / John Bills	Matt Cohen / John Bills

Staffing assignments are adjusted as construction phasing and inspection requirements evolve, while maintaining consistent leadership and inspection coordination across both facilities.

Past Performance on Similar Projects.

Artaic Group has a demonstrated history of providing Construction Engineering and Inspection (CEI) and construction management services on public-sector projects of similar scope, scale, and complexity to Fire Station #13 and Emergency Medical Station #88. The firm’s past performance includes new construction and replacement of public safety facilities, civic buildings, and other mission-critical municipal infrastructure requiring disciplined field oversight, inspection coordination, regulatory compliance, and transparent documentation.

Across these projects, Artaic Group has supported public owners through construction by coordinating inspection activities, monitoring field progress for general conformance with contract documents, maintaining comprehensive project records, supporting schedule and cost controls, and facilitating clear communication among contractors, inspectors, designers, and agency stakeholders. These services align directly with the Scope of Services described in this RFQ and reflect the firm’s ability to deliver consistent, high-quality CEI and management services while maintaining schedule and budget accountability.

Representative projects demonstrating Artaic Group’s relevant experience are summarized in **Firm Qualifications and Experience** and the **Relevant Public Safety & Municipal Project Experience** profiles included in this submittal. These projects highlight the firm’s role on public safety facilities and other municipal projects requiring sustained field presence, inspection coordination, and effective stakeholder communication.

Project References

In accordance with the RFQ requirements, a minimum of three (3) project-specific references from government agencies are provided in the **Reference Forms** included with this submittal.

The referenced projects were selected to reflect work of similar scope, size, and complexity to the services requested under this RFQ and to support the experience described in Section 4.2.3. References emphasize Artaic Group’s performance related to CEI and construction management services, schedule and budget adherence, and effective coordination with client agencies and project stakeholders.



Civic & Public Safety Program

Lone Tree, CO | City of Lone Tree

Artaic Group is currently providing Owner’s Representative and construction management services to the City of Lone Tree for multiple capital projects **being delivered concurrently**, including the City’s new **Justice Center** and **Public Works Expansion**. Both projects are in active construction and require sustained field presence, coordinated inspections, and disciplined documentation to support the City’s oversight of quality, schedule, and compliance.

The 35,000 SF Justice Center is a new municipal facility combining Police Headquarters and Municipal Court operations on a greenfield site within the RidgeGate East development. As one of the first civic buildings in this new district, the project requires careful coordination of site development, new utility infrastructure, public safety systems, and multi-agency stakeholder requirements while maintaining strict budget and schedule controls.



Across these concurrent projects, Artaic Group provides construction-phase services that align closely with CEI responsibilities, including **field observation, coordination of inspection activities, documentation of construction progress, tracking of deficiencies and corrective actions, review of pay applications, and support of schedule and cost controls**. The team coordinates daily with contractors, inspectors, and City departments to ensure work is performed in general conformance with contract documents and regulatory requirements.

City of Lone Tree

Justin Schmitz

Director of Public Works and Mobility

Phone: (720) 509-1244 | Email: justin.schmitz@cityoflonetree.com

August 8, 2024



Dear Mr. Held,
It is with great pleasure that I write this letter of reference for Matt Cohen from the Artaic Group.

In 2013 the City of Hallandale Beach was tasked with building a new Fire Station to replace the old Fire Station #7. The new 25,000 sq/ft building would include a fire/rescue station with four apparatus bays, commercial kitchen, dormitories, logistics warehouse, administrative offices, a new emergency operations center, conference room space, first aid room, classroom, and training tower. Unfortunately, the project suffered setbacks and cut backs as construction prices skyrocketed. Two years into the project and the site preparation had yet to be completed.

Fortunately, a new City Manager was hired and Matt Cohen was brought in to take over the project. Within weeks of Matt's appointment, progress began. Like what I have seen at large scale disasters, Matt took command. He brought the architects, contractor, subcontractors, and various trades together and outlined his expectations and demanded results. Meetings were held, ribbons were cut, fences erected, and heavy equipment arrived. Finally, after two years, progress began.

The two-year delay caused the project to suffer serious cutbacks in the form of changes to the initial design. Elements of the building were arbitrarily eliminated to reduce costs, without input from the fire department. These changes created some serious shortfalls in the building's effectiveness. Shortly after Matt arrived, I was assigned as project manager from the fire department. I brought all the short comings to Matt's attention and he promised to work with me to correct what we could while staying within the City's budget.

During the two years we worked together I saw a man who was dedicated and passionate about his job. He listened to my frustrations and managed my expectations along the way. There were a multitude of change orders to resurrect those building elements that were eliminated. He used his vast experience to find cost saving solutions in one area, ultimately helping to fund a change to another area. More than \$500,000 was cut from the project, including the logistics area, the EOC build-out, technology, interior FF&E, the commercial kitchen, and more.

Upon TCO, all those elements and more had been returned to the project. New warehouse space, a video wall in the EOC, a new repeater system to replace the aged public works radio system, and a solar water heating system begin that list. The completed building exceeded the City's expectations and achieved LEED Gold status, was built to critical infrastructure standard (200mph wind rating), had the capability to function as City Hall in case of a disaster, possessed a digital network system that could

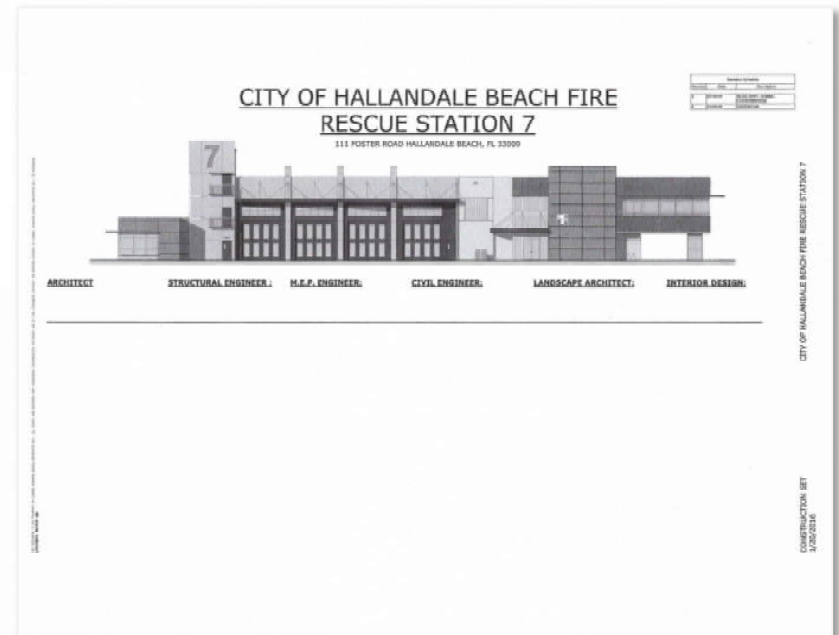
convert to analog if needed, and offered additional space for the Police department to build out a neighborhood substation. Matt was a staunch advocate for the City throughout the project and his hard work and perseverance brought the project to completion and did so "under budget".

Please accept this letter of reference for Matt Cohen, as it was an honor to work with him during the construction of Hallandale Beach Fire Station 7. His knowledge and experience in construction and project management are unsurpassed.

Please feel free to contact me to discuss anything further.

Respectfully,

Mark Ellis
Fire Chief (Retired)
Hallandale Beach Fire Rescue
561-324-4400



ROGER M. CARLTON
P. O. Box 317
Robbinsville, NC 28771
August 9, 2024



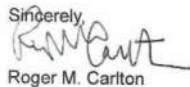
Dear Mr. Held:

The job of coordinating a major infrastructure development program is a critical element of providing an efficient and effective value-added package of services to a municipal community.

When I became City Manager of Hallandale Beach the infrastructure was in poor condition, yet the funding was available to build \$60 million of voter-approved park upgrades, a variety of CRA funded road and workforce housing projects and an \$11 million state of the art headquarters for emergency operations and fire rescue.

Matt Cohen was assigned responsibility for all of these projects. His team led the effort to complete designs including community involvement, meet complex procurement requirements, negotiate with contractors and oversee construction to ensure timely and in-budget completion. Matt's personal commitment was an element of the success of major and small project implementation. He is a 24/7 indefatigable worker who sets the standards for all elements of a successful infrastructure program.

I would highly recommend Matt for coordinating a full range of municipal and private projects. Please feel free to contact me at (305) 903-3002.

Sincerely,


Roger M. Carlton

Retired City Manager of Miami Beach, South Miami, Surfside and Hallandale Beach



911 10th St.
Golden, CO
80401

October 30, 2025

RE: REFERENCE LETTER FOR ARTAIC GROUP, LLC

To Whom It May Concern:

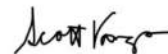
It is my pleasure to recommend Artaic Group as a partner for Owner's Representative services. Over the past 18 months, the City of Golden has worked closely with Artaic Group on the Golden Police and Municipal Building Project, a multi-phase civic development designed to consolidate the City's Police, Council Chambers, and many of the City's administrative departments in a single building in the Heart of Golden. The project involves numerous stakeholders, including City leadership, public safety departments, design consultants, and community representatives.

Throughout this complex process, the Artaic team has provided comprehensive Owner's Representative services from preconstruction through procurement and construction, overseeing design coordination, budget management, scheduling, and stakeholder engagement. Their proactive approach to cost control, transparency, and communication has been critical to maintaining the project's momentum and ensuring alignment between technical requirements and community goals.

The City has two key goals for this project: the first being very high sustainability targets, and the second, BUDGET, BUDGET, BUDGET. Leading the design team, and collaborating closely with the Contractor during their estimate presentations and reviews, Artaic has helped ensure these two goals are more than met. Just this week, on Tuesday October 28, 2025 we were delighted to gain Golden City Council approval of the final Guaranteed Maximum Price which is well with our overall owners budget. This is testament to Artaic's practical, technical and personnel management skills. They have demonstrated exceptional skill in facilitating decision-making among multiple departments, managing a phased delivery strategy, and coordinating seamlessly with the CM/GC and design teams. Their leadership and reliability have established them as a trusted and respected partner within the City organization.

The City of Golden continues to value its relationship with Artaic Group and confidently recommends them for judicial, civic, and community facility projects requiring a high degree of coordination, accountability, and owner advocacy.

Sincerely,



Scott Vargo
City Manager
City of Golden



9220 Kimmer Drive Suite 100, Lone Tree, CO 80124
cityoflonetree.com | 303.662.8112

October 29th, 2025

To Whom It May Concern:

It is my pleasure to recommend Artaic Group as a valued and trusted partner providing Owner's Representative services for the City of Lone Tree. Artaic Group currently supports the city across multiple capital improvement projects, including the city's new Justice Center, the expansion of our Public Works Operations Center, High Note Regional Park, and the City Admin Building Renovation. Each of these projects represents a significant investment in the City's long-term infrastructure, operations, and community services.

Artaic Group is currently providing comprehensive Owner's Representative services for the city including preconstruction, managing budgets, schedules, stakeholder engagement, and procurement on the City's behalf. Their team is deeply integrated into our organization—officing out of Lone Tree and serving as an extension of the City team—which has strengthened collaboration, communication, and responsiveness across all departments.

The firm's proactive and transparent approach to cost control, schedule management, and stakeholder coordination has proven invaluable in advancing complex, multi-phase civic projects. Artaic Group has consistently demonstrated professionalism, technical expertise, and a deep understanding of municipal processes, enabling the City to make informed decisions and maintain project momentum.

The City of Lone Tree continues to value its relationship with Artaic Group and confidently recommends them for judicial, civic, and community development projects that require a collaborative, detail-oriented, and accountable partner. Their ability to align project delivery with community vision and operational needs sets them apart as one of the leading Owner's Representative firms in the region.

Sincerely,



Justin Schmitz, P.E.
Director of Public Works and Mobility
City of Lone Tree

Page 1 of 1



AJ Seven LLC

RV & MH Consulting Services

4638 Bayshore Blvd. NE

St. Petersburg, FL 33703

3/1/2025

To Whom it may concern:

It is with much enthusiasm and confidence that I am writing to recommend Matthew Cohen & John Bills and their organization to manage a natural disaster response and remediation program.

In July 2020 I was in the role of Senior Director-Asset Management at Equity Lifestyle Properties (ELS) when Hurricane Hanna made landfall in South Texas causing damage to 11 assets, all manufactured home and RV communities. At this time travel was limited because of Covid 19 restrictions and it was realized that there was a need to hire a group to provide extensive service to bring the assets back to pre-storm condition timely and within management/insurance requirements.

Mr. Cohen, Mr. Bills and their team were hired to assess and report damages to provide an initial estimated loss assessment, obtain contractor proposals, provide bid leveling and recommendations to management, provide project management for approved projects, provide contractor payment recommendations or denials, manage permit applications and closeouts in addition to many other project management scopes and services.

Hiring a full-service organization not only kept the projects within scope and approved budget but also gave the insurance carriers confidence which led to timely financial recovery.

If you have any questions or would like additional information, please feel free to contact me at the email or phone number provided below.

Warm Regards,



Jason Russo
(c) 727-386-3746
jason@ajseven.com

Building Opportunity Through Partnerships.

Artaic Group supports meaningful Minority and Women Business Enterprise (M/WBE) participation through intentional teaming and long-standing professional partnerships. While Artaic Group is not a certified M/WBE firm, we routinely collaborate with certified firms when their expertise strengthens project delivery and aligns with client goals.

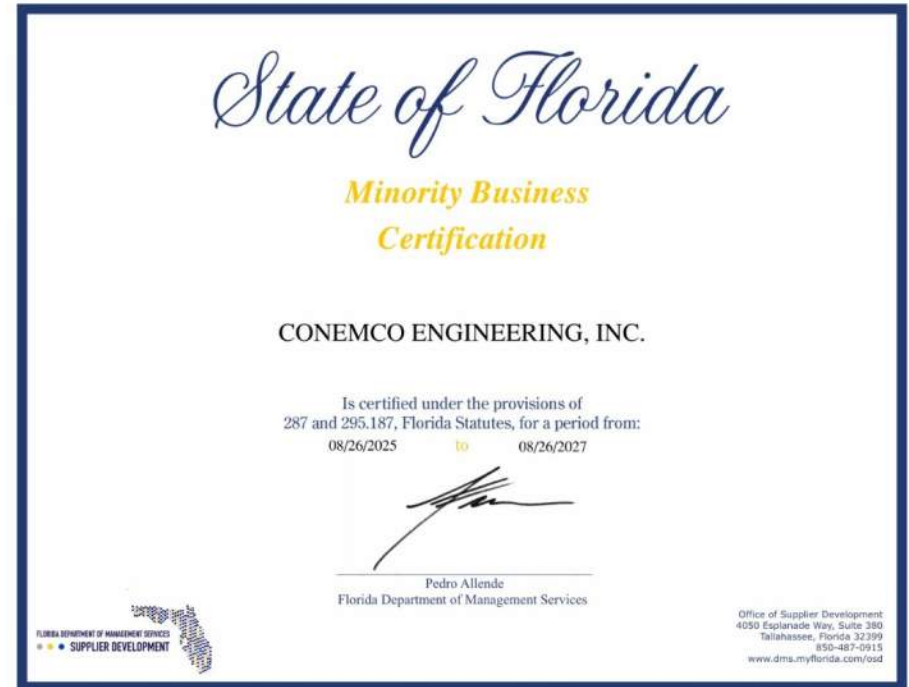


Civil - Structural - MEP - CEI - Program Management - Land Surveyors

For Fire Station #13 and Emergency Medical Station #88, Artaic Group has partnered with **Conemco Consultants**, a certified Minority Business Enterprise (MBE), Small Business Enterprise (SBE), and Disadvantaged Business Enterprise (DBE). Conemco is a licensed professional engineering firm providing Construction Engineering and Inspection services as an integrated member of the project team.

Conemco's role is substantive and project-critical, providing licensed engineering authority, inspection leadership, and specialty engineering services required to support CEI compliance throughout construction. Their participation is reflected in the proposed organizational structure, assigned personnel, and scope of services, ensuring meaningful engagement rather than nominal inclusion.

Artaic Group's approach to M/WBE participation is grounded in collaboration, technical alignment, and shared accountability. We value partnerships that contribute directly to project quality, regulatory compliance, and successful outcomes for public clients, and we remain committed to supporting inclusive participation through active, integrated team structures.



Integrated Project Partners.

Artaic Group anticipates utilizing the following subconsultant in support of the Construction Engineering and Inspection services for Fire Station #13 and Emergency Medical Station #88:

Conemco Consultants

Role: Licensed Construction Engineering and Inspection (CEI) Services

Conemco Consultants is a licensed professional engineering firm providing Construction Engineering and Inspection services as an integrated member of the proposed project team. Conemco's responsibilities include licensed engineering oversight, inspection services, and coordination of required specialty engineering inspections in support of CEI compliance.

Conemco's qualifications, certifications, assigned personnel, and scope of services are fully described throughout this submittal, including the Executive Summary, Firm Qualifications and Experience, Project Team Qualifications, Approach to Scope of Services, and Organizational Chart. Resumes for assigned Conemco personnel are included with this submission.

No other subconsultants are anticipated at this time. Should additional specialty consultants be required during the course of the project, they would be proposed to the City for review and approval in advance of engagement.



ARTAICGROUP