

City of Ocala, FL

Design-Build Services for Ocala Skate Park Expansion Project

Request for Proposals ("RFP") #: ENG/240466

A Proposal by Platform Group, LLC
4611 N. Hale Ave., Tampa, Florida 33614

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Envelope 1

- Transmittal Letter
- Tab 1 - Project Team Composition, Qualifications, Roles, & Availability
- Tab 2 - Experience of the Design-Build Team

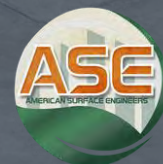


EXHIBIT D - DESIGN BUILDER'S PROPOSAL

Thank you for this opportunity to present a response to the Re-Advertisement Design-Build Services for the Ocala Skate Park Expansion Project. We have compiled what we consider the best and most qualified Team to handle this project, from inception to opening day.

First, I would like to introduce myself. I'm Ryan Clements, President of Platform Group. Platform is a full-service consulting and design-build agency that is made up of veterans in our Action Sports industry. We create amazing, one-of-a-kind custom skateparks and parks. Platform Group also includes Rob Meronek, Tito Porrata, and Byron Hubbard. Rob and I are globally-recognized, seasoned industry leaders. Tito is an expert in all facets of skatepark design and construction, and Byron is a diversely skilled and licensed Landscape Architect.

This project is especially close to home for Platform. Tito personally conducted the community input meetings and designed the street course and the future phases during his tenure at Team Pain.

The next member of our Team that I'd like to introduce is Rafal Dradrach. Rafal is a licensed Florida General Contractor and lifelong skateboarder. His group has vast experience designing and managing construction projects.

The third partner rounding off our Team is Catalyst Design Group. We will be working directly with Principal, George Huddleston. George has substantial civil engineering experience and has worked directly with members of our Team on skatepark projects in the past, with Lakeland, FL being a standout success.

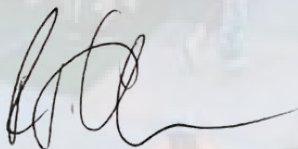
All members of our Team are Florida companies and each individual is a Florida resident.

Our collective focus will be finding solutions for any challenge surrounding this particular project. Everything about this project is in line with what we enjoy. We specialize in designing and building environments from formerly underutilized spaces, working creatively within grades, and utilizing/creating non-square/rectangular areas.

Our approach emphasizes working with our clients, partners, and local ambassadors to customize each and every park we develop. Our vision and passion includes delivering a timeless, low-maintenance piece of functional art.

Platform will work closely with the City of Ocala and local ambassadors directly to create a skatepark addition that will complement the other skateparks in the greater region. We feel that the skatepark's identity can be blended with the uniqueness of Ocala to create an original, first class skatepark that will attract events, visitors, and enhance the quality of life for the local community.

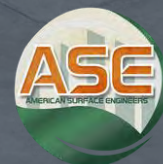
You will see that within our response, we have shared our experience that uniquely qualifies us to design and build a skatepark addition and space that is specifically tailored for the community and location. We look forward to carrying out a level of innovative excellence for the City of Ocala that exceeds expectations.



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Tab 1 – Project Team Composition, Qualifications, Roles, & Availability



Our Core Team

When it comes to designing and building the Ocala Skate Park Expansion, our Team is the ideal fit for the project.

Tito Porrata, our lead designer, served as the specialty skatepark designer for the original course and future phases at the Ocala Skate Park, designing and planning the majority of the existing features in this solicitation. Additionally, Tito personally conducted all the City and public input meetings during that time. Based in Florida, Tito has been designing and building skateparks globally since 2001, and has directly been involved in over 20 concrete skateparks in the state of Florida alone.

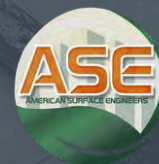
We are very excited about the concept of adding a beginner course and it's something we are very familiar with. Platform Group served as lead designer for the Progression Center section of Woodward Camp in Woodward, PA. Woodward is the largest global action sports camp in the world, and Platform designed the beginner course experience for their camps that see thousands of visitors each year.

In order to ensure the success of this project, Platform Group believes it's necessary to involve the original project Landscape Architect, Bruce Hall, formerly at S & ME, now part of Catalyst Design Group. Bruce's involvement with the original site design and supporting design features is integral to achieving an overall successful park experience as originally intended.

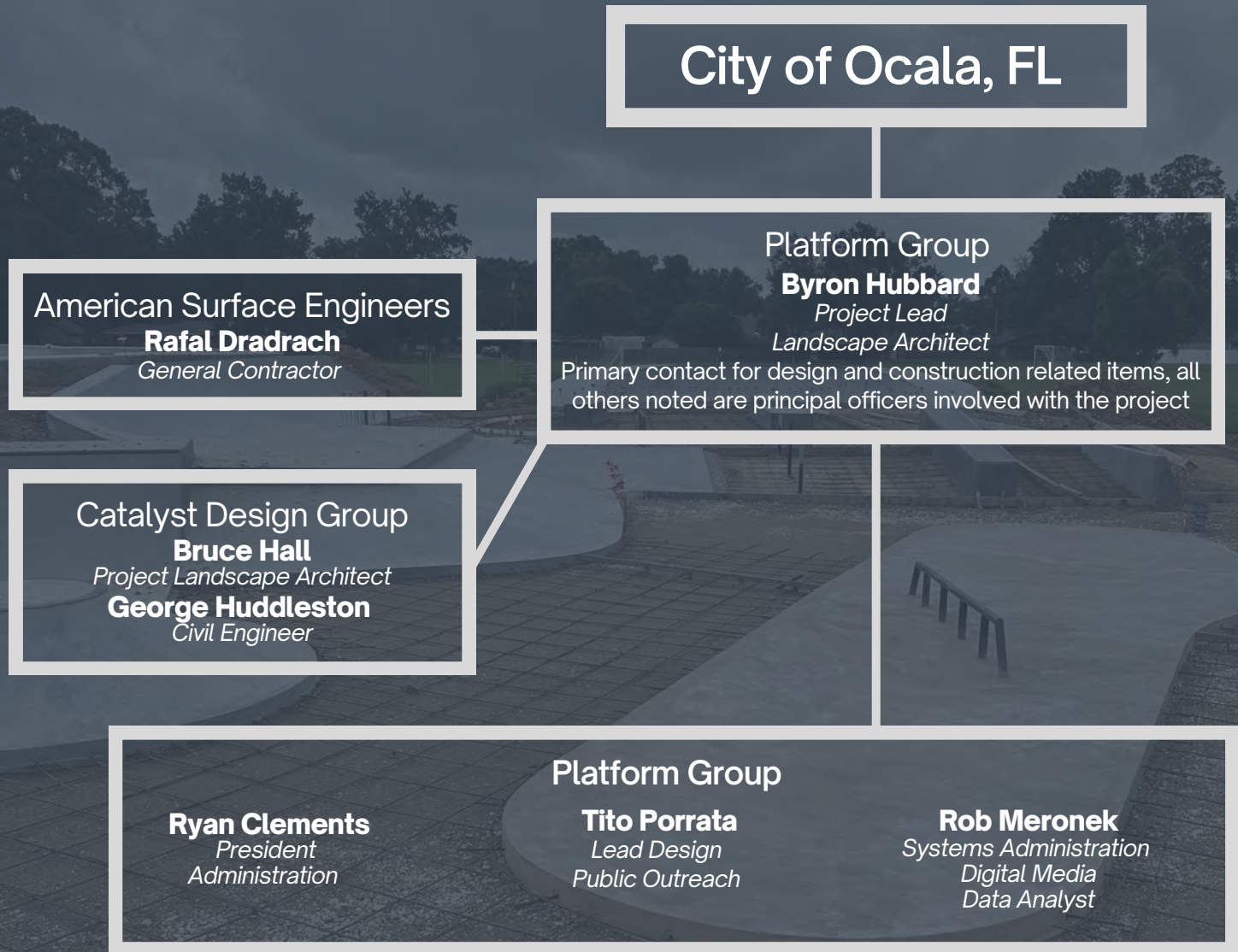
George Huddleston, our project Civil Engineer with Catalyst Design Group, has experience working with Bruce and Tito on other skatepark projects, most notably, Lakeland Skatepark. They are both principals in their disciplines at CDG.

Rafal Dradach, our project General Contractor with American Surface Engineers, possesses all the skills necessary by a seasoned GC. His experience working alongside Platform Group on other skatepark projects has proven to be the perfect combo. His passion, work ethic, and attention to detail are crucial. Rafal understands all the unique requirements needed to build skateparks properly to last for the coming generations of skaters.

We strongly believe this Team formation will seamlessly tie the design to construction in an efficient manner, with an excellent outcome.



Organizational Flow Chart



80+ Years of Combined Skatepark Design-Build Services Experience:

- Tito Porrata - 24 years
- Rob Meronek - 20 years
- Ryan Clements - 25 years
- Byron Hubbard - 15 years



Key Personnel Breakdown

Byron Hubbard

- Designer/Project Lead - 80%

Tito Porrata

- Lead Designer - 80%

Rafal Dradrach

- General Contractor - 25%

Bruce Hall

- Landscape Architect - 30%

George Huddelston

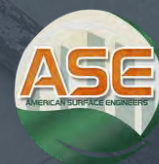
- Civil Engineer - 20%

Ryan Clements

- Administration - 25%

Rob Meronek

- Media/Administration - 25%



Tito: Lead Designer



Tito discovered skateboarding in 1985 and has worked in the skateboarding industry for the majority of his professional life. He has experience in both retail and events, and is an expert in skateboarding culture. In 2001 Tito aligned his career to focus on skatepark design and construction. His expertise lies in municipal, private, and specialty structures and has been a part of building hundreds of skateparks. After two decades working for various companies, Tito founded Platform Group with Ryan Clements and Rob Meronek. His goal: create skatepark environments that not only function well, but also honor art and aesthetics, providing an inclusive and positive experience for the skateboarding community and beyond. Aside from skateboarding, Tito is passionate about his family, art, and food.

Notable project experience:

- Berthoud, CO - 2022 - 11,000sf
- Pensacola, FL - 2021 - 26,000sf
- Andong, South Korea - 2021 - 7,000sf
- Norman, OK - 2020 - 23,000sf
- Avondale, AZ - 2019 - 15,000sf
- Superior, CO - 2018 - 6,000sf
- Ocala, FL - 2019 - 22,000sf
- Golden, CO - 2018 - 21,000sf
- Al Reem, Abu Dhabi, UAE - 2018 - 25,000sf
- Camp Woodward - Woodward, PA - 2017 - 14,000sf
- Charleston, SC - 2017 - 32,000sf
- Jacksonville Beach, FL - 2017 - 24,000sf
- Pueblo, CO - 2016 - 23,000sf
- Breckenridge, CO - 2014 - 16,000sf
- Lakeland, FL - 2013 - 24,000sf
- Virginia Beach, VA - 2012 - 20,000sf
- Arvada, CO - 2011 - 42,000sf
- Northglenn, CO - 2011 - 16,000sf
- Roxborough Park, CO - 2011 - 15,000sf
- Lafayette, CO - 2010 - 19,000sf
- Colorado Springs, CO - 2008 - 40,000sf
- Antwerp, Belgium - 2006 - 9,300sf



Byron: Project Lead & Landscape Architect



Byron Hubbard is an experienced and versatile professional. He is a Landscape Architect, licensed in both Florida / South Carolina and skateboarder from St. Augustine, Florida. For the last 15 years he has had extensive experience managing multiple project types, designing for different programs and needs, and working with different team colleagues, clients, and city staff members. Those projects include city and small-scale community park spaces, mid-high rise podium level amenity, resort amenity, assisted living and memory care community, and multi-family development design. Byron started skateboarding in 1994, following in his older brother's footsteps, and fell in love with the sport, passion, and culture it embodies. When he's not searching for the best solution to your design challenges, Byron greatly appreciates a well-balanced life of health, traveling, and family.

Notable project experience:

- Skateshop Skatepark, Charlotte, NC
- Woodward Progression Centre East, Woodward, PA
- Woodward Progression Centre West, Tehachapi, CA
- Hayden Skatepark, Hayden, CO
- Reiter Park, Longwood, FL
- Vida Winter Garden Park, Winter Garden, FL
- Vida Winter Garden Mixed Use Development, Winter Garden, FL
- The Sheraton at Eastside Senior Living, Snellville, GA
- The Sheridan at Hobe Sound Senior Living, Hobe Sound, FL
- MAA Sand Lake Resort Living, Orlando, FL
- Alta Cypress Luxury Apartment Homes, Longwood, FL
- Camden Thornton Park Midrise Apartments, Orlando, FL
- Camden North Quarter Midrise Apartments, Orlando, FL





Ryan: Administration

Ryan Clements was put on this earth to ride skateboards and own businesses. His first entrepreneurial taste came in the form of a lawn service he started shortly after graduating high school. In 1998, after figuring out he wasn't a lifer in the blue-collar world, Ryan sold that entity and got a job that would cater to his one true passion of skateboarding. As GM at Skatepark of Tampa, he helped grow SPoT to a world-renowned facility that runs the best amateur and professional contests in the industry. This led to him co-founding SPoT Productions in 2006, a company whose sole focus was producing skateboarding events on a global scale. It was also around this time that Ryan started investing in real estate and building an impressive portfolio of rental properties. Upon his departure from the SPoT businesses in 2013, Ryan's complete focus turned to Excel Management, a company he co-founded in 2010 to provide financial services to some of the biggest names in skateboarding. With a client list that contains names like Mark Gonzales, Ishod Wair, and Nora Vasconcellos, it's no surprise that Excel has become the go-to agency for contract negotiations and the cultivation of credible skateboarding careers. Although Excel was flourishing, Ryan still had the itch to run events, so after a reunion with former SPoT colleagues Rob Meronek and Jorge Angel, The Boardr was founded. Since its inception in 2013, The Boardr has become pinnacle in the skateboard event/contest realm. The crazy thing is, he wasn't done. In 2021, along with Tito Porrata, The Platform Group was created to offer cities and municipalities a more modern approach to skatepark design and construction. In 2023, Ryan's dedication and contributions to skateboarding earned him an induction into the Florida Skateboard Hall of Fame. When he's not traveling the world on his beloved Delta Airlines, Ryan likes to spend time at home with his wife and two daughters, while skating his "Dream Driveway" and constructing insane ice cream sundaes.



Rob: Media & Data Admin

Rob Meronek is a software engineer, Certified Public Accountant, and photographer with over 25 years invested into skateboarding. He was born in the Philippines, and started skating in upstate New York, where skateboarding went from childhood toy to lifelong dream. He started working at Skatepark of Tampa in 2001. He wrote their custom POS system and on-line retail store, one of the first live inventory websites in the industry at the time. After parting ways with SPoT in 2013, he joined back up with Ryan Clements to create The Boardr, a new agency with a new vision and approach to how skateboarding events are organized and run. With that came the development of "The Boardr Live," an innovative scoring app that is now used by event organizers around the world to handle every task necessary in running a proper skateboard contest.



Bruce: Principal Landscape Architect

Bruce has over 35 years of experience with site design and landscape architecture. Areas of specialty include active/passive recreation; residential/mixed-use community master planning and design; streetscape design; and multipurpose pedestrian/bicycle facilities. Bruce served as principal landscape architect for the construction of Ocala's existing skate park at Tuskawilla Park. Coordinating with the then skatepark design team, Bruce led the site planning, including the design and construction of the skate features. Stentiford Construction oversaw the site work and the performance of some of the site work by City staff to offset construction costs.

Notable project experience:

- Ocala Skatepark, Ocala, FL
- Lakeland Skatepark, Lakeland, FL
- Kiwanis Park, Lake Wales, FL
- Lake Eva Park, Haines City, FL
- Central Community Park, St. Johns County, FL
- Northeast Community Park, St. Johns County, FL
- St. Lucie County Skatepark, St. Lucie County, FL
- Jacksonville Beach Skatepark, Jacksonville Beach, FL
- Lake Silver / MLK Park Skate Facility Master Plan, Winter Haven, FL
- City of Tallahassee Skatepark Master Plan, Tallahassee, FL
- Pinellas Park City Center and Master Plan, Pinellas Park, FL
- City of Orlando Everbe Community Park, Orlando, FL
- Lake Ariana Lakefront Park and Community Center, Auburndale, FL
- New Port Richey Parks System Master Plan, New Port Richey, FL



*license held by individual

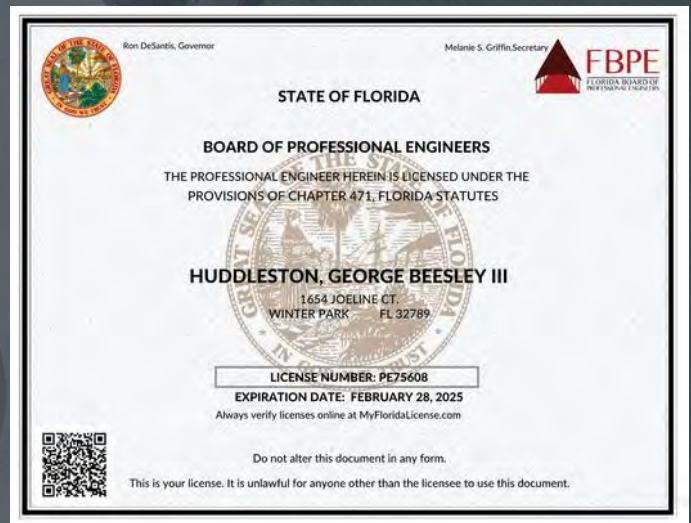


George: Principal Civil Engineer

George has over 15 years of experience in civil engineering design, permitting, and coordination with site development, transportation, and ADA remediation projects throughout the country. Design specialties include site layout design, stormwater detention analysis and design, water quality permitting, sediment and erosion control plan preparation, utility infrastructure design, and ADA accessibility design. George leads Catalyst Design Group's Orlando office location, while serving clients in Florida and across the Southeast.

Notable project experience:

- Lakeland Skate Park, Lakeland, FL
- Washington Park Community Center, Manatee County, FL
- Rotary Club of Windermere - Healthy West Orange Pavilion, Windermere, FL
- Herbert St. Ball Field Restroom Building, Port Orange, FL



*license held by individual

Rafal: General Contractor



Rafal is a certified General Contractor from Pompano Beach and owner/operator of American Surface Engineers. His passion for carpentry and skateboarding have always gone hand in hand. In 1987 he was introduced to skateboarding. It has been a constant in his personal and professional life ever since. Rafal built ramps throughout the Washington, D.C, area in the late 80's and 90's, which fueled his passion to become a GC. His skateboarding experience also includes helping manage events, both local and national, such as the historic IASC Conference held at The Smithsonian Museum of American History and Finding a Line held at The Kennedy Center. Rafal's responsibilities as a General Contractor span a broad spectrum, covering all areas of construction management. He specializes in project management, planning, cost management, cost estimating, time/labor management, contract administration, safety management, and quality control. Rafal is personally invested in every project he takes on in an effort to ensure that all aspects of construction management are successfully completed from initial planning through opening day.



*license held by individual

Platform Is Different

Platform Group specializes in designing, building, and partnering with communities to create outdoor spaces, parks, and skateparks. We emphasize the creative problem-solving aspect of design and construction, recognizing that it's a process involving an understanding of the local community, establishing connections, introducing opportunities, and creating legacy with the end goal of elevating the quality of life. We've realized through skateboarding that all these characteristics are key to creating a successful outcome.

In addition to designing and building, we also provide support throughout the entire lifespan of the park. This includes organizing grand opening and follow-up events to generate annual excitement and engagement in the community. We also understand the importance of ongoing maintenance and support to ensure the park remains a vibrant and useful space for all visitors.

Our team's vision and knowledge of the big picture makes us the best fit for your project.

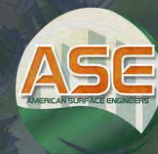
More About Platform



PLATFORM GROUP

Platform Group is one of three firms, all headquartered in Tampa, Florida that are deeply rooted in all aspects of the skateboarding industry.

- The Boardr was founded in 2013 and specializes in producing and executing top quality skateboarding events around the world.
- Excel Management was founded in 2013 and represents the best athletes in skateboarding. Clients include Thrasher Skaters of the Year Jamie Foy and Ishod Wair and legendary personalities Mark Gonzales and Nora Vasconcellos.
- Platform Group was founded in 2021 when design veteran Tito Porrata and Landscape Architect Byron Hubbard joined our team to continue designing and building world class parks, skateparks, and outdoor spaces.



Tab 2 – Experience of the Design-Build Team



Projects by Tito, our lead designer



- Project Name: Lot 11 Skatepark, Miami, FL
- Award Amount: \$1,800,000
- Project Year: 2018-2019
- Project Reference: Nick Katz, 305-205-9962
- Construction Duration: 8 months

Synopsis:

- Lot 11 is being referred to as one of the best skateparks in the world! Designed and Project Managed by Tito Porrata, he worked to design the 43,000sf skatepark under Interstate 95 to transform an underutilized parking lot operated by the Miami Parking Authority. The project was funded by the MPA and donations gathered by SkateFree.org. The design included using basalt reinforcement (non-steel sustainable product) in 95% of the park. Additional unique materials used included Geofoam, recycled concrete, and recycled asphalt as sub-base to minimize material export and import during construction.



Projects by Tito, our lead designer



- Project Name: Blake Doyle Skatepark, Pensacola, FL
- Award Amount: \$2,100,000
- Project Year: 2022-2023
- Project Reference: Jon Shell, 850-572-0488
- Construction Duration: 6 months

Synopsis:

- The Blake Doyle Skatepark, located under the I-110 highway in Pensacola, FL, was also designed by Tito Porrata. He applied his experience with federal highway underpass projects to design this park. The complexities with grades, varying footers, and underground utilities became good challenges in the design process. This is the kickstarter project for a linear mutli-mile development of the areas under this highway. Blended multi-use features such as a skateable bandstage and amphitheater, and sustainable non-steel reinforcement materials, are a few of the many unique factors that make this project special.



Projects by Tito, our lead designer



- Project Name: St. Petersburg Regional Skatepark
- Award Amount: \$1.25 Million
- Project Year: 2018
- Project Reference: Steve Oxner, 727-893-7315
- Construction Duration: 6 months

Synopsis:

- The St. Petersburg Regional Skatepark is located in Campbell Park in the downtown area. It is the largest of the city's three skateparks. The park features a vertical competition-size bowl, medium-size bowl, hybrid snake run, and world-class street course. The skatepark was designed and built by Cutler Associates, Team Pain Skate Parks, Hunter Booth of Booth Design Group, and Dan Vickstrom of Vickstrom Engineering. Tito Porrata served as lead designer and project manager. He also conducted all public input meetings, engaging with the local community to ensure their needs were met. At over 30,000 sf, the skatepark is situated amongst mature trees, in an organic shape that was designed around the existing bike trail that will eventually become part of the Florida Coast to Coast Trail. Today, this skatepark continues to host multiple events each year and has become one of the many reasons St. Petersburg is a desirable tourism destination.



Projects by Tito, our lead designer



- Project Name: Lakeland Skatepark
- Award Amount: \$1.3 Million
- Project Year: 2012
- Project Reference: Pam Page, 863-834-6000
- Construction Duration: 6 months

Synopsis:

- This regional skatepark at Fletcher Park in Lakeland, FL opened in 2012. The epic Grand Opening hosted over 800 attendees, including professional skaters. Since that time, the skatepark has been featured in countless videos and online posts. In 2014, the Smithsonian Institution partnered with Polk Museum of Art to execute a portion of their global Innoskate program on location. In designing the park, Tito Porrata highlighted modern design elements, utilizing color and an artistic style that truly create a unique environment. The green spaces and shade structures add a sense of space for both active and passive users to enjoy. The design also caters to adaptive and neurodivergent users by being easily accessible, helping to build confidence and comfort with each visit.

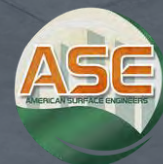


Platform Group has maintained a flawless track record. No contracts or subcontracts awarded to Platform were terminated prior to completion within the last five (5) years, nor have there been any claims arising from a contract which have resulted in litigation or arbitration in the last five (5) years.



Envelope 2

- Tab 3 - Design & Construction, Approach & Process
- Tab 4 - Price Proposal



Tab 3 - Design & Construction, Approach & Process



Our Project Approach

From master planning to the cutting of the ribbon, you can count on Platform Group.

As partners, we will concentrate on the identity of the regional area, address specific problems, and create solutions specifically tailored to the community with a special focus from our experience in skateboarding. Our approach emphasizes working with our clients and partners to customize each and every park, skatepark, or outdoor space we develop. The vision, passion, and diversity of our team will bring different perspectives and experiences to the table ensuring a timeless, low-maintenance space seamlessly blending functionality and artistic beauty.

Platform's focus will be to identify the needs and challenges faced by the community. We believe in engaging the community, local residents, and leaders, which is the most influential part of the process. We conceptualize solutions by brainstorming with the team and all involved. We consider safety, accessibility, inclusivity, and sustainability in all designs. It's collaborative, conversational, and creates lasting relationships based on trust and mutual respect.

Pre-Planning & Discovery

We begin with a kickoff meeting to establish the goals and needs of all parties involved. Also, we work to gather the necessary studies such as stakeholder surveys, any previous input data, site surveys, and geotechnical analysis. We consider funding goals and challenges and discuss who handles the necessary scope of work, and who is responsible for each scope to assure accountability while streamlining duties to make the project an efficient and successful job.

Skatepark Design & Stakeholder Input

Community input is where the design begins to take shape! We will provide skatepark consulting and assistance in a public forum designed to present, discuss, or gain acceptance of the skatepark's plan with the community and municipality. We will conduct a custom, three-part presentation with the stakeholders in a manner that is suitable for the municipality.

- Meeting 1: Discuss the project background and "how we got here," along with a 3D example skatepark to engage the conversation. This will provide the stakeholders with a clear vision of the site and encourage them to voice ideas for improvement.
- Meeting 2: Present the ideas generated by the stakeholders and receive one final round of feedback and input. Conduct a presentation of the final skatepark design and estimated costs.
- Online portal: Survey and the final results of meetings will be placed online for further comment until the municipality is satisfied.

Considering the Team composition is already in place, we can determine if additional community input meetings are necessary, or if we can continue based on the information already gathered from the previous meetings that Tito conducted. The kickoff meeting will be the perfect time for the collective group to make this decision.



Original Community Input

WHEN: May 16, 2015 / 10 a.m. to 2 p.m.

WHERE: Tuscawilla Park
500 NE Sanchez Ave
Ocala, FL 34470

OCALA

Skatepark Meeting

Get on Board!

Ocala Skatepark Forum Discussion

BMX SKATEBOARD

Stentiford SCS Construction Services, Inc. OCALA Find your place TEAM PAIN SKATE PARKS Littlejohn RALLY POINT

MUSIC - DJ - FOOD - BEVERAGES - PORTABLE RAMPs by Rally Point Ministries (Hooded and waiver required)



Planning & Construction Documentation

Our team will work with the client and partners to determine the best path to prepare for the skatepark's permitting and construction. We will identify what is specialty work and what is general work so we can maximize local involvement. Our team will practice value engineering at every level to assure that the skatepark's budget is best spent. These services will include:

- Develop construction documents with progress reviews at 50%, and 90% for the skatepark plans, including written specifications.
- Work with the client, alongside the team Landscape Architect and Civil Engineer, to consider necessary skatepark support features. These could include:
 - Landscape design
 - Stormwater treatment design
 - Lighting recommendations
 - Public art implementation
 - Spectator viewing
 - Pedestrian circulation
 - ADA access
 - Passive connections
- Coordinate site safety plan, meetings, and security with the client.
- Create a warranty program that all proposers must adhere to.
- Provide documentation that explains maintenance procedures for this custom skatepark.
- Provide cost estimates for construction and grant purposes.



Quality Control & Coordination

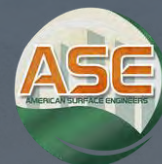
Assist the city in creating a plan that ensures the permitting and construction process adheres to the design intent. Our team will be available for any issue at any time and help facilitate plan submissions for review.

In addition, we will assist the engineers and/or client to create an efficient testing plan to assure the skatepark is built according to plan specifications. Standard examples are:

- Schedule critical team meetings
- Submittal and product data review
- Soil suitability testing
- Soil compaction testing
- Coordinating civil site inspections
- Mix design approval and tickets
- Rebar placement images (per skatepark specialist)
- Concrete density/compression testing per mix design

Site Safety (MOT)

In regards to Maintenance of Traffic, we understand the importance of this facility remaining open during construction. Our team is very sensitive with having a live construction site and its heavy equipment working simultaneously while the existing portion is in use. Curious kids and skateparks are always drawn to each other. We intend to secure the site with ample 6' chain link fence, along with clear no trespassing signage. We will have construction entrances away from any skatepark stakeholders to keep a clear division of the operations. In addition we will provide all vendors, such as Concrete truck, Pump services, dumpster, and equipment rentals a clear and direct directive for any delivery on the site, including maps, and call ahead so we may have flag men guide them into the site and assure safety at all times.



Specialty Skatepark Design-Build

The Platform Group design-build process offers several benefits, including streamlined project delivery, greater collaboration between the design and construction teams, and a single point of responsibility for the project.

We will work to deliver superior quality custom work within the finalized budget and establish clear project goals and expectations from the outset. We aim to deliver the highest quality product at the best value.

The concept of value engineering and our experience building under-funded skateparks has taught us to get the most out of what we have. These skills allow us to truly provide the best ROI to our customers.

As designers and builders, Platform finalizes decisions and makes improvements without expensive and wasteful change orders. From the beginning, we establish the process to be thorough, but also fast and efficient in an effort to prevent delays to the project.

It is our intention to involve the local business community. Non-specialty work such as walkways and landscaping will be done by regional contractors. We will utilize local resources for material purchases as much as possible to help stimulate the City of Ocala economy.

With full transparency, you will see where our costs are at every step of the way. Our crew is experienced, small, and professional. Overhead is low, allowing us to pass along the savings to the City.



Preliminary Concept Design



Concept Summary

Platform aims to provide a beautiful public space that will cater to both active and passive stakeholders and exceed all expectations.

The goal of the skatepark design is to provide a unique experience that ties to the City's identity and becomes a must-stop destination within Central Florida. The design layout will incorporate permeable materials where possible. The landscape areas will capture and filter stormwater runoff. And varied topography will break up large expanses of impervious surfaces, which create a more visually interesting landscape. By incorporating these features into the site design, we will create a unique aesthetic that remains functional, safe, and visually appealing.

The design includes nods to the local area, incorporating palm trees and local artwork that reflects the vibrant culture of Ocala.

Creating strong connections to existing features is a crucial aspect of design, as it allows for the integration of new elements into the existing context, while complementing and enhancing their surroundings. The goal is to create a seamless connection between the new and old elements, providing a sense of continuity and harmony.

The proposed design is a fully custom expansion of the existing skatepark. With soft lines and an inviting landscape, it features various elements and includes a snake run, medium-size bowl, a larger competition-size bowl, and a beginner course to promote progression for any skater that visits the park.

The beginner course offers multiple progressive features of banks, ledges, quarter-pipes, and rails, all allowing for users to build confidence as their skills continue to grow. These exact streetstyle features are not found within the rest of the existing or phased elements, and will deliver the best possible progression path for skaters in the region.

Understanding that transition features are level-specific, we will design and build bowls keeping a progression path in mind.

The advanced competition bowl with true vertical walls provides a place specifically for experienced skaters to continue to develop their skills. Ocala has a long history of breeding professional skateboarders that compete on the global level. We aim to honor the rich history of vert skating that has come from Ocala and continue the legacy of those who paved the way.

The snake run will be designed to be user-friendly for both beginning and experienced skaters, with non-intimidating features. This specific terrain will honor the traditional multi-use roots of skateboarding in a modern sense.

This is just our initial vision, one that will only be complete when we work together with the City and local stakeholders.



Potential Design / Construction Issues

Design

- Beginner course is currently incomplete
 - Platform is proposing a design
 - The design focuses on a proper line of site for a safer facility
 - Platform will continue to develop the design
 - Then share with the community
 - And provide a survey for feedback and input

Construction

- Installing/building phases B-E within existing infrastructure installed, i.e. electrical conduit/wiring, stormwater piping/drains, and sidewalks





EXHIBIT D - DESIGN BUILDER'S PROPOSAL

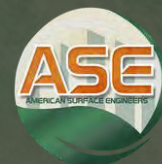




Schedule

The Platform Group design/build process offers several benefits, including streamlined project delivery, greater collaboration between the design and construction teams, and a single point of responsibility for the project. We will work to deliver superior quality custom work within the finalized budget and establish clear project goals and expectations from the outset. We aim to deliver the highest quality product at the best value. The only item per the schedule below that could have a long lead time is the permitting process, dependent upon jurisdictional required review time.

Kickoff Meeting	Late November 2024
Concept Design Submittal	Early December 2024
CDs 50%	Late December 2024
CDs 90%	Mid January 2025
Permitting	Late January 2025
Commencement of Construction	Late February 2025
<ul style="list-style-type: none"> • Mobilization • Safety • Operation • Drains/Stormwater • Site Work • Specialty Work 	
Substantial Completion	Mid May 2025
Final Completion	Late May 2025
Contract Closeout	June 2025
Dedication (<i>per city</i>)	August 2025



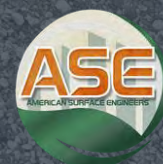
Grand Opening Celebration!

Capitalize on your community investment with activations, the first of which can be a Grand Opening.

Platform's sister company, The Boardr, is a globally recognized skateboarding events production agency.

The Boardr has assisted with several skatepark Grand Opening events over the years.


As a part of our Proposal, we will include organizing, planning, producing, and executing a professional-level Grand Opening event (with value up to \$15,000).



Tab 4 - Price Proposal



Cost of Services

Exhibit B - PRICE PROPOSAL		CONTRACT# ENG/240466
	Proposer Name	Proposer Location
	Platform Group, LLC	4611 N Hale Ave, Tampa, FL 33614
BASE BID		
ITEM	DESCRIPTION	LUMP SUM PRICE
1	Engineering and Design Services for Phases B, C, D, and E	\$20,000.00
2	Bonds	\$26,250.00
3	Permitting	\$15,000.00
4	Sitework and Utilities	\$80,000.00
5	Mobilization and Demobilization	\$100,000.00
6	Construction of Phases B, C, D, and E	\$643,311.00
TOTAL BASE BID		\$763,311.00
DEDUCTIVE ALTERNATE 1		
ITEM	DESCRIPTION	LUMP SUM PRICE
1	Construction of Phase C	\$198,839.00
TOTAL DEDUCTIVE ALTERNATE 1		\$198,839.00
DEDUCTIVE ALTERNATE 2		
ITEM	DESCRIPTION	LUMP SUM PRICE
1	Construction of Phase D	\$183,900.00
TOTAL DEDUCTIVE ALTERNATE 2		\$183,900.00
DEDUCTIVE ALTERNATE 3		
ITEM	DESCRIPTION	LUMP SUM PRICE
1	Construction of Phase E	\$125,422.00
TOTAL DEDUCTIVE ALTERNATE 3		\$125,422.00
TOTAL FOR BASE PROPOSAL LESS DEDUCTIVE ALTERNATES 1,2, AND 3		\$255,150.00

By submitting this Price Proposal Form, Proposer guarantees the foregoing pricing for a period of 120 days from the date of Bid Opening.

* Total base bid excludes rows 2, 3, and 4 per the form template.



EXHIBIT D - DESIGN BUILDER'S PROPOSAL

Bid Bond

BID BOND

The American Institute of Architects,
AIA Document No. A310 (February, 1970 Edition)

Bid Bond Number: BID2409351
Contract Account Number: 9205346

KNOW ALL MEN BY THESE PRESENTS, that we PLATFORM GROUP THE BOARDR, LLC
4611 N HALE
TAMPA, FL 33614

as Principal, hereinafter called the principal, and OLD REPUBLIC SURETY COMPANY
P O BOX 1635
MILWAUKEE, WI 53201

as Surety, hereinafter called the Surety, are held and firmly bound unto TOWN OF OCALA

as Obligee, hereinafter called the Obligee, in the sum of 5% OF THE ACCOMPANYING BID

Dollars (\$ 5%),
for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for SKATEPARK CONSTRUCTION 12,000 SQFT

NOW, THEREFORE, if the Obligee shall accept the bid of the Principal and the Principal shall enter into a Contract with the Obligee in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Obligee the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Obligee may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 23RD day of SEPTEMBER, 2024

PLATFORM GROUP Principal (Seal)

Witness

Title

Witness

OLD REPUBLIC SURETY COMPANY Surety (Seal)

Attorney-In-Fact

ORSC 21328 (7-93)



Let's Work Together!



PLATFORM GROUP



4611 N. Hale Ave., Tampa, FL 33614
813-470-9909
Ryan@TheBoardr.com