

# J5BROADDUS

June 24, 2013

Robert E. Smith  
Mayor  
City of Columbus  
523 Main Street  
Columbus, MS 39703

Dear Mayor Smith and members of the City Council:

J5 Broaddus is proud to submit an unsolicited solicitation for the professional services of Project Management for the City of Columbus. We are uniquely qualified to provide project management services because of the valuable experience we have gained by working with numerous municipalities across the state.

While the documents that accompany this letter address the general requirements for information relating to resources, experience and qualifications, we also want to emphasize the aspects of our firm that differentiate us from other teams seeking to provide these services:

- **Comprehensive Experience from Exceptional Professionals.** Our team's experienced employees include planning, project management, and construction management professionals who have been on the owner's side and average 25 years of experience. J5 and Broaddus & Associates offer a comprehensive set of skills that specifically address the needs of your community.
- **Specific Experience with Municipal Facilities.** A majority of the projects our team has managed were for public sector clients. Our services have ranged from feasibility studies to full program management of an \$83 million county jail complex. Our project portfolio includes police stations, fire stations, first responders training facilities, courthouses, jails, town halls, libraries, and various administrative facilities.
- **Familiarity with Local Projects.** Our firm has managed several significant projects in Mississippi and is well acquainted with the unique requirements of the region.
- **Protecting the Owner's Interests.** Our team understands the importance of adherence to project budgets and financial stewardship on taxpayer funded initiatives. We are committed to employing planning, scheduling, estimating and communication processes that eliminate project delays and costly change orders. We maximize every dollar allotted by value engineering each project to identify possible cost savings or repurposing of funds (examples of which are enclosed).
- **Embracing Public Oversight.** Our team will validate the trust of the residents of Columbus by providing timely communications on construction progress and the expenditure of public funds. Broaddus & Associates is extremely experienced in the public arena, and will provide accurate, ongoing construction progress and budget status reports to coincide with scheduled Board or community meetings.
- **Experience with Alternative Funding Sources.** In addition to our planning, construction and project management services, our firm has significant experience in dealing with the complex coordination required with procuring and administering emergency funds from FEMA and other federal resources.

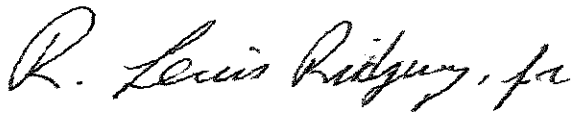
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We understand that the planning, development and construction of your facilities is critically important to your community. We appreciate the opportunity to become involved in this process, and we look forward to serving your needs.

Thank you for your consideration.

Yours Truly,

A handwritten signature in cursive script that reads "R. Lewis Ridgway, Jr." The signature is written in dark ink and is positioned above the printed name.

Lewis Ridgway

I

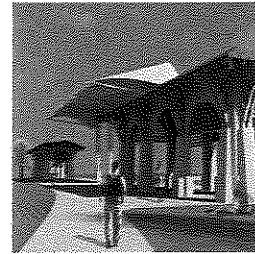
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J5 Broaddus is a comprehensive team of a project management and construction management firms that has been assembled to specifically address the needs of the City of Columbus, Mississippi. We are locally based, and is committed to protecting the interests of our community. Our team includes:

- Broaddus & Associates
- Jabari Edwards - J5



We will act as a cohesive unit, working through our submitted Project Managers to provide specialized services. We are committed to bringing the resources of large national firms through a dedicated, local team with a strong portfolio of projects.

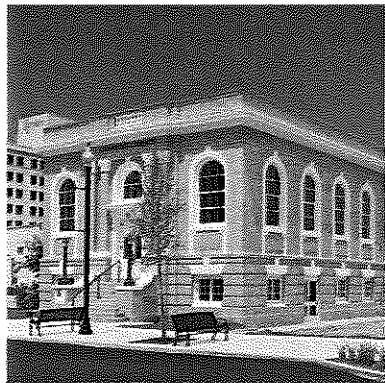
As a result, your projects will receive a team that:

- Offers experienced professional project managers with no "learning curve" required
- Protects the fiscal interests of the City of Columbus, with a focus on minimizing change orders
- Local to North Mississippi
- Details on each firm that comprise our team are listed below.

Since you are familiar with J5 please allow us to introduce Broaddus & Associates.

### BROADDUS & ASSOCIATES

Broaddus & Associates is an owner-oriented facilities program management and planning firm. The company has capabilities that result in delivering projects with exceptional results, both on time and within budget. Our core business is program management and we specialize in protecting the interests of the owner.



Since Dr. James A. Broaddus, P.E., founded the company, Broaddus & Associates has grown by providing experienced professionals and creative solutions on a variety of projects. Our company vision is simple, but effective: serve the project owner by providing unmatched experience and unwavering Best Practices. These two offerings are the cornerstone of our company and have delivered consistent value to our owner-clients. As an outcome of this value, the savings we are generally able to identify and employ on our projects exceed our fee, thus justifying our selection by an owner.

#### History

Our firm was established in 2000 in Austin, Texas, by its founder, President and CEO Dr. James A. Broaddus, P.E. Following a 20-year career as a U.S. Navy Civil Engineer Corps Officer and Seabee constructing facilities at locations around the globe, Dr. Broaddus served as Associate Director of the Construction Industry Institute (CII), a national research center dedicated to improving quality and cost-effectiveness on construction projects.

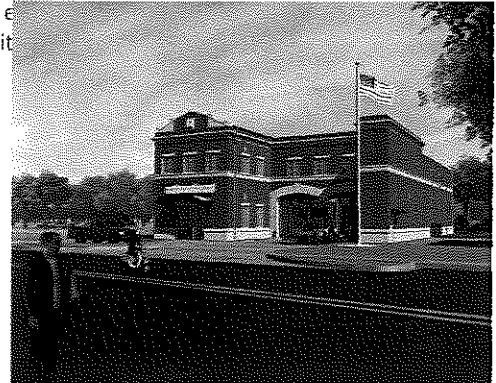
Combining his naval background in practical application and his CII research on Best Practices, Dr. Broaddus then served as Director of Facilities Planning and Construction for the 15-campus statewide University of Texas System from 1994-1998, where he was responsible for \$1.4 billion of academic, research, healthcare, athletic, and infrastructure and facilities construction. Dr. Broaddus was instrumental in creating legislation which allows all government entities in Texas to use alternative project delivery methods.

During his subsequent tenure as CEO of Design-Build Institute of America, Dr. Broaddus recognized the need to assist owners in the management of complex, major capital construction programs regardless of delivery method. Broaddus & Associates was established to focus on serving these owners. Best Practice programs such as constructability, pre-project planning, and partnering have been used in addition to alternative project delivery systems to effectively control budgets, compress schedules, and create satisfied clients.

Operating from offices in Texas, Mississippi, and Washington, D.C., our firm is currently managing, or assisting owners in managing projects totaling over \$6 billion in total cost. These projects, combined with approximately \$1 billion in completed projects, show yearly exponential growth over the last 10 years. We employ more than 120 professionals providing project management and planning services on projects nationwide. Our team includes architects, engineers, and construction

professionals who have been on the owner's side, with an average of 25 years of experience. Our firm has provided project management services for a multitude of municipalities:

- Gulfport, Mississippi
- Smithville, Mississippi
- Pass Christian, Mississippi
- Long Beach, Mississippi
- Moss Point, Mississippi
- Smithville, Mississippi
- Georgetown, Texas
- Lakeway, Texas
- San Marcos, Texas
- McAllen, Texas
- Harrison County, Mississippi



### Local Presence

The firm's presence in Mississippi began as a way for Dr. Broaddus to contribute to the post-Katrina coastal rebuilding effort, as the Mississippi Coast was his family's home for three years while in the U.S. Navy. The first Broaddus & Associates Gulf Coast Office opened in Gulfport in August 2006. At that time, the concept of Program and/or Project Management was relatively new to the Mississippi Gulf Coast, and the City of Pass Christian was the first municipality to contract with Broaddus & Associates for these services for all of their municipal projects. Soon thereafter, Broaddus & Associates contracted with the City of Gulfport, the City of Long Beach, the Harrison County Utility Authority, the Jackson County Board of Supervisors, Monroe County and the City of Moss Point to provide similar services. Since that time, our firm has opened additional offices in Ocean Springs and Jackson to serve the needs of our clients.

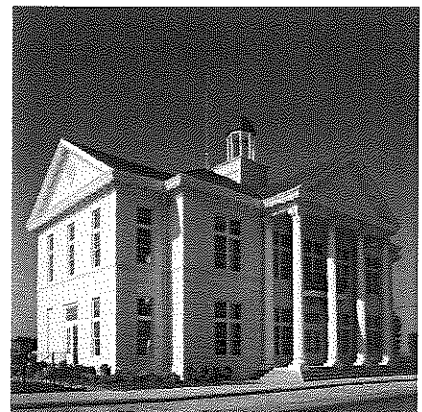
### Core Business

#### ***Project & Program Management***

Serving as the owner's professional representative and manager through all phases of planning, design, and construction for a single project or program of multiple projects, Broaddus & Associates provides proactive leadership to ensure effective project delivery on behalf of its clients.

A program manager serves as the owner's advocate and an extension of their staff. In this role, the project manager helps to define the project, facilitate communication, establish project budgets and schedules, identify the most appropriate delivery (contracting) method, lead the consultant selection process, monitor, coordinate, and review documents during all design phases, oversee the construction, ensure quality and safety goals, and report on all aspects of the project or program.

- Program management encompasses all phases of the facilities development process from defining the project, facilitating communication, pre-planning, establishing budgets and schedules, identifying the most appropriate delivery method, selecting the consultants, managing the design, overseeing the construction, ensures quality, assisting during move-in.
- A program manager serves as the owner's advocate and an extension of their staff. In this role, the project manager controls, facilitates, manages, expedites, monitors, reviews, coordinates, audits and reports on all aspects of the project or program.
- As an experienced industry professional, the program manager ensures projects are organized, moving forward efficiently and on target to achieve the cost, schedule, quality, and safety goals.
- The project manager should establish communication and information systems, serve as a liaison to the community, lead dispute resolution, ensure safety and quality control.
- Program Managers align themselves to meet the objectives of each owner by immersing themselves in the client's organization, adopting their culture and sharing their vision to ensure project success.



### Recognition

Engineering News-Record, the construction industry's leading trade publication, has

listed Broaddus & Associates among the nation's Top 50 Program Management and 100 Largest Construction Management-For-Fee firms in its 2011 rankings. Broaddus & Associates is ranked 32nd in the program management and 49th in the construction management-for-fee categories. It should be noted that our firm is third on the list among those who list program management as their core business.

More important to us than the national recognition are the accolades our firm enjoys which come in the form of repeat clients who request our services. Broaddus & Associates employs no business development specialists to "sell work." Our company's growth is based on demonstrated performance that makes our firm the obvious choice to owners requiring assistance with their projects.

**The People**

Broaddus & Associates executives have exceptional experience across multiple industries as owners, designers, and constructors using a variety of construction delivery methods.

With an average 25 years of experience, the firm's professional staff has collectively managed billions of dollars in construction for both public and private sector clients. The company's engineers, architects, planners, and construction industry experts have consistently helped owners develop strategic and financial plans, facility master plans, and to execute large design and construction programs.

Broaddus & Associates' proactive project management approach directs teams and resources toward high-quality, sustainable projects on-time and within budget. The firm understands program management and planning from an owner's perspective, and strives to ensure that the client's vision becomes reality.



Total Project Cost:  
\$ 38,500,000

Construction Cost:  
\$ 31,500,000

Size:  
N/A

Category:  
New Construction and  
Renovation

Key Dates:

Design Complete:  
11/2008

Construction Start:  
01/2009

Completed:  
02/2011

Services Provided:  
Program Management  
Project Administration

Project Executive:  
James Broaddus, Ph.D., P.E.

Project Manager:  
Ron Robertson, P.E.

Reference:  
Mayor Billy Skellie  
City of Long Beach  
201 Jeff Davis Ave.  
P.O. Box 929  
Long Beach, MS 39560  
Ph: 228-863-7292

**City of Long Beach  
Public Infrastructure**  
Long Beach, Mississippi

In October 2008, the City of Long Beach hired Broaddus & Associates as its project manager to handle all FEMA Public Assistance (PA) projects after Hurricane Katrina. Several projects were underway and after identifying issues and gaining acceptance from the mayor and his staff, Broaddus & Associates successfully steered stagnant projects through design challenges and inefficiencies and resolved long-standing issues.

Because of our extensive background and understanding of the FEMA and other grant policies and procedures, the City of Long Beach has obtained additional funding from multiple sources.

Projects include:

- Harbor fuel dock repairs
- Pier repair
- New bulkhead installation
- Existing bulkhead repairs
- Harbor expansion master plan
- Harbor master building – 1,764 SF
- Water, sewer, road repairs
  - 108,010 LF water lines
  - 95,000 LF sewer lines
  - 312 new manholes
  - 345 new shutoff valves
  - 199 new fire hydrants
- Asphalt and concrete repairs
- Fire station – 12,500 SF Hazard Mitigation Grant Program (HMGP) shelter
- City Hall – 15,500 SF new facility
- Jeff Davis Street project
- Harbor dredging

Our services included:

- Managing repair of damaged facilities
- Managing design and construction of new facilities
- Coordinating multiple funding sources, including FEMA PA funding, mitigation funds, MEMA funding, Coastal Impact Assistance Program (CIAP) funds, tidelands funds, other grants, and insurance
- Managing architect, engineer, and contractor selection
- Coordinating MEMA and FEMA and other funding approval processes
- Coordinating all MEMA and FEMA project closeout procedures and necessary documentation





## FIRM EXPERIENCE

Total Project Cost:  
\$ 22,460,000

Construction Cost:  
\$ 19,960,000

Size:  
20 miles of Water Lines  
18 miles of Sewer Lines

Category:  
Renovation

Key Dates:  
Design Complete:  
07/2009  
Construction Start:  
10/2009  
Completed:  
10/2011

Services Provided:  
Project Management

Project Executive:  
James Broaddus, Ph.D., P.E.

Project Manager:  
Ron Robertson, P.E.

Reference:  
Mr. Michael Necaise  
City Administrator  
City of Gulfport  
2309 15th Street  
Gulfport, MS 39501  
Ph: 228-868-5769  
mnecaise@gulfport-ms.gov

### City of Long Beach Water and Wastewater Infrastructure Projects Long Beach, Mississippi

Hurricane-force winds and tidal surge generated by Hurricane Katrina in August 2005 inundated the Long Beach sewer and water systems south of the railroad tracks. During the massive debris cleanup activities, substantial damage occurred to roads, sidewalks, curbing, and the surface drainage systems.

In October 2008, the City of Long Beach hired Broaddus & Associates as its project manager to handle all FEMA Public Assistance projects. Several projects were underway and after identifying issues and gaining acceptance from the mayor and his staff, Broaddus & Associates successfully steered stagnant projects through design challenges and inefficiencies, which resolved longstanding issues. Because of our extensive background and understanding of the FEMA policies and procedures, the City of Long Beach has obtained additional funding making the projects are more practical and functional. FEMA-funded project worksheets were generated and obligated for the removal and replacement or repair of these systems in Long Beach.

These projects consisted of removing and replacing the existing water and sewer system, which includes 312 new manholes, 345 new water main shutoff valves, and 199 new fire hydrants. Repairs were made to all damaged storm water drainage systems, curbing, driveways, and sidewalks within each project area.

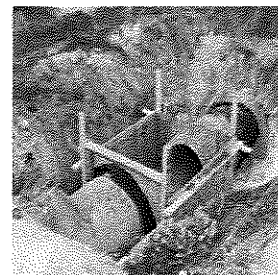
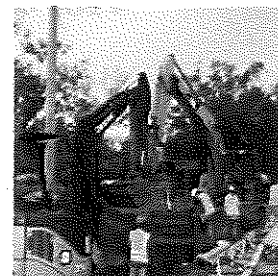
New sewer taps and water connections were provided to the residents in the area, all businesses and vacant lots, with minimum service interruption to current customers. This infrastructure project was divided into several different areas in Long Beach, and awarded to four contractors.

#### Projects list included:

- Removal of existing water and sewer system
- Installing 95,000 LF of new 8" PVC sewer lines
- Installing 312 new manholes
- Installing 108,010 LF of new water mains
- Installing 345 new water shutoff valves
- Installing 199 new fire hydrants
- Repairing asphalt and concrete roads where needed

#### Our services included:

- Managing repair of damaged facilities
- Managing design and construction of new facilities
- Coordinating multiple funding sources, including FEMA PA funding, mitigation funds,
- MEMA funding, grants, and insurance
- Coordinating MEMA and FEMA approval processes
- Managing architect, engineer, and contractor selection
- Coordinating all MEMA and FEMA project closeout procedures and necessary documentation.



Total Project Cost:  
\$ 22,460,000

**City of Moss Point**  
**Sewer, Roadway, & Municipal Infrastructure**  
Moss Point, Mississippi

Construction Cost:  
\$ 19,960,000

Size:  
20 miles of Water Lines  
18 miles of Sewer Lines

Moss Point encompasses 25 square miles and has a population of over 15,000 citizens. A historic riverfront city on the Escatawpa River, Moss Point suffered extensive damage from Hurricane Katrina's storm surge, which was 20 feet high in some areas. Many of its municipal and utility facilities were leveled and damaged beyond economical repair, or required significant repairs to restore them back to their pre-Katrina condition and use.

Category:  
Renovation

Broaddus & Associates was hired by the City of Moss Point in April of 2008, exactly two years and eight months after Hurricane Katrina devastated the Gulf Coast. During that time, the city was unable to complete any of their 17 large FEMA projects. Communication was the cornerstone of our project management process and success. A collaborative communication process involving the city, the designers and contractors enabled us to complete over 65 percent of the FEMA projects in the last two years. The firm provided the city tremendous value through redefining scopes of work that were missed in the initial evaluations after the storm, and through the onsite presence of managing day-to-day challenges that these unique projects present.

Key Dates:  
Design Complete:  
07/2009  
Construction Start:  
10/2009  
Completed:  
10/2011

Projects list included:

Services Provided:  
Project Management

- Elevated water storage tanks
- Gas meter & regulator replacement
- Water meter replacement
- Sewer grinder pumps & control panels
- Collapsed sewer repairs
- 50 wastewater lift stations
- Riverfront Recreation Center
- Pelican Landing Conference Center
- Pelican Landing parking lot
- Five park and recreation area sites
- Sue Ellen Recreational Center
- City Hall remodel
- Fire services building
- Public services building remodel
- Street sign and post replacement
- DPW main building
- Riverwalk boardwalk pier & Riverfront Park

Project Executive:  
James Broaddus, Ph.D., P.E.

Project Manager:  
Ron Robertson, P.E.

Reference:  
Mr. Michael Necaise  
City Administrator  
City of Gulfport  
2309 15th Street  
Gulfport, MS 39501  
Ph: 228-868-5769  
mnecaise@gulfport-ms.gov

Broaddus & Associates provided full project management services to rebuild and selectively consolidate projects into more cost-effective expenditures of Moss Point's resources. Our services included:

- Managing repair of damaged facilities
- Managing design and construction of new facilities
- Coordinating multiple funding sources, including FEMA PA funding, mitigation funds, MEMA funding, grants, and insurance
- Coordinating MEMA and FEMA approval processes
- Managing architect, engineer, and contractor selections
- Coordinating MEMA and FEMA project closeout procedures and necessary documentation



Total Project Cost:  
\$ 4,425,000

Construction Cost:  
\$ 3,830,000

Size:  
8 building facades

Category:  
Renovation

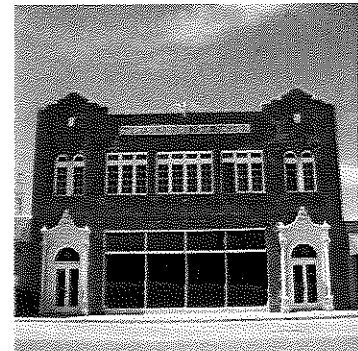
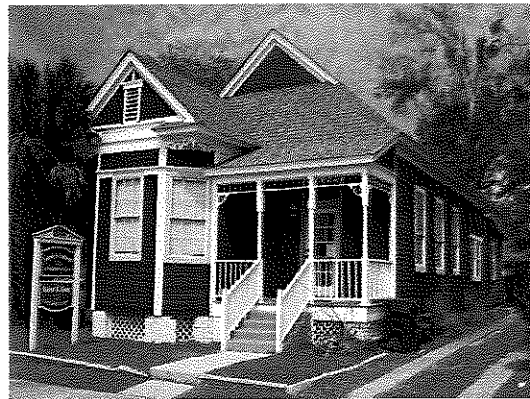
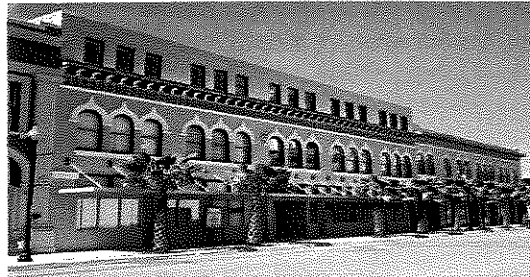
Key Dates:  
Start:  
07/2008  
Completed:  
07/2009

Services Provided:  
Project Administrator/  
Manager

Project Executive:  
James Broaddus, Ph.D., P.E.

Reference:  
Ms. Lisa Bradley  
Main Street Association  
City of Gulfport  
2309 15th Street  
Gulfport, MS 39501  
Ph: 228-575-7794  
lbradley@gulfport-ms.gov

## City of Gulfport CDBG Downtown Facade Program Gulfport, Mississippi



Broaddus & Associates was selected to provide project administrative services for a Community Development Block Grant (CDBG) providing for the beautification and refurbishing of 88 business façade properties severely damaged by Hurricane Katrina in the Main Street Downtown City of Gulfport.

The City of Gulfport applied for and received CDBG funds for a Community Revitalization Program, for which Broaddus & Associates has provided project administration/ management services. Mississippi Development Authority (MDA) administered CDBG funds for the state. The program was the largest façade restoration program in U.S. history.

Our services included working with building owners, architects and construction firms from beginning to end. Broaddus & Associates' functions included:

- Assisting in MDA/CDBG application preparation
- Creating program and design guidelines
- Administering the application process for individual grant approval and disbursement
- Coordinating architectural/design process with Mississippi Department of Archives and History (MDAH), local building code and procurement/finance department
- Maintaining MDA documentation for procurement, bid process, and budgets
- Maintaining Department of Labor (DOL)-required documentation for accuracy of federal labor standards including certified payroll and employee interviews
- Overseeing construction phase and final closeout to complete program

The administration and management function was complicated by the fact that these 88 building facades were on 65 separate buildings under many different owners. There were also four architectural firms, 12 design professionals, with four different contractors using 28 different subcontractors. The Broaddus & Associates team executed this program on schedule, within the budget, with no complaints from the building owners and no losses from contractors.

Total Project Cost:  
\$ 2,032,400

Construction Cost:  
\$ 2,048,000

Size:  
8,881 SF

Category:  
New Construction

Key Dates:  
Start:  
04/2010  
Completed:  
04/2011

Services Provided:  
Planning  
Project Management  
Grant Management

Project Executive:  
James Broaddus, Ph.D., P.E.

Reference:  
Mr. Michael Necaise  
City Administrator  
City of Gulfport  
2309 15th Street  
Gulfport, MS 39501  
Ph: 228-868-5769  
mnecaise@gulfport-ms.gov

## City of Gulfport Fire Station Number 7 Gulfport, Mississippi



Beginning in July of 2007, Broaddus & Associates was retained as the City of Gulfport's project manager for all Katrina rebuild projects. Of the multiple projects included in the City of Gulfport Disaster Recovery Contract, Fire Station #7 was completely destroyed by Hurricane Katrina.

The station was destroyed by surge and wind from Hurricane Katrina with three of four sides of the building blown out. All electrical, mechanical, and plumbing was destroyed, damaged, or missing from the surge waters in addition to substantial site work damage. After Katrina, the city utilized a manufactured home on the site. The pre-Katrina station was located south of the railroad tracks near Hwy 90 and was constructed slightly north of its pre-Katrina location.

Broaddus & Associates provided the following services for the Fire Station #7 project as the client's representative: oversight of design, plan review, oversight of construction, FEMA grant management, procurement consultation, budgeting, forecasting, project closeout, inspections, and weekly client updates.

The new FEMA public assistance and insurance funded building is 8,881 SF and includes larger engine bays for newer, larger ladder trucks to service local high rise buildings on the beach, a state-of-the-art engine bay ventilation system, reinforced core filled CMU exterior walls to protect the building and apparatus' from future hurricanes, additional engine truck access from the rear of the building, a floor plan conducive for firewomen stationed at #7, and a backup generator.

The City of Gulfport's goal for this project was to construct a fire station that blended in with the surrounding neighborhoods and to abandon the typical municipal appearance of most fire stations throughout the country. The city's goal also included a larger station for new ladder trucks, expansion for future stationed firemen and women, and rear entry access ability for the fire trucks to eliminate the need to back into the station from the busy Loraine Cowan road.

Total Project Cost:  
\$ 5,500,000

Construction Cost:  
\$ 5,125,000

Size:  
12,000

Category:  
Renovation

Key Dates:  
Start First Project:  
06/2009  
Completed:  
07/2011

Services Provided:  
Planning  
Project Management

Project Executive:  
James Broaddus, Ph.D., P.E.

Reference:  
Mr. Michael Necaie  
City Administrator  
City of Gulfport  
2309 15th Street  
Gulfport, MS 39501  
Ph: 228-868-5769  
mnecaie@gulfport-ms.gov

### City of Gulfport Orange Grove Community Center Gulfport, Mississippi

The City of Gulfport was devastated by Hurricane Katrina. Most municipal facilities were completely leveled, damaged beyond economical repair, or required significant repairs to restore them back to their pre-Katrina condition and use.

Broaddus & Associates was selected by the City of Gulfport as their program manager of choice to assist in managing their multi-funded (FEMA PA funding, mitigation funds, MEMA funding, grants, and insurance) hurricane recovery program. Broaddus & Associates provided project management services to rebuild 33 of the municipal facilities for the City. One of these projects is the new Orange Grove Community Center, a 12,000 SF community center centrally located in Gulfport on Dedeaux Road. The project includes an additional \$2.85 million in funding from FEMA Public Assistance, FEMA Hazard Mitigation Grant Program (HMGP) under Section 404. The building is designed to FEMA 361 shelter standards and is able to withstand up to 200 mph winds, as required for the hurricane-prone coastal area.



The community center is a centerpiece for the City and is utilized by many residents for conventions, elementary and high school functions, shows, weddings, outdoor recreation events, and community organizations.

The Orange Grove Community Center and property includes:

- Banquet hall
- Five multipurpose rooms
- Catering kitchen
- Offices and conference room
- Men's and women's restrooms
- Playground surrounded by a mulch walking track
- Recreation lawn
- 222 parking spaces

Although the daily function of the facility is a handsome community center, in the event of a disaster the entire building can shelter 600 residents pre- and post-disaster. The facility is designed to be self-sustaining for 36 hours by including a 25,000 gallon sanitary sewer tank, 10,000 gallon aboveground water tank, water well, and a 350 kW diesel generator.

Our services included:

- Design contract procurement
- Programming coordination
- Meeting minutes and follow-up for accountability
- Design review
- Owner/client representation
- Manage architect, engineer, and contractor
- Systems initiation
- Project coordination/management from concept to completion

Total Project Cost:  
\$ 28,770,000

Construction Cost:  
\$ 27,000,000

Size:  
78,690 SF

Category:  
New Construction

Key Dates:  
Start:  
05/2009  
Completed:  
02/2011

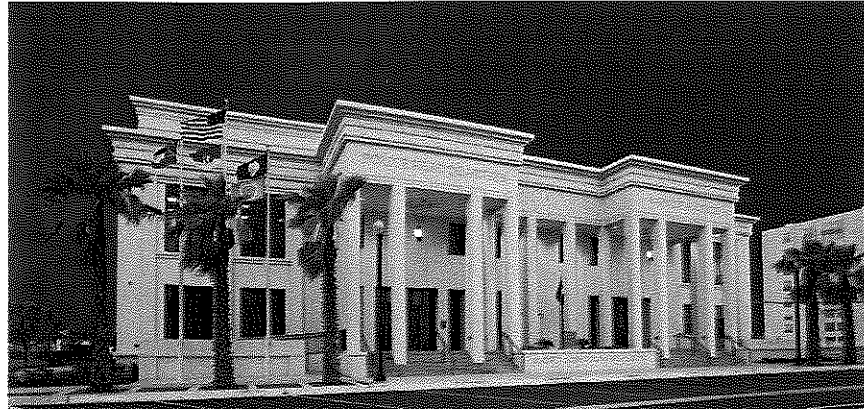
Services Provided:  
Planning  
Programming  
Project Management

Project Executive:  
James Broaddus, Ph.D., P.E.

Project Manager  
Robyn Eastman

Reference:  
Mr. Michael Necaise  
City Administrator  
City of Gulfport  
2309 15th Street  
Gulfport, MS 39501  
Ph: 228-868-5769  
mnecaise@gulfport-ms.gov

## City of Gulfport Robert J. Curry Public Safety Center Gulfport, Mississippi



The City of Gulfport was heavily damaged during Hurricane Katrina and selected Broaddus & Associates as their program manager of choice to assist in managing their multi-funded (FEMA PA funding, mitigation funds, MEMA funding, grants, and insurance) hurricane recovery program. One of the most significant projects was the ground-up rebuilding of its public safety center. The state-of-the-art police headquarters and municipal court complex as designed by Eley Guild Hardy was supported by consultation from Frederic I. Lederer, Ph.D., Chancellor Professor of Law and founder and director of the Courtroom 21 project at the College of William & Mary's School of Law in Virginia. The contractor was White-Spunner Construction.

Project activities included a facility constructed above the 500-year floodplain to allow the facility to serve as a first responders' shelter, which will house 170 first responders for the next significant Gulf Coast weather event. The building is being constructed under FEMA 361 hardened shelter requirements and designed to withstand 200 MPH winds, while still allowing occupancy.

Broaddus & Associates led the value engineering effort that saved the City of Gulfport over \$500,000. The savings were placed into the short-funded furniture, fixtures, and equipment budget, enabling the City to have a finished project with state-of-the-art equipment. Since the Municipal Complex also serves as a shelter, properly hardening the structure was essential to the safety and wellbeing of those who are housed in the facility in case of emergency. Broaddus & Associates identified window and louver design issues and led the effort to resolve these issues with minimal project delay.

#### The project included:

- Newest and latest technology available to allow video court appearances for prisoners, keeping prisoners in secure area in lieu of moving prisoners to public area
- New high-tech police headquarters facility with secure sally-port to allow secure pickup/drop-off of all prisoners, along with latest communication suite available on the market today
- Facility equipped with generator, water-holding tank, and waste-holding facility to allow use of first responder's shelter for 72 hours with no external support required
- Secure parking for all police emergency response vehicles
- Funded in part by a \$5 million FEMA Grant 404 which are for hazard mitigation

The firm provided leadership in bringing the team of designers and contractors to the common goal of "on-time completion within budget." This goal was accomplished with the construction of the project in just 17 months. This project was critical to restoring this community, particularly the downtown area which was so severely damaged by Hurricane Katrina.

Total Project Cost:  
\$ 5,700,000

Construction Cost:  
\$ 4,500,000

Size:  
19,762 SF

Category:  
New Construction

Key Dates:  
Design Complete  
10/2008  
Construction Start:  
02/2009  
Completed:  
08/2010

Services Provided:  
Project Management

## City of Long Beach City Hall Long Beach, Mississippi



Project Executive:  
James Broaddus, Ph.D., P.E.

In October 2008, Broaddus & Associates was hired as the City of Long Beach's project manager to manage all FEMA public assistance projects. After entering into the project midstream, we were ready to steer the stagnant project through design challenges and inefficiencies to bid and resolve longstanding issues.

Project Manager:  
Rob Robertson, P.E.

The original Long Beach City Hall Complex consisted of three connected buildings: the City Hall, the Water Department, and the City Hall Annex. All three buildings suffered significant damage during Hurricane Katrina from the onslaught of high winds, wind-driven rain, and mold due to extended power loss. The pre-Katrina City Hall building, built around 1957, was a 2,750 SF, one-story building. The pre-Katrina Water Department building, built around 1974, was a 1,800 SF, one-story building. The pre-Katrina City Hall Annex building, built around 1985, was a 3,600 SF, one-story building.

Reference:  
Mayor Billy Skellie  
City of Long Beach  
201 Jeff Davis Ave.  
P.O. Box 929  
Long Beach, MS 39560  
Ph: 228-863-7292

The new 15,500 SF facility was built at the southeast corner of Jefferson Davis Avenue and Second Street, on the same site as the old City Hall Complex. The new City Hall Complex houses the following functions: water department, building code office, records storage, the Mayor's Office, city administration, civil service, and the municipal court. A large community meeting room with a raised podium and platform was also included to accommodate meetings of the municipal court, Board of Aldermen, planning commission, and other public events. The new City Hall Complex is expected to aid in bolstering current businesses and assisting with future economic development efforts in the community. The new building is two stories in height and features wraparound galleries on both floors. The new facility provides on-street and off-street parking accommodations for the staff and the general public.

The building was constructed to comply with standards of the 2003 International Building Code (IBC). The exterior windows and doors are impact-rated per the large-missile Miami-Dade protocols.

## MINORITY CONTRACTING PLAN

Our team has a history of working with SBE/MBE/WBE firms to bring diversity and small business participation to projects. We understand it is in the best interest of the project and community to solicit bid proposals from these local subcontractors and suppliers. Our team will generate qualified small and disadvantaged business participation beginning with preconstruction networking kickoff meetings designed to introduce the project to the local business community and generate interest in specific opportunities associated with the project. These meetings will set expectations for SBE/MBE/WBE participation and outline how these goals will be achieved.

J5 Broaddus will also utilize existing local relationships to solicit bid proposals directly from local SBE/MBE/WBE firms with established project portfolios. We often network with existing supplier/subcontractor relationships to find other capable SBE/MBE/WBE providers. In addition to the importance of achieve participation goals, our team fully understands our obligation to the client to provide the best value on our projects. We also realize the importance of cash flow to these providers. In all cases, we pay within 45 days, and we routinely make special provisions for our subcontractors. We have the authority and capability to accelerate payment for all of our vendors.

Our team readily offers its business expertise to smaller firms in the form of certified mentorship programs at the state and federal level. As an example, Broaddus & Associates is currently the mentor in a certified State of Texas mentor/protégé agreement with a Historically Underutilized Business (HUB) that is being used as a part of an IDIQ project management contract with the Texas General Land Office. Broaddus & Associates is also engaging in a Federal 8(a) mentor/protégé agreement with a local Woman Business Enterprise (WBE)/Small Business Enterprise (SBE)/Minority Business Enterprise (MBE) for work on Department of Defense projects. We believe that enhancing the capabilities of local protégés to improve the ability to successfully and legally compete for project awards fosters long-term relationships for future work.

## J5 BROADDUS PROJECT APPROACH

A detailed project approach will be available at your request.



## CITY OF MOSS POINT

4412 DENNY STREET • MOSS POINT, MISSISSIPPI 39563  
OFFICE: 228-475-0300 • FAX: 228-475-6216

September 22, 2009

Brandon Wade, P.E., Assistant City Manager  
City of Galveston  
832 Rosenberg  
Galveston, TX 77550

Dear Mr. Wade:

Broaddus & Associates has been successfully managing a number of different projects for the City of Moss Point. Their experience and knowledge of the inner workings of the different grant programs and FEMA procedures have proven to be invaluable to our City's effort to rebuild following Hurricane Katrina.

Broaddus & Associates has provided the City of Moss Point tremendous value through jobsite visits with Architects, Engineers, and MEMA/FEMA defining proper project scopes of work that would be otherwise overlooked. The project managers have taken a great burden off our City staff without adding additional cost to the City. Their services have been funded by various Federal Grant programs.

Broaddus & Associates has been able to keep the projects moving through approval processes and construction while keeping the City fully informed with timely progress reports. B & A has provided the City of Moss Point with leadership of proper documentation for FEMA Project Reimbursement and Closeout Procedures and because of their expertise were able to obtain additional funding for these projects.

Broaddus & Associates has provided the City of Moss Point with a one person contact representative (Project Manager) making communication lines very simple. This gives the city someone they can hold accountable for keeping all of the Phases of the project(s) moving.

As Mayor of Moss Point, I have observed a high level of professionalism and dedication to duty by the Broaddus & Associates Project Managers working on our projects.

I would without reservation recommend Broaddus & Associates to other potential clients in need of professional Project Management assistance.

Very Respectfully Yours,

Mayor Aneice Liddell  
City of Moss Point

CITY CLERK • HUMAN RESOURCES • PUBLIC WORKS • COMMUNITY DEVELOPMENT • BUILDING INSPECTIONS • CODE ENFORCEMENT  
PARKS & RECREATION • POLICE DEPARTMENT • FIRE DEPARTMENT

## OFFICE OF THE HAYS COUNTY JUDGE



## ELIZABETH 'LIZ' SUMTER

111 E. San Antonio St., Suite 300 • San Marcos, Texas 78666  
Phone: 512/393-2205 • Fax: 512/393-2282 • E-mail: lizsumter@co.hays.tx.us

March 24, 2010

James A. Broaddus, Ph.D., P.E.  
President  
Broaddus & Associates  
1301 S. Capital of Texas Highway  
Suite A-302  
Austin, Texas 78749

Dear Dr. Broaddus,

It has been my pleasure to work with various members of your organization. Your team was hired by Hays County at a critical decision making juncture on a number of capital improvement projects (Government/Justice Center, Jail renovation and future building, two precinct offices, and an add on to the Road and Bridge Department) that were costing the county millions of dollars with less than satisfying results.

Their attention to detail, keeping the county staff on track, open and constant communication with Commissioner Court members and professional 'hand-holding' has saved Hays County more than the millions already spent but also future dollars on projects in the pipeline.

The Government/Justice Center had a budget that could not be met until your team at Broaddus and Associates stepped in. They brought the building within budget without reducing the size or sacrificing any of the 'green' features that were important to the court. Benefits from the yet to be built new building — a new integrated phone/data system — will be installed in existing buildings, so that the County can better serve its citizens and realize monthly savings immediately.

Forward thinking, reducing operational costs, attention to detail and communicating effectively with all of the different stakeholders in the process has earned this team my deepest respect and admiration for what they accomplish every day.

Finally, if it isn't clear from above — *I like them* — all of the members of your team. Not just for the reasons above but because they have made my job easier.

Sincerely,

Judge Elizabeth 'Liz' Sumter  
Hays County





**BOARD OF SUPERVISORS**  
**JACKSON COUNTY, MISSISSIPPI**  
 POST OFFICE BOX 998  
 PASCAGOULA, MISSISSIPPI 39568-0998  
[www.co.jackson.ms.us](http://www.co.jackson.ms.us)

Barry Cumbest  
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John McKay  
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 District Five

Brian Fulton  
 County Administrator

Paula Yantzy  
 Attorney

Terry Miller  
 Clerk of Board

July 9, 2012

Board of County Commissioners  
 Suwannee County  
 224 Pine Avenue  
 Live Oak, Florida 32064

Dear County Commissioners:

Broaddus & Associates has been working for Jackson County, MS for the past five years and has done an outstanding job providing project management services. These services have been provided by experienced project managers who know how to get things done for their clients in a seamless, team-oriented way.

Their construction and FEMA policy experience has proven to be invaluable to our rebuilding efforts post Hurricane Katrina. On numerous occasions Broaddus & Associates has been able to increase our allowable funding on specific projects that otherwise would have had a shortfall.

The Broaddus & Associates team's leadership exceeded our expectations. For example, we are currently set to open three new 10,000 sq ft FEMA 361 Hurricane Shelters. These shelters required a significant value engineering effort prior to construction in order to get the project within budget. It is this type of effort by the Broaddus & Associates team that makes having someone looking out for your best interest invaluable.

Based on my experience, I would not only hire Broaddus & Associates to manage my next facility, but I would recommend Broaddus & Associates to any company or organization with similar needs.

If I can provide any additional information, please feel free to contact me at (228) 769-3378.

Sincerely,

John McKay, Board President  
 District 5 Supervisor  
 Jackson County Board of Supervisors

Phone 228-769-3378 • Fax 228-696-6500 • E-mail [john\\_mckay@co.jackson.ms.us](mailto:john_mckay@co.jackson.ms.us)

**MONROE COUNTY SCHOOL DISTRICT**

**P.O. Box 209  
Amory, MS 38821**

**(662) 257-2176 \* FAX (662) 257-2181**

**Scott Cantrell  
Superintendent**

**Sayonia Garvin  
School Business Administrator**

**Chris Seay  
Payroll**

**Christy Little  
Accounts Payable**

**County School Board**

**Butch Palmer  
District 1**

**Michael Miller  
District 2**

**Ann Price  
District 3**

**Don Self  
District 4**

**Linda Bickerstaff  
District 5**

July 19, 2012

James A. Broaddus, Ph.D., P.E.  
President, Broaddus and Associates  
1301 S. Capital of Texas Highway  
Suite A-302  
Austin, TX 78749

Dear Dr. Broaddus,

As we began the initial stages of the recovery process after the April 2011 tornado that rendered our Smithville School campus un-useable, I recall thinking that it was an absolute necessity for our district to quickly surround ourselves with a quality construction management team. Insurance adjusters were making recommendations and offers, FEMA was speaking in a language unfamiliar to us, public adjusters were flying into town and leaving messages daily, thieves were stealing copper from our buildings, and contractors were lining up to know when work would begin, not to mention the community members who wondered what was next for our demolished campus. These were tense times to say the least.

Based on the recommendations of a local and trusted contractor, FL Crane, along with the leaders of municipalities on the coast of MS that had previously worked with Broaddus & Associates, it became evident that we would be well served by your organization in the construction management realm of our upcoming rebuild. Gladly, since day one of our partnership, it was evident that our school project immediately became a priority to your CM team. I cannot imagine how our limited school district office staff could have ever worked through the difficult issues with various organizations such as insurance, architects, FEMA, DEQ, MDA, MDAH, SHPO, FEMA EHP, ACHP, etc..., not to mention the contractors who have been hired for the actual rebuild.

Thank you so much for the quality experience we have had with each of your employees who have played a role in leading us thru the rebuild of our school. I certainly would have no reservations in recommending Broaddus and Associates to all entities searching for a quality construction management team. Our best interests have truly been served by the Broaddus team.

Sincerely,



Scott Cantrell  
Superintendent of Education

## TOWN OF SMITHVILLE

July 9, 2012

James A. Broaddus, Ph.D., P.E.  
President  
Broaddus & Associates  
1301 S. Capital of Texas Highway  
Suite A-302  
Austin, Texas 78749

Dear Dr. Broaddus:

I am writing a letter of appreciation concerning the outstanding job Broaddus & Associates has done as our Owner's Representative for the Tornado Recovery of the Town of Smithville, Mississippi

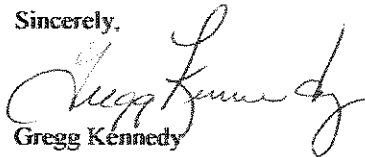
The Broaddus & Associates team's leadership exceeded our expectations. From the onset, Broaddus has saved us time and money—not to mention innumerable headaches—as we struggle to rebuild. For example, we needed a temporary school in place so that our children could attend school in Smithville. With amazing speed and efficiency, Broaddus had a campus of 44 double-wide trailers and storm shelters ready to go by August of 2011. The overwhelming issues between FEMA and insurance have been overseen and handled with professionalism and competence. Also, the availability of the project manager and others in your organization to answer questions and oversee projects has relieved many a stressful situation.

Our Town has made remarkable recovery thanks to the professional leadership of the Broaddus & Associates team.

Based on my experience, I would not only hire Broaddus & Associates to manage my next facility, but I would recommend Broaddus & Associates to any company or organization with similar needs.

If I can provide any additional information, please feel free to contact me at 662.651.4063 or [smayor@traceroad.net](mailto:smayor@traceroad.net).

Sincerely,



Gregg Kennedy  
Mayor  
Town of Smithville, Mississippi