

J O U R N E Y

EQUITY PARTNERS, LLC.

RFP No. 2024-012

DISPOSITION OF CITY SURPLUS
PROPERTIES

1620 AVENUE E

DUE NOVEMBER 13, 2023 2:30 PM



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CITY OF FORT PIERCE
OFFER TO PURCHASE/BID RESPONSE FORM
DISPOSITION OF CITY SURPLUS PROPERTIES
 Bid No. 2023-027

Date: November 7, 2023

I/we propose to purchase property located at: 1620 Avenue E

PROPOSED SUBMITTED BY:

Legal Name (s): Journey Equity Partners LLC.

Address: 1147 NE 7th Avenue Fort Lauderdale, FL 33304

Day-time Phone Number: (954) 368-7700 Mobile Number: _____

Email: jwahl@journeycdg.com, cmoore@journeycdg.com

INTENDED USE

I/we propose to use the property for:

Development of (1) steel manufactured energy efficient duplex featuring a modern design.

Will this property be your primary residence? _____ Yes No

If not above, what do you intend to develop the property for: Rental _____ Resale _____ Other

IMPROVEMENTS

In consideration for the City of Fort Pierce transferring the property, I/we propose to make the following improvements. (Provide a detailed description of the project outlining intended use of the property with a description of rehabilitation, renovation, modifications, or new construction):

New construction of modern designed multi-family residential duplex, concrete block construction and built to Miami-Dade Storm Code. Property will feature new landscaping, updated plumbing/irrigation, exterior lighting, and hardscapes. Duplexes will be rented out to families on the City of Fort Pierce's Affordable housing program's list.

(Attach pages as needed)

Total value of all proposed improvements to the property: \$328,493.55

BID/BID AMOUNT

I/we offer to pay the City of Fort Pierce **\$7,505.00** for the property.

REQUIRED INFORMATION

To be considered complete, the following documentation/information must be submitted. Please indicated if the information is included with this submittal in the tabbed format as describe above. Only complete bids will be considered.

Yes No **Development Plan** – Preliminary building plans including elevations floor plans, facades and landscaping.

Yes No **Timeline to complete construction project**

Yes No **Construction Cost Estimate-** improvements by a knowledgeable & experienced third-party professional, e.g., an engineer, architect, or licensed contractor.

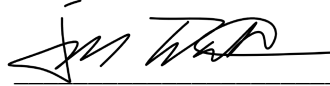
Yes No **Proof of financial ability** to complete the project. Proof may be letter of credit, loan commitment, or proof on cash on hand, or some other form as approved by the City. Grants or special financing must be listed but cannot be counted as proof as financial ability unless a copy of the award notice or other acceptable guarantee is provided.

Yes No **Property Utilization/Intended Use** – Will this be your primary residence? If not, what do you intend to develop the property for?

Yes No **Narrative/Summary from Developer OR Neighboring Property Owner/Occupant**

BIDDER'S ACKNOWLEDGEMENT

The Bidder understands that information contained in this Bid Form is to be relied upon by the City of Fort Pierce in awarding the specified Bidder, and such information is warranted by the Bidder to be true. Bidder understands that the City/Agency has the right to verify the information submitted and to seek any additional information relating to the Bidder's qualifications. The discovery of any misstatement, which, in the sole opinion of the City/Agency, materially affects the Bidder's qualifications to perform, shall cause the rejection of the Bid, and if after the award, to cancel the sale of agreement. The Bidder acknowledges that the deed will include a clause stating that the property reverts to the City of Fort Pierce if substantial compliance with the provisions of the bid is not met according to an agreed upon timeline.



Bidder of Authorized Representative

[Jarad Wahl](#)

Typed Name

[November 7, 2023](#)

Date

CITY OF FORT PIERCE BIDDER'S CHECKLIST

This checklist is provided to assist each Bidder in the preparation of their bid response. Included in this checklist are important requirements, which is the responsibility of each Bidder to submit with their response in order to make their response fully compliant. This checklist is only a guideline, it is the responsibility of each Bidder to read and comply with the Invitation to Bid in its entirety.

Check "Yes" or "No" to each of the following:

	YES	NO
Is the Bidder's Narrative/Summary included?	<u>✓</u>	<u> </u>
Is the proof of Financial Ability/Letter from financial institution included?	<u>✓</u>	<u> </u>
Is the Development Plan included:	<u>✓</u>	<u> </u>
Preliminary building plans included	<u>✓</u>	<u> </u>
Timeline to complete the construction project	<u>✓</u>	<u> </u>
Construction cost estimates included	<u>✓</u>	<u> </u>
Landscaping plans	<u>✓</u>	<u> </u>
Property development utilization	<u> </u>	<u> </u>
Is Invitation to Bid cover page (page 1) completed, signed, and attached?	<u>✓</u>	<u> </u>
Is the Offer to Purchase Form (page age 14-16) completed, signed and attached?	<u>✓</u>	<u> </u>
Bid envelope is marked accordingly.	<u> n/a </u>	<u> </u>

PLEASE SIGN AND RETURN WITH BID:  _____

November 6, 2023



CITY FORT PIERCE

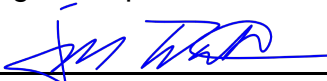
DISPOSITION OF CITY SURPLUS PROPERTY 1620 AVENUE E
RFP NO. 2024-012

ADDENDUM NO. 1

The purpose of this addendum is to include the Sample Sales Agreement as exhibit B, in the proposal document.

All other conditions of this bid remain the same.

Please acknowledge receipt of this addendum and include it with your submittal.

Signature: 
Manual

Signature: Jarad Wahl
Typed or Printed

Company Name: Journey Equity Partners LLC.

Address: 1147 NE 7th Avenue, Fort Lauderdale, FL 33304

Date: 11/07/2023

/lh

Attachment: **Sample Surplus Property Sale Agreement**

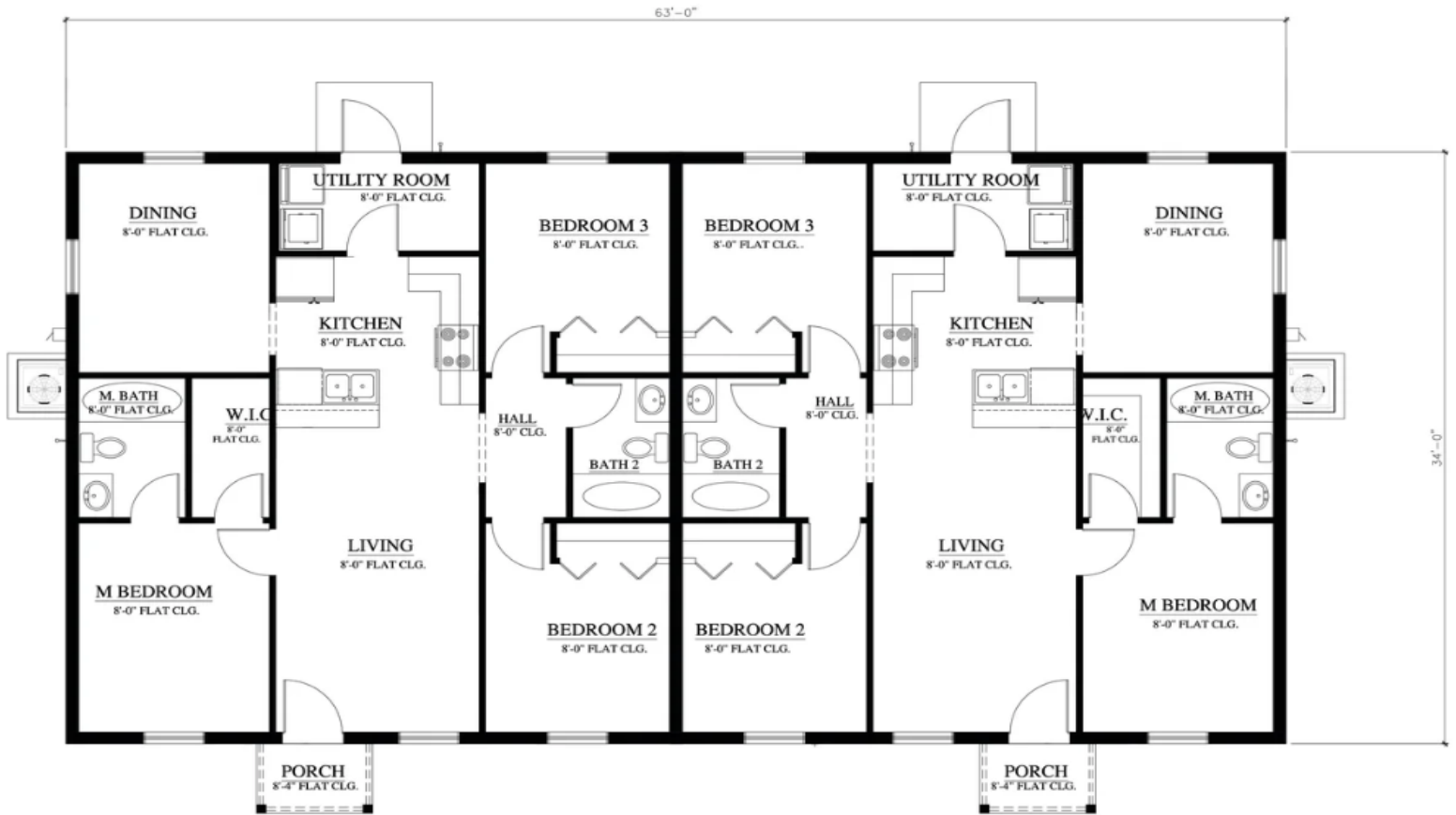
1620 Avenue E
2404-816-0003-000-2



DEVELOPMENT PLAN



Preliminary building plans

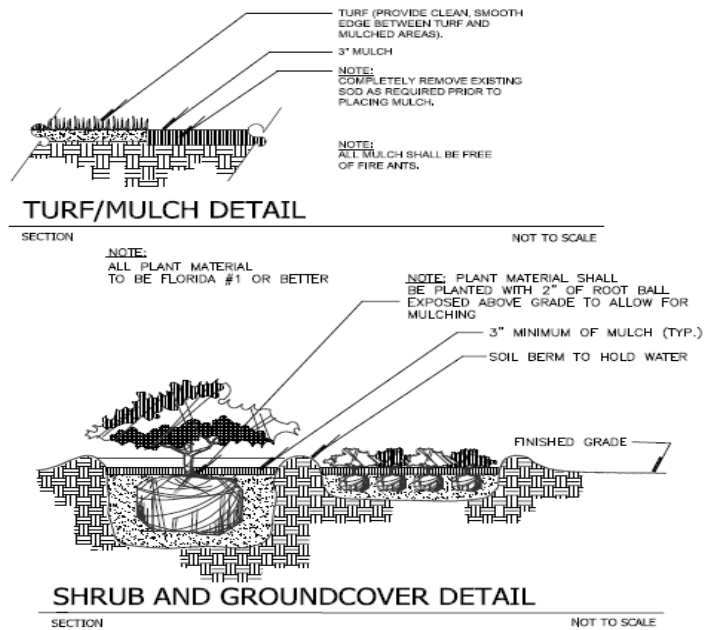
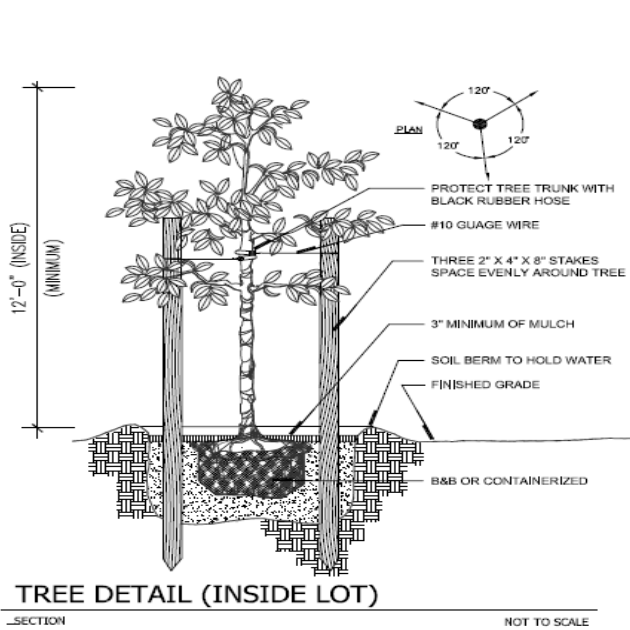


Renderings of buildings

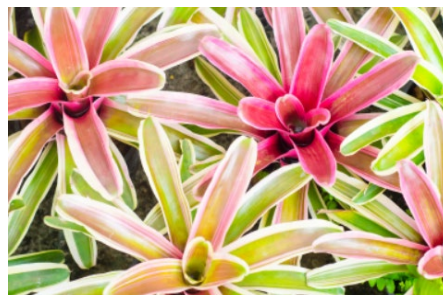


Landscaping Plans

The landscape plans for this project will meet the requirements set forth in SEC 123-36.



Our landscaping design will feature native plants to the treasure coast region of Florida. We will focus on installing species such as culusia, bromeliads, fountain grasses, and palm trees.



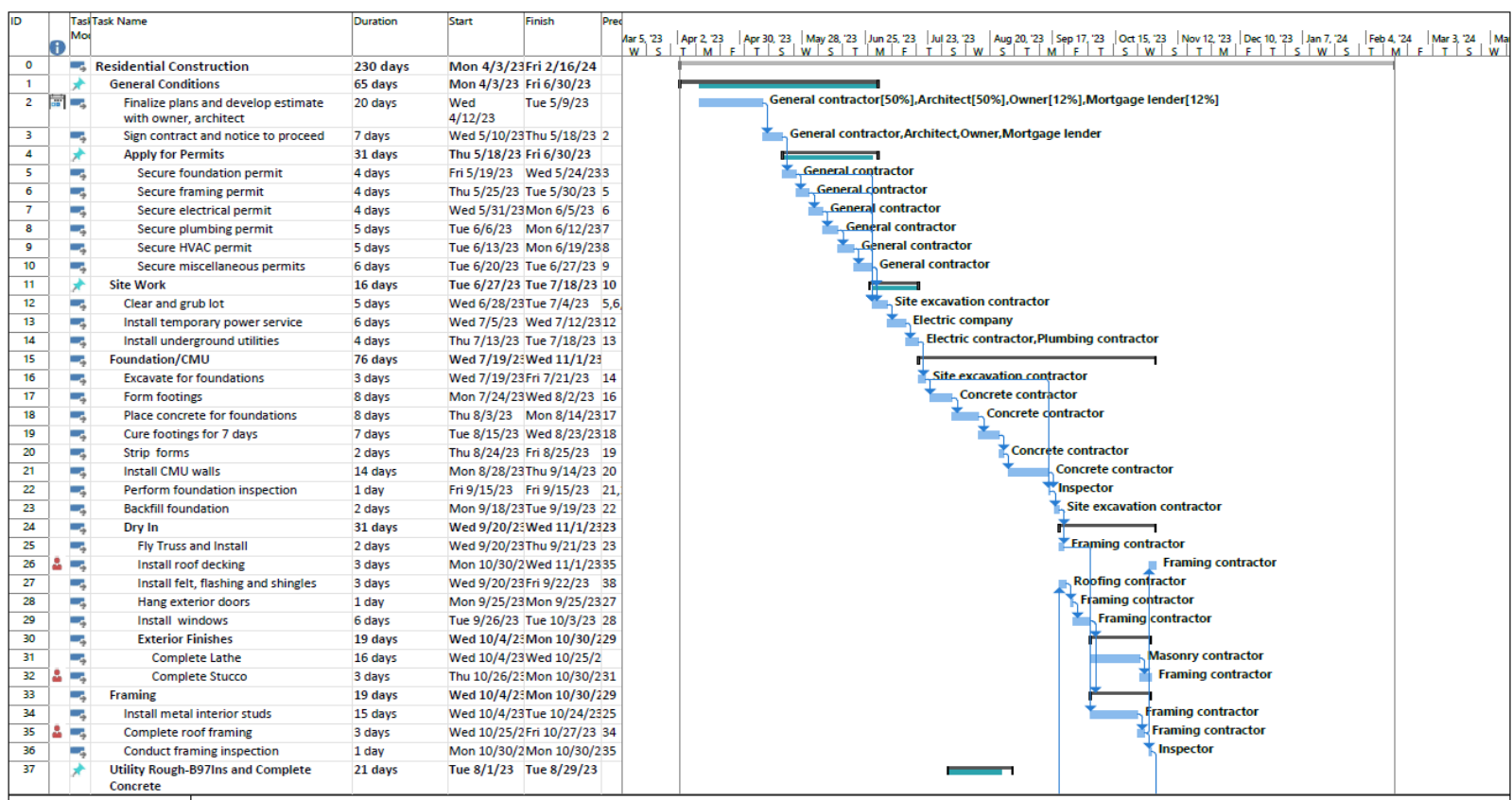
Detailed Description

The duplex model we will build is just at 2,142 square feet and will consist of the following:

- Modern front with large windows
- 3 Bedrooms 2 Full Baths
- Full Kitchen
- Impact Doors and Windows
- Concrete Block structure
- Central A/C Duct system
- Tankless water heater
- Utility Room
- Connection for washer and dryer
- LED Lights
- Hurricane resistant (178 MPH Winds)
- State of Florida Building Council Approved

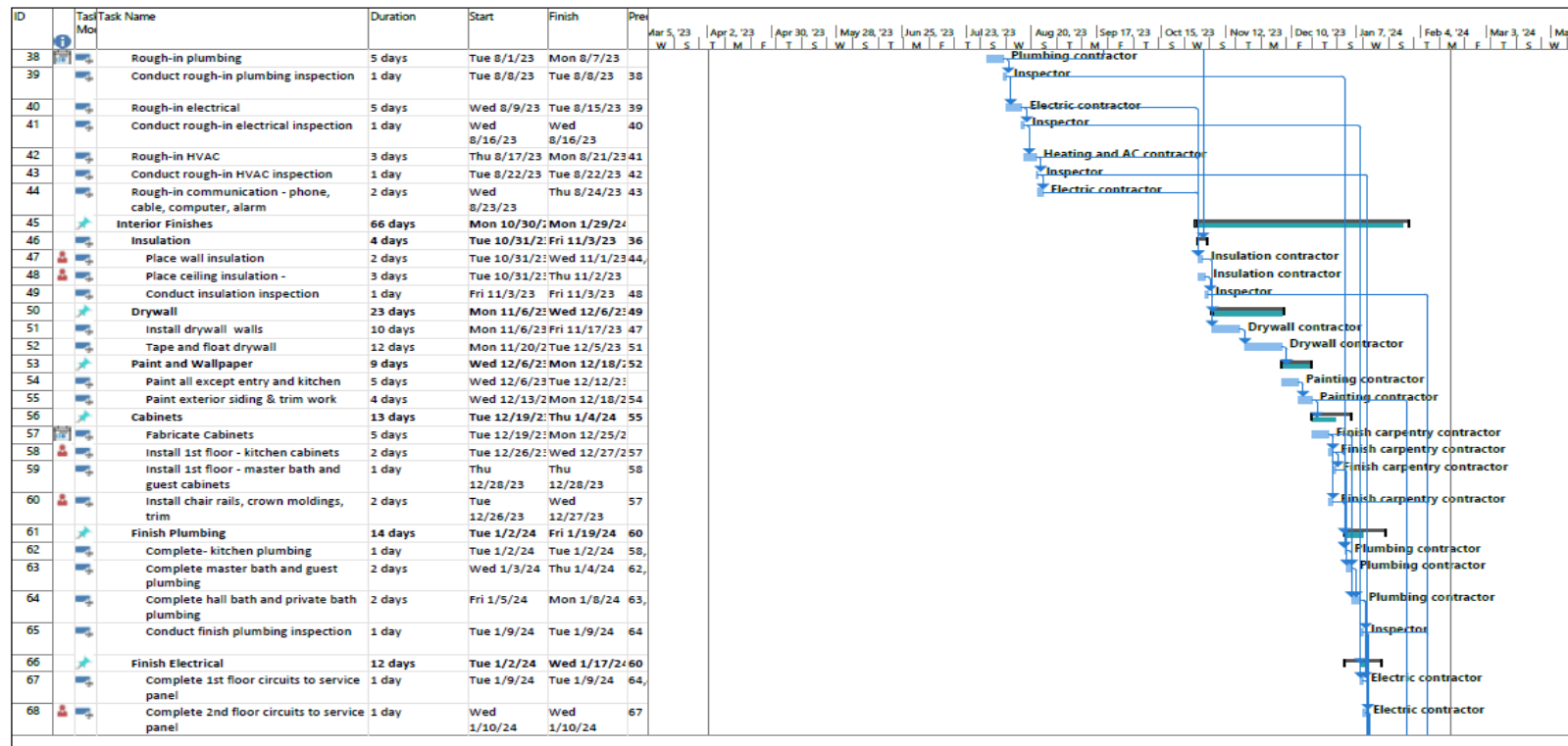
JOURNEY

Timeline to complete the construction



Project: Residential Construction
Date: Thu 2/23/23

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone	

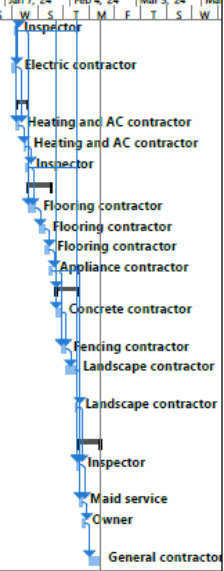


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JOURNEY

ID	Task Name	Duration	Start	Finish	Predecessors	Calendar
69	Conduct finish electrical inspection	1 day	Thu 1/11/24	Thu 1/11/24	68	Mar 5, '23 - Mar 12, '23
70	Complete communications wiring - phone, cable, computer, alarm	2 days	Wed 1/10/24	Thu 1/11/24	65	Mar 12, '23 - Mar 19, '23
71	Finish HVAC	3 days	Fri 1/12/24	Tue 1/16/24		Mar 19, '23 - Mar 26, '23
72	Complete 1st floor - zone 1 HVAC	1 day	Fri 1/12/24	Fri 1/12/24	70, 71	Mar 26, '23 - Apr 2, '23
73	Complete 2nd floor - zone 2 HVAC	1 day	Mon 1/15/24	Mon 1/15/24	72	Apr 2, '23 - Apr 9, '23
74	Conduct HVAC inspection	1 day	Tue 1/16/24	Tue 1/16/24	73	Apr 9, '23 - Apr 16, '23
75	Carpet, Tile and Appliances	8 days	Wed 1/17/24	Fri 1/26/24		Apr 16, '23 - Apr 23, '23
76	Tile entry, kitchen and baths	3 days	Wed 1/17/24	Fri 1/19/24	69, 75	Apr 23, '23 - Apr 30, '23
77	Carpet 1st floor	2 days	Mon 1/22/24	Tue 1/23/24	76	Apr 30, '23 - May 7, '23
78	Carpet 2nd floor	2 days	Wed 1/24/24	Thu 1/25/24	77	May 7, '23 - May 14, '23
79	Install appliances	1 day	Fri 1/26/24	Fri 1/26/24	78	May 14, '23 - May 21, '23
80	Landscaping and Grounds Work	7 days	Mon 1/29/24	Tue 2/6/24	79	May 21, '23 - May 28, '23
81	Pour concrete driveway and sidewalks	2 days	Mon 1/29/24	Tue 1/30/24	55	May 28, '23 - Jun 4, '23
82	Install backyard fence	2 days	Wed 1/31/24	Thu 2/1/24	79, 81	Jun 4, '23 - Jun 11, '23
83	Sod and complete plantings - front yard	2 days	Fri 2/2/24	Mon 2/5/24	82	Jun 11, '23 - Jun 18, '23
84	Sod and complete plantings - backyard	1 day	Tue 2/6/24	Tue 2/6/24	83	Jun 18, '23 - Jun 25, '23
85	Final Acceptance	8 days	Wed 2/7/24	Fri 2/16/24		Jun 25, '23 - Jul 2, '23
86	Complete final inspection for certificate of occupancy	1 day	Wed 2/7/24	Wed 2/7/24	84, 85	Jul 2, '23 - Jul 9, '23
87	Cleanup for occupancy	1 day	Thu 2/8/24	Thu 2/8/24	79, 86	Jul 9, '23 - Jul 16, '23
88	Perform final walk-through inspection	1 day	Fri 2/9/24	Fri 2/9/24	87	Jul 16, '23 - Jul 23, '23
89	Complete punch list items	5 days	Mon 2/12/24	Fri 2/16/24	88	Jul 23, '23 - Jul 30, '23



Project: Residential Construction
Date: Thu 2/23/23

Task	Project Summary	Manual Task	Start-only	Deadline
Split	Inactive Task	Duration-only	Finish-only	Progress
Milestone	Inactive Milestone	Manual Summary Rollup	External Tasks	Manual Progress
Summary	Inactive Summary	Manual Summary	External Milestone	

Detailed Cost Estimate by a Licensed General Contractor

As a fully Licensed and State Certified construction firm, we have our own internal estimating division that allows us to be more precise and efficient when cost estimating on all our all projects.

Our internal estimating team has put together a cost estimate to complete construction that we as an organization believe is current to the market trends and not comprising material quality for cost.



Ron DeSantis, Governor

Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES



MOORE, CLIFFORD LEE JR
JOURNEY C&D GROUP INC.
1147 NE 7TH AVE
FORT LAUDERDALE FL 33304

LICENSE NUMBER: CGC1524020

EXPIRATION DATE: AUGUST 31, 2024

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.

Detailed Cost Estimate

JOURNEY Journey C+D Group, Inc
Powered by RedTeam

COST ESTIMATE

2210002 - Fort Pierce Duplex Development

Manager: Clifford Moore

As of 2/23/2023

Original Scope

	Description	Quantity	U/M	Labor (\$)	Material (\$)	Subcontract (\$)	Equipment (\$)	Other (\$)	Total (\$)
01300	County Impact Fees	1.00	l/s	0.00	0.00	6,500.00	0.00	0.00	6,500.00
	Duplex	1.00	ea	Subcontract @	6,500.00	=			6,500.00
01500	Temporary Facilities and Controls - Electrical and Plumbing	1.00	l/s	0.00	0.00	2,000.00	0.00	0.00	2,000.00
	Temporary Facilities and Controls	1.00	l/s	Subcontract @	2,000.00	=			2,000.00
02300	Earthwork	1.00	l/s	0.00	0.00	21,146.00	0.00	0.00	21,146.00
	Earthwork	1.00	l/s	Subcontract @	21,146.00	=			21,146.00
05500	Metal Fabrications	1.00	l/s	0.00	0.00	500.00	0.00	0.00	500.00
	Metal Fabrications	1.00	l/s	Subcontract @	500.00	=			500.00
07400	Roofing Flashing and Seams	1.00	l/s	0.00	0.00	2,500.00	0.00	0.00	2,500.00
	Roofing Flashing and Seams	1.00	l/s	Subcontract @	2,500.00	=			2,500.00
09500	Ceilings	1.00	l/s	0.00	0.00	4,000.00	0.00	0.00	4,000.00
	Ceilings - Plaster at Seam	2.00	l/s	Subcontract @	2,000.00	=			4,000.00
09600	Flooring	1.00	l/s	0.00	0.00	12,000.00	0.00	0.00	12,000.00
	Flooring Tile Allowance	2,400.00	sf	Subcontract @	2.00	=			4,800.00
	Floor Setting Materials and Grout	2,400.00	sf	Subcontract @	0.50	=			1,200.00
	Flooring Labor Installation	2,400.00	sf	Subcontract @	2.50	=			6,000.00
010000	General Conditions	1.00	l/s	0.00	0.00	400.00	0.00	2,050.00	2,450.00
	Porta Potty	1.00	mths	Subcontract @	400.00	=			400.00
	Office Supplies, Water, Ice, Small Hand Tools	1.00	l/s	Other @	1,500.00	=			1,500.00
	Office Space/Trailer	1.00	mths	Other @	550.00	=			550.00
010000	Permitting and Builders Risk	1.00	l/s	0.00	0.00	9,900.00	0.00	0.00	9,900.00
	Builders Risk	1.00	l/s	Subcontract @	2,100.00	=			2,100.00
	Permitting	1.00	l/s	Subcontract @	7,800.00	=			7,800.00
013100	Project Management and Coordination	1.00	l/s	20,500.00	0.00	0.00	0.00	0.00	20,500.00
	Part Time Project Manager	2.00	mon	Labor @	5,000.00	=			10,000.00
	General Superintendent	1.50	mths	Labor @	7,000.00	=			10,500.00
13120	Concrete Shell, drywall and Roofing	1.00	l/s	0.00	0.00	150,580.00	0.00	6,000.00	156,580.00
	Duplex (2 Units)	1.00	ea	Subcontract @	147,080.00	=			147,080.00
	Appliances (Stove, Refrig, Microwave, Washer and Dryer, and Garbage Disposal, Dishwasher, Crane	2.00	ea	Other @	3,000.00	=			6,000.00
15400	Plumbing Underground Rough and Connection	1.00	l/s	0.00	0.00	6,050.00	0.00	0.00	6,050.00
	Underground Rough and Connection	2.00	l/s	Subcontract @	3,025.00	=			6,050.00
15700	Heating, Ventilating, and Air Conditioning Equipment & Installation	1.00	l/s	0.00	0.00	10,000.00	0.00	0.00	10,000.00
	Heating, Ventilating, and Air Conditioning Equipment & Installation	2.00	l/s	Subcontract @	5,000.00	=			10,000.00
16200	Electrical Power	1.00	l/s	0.00	0.00	7,000.00	0.00	0.00	7,000.00
	Electrical Power	2.00	l/s	Subcontract @	3,500.00	=			7,000.00
017400	Cleaning and Waste Management	1.00	l/s	0.00	0.00	3,125.00	0.00	0.00	3,125.00
	Dumpster	1.00	l/s	Subcontract @	725.00	=			725.00
	Final Interior Clean	2.00	ea	Subcontract @	1,200.00	=			2,400.00
022100	Surveys, Elevation Certificate, Tests	1.00	l/s	0.00	0.00	1,900.00	0.00	0.00	1,900.00
	Surveys - Elevation, 4-Corner, Setback	1.00	l/s	Subcontract @	1,200.00	=			1,200.00
	Soil Test	1.00	ea	Subcontract @	350.00	=			350.00
	Concrete Test	1.00	ea	Subcontract @	350.00	=			350.00
024100	Landscape and Irrigation	1.00	l/s	0.00	0.00	8,700.00	0.00	0.00	8,700.00
	Landscape Per Lot	1.00	ea	Subcontract @	5,200.00	=			5,200.00

Detailed Cost Estimate and Final Cost

	Irrigation	1.00	ea	Subcontract @	3,500.00	=			3,500.00	
070000	Stucco - Thermal and Moisture Protection	1.00	l/s		0.00		15,000.00	0.00	0.00	15,000.00
	Stucco Entire House - Smooth	2.00	l/s	Subcontract @	7,500.00	=				15,000.00
099100	Exterior Painting	1.00	l/s		0.00		9,500.00	0.00	0.00	9,500.00
	Exterior Painting	2.00	l/s	Subcontract @	4,750.00	=				9,500.00
102800	Shower Glass Door Allowance	1.00	l/s		0.00		3,000.00	0.00	0.00	3,000.00
	Shower Glass Door Allowance	2.00	l/s	Subcontract @	1,500.00	=				3,000.00

SUBTOTAL DIRECT COSTS	20,500.00	0.00	284,301.00	0.00	8,050.00	312,851.00
Indirect Costs	0.00	0.00	0.00	0.00	0.00	
Indirect Cost Allocation Rates	0.00%	0.00%	0.00%	0.00%	0.00%	
TOTAL DIRECT & INDIRECT COSTS	20,500.00	0.00	284,301.00	0.00	8,050.00	312,851.00
Profit Margin					4.76%	15,642.55

Supplemental Markups:

TOTAL PRICE	328,493.55
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Proof of Financial Ability



11/08/2023

Re: Approval of Credit

To Whom It May Concern:

Journey C&D Group, Inc. Has been approved for Kiavi Funding Corporation's Bridge Pro Lending program. This program entails a funding commitment of \$500,000.00 in aggregate loans outstanding, available for the acquisition and renovation of residential properties. Before approval of each loan, Kiavi will require an acceptable valuation supporting the property value and all conditions to be met.

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

Respectfully,

Lorena Diaz

Regional Director, Strategic Accounts

Lorenaa.diaz@kiavi.com

315 Montgomery St, Floor 15, San Francisco, CA 94104

P: 954-398-4285 | NMLS:1314639 | Company NMLS ID:1125207

Property Development Utilization

Growing up in Fort Pierce makes this project truly hit home (pun intended). We understand the commitment and responsibility to come back and build a development that is a part of a bigger picture revitalizing and transforming Fort Pierce. While reviewing the sites we wanted to ensure that we could maximize its potential and utilization. We believe four modern multifamily units will add to this changing community.

We are committed to hire only subcontractors such as electricians, plumbers, air conditioning, concrete, and roofers for this project that are from the immediate local area of Fort Pierce. By hiring local subcontractors, an immediate economic impact to the area can be made. As a Minority-Owned Business Enterprise, we value seeking and partnering with those other local firms who are also disadvantaged.

While construction of the development is underway, our management team will focus on communicating with the Fort Pierce Affordable Housing program, to get those who are qualified and in need of a quality residence, identified and ready for a move in date. Affordable housing is a national issue in the United States and our commitment is to find opportunities by utilizing our resources to develop sustainable affordable housing. Whether it be a single parent or a family of six, we will provide an affordable solution that is energy efficient and sustainable to the environment.

Once construction is complete, our management team will employ a property management firm local to Fort Pierce to ensure there is immediate service and assistance available to our tenants. Our goal is to have this development built by the community for the community. We strongly believe in supporting the local area businesses and by utilizing their services, we can provide a better overall footprint as a sustainable housing developer.



Development Narrative

Fort Pierce is one of Florida's historic cities poised with opportunity in the eyes of our team. Our multi-family duplex development would bring in a multitude of positive take aways for the city and our end-user Tenants. Those features this development focuses on, are the following:

- Two Additional affordable housing alternative units within the immediate area.
- Modern design Duplex with modern luxuries
- Restore the urban landscape and add trees to along the sidewalks.
- Connect local small business and minority/disadvantage business for concentrated economic growth.
- *Assist* in the vision of the city by their enabling private sector development of new residential units to update existing development patterns.

Our plan for 1620 Avenue E. is to deliver an aesthetically modern multi-family duplex that is for those local families in need of affordable housing while striving to be a contributor of the future of Fort Pierce.

We are committed to ensuring those families in that are in need of housing in the City of Fort Pierce, can be provided a quality place to live at an affordable cost.



Florida Unified Certification Program

Disadvantaged Business Enterprise (DBE) Certificate of Eligibility

JOURNEY C&D GROUP INC

MEETS THE REQUIREMENTS OF 49 CFR, PART 26

APPROVED NAICS CODES:

236220

Dwayne Moore

*DBE & Small Business Development Manager
Florida Department of Transportation*





ABOUT US

The life we are blessed with is not so much about the beginning or the end, but more about the **“Journey”** between. In the same way when you are developing or building, you can get any reputable construction management firm to build your project, but the difference maker is the Journey. The **Journey** will dictate the future.

MESSAGES FROM CEO

Dear Valued Member,

Journey C+D Group, Inc. is pleased to present our qualifications. We bring a team of accomplished leaders with a demonstrated record of successfully leading design and construction projects. Our experience gives us the best practices in construction that will strongly benefit your organization in safety, quality, on-time delivery and cost. We pride ourselves on cost effective, on-time and minimally disruptive project delivery—we will partner with you to ensure your operational goals are exceeded.

Journey C+D Group, Inc. emphasizes accountability and transparency in all of our engagements. We will uphold the highest standards of professionalism delivering elite level services, leveraging experience, expertise, and knowledge in a manner that mitigates risk and enhances return. We aim to be your trusted partner, supporting your construction needs in the highest professional manner at all times.

-Clifford L. Moore Jr. / Chief Executive Officer

OUR SERVICES

Founded in 2018, Journey C+D Group, Inc. is a construction management firm based out of South Florida.

From planning, design, and engineering to consulting and construction management, we deliver professional services throughout the project life cycle.



PRE-CONSTRUCTION
SERVICES

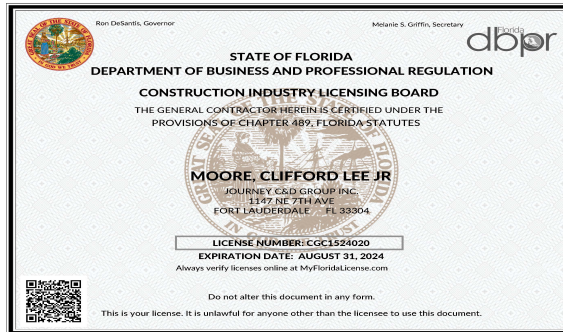


CONSTRUCTION
MANAGEMENT



SITE SAFETY
MANAGEMENT

PROFESSIONAL LICENSES AND CERTIFICATIONS



State of Florida Certified General Contractor

State of Florida Minority Certified Business

Palm Beach County SMBE

The School Board of Palm Beach SMBE

City of West Palm Beach SMBE

Broward County SMBE

The School Board of Broward County SMBE

Miami Dade County SMBE

The City of Miami SMBE

Florida Department of Transportation

South Florida Water Management District S/MBE

Miami Dade Public Schools MBE & Vendor

OUR COMPANY

Journey C+D Group, Inc. is a fully integrated construction management firm. Our core components are Construction Management/Development and EHS Services. Our clients trust our team to help deliver their most complex projects, as we understand every assignment presents unique goals and challenges.



“The highest form of recommendation comes when you hire the contractor you want to keep working with and Brooks + Scarpa could think of no one better than Journey C+D Group Inc. when we decided to build our new South Florida studio. They are easy to work with, honest and always available.”

Jeff Huber, Principal, Brooks + Scarpa Architects

OUR CORE VALUES

- Commitment
- Loyalty
- Communication
- Trust

OUR SAFETY RECORD

Zero Reported injuries since our inception.



BONDING CAPACITY



NIELSON, WOJTCOWICZ, NEU & ASSOCIATES
A NIELSON HOOPER GROUP COMPANY

February 10, 2023

Re: Journey C&D Group Inc.

To Whom It May Concern:

This is to advise you that Nielson, Wojtowicz, Neu and Associates provides bid, performance, and payment bonds for Journey C&D Group Inc. The name of their surety is American Contractors Indemnity Company, which carries an A.M. Best Rating of A++ XV, and it is listed in the Department of Treasury's Federal Register.

Based upon normal and standard underwriting criteria at the time of the request, American Contractors Indemnity Company should be in a position to provide Journey C&D Group Inc. Performance and Payment Bonds for single projects in the amount of \$3,000,000 and aggregate support in the amount of \$6,000,000. We reserve the right to review final contractual documents, bond forms and obtain satisfactory evidence of funding prior to final commitment to issue bonds.

Journey C&D Group Inc. is an excellent contractor and we hold them in highest regard. We feel extremely confident in our contractor and encourage you to offer them an opportunity to execute any upcoming projects.

If you should have any questions, please do not hesitate to give me a call.

Sincerely,

Kevin Wojtowicz
Producer

1000 Central Avenue
Suite 200
St. Petersburg, FL 33705
P: 727.209.1803
F: 727.209.1335
www.nielsonhooper.com

Single Limit \$3,000,000
Aggregate \$6,000,000

*Ability for higher bonding capacity based on project specifics/Clients Needs.

OUR PRIORITIES

Journey C+D Group is passionate about giving back to the communities we build in. We constantly look for opportunities to help, uplift, and support organizations that can make a lasting impact.

**Humane
Society**

**5000 Role
Models of
Excellence
Project**

**St. Jude
Children's
Hospital –
Active
Volunteer**

**American
Red Cross –
Community
Volunteer**

OUR APPROACH

We believe having qualified teams of professionals that lead reputable subcontractors throughout a project life cycle is key. By combining talented teams and state of the art software, we are able to efficiently and successfully build projects.



JOURNEY DISPLAYS THE MOST NEEDED TRAITS IN A CONSTRUCTION COMPANY, WHICH IS HONESTY AND ACCOUNTABILITY ABOVE ALL.

-CONTIN DESIGN & ARCHITECTURE

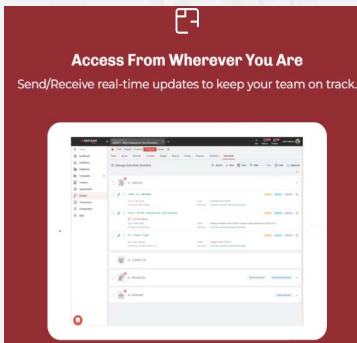


TECHNOLOGY

Reduce risk, control cost and increase predictability.

RedTeam is a highly customizable construction management solution trusted by many construction professionals. Designed to help mid to enterprise-level contractors, RedTeam Flex helps you manage your construction projects from start to finish:

- Maximize communication, performance and productivity in the field
- Improve your overall administration, estimating, and bid solicitation
- Annotate, publish and share drawing files on web or mobile
- Share the project's financial status with clients in an easy, understandable format.



Access From Wherever You Are
Send/Receive real-time updates to keep your team on track.

OUR LEADERSHIP

Our team is comprised of knowledgeable, professional and honest leadership.



Clifford Moore Jr.
Chief Executive Officer

Clifford L. Moore Jr. is the CEO of Journey C+D Group Inc. headquartered in South Florida. As a general contractor Clifford has been instrumental in building and maintaining the company's growth, and focus on providing professional construction management, quality service and craftsmanship. Clifford understands the importance of establishing partnerships and strategic alliances, also engaging local workforces in a collaborative effort to construct community centers and community projects. Clifford has taken his experiences and real-time education and applied it to every development and project.



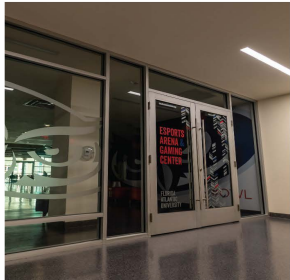
Jarad Wahl
Chief Operating Officer

As Journey C+D Group's COO, Jarad is committed to collaborating with clients, employees and the community to promoting a transparent and positive culture that allows us to build with the experience in mind. He developed strategies and cultivated partnerships that have grown the company into multiple domestic markets and various development projects. His focus on corporate culture, building leaders within, and relationships with the community have combined for several successful project experiences for the end users. He is a certified general contractor in the State of Florida.

OUR PROJECTS

1 FLORIDA ATLANTIC UNIVERSITY STUDENT UNION RENOVATIONS

Boca Raton, FL



2 BROOKS SCARPA ARCHITECTS

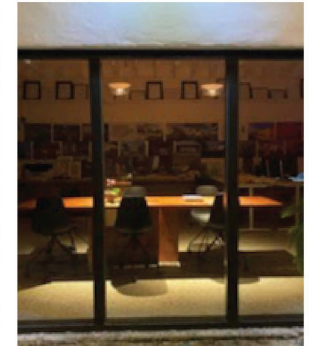
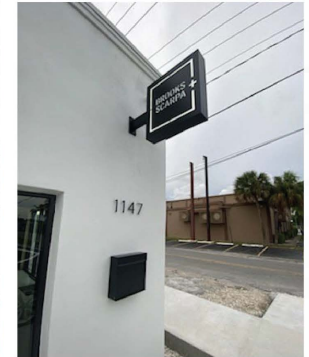
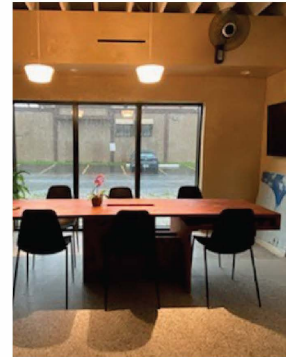
SOUTH FLORIDA STUDIO

Fort Lauderdale, FL

Brooks + Scarpa is a collective of architects, designers and creative thinkers dedicated to enhancing the human experience. Honored with the Smithsonian Cooper- Hewitt National Design Award, the firm is a multi-disciplinary practice that includes architecture, landscape architecture, planning, environmental design, materials research, graphic, furniture and interior design services that produces innovative, sustainable iconic buildings and urban environments.

Ranked 2nd Overall top Architecture Firm in the USA by Architect Magazine and 333rd worldwide by Design Intelligence, Brooks + Scarpa is considered one of the premier design firms in architecture, having been recognized with some of the most prestigious honors in the profession.

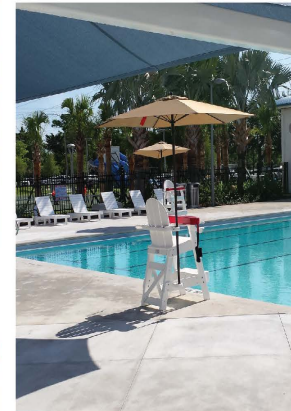
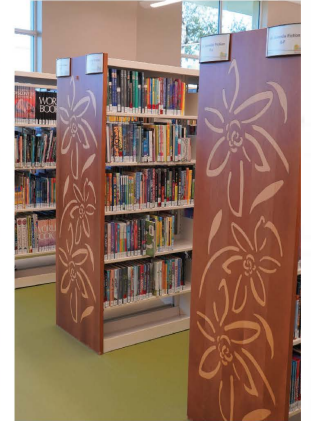
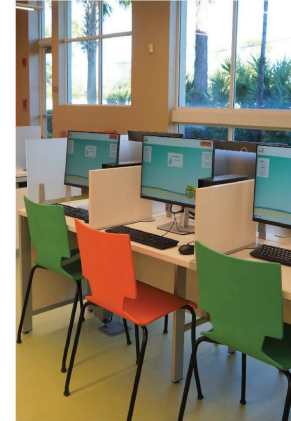
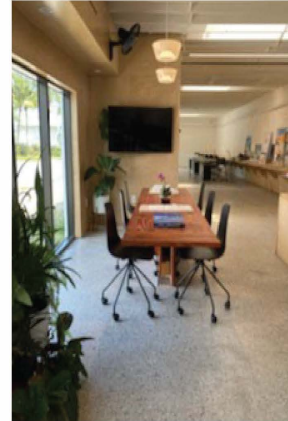
The firm's work has been exhibited worldwide including venues such as The Museum of Contemporary Art Los Angeles, The National Building Museum, Portland Museum of Art, the Kwangju Biennale and has also appeared on The Oprah Winfrey Show.



3 Palm Beach County: Wellington Library West Palm Beach, FL



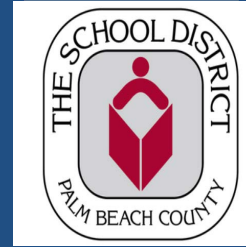
4 Palm Beach County: Lantana Library Lake Worth, FL



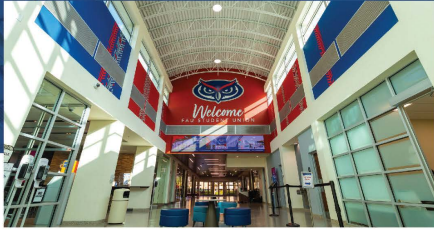
NOTABLE PARTNERS



NOTABLE CLIENTS



OUR PROJECTS



Florida Atlantic University Student Union

Boca Raton, FL



FAU Veterans Affairs Office Renovations

Boca Raton, FL



Sugar Sand Park

Boca Raton, FL



Joseph Scavo Park

Hallandale Beach, FL



Brooks + Scarpa South Florida Studio

Fort Lauderdale, FL



Health Trust Workforce Solutions Lobby Renovations

Sunrise, FL



Prince Field Park

Miami Springs, FL



B.F. James Park

Hallandale Beach, FL



Wellington Library

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed



Lantana Library

Lorem ipsum dolor sit amet, consectetur adipiscing elit, sed



South City Beach Park

Hallandale Beach, FL



West Riviera Beach Elementary School (2024)

Riviera Beach, FL



The Florida Highwayman Museum

Fort Pierce, FL (In-progress)



Wellspring Health Medical Center

Miami, FL (2024)



Miami Beach Police HQ Renovations

Miami Beach, FL (In progress)



The Historic Barclay Apartments

Miami, Beach, FL (In Progress)



Hallandale Beach Affordable Housing Development

Hallandale Beach, FL (In-Progress)



PBC Water Treatment Plant No. 2 Renovations

Boynton Beach, FL (In-progress)



Ahfachkee Lower School, and Gym

Clewiston, FL



Exotic Optical Eyewear

Fort Lauderdale, FL



PBIA Fire-Rescue Station #81 Renovations

Palm Beach, FL