



# PROVEN PEOPLE PROVEN PERFORMANCE

DESIGN BUILD • GENERAL CONTRACTING • CONSTRUCTION MANAGEMENT

# COLLAGE

(KO LAZH)-N.

1 / THE ART OF INTEGRATION.

2 / THE WORK OF INTEGRATING DISTINCT  
YET RELATED DISCIPLINES TO ACHIEVE  
A UNIFIED WHOLE.

Since 1982, The Collage Companies has served a multitude of satisfied clients; most of them repeat clients. Today, The Collage Companies remains a leader in 'turn-key' design build projects. The management team has compiled hundreds of years of construction experience and makes it a point to stay involved with each project. As a leader in construction technology, The Collage Companies has won numerous awards for building excellence having completed hundreds of projects for the Federal and local governments, large and small corporations, schools and churches, on time and on budget. For projects of any size, The Collage Companies is experienced in finance, design assistance and construction. It is true that The Collage Companies has a passion for trust that few companies understand, but when clients see the results it all becomes clear. We are building more than buildings, we are carrying out a promise.

The Collage Companies realizes that a key element to success is people; people who bring technical expertise, the ability to listen, the ability to communicate, and the ability to integrate and to manage. The team at Collage has these qualities and is second to none in its experience, capabilities and desire to achieve success and lead the way in meeting our mission which is: To build projects that strengthen the foundation and fabric of our community.

# CORPORATE PROFILE

## CONSTRUCTION MANAGEMENT DELIVERY

The Collage Companies has many years of experience in each of the delivery methods used in our industry to meet the needs of our clients: General Contracting, Construction Management, Design Build. Regardless of the delivery method and contractual arrangement chosen, Collage approaches each project with the same integrated team approach that establishes a "team first" culture and focuses on the same goals and reaching the same finish line together.

In addition, Collage has a team of professionals that are skilled and experienced to provide professional or consulting services in the areas of: Owners Representation, Cost Estimating and Evaluation, Real Estate Development.

## INTEGRATED CONSTRUCTION MANAGEMENT APPROACH

A very specific advantage to the Collage approach to a project is the clear understanding of the need to track dollars. We understand the responsibility of being a trustee of your budget. Another benefit of the Collage program is seeing the big picture and having a long term perspective on cost. We consider construction cost and operational cost. We understand that the real dollars of a project can only be saved during the design phase by efficient

design and effective planning. Attention to detail when it comes to the designing, systems evaluation, scheduling, manpower projections along with long lead time coordination is where maximum dollars are saved. The integration of Collage/ICM Services during the design and pre-construction process as well as throughout the entire project duration assure the greatest potential for achieving the project goals and overall success.

## INTEGRATED CONSTRUCTION MANAGEMENT SERVICES (ICM)

As you review our approach for the construction management of your new facility please note that our team of experienced professionals maintains a very simple philosophy and follows a specific set of objectives to meet your goals. We will Listen, Evaluate Programs, Analyze Options, Provide Solutions, Systems, and Seamless Project Execution.

Our Collage/ICM Services is divided into three clear phases of the construction process: Pre-Construction Services, Construction Services, Post-Construction Services.

A signature element of the Collage/ICM approach is good stewardship. Since we understand that the real dollars of the project

can only be saved during the design phase by efficient design, we integrate closely with the Owner and the Design Team. Attention to detail when it comes to the planning and the massing of the building along with selection of the best products (best value regarding durability as well as aesthetics) and analysis of a life cycle cost model is where the maximum dollars are saved now and in the future. The integration of Collage/ICM Services during the design/pre-construction and throughout the entire project duration assures the maximum potential for Excellent Architecture and Good Stewardship. Each of these services is again divided into very clear tasks in order to best monitor and manage your project.

# ADVANTAGES

## OF COLLAGE/ICM SERVICES

### WITH COLLAGE AS BUILDER OR ADVISOR

The COLLAGE philosophy for delivering a successful project is quite simple: Excellent Architecture and Good Stewardship.

The crux of our belief is that these two elements should never be separated. Collage/ICM was developed as part of The Collage Companies Services to ensure the integration with the Owner and the Design Team for the most secure avenue to achieve the goals on any size project.



### PRE-CONSTRUCTION

Budget/Estimate  
GMP Development Scheduling  
Master Schedule  
Project Schedule  
Permit Coordination  
Action Item List  
Contractor Selection  
Subcontractor Selection  
Communication Plan

\$\$\$ ARE SAVED



### CONSTRUCTION SERVICES PHASE

Project Reporting Process  
Cost Control  
Schedule Control  
Purchasing/Lead Times  
Quality Control  
Safety  
Ministry of Construction

\$\$\$ ARE SPENT



### POST-CONSTRUCTION SERVICES PHASE

Project Close-Out  
Start Up/Commissioning  
Owner Training  
Warranty Recording  
Life Cycle/Cost Monitoring

\$\$\$ ARE MANAGED

# MARKET PERSPECTIVE

Every company has a purpose, a mission, and at The Collage Companies our mission is to build projects that strengthen the foundation and fabric of our community. As with many mission statements, it's one thing for them to sound good, but the real value lies in what they mean and most importantly, how they are lived out.

For Collage, this mission becomes very clear as we look at the world in which we live and see what we can do to make it better, or more accurately, what we can do to help our clients make it better. We don't make a product to sell. We are a service company.

Our goal is to provide excellent service in everything we do and specifically within particular markets and specific sectors within those markets of our industry. They may not have the typical names often used by our industry, but we don't view what we do as typical. In a sense, these businesses are what we see as the pillars of our society (or as we call it, "the foundation and fabric of our community"). This is our market perspective or the world as we see it...and how we can help make it better.

Those business markets are:

**Civic / Commercial / Community / Country / Care**



# CIVIC

## SPACES BELONGING TO THE CITY AND ITS PEOPLE.

Collage seeks quality and professionalism on all of our projects and has a list of hundreds of projects and satisfied clients, great projects are achieved by working in partnership with owners, architects, engineers, subcontractors and suppliers. Regardless of what delivery method you choose: Design Build, General Contracting or Construction Management, Collage has extensive experience to lead the construction team and assure success.

Each delivery method has its own advantages for your particular project and our team will listen first and then integrate into the team to bring leadership, proven accountability and success. We know the needs of your industry are unique and we know your project has specific requirements. We intend to meet them both. At Collage we desire to become a valued member of your team and an integral part of your projects' success, we will do whatever it takes to make that happen.



St.John's River Water Mgmt District- Apopka Service Center

# COMMERCIAL

## A COMMON PLACE FOR A COMMON PURPOSE

Since Collage was founded, it has focused on building more than buildings. From day one, we built our reputation on an uncompromising commitment to quality, competitive and value-driven pricing, clear, concise and honest communication and a philosophy that keeps growing relationships even when community the project is complete. Today, with each new project and each new relationship, we build on that same stable foundation.

Your project represents your business, your dream and your passion. You need a construction professional that understands that passion and the need to understand needs analysis, financial budgets and limits, schedule milestones and deadlines without ever compromising on the quality of the process or the final product.

**You need assurance and Collage provides it...Guaranteed!**



Climate First Bank Winter Park



Aloft Lake Buena Vista



First Green Bank Downtown Orlando

# COMMUNITY

## BUILDINGS FOR COMMUNITY, OUTREACH AND WORSHIP.

Today many churches are called “houses of worship”; an appropriate term for one of the elements of their purpose. However, churches today, as always have been, are multi-faceted and multipurposed as places of refuge and counsel and help and teaching as well as a vital point of connection to each other, our communities and even our world.

When it comes to building community projects such as parks and recreational facilities, we have a proven track record, and we are considered a leader in the marketplace. We know the sources, products and amenities that will work for your project. We have the required knowledge and sensitivity to environmental issues. From projects that range from the development of urban green space to hundred-acre regional parks, we want to work with you to make our world “greener,” to make the communities in which we live and work, better!

In no other area of construction does Collage better exhibit our commitment to excellence, to quality, to stewardship and to the community, than in church construction. God has a vision for your church or community organization. Our vision is to help you build it.



Creekside Christian Church



Lake Lorna Doone Park



Northland Church



# COUNTRY

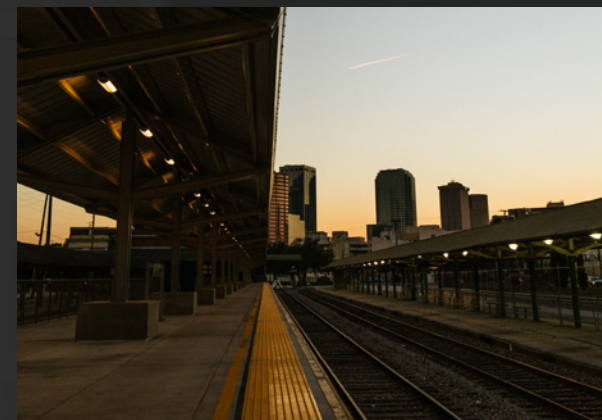
## FACILITIES AND INFRASTRUCTURE FOR THE GROWTH AND PROTECTION OF OUR NATION

Constructing government projects requires a dedication and a commitment equal to that of the people who will use the facilities and those men and women that serve our nation. The Collage Companies team respects and understands that commitment. We are familiar with the increased levels of integrity and security required to work on government properties and installations.

Collage understands and supports government procurement requirements and has strong alliances with 8a, HUBZone and Service-Disabled Veteran Firms. Collage has established continuing Mentor/Protege relationships and partnership to provide services for specific federal and federally funded projects. Our goal is to be a professional construction services company that through teaming and joint ventures infuses focus, service and integrity into the smallest details of a project and defines success through building solid relationships as well as projects. Collage has built our reputation on an uncompromising commitment to meeting our clients' requirements and program needs as well as competitive, value-driven pricing and clear, concise communication. Our commitment and attention to detail is evident in every project and government contract we perform. Our commitment to our nation is clear, and our pride in what we do is seen in the quality and the results. We bring success to building our country along with the honor to serve it.



FDOT- Regional Transportation Management Center



Tampa Union Station



Lynx Central Station

# CARE

## PLACES THAT CARE FOR PEOPLE WHO WE CARE FOR.

Health care construction is one of largest and fastest growing sectors of construction today. The aging of our population coupled with the growing emphasis on preventative and alternative health care will only increase this footprint.

Collage understands and supports government procurement requirements and has strong alliances with 8a, HUBZone and Service-Disabled Veteran Firms. Collage has established continuing Mentor/Protege relationships and partnership to provide services for specific federal and federally funded projects. Our goal is to be a professional construction services company that through teaming and joint ventures infuses focus, service and integrity into the smallest details of a project and defines success through building solid relationships as well as projects. Collage has built our reputation on an uncompromising commitment to meeting our

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Collage has taken on the challenge to bring the multitude of resources and years of experience that we have to meet the needs of our clients, not only today, but in the future for the complex and ever changing world of medicine, clean rooms, operating rooms, etc. that require unequalled quality and unwavering standards. Years of experience have proven that not only do we care how we build; we care.



Shepherd's Hope West Orange Medical Center



**BRIAN A. WALSH**  
FDBIA, CGC, LEED AP BD+C  
Chairman, CEO



**ROB MAPHIS**  
LEED AP BD+C  
President



**STEVE PINYOT**  
Executive Vice President



**BONNIE STAPP**  
Controller



**ROBERT J. GILBERT**  
DBIA  
Chief Operating Officer



**GARY G. VARGAS**  
Director Of Church &  
Community Development

**WE WELCOME THE OPPORTUNITY FOR OUR WORDS  
AND OUR REFERENCES TO BE EXAMINED.**

"Collage's expertise, communication of and attention to detail, from start to finish, brought us in under budget with a building that is now a showplace and represents commerce at its best."

**STINA D'UVA**  
*President/CEO,  
West Orange Chamber of Commerce*

"Collage has consistently provided a high level of workmanship, attention to detail and a dedication to finishing the project on time and on budget."

**STEVE HOGAN**  
*CEO,  
Florida Citrus Sports*

"Collage's commitment to excellence on our project has provided us with a yardstick by which future projects will be measured."

**BOB BEAUGRAND, AICP**  
*Executive Director,  
City of Mount Dora*

"Your cooperation, courtesy, and efficiency of operation were essential ingredients in making the building a reality. The attention given by Collage to the university, the needs of the downtown center, and the community it is mandated to serve has been outstanding."

**DR. THOMAS A. SHOSTAK**  
*Associate Vice President/Director,  
University of Central Florida*

"There are two qualities or philosophies that Collage brought to the table that stand out among the rest that deserve acknowledgment. First, their team had the desire and ability to work through the challenges that are inevitable on a project of this size. Secondly, Collage's focus was not only building buildings but also building lives."

**OWUSU AMANING**  
*Board of Governing Elders,  
Northland, A Church Distributed*

# YOU HAVE OUR WORD.



# AND

# THEIRS.

Action Church / Aloft Hotel / American Apparel / Amerifirst Federal Savings & Loan / Amerisuites / Amtrak / Avis / Bayhead Eye Center / Bellsouth Mobility / Bethune-Cookman University / Biscayne Diagnostic Imaging / Bob Carr Auditorium / Boynton Beach Community Redevelopment Agency / Braniff Airlines / Brevard County / Brighthouse Networks, Inc. Broward County / Budget Rent-A-Car / Budget Systems, Inc. / Burger King Restaurants / Calvary Assembly / Camping World Stadium / Canterbury Of New Zealand Casselberry Pediatrics / Catalyst, Inc. / Catholic Diocese Of Orlando / Central Florida Transportation Authority (Lynx) / Chili's Restaurant / Church In The Son / Cincinnati Bell Information Systems / City Of Miami Beach / City Of Orlando / Continental Airlines / Conway United Methodist Church / Country Inn & Suites / Covenant Presbyterian Church / Crosspoint Christian Church / Darden Restaurants / Daytona Beach College / Delta Airlines / Deltona Presbyterian Church / Dollar Rent-A-Car / Dunkin Donuts / Duty Free International, Inc. / Dyer Boulevard Regional Park / Evok Advertising / Fairwinds Racquetball / First Assembly Of Deland / First Baptist Church Of Orlando / First Green Bank / First Presbyterian Church / Flagler County School Board / Florida Citrus Sports / Florida Crushed Stone Company / Florida Department Of Transportation / Florida Department Of Environmental Protection / Florida Extruders International / Florida Municipal Power Agency / Gale Industries / General Mills Restaurants, Inc. / Gorman Foundation / Grace Fellowship, Inc. / Greater Orlando Aviation Authority / Hammerhill Paper Company / Heathrow County Club / Hertz / Hilton Hotels / Holiday Inn Express / Hontoon Island State Park / Hyatt Place / IHG Hotels & Resorts / Ivy Hawn School / Journey Christian Church / Kenneth A. Bragg Public Safety Complex / La Quinta Inns, Inc. / Lake County School Board / Lakeside Fellowship UMC / Lutheran Ministry In Christ / Lynx Central Station / Mariner's Bay Clubhouse / Markham Woods Presbyterian Church / Marriott International / Miami Duty-Free Enterprises, Inc. / Miami-Dade Community College / Miami-Dade Public Schools / Nannie Cahoon House / Navy Orlando Federal Credit Union / Northland, A Church Distributed Orange County School Board / Orangewood Presbyterian Church And School / Orlando International Airport / Orlando Sanford Airport Authority / Palm Beach County / Pioneers International, Inc. / Plaza North Office Building / Redeemer Lutheran Church / Regal Marine Industries / Rescue Outreach Mission / Resurrection Catholic Church / River Oaks Presbyterian Church / River Of Life Christian Center Riverside Park / Rollins College / Savannah International Airport / Seminole County Public Schools / Seminole State College / Shepherd's Hope, Inc. / Solid Waste Authority / St. Augustine High School / St. Peter's Episcopal Church / Starbucks Coffee / State Of Florida Board Of Regents / Stetson University / Strang Communications / Sun Physical Therapy / Sunbank, N.a. / Teen Challenge / Texaco / The Citrus Bowl / The Father's Table / The Gathering Place / The Lofts At Winter Park Village / Thrifty Rent-A-Car / Tomoka State Park / Trinity Broadcasting Network (Tbn) / Tucker State Bank / Tuskawilla Animal Hospital / U.s. Customs / U.s. Federal Courthouse / United Airlines / United Parcel Services (Ups) / Universal Studios Florida / University Of Central Florida / University Of North Florida / University Science Center, Inc. / US Air / Village Of Royal Palm Beach / Village Of Wellington / Volusia County / Volusia County School Board / Walt Disney Retail Shops / Walt Disney World Disney Development Company / West Orlando Baptist Church / Winn Dixie / Winter Garden Fire Station / Winter Park Racquet Club / West Orlando Baptist Church / Willow Creek Church, Pca

OUR MISSION

GENERAL CONSTRUCTION

IS TO BUILD

CONSTRUCTION MANAGEMENT

PROJECTS THAT

DESIGN BUILD

STRENGTHEN

DEVELOPMENT

THE FOUNDATION

REAL ESTATE VENTURES

AND FABRIC

CONSULTING

OF OUR COMMUNITY.



Headquarters Florida / Serving our clients at their point of need.

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