CONSTRUCTION MANAGER
DESIGN-BUILDER
GENERAL CONTRACTOR
PUBLIC-PRIVATE PARTNERSHIPS

CONSTRUCTION MANAGER
QUALIFICATIONS

MOSS
Moss ranks among the Nation’s Top 100 Building Contractors.

Our ability to foster and nurture lasting relationships has allowed us to become one of the largest and most reputable builders in North America.
Company Information

Name of Firm: MOSS & ASSOCIATES, LLC

Structure: Limited Liability Company

Corporate Office: 2101 North Andrews Avenue, Fort Lauderdale, Florida 33311
P: 954.524.5678 | mosscm.com

Regional Office Locations: California | Florida | Hawai’i | Texas | US Virgin Islands

Year Established: 2004

Federal ID No: 73-1699834

Ownership: Privately held

State of Incorporation: Florida

Surety: Travelers Casualty (AM Best Rating A+XIV)

Bonding Capacity: Moss & Associates, LLC is capable of providing Bid, Performance, and Payment Bonds in excess of $250 million, with an aggregate program in excess of $1 billion.

Revenues Since 2004: Over $4 billion in completed projects

Services Provided:
– Construction Management
– Design/Build
– General Construction
– Pre-construction Consulting
– Public-Private Partnerships
Moss’ depth of resources and financial strength provide peace of mind that your projects will be delivered as promised.

Company Overview

*We hold ourselves accountable every day to serve your best interests and to outperform our industry in ways that raise your understanding of what’s possible. That’s the Moss difference.*

**BUILDING TO A HIGHER LEVEL**

Moss is the industry leader in providing construction management at risk services. Our comprehensive experience and technical skills bring an unequaled resource base to your project.

*At Moss, our people are our most valuable asset.* We commit a qualified team to deliver your projects on time, exceeding all quality and value expectations. Collaborating for nearly two decades, Moss’ principals have forged a strong and successful record and reputation for delivering technically and logistically challenging projects. Our diverse portfolio spreads across the construction marketplace.

**ORGANIZATIONAL DEPTH | FINANCIAL STABILITY**

Moss knows that for a project to succeed there must be capable, proven principals and support personnel. With one of the most experienced operational staff and over 500 employees, Moss is positioned to deliver on our promises and expectations.

We are committed to remaining flexible with our services, diverse in our project endeavors, and adaptable to an ever changing environment. This philosophy provides you with endless opportunities and a competitive edge. Moss is capable of providing Bid, Performance, and Payment Bonds in excess of $250 million, with an aggregate program in excess of $1 billion.

**Moss is proud to work in an array of sectors:**

- K-12 and higher education
- Mixed-use luxury condominiums and hotels
- Resorts, casinos, and entertainment venues
- Major landmark mixed-use developments
- Criminal justice and correctional facilities
- Healthcare centers and life science complexes
- Retail structures and commercial office buildings
- Multi-modal ports, air terminals, and rails
- Industrial, manufacturing, and distribution
- Utilities-solar
Company Overview

OUR CULTURE
The Moss culture begins with a fundamental principle that drives our behavior: Client delight is our passion. We live a philosophy of mutual respect – continually exceeding your project delivery expectations and ensuring your success.

The diverse talents, education, and varied experience of our people are our most important assets. Known for employing the best and brightest in the industry, we create a “family atmosphere” that translates to our relationships and projects. We promote an entrepreneurial management style that limits corporate bureaucracy and empowers our employees – the key stakeholders – to make decisions about their projects.

Across the nation, we are committed to a collaborative working environment. Our diverse experiences allow Moss employees to thrive. In turn, our clients benefit from the creation of genuine, rewarding relationships, including our subcontractors, supplies and the surrounding community.

THE MOSS DIFFERENCE
Moss resolves challenges, mitigates risks, and exceeds your expectations. We understand the technical and fiscal challenges affecting you and your project. It’s not only about the end product or destination, but also about the quality of your journey with us as your partner.

Every day we hold ourselves accountable to serve your best interests, and to outperform our industry in ways that raise your understanding of what’s possible. That’s the Moss difference.

TEAM EXPERIENCE ACROSS NORTH AMERICA
The Moss team brings nationwide support with a strong presence that can effectively manage your projects, from start to finish.
Company Overview

COMMITMENT TO SUSTAINABILITY
Moss is recognized as a leader in LEED® management and construction, defining today’s high performance buildings. Led by LEED APs® across all management levels of the company, Moss has completed more than $1.1 billion of green, energy-efficient projects.

We have a proven sustainability strategy that specializes in the integration of environmentally responsible technologies. Our sustainable building practices increase the efficient use of resources, including land, water, energy, and materials, and protect occupant health while reducing or eliminating negative environmental impacts.

PROMOTING A WORLD-CLASS SAFETY CULTURE
By implementing aggressive standards and developing innovative safety practices, Moss is routinely recognized by OSHA’s Safety Recognition Program as an industry leader.

Our Experience Modification Rating (EMR) is consistently better than the construction industry average. Moss has received eleven prestigious National Safety Awards from Liberty Mutual Insurance Group.

COMMUNITY PARTNERSHIPS
At Moss, giving back to the community is an integral part of how we do business. Being active in our local communities allows us to strengthen relationships and expand our understanding of what our neighbors need. Recently, we started the Moss Foundation, Inc., a non-profit organization dedicated to supporting schools, troubled youth, the disabled, the homeless, and other special interest groups.

We support and encourage our employees to be actively engaged in their communities as well. Our community partners are organizations that share our values and beliefs.

We routinely partner with the United Way, March of Dimes, Give Kids the World, Cystic Fibrosis Foundation, American Red Cross, and the Boys and Girls Clubs of America as well as localized charities.

At Moss, we believe that giving back to the community is not only the right thing to do, it’s an integral part of how we do business.

We build more than just buildings.
We build communities. We build relationships.
Orion Jet Center
Opa Locka Executive Airport, Opa Locka, FL
Inteplast* – Manufacturing Plant
Gray Court, SC

*formerly Unissite Inc
HOW WE OPERATE MAKES US DIFFERENT
Moss takes a proactive approach toward pre-construction and construction services. We collaborate with you and your design team during all aspects of your project. Our technology and resources complement our philosophy of extensive communication and pre-planning. Our operations staff is supported by an extensive pre-construction and estimating department.

Our operations staff provides leadership and are involved with your project from the early planning phases through construction close-out. We promote team collaboration at every level and empower our field experts to make decisions that are best suited for your project. This philosophy promotes accountability and reliable communication.

DESIGN REVIEW
During the early phases of your project, Moss acts as a consultant to both you and your design team to produce a manageable and predictable project outcome. By addressing potential challenges during development and design, Moss will help you avoid costly changes during construction, continually keeping your project on schedule.

Moss’ experience in a wide variety of market sectors makes us a valuable partner during the design phase of your project.
Project Management Approach

BUDGET AND DETAIL ESTIMATING
Our pre-construction and estimating departments are an integral part of the success of your project. They are intimately involved with the design and engineering consultants at various phases of the design submittal, providing continual feedback on cost and feasibility issues.

Our project database contains historical construction costs, which allows us to examine proposed design solutions and provide immediate cost feedback. These comparisons are made at various design milestones throughout your project.

COST CONTROL DURING CONSTRUCTION
Our Subcontractor and Material Status Report provides the project team and management staff with a method of tracking purchases, shop drawings, submittals, material delivery, and subcontractor installation processes.

Our staff prepares and distributes a comprehensive Monthly Status Report that summarizes financial, scheduling, and operational statuses of your project while under construction.

COMMUNICATION TOOLS
We communicate continuously. Moss uses the latest technology and a variety of leading industry resources to effectively communicate among our project teams. We use CMiC, an internet based information system, which links our main office with your project site, providing real-time data tracking for all phases of the project, including schedules, contracts, change logs, submittals, RFIs, and close-out documentation.

Watch your project come to life when our team establishes a project specific website and webcam that interfaces directly with the CMiC program.
Green Building Experience

Moss’ commitment to eco-friendly building practices is best demonstrated by our firm’s investment in environmental training. Our Leadership in Energy and Environmental Design (LEED®) professionals have the knowledge and experience to exceed all of your sustainability goals.

LOCAL LEADERS IN SUSTAINABLE CONSTRUCTION

Moss is recognized as a leader in LEED® green program management and construction. Led by our team of professionals across all management levels of our company, Moss has completed or has underway more than $1.1 billion of green, energy-efficient projects.

We have a proven sustainability strategy that specializes in the integration of environmentally responsible technologies. Our sustainable building practices increase the efficient use of resources, including land, water, energy, and materials, and protect occupant health while reducing or eliminating negative environmental impacts.

Moss’ proactive approach and environmental commitment is represented in our extensive internal LEED® training program for our executives, operations, pre-construction, and construction teams.

MOSS’ PROVEN LEED APPROACH

Moss is committed to helping our clients achieve their highest sustainability goals. That commitment is demonstrated in the application of our customized “Six-Point Sustainability Strategy.”

Moss’ Six-Point Sustainability Strategy

- LEED AP®
- Design Charrettes
- Review LEED Components
- 3rd Party Consultants
- LEED Checklists
- Team Meetings
Green Building Experience

LEED® CASE STUDY: FLORIDA INTERNATIONAL UNIVERSITY PARKVIEW HALL & PARKING GARAGE

Moss constructed a 160,700 SF residential complex for students and a 98,000 SF structured parking garage with 284 parking spaces.

Moss added a bus stop to facilitate access to public transportation and put into action the Hertz car-sharing program; one of several implementations added during construction – helping to reduce greenhouse gas emissions among other benefits.

FIU Parkview Hall & Parking Garage Key LEED® features include:

- LED lighting and Lighting Controls – Occupancy sensors
- High performance double pane insulated glass
- Certified Wood
- Recycled content materials (Concrete, Gypsum, Carpet, Rebar)
- Building systems commissioning

Marlins Park
LEED Gold®

Northern Trust Bank
LEED Silver®

University of Miami Schwartz Center for Athletic Excellence
LEED Gold®

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Virtual Design and Construction/BIM

Virtual Design and Construction (VDC) allows an organized and coordinated process for construction and project delivery. Through Moss’ fully staffed VDC department we offer Building Information Modeling (BIM) technology to optimize document coordination, provide early detection of constructability conflicts, and serve as a living record keeping tool for your ongoing building operations.

QUALITY CONTROL
VDC/BIM adds immeasurably to our quality control process for the development of design and construction documents. Utilizing it allows all members of the development team to visualize the project throughout all phases to ensure that requirements are met to avoid conflict and additional costs due to changes during construction.

VDC/BIM MOCK-UPS
VDC/BIM mock-ups are used to study proposed construction details, test performances, and to convey and confirm the appearance of the proposed design. Through virtual mock-ups we can quickly analyze constructability issues and provide design alternatives, therefore saving time and ensuring cost control.

CONSTRUCTABILITY
A Moss integrated VDC/BIM model will evaluate building constructability at post-conceptual and schematic design, all through the design development, preconstruction, and construction phases to guarantee that the building as designed will meet the targeted schedule and costs. With constructability reviews, VDC/BIM minimizes capital expenditures and the overall project financials to a great extent as a VDC/BIM model characterizes building designs. Through the use of 3D modeling and coordination, construction professionals obtain an overview on how projects come together, remain coordinated and consistent, lessen complications, and save time and money during the life cycle of your project.

Section Summary
- VDC/BIM
- Benefits
- Innovative Technologies
- Quality Control & As-built Verification

WHY VDC?
Improve efficiency, productivity, and quality while reducing design and constructability risk.
Virtual Design and Construction/BIM

The Moss VDC/BIM process allows knowledgeable participation earlier on in the construction process to provide feedback and recommend solutions that will help develop the overall design, integrating cost savings means and methods.

The VDC/BIM constructability analysis is applied to review the means and methods associated with the construction sequence, equipment access, and the assembly of challenging components. The ability to apply the VDC/BIM constructability analysis process during the design phase has a valuable impact on the buildability of the design.

SCHEDULE COMPLIANCE

By creating an accurate starting point utilizing the cloud scan technology and working with the design team to ensure design parameters and aesthetics are met, Moss has the ability to plan, approve, and fabricate materials off-site in a controlled environment. Through pre-planning coordination and utilizing off-site fabrication through our fabrication models, our process eliminates many unknowns that could be encountered during construction to ensure the project will be delivered on time. Our model can also be linked to the project schedule which can be used as an additional management tool to evaluate construction work flow prior to installations.
BIM TECHNOLOGY. Moss utilizes the most advanced tools, systems, and software programs to ensure success and seamless communication. The example shown here demonstrates how this technology is used to prevent conflicts, leading to better subcontractor coordination and planning of the construction process. Our use of VDC/BIM provides the project teams with up-to-the-minute information so that accurate and informed decisions are made.
The Advanced Project Controls (APC) process that Moss has developed allows for greater efficiencies and quality of work by utilizing VDC/BIM technologies to coordinate and prefabricate many components of the project as seen above. The first step in the process is the use of VDC/BIM to create a Coordination Model. Step two entails fabricating the systems from the virtual model. The final image shows the prefabricated systems in-place without any conflicts.

Moss utilizes a combination of advanced tools and proprietary systems to capture as-built conditions and document and analyze for construction accuracy. The information gathered during this process is integrated into the VDC/BIM deliverables and can be used for facilities management.
Virtual Design and Construction/BIM

FACILITIES MANAGEMENT
The tablet shown here is running systems developed by our Building Technologies and Innovations department. The system allows users to have an immersive experience and visualize all of the building’s systems, even those hidden behind walls and ceilings.

ON-SITE FACILITIES EQUIPMENT INFORMATION ACCESS
Using bar code or RFID technology, Moss is able to integrate equipment and systems into a digital building database. Every bit of information related to the equipment or system, such as maintenance scheduling, schematics, warranties, and manuals, are all available by simply scanning the bar code or RFID on a hand-held device.

HOSTED CLOUD BASE INFORMATION EXCHANGE
All facilities management documentation and equipment information is stored and hosted on the Moss Facilities Management Network which is accessible through mobile technology and/or desktop application.