



# Request for Qualifications



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CHASM  
ARCHITECTURE

BRANDON JOHNSON  
GOLF COURSE DESIGN

City of Osceola, Arkansas RFP 2023 - Golf Course/Nature Park



# Table of Content

Meet Our President & CEO.....	1
Our Team.....	2
Markets We Serve.....	6
Our Approach.....	10
Experience.....	15
Reference Letters.....	26



## Dee Brown, MBA

President + CEO  
The P3 Group, Inc  
29 Years Experience

Dee Brown is an entrepreneur, producer, writer, author, talk show host, and philanthropist. He is the Founder & CEO of The P3 Group, Inc., the nation's largest African American owned, public-private partnership real estate development firm. Dee is also the Founder & Chairman Emeritus of the nonprofit Brown Foundation Community Development Corporation. Dee is also the President & CEO of the television production company Dee Brown, Inc. as well as the streaming channel, Self Made TV, which launches June 2022. Dee Brown is the founder of Self Made Dee Brown CEO luxury custom clothing which launched in December of 2021; and Self Made Dee Brown CEO Sipping Tequila which makes its debut in the fall of 2022. Dee Brown is also the CEO of P3 Group Charters, Inc. which is a yacht charter company located in Fort Lauderdale, FL that own and operates, Self Made, his 100 ft. luxury yacht. Dee Brown is a contributing writer for Forbes.com, Entrepreneur.com, Metro Magazine, and Peoria Magazine.

Dee Brown has a 29 year record of real estate sales, development, management, and success overseeing all phases of multi-million dollar construction, infrastructure, water/sewer, and environmental projects for government and private-sector clients. His experience includes managing personnel of up to 200 people in highway/bridge improvements, asbestos abatement, real estate sales and development, solar installations, and a variety of other projects. Dee is backed by strong credentials and a proven history of on-time, on-budget, and high-quality project completions. Dee Brown holds a Bachelor's degree from the University of Memphis; an MBA from Bethel University; an affiliate broker; a LEED Green Associate; a Graduate Realtor Institute; PACP, MACP, and LACP certified; Dee is also a member of the Memphis Area Association of Realtors Multi Million Dollar Sales Club. Dee is a life member of Kappa Alpha Psi Fraternity, Inc., Life Member of the NAACP, a Member of the National Academy of Television, Arts & Sciences, member of Entrepreneur Leadership Network.

Dee has been the recipient of many local, state and national honors. In 1999 Mr. Brown was named the Entrepreneur of the year for the state of Tennessee by the U.S. Small Business Administration. In 2015, his construction firm, Concrete Constructors, Inc., was named the 7th fastest growing inner city company in the country by ICIC and Fortune Magazine. In 2019, The P3 Group Inc. was named as a Mississippi business success story by the Mississippi Development Authority, and Mr. Brown was selected as a member of the Forbes Real Estate Council (2020); and was selected as a member of Forbes Business Council (2020). Dee Brown was awarded the Congressional Black Caucus Presidential Corporate Philanthropy Award by the National Bar Association (2021), Recipient of the National Bar Association President Award (2022); and was appointed the National Advisor on Public-Private Partnerships and Urban Redevelopment for the President of the National Bar Association (2021-2022).

He was a featured guest on numerous international podcasts including Real Estate for Breakfast (2019); ForbesBooks Radio podcast the Joe Pardavila show (2021); and The Real Estate Syndication Show with Whitney Sewell (2021). He has also been an expert speaker on the subject of P3's for a variety of organizations including Prairie View A&M University's Business of the University Conference (2018); the Delta Grassroots Caucus (2019); Clark Hill Law Firm's Real Estate Division (2019); and Arkansas Black Mayors Association (2020); to name a few.

Mr. Brown holds the honor of being the first minority Department of Defense contractor to hold a federal contract with the US Navy Nuclear Power Command at Goose Creek, SC (2013). On this project, he trained his crane operators and riggers to operate a 500,000 pound Manitowoc crane on a floating derrick (a barge). Upon successfully training employees at a shipyard in Goose Creek, tugboats were used to transport the barge and crane into the nuclear facility where they assisted US Navy riggers in changing 60,000 pound sea anchors on nuclear submarines. Upon the completion of this project, the US Navy gave a performance rating of 'very good'. He has completed hundreds of projects just as complicated and rewarding for more than 2 dozen federal, state, and municipal agencies in 8 states over the past decade. Mr. Brown is also the first developer to deliver a capital project under a public private partnership in the state of Arkansas. Under Mr. Brown's leadership The P3 Group has grown into the largest minority real estate development company that focuses exclusively on public-private partnerships.

# Our Team

# Organizational Chart



**Program Manager**



**The P3 Group, Inc.**



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**Construction | Design | Landscape Architect**



**BRANDON JOHNSON**  
GOLF COURSE DESIGN

**Main Contact**

Grandon Gray • The P3 Group Inc. • (901)550-6896 • ggray@thep3groupinc.com

# The P3 Group, Inc.



## Grandon Gray

### Senior Vice President + COO

Grandon is the Vice President and Chief Operating Officer of the P3 Group. He is responsible for assisting the CEO in defining the direction for P3G and for advancing the company's global business strategy. Leads corporate strategy, business development, partner strategy and development, business segmentation strategy activities, and oversees the daily operations of the company and the work of its executives. A member of the Community Development Institute of the University of Central Arkansas (UCA), Grandon is also a graduate of UCA.



## Keith Walters

### Regional Manager of Construction

A highly skilled professional, Keith has a diverse background in residential, commercial, and industrial construction projects. He founded and managed his own construction business from 1987 to 2012, before transitioning to construction management roles on projects such as the Pella Plant and Hampton Inn in Conway. Keith holds an associate's degree in mechanical drafting, is OSHA 30 certified, and was honored with the White House Lifetime Volunteer Award by Governor Hutchinson.



## John Smith Jr.

### Senior Vice President of Strategic Partnerships

John Smith, Jr., is responsible for planning, developing and implementing the company's higher education strategy. His duties include leading the company's Build Better Student Housing Initiative focused on HBCU's and collaborating with strategic partners tasked with improving infrastructure for colleges and universities. Prior to being promoted to CHO, John served as the P3 Group's Chief Marketing Officer and Business Development Manager for the state of Mississippi. In 2020, John earned The P3 Group's Rising Star Award. John received his Bachelors of Business Administration from Alcorn State University and is a member of Kappa Alpha Psi Fraternity, Inc.

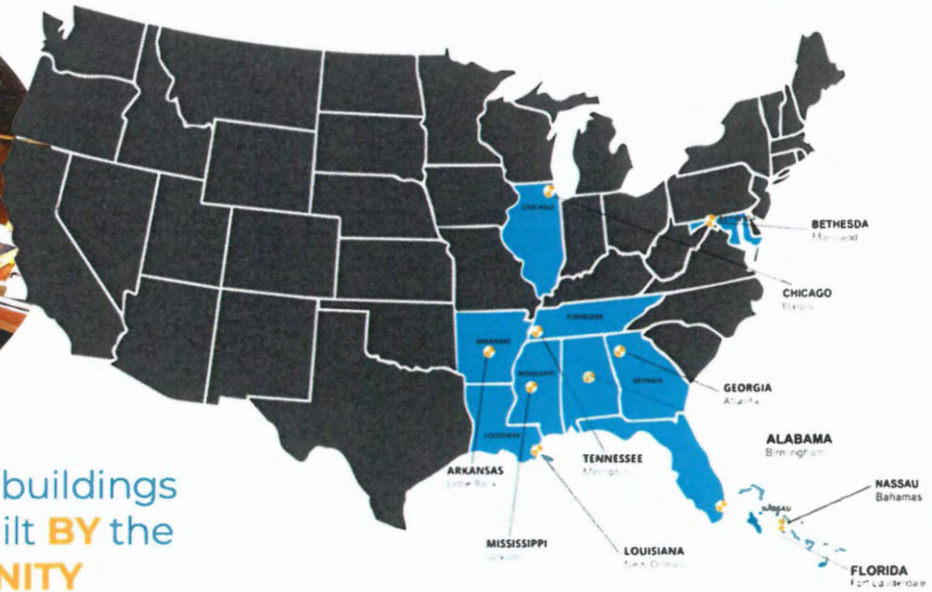


## Mike Gauch

### Vice President of K-12 Initiatives

Mike Gauch is a retired School Superintendent in the state of Illinois. Mike has 30 years of experience in Illinois Education with fifteen of those as a Superintendent. He has been involved in multiple renovations and facility construction while remaining fiscally responsible for his district and community. Mike Gauch received his Bachelors Education from Southern Illinois University in 1993 His Masters degree in 2002 and his Specialists degree in 2006 are from Eastern Illinois University.

# Program Manager



**COMMUNITY** buildings  
need to be built **BY** the  
**COMMUNITY**

<b>2013</b> Year Established	<b>TN</b> Headquarters in Memphis, TN
<b>10</b> Offices	<b>\$1.2B</b> Pipeline



**The P3 Group, Inc.**

**Design - Build - Finance? You can BANK on us!®**

# Markets We Serve

The P3 Group, Inc. serves nearly a dozen market segments. Our design-build-finance experience includes tax-exempt and taxable public offerings; private placement memorandums; and traditional commercial bank transactions. The P3 Group, Inc. has more than \$1.2 Billion of deal flow in our pipeline in addition to funding opportunities through our national strategic partnerships.



# Construction



If historians ever take a hard look at Jonesboro they will surely say, “the McDaniel’s were builders”. Since the early 1900s, the name “McDaniel” has been synonymous with construction. Firms like Henderson McDaniel, W. A. McDaniel and Sons, Big M, McDaniel Brothers, and M & M Construction have built much of Northeast Arkansas. Ramsons were born out of this strong history of familial craftsmanship.

In 1970 Rufus A. McDaniel, a long respected community leader, was running M & M Construction, a general construction firm in which he had been a partner for 15 years. Despite the steady growth of the company he helped create, Rufus wanted to set out on his own and start a family-owned and operated construction firm with his sons, Danny and Bobby. By 1971, M & M was dissolved and Ramsons was born. The name “Ramsons” represents the namesake, and legacy, it stands for “Rufus A. McDaniel and Sons.”

For over 50 years, Ramsons, Inc. has been a general contractor and construction manager that has strived to be the best general contractor and construction manager in the market. This means the company will dedicate itself to employing and retaining top talent. It will dedicate itself to developing accurate estimates based on fair and honest pricing. It will dedicate itself to developing a constantly improving its preconstruction services. Even with over 1500 projects completed, we remain dedicated to completing all projects ahead of schedule, under budget and to the highest level of craftsmanship.

## Key Partners



**Danny McDaniel**

Executive Advisor  
51 years experience



**Scott McDaniel**

President  
23 years experience

## Design



CHASM Architecture is an award-winning design firm based in Atlanta, Georgia, with additional offices throughout the southeast and midwest. Led by Nathaniel O. Clark, in collaboration with a phenomenal team of expert staff, CHASM has established a successful brand by providing responsive solutions and quality professional service to a broad spectrum of clients.

Envisioned as a client-centered design firm, CHASM maintains a constant state of evolution and operates as if “the box doesn’t exist”. We understand each client and project is different, which requires a customized and empathetic approach to satisfy the owner’s programmatic needs. We are lean, pliable, and responsive. We are a diverse group of listeners who enjoy interacting with our clients throughout the entire design cycle – and camaraderie is key to our success. Our commitment – provide gifted, seasoned, and qualified professionals, dedicated to delivering best in class projects.

CHASM’s staff has successfully completed over \$3.5B in construction, collectively. These projects include work in architecture, master planning, hospitality, student housing, multifamily, justice, healthcare, corporate, cultural, civic, academic, and aviation. Regardless of the scale, budget, or timeline, our process is tailored and finely tuned to execute a memorable experience.

### Key Partners



**Nathaniel Clark**

**AIA**  
Managing Partner  
24 Years of Experience



**Joel Fontenot**

**AIA, LEED AP [BD&C]**  
Senior Project Architect  
Manager - Baton Rouge, LA  
36 Years Experience



**Don Lawrence**

**Assoc. AIA, NOMA**  
Director of Operations  
42 Years of Experience



**Chris Haslitt**

**AIA**  
Associate | Project Architect - Baton Rouge, LA  
28 Years Experience

# Landscape Architect

## BRANDON JOHNSON

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### GOLF COURSE DESIGN

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With over 25 years of experience designing golf courses domestically and internationally, twelve dedicated to leading the Arnold Palmer Design Company, Brandon Johnson is a creative designer with a multi-dimensional background and professional journey that allows him to adeptly flourish in an array of design scenarios.

Johnson received his master's degree in Landscape Architecture from Harvard after earning his Bachelor of Landscape Architecture as a Summa Cum Laude graduate of North Carolina State University, from which he also earned a minor in Music. Formerly the Manager of Design for The First Tee, a youth development organization that uses golf as a vehicle to teach Life Skills, Johnson was key to helping the new organization reach its important 250 Phase 1 facility goals. Brandon is an avid golfer whose love and passion for design, and the history and traditions of the game, are evident in his artful creations that drive the practice of golf architecture forward. Johnson has a thoughtful approach to the game with designs that engage the players' intellect, evoke emotion, and inspire their best efforts.

From initial site inspections, finding routings that express the land's potential, to sculpting features that become the bedrock of strategic interest, Johnson is immersed in every step of the process. Brandon Johnson's golf course design practice is a personal blend of his love of art, architecture, travel, and an insatiable passion for golf and its rich history. These inherent qualities make Johnson's thinking, and the beautiful landscapes he creates, chock full of interest and intrigue for the most devoted golfers or the enthusiast in search of a fun journey outdoors.

### Key Partners



**Brandon Johnson**  
ASCGA (Board of Directors)  
Owner and Principal Golf Course Architect

#### Selected Professional Accolades and Milestones

- Featured in NY Times March 2021 "Golf's Up and Coming Superstars"
- Recognized by Golf Inc. Fall 2020
- 2019 ASGCA Design Excellence Award
- Featured on Golf Channel's Golf Today and Morning Drive during "Architecture Week" December 2021, 2017
- Featured in Golf Industry Magazine as leading the "Next Generation" February 2008
- The First Tee Central Florida Board Member 2008 – 2015
- TFT Central Florida Advisory Board – 2015 – Present

# Our Approach



## Your Vision is Our Vision

The golf industry is experiencing a strong resurgence in public and municipal golf. Golfers of all levels are craving and seeking out fun, creative, thoughtful, and engaging golf course architecture that is offered at a fair and affordable price point. This so called “munisance” is breathing life back into forgotten or defunct courses and infusing important capital investment back into outdated or neglected facilities across the country and transforming them into financial and operational successes. Facilities once thought beyond repair are now must play diamonds in the rough that serve local communities. They provide an important recreational amenity, create jobs and help boost the local economy through enticing golf enthusiasts’ to travel regionally and nationally to witness these dramatic transformations first hand.

The Osceola City Golf Club and administration has the potential to write an important chapter in this municipal/public golf revival story. People and communities value the social, health and economic benefits of vibrant and engaging recreation and public open space. Golf, and the creation or reimagining, not only of its architectural form, but its value and role as a catalyst to spur greater community development initiatives is key to the vision. Walking and biking trails, habitat sanctuaries, water and environmental management, housing, hotel, resort, and convention space are development elements that golf facilities can seamlessly incorporate into its larger master plan and vision.

The P3 Group, Inc., is proud to partner with the premiere general contractor in Northeast Arkansas, Ramsons, Inc., the Atlanta based and award winning design firm, CHASM, and Brandon Johnson, a golf course and landscape architect who has designed and renovated some of the most exclusive courses in the US. Our team is excited about this community development opportunity centered around the revitalization and expansion of your golf course. Our aim is to work collaboratively with you to create a fun, affordable and accessible local golf experience with architecture, service and amenities that will appeal and attract the regional and national avid golfer demographic while being the cornerstone upon which complimentary development initiatives can build upon.



# Always **ON BUDGET**

**O**ur team begins by developing a cost model, which utilizes a database of relevant historic cost data to conceptually estimate the cost of the work based upon similar past projects that we have constructed. We will pull the data from these past projects to establish an educated prediction for what the project should cost. In addition, we will utilize technologies such as OST and Revit to identify scopes of work and to extract quantities. The subcontractors who are actively involved during preconstruction can refine their budget pricing, further reducing risk to budget overruns. Integrated Project Solutions will provide all studies and costs related to different types of building options so that this can be properly communicated to the different stakeholders when necessary.

Know the Maximum Price for Your Project before  
It Even Begins

## **GUARANTEED MAXIMUM PRICE**

Before the ground is broken on your project, we will generate a comprehensive Guaranteed Maximum Price (GMP), which means that we guarantee absolutely NO CHANGE ORDERS, unless you request additional scope. We have continually refined our cost development and control processes to ensure our estimates are accurate, comprehensive, and transparent. We achieve these estimates by conducting up-front, in-depth scope review meetings with each Trade Partner involved prior to the start of construction. This ensures that proper scope/design intent has been achieved. Once construction begins, we understand that various issues may still arise. Our transparent Construction Issues (CI) log, will track these issues in a clear and concise report that will be distributed and discussed each week at our owner's meeting. With a clear understanding of the issues, including cost and schedule implications, the team can make smart, efficient decisions for the project moving forward.



## VALUE ENGINEERING

Value Engineering (VE) finds solutions that decrease overall project costs while maintaining the quality of the project. We believe there's no bad idea when it comes to brainstorming ways to help decrease the cost and increase the quality of a project. Some ideas are rejected, while others may maintain potential throughout the entire construction of the project. We use a detailed Value Engineering (VE) log to diligently track these ideas from PreConstruction through the end of construction.



### 01 EXAMINE

*We have our expert teams examine every line item in your project's budget to find potential alternatives that reduce costs and maintain quality.*

### 02 EVALUATE

*Our partners evaluate the potential alternatives with the design team to understand their impact on the overall quality of the project.*

### 03 PRESENT

*You are presented with the best alternative solutions that would reduce the overall cost of your project while maintaining your project's quality.*

### 04 SAVE

*After the presentation, you will choose which options you would like to implement. We maintain a record of the options in the event you would like to choose another option later.*



# Always **ON SCHEDULE**

**Y**our project will be delivered on-time or ahead of schedule. The P3 Group makes this promise to you understanding how speed-to-market can impact your profitability and return on investment. Your project will be promptly managed with the end in mind, ensuring every milestone and important decision is set and delivered in an optimized sequence. We develop Master Schedules which contain every facet of the construction process, determining the number of days needed for each phase. Based on these schedules, we engage our suppliers to ensure we can procure long lead items efficiently—protecting your project from possible market escalation and ensuring supplier delays do not impact your project's completion. Then, all of these items work in conjunction with our schedule management system that coordinates architects, project managers, superintendents, and subcontractors alike, safeguarding your project's schedule.

## Increase Your Speed to Market through Efficient Schedule Management

### **WE DEVELOP MASTER PROJECT SCHEDULES**

**Y**our project's Master Schedule contains the start and baseline finish for nearly every facet of the construction experience. From RFP selection and Design Document completion to MEP and Door Hardware installation, the Master Schedule incrementally enumerates every step of your project. To produce these actionable schedules, we build them backwards: we start with when the project needs to be completed. Once we have established the completion date, we then produce a list of the critical milestones and prioritize the tasks needs to complete those milestones. By working backwards, we are better able to see how the different tasks are connected to the final completion of your project. Rather than blindly sequencing tasks from the beginning to determine the end date, we precisely coordinate tasks to abide by the end date. This allows us to clearly define project milestones and sequence them with accuracy.

# Experience



## Spring Island – Old Tabby Links

OAKATIE, SC

### PROJECT DESCRIPTION

When Old Tabby Links on Spring Island originally opened to critical acclaim in 1992, its natural aesthetic, environmental stewardship, and low density/low impact develop philosophy was a harbinger to our modern day green movement. In 2012 the Old Tabby Links/ Spring Island membership asked Brandon Johnson, then with the Arnold Palmer Design Company, to return and “refresh and restore” the course back to its original grandeur.

The project allowed Johnson to inject another level of strategic interest back into the golf course through classic risk reward decisions, heroic shots and recovery options around the greens while utilizing the latest in technology advancements in irrigation and grass types to preserve, accent and enhance the courses natural and rustic character and aesthetic. **Rated T-35 Golfweek Top 200 Residential Golf Course and T113 Golf Week Top 200 Modern Golf Course**

### PROJECT DETAILS

CONSTRUCTION COST \$4 MILLION

DEVELOPMENT PHASE COMPLETE

COMPLETION DATE OCTOBER 2012

#### SERVICES

FULL GOLF COURSE ARCHITECTURAL SERVICE  
SITE EVALUATION, DESIGN, FIELD DESIGN, AND  
CONSTRUCTION REVIEW

OWNERS CONTACT BILL GRIFFIN- GM

OWNERS PHONE 843-987-2002

#### ARCHITECT

BRANDON JOHNSON FOR  
THE ARNOLD PALMER DESIGN  
COMPANY



## Wexford Golf Club

HILTON HEAD ISLAND, SC

### PROJECT DESCRIPTION

Wexford is a private, highly acclaimed residential gated community located in the heart of South Carolina Lowcountry on beautiful Hilton Head Island. What separates Wexford from other communities is not only its serene natural backdrop, remarkable inland harbor and luxurious amenities, but its inviting atmosphere and friendly residents and staff.

Brandon Johnson's inspiration for the Wexford remodel is founded in traditional and classic Golf Course Architecture. The intent was to create a new design in the spirit and tradition of America's classic golf courses and bring a modern interpretation or "twist" to their enduring standard and strategy. Each hole exhibits a distinct look and feel as your journey winds through majestic oaks, stately pines and adjacent to expansive marshlands. The new design distinguishes Wexford from its neighbors and gives it a timeless feel with a modern tour that everyone can enjoy.

Prior to the 2011 \$3.75 million redesign, Wexford was an unranked facility. After the extensive renovation, **Golfweek Magazine** debuted Wexford at #94 in their Top 100 Residential Courses for 2014 and moved up 28 spots to #66 IN 2015.

### PROJECT DETAILS

CONSTRUCTION COST \$3.75 MILLION

DEVELOPMENT PHASE COMPLETE

COMPLETION DATE OCTOBER 2011

#### SERVICES

FULL GOLF COURSE ARCHITECTURAL SERVICES  
SITE EVALUATION, DESIGN, FIELD DESIGN, AND  
CONSTRUCTION REVIEW

OWNERS CONTACT PATRICK MCGUIRE - GM

OWNERS PHONE (802)458-5208

#### ARCHITECT

BRANDON JOHNSON FOR  
THE ARNOLD PALMER DESIGN  
COMPANY



# Lakewood National Golf and Country Club – 36 Hole Facility

LAKESWOOD, FL

## PROJECT DESCRIPTION

Inspiration for Lakewood National is derived from the Florida agrarian landscapes, natural rolling terrain, and strategic concepts rooted in the Golden Age of Golf Course Architecture. Our intent was blend these different but compatible, ideas to create a fun, beautiful, natural feeling and strategically intriguing golf course that embodies the spirit and tradition of America’s classic golf courses while exhibiting a contemporary interpretation to their enduring standard. With these principles as our guidance and inspiration, our goal was to create a golf course unique to the western central Florida landscape that possesses a natural, rustic feel with a classic touch.

Each hole will present a distinct appearance, challenge, or strategy in the form of risk & reward situations, heroic shots, preferred angles of approach or delicate plays that require thought, imagination and a deft touch. A variety of subtle to bold green and green surround contours at Lakewood National will entice you to use your imagination to navigate the shot at hand. A plethora of pin locations, some utilizing gathering slopes while others employ shedding contours, will make each round fresh and different. Multiple plays will reveal the varying personalities of each green and golf hole.

**“Commander” #1 Ranked Course in US & Florida 2022 Golfpass.com and “Piper” #4 Ranked Course in Florida – 2022 Golfpass.com.**

## PROJECT DETAILS

CONSTRUCTION COST \$9.5M “COMMANDER” / \$8.25 MILLION “PIPER”

DEVELOPMENT PHASE COMPLETE

COMPLETION DATE JANUARY 2017 / NOVEMBER 2017

SERVICES FULL GOLF COURSE ARCHITECTURAL SERVICES, SITE EVALUATION, DESIGN, FIELD DESIGN, AND CONSTRUCTION REVIEW

OWNERS CONTACT LENNAR HOMES - DIVISION PRESIDENT

OWNERS PHONE (941)567-6113

ARCHITECT BRANDON JOHNSON FOR THE ARNOLD PALMER DESIGN COMPANY



# The Landings at Skidaway Island Magnolia Golf Course

SAVANNAH, GA

## PROJECT DESCRIPTION

The Landings is one of the Country's largest private Golf Communities that sites just outside of Savannah, Georgia on beautiful Lowcountry Marshland. The Landings Magnolia Course is one of APDC's latest renovation projects. Construction commenced in March of 2021 with re-opening November 2021 to host PGA TOUR Korn Ferry Tour Qualifying School. In 2022 The Landings Magnolia Course received Renovation of the Year Honors from Golf Inc. and hosted Korn Ferry Tour Qualifying. **Ranked as the 2022 Golf Inc. Renovation of the Year.**

## PROJECT DETAILS

CONSTRUCTION COST \$2.35 MILLION

DEVELOPMENT PHASE COMPLETE

COMPLETION DATE OCTOBER 2021

SERVICES

FULL GOLF COURSE ARCHITECTURAL SERVICES  
SITE EVALUATION, DESIGN, FIELD DESIGN, AND  
CONSTRUCTION REVIEW

OWNERS CONTACT STEVEN FREUND - CEO

OWNERS PHONE (912)598-3544 (OFFICE)

ARCHITECT

BRANDON JOHNSON FOR  
THE ARNOLD PALMER DESIGN  
COMPANY



## WEST MEMPHIS MUNICIPAL PROJECTS

WEST MEMPHIS, AR

### PROJECT DESCRIPTION

Located in West Memphis, Arkansas the development includes new construction of two (2) fire stations, one (1) police substation, and one (1) municipal courthouse. CHASM designed the facilities to the standards set during the programming sessions. This impacted the general contractor's ability to provide a GMP, guaranteed by a payment and performance bond that was within the established budget.

### PROJECT DETAILS

CONSTRUCTION COST \$12.5 MILLION

DEVELOPMENT PHASE COMPLETE

COMPLETION DATE MARCH 2021

SERVICES D / B / F

OWNERS CONTACT MARCO MCCLENDON

OWNERS PHONE (870) 732-7500

ARCHITECT CHASM ARCHITECTURE



## JEFFERSON COUNTY PROJECTS

VA CENTER, CORONER'S OFFICE, HEALTH UNIT | PINE BLUFF, AR

### PROJECT DESCRIPTION

Jefferson County Arkansas utilized the flexibility of the Design-Build-Finance Methodology to finance and start three projects at the same time.

Their projects include a Veterans Affairs Center that offers therapy and recreation to veterans, as well as a memorial to fallen soldiers. They are also building a sophisticated coroner's office. Just off the campus of the county hospital, Jefferson County opted to build a new Health Unit, which features design aspects influenced by the COVID-19 pandemic and features an advanced testing lab.

### PROJECT DETAILS

CONSTRUCTION COST \$18 MILLION

DEVELOPMENT PHASE COMPLETE

COMPLETION DATE FEBRUARY 2022

SERVICES D / B / F

OWNERS CONTACT HON. GERALD ROBINSON

OWNERS PHONE (870) 541-5360

ARCHITECT CHASM ARCHITECTURE



# Lee County Cooperative Clinic

MARIANNA, AR

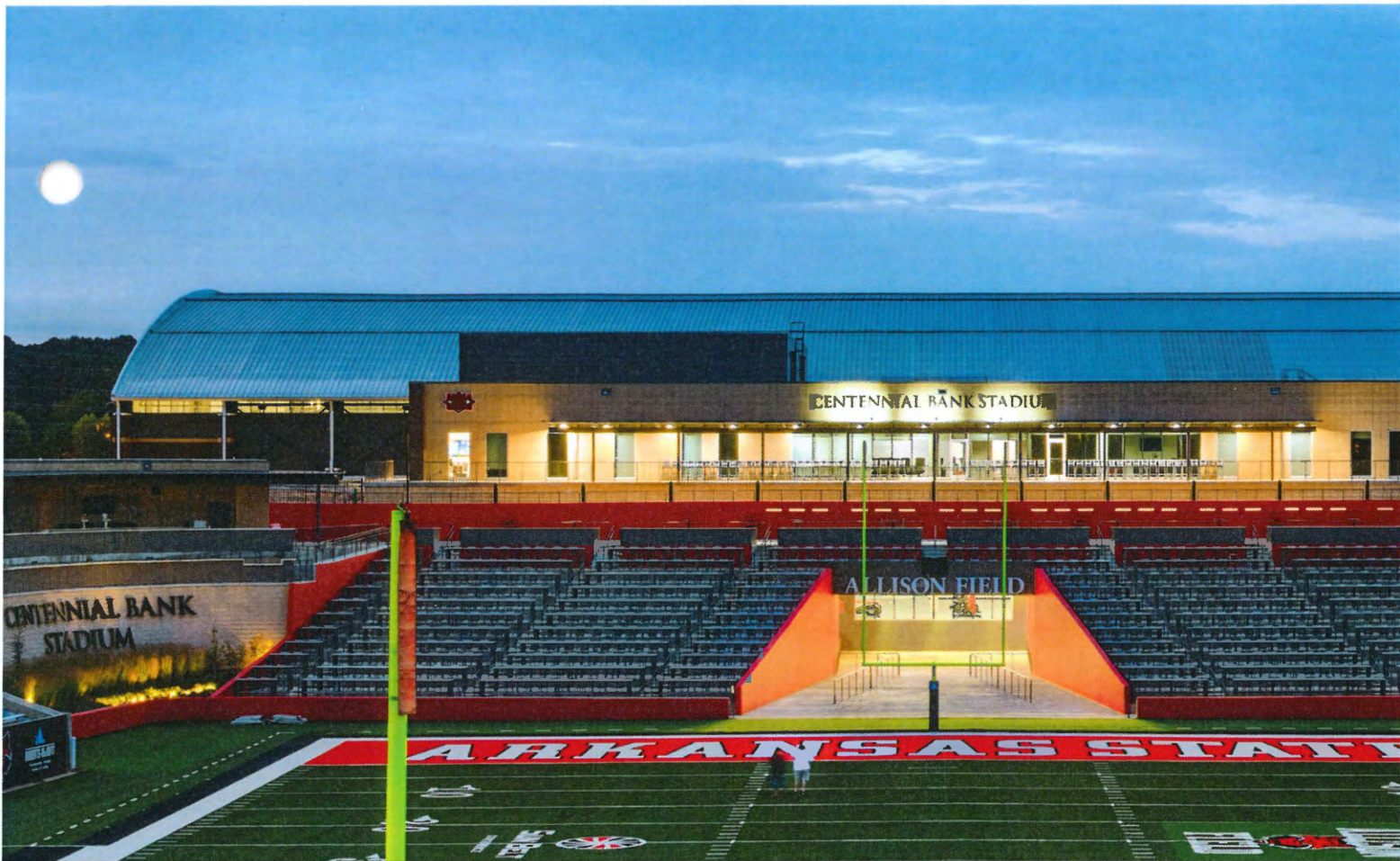
## PROJECT DESCRIPTION

Lee County Cooperative Clinic, a federally qualified community health center founded in 1969, utilized the Design-Build-Finance Methodology to develop a new state of the art healthcare facility in the heart of the Arkansas Delta.

This 20,100 square foot facility was developed to accommodate both clinical and administrative staff in such a way that patients receive the highest quality healthcare possible. Services provided will include dental, drive-through testing, mental health, pharmacy, wellness programs, and women and children exams. Design aspects of this project were influenced by the COVID-19 pandemic. Roof-top solar will help the clinic to decrease its dependence on electricity.

## PROJECT DETAILS

CONSTRUCTION COST	\$12 MILLION
DEVELOPMENT PHASE	UNDER CONSTRUCTION
COMPLETION DATE	FEBRUARY 2023
SERVICES	D / B / F
OWNERS CONTACT	DR. KELLEEE FARRIS
OWNERS PHONE	(870) 295-5225
ARCHITECT	CHASM ARCHITECTURE



# Arkansas State University Centennial Bank Stadium North End Zone Expansion + Athletics Operations Center

JONESBORO, AR

## PROJECT DESCRIPTION

Arkansas State University now has one of the most recognizable stadiums in college football thanks to a major transformation of the north end zone completed by Ramsons and AECOM

in time for the 2018 season. Inspired by the beautiful "Natural State," the premium amenities introduced into the NEZ pay homage to Arkansas' splendor. The NEZ now boasts 150 loge boxes and two party terraces with unparalleled sightlines flanked by two premium bars and two uniquely Arkansas large-scale water features, complete with high-powered touchdown water jets and dramatic lighting that bring a level of ambiance not found in college football, until now.

The second phase of the project is the new Athletics Operations Center rising just behind the north end zone loge boxes. The new Centennial Bank Athletic Operations Center brings a level of training efficiency unseen in FBS football. With only 100 total yards separating the outdoor practice fields, a full 100-yard indoor practice field, football operations and the competition field, Arkansas State quite arguably owns one of the most efficient football facilities in the country.

### Key Features

- End zone addition + expansion – Concessions
- Training Facilities
- Hall of Fame
- Administrative offices
- Conference rooms
- Academic Center
- Gathering + Event space

## PROJECT DETAILS

CONSTRUCTION COST \$50 MILLION (COMBINED)

DEVELOPMENT PHASE COMPLETE

COMPLETION DATE AUGUST 2018

SERVICES Pre-Construction, Construction and Construction Management

OWNERS CONTACT DAVID HANDWORK - DEAN OF FACILITIES

OWNERS PHONE (870)897-2613

ARCHITECT AECOM



**PARAGOULD AQUATIC CENTER**  
 PARAGOULD, AR

**PROJECT DESCRIPTION**

The Paragould Aquatic Center includes both indoor and outdoor features designed to serve the entire city's aquatic needs. Construction included large outdoor pools with water slides, splash pads, lap pools, water towers, adult area swimming and pavilions. The indoor portion of the project included an 8-lane competition pool and a therapy pool. Construction was completed ahead of schedule and under budget..

**PROJECT DETAILS**

CONSTRUCTION COST	\$3.9 MILLION
DEVELOPMENT PHASE	COMPLETE
COMPLETION DATE	2004
SERVICES	FULL CONSTRUCTION SERVICE
OWNERS CONTACT	MAYOR GASKILL HAS RETIRED FROM PUBLIC SERVICE
OWNERS PHONE	N/A
ARCHITECT	ETC ENGINEERS



# JONESBORO SHOOTING SPORTS COMPLEX

JONESBORO, AR

## **PROJECT DESCRIPTION**

The Jonesboro Shooting Sports Complex opened September 2021. This facility offers a 200-yard rifle range, the 50-yard pistol range, nine trap fields with 3 skeet overlaid fields, 18 target 3D archery range and a standard bagged archery range up to 70 yards are all open to the public. Plans to add 5-stand fields in the near future.

This state-of-the-art shooting complex will offer shooters and archers a safe place to practice and enjoy.

## **PROJECT DETAILS**

CONSTRUCTION COST \$2.6 MILLION

DEVELOPMENT PHASE COMPLETE

COMPLETION DATE SEPTEMBER 2021

SERVICES CONSTRUCTION

OWNERS CONTACT CRAIG LIGHT - CHIEF ENGINEER

OWNERS PHONE (870)932-1052

ARCHITECT N/A

# References



## CITY OF WEST MEMPHIS

OFFICE OF MAYOR MARCO MCCLENDON

**Marco McClendon**  
Mayor

January 25, 2022

To whom may concern:

On behalf of the City of West Memphis, I would like to offer a letter of recommendation for The P3 Group and the work they performed on several projects in the city of West Memphis.

P3 performed a number of jobs with the highest level of workmanship, attention to detail, and quality along with a focus on professionalism. Their work included two new fire stations with a police substation and a district courthouse. This work was performed under a very tight schedule and during a pandemic. These new construction projects have served as a catalyst to the city's resurgence of businesses along our Main Street districts. It was a pleasure to work with the many members of their team especially Dee Brown and Grandon Gray just to name a few.

We look forward to working with the P3 Group on future projects that include a massive water park and youth sports complex.

Sincerely yours,

Mayor Marco McClendon  
on Behalf of the City of West Memphis

STATE OF ARKANSAS

*Office of the County Judge*

JEFFERSON COUNTY



*Gerald Robinson*

Jefferson County Judge

101 WEST BARRAQUE, SUITE 107

PINE BLUFF, ARKANSAS 71601

PHONE: (870) 541-5360

FAX: (870) 536-2977

WEBSITE: WWW.JEFFERSONCOUNTYAR.GOV

July 29, 2022

To Whom It May Concern:

This letter serves as reference for the P3 Group, Inc., who served as the complete design-build-finance firm for the delivery of three facilities within Jefferson County Arkansas.

The firm partnered with us to deliver critical service facilities. They are a veteran's services facility, a coroner's office, and a health unit. These buildings are key to enhancing the level of service within our community.

The P3 Group sat down with our leadership to get a true understanding of what our county needed. One of the key elements of the success during the process was their ability to communicate and quickly make decisions to keep the project in scope.

One of the most impressive aspects of the experience is their ability to work through the difficult challenges that COVID-19 has presented. Shortly after executing the development agreement COVID-19 began to affect our community, as we were the first county in the state to have a confirmed case. Despite the many unknowns, at the time, the P3 Group continued to push forward, responsibly, to hold firm on their delivery commitments. We were able to learn from each other in the process and as a result updated the design of the coroner's office and health unit to be responsive to the new pandemic, in real time.

In closing, The P3 Group, Inc. has been an impressive partner, dedicated to service, for Jefferson County. I without reservation, recommend them as a developer and would be happy to convey this sentiment via phone. You can reach me at 870-541-5360 if you have any further questions.

Sincerely,

Judge Gerald Robinson  
Jefferson County Arkansas

ROSETTA GIDDENS  
CHIEF OF STAFF

THADDEUS HANDLEY  
LEGISLATIVE OFFICER

HANK WILKINS, V  
INVENTORY/ACCOUNTS  
MANAGER

DELANCIA TATUM  
ADMINISTRATIVE SECRETARY



# LEE COUNTY COOPERATIVE CLINIC

530 West Atkins Blvd \* Marianna, AR 72360 \* (870) 295-5225  
[www.lccc.us.com](http://www.lccc.us.com)

May 03, 2023

RE: P3 Group Inc Letter of Support

To Whom It May Concern,

It is my pleasure to write this letter of support for The P3 Group, Inc as reference to the work they have done in the development of our new healthcare facility. As a Federally Qualified Health Center whose mission is to ensure quality healthcare for all regardless of ability to pay, it was very important that we partner with an entity that first upheld that mission. The P3 Group, Inc offered that and more.

Lee County Cooperative Clinic (LCCC) is the oldest Health Center in the State of Arkansas and one of the oldest in the Country. For over 50 years we have served the Arkansas Delta in what once was a state-of-the-art facility. We'd not only outgrown our facility, but were not able to add additional, valuable programs to our patients and community in this original facility. The P3 Group, Inc., from the beginning of our planning process understood the diverse needs of our leadership, staff, and community. They assisted LCCC with the decision to partner with an entity that could offer a design-build-finance option. We are now in the process of constructing a 20,000 sq foot facility that is more than double the size of our current facility.

Working with the leadership and team at The P3 Group, Inc has allowed me to continue to focus on the day-to-day operation of the Clinic and trust that our best interests are being considered. The team at P3 has been accessible to my team and facilitated the progress of our project seamlessly. We look forward to continuing our partnership with The P3 Group, Inc on this project and future projects as we expand the Lee County Cooperative Clinic Campus.

Sincerely,

Kellee Mitchell Farris, PhD  
Chief Executive Officer

| Chief Executive Officer: | Chief Compliance Officer: | Chief Financial Officer: | Chief Medical Officer: |  
Kellee Mitchell Farris, PhD | Kim Brown | Cameshia Rogers | Dr. Harry Michel

Corporate Office  
530 West Atkins Blvd  
Post Office Box 669  
Marianna, AR 72360  
Phone: 870-295-5225  
Fax: 870-295-6900

Hughes Satellite Clinic  
503 So. Broadway  
Post Office Box 863  
Hughes, AR 72348  
Phone: 870-339-4181  
Fax: 870-339-4187 □

Lakeview Satellite Clinic  
14066 Highway 44  
Wabash, AR 72389  
Phone: 870-827-3201  
Fax: 870-827-3202 □

Madison Satellite Clinic  
302 East MLK Street  
Post Office Box 328  
Madison, AR 72359□  
Phone: 870-633-0330

## Other References

### **Ramsons, Inc.**

Arkansas State University Stadium Expansion  
David Handwork - Former ASU Dean of Facilities  
870-897-2613

Jonesboro Shooting Sports Complex  
Crag Light - Chief Engineer - City of Jonesboro  
870-932-1052

Will Brewer  
Vice Chairman - First National Bank  
870-215-4000

### **Brandon Johnson Golf Course Design**

Spring Island – Old Tabby Links  
Oakatie, SC  
Bill Griffin - General Manager - 843-987-2002

Wexford Golf Club  
Hilton Head Island, SC  
Patrick McGuire – General Manager - 802-458-5208

Lakewood National Golf and Country Club  
Naples, FL  
McMurray – Lennar Homes - Division President - 941-567-6113

The Landings at Skidaway Island Magnolia Golf Course  
Savannah, GA  
Steven Freund - CEO – 912-598-3544 (office)