



Request for Qualifications



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



CHASM
ARCHITECTURE



AMERICAN RESORT MANAGEMENT

City of Osceola, AR RFP - D/B Quality of Life Aquatic Center Project



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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's 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.

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



Construction | Design | Aquatic Center Consultant



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.

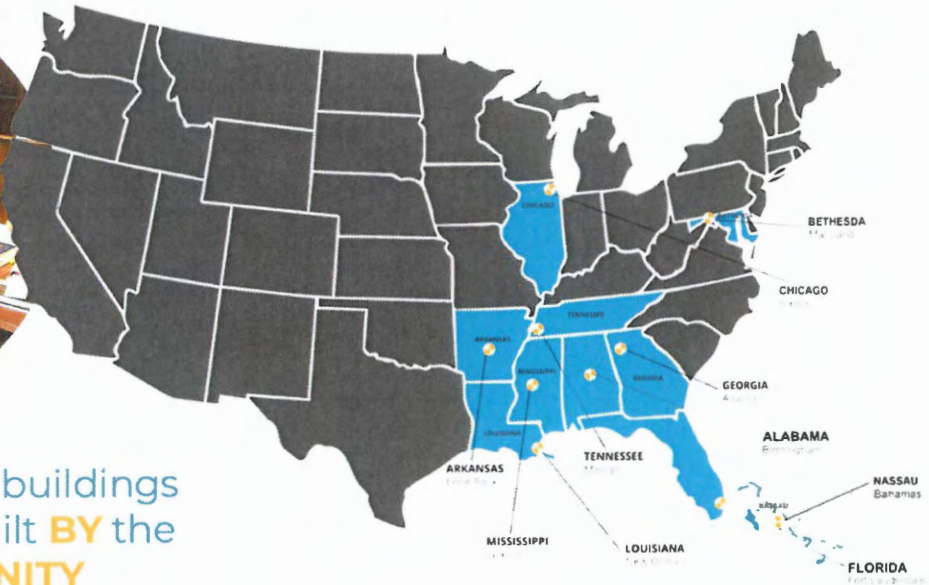


Mike Gauch

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

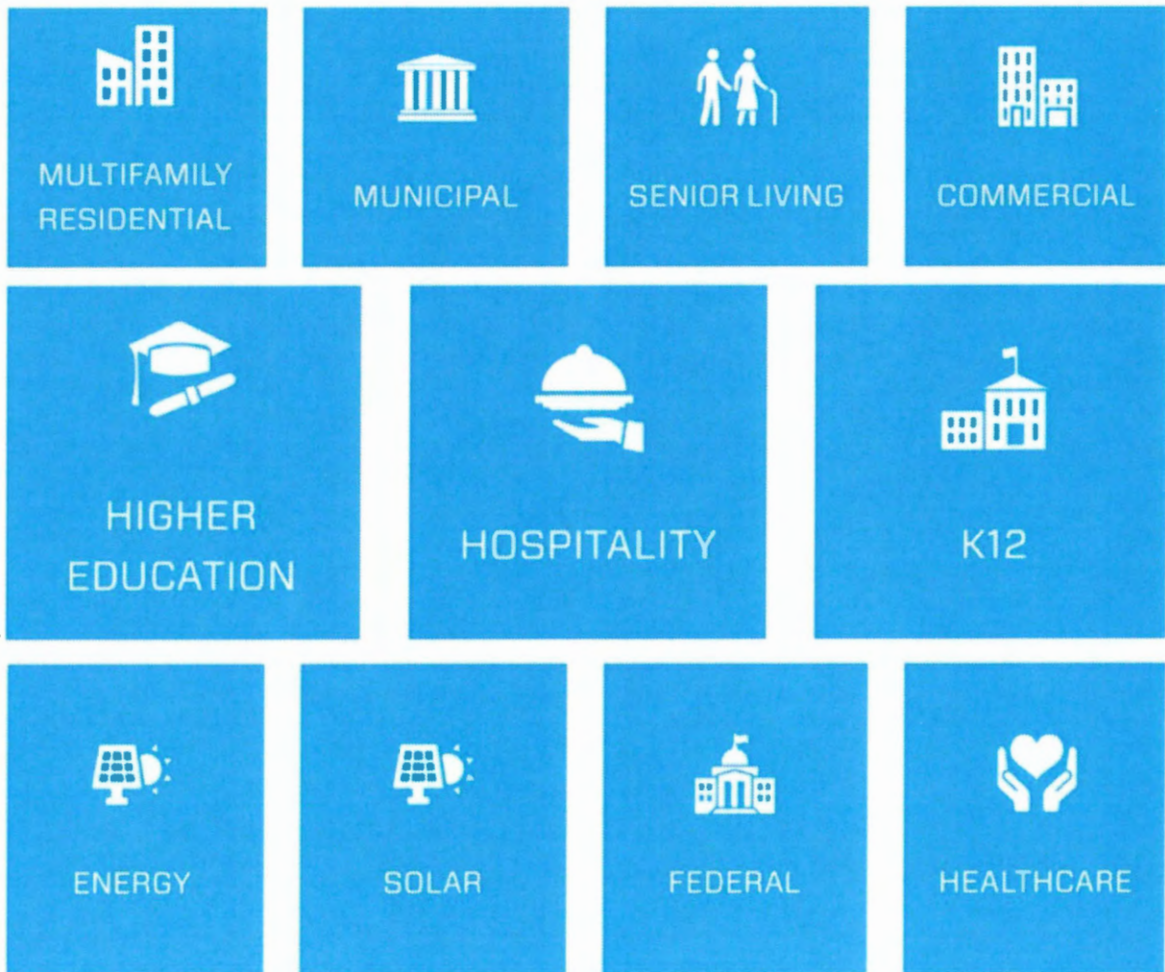
2013 Year Established	TN Headquarters in Memphis, TN
10 Offices	\$1.2B Pipeline

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

Aquatic Center Consultant



AMERICAN RESORT MANAGEMENT

LONG-TERM MANAGEMENT & SHORT-TERM CONSULTING SERVICES

Our Competitive Advantage is Focused on The Bottom Line

With offices located in Erie, PA, Minneapolis, MN, and Orlando, FL, American Resort Management, LLC has a nationwide record of accomplishment in all segments of the hospitality industry. ARM, LLC's portfolio includes smaller to grand-scale projects that include: Hotels, Destination Resorts, Private Clubs, Restaurants, Family Entertainment Centers, Home Owners Associations, Indoor and Outdoor Waterparks, and Municipality-Owned Properties

At the Executive level, American Resort Management, LLC and its affiliates are led by a team of multi-specialty professionals with over 150 years of combined experience in the hospitality industry.



WHAT WE DO

Our operational services include Long Term, Third Party Management, Project Management, Construction Oversight, Internal Auditing, Guest Satisfaction Programs, Safety Programs, Associate Incentive Programs, Preventative Maintenance, Franchise Compliance, Quality Assurance, Housekeeping Systems, Training and Development Programs for every department, Security Plans, Standard Operating Procedures, Property Inspections, and Cost Control Programs



LONG-TERM MANAGEMENT

Properties managed by ARM, LLC consistently outperform market competitive sets in ADR, Occupancy, and RevPar, according to Smith Travel Research Data Report (STAR). ARM's Senior Management Team's leadership style is hands-on and the driver of success at our properties. ARM, LLC is involved in all facets of daily activities of operation, from Yield Management, HR, and Sales and Marketing to Corporate Culture Initiatives and Guestology



ACCOUNTING

A centralized, comprehensive accounting division provides oversight to each property. Our accounting team is responsible for the production of: Financial Statements, Monthly P&L Statements, Annual Budgets, Forecasting, Cash Management, Bank Reconciliation, Accounts Receivable, Accounts Payable, Payroll Management, Data Entry, Record Keeping, and Tax Obligations.



SALES & MARKETING

Our targeted, site specific sales and marketing programs are central to building a strong revenue base at each location we manage. We implement individualized sales and marketing strategies which are closely monitored by our VP of Sales and Marketing. Our direct sales effort is designed to optimize performance and is conducted in unison with execution of the advertising, PR, and marketing plan. We are on the cutting edge of digital applications and social media trends for target audiences.

Key Partners



Jeffery D. Mona
PRINCIPAL AND PRESIDENT
38 Years Experience



Richard Coleman
PRINCIPAL AND EXECUTIVE
25 Years Experience

Our Approach




Your Vision is Our Vision

To see the resurgence of Mississippi County and more specifically its crown jewel, the city of Osceola, is what dreams are made of. Steel has indeed replaced cotton as king, however, even the steel giant Big River Steel's massive operations don't match the size the heart of your citizens. Highway 55 brings those abroad to witness the Delta magic.

Osceola is ready for the next phase. Now that you and your citizens have made a vow to focus on the future of your city, quality of life is the next act. Better schools and activities for your children. A place where the elderly can assemble and receive pool therapy. A place where out of towners can come relax and swim. There is something about the healing power of the water.

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 American Resort Management, a hospitality firm that has developed, operated and managed water parks across the US. Our team is excited about this opportunity centered around the development of this city owned aquatic center. Our aim is to work collaboratively with you to create a fun, affordable and accessible water park experience with architecture, service and amenities that will appeal and attract both local citizens and tourist alike. We can also assist the city with cash flow projections and additional operational and management services that will make this facility a successful attraction.



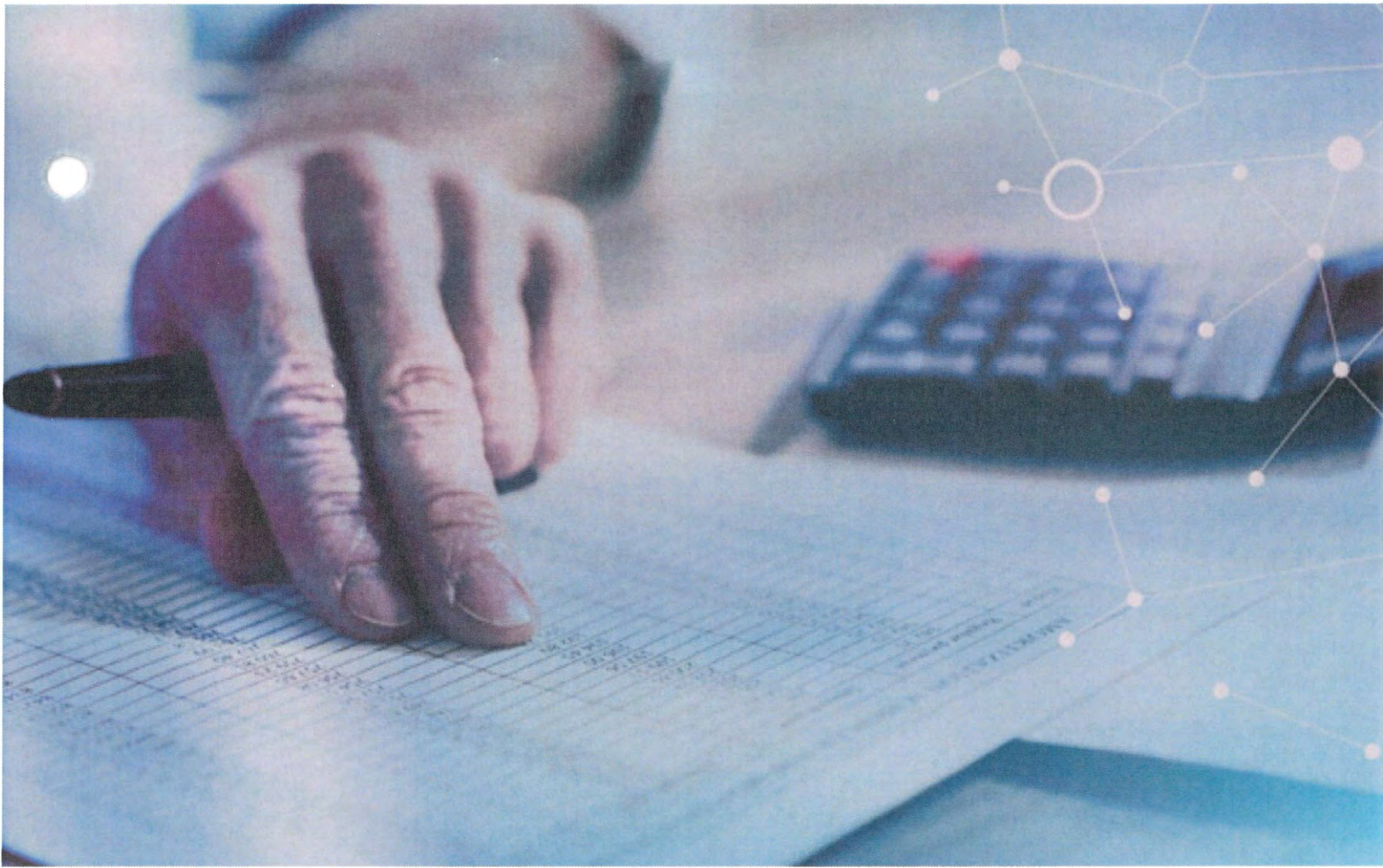
Always **ON BUDGET**

Our 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

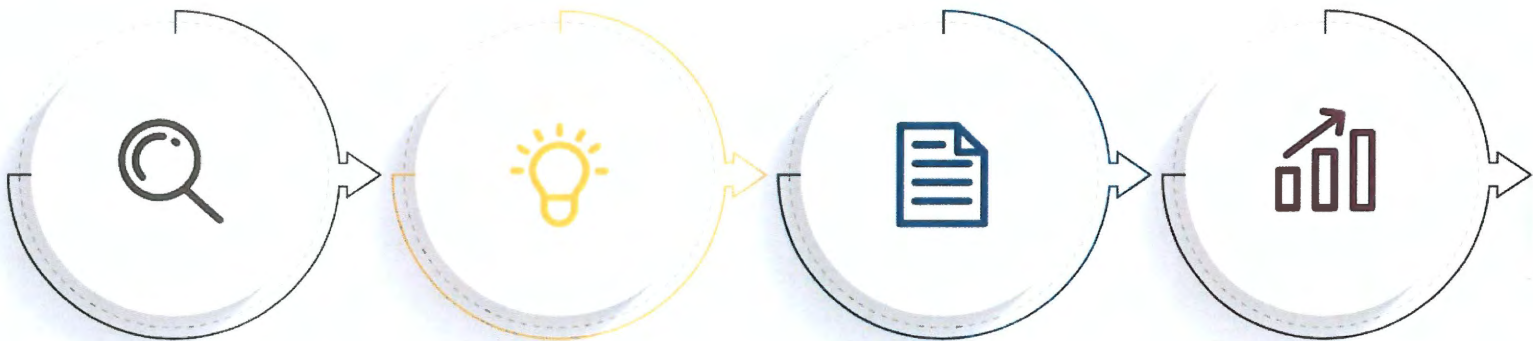
GUARANTEED MAXIMUM PRICE

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

Your 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

Your 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



PARROT ISLAND WATERPARK

FORT SMITH, AR

PROJECT DESCRIPTION

Parrot Island Waterpark in Fort Smith, Arkansas features the areas only two lane FlowRider® and wave pool. Plus, you'll love our four twisting and turning water slides, relaxing lazy river, activity pool and themed children's aquatic play area. Our outdoor waterpark has over 400,000 gallons of aquatic fun and has a variety of amenities, including party pavilions, cabana rentals, food and beverage. Shopping at the Tiki Hut Gift Shop, complimentary deck and lounge chairs, complimentary inner tubes and expansive grass lawns are other relaxing alternatives.

Key Features

- 4 Slides
- Lazy River
- Wave Pool
- Children's Play Area
- Concessions

PROJECT DETAILS

CONSTRUCTION COST 10.9 MILLION

DEVELOPMENT PHASE COMPLETE

COMPLETION DATE MAY 2015

SERVICES DEVELOPING, OPERATIONS AND MANAGEMENT

OWNERS CONTACT CITY OF FORT SMITH, AR AND SEBASTIAN COUNTY, AR



Epic Waters Indoor Waterpark

Grand Prairie, TX

PROJECT DESCRIPTION

Spanned by a vast retractable roof, Epic Waters indoor waterpark in Grand Prairie, Texas, certainly lives up to its name. Everything is on an epic scale, from the 80,000ft glass enclosure, to the 650ft lazy river, to the waterslides which represent the largest municipal collection in North America.

Key Features

- 80,000 Square Feet
- 3.5 Acre Outdoor Waterpark Area
- Part of a \$100+ Million Community Development
- Tallest Looping Slide in North America

PROJECT DETAILS

CONSTRUCTION COST \$88 MILLION

DEVELOPMENT PHASE COMPLETE

COMPLETION DATE 2018

SERVICES DEVELOPING, OPERATIONS AND MANAGEMENT

OWNERS CONTACT CITY OF GRAND PRAIRIE, TX



Pump House at Jay Peak Waterpark & Resort

JAY PEAK, VT

PROJECT DESCRIPTION

As the only indoor waterpark in Vermont, where you'll be protected from all the elements northern Vermont is known for precipitating. The Jay Peak Pump House indoor waterpark is a place for well-earned leisure... a place to experience the mountain when the mountain may have beaten you momentarily. A place where you can surf, climb, float down the Big River or sit out a rough day. A place where the movement of the water does more than keep you entertained. It actually moves you.

Key Features

- 50,000 Square Foot Indoor Waterpark
- La Chute - The First Indoor Looping Waterslide
- Double Barrel Flowrider
- Lazy River
- Concessions
- Arcade

PROJECT DETAILS

CONSTRUCTION COST \$20 MILLION

DEVELOPMENT PHASE COMPLETE

COMPLETION DATE 2011

SERVICES DEVELOPING, OPERATIONS AND MANAGEMENT

OWNERS CONTACT BILL STENGER, CEO



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 SERVICES
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,

A handwritten signature in blue ink that reads "Marco McClendon".

Mayor Marco McClendon
on Behalf of the City of West Memphis

205 SOUTH REDDING STREET, WEST MEMPHIS, ARKANSAS 72301 • (870) 732-7500

www.westmemphis.com

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

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

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Hughes Satellite Clinic
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Fax: 870-339-4187 ☐

Lakeview Satellite Clinic
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Wabash, AR 72389
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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

American Resort Management

Parrot Island Waterpark
City of Fort Smith Parks and Recreation
479-784-2368

Epic Waters Indoor Waterpark
City of Grand Prairie Parks and Recreation
972-237-8399

Pump House at Jay Peak Resort
Bill Stenger, CEO
802-988-2710