SDC WORKS

SOUTHERN DEVELOPMENT & CONSTRUCTION, INC

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CORPORATE NEWS

Built to Support Your Projects

At Southern Development & Construction, every successful project is driven by teamwork across the entire company. From the field to the office, our focus is simple: provide the people, equipment and support needed to deliver strong results for our clients.

This quarter, we've continued investing in our capabilities. **Concrete on Demand** is expanding its role across Central Florida, **ProVac** has added a new hydro-excavation truck to support underground work and our earthwork fleet has grown with new excavators, loaders and dozers equipped with GPS technology. **A-1 Paving** has added a tack truck and 30 new fleet vehicles are now supporting teams across our projects.

Our field crews remain the backbone of SDC. To recognize their efforts and stay connected, we are launching an SDC Team Support Trailer that will visit jobsites with lunches and team appreciation events throughout the month.

We've also strengthened our leadership team. **Kevin Ward** has joined us as **Fleet Performance Controller** to improve fleet efficiency and utilization, and **Alex Sorondo** has joined us as **Vice President of Operations** to support our project teams and execution.

Staying competitive means staying informed. At **CONEXPO** this year, I connected with key partners and reviewed the latest in equipment and technology to ensure SDC continues to operate at a high level.

As we move forward, our commitment remains the same: support our teams, invest in the right tools and deliver for our clients. Thank you to everyone across SDC for the work you do each day.

Best Regards,
Tom McNamara, President and CEO

SAFETY

Driving & Equipment Safety

Over the past three years, more than half of SDC's insurance claims have been tied to vehicle incidents, totaling over $1 million in losses. These are not isolated events. They are happening in pickups, on jobsites, and during everyday operations.

Whether it's on-road driving, off-road conditions or operating equipment, the same fundamentals apply.

First, stay focused behind the wheel. Distractions, especially cell phone use, continue to be a leading cause of preventable incidents. Every time you get in a vehicle, your attention needs to be on the road, your surroundings and the task at hand.

Second, slow down and maintain control. Many incidents occur because conditions are underestimated. Uneven terrain, tight jobsites and changing weather all increase risk. Taking a few extra seconds to assess the path ahead can prevent costly damage or serious injury.

Third, use defensive driving principles every time. Maintain proper following distance, keep your eyes moving and always leave yourself an out. These are simple habits, but they are proven to reduce accidents and protect both people and equipment.

Finally, seatbelts are non-negotiable. Every driver, operator and passenger must be properly restrained before movement begins, whether on the road or on site. This is one of the simplest and most effective ways to prevent serious injury.

Fleet Manager

Ryan Balas

Ryan leads the shop team in vehicle maintenance and operations. His strategic approach keeps our equipment in top shape, supporting team success on job sites.

FLEET

Fleet Performance Controller

SDC is pleased to welcome **Kevin Ward** as our Fleet Performance Controller, a role focused on strengthening how we manage and optimize our growing fleet.

Kevin's focus is on improving equipment utilization, tracking performance and providing better visibility into fleet costs across all operations. As our equipment inventory continues to expand, this role is key to ensuring we are using the right equipment on the right projects, while minimizing downtime and improving overall efficiency. Working closely with operations, project teams and the fleet department, Kevin will help implement reporting and tracking tools that support smarter decision-making and long-term planning. His efforts will directly support jobsite productivity and help maintain the high level of performance our clients expect.

We're excited to have Kevin on board and look forward to the impact he will bring to SDC's continued growth.

HR People & Culture - Team Support Trailer

Built to Support Your Projects is more than a theme. It reflects how we show up for our teams every day.
SDC has launched a new Team Support Trailer that will visit jobsites throughout the month, bringing lunch, refreshments and time to connect with our crews in the field. These visits are a direct extension of our commitment to support the people who are building our projects.

While equipment and resources play a critical role, strong projects are built by engaged, supported teams. The trailer creates an opportunity to step away from the daily pace, recognize the work being done and have real conversations with the crews on site.

Our field teams are the backbone of SDC. By staying present, listening and showing appreciation, we continue to build a company that fully supports both our projects and the people behind them.

Director of HR, Nathalie Rios

Investing in Our Crews

In March, our pipe crews and service crews spent a Saturday at the Educational Training Room at Mud Hole focused on advancing their skills in the latest installation methods and technology used across SDC projects.

The training covered best practices in utility installation, along with continued integration of GPS machine control and evolving field processes. As our capabilities grow, staying aligned on how work is performed is critical to maintaining accuracy, efficiency and safety in the field.

The session also gave crews the opportunity to share real project experience, discuss challenges and work through solutions together. That collaboration helps strengthen consistency across teams and improves overall execution.
Investing time like this ensures our crews have the knowledge and support needed to deliver successful installations. When our teams are prepared and aligned, it shows in the quality of work delivered on every project.

CPR Training

Our Foremen and Superintendents recently completed CPR training, reinforcing their ability to respond quickly in emergency situations. This training ensures our field leaders are prepared to act when it matters most and helps keep our jobsites safer for everyone.

SURVEY DEPARTMENT

Unified Installed Improvements Tracking

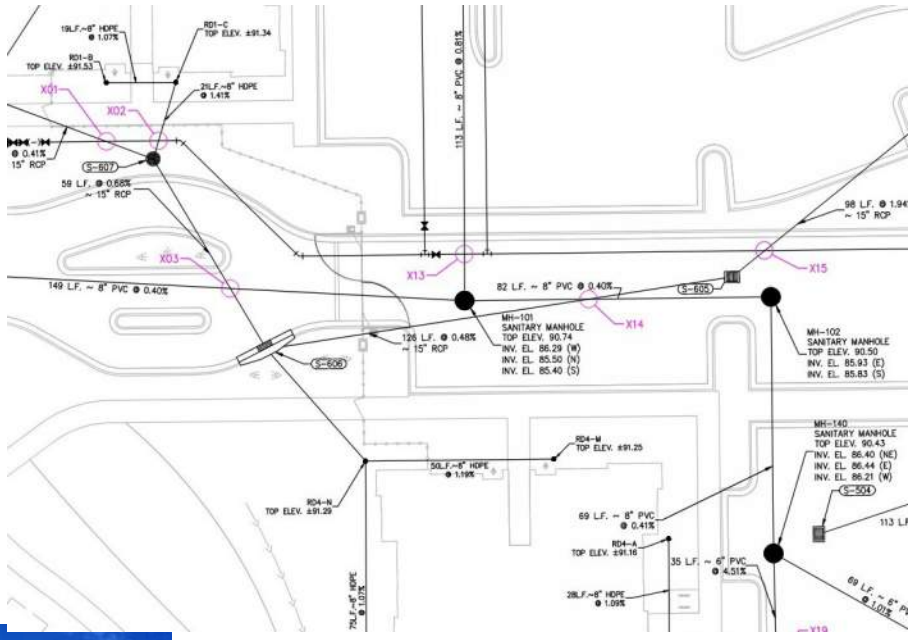
To streamline the way Installed Improvements are documented, the team is now producing custom sheets that consolidate all gravity and pressurized pipe onto a single page. This enhancement allows superintendents, pipe foremen, and survey crews to:

- Easily review all relevant pipe installations in one location
- Inventory and verify crossing measurements with improved accuracy
- Reduce time spent navigating multiple sheets or data sources

This unified approach supports faster decision-making and more reliable field coordination.

Enhancements

The Survey Department continues to strengthen its information systems to deliver greater clarity, efficiency and support across all project phases. Several key advancements are now in place to better serve field teams and project leadership.



Drone Division: Expanded Pre- and Post-Construction Documentation

The drone division has launched a new initiative to capture comprehensive visual records of project sites. This includes:

- Offsite pre-construction videos and photography to document existing conditions before work begins
- Post-construction videos to document high-detail site conditions once construction is complete

These visual records provide valuable documentation for project teams, clients, and stakeholders, ensuring transparency and supporting quality assurance throughout the project lifecycle.

FOLLOW US ONLINE

For project updates, team news and industry highlights

FOLLOW US
facebook.com/sdcfl

Crew Member Awards

Elay Tapia
Melfin Fuster
Isaac Page
Isaih Chavers
Kevin Smith
Erik Navas
Aiden Clark
Darwin Mercado
Kevin Ramos
Kevin Arriga
Michael Devine
Leandro Espinosa
Carlos Saavadera
Ethan Brown
Feliz Bermudez
Dame Phillips
Carlos Plaza
Troy Tillis
Jose Guerrero

Safety

Jeffrey Cassell

TEAM Awards

Austin Roberts
Brian Sipe
Christian Lugo
Jacob Snowberger
Daniel Byers

DOT Safety

Dan Abbott JR
Francisco Garcia
Austin Roberts

Post Evaluation Truck Award

Dan Abbott SR
Josh Robertson

WORK ANNIVERSARIES QUARTER 2 – 2026

5 TO 10 YEARS OF SERVICE

Roger Riffo 11 Years
Janerio Bell 9 Years
Tim Bayer 9 Years
Victor Jones 9 Years
Matt Veino 9 Years
David Rosarius 9 Years
Steven Anderson 9 Years
Shane Stephenson 8 Years
Josh Bell 8 Years
Jose Ferrer 7 Years
Jason Rodriguez 6 Years
Kenneth Davenport 6 Years
Leon Martin 6 Years
Reginald Taylor 6 Years
Daniel Abbott Jr. 6 Years
James Hill 5 Years
McCline Johnson 5 Years
Blake Traylor 5 Years
Kelly Sollosy 5 Years
Ryan Bare 5 Years

Idle Time Winner
Robby Caruthers

Roger Riffo
11 Years of Service

February Employee of the Month
Carolyn Mercurio

Fleet Excellence
Vincent Lugo (not pictured)
Joseph Williams (not pictured)

Annual Crawfish Boil

GOOD FOOD • GREAT COMPANY • LOTS OF FUN!

PROJECT MANAGEMENT

Project Execution

Leadership • Coordination • Delivery

The Project Management Team plays a critical role in the successful delivery of SDC projects from preconstruction through final completion. Working closely with field operations, estimating, survey, safety and clients, the team helps ensure projects remain on schedule, within budget and aligned with the high standards our clients expect.

Project Managers oversee multiple civil construction projects simultaneously, coordinating schedules, budgets, subcontractors, vendors and internal teams while maintaining strong communication throughout every phase of construction. Their leadership supports productivity, financial performance, quality control and jobsite safety across a wide range of site development and infrastructure projects.

Supporting the Project Managers, our Project Engineers provide essential coordination and administrative support through document control, RFIs, change orders, submittals and project tracking. Their attention to detail and organization help keep projects moving efficiently while maintaining clear communication between the office and field.

Together, the Project Management Team helps drive the collaboration, accountability and execution required to successfully support SDC projects across Central Florida.

Welcome

SDC is excited to welcome Alex Sorondo, P.E., MBA, to the team. Alex brings nearly 30 years of experience in civil engineering and land development, along with a strong track record of leading complex projects from concept through completion. His background includes project leadership, client coordination, operational management and delivering successful infrastructure and site development projects across Florida.

As Vice President of Operations, Alex will help strengthen collaboration between project teams, field operations, and clients while supporting continued growth across the company. We look forward to the leadership, experience and perspective he will bring to both our team and the projects we deliver.

Project Manager
Jeff Jordan

Jeff Jordan has joined the SDC team as a Project Manager, bringing extensive experience in civil construction, estimating, preconstruction and project management across Florida.

His background includes roadway improvements, land development, underground utilities, drainage and paving projects, along with experience managing projects from planning and budgeting through field execution and completion.

Jeff's operational knowledge and leadership experience will be a strong addition to our growing Project Management Team.

JD Donaldson

OPERATIONS MANAGER

Following Ed DeVincenzo's retirement in late March, we are pleased to welcome **JD Donaldson** as the new Operations Manager for A-1 Paving & Asphalt.

JD brings hands-on experience across construction operations, estimating and project management, giving him a strong understanding of how paving projects are planned and executed in the field. His practical approach and industry knowledge will support accurate estimating, strong coordination and continued success for our paving operations.

A-1 Paving & Asphalt continues to set the standard for quality paving across Central Florida, serving commercial, residential and multifamily markets. Our team works closely with property owners, contractors and facility managers to deliver durable asphalt solutions designed for long-term performance. From parking lots and roadways to specialty paving projects, every job is approached with a focus on quality, reliability and lasting results.

Supporting both SDC projects and independent clients, A-1 Paving brings precision and efficiency to every phase of construction. The team emphasizes well-coordinated scheduling to keep projects moving on time and on budget.

As we look ahead to the coming year, A-1 Paving & Asphalt is focused on expanding its client base and pursuing new opportunities throughout the region. Our commitment remains unchanged: to deliver dependable, high-quality paving solutions that meet today's demands while supporting the continued growth of our clients and partners.

RELIABLE HAULING FOR YOUR AGGREGATE NEEDS

SUN TRUCKING & MATERIALS

Sun Trucking & Materials Driving Growth in 2026

Sun Trucking & Materials (STM) continues to grow as a critical part of the SDC family, providing dependable hauling support across Central Florida. What began as an internal solution to improve scheduling and reduce jobsite delays has evolved into a full-service operation supporting both SDC projects and external clients.

STM plays a key role in keeping projects moving by managing both inbound and outbound hauling operations. From delivering materials such as fill dirt, limerock, sand and aggregates to removing spoil, debris and excess material from jobsites, the team supports every phase of construction.

With a growing fleet that includes dump trucks and tractor-trailers, STM provides flexibility across a wide range of project needs. Whether it's short hauls between local sites or coordinated deliveries across Central Florida, the focus remains on keeping materials moving safely, efficiently and on schedule.

What sets STM apart is its direct integration with field operations. By working closely with superintendents, project managers and dispatch teams, STM helps eliminate delays, improve coordination and maintain tighter control over project timelines. Reliable hauling is often the difference between a job staying on schedule or falling behind. STM is positioned to support that critical need.

As **Sun Trucking & Materials** continues to expand, the mission remains clear: provide hauling solutions that remove obstacles, improve efficiency and keep projects moving forward from start to finish.

Learn More About STM!

CONCRETE ON DEMAND

MIXED ON-SITE
DELIVERED ON TIME

SCAN TO
LEARN MORE

Concrete on Demand:
Performance and Control Focused

Concrete on Demand continues expanding throughout Central Florida with **dispatch plants** strategically located in South Osceola County and Oviedo, allowing the team to respond efficiently to projects across the region.

Originally developed to support SDC operations, the division continues to grow by adding new clients and projects while maintaining strong support for internal work. Using **Cemen Tech volumetric mixers**, concrete is produced on-site to exact specifications, reducing waste while improving scheduling flexibility, consistency and quality control.

Operations are supported by ACCU-POUR™ fleet management software, providing **real-time tracking** of orders, scheduling, inventory, material usage and mixer performance through GPS fleet tracking and digital reporting.

Concrete on Demand strengthens SDC's **self-perform** capabilities by delivering responsive, efficient concrete solutions for both SDC projects and clients throughout Central Florida.

EXPERT UNDERGROUND
UTILITY SOLUTIONS

PROVAC SERVICES

Cody Lawniczak

OPERATIONS MANAGER

ALL CCTV Operators are NASSCO Certified.

NASSCO
NATIONAL ASSOCIATION OF SEWER SERVICE COMPANIES

SCAN TO LEARN MORE

ProVac Services:
Keeping What's Underground Working

ProVac Services continues to strengthen its role in supporting underground infrastructure with safe, reliable and efficient solutions. From hydro-excavation and line jetting to CCTV inspections and grout repair, our team delivers the services needed to keep systems performing across a wide range of projects.

Our hydro-excavation crews use pressurized water and vacuum systems to safely expose utilities with minimal disruption, making it ideal for locating, potholing and working in sensitive areas. Jetting services help maintain stormwater and sewer systems by clearing debris, roots, and buildup, while our CCTV inspections provide clear visibility below ground to identify issues early and prevent costly repairs.

ProVac has also expanded its capabilities with the addition of grout repair. With dedicated equipment now in operation, the team can seal leaks, stabilize structures, and restore aging systems with precision.

As ProVac continues to grow, the focus remains on safety, innovation, and providing dependable solutions that support long-term infrastructure performance and keep projects moving forward.

FEATURED PROJECTS

ORLANDO HEALTH WEST PARKING GARAGE

FINFROCK®

Located in Osceola County, SDC was selected by Finfrock for the civil work for the Orlando Health West Parking Lot Expansion. This project includes erosion control support, earthwork, drainage, water and fire line utilities, limerock base, flatwork, asphalt paving and pavement marking. Notice to proceed was issued in March and will be complete in the 4th quarter of 2026.

LAKE NONA RECLAIMED WATER & STORAGE REPUMP FACILITY

Wharton-Smith, Inc.
CONSTRUCTION GROUP

Located on Narcoossee Rd near Lake Nona, SDC was selected by Wharton Smith for the civil work for the Lake Nona Reclaimed Water Storage & Repump Facility. This project includes erosion control support, earthwork, drainage, crushed concrete base, flatwork and asphalt paving. The work is scheduled for completion in the 1st quarter of 2027.

Additional **RESIDENTIAL** and **MULTIFAMILY**

- Lennar - Cross Prairie - ED 2
- Toll Brothers - Watercrest at Windermere
- Columnar - Elite Estates
- Taylor Morrison - Sunbridge N-6
- Lennar - Reedy Isle
- Axis Development - Enclave at Lake Geneva
- Finfrock - Emerson 2 Apartments
- LandSouth - Crossroads at Kelly Park
- Favergray - Catalyst Altamonte Springs
- CBG - Project Luca

**This is not a comprehensive list of all SDC projects.*

OVIEDO CONNECTOR ROAD

This project provides essential roadway and infrastructure improvements to support local access and future growth. The scope includes excavation, embankment, storm drainage, utility relocations and new roadway construction. This includes curbing, sidewalks and paving. This is a 330 day contract. This important infrastructure project reflects SDC's continued commitment to delivering high-quality municipal work that strengthens community connectivity.

WATERCREST AT WINDERMERE

SDC is proud to support Toll Brothers on the Watercrest at Windermere residential project, providing full-site development and off-site utility improvements.

The scope includes earthwork, utilities, and paving, as well as the relocation of overhead services underground along Walker Pond and McKinnon Roads. Enhancing the area in both function and appearance.

On-site work features sanitary sewer, water, drainage, a fiberglass lift station, pads for 41 lots and asphalt paving with curbs and sidewalks, all delivered to meet the high standards of this premier community.

Additional **COMMERCIAL** and **Public Work**

- Finfrock - OH West Parking Garage
- Link Construction Group - Gateway 400
- Link Construction Group - T-52 Ferguson
- Hamilton Partners - Schofield Road
- Balfour Beatty - SeaWorld
- PC Construction - TOHO Raw Water Main
- Lake County BCC - Citrus Grove Road Phase 2
- PCL - Dolphin Exhibit Hall
- PCL - Disney LaBrea Earthwork
- PCL - Universal Orlando UO 830
- Wharton Smith - AAA High School
- UCF Facilities Operations - Lynx Transit Center
- UCF Facilities Operations - E. Gemini Mill/Resurface
- UCF Facilities Operations - Research Pav Parking Lot

**This is not a comprehensive list of all SDC projects.*

SDC WORKS

EMERSON LOT I & II - ALTAMONTE SPRINGS

FINFROCK®

Located in Altamonte Springs, SDC was selected by Finfrock for the civil work for the Emerson Lot 1 & 2 projects. This project includes erosion control support, earthwork, drainage, sanitary sewer, water and fire line utilities, limerock base, flatwork, asphalt paving and pavement marking. This work is scheduled for completion in the 1st quarter for 2027.

WESTSIDE BOULEVARD RIBBON CUTTING

OSCEOLA COUNTY

LENNAR®

SDC was proud to participate in the Ribbon Cutting Ceremony for the Westside Boulevard Extension project in Osceola County alongside project partners, local officials, and community leaders.

This important infrastructure project improves connectivity and supports continued growth throughout the area. The project included divided roadway construction, earthwork, storm drainage, utility installation, retaining walls, paving, and final roadway improvements.

Completed ahead of schedule, the project reflects the strong coordination and teamwork behind every successful SDC project.

taylor morrison

SUNBRIDGE N6 GROUND BREAKING

The groundbreaking celebration for Taylor Morrison's Heron Bay Community (Sunbridge N6) marked another exciting residential development project in Central Florida.

SDC is providing site development services to support the future community, including earthwork, underground utilities, drainage, roadway improvements, and paving operations. Projects like Heron Bay reflect the strong partnerships SDC continues to build with developers and builders throughout the region.

We appreciate the opportunity to support Taylor Morrison and look forward to the continued progress and successful development of the Heron Bay community.

Scan to learn more or connect with our team!

Good People Make Great Company

Building Central Florida Since 1994

Site Development | Utilities | Paving | Concrete | Hauling | Jet Vac Services