



WORKS

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CORPORATE NEWS

This year marks 31 years in construction for SDC. Since 1994, we've continued to evolve, growing stronger through your hard work, dedication and commitment to delivering high-quality site development with safety, precision and control.

Thanks to your efforts, our work now spans commercial, residential, multifamily, municipal, education and hospitality projects. This broad expertise helps us build strong, lasting client relationships—and we're proud to continue our work with partners like **Wharton-Smith, Finfrook, Lennar Homes** and **LandSouth**, among others.

We're currently managing over 40 active projects across Central Florida and recently completed standout jobs like **P905 at Universal, P912/913-Universal Stella Nova Resort and Universal Terra Luna Resort** and **Marsh Road Widening and Roundabout Improvements**. These successes, along with our continued investment in equipment and fleet, keep us competitive, efficient and ready to take on what's next.

We are also working toward becoming a full-service solution for our clients by launching and growing new companies like ProVac Services, SUN Trucking & Material and of course, AI Asphalt and Paving. These additions are all part of our business model to create a strong, vertically integrated and sustainable company that can better serve clients from start to finish.

Looking ahead, I'm confident in SDC's future. With a solid team, loyal clients and exciting new opportunities on the horizon. I believe Southern Development & Construction will continue to be a company that both clients and employees are proud to stand behind.

Thank you for everything you do—on every site, in every role.

Best Regards,
Tom McNamara
President and CEO

EXCELLENCE IS OUR STANDARD

LAND CLEARING ● UNDERGROUND UTILITY ● GRADING ● EARTHWORK ● ROADWAYS
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SAFETY

Cell Phones: A Dangerous Distraction

Cell phones are a part of everyday life, but using them on the job or while driving can lead to serious accidents. At SDC, safety is a priority. If you need to make or take a call on the job site, notify your Foreman, step away from active work areas and keep it brief. Equipment operators must stop their equipment, ground all attachments, and return to work promptly after calls. Earbuds are prohibited, as they can block critical safety sounds. When driving an SDC vehicle, always use hands-free mode. Holding your phone is against company policy. Distracted driving is as dangerous as driving intoxicated and texting drivers are 8 to 23 times more likely to crash. Let's stay focused and minimize distractions to ensure everyone's safety on the job and the road.



Safety Director **Steve Anderson**

Steve is an 8-year SDC veteran who ensures a safe work environment across all job sites by enforcing safety protocols.



FLEET

Strengthening Safety Through Smarter Fleet Management

We're excited to welcome Michael Betts as SDC's new DOT Safety Manager. With extensive experience in transportation safety and fleet compliance, Michael brings a critical connection between our Fleet operations and Safety initiatives.

As our fleet continues to grow, so does the importance of maintaining DOT compliance, minimizing risk and protecting our drivers and equipment. Michael's role bridges these priorities—overseeing driver qualifications, vehicle standards, incident response, and ongoing safety training.

By aligning safety and fleet management under one experienced leader, SDC is better equipped to operate efficiently, reduce downtime and uphold the highest standards across every job site.



Fleet Manager **Ryan Balas**

SDC's fleet Manager since 2018, 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.



DOT Safety Manager **Michael Betts**

SDCWORKS

HR

Updates and Reminders

Certifications and License

As we continue to grow and improve our internal systems, it's important that we maintain up-to-date records for all team members. If you hold any certifications, licenses, or specialized training credentials that we may not already have on file—please take a moment to send a copy to the Human Resources Department.

These documents are not only important for compliance, but they also help us:

- Accurately reflect your qualifications
- Support training and promotion opportunities
- Streamline project compliance and client reporting

Thank you for helping us keep your records current!



Support When You Need It Most

Your Well-Being is a Priority

Life can be demanding—both on and off the job site. That's why SDC offers access to a confidential Employee Assistance Program (EAP) to support your mental, emotional, and overall well-being. This benefit is available to all employees and their immediate family members and includes:

Up to three free counseling sessions per issue.

Flexible options: in-person, phone, video, or text-based sessions.

Support for a variety of challenges including stress, grief, family issues, financial concerns, and more.

Whether you need help navigating a tough situation or simply want to talk to someone, the EAP is a great resource. For more information or access instructions, please reach out to the Human Resources team—we're here to help.



From Left- Angelina Lugo, Payroll Manager; Carla Batista, HR Assistant and Nathalie Rios, HR Director.

ACCOUNTING



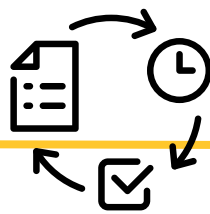
Welcome – Marlise Wellborn



We are pleased to announce that Marlise Wellborn has joined SDC as our new Controller. With over 20 years of experience in accounting and financial management, Marlise brings a wealth of knowledge to our team. Her expertise spans various industries, including construction and real estate development, where she has successfully led financial operations and strategic planning initiatives.

As SDC continues to grow and diversify, adding new companies like ProVac Services, SUN Trucking & Material, and A1 Asphalt and Paving, Marlise's leadership will be instrumental in streamlining our financial processes and ensuring compliance across all entities. Her role will support our commitment to building a strong and sustainable company by enhancing financial transparency and operational efficiency.

Please join us in welcoming Marlise to the SDC family!



PROJECT MANAGEMENT

Rising to the Challenge: Celebrating Our Newly Promoted Project Managers

At SDC, we take pride in recognizing talent, dedication, and leadership within our team. Please join us in congratulating three outstanding individuals on their well-deserved promotions to Project Manager—each bringing their own unique experience, drive, and perspective to our Project Management team.

John Sever

John's journey to this milestone is nothing short of inspiring. From pitching in the Pittsburgh Pirates minor league system to retail, teaching middle school science and coaching young athletes. His diverse background reflects his adaptability, dedication and leadership.

Since joining SDC 2.5 years ago, John has demonstrated an exceptional work ethic and commitment to excellence—qualities that make him a natural fit for his new role. His experience on the baseball field and in the classroom has translated seamlessly into managing projects, problem-solving, and leading teams to success.

We're excited to see John step up to the plate in this next chapter of his career!



Travis Hibben

Travis joined our team in April 2024 as a Project Engineer, bringing with him over a decade of experience in project management, estimating and civil construction. His hands-on background includes work with both private developers and government contracts, using tools like HeavyBid, PlanSwift, and Agtek Earthworks to manage everything from takeoffs to budgets and schedules.

His leadership, expertise, and dedication quickly stood out—making this promotion well-earned and well-deserved!

Way to go, Travis! We're excited to see all you'll accomplish in your new role.



Alex Edwards

Alex's path to this promotion has been marked by consistency, growth, and a quiet strength that speaks volumes on every job site. With a background in civil construction and a reputation for getting the job done right, Alex has steadily earned the respect of his peers, clients and leadership alike.

Since joining SDC, Alex has proven himself as a reliable problem-solver who brings focus, organization, and professionalism to every phase of a project. Whether navigating complex site logistics or supporting the field team to meet tight deadlines, his calm, can-do approach has made a measurable impact.

His strong leadership and deep understanding of our work make him a clear choice for Project Manager. We're confident he'll continue to thrive in this new role. Congratulations, Alex—well deserved!



SDC WORKS



Crew Member Awards

Emmanuel H Job	Jesus Castillo
Carlos Esteves	Mitchell Stone
Corey Bruce	Okleys Veliz
Andy Mendez	Marshall James
Erik Navas	Francisco Barrera
Tomas Velasco	Jesus A Parada Cordero
Eduardo Reyes Sanchez	

TEAM Awards

Anthony "Tony" Dopson	Justin McCabe
Brian Sipes	Sean Cote
Chris Galarneu	Dan Byers
Chris Pettay	Alex Edwards
Dan Abbott JR	John Barnhill
Justin Hall	Fareez Mohammed
Joshua Robertson	Roger Riffo
Joseph Ricahrdson	

Fleet Excellence

Fleet - Jose Torres
Heavy Truck - Angelo Alica
ProVac - Joesph Reyes



Safety

Joshua Robertson
**Post Evaluation
Truck Award**

Angel Sanchez
Michael Pennington
Brian Sipe



Oscar Sanches - Low Idle Winner



Leon Oliver - Low Idle Winner



Andy Mendez - Crew Member Award



Okleys Veliz - Crew Member Award



**Marshal James
Crew Member Award**

2025 QTR 2 WORK ANNIVERSARIES 5 TO 9

YEARS OF SERVICE

Roger Riffo 10 years
 Tim Bayer 8 years
 Victor Jones 8 years
 David Rosarius 8 years
 Janerio Bell 8 years
 Matt Veino 8 years
 Steve Anderson 8 years
 Shane Stephenson 7 years
 Josh Bell 7 years
 Adaryl J Kinsey 7 years
 Jose Ferrer 6 years
 Freddy Rodriguez 6 years
 Jason Rodriguez 5 years
 Kenneth Rounsaville 5 years
 Kenneth Davenport 5 years
 Leon Martin 5 years
 Reginald Taylor 5 years
 Daniel Abbott Jr. 5 years



**Roger Riffo
10 Years of Service**

SDC WORKS

CRAWFISH BOIL



FEATURED PROJECTS

SDOC East Transportation



The SDOC East Facility and AAA High School projects, located east of St. Cloud on Nova Road in Osceola County, span over 138 acres and showcase extensive site development and infrastructure improvements. Together, the projects involved over 250,000 cubic yards of excavation, 650,000 cubic yards of imported fill and 50,000 cubic yards of muck excavation. Utility work included 5,950 linear feet of sanitary sewer, 19,000 linear feet of storm drainage (15" – 60" pipes), a 12' x 5' box culvert, 8,100 linear feet of water main (4" – 10"), 4,600 linear feet of fire line (6" – 8"), 320 linear feet of reclaimed water main, 1,060 linear feet of 4" force main, and the installation of a TOHO lift station. Roadway and paving elements included curb and gutter, stabilization, limerock base, 140,800 square yards of asphalt paving, off-site Nova Road improvements, signage, and pavement markings. Additional features included 2,400 linear feet of retaining wall construction and sodding across the project sites. These projects highlight SDC's ability to deliver high-quality, comprehensive civil construction services for large-scale educational and public facilities.



Cross Roads at Kelly Park

SDC is proud to provide full-site development services for the Crossroads at Kelly Park multifamily project in Apopka, FL. The scope includes over 11,000 cubic yards of excavation, grading for nine building pads, and 4,000+ linear feet of storm drainage.

Utility work features sanitary sewer, a fiberglass lift station, force main, 2,200+ linear feet of water main, and a complete fire line system with hydrants and backflow assemblies.

Paving operations include 21,000+ square yards of stabilized subgrade, limerock base, asphalt, curbing, sidewalks, and striping.

LandSouth, the project owner, is a valued partner of SDC, and we always appreciate the opportunity to perform work for their team.

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

- K. Hovnanian Homes – Rollins Ct/ Canter Creek
- Lennar – Cross Prairie – ED 2
- Lennar – Westside Boulevard
- Mattamy – Celebration Village
- Columnar Holdings – Elite Estates
- Park Square – Liberty Square
- Johnson Brothers – Haven @ Davenport
- FaverGray – UCF Aperture

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

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, along with the relocation of overhead services underground along Walker Pond and McKinnon Roads—enhancing 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.

Highlands Reserve



Located on US 27 in Davenport, this 39 acre mixed use site consists of a multi-family project and commercial out parcels consisting of 90,000 cy of earthwork, lift station with 700 lf of 6" forcemain, 5,400 lf of sanitary sewer (6"-8") 5,000 lf of water wain (4-10"), fire main 2,600 lf (4") and 2,200 lf of reclaimed water main (4-16"). Other work includes 13,500 lf of storm drainage (12"-42"), 46,000 sy of base and asphalt paving, flatwork, signage, pavement marking, retaining walls and off-site improvements to US 27 and Sand Mine Road.



Reedy Isles



SDC is proud to continue our partnership with Lennar Homes on the next phases of Reedy Isle. The project includes full site development—clearing, grading, underground utilities, storm drainage, lift station work, and paving.

Off-site improvements along Horseshoe Creek Road include utility relocations and roadway upgrades to support long-term community access.

We're honored to support Lennar in building this expanding neighborhood.

Additional **COMMERCIAL**

- Alro Steel – Echelon Constructors
- Link Construction Group – Gateway 400
- Tishman – Dolphin Resort Lot A/C
- PCL – Dolphin Exhib Hall n
- Wharton Smith – EWRF – Roadway
- Wharton Smith – AAA High School – SDOC



Oviedo Connector



SDC is proud to partner with the City of Oviedo on the Connector Road project, providing 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—including curbing, sidewalks, and paving. This is a \$5.7 million dollar, 330 day contract.

This important infrastructure project reflects SDC's continued commitment to delivering high-quality municipal work that strengthens community connectivity.

Additional **PUBLIC WORK**

- Citrus Grove – Lake County Board of County Commissions
- Plant Street / Tildenville Road – City of Winter Garden
- Monument Parkway Lift Station
- Five Points – Seminole County

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



SUN

TRUCKING & MATERIALS

Introducing Sun Trucking & Material

A New Resource to Support Our Field Teams.

We're excited to officially introduce **Sun Trucking & Materials**, SDC's newest addition to our growing family of companies. Located right here in Oviedo, Sun Trucking was launched to better support our crews and project needs by providing dedicated, reliable hauling services.

From dirt and rock to sand and other essential materials, Sun Trucking gives us greater control over scheduling and delivery—meaning fewer delays and better coordination across the board. This new in-house hauling solution is designed to make our operations more efficient, especially as we continue to take on larger and more complex jobs across Central Florida.

Rafael Benitez, our Trucking Operations Manager, is leading the charge. Many of you have already seen the Sun Material & Trucking trucks out on job sites—they're a symbol of our continued growth and commitment to serving clients with excellence.

This move is about more than just logistics. It's about investing in our team, improving communication between the field / dispatch and removing barriers that slow down progress.

We appreciate everyone who's played a role in getting Sun Trucking & Materials up and running—and we look forward to seeing the positive impact it brings to our jobs moving forward.





EXCELLENCE IN ASPHALT SOLUTIONS

Ed DeVincenzo

OPERATIONS MANAGER



As Central Florida's premier paving contractor, A-1 Paving and Asphalt continues to set the standard for quality and service in the commercial, residential and multi-family markets. With a focus on building lasting partnerships, we collaborate with

property owners, managers, contractors and facility maintenance teams to deliver durable, high-quality asphalt surfaces that maximize long-term value and performance.

Whether supporting SDC clients or working independently, A-1 Paving remains committed to precision, efficiency, and excellence. Under the leadership of Operations Manager Ed DeVincenzo, our team ensures accurate estimating, project coordination and timely scheduling to keep jobs on track. As we move into 2025, we are actively expanding our client base and seeking new opportunities to strengthen our presence in the industry.

With a commitment to quality work and customer satisfaction, A-1 Paving continues to be a trusted name in asphalt solutions. We look forward to another year of delivering exceptional paving services and building strong relationships across Central Florida.



Quality Paving Solutions

MILLING • POT HOLE REPAIRS • SEALCOATING • SIGNS & STRIPING • ROADWAYS

2530 Connection Point, Oviedo, FL 32765 | www.A1Paving.biz | (407) 977-5070

Cody Lawniczak

OPERATIONS MANAGER



EXPERT UNDERGROUND UTILITY SOLUTIONS



www.provac.biz

ProVac continues to set the standard for underground utility solutions, delivering top-tier service, safety and results. Whether your project requires hydro-excavation, pipe cleaning, or inspection services, our team provides unmatched expertise to ensure efficiency and precision.

Our **Hydro-Excavation Team** utilizes pressurized water and industrial vacuums to safely break up and remove soil while minimizing the risk of utility damage. This environmentally friendly method is ideal for exposing utilities, potholing, and trenching—making it the preferred choice for projects requiring careful excavation around sensitive infrastructure.

Beyond excavation, ProVac's **pipe and line-jetting services** ensure the proper maintenance of stormwater and sewer systems. From line jetting and catch basin cleaning to root removal and storm retention vault maintenance, we help prevent blockages and maintain pipeline integrity for long-term performance.

ProVac also specializes in **CCTV inspections**, providing detailed assessments of underground pipe conditions. These inspections help identify cross-connections, overflows, defects and obstructions, enabling proactive repairs that prevent costly future issues.

As we move into 2025, ProVac remains committed to delivering innovative, high-quality solutions that support our clients' success. Whether maintaining critical infrastructure or tackling complex excavation challenges, we are here to help get the job done right.

info@provac.biz

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