

Make Buildings for Life.

**CITY OF
GAINESVILLE**

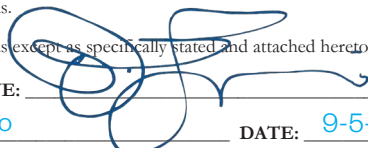
RFP: # PRCA-240008-WBM
CONSTRUCTION MANAGER AT RISK SERVICES
FOR THE RECONSTRUCTION OF THE HISTORIC
THELMA BOLTIN CENTER



Scorpio.

3911 W Newberry Road
Gainesville, Florida 32607
o. 352.363.6070
f. 352.363.6071
scorpioco.com



City of Gainesville	Procurement Division (352) 334-5021 (main) Issue Date: 8/4/23
REQUEST FOR PROPOSALS: # PRCA-240008-WB Construction Manager at Risk Services for the Reconstruction of the Historic Thelma Boltin Center	
PRE-PROPOSAL MEETING: <input type="checkbox"/> Non-Mandatory <input checked="" type="checkbox"/> Mandatory <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Includes Site Visit DATE: August 15, 2023 TIME: 2:00PM LOCATION: Thelma Bolton Center – 516 NE 2 nd Ave Gainesville, FL 32601	
Legal ad (Gainesville Sun) publish date: August 10, 2023	
QUESTION SUBMITTAL DUE DATE: August 22, 2023	
DUE DATE FOR UPLOADING PROPOSAL: August 29, 2023 at 3:00PM Bid Opening Zoom Meeting link	
SUMMARY OF SCOPE OF WORK: City of Gainesville is seeking proposals from licensed contractors (hereinafter, referred to as proposers) to provide construction manager at risk services for the reconstruction of the historic Thelma Boltin Center.	
For questions relating to this solicitation, contact: Wendy Byrne byrnebw@cityofgainesville.org	
Proposer is <u>not</u> in arrears to City upon any debt, fee, tax or contract: <input checked="" type="checkbox"/> Proposer is NOT in arrears <input type="checkbox"/> Proposer IS in arrears Proposer is not a defaulter, as surety or otherwise, upon any obligation to City: <input checked="" type="checkbox"/> Proposer is NOT in default <input type="checkbox"/> Proposer IS in default	
Proposer who receive this solicitation from sources other than City of Gainesville Procurement Division or DemandStar.com MUST contact the Procurement Division prior to the due date to ensure any addenda are received in order to submit a responsible and responsive offer. Uploading an incomplete document may deem the offer non-responsive, causing rejection.	
ADDENDA ACKNOWLEDGMENT: Prior to submitting my offer, I have verified that all addenda issued to date are considered as part of my offer: Addenda received (list all) # <u>1-2-3</u>	
Legal Name of Proposer: <u>Domenic Scorpio</u> DBA: <u>DE Scorpio Corporation DBA Scorpio</u> Authorized Representative Name/Title: <u>Domenic Scorpio - President and CEO</u> E-mail Address: <u>domenic@scorpioco.com</u> FEIN: <u>46-2621773</u> Street Address: <u>3911 West Newberry Rd. Gainesville, FL 32607</u> Mailing Address (if different): _____ Telephone: (<u>352</u>) <u>363-6070</u> Fax: (<u>352</u>) <u>363-6071</u>	
By signing this form, I acknowledge I have read and understand, and my business complies with all General Conditions and requirements set forth herein; and,	
<input checked="" type="checkbox"/> Proposal is in full compliance with the Specifications. <input checked="" type="checkbox"/> Proposal is in full compliance with the Specifications except as specifically stated and attached hereto.	
SIGNATURE OF AUTHORIZED REPRESENTATIVE: 	
SIGNER'S PRINTED NAME: <u>Domenic Scorpio</u> DATE: <u>9-5-23</u>	



MANDATORY PRE-BID MEETING

CITY OF GAINESVILLE
 GENERAL GOVERNMENT PROCUREMENT DIVISION
 MANDATORY PRE-BID/SITE VISIT MEETING
CMAR Services for Reconstruction of Historic Thelma Boltin Center
 DATE: August 15, 2023 at 2:00 pm Local Time
 RFP #PRCA-240008-wb
 DUE DATE: August 29, 2023 at 3:00PM

YOUR COMPANY'S NAME, ADDRESS & PHONE NUMBER

YOUR SIGNATURE, PRINTED NAME, & EMAIL ADDRESS

11) Lam Inc
3017 NW 57th Street
Freight Construction
 PHONE # (352) 287-5778

SIGNATURE

PRINTED NAME
 E-MAIL: _____

12) Ashley Oelrich/Oelrich Construction
275 NW 137th Drive Suite A
Jonesville, FL 32669
 PHONE # (352) 745-7877

Ashley Oelrich
SIGNATURE
Ashley Oelrich
PRINTED NAME
 E-MAIL: aoelrich@oelrichconstruction.com

13) SCORPIO
DON KELLOGG
3911 WEST NEWBERRY, FL 32607
 PHONE # (352) 363-6070

Don Kellogg
SIGNATURE
DONALD KELLOGG
PRINTED NAME
 E-MAIL: don@scorpio.com

14) SCORPIO
JEFF LASZA
 PHONE # (352) 870 1894

Jeff Lasza
SIGNATURE
JEFF LASZA
PRINTED NAME
 E-MAIL: JEFF@SCORPIO.CO.COM

15) SCORPIO
ERIK ANDERSON
3911 WEST NEWBERRY RD
 PHONE # (352) 339-6113

Erik Anderson
SIGNATURE
ERIK W. ANDERSON
PRINTED NAME
 E-MAIL: ERIK@SCORPIO.CO.COM



ADDENDUM 1 - 1/3



ADDENDUM NO. 1

Date: August 21, 2023

Bid Date: August 29, 2023
at 3:00 P.M. (Local Time)

Bid Name: CMAR Services for Reconstruction of T. Boltin Center

Bid No.: WSPP-240008-WB

NOTE: This Addendum #1 has been issued only to the holders of record of the specifications and to the attendees of the mandatory pre-bid conference held on August 15, 2023.

The original Specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary:

1. Any questions shall be submitted in writing to the City of Gainesville Procurement Division by 5:00 p.m. (local time), August 22, 2023. Questions may be submitted as follows:
Email: byrnewm@cityofgainesville.org
2. Please find attached:
 - a) Answers to questions presented during and after the mandatory pre-bid conference held on August 15, 2023.
 - b) Copy of the cone of silence information (Financial Procedures Manual Section 41-524 Prohibition of Lobbying in Procurement Matters).
 - c) Copy of the Pre-Bid sign-in sheet for your information.
3. Wendy Byrne, Procurement Division, discussed bid requirements.
 - a. Sign-in Sheet is circulating.
 - b. Responses must be uploaded to DemandStar by August 29, 2023, 3pm (local time). The platform does not accept late submittals.
 - c. Send questions in writing to Wendy Byrne via email.
 - i. All communication must go through Wendy only. Do not communicate with other City staff.
 - d. The cone of silence began once the bid was released and continues until contract award. No lobbying or discussions can occur between bidder and any representative of the City or GRU, except the designated purchasing staff contact; otherwise your bid will be disqualified.
 - e. Local Preference – see page 13 of 92. (**PLEASE NOTE:** An erroneous percentage was quoted by Wendy Byrne for Local Preference. The City Commission, or other purchasing authority, may give a preference to a local business in awarding such contract in an amount not to exceed 5% of the local business' total bid price, and in any event the cost differential should not exceed \$25,000.00.)
 - f. Sign, date and return all Addenda with your bid.

Addendum #1

**ADDENDUM 1 - 2/3**

Bid Number: WSPP 240008-WB
Bid Name: CMAR Services for
Reconstruction of T. Boltin Center

- i. Minimum requirements – look for “must” and “shall” within the bid document
 - j. Deadline for questions is August 22.
 - k. Living Wage \$15.00 if health benefits offered, \$17.25 per hour if health benefits are not offered.
4. Pete McNiece (Project Manager, WSPP) discussed the project scope.
- a. Pete pointed out that due to the collapsing state of the roof over the 5th street façade, that wall, which must be retained, is out of plumb.
 - b. Everything should be demolished with the exception of the 2 walls being retained.
 - c. The project is funded; once the construction documents are executed we can start right away.
 - d. The parking lot on 2nd Avenue will be available for the use of the awarded contractor once work begins.

The following are answers/clarifications to questions received at the mandatory pre-bid conference/site visit:

5. Question: Please clarify which 2 walls must be retained.
Answer: It's the two walls that serve as the exterior walls of the auditorium: the wall facing onto 2nd Avenue, and the wall facing onto 5th Street.
6. Question: No hazardous materials involved?
Answer: No hazardous materials in the building; there is lead based paint on the windows, but any windows other than the ones in the 2 walls being retained will be demolished.
7. Question: Anything special about the roof now? Not asbestos?
Answer: No, shingle roof, but out of code and with termite and water damage.
8. Question: What are the deliverables for the RFP?
Answer: Required documents and/or information are listed in the RFP; please note the words MUST or SHALL in the RFP document. Those words will indicate a deliverable.
9. Question: There's no dollar value attached at this time?
Answer: No there is not.

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Addendum #1



ADDENDUM 1 - 3/3

Bid Number: WSPP 240008-WB
Bid Name: CMAR Services for
Reconstruction of T. Boltin Center

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 1 by his or her signature below, **and a copy of this Addendum to be returned with proposal.**

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 1 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER:

DE Scorpio Corporation DBA Scorpio

BY:

Domenic Scorpio

DATE:

8-21-23

Addendum #1



ADDENDUM 2 - 1/3

Bid Number: WSP 240008-WB
Bid Name: CMAR Services for
Reconstruction of T. Boltin Center



ADDENDUM NO. 2

Date: August 23, 2023

Bid Date: August 29, 2023
at 3:00 P.M. (Local Time)

Bid Name: CMAR Services for Reconstruction of T. Boltin Center

Bid No.: WSP-240008-WB

NOTE: This Addendum #2 has been issued only to the holders of record of the specifications and to the attendees of the mandatory pre-bid conference held on August 15, 2023.

The original Specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary:

1. Please find attached:
 - a) Answers to questions presented after the mandatory pre-bid conference held on August 15, 2023.
 - b) Copy of the Cone of Silence information (Financial Procedures Manual Section 41-524 Prohibition of Lobbying in Procurement Matters).
 - c) Copy of the preliminary architectural renderings.
2. Question: During the August 15th pre-proposal meeting it was mentioned that the Architect would soon be presenting planned design concepts to the City. What is the date for that presentation?
Answer: This may have been a miscommunication. We are meeting with the City Commission on September 7th to get approval to accept Wannemacher Jensen's design fee proposal for the Thelma Boltin Center. I'm attaching some preliminary renderings of concepts that were presented to the public at a City Commission meeting and were favored by the Historic Preservation Board. I anticipate the eventual design will be a refinement of this basic concept.
3. Question: Once design concepts have been approved by the City, what is the Architect's planned duration for design development? Are there defined phases of design (i.e. SD, DD, CD)?
Answer: Here is WJA's anticipated design schedule:
 - Schematic Design Documents: 2 months from Kick-Off Meeting
 - Client Review of Schematic Design Documents: 2 weeks
 - Design Development Documents: 2 months
 - Client Review of Design Development Documents: 2 weeks
 - Construction Documents: 2 months
 - Client Review of Construction Documents: 2 weeks
 - Bidding/Permitting: 2.5 months
4. Question: Are there any required milestone completion dates, such as those that may be required to satisfy funding mechanisms?
Answer: No.



ADDENDUM 2 - 2/3

Bid Number: WSPP 240008-WB
Bid Name: CMAR Services for
Reconstruction of T. Boltin Center

5. Question: Is the City pursuing any sustainability goals for this project?
Answer: No.
6. Question: We understand that this is a qualifications-based selection and, as clarified in Question 9 of Addendum #1, there is no value attached at this time. However, the Ebid Response form of Demandstar contains a section for "Bid Amount" that is shown as required. Please advise whether this section of the form will be removed, or confirm that it is acceptable to insert "0" in this section.
Answer: We are not requesting a "dollar value" bid at this time. Please insert "0" in "Bid Amount" on the Ebid Response form within Demandstar.

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ADDENDUM 2 - 3/3

Bid Number: WSPP 240008-WB
Bid Name: CMAR Services for
Reconstruction of T. Boltin Center

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 2 by his or her signature below, **and a copy of this Addendum to be returned with proposal.**

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 2 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER:

DE Scorpio Corporation DBA Scorpio

BY:

Domenic Scorpio

DATE:

8-23-23

**ADDENDUM 3 - 1/2**

Bid Number: WSPP 240008-WB
Bid Name: CMAR Services for
Reconstruction of T. Boltin Center

**ADDENDUM NO. 3 (Revised)**

Date: August 28, 2023

**Bid Date: REVISED TO:
September 5, 2023 at 3:00 P.M. (Local Time)**

Bid Name: CMAR Services for Reconstruction of T. Boltin Center Bid No.: WSPP-240008-WB

NOTE: This Addendum #3 has been issued only to the holders of record of the specifications and to the attendees of the mandatory pre-bid conference held on August 15, 2023.

The original Specifications remain in full force and effect except as revised by the following changes which shall take precedence over anything to the contrary:

1. **THE BID DUE DATE HAS BEEN EXTENDED TO SEPTEMBER 5, 2023, AT 3:00pm (LOCAL TIME).**
Other, post bid submittal dates (evaluation, presentations, award, etc.) have been moved further out accordingly.
2. Please find attached:
 - a) Copy of the Code of Ethics information (Financial Procedures Manual Section 41-524 Prohibition of Lobbying in Procurement Matters).

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ADDENDUM 3 - 2/2

Bid Number: WSPP 240008-WB
Bid Name: CMAR Services for
Reconstruction of T. Boltin Center

ACKNOWLEDGMENT: Each Proposer shall acknowledge receipt of this Addendum No. 3 by his or her signature below, **and a copy of this Addendum to be returned with proposal.**

CERTIFICATION BY PROPOSER

The undersigned acknowledges receipt of this Addendum No. 3 and the Proposal submitted is in accordance with information, instructions, and stipulations set forth herein.

PROPOSER:

DE Scorpio Corporation DBA Scorpio

BY:

Domenic Scorpio

DATE:

8-28-23



3911 W Newberry Road
Gainesville, Florida 32607
p: 352.363.6070
f: 352.363.6071
scorpioco.com



September 5, 2023

City of Gainesville
Attn: Wendy Byrne
Procurement Division
Gainesville, FL 32601

RFP #PRCA-24008-WB – CM at Risk Services for the Reconstruction of the Historic Thelma Boltin Center

Dear Ms. Byrne,

We are pleased to submit this proposal to the City of Gainesville for this exciting project at the historic Thelma Boltin Center. When Scorpio was established, it was to bring community-centered buildings to life, for life. There is no denying that the ability to partner with the City of Gainesville on this iconic historical landmark speaks to the heart of our organization. Our priority during each project is protecting the public, staff, and visitors. Second to that is treating those we partner with integrity and fairness. We promote teamwork, professionalism, excellence, and respect in everything we do. We believe these shared values create the foundation for our continued successful partnership with the City of Gainesville.

Scorpio has a stellar track record of successfully delivering projects for the City of Gainesville, as well as other local organizations, government entities, and institutions. Our team members possess a deep understanding of the City of Gainesville, allowing us to provide exceptional service. To ensure the utmost satisfaction on this project, we propose assembling a team of highly skilled industry professionals with the unique experience of past historical renovation projects who will deliver on time and within budget constraints.

Additionally, Scorpio acknowledges and supports the role of the community in a project like this. With decades of delivering work in Gainesville, this team has forged strong relationships with the local subcontractor community, and we are committed to maximizing the amount of work contracted to local and diverse subcontractors.

At Scorpio, we look beyond. Beyond the project. Beyond the owner. We must look to the people who will use the buildings we create – and beyond even that to the impact we will have on the community. People need buildings that frame and enhance their lives. Owners need a return on investment. We deliver both through dedication to detail and enhancement of your budget. We call this approach community-centered construction. And there is no community we are more dedicated to than our own.

After reviewing our qualifications proposal and understanding how our values align with yours, we hope you will find these Scorpio teams exceptionally qualified. We look forward to once again serving the City of Gainesville with our construction management services and bringing your buildings to life, for life.

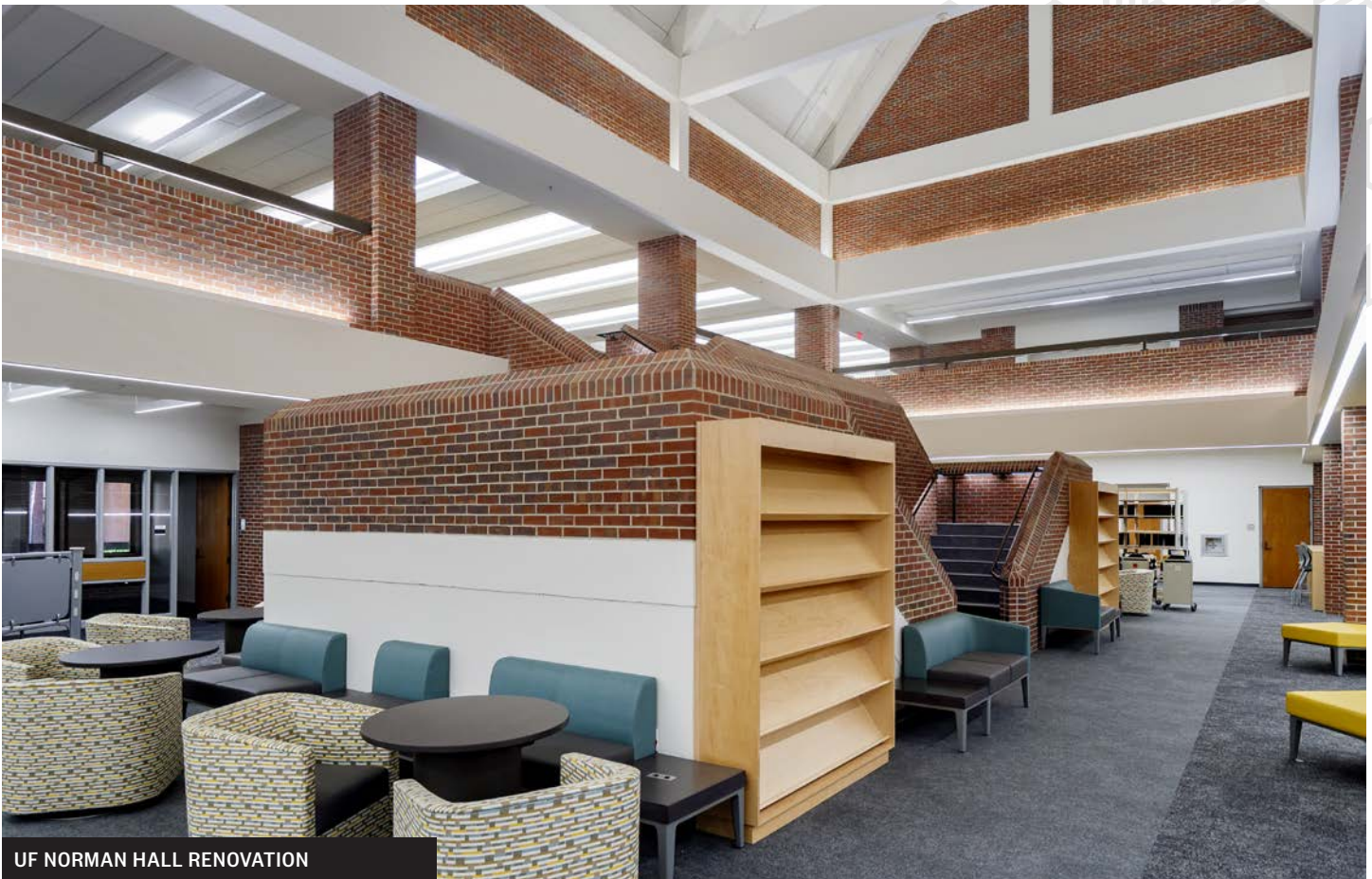
Sincerely,

Domenic Scorpio, CEO & President



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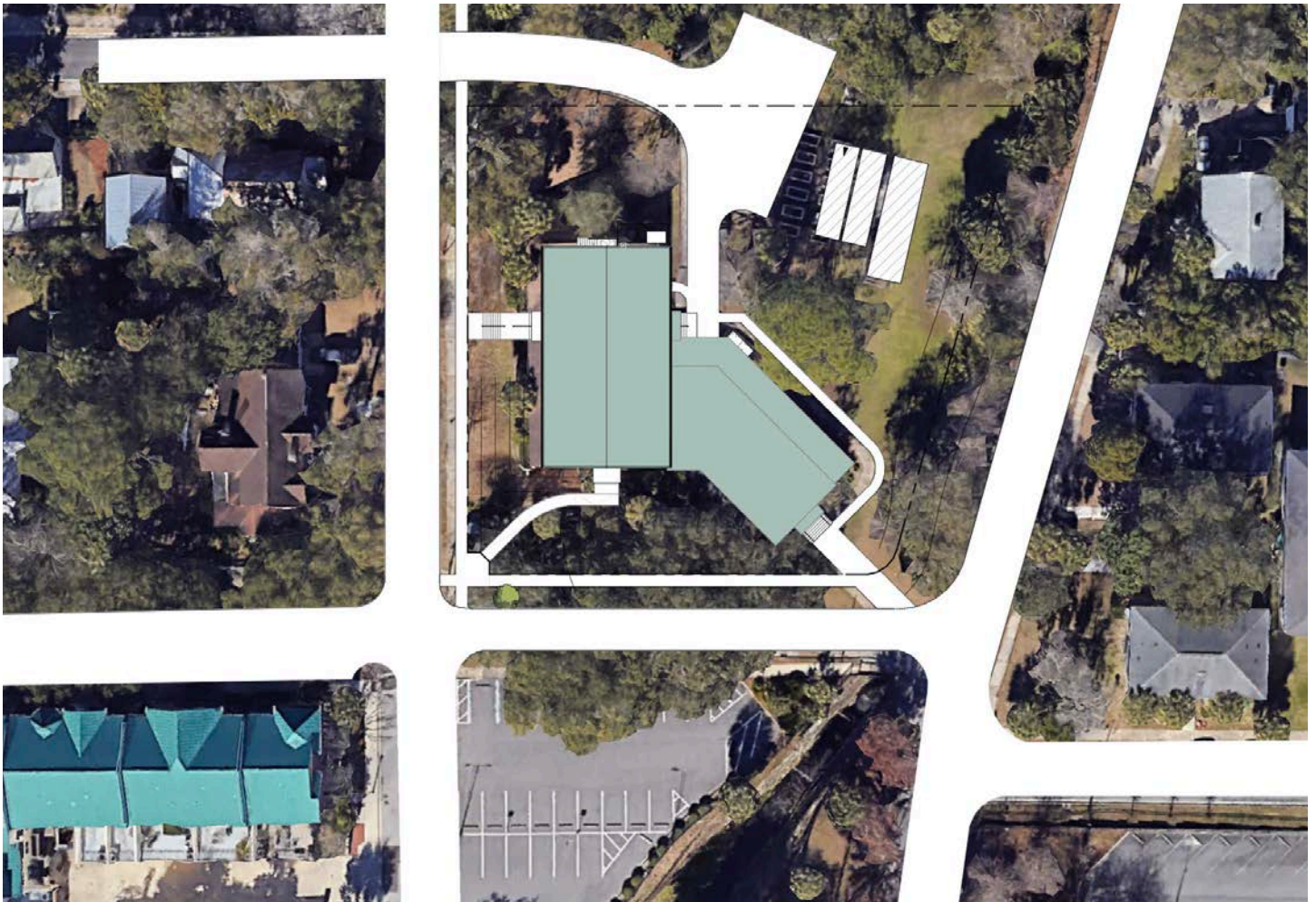
TAB 1

Project Understanding and Approach





Understanding Your Project



PROJECT UNDERSTANDING:

Built in 1942, the 8,216 square foot structure was originally intended to provide entertainment for service members during World War II. The building houses a spacious auditorium with a gable roof covered in asphalt shingles with an attached flat roofed accessory wing.

While the west and south facing walls of the auditorium will be preserved, the rest of the structure will be demolished and rebuilt. Wannemacher Jensen's design team has been working on the project for over two years meeting closely with focus groups, community members, and City Staff to ensure the full design intent is captured. The proposed design aims to expand the facility's size to approximately 12,000 square feet to enhance the function and ability of the space.

The center area and primary use of the renovated structure will continue to be a spacious auditorium and stage with surrounding rooms to support the open gathering space. We know the two most prominent auditorium walls along the south and west facing street fronts, despite their deteriorating condition, will remain. The failing roof trusses have caused the west wall to shift. Structural repairs will likely be required on these walls to address inadequate reinforcement as well as foundation work. Regardless of the work required on these two walls, we understand the exterior facade must not change. Also, preliminary estimates indicate that the total construction cost is approximately \$5.6 million.

Given its location in a historic neighborhood, this project presents unique opportunities and will be subject to considerable public scrutiny. Our team will continue to work



closely with the neighborhood residents, Historic Preservation Board, and the Gainesville City Commission to maintain open communication throughout the project.

Our team has the expertise to address these issues and deliver a structurally sound building that will retain its historic character. We will take great pride and care to ensure Thelma Boltin meets its full potential and is returned to the Gainesville community in an even more attractive condition than before. Our goal is to create a facility that is not only safe and secure, but also an inspiring place for our neighbors to gather, celebrate, and learn. We look forward to serving our community on this exciting project to bring this iconic landmark back to life.

“Florida is as rich in its cultural heritages as it is in sun, beaches and play.”

– Thelma Boltin



Approach and Method



SCORPIO APPROACH + METHOD

KNOW THE JOB. MANAGE RISK. DELIVER ON THE PLAN.

Decades of experience have tested and refined the processes by which Scorpio successfully delivers a project. We become fully integrated project team members implementing our proven approach and method to deliver success. Scorpio's methods break down hierarchies and encourage teamwork such that all essential players collaborate to optimize delivery, ultimately reducing conflicts and project challenges. We emphasize process optimization to provide better client value and more cost-efficient production. Collaborating closely with the City of Gainesville and the appropriate user groups, the Scorpio team will provide an established and proven process for maximizing value without compromising program scope, budget, or schedule.

Our dedicated professionals will provide expertise with planning, estimating cost, value engineering, constructability reviews, systems and material detail analysis, planning and scheduling, site logistics, subcontractor procurement, and ultimately the day-to-day management in delivering the Reconstruction of the Historic Thelma Boltin Center.

Once selected, we will fully engage the City of Gainesville. What are the conditions of satisfaction that will make this project a success? We have an outstanding reputation for delivering projects on time and (or under) budget, and our level of repeat business illustrates this. Our clients know that we work as their partners on every project. Most of our clients are public entities with strict budgets and set timelines. We work side-by-side to determine the most efficient and cost-effective ways to deliver their projects.

EXTREME OWNERSHIP

Scorpio operates under a philosophy of extreme ownership, which extracts the highest level of commitment from every team member and fosters leadership at every level. Several teams within our organization work cohesively on all our projects. This approach allows team members to apply their expertise to your project, creating high quality in our delivery, efficiencies in our processes, and ultimately reducing the cost of our services. Scorpio's "Team of Teams" approach to managing the Reconstruction of the Historic Thelma Boltin Center consists of the following:



Administrative Team

President and CEO Domenic Scorpio leads our Team of Teams with decades of experience, long-standing relationships, and creative problem-solving. Jessica MacLaren, Finance and Administration Team Leader, ensures budgets and ODP are monitored, pay applications are reviewed, proper insurance and lien releases are secured, and financial risks to your project are mitigated.

Preconstruction Team

Chris Gregory, Preconstruction Team Leader, is responsible for cost estimating and leading our 6S process for bidding on a job. In addition to estimating, he assists the operations team in procuring subcontractors and materials. He drives the entire project team through design and pre-con, focusing on managing budget and program requirements.

Project Operations Team

For this project, we have identified the team that will be dedicated to the City of Gainesville. Thelma Boltin will be led by Senior Project Manager Nate Watson. Nate will utilize Best Practices and monitor the jobs for consistency and compliance. He will work collaboratively with each of the Design Team members and oversee all aspects of the project. At the onset of each project, Nate will work closely with Chris Gregory, our Preconstruction Team Leader, to ensure potential risks are mitigated, budgets and specifications are accurate, and schedules are realistic. Don Kellogg, our Project Operations Team Leader, will provide the oversight necessary to ensure each project stays on time and within budget, supporting Nate as needed.

Field Operations Team

Field Manager Troy Underhill has been selected based on his previous experience and success in constructing the Reconstruction of the Historic Thelma Boltin Center. He will manage our craft and trade partners and lead the on-site team daily. Troy will be the lead point of contact on their sites during and after construction to address any post-occupancy or warranty issues. Aaron Rogers, Field Operations Team Leader, will ensure the quality and schedule are maintained and provide a second set of eyes and additional support for Troy.





Preconstruction: Know the Job



COORDINATION

Our process begins with communication. Clear and consistent communication is at the center of every successful project. The members of this Team have an outstanding track record of providing precisely that from Preconstruction through Warranty. Our team is committed to consistent communication with all stakeholders, clearly articulating the project needs and then focusing on the details necessary for delivering a high-quality project on time and budget.

DESIGNING TO BUDGET

The pricing of City of Gainesville's Historic Thelma Boltin Center will be a team effort led by Chris Gregory, Preconstruction Team Leader, working in collaboration with the Design Teams and with Nate and Troy. They are tasked with developing an elevated level of understanding of the project requirements, existing conditions, and, most notably, the City's priorities and goals.

As designs evolve, estimate updates will occur in real-time and continuously build upon the team's decisions. This approach drives the decision-making process of "Designing to Budget." Preconstruction Team Leader, Chris Gregory, will employ all his resources to review the project and provide a comprehensive value analysis. How do we build it better for less?

Our cost estimating, analysis, and control methodologies will be integrated into the overall design process and utilize BIM models

to ensure accurate and timely results. Our primary goal is to offer a balance of functionality, durability, and efficiency to maximize the scope of work and varied needs for the available budget. The process begins with the broadest view and continues with the smallest details.

As our team seeks to collaborate with all stakeholders to "Design to Budget," individual budget responsibility for each project system will be assigned to a design team member at the project's onset. The component is assigned a cost per square foot based on project or industry benchmarks. As the project moves through design, these systems' costs will be monitored to ensure the budget is held. For example, suppose a program or system complexity drives a change in the price assigned. In that case, this will be immediately identified, and a decision will be made involving the City, the Design Team, and Scorpio regarding the identified changes' impact on the overall budget. This highly detailed estimating process provides information to track changes as they occur and forces design evolution discussion across the team.

Categories are created for all major systems and materials, and each category is priced at the Program Conceptual Design, Schematic Design, etc., until the design reaches 100% Conformed Construction Documents. This iterative pricing sequence will allow the team to discuss changes affecting the overall project budget, and the team, as a unit, will decide where to make scope and cost adjustments.

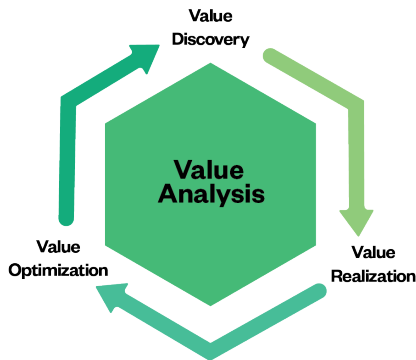


UPDATING THE ESTIMATE

A milestone design estimate will be provided with a detailed list of notable changes from the last milestone estimate (i.e., Schematic Design, Design Development, and Construction Documents). These will be accompanied by Cost Event Logs used to manage decisions and changes as they occur. A Variance Report is generated between deliverables to offer a look back on a prior decision or change should it require revisiting. Our role is to provide accurate data, managed in an easy-to-understand format, to simplify the decision-making process throughout the estimating process.

VALUE ANALYSIS

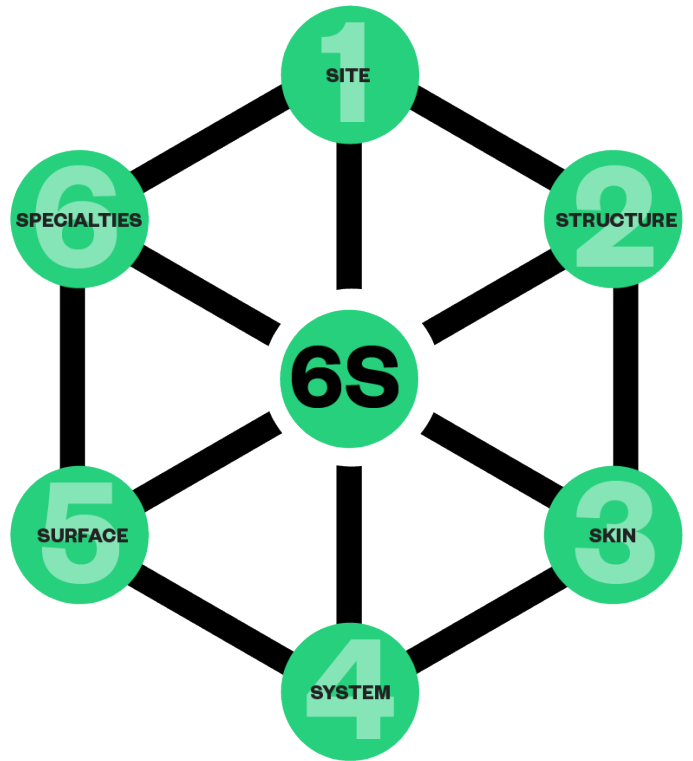
Value analysis is a deliberate and organized approach to obtaining the optimum value for each dollar spent. The goal is to analyze the functional requirements of a project component and determine the best way to achieve the essential function at the lowest total cost without sacrificing Quality. For the Reconstruction of the Historic Thelma Boltin Center, we will use a proven process that draws on the entire Team’s expertise, creativity, and desired outcomes: staff, designers, engineers,



and subcontractors.

An example of our process for Lifecycle Analysis is provided as a supplement Work Product Book.

A complementary tactic that is used in tandem is Lifecycle Analysis. This examines a specific product or system, its cost, and the likely length of use. This information is used to determine the best course of action when choosing a product that will meet the desired outcome for the owner and the budget in the short or long term. A product that may be less expensive to implement initially but requires replacement or maintenance more often will cost the owner more over the life of the building. However, purchasing a more expensive option with a longer “lifespan” may reduce costs over the long term. This can also be used when selecting energy-efficient appliances and MEP systems and the impact on utility bills. All of these factors must weigh into the final decision-making.



SCORPIO’S 6S PROCESS

In everything we do, Scorpio executes as a team. Over the years, we have developed a specialized and detailed approach to project delivery called the 6S Process. The 6S Process assigns everyone on our team to one of six main categories (Site, Structure, Systems, Skin, Surfaces, and Specialties) with a designated “Captain” for each. Each Captain leads a team comprised of Division Experts. Division Experts routinely engage with the various subcontractors and suppliers in a specific trade to strengthen communication, an improved understanding of market conditions, and further relationships. This has proven a critical component in cost estimating for Scorpio, generating only the most accurate and trustworthy numbers.

As we mentioned in “updating the estimate”, at each milestone stage of design (i.e., Schematic Design, Design Development, etc.), an updated estimate deliverable will be provided, noting changes occurring from the previous deliverable including the updated Cost Event Log used to manage decisions and changes as they occur. Variance reports are created to compare deliverables to highlight the areas of any changes in the value of the project. The key here is to provide accurate data and information to better guide your decision-making as the project progresses.



CONSTRUCTABILITY REVIEW

A thorough Constructability Review will involve analyzing the entirety of the project(s) from a very broad perspective down to evaluating the smallest details. This review will determine those items that fall outside of the lines on the drawings but are critical in ensuring each of the City's projects is successful.

During the intensely collaborative process of the Constructability Review, we will establish exactly how the Team will build the project. Site constraints, systems coordination, and material and equipment availability are just a few items explored and discussed. How can we build it safer, faster, better, and more cost-effectively? The Constructability Review will drive the development of project schedules and validate the budgets and quality goals.

EXISTING CONDITIONS

Initially, we will spend ample time verifying field issues and existing conditions and planning for the infrastructure costs that impact the budget. Our Team has the experience necessary to assist in recognizing issues that could affect the budget and the problem-solving skills to tackle any issue.

DOCUMENT REVIEW

The goal of Document Review will be to save the City time and money by uncovering problems or potential problems that otherwise would be encountered during construction, such as errors, omissions, ambiguities, and conflicts within the plans. Better instructions equal fewer mistakes.

During the design and bidding phase of the Reconstruction of the Historic Thelma Boltin Center, multiple members of Scorpio will provide thorough reviews of the design documents ensuring that all the details tie together. Our Team will confirm that the work requirements are precise and the documents are well-coordinated, providing accurate bidding and project administration. As we promote a team approach to every aspect of a project we manage, this is an area in which we demonstrate exceptional ability.



UF PEABODY HISTORIC RENOVATION



3 PHASES OF PRECONSTRUCTION

The primary objectives of Preconstruction Services are to ensure potential risks are mitigated; budgets are accurate, schedules are realistic; but most importantly, that stakeholders are heard. Scorpio's number one goal during Preconstruction Services is to listen and understand the goals (and the concerns) of every team member at the table. In doing so, we can identify innovative solutions, provide accurate cost and schedule information, and ultimately deliver a project that meets the needs and exceeds the expectations of its owners and end users.

PHASE 1

Initial project evaluation involves creating a budget estimate and anticipated construction schedule based on the site use and necessary improvements, as well as selecting materials and building systems at the schematic design phase provided by the architect and reflecting the Team's understanding of the project. During this phase, discussion with potential trade and craft partners begins to generate interest and information. Additionally, one of the most critical aspects of this project will be our assistance with local agencies and authorities having jurisdiction. Here, our relationships and experience will bring valuable assistance to identifying and meeting these requirements.

- Evaluate existing infrastructure capacity, location, & proposed routing
- Validate structural system and building envelope costs and schedule implications
- Determine budget targets for Mechanical, Electrical, Plumbing, and Fire Protection systems

PHASE 2

Engage the Team for project value analysis to align the budget with the design and construction criteria. This includes evaluating the design as it progresses and evaluating site implications, systems and equipment specifications, life cycle data, and constructability. The availability of materials and labor is discussed with trade and craft partners. The Team is then presented with all cost-saving alternative solutions with detailed estimates and budgets. All suggestions are reflected with any potential impact to the project schedule.

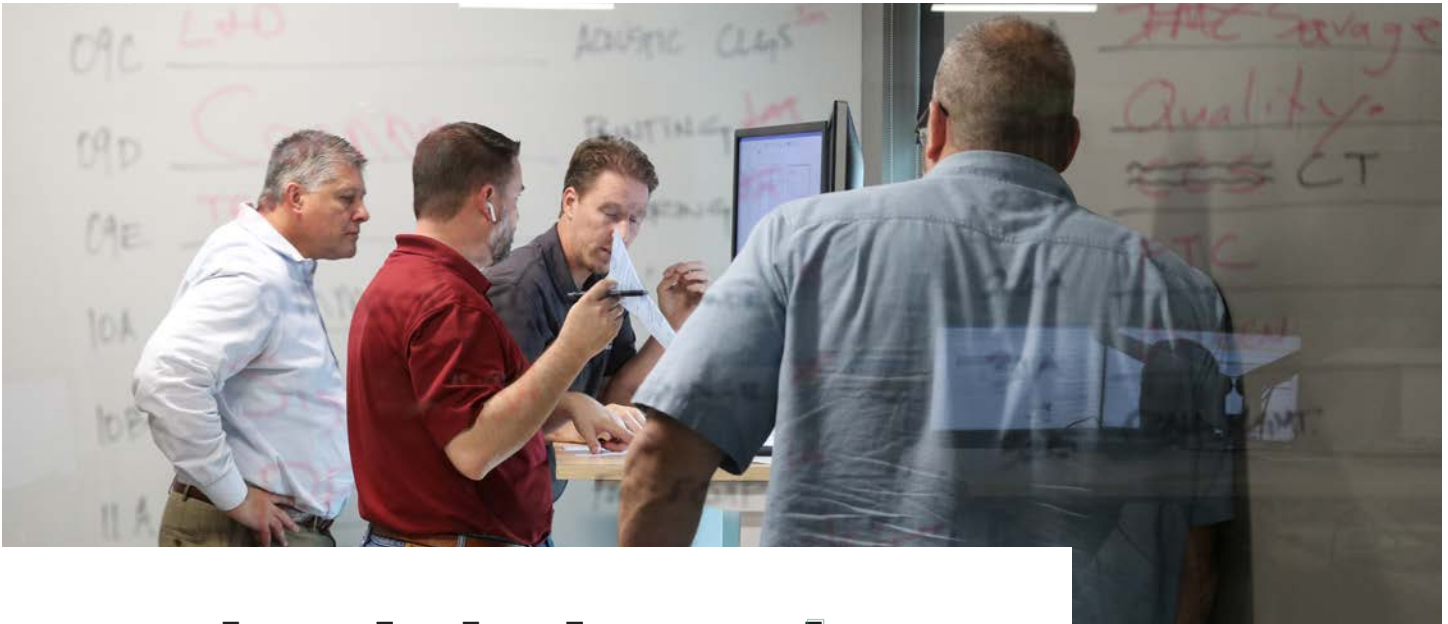
- Site permitting
- Prepare detailed project estimates utilizing industry-leading estimating systems
- Analyze conceptual estimate vs. budget requirements
- Provide life cycle cost analysis of specified materials
- Provide alternative solutions, including cost, schedule, and quality impact
- Review design documents for inaccuracies, oversights, and thoroughness
- Evaluate proposed materials, systems, and product delivery
- Identify long-lead delivery materials and equipment
- Target areas of concern
- Solicit subcontractors and supplier input
- Obtain team consensus

PHASE 3

Establish a Guaranteed Maximum Price (GMP) for the project. Once the design has been modified to reflect decisions made during Phase 2 Services, Scorpio will provide a detailed analysis of the documents to ensure accuracy and provide a detailed project schedule and GMP to build the project. Our firm will procure subcontractors in a competitive bid process to ensure maximum value is achieved.

- Building permits
- Develop GMP
- Review in detail the cost estimate with the design team and project stakeholders
- Solicit subcontractor input relative to market conditions
- Prepare final project costs
- Provide cash flow management
- Pre-qualify equipment and material vendors
- Develop comprehensive bid packages for each trade
- Hold prequalification subcontractor interviews
- Distribute bidding documents and receive proposals
- Perform a detailed quality analysis to develop a baseline for comparison
- Verify compliance with SREF, federal, state, and local regulations
- Provide a project-specific logistics plan
- Reinforce team concept at every opportunity
- Maintain an open-book policy





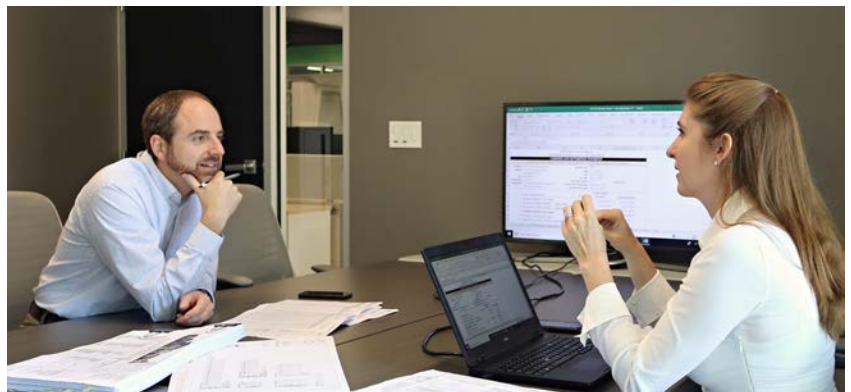
a schedule is a plan, a plan for success.

PLANNING + SCHEDULING

Scorpio will work with the City of Gainesville to review timelines and the opportunity to phase projects. One phasing strategy often utilized is an early release package (ERP). This typically involves utility and infrastructure work that can be completed while the design team finishes the 100% construction documents. The ERP can include structural and/or equipment elements with long lead procurement times. In both cases, the net result is twofold:

- 1. Construction starts sooner, reducing the volatile labor and materials market risks.**
- 2. Overall project schedule can be reduced.**

The entire team will collaborate early to develop a construction schedule that is meaningful and effective in communicating and managing the work. Once construction begins, the schedule will be monitored for planned versus actual events daily, continuously updated, and routinely shared up and downstream. The Team will always plan and adjust when there are shifts or disruptions to the schedule. Decades of experience have ensured that our projects are prepared with the “expect the unexpected” philosophy. This is why we have never failed to deliver a project on time.





Project Operations - Manage Risk



COMMUNICATION

Consistent and effective communication is the cornerstone to the success of any project. Identifying expectations produces a roadmap for the delivery of that project. Both impact every aspect of a project’s management plan, from organization and record-keeping to job site management. Our team manages every project with an eye for communication, continuity, efficiency, accurate record-keeping, and reporting. We schedule routine meetings with the design team, owners, and user groups to ensure timely information sharing. Continuous exchange of information occurs daily to move open items through the process, ensuring schedule and budget adherence.

DATA MANAGEMENT- SYSTEM AND SOFTWARE SUPPORT

The ability of each stakeholder in the City to have up-to-date access to information is paramount. Our team will administer this project with a commitment to continuity, record-keeping, and reporting. The software Scorpio utilizes to support project management is Procore. An industry-leading, secure, cloud-based data management software accessible to all project stakeholders. It is simple to navigate and provides instant access to project data from any computer or mobile device. The number of users is limitless, allowing us to collaborate in real-time with architects and their consultants, the owner’s representatives, and the project manager, as well as any others requesting access. Utilizing this tool is essential in maintaining organization, maximizing efficiency, and ensuring project documents are updated in real-time and readily available. This powerful software, combined with strict adherence to mandatory company procedures, ensures seamless and accurate coordination with the City of Gainesville.

As with every aspect of project management, our goal is to keep the entire experience centered on the Reconstruction of the Historic Thelma Boltin Center. Therefore, we are dedicated to making the management and sharing of information as user-friendly as possible.

MONTHLY REPORTING

Construction in the technology age is a fast-moving process that provides a seemingly endless number of ways to deliver information. Procore, with readily available access for all stakeholders, provides information about a project at your fingertips at a moment’s notice. However, owners often require a more traditional report each month to track the job’s progress in a format that can be shared with project stakeholders who may not be involved in the daily conversations or weekly meetings. Knowing this, Scorpio provides a customizable report that contains all the predetermined information in a single source format.

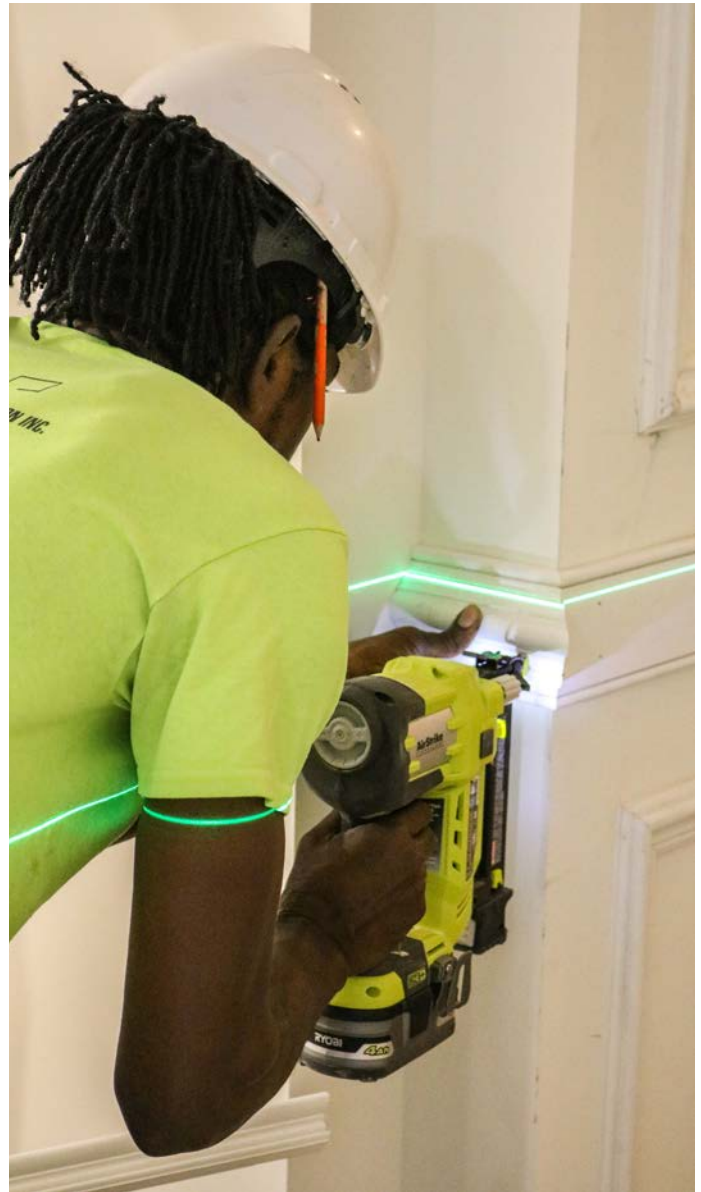
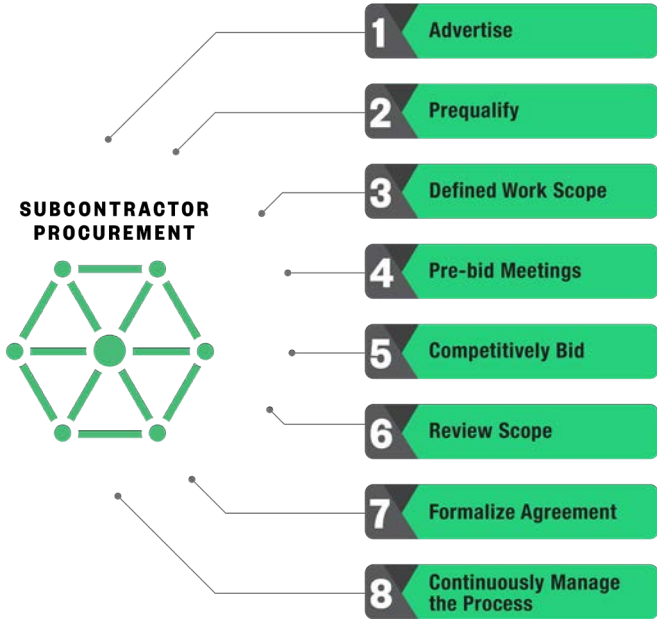
Documents such as Requests for Information (RFI) and submittal logs printed from the project management software, along with schedule updates, financial status, and pictures can provide a quick snapshot of the project you can hold in your hand or view on a screen. We will adjust these reports to meet the City’s specific needs in format and frequency.

COMPETITIVE BIDDING FOR SUBCONTRACTS

Scorpio prides itself on our team members’ relationships with subcontractors over the past 35 years. With over 3,000 active subcontractors and vendors in our directory, we offer an unsurpassed depth of knowledge related to craft professionals’ capabilities in North Central Florida.

PREQUALIFICATION AND PROCUREMENT

The first step is publicly advertising the work and promoting interest to the broader community. We always look to work with small and diverse local businesses. In a parallel effort, vendors already in our comprehensive database are electronically notified of the upcoming work. Subcontractors interested in the project are then asked to submit qualification criteria ensuring their experience matches the services needed.



Once the qualified firms are identified, an electronic link is offered for the bidders to access information specific to the project. Bidders can download plans, specifications, scopes of work, and bid instructions through this directory. A project-specific portal allows a safe exchange of potentially sensitive project information (such as security systems, etc.) to a controlled group. Our portal also provides for an exchange of information, such as pre-bid RFIs, further ensuring that all bidders have equal access to the information necessary to submit a responsive bid.

At any time in the process, our team can view which bidders have downloaded information, how many times they have accessed the site, and their intent on bidding on the work. Participating bidders are invited to a pre-bid meeting, where the project expectations are communicated, and the site is walked through, allowing bidders to familiarize themselves with potential challenges in delivering the work. As the bid date nears, bidders are sent email reminders at intervals of seven, three, and one day before bidding, greatly enhancing bidder participation. When receiving bids, all team members will strictly adhere to the City of Gainesville procurement standards.

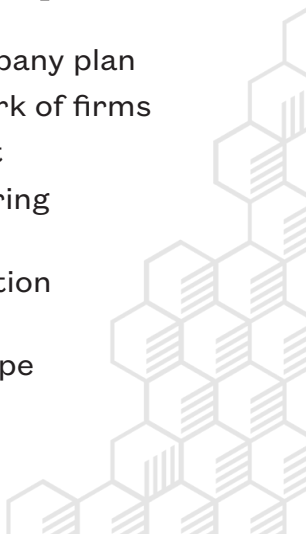
Keep It Local

We offer a depth of knowledge on the capabilities of craft professionals, both small and large, working in the City of Gainesville and the surrounding areas that are unsurpassed. Our team members have lived and/or worked in the City of Gainesville for decades. In addition to our firm’s extensive database, each team member has many personal relationships from working on previous projects in the area. Our commitment to the City will be to maximize the participation of small and local businesses on each of the Reconstruction of the Historic Thelma Boltin Center.



How We're Making It A Reality

- Integrated into company plan
- Maintaining a network of firms
- Regular engagement
- Mentoring + partnering with smaller firms
- Workshops/Information Sessions
- Packaging Work Scope
- Maintain cash-flow: Pay on the 10th of the month



ODP is a valuable cost-saving tool but can increase work for an owner. Scorpio provides valuable insight into the most cost and time-effective ways to manage these purchases, many of which can be very large. Our management and accounting teams have years of experience working with projects that heavily utilize ODP.

Upon acceptance of the GMP, Senior Project Manager Nate Watson will prepare a list of items that may be desirable for ODP. Proposed items will be purchased in a single order from a single Contractor with a value greater than \$10,000. Nate, along with Scorpio's Project Administration and Accounting Jessica MacLaren, will work closely together to eliminate the burden of this program while ensuring all logical avenues for the cost savings associated with sales tax savings are explored. It is our goal to achieve the most savings possible.

COST MANAGEMENT THROUGHOUT CONSTRUCTION

Nothing can cause more conflict or disruption to a project than the mismanagement of budgets. Established very early in pre-construction, budgets will be determined based on a project's goals and will create a framework for all decision-making. We will work closely with the City of Gainesville to ensure accurate information is used to maintain the budget.

Our team ensures that well-documented scopes of work, established standards of quality, and approved schedules will deliver the Historic Thelma Boltin Center with little to no cost adjustments. Once the final budget is established and construction begins, our operations team will lead in delivering the final vision. Subcontractors pay applications, insurance, lien waivers, and change requests are continually reviewed for accuracy before releasing funds. Costs will be monitored continuously for actual versus projections. Scorpio's diligence and commitment to creating a true partnership are why we consistently deliver projects on or below budget.

During project construction, the team will focus on opportunities to maximize value by incorporating cost-saving strategies throughout the process without sacrificing quality.

The Scorpio Guarantee

A key to Scorpio's success in the industry is our commitment to payment on the 10th of the month. Regardless of whether we have been paid, Scorpio guarantees payment to our subcontractors for the work they have performed. This gives our firm a remarkable advantage when recruiting subcontractors and soliciting competitive pricing. The best subcontractors prefer to work with Scorpio knowing their payment is secure. They give us the lowest bids on bid day and focus on Scorpio projects when their resources may be strained.

OWNER DIRECT PURCHASE

We take an aggressive approach to Owner Direct Purchase (ODP). A key to providing cost control for a tax-exempt entity is maximizing Owner Direct Purchase (ODP), which we believe should be maximized to the best of its ability.





Throughout construction, team members from Scorpio will monitor the project for its adherence to the Schedule of Values and Workflow. 🌐



Schedule Management Services

- Project Planning
- Construction Sequencing
- Work Activity Durations
- Communication
- Look-ahead Schedules
- Planned vs. Actual Comparisons



Schedule of Values and Workflow

Throughout construction, team members from Scorpio will monitor the project for its adherence to the Schedule of Values and Workflow. Nate Watson and Troy Underhill will ensure that “we bill the job as we build the job.” Vigilance in this area safeguards the budget and creates an early detection of potential issues related to a subcontractor’s performance and schedule.

Monthly Pay App Reviews

To ensure that the work being billed matches the work that has been put into place, our team will conduct thorough Pay Application Reviews. This helps to eliminate potential conflict later in the process and ensures that the City of Gainesville has received exactly what is being paid for.

Change Order Management

Added or reduced scopes of work will occur during the construction of any project. When they do arise, we will manage the process and complete an internal review to validate a subcontractor’s proposal for accuracy. This provides you with a level of comfort and clarity, knowing that changes presented are being scrutinized at the same level as the original documents and opportunities for cost savings are being captured.

Manage Scope Creep & Compliance Methodology

Scope creep refers to the tendency for a project’s requirements, goals, or objectives to gradually expand or change beyond their original scope. This is something that our team works to limit or prevent on every project. First and foremost, it is our responsibility to ensure the intent of the project, as well as all site conditions, are identified thoroughly at the onset of the project. Our team is experienced and routinely trained to identify areas that may lead to scope creep and bring them to the attention of the owners and the design team.

While some scope changes may be necessary for the success of the project, uncontrolled scope creep can result in delays and cost overruns. This team is dedicated to ensuring that does not occur. Regularly reviewing and updating the scope throughout the project’s lifecycle is essential. Utilizing our Change Management Process that outlines how scope changes will be requested, evaluated, approved, and implemented, as well as how they will impact the project’s schedule and budget is a critical component. By managing scope changes proactively, we ensure our projects stay on track and deliver the expected results.



Field Operations - Deliver On The Plan



CIRCULATION | SEPARATION | ISOLATION

SAFETY 
IS OUR
#1 PRIORITY

SAFETY ON THE SITE

Safety is the number one priority on all of our projects. Scorpio has a “zero tolerance” policy as our safety standard. Each project will have its own Project Specific Safety Plan. Our safety program addresses the safety of construction workers, the public, employees, and visitors through circulation, separation, and isolation. Circulation is addressed in several methods, such as signage, road crews, and roadblocks. Separation is achieved with fencing, barricades, and partitions. Isolation addresses a specific work scope that must tie into an existing building system or utility infrastructure that must be “isolated” not to affect the activity the system or utility supports.

SAFETY OF THE PEOPLE

Oversight

The entire team is responsible for safety oversight, but the job site-specific management is the responsibility of each of the Field Managers. As a team, we identify the potential hazards of a given project, followed by a Project Specific Safety Plan that ensures constant circulation, separation, and isolation between work and the building occupants. Our safety plan addresses noise and dust considerations, traffic flow requirements, and timed material deliveries.

Education

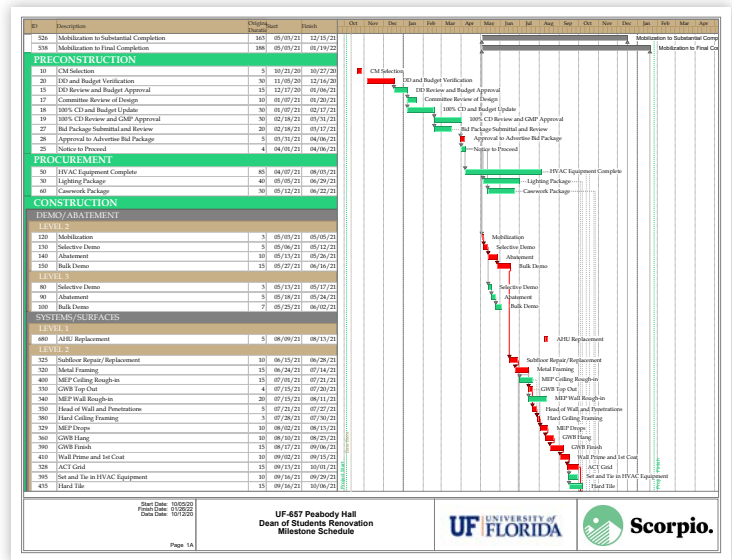
Our Field Managers maintain Occupational Health and Safety Administration (OSHA) Certifications as a minimum education requirement. The Field Managers educate project stakeholders by communicating regularly. Construction workers must participate in a pre-job safety orientation that concludes with an easily identifiable hard hat sticker branding their completion of orientation. “Safety Talks” and “Tool Box Meetings” occur each morning before work commences to address general safety topics and specific daily work activities, explicitly citing safety awareness of such actions.

Enforcement

Everyone associated with the project is required to adhere to OSHA and Scorpio Safety Standards. There is no such thing as a second chance regarding safety enforcement on the job site. Safety standards and protocol violations are addressed by dismissing the construction worker from the project site immediately if deemed appropriate. They must participate in the safety orientation program again before returning to work on the project.



ON TIME
ON BUDGET
100% OF TIME



SCHEDULE - ON TIME. EVERY TIME.

The two fixed resources on every project we manage are time and money. Our team understands that once these critical components are established, our primary responsibility is to hold everyone accountable for reaching the goal of being on time and on budget. We have done this time and time again through our client-oriented approach, which involves the client and stakeholders from the onset of the project through its completion. Our constant communication and collaboration engage the entire team so that we can complete projects efficiently. Whether for ADA studies or brand-new facility design, all receive the same scrutiny for budget savings, oversight for timeline adherence, and rapid problem-solving by principals and project managers. We provide single-source leadership and established procedures for all phases of a building project, including tracking mechanisms that ensure the alignment of all project goals, schedules, and budgetary requirements.

CREATING AND MANAGING THE SCHEDULE

Schedules are the scaffolding for every project we manage. They are an essential management tool that enhances the decision-making process throughout a project. Nate will work with Troy and collaborate early in the Preconstruction Phase with Preconstruction Team Leader Chris Gregory to create a construction schedule that is meaningful and effective in communicating and managing the work. The Reconstruction of the Historic Thelma Boltin Center schedule will be built with industry-leading scheduling software and presented in critical path methods (CPM) and bar chart formats.

The schedules will be updated every two weeks. We will involve potential subcontractors for their feedback in developing preliminary schedules when critical. During the bidding process, subcontractors can review and comment on the durations and sequencing of work activities, as the schedules are ultimately incorporated into the subcontractor agreements.

Progress

During construction, schedules will be used to continually compare actual progress to planned progress. Regularly performing these comparisons, deviations will be identified early, and a modified plan can be formulated before it affects actual construction. Troy, working closely in the field and understanding the project progress better than anyone else, are the clear owners of the schedule once construction begins. Troy will create regular updates and will be reviewed in detail with Nate, who regularly looks to the bigger picture of the schedules and how those intricate details tie into the larger goals.

Performance

Because of this continual updating, the plan is workable and realistic. Schedules are communicated formally during weekly meetings. Two-week look-ahead schedules are utilized to communicate the upcoming workflow with the subcontractors by Troy. If potential delays are identified, our team will work to recover the lost time by re-sequencing work activities, adjusting the durations of future activities, extending workdays, and supplementing workforces.

Weather is always a factor in a construction project schedule. North Central Florida has its share of weather that can delay a project if not anticipated and planned for accordingly. The project leaders of this team are both local to North Central Florida and understand the seasons and how they impact construction. Guided by Field Operations Team Leader Aaron Rogers, an activity's duration is considered not just for how long it should take and how it ties into other activities but for the time of year it falls. Critical activities that can easily be affected by rain, such as foundations, will be given more time to complete if they must occur in the typically wetter times of the year.

A schedule is a plan, a plan for success. In construction, as in life, plans must be fluid to adjust to how things will transpire. Unforeseen events regularly occur that affect a project's



schedule. Corporate restructuring of a material supplier may shut down a factory and impact the manufacturing of components just as easily as a hurricane that misses Florida may impact a precast plant in another state and thereby affect delivery to a project. Scorpio's experienced and skilled professionals plan for and adjust for these occurrences because we know to expect the unexpected. This is why we have never failed to deliver a project on time.

QUALITY CONTROL

Quality Control begins during preconstruction. Our approach ensures that construction documents are complete and well-coordinated. To support these objectives, we have developed a rigorous quality management process focusing on all aspects of the project delivery to ensure the documents clearly articulate the work through to completion. This effort is well-established and successfully executed by our team of experts. For the Reconstruction of the Historic Thelma Boltin Center, we will hold ourselves and our subcontractors to the highest standards and continually strive to exceed your expectations. This will undoubtedly be crucial when planning and implementing our standards for our Quality Control Program.

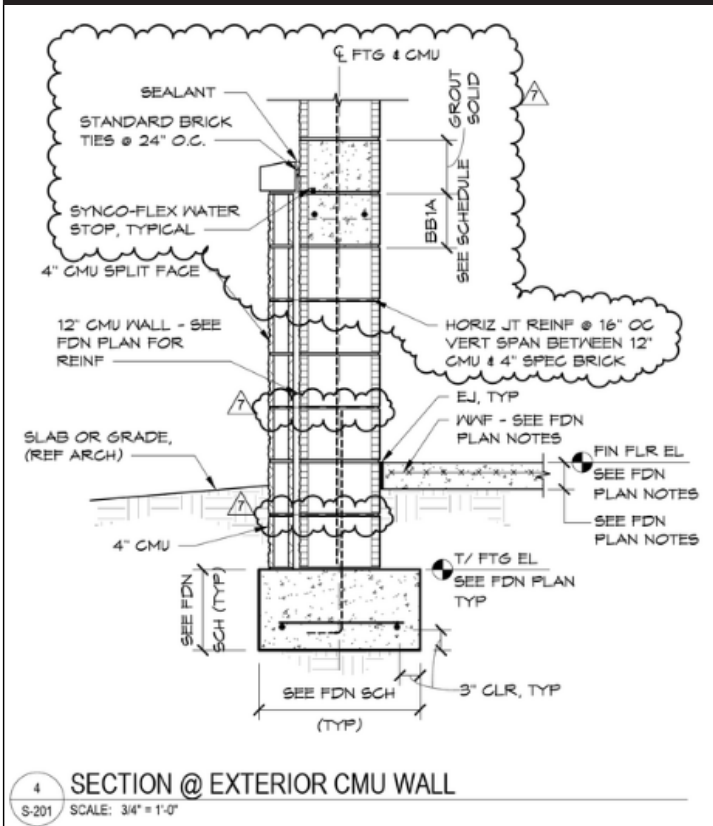
ACCOUNTABILITY IS KEY

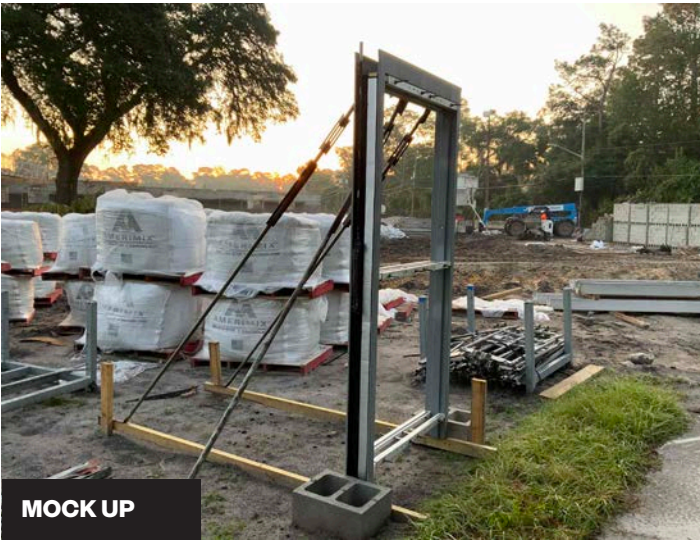
Quality Control is a key facet of each team member's job, and accountability is built into every team member's performance measures. Scorpio's Quality Control Program outlines the personnel and procedures utilized in maintaining the highest standards from project to project. Quality Control measures include organization, inspections and testing, documentation, remedial work, and warranty procedures for us and our subcontractors. Our team routinely collaborates to review and adjust the Quality Control Program to become more efficient and effective every day.

FROM BEGINNING TO END

Openly communicating and providing access to information are best practices for proactively managing subcontractors and vendors and, thereby, quality. Our methodology includes specific milestone reviews during the design process, soliciting external peer reviews when necessary, and conducting ongoing training in quality-related issues. We work closely with architects and engineers to maximize value in program scope, budget, quality, and schedule as it relates to meeting the needs of utility relocation and maximizing building design.

FIRE STATION 80 DETAILED INSPECTION OF WATERPROOFING





MOCK UP

SUBMITTAL AND SHOP DRAWING REVIEWS

During preconstruction, our approach ensures that construction documents are complete and well-coordinated. To support these objectives, we have developed a rigorous quality management process focusing on all aspects of the project delivery to ensure the documents clearly articulate the work through to completion. This effort is well-established and successfully executed by our team of experts.

Once construction documents are final, they are issued to prequalified subcontractors demonstrating the availability of resources to carry out the work. The project is competitively bid, followed by scope reviews with the apparent low bidders, and finally, the issuance of subcontracts as construction begins. Project Managers provide continuous oversight with the meticulous review of submittals and shop drawings. Our team is trained to look for inconsistency in the smallest details and clarify the desired outcome with the design team and/or the subcontractors.

PRE-INSTALLATION MEETINGS AND MOCKUPS

An integral component of our Quality Control Program is our Pre-Installation Meetings. A Pre-Installation Meeting is performed to verify that the work accomplished in preparation for an installation meets the tolerances specified. These are conducted with the subcontractors to review the approved submittal data, manufacturer recommendations for material installation, mockup requirements, and third-party review of mockups. Mockups have become an invaluable tool to ensure that a specific product's look, quality, and installation meets everyone's expectations.

MAINTAINING HIGH STANDARDS

As work commences, Troy will perform Quality Assurance Inspections to ensure quality workmanship from all subcontractors. Any known deficiencies will be communicated on the spot and documented in the daily log for correction by the



subcontractor. Corrections will be made as they are identified before significant time is lost, and the cost of rework errors affects a subcontractor's ability to complete the project successfully. Troy will also tour the active construction sites with the City of Gainesville team as work is done. Each part of the project is seen in real-time so that there are no surprises at completion. We find this to be crucial in delivering high-quality workmanship. For critical scopes of work, mockups will be field built to validate the quality standard. Once approved, these will be used as the benchmark for the remaining work.

In addition to daily communication between subcontractors and Troy, formal weekly meetings will be conducted to address updates in contract documents, review progress, and communicate two and three-week schedule lookaheads. Formal meeting minutes will be published for all project stakeholders. This process will be adhered to until the project is 100% complete. A well-communicated project ensures that everyone is successful in delivering quality work.

ROUTINE INSPECTIONS

Overall management of the Scorpio Quality Control Program is the responsibility of the Field Team Leader, Aaron Rogers. He regularly visits every project to review documentation, including constructability reviews and inspection reports, at which time he assesses questions or concerns with the client. Aaron has nearly 30 years of experience as Field Manager. He has developed relationships based on his high standards and mutual trust and respect.



UF PEABODY HISTORIC RENOVATION



RENOVATION EXPERTS

This Scorpio Team has a long resume of performing renovations in old buildings very similar to those found at the historic Thelma Boltin property. Most significantly, this team delivered 90,000 sf of renovation and 8,000 sf expansion to Historic Norman Hall (1934). This is one of the most extensive rehabilitation projects for the University of Florida ever. Scorpio also recently completed an extensive renovation to Historic Peabody Hall (1913). Both of these buildings are located on the National Historic Register and illustrate our exceptional experience with older facilities. Over the last 25 years, Scorpio Team members have performed repairs, renovations, upgrades, and expansions to dozens of historic buildings on UF's campus. After a site visit of the Thelma Boltin Center, it was clear the similarities to many buildings we have worked on at UF.

Creating Win-Win Solutions

Generally, the initial approach is to work with owners and the design team to identify what needs to be restored and protected and what needs to be removed or re-purposed. Then we create a plan that will ensure these goals are met. When necessary, we engage specialists to help identify ways to improve and enhance the existing historical components or simple ways to ensure no damage is caused. As in the case of the Thelma Boltin Center, protecting "treasured" elements of the west and south facing walls as well as the existing windows will be critical.

We have learned to anticipate that unforeseen conditions in these facilities will almost always arise. How our team addresses these issues separates us from the competition. Early on, we

will work with the design team to complete 3D scanning of the buildings to identify as many potential unknowns as possible. We create our schedules with the expectation that there will be unforeseen. When renovating and restoring buildings of this nature, we plan for the restorative work to take "longer" than new construction.

Once demolition starts, when we uncover additional unknown items, our team will immediately discuss resolutions with the design team to ensure the timeliest and most cost-effective approach to keep the project moving forward. When Scorpio joins a project, we are there as a true partner and will always work to identify the best solutions to meet your goal.

Lessons Learned

Abatement of hazardous materials such as asbestos and lead is expected in older facilities. This can be handled before, during, and/or after selective demolition. Timing the removal of these materials is typically dependent on the type and location. The ideal situation would allow the abatement to be completed in one effort, then follow up with the necessary air clearance testing to ensure a safe environment for the subsequent demolition or trade work. We often encounter additional hazardous materials as demolition work is underway. The newly discovered area is isolated, contained, and abated when this happens.

ADA code compliance for buildings of this age must also be assessed. In many previous projects, additional ramps, elevators, lifts, handrails, and automatic door openers were required. ADA concerns also include existing restrooms, minimum door clearances, and accessories.

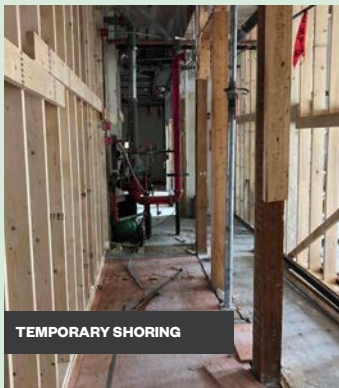


EXAMPLES

PEABODY HALL

During the Peabody Hall Renovations, we observed that a beam scheduled for demolition was carrying a point load that would be left unsupported with the beam removed. Our team quickly collaborated with the Owner, architect, and structural engineer to evaluate the conditions and provide additional design. Temporary shoring and supports were designed and put in place to transfer the load. Additional wood beams and columns were designed and built to correctly redistribute the load through other points in the structure so that the beam schedule for demolition could ultimately be removed.

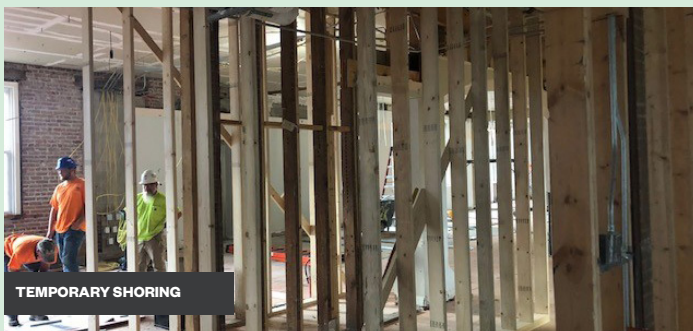
We also uncovered termite damage during selective demolition. In this case, professional exterminators were called in to evaluate if the termite colony was still active. Once determined that the colony was not active, removal and replacement of damaged wood structural elements could proceed. Our team again engaged the Owner, architect, and structural engineer of record to provide the additional design for the repair. This included the design for temporary shoring and support needed to complete the structural repairs.



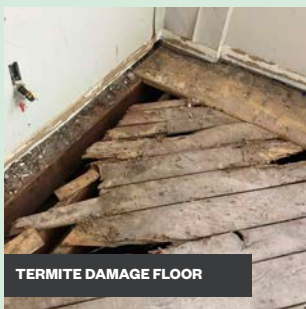
TEMPORARY SHORING



STEEL CHANNEL SUPPORT



TEMPORARY SHORING



TERMITE DAMAGE FLOOR

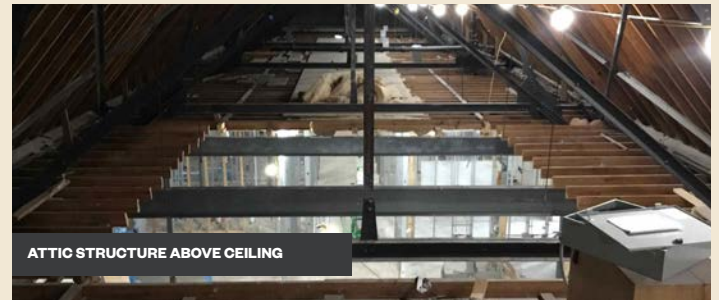


TERMITE DAMAGE RAFTER

EXAMPLES

NORMAN HALL

Older buildings often have structural modifications not designed by engineers that are typically unknown until exposed. We encountered this situation multiple times during the Renovations and Expansion to Norman Hall. In this case, work is halted until a thorough review by the Owner, architect, and structural engineer is completed. In every case, additional design and structural work was required to correct the existing condition. We know well from our extensive experience to move cautiously concerning the structure in older buildings.



ATTIC STRUCTURE ABOVE CEILING



ATTIC STRUCTURE BELOW CEILING



EXISTING WINDOW OPENING



REINFORCED CONCRETE INFILL



POST OCCUPANCY AND WARRANTY

Our commitment to a project continues long after the final cleaning and handing over the keys. We know how important it is for our clients to feel comfortable in their new space, understand how each system integrates, and be confident that should they need our help, we are only a phone call away. The peace of mind comes with a thorough warranty program, but more important is the realization that a partnership with Scorpio remains consistent so our clients get the most out of their building.

Properly operating and maintaining a new or renovated building is incredibly important. Our team coordinates training sessions so the right people know how to use and maintain the equipment and materials. We document and record training as a resource; as always, we are ready to help if there are questions.

The process for making a warranty claim was created to be simple and direct, as access to Nate and Troy will be maintained with routine scheduled follow-up inspections. We can always take your calls, answer questions, and help. This is the level of customer service a true community partner offers, and Scorpio has built its reputation upon.

WARRANTY AND SERVICE SUPPORT

Material, Equipment, and Systems Warranties are provided after projects. The warranty on a project delivered by Scorpio takes effect when the facility is officially turned over to the owner and its user groups. It remains in effect for one year.

We ask clients to notify our office of the potential warranty item with as much information available, including the person we will need to coordinate with regarding further action. Upon notification, a Warranty Claim Ticket is opened, and our warranty protocol is activated. This ensures that each request is assigned to the appropriate person(s) and acted upon within 24 hours (sooner if it is an urgent request). Upon satisfactory resolution of the item, we provide the client with a copy of the warranty claim form to document the issue and solution.

As part of the close-out procedures and documentation for each project, Scorpio provides the client/user groups with the following:

- Contractor Warranty
- Subcontractor Warranties
- Material Supplier Guarantees
- Inspections
- Test Reports
- Operation and Maintenance (O&M) Manuals
- Owner Training
- As-Built Drawings
- Approved Submittals
- Keys

PROJECT CLOSEOUT

1 PHYSICAL COMPLETION OF WORK

- Substantial completion
 - Cleanup
 - Punchlist
- Demobilization
- Final completion

2 COMMISSIONING

- Material or Equipment Testing
 - Owner Training
- Submission of Training Reports
- Testing and balancing (HVAC)
 - Indoor Air Quality Testing

3 HANDOVER OF PROJECT DOCUMENTS / WARRANTIES

- As-built documentation
- As-built specifications / equipment manuals
 - Project guarantees
 - Material warranties
 - Final testing reports
 - Final lien waivers
- Attic stock or spare parts

4 FINANCIAL CLOSEOUT OF DOCUMENTS

- Final review of project costs
- Submission of final requisition
- Reduction in retainage to 0% (or as governed by the contract)
- Final payments (as governed by the contract)
- Reconciliation of Owner Direct Purchase Program

5 INSPECTION & SIGNOFF

- Warrantee inspections
- Architect's & Owner's punchlist inspection
 - Special Inspections
 - Technical Reports
- Building inspections
- Certificate of Occupancy



Community Engagement



YOUR COMMUNITY PARTNER

Before and during construction, the team, with your close involvement, will also be focused on your project's community engagement and marketing. Scorpio's Marketing Team will create a community engagement plan for the project, tailored to the unique needs and characteristics of the community it serves. This team comprises creative and strategic members engaged in design, marketing, media, and event planning for the last 20+ years. We offer these innovative communication services to our owners and clients, furthering the experience of working with Scorpio.

Community engagement on a construction project involves actively involving and collaborating with the local community throughout the various stages of the project. We aim to create a positive and inclusive experience where community members can provide input, express concerns, and feel heard and connected to the project. The ways we ensure engagement is through our proven processes:

- 1. Stakeholder identification:** Identifying critical stakeholders within the community who may be directly or indirectly affected by the construction project. This can include residents, local businesses, community organizations, schools, and other relevant groups.
- 2. Communication:** Establishing effective communication channels with the community is essential. This can include holding public meetings, establishing dedicated project

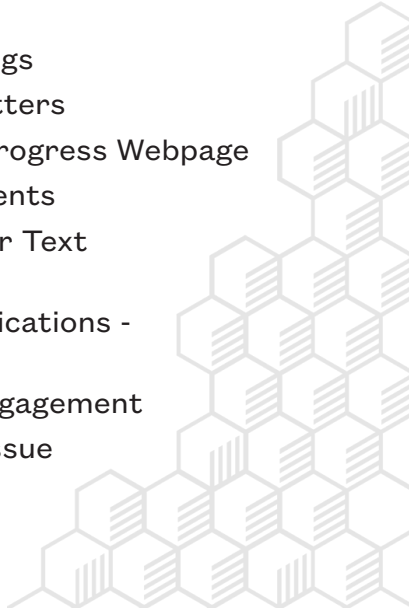
websites or social media platforms, distributing newsletters, or organizing information sessions to inform the community about the project's progress, timelines, and potential impacts.

- 3. Mitigation strategies:** Developing and implementing strategies to mitigate any potential negative impacts of the construction project on the community. This may involve noise reduction measures, traffic management plans, minimizing dust and air pollution, ensuring pedestrian and cyclist safety, and addressing concerns about access to local amenities.
- 4. Community involvement:** Encouraging community involvement in the project by offering opportunities for volunteering, apprenticeships, or employment. This can help foster a sense of ownership and pride within the community and provide economic benefits.
- 5. Education and awareness:** Providing educational materials or conducting workshops to raise awareness about the construction project's purpose and potential benefits. This can help dispel misconceptions, address concerns, and ensure the community clearly understands the project's objectives.
- 6. Ongoing engagement:** Maintaining regular communication and engagement with the community throughout the project's lifespan. This involves responding to inquiries, promptly addressing concerns, and keeping the community updated on any changes or developments.



Dedicated Community Liason

- Informal Meetings
- Project Newsletters
- Construction Progress Webpage
- Open House Events
- Regular Email or Text Updates
- Visual Communications - Signage
- Social Media Engagement
- Feedback and Issue Resolution



1. Participation in local outreach programs at the city, county, and regional levels to attract Small, Minority, Disadvantaged, Veteran, and Woman-owned businesses.
2. Partnering with supplier diversity organizations and their members – attending events and chapter meetings which, in the past, has led to many introductions to skilled minority trades.
3. Attending supplier diversity trade shows and conferences.
4. Participating on panels at technical assistance workshops to assist businesses with bidding opportunities, networking, presentation, and other industry-specific processes.

The team will also assist small and diverse business enterprises during the construction, close-out, and warranty phase of any given project by:

- Providing flexible insurance limit requirements
- Helping to ensure that all safety and administration requirements are met
- Providing joint checks to material suppliers
- Providing fast and flexible payment options
- Providing fast project close-out and release of retainage
- Providing references for future clients and projects
- Guaranteed payment on the 10th of every month

DBE AND WORKFORCE ENGAGEMENT

Our team understands the value a diverse workforce brings to the betterment of communities. The tone for Scorpio’s vendor diversity policies and goals is established at the top by Domenic Scorpio and executed at every company level, from our paper supplier to our steel providers.

Scorpio is committed to a 30% minimum goal of DBE participation on each of our projects. We have successfully achieved and exceeded this goal by utilizing several strategies to generate interest and attract diverse companies to our projects.

Some of which include:

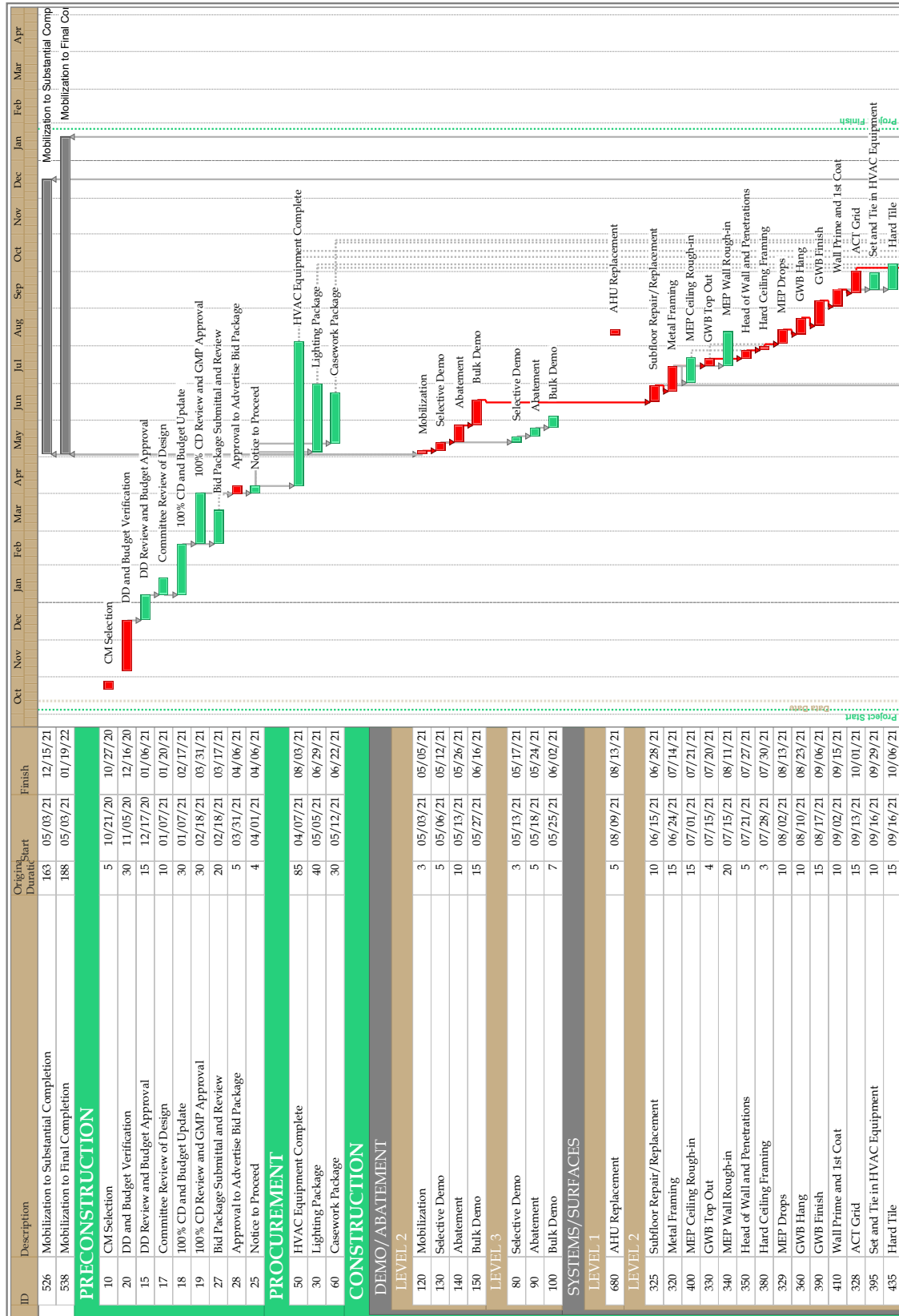
- Partnering with smaller diverse CM firms
- Using the State of Florida’s Office of Supplier Diversity
- Working with various City and County Small Business and Vendor Diversity Offices
- Participating in Mentor Protégé Programs
- Creating Information Sessions, Matchmaker Events, and Technical Assistance Workshops

For the City of Gainesville’s Historic Thelma Boltin Center, our Communication and Community Outreach team and the Project Team will ensure we engage with as many small and diverse businesses as possible. Our Community Outreach Team will create and execute a specific plan to maximize DBE participation on each project. The following strategies are just a few that have proven successful on past projects:





SAMPLE SCHEDULE 1/2



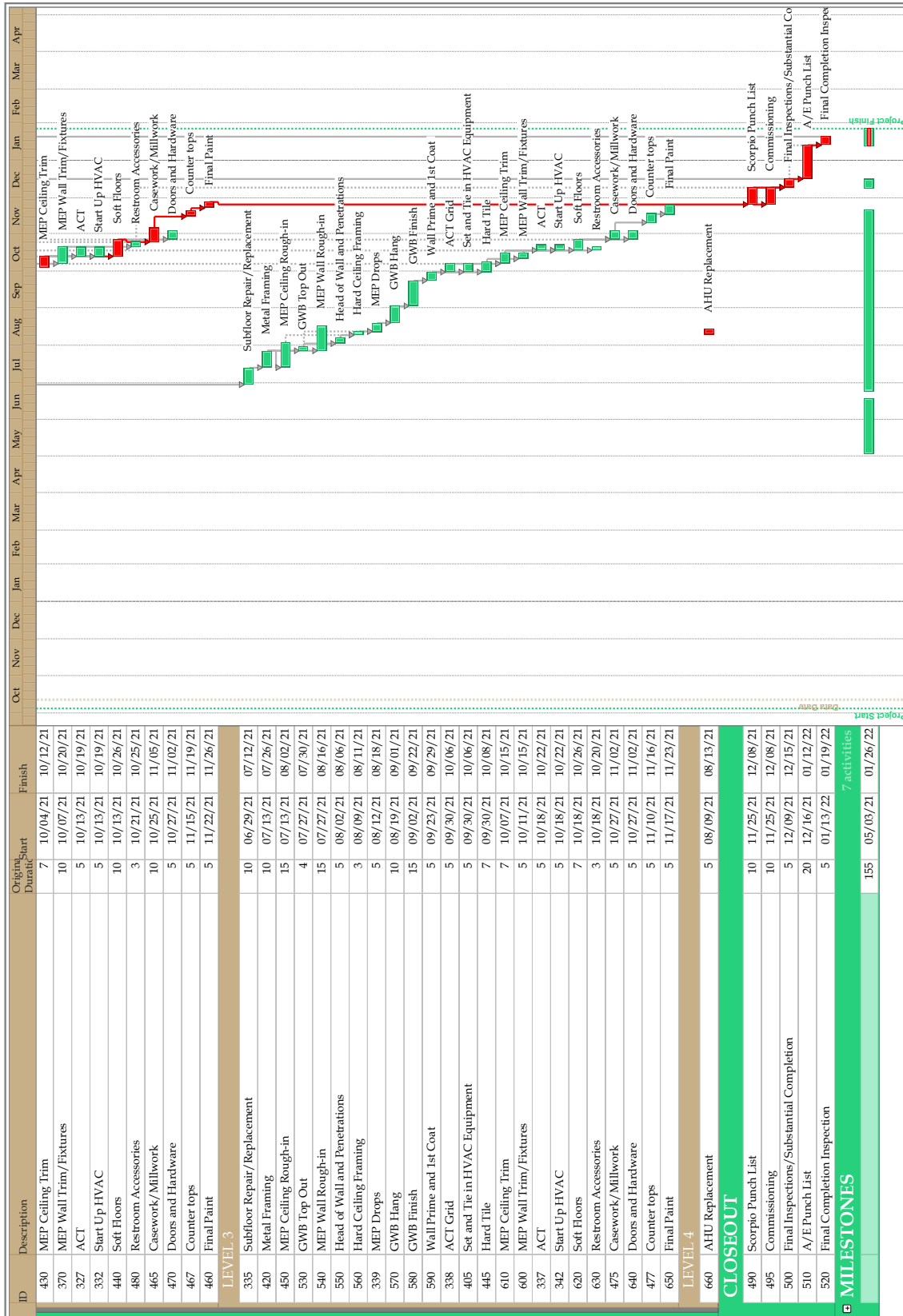
Start Date: 10/05/20
 Finish Date: 01/05/22
 Data Date: 10/12/20

UF-657 Peabody Hall
 Dean of Students Renovation
 Milestone Schedule





SAMPLE SCHEDULE 2/2



ID	Description	Original Start	Start	Finish
430	MEP Ceiling Trim	7	10/04/21	10/12/21
370	MEP Wall Trim/Fixtures	10	10/07/21	10/20/21
327	ACT	5	10/13/21	10/19/21
332	Start Up HVAC	5	10/13/21	10/19/21
440	Soft Floors	10	10/13/21	10/26/21
480	Restroom Accessories	3	10/21/21	10/25/21
465	Casework/Millwork	10	10/25/21	11/05/21
470	Doors and Hardware	5	10/27/21	11/02/21
467	Counter tops	5	11/15/21	11/19/21
460	Final Paint	5	11/22/21	11/26/21
LEVEL 3				
335	Subfloor Repair/Replacement	10	06/29/21	07/12/21
420	Metal Framing	10	07/13/21	07/26/21
450	MEP Ceiling Rough-in	15	07/13/21	08/02/21
530	GWB Top Out	4	07/27/21	07/30/21
540	MEP Wall Rough-in	15	07/27/21	08/16/21
550	Head of Wall and Penetrations	5	08/02/21	08/06/21
560	Hard Ceiling Framing	3	08/09/21	08/11/21
339	MEP Drops	5	08/12/21	08/18/21
570	GWB Hang	10	08/19/21	09/01/21
580	GWB Finish	15	09/02/21	09/22/21
590	Wall Prime and 1st Coat	5	09/23/21	09/29/21
338	ACT Grid	5	09/30/21	10/06/21
405	Set and Tie in HVAC Equipment	5	09/30/21	10/06/21
445	Hard Tile	7	09/30/21	10/08/21
610	MEP Ceiling Trim	7	10/07/21	10/15/21
600	MEP Wall Trim/Fixtures	5	10/11/21	10/15/21
337	ACT	5	10/18/21	10/22/21
342	Start Up HVAC	5	10/18/21	10/22/21
620	Soft Floors	7	10/18/21	10/26/21
630	Restroom Accessories	3	10/18/21	10/20/21
475	Casework/Millwork	5	10/27/21	11/02/21
640	Doors and Hardware	5	10/27/21	11/02/21
477	Counter tops	5	11/10/21	11/16/21
650	Final Paint	5	11/17/21	11/23/21
LEVEL 4				
660	AHU Replacement	5	08/09/21	08/13/21
CLOSEOUT				
490	Scorpio Punch List	10	11/25/21	12/08/21
495	Commissioning	10	11/25/21	12/08/21
500	Final Inspections/Substantial Completion	5	12/09/21	12/15/21
510	A/E Punch List	20	12/16/21	01/12/22
520	Final Completion Inspection	5	01/13/22	01/19/22
MILESTONES				
		155	05/03/21	01/26/22

Start Date: 10/05/20
 Finish Date: 01/05/22
 Data Date: 10/12/20

UF-657 Peabody Hall
 Dean of Students Renovation
 Milestone Schedule





CURRENT + PROJECTED WORKLOADS

Outlined here is our firm’s current and projected workload. Based on the information provided regarding these upcoming projects for the City, the proposed team members will be available to serve in the capacity required for a successful delivery, devoting the time and resources required. Scorpio has an exceptionally qualified team available to support the City of Gainesville’s Historic Thelma Boltin Center. By proposing two dedicated teams for the City of Gainesville ensures our ability to meet the demands of multiple projects. Should additional resources be necessary, we have the team members and the availability to deliver.

Project Name	Contract Value	Stage of Completion	Owner/Phone/Email
UF Multiple Continuing CM Services Projects	\$5,008,010	varies by project	University of Florida - Frank Javaheri (352) 273-4027 fjavahe@ufl.edu
Santa Fe College Multiple Continuing CM Services Projects	\$1,011,032	varies by project	Santa Fe College - Rebecca Rogers (352) 395-5174 rebecca.rogers@sfcollge.edu
State of Florida Department of Juvenile Justice Multiple Continuing Services Projects	\$843,867	varies by project	State of Florida Department of Juvenile Justice - Robert Bass (850) 717-2756 Robert.bass@djj.state.fl.us
Clay County District Schools Keystone Heights Elementary School New Cafetorium and Classrooms	\$22,000,000	90%	Clay County District Schools - Bryce Ellis (904) 336-6853 bryce.ellis@myoneclay.net
School Board of Alachua County Westwood Middle School Redesign and Redevelopment	\$30,000,000	20%	School Board of Alachua County - Richard Rucker (352) 318-6603 ruckerrl@gm.sbac.edu
Marion County Public Schools New Central Warehouse	\$7,501,578	10%	Marion County Public Schools - Robert Knight (352) 671-6903 Robert.Knight@marion.k12.fl.us
Oak Hall School New Learning and Enrichment Center	\$3,343,721	10%	Oak Hall School - Jeff Malloy (352) 332-3609 jmalloy@oakhall.org
Alachua County Fire Station #80	\$5,935,276	60%	Alachua County Public Works - Ramon Gavarrete (352) 374-5202 rgavarrete@alachuacounty.us
Radiant Credit Union New Lake City Branch	\$2,800,000	85%	Radiant Credit Union - Kelly Chesser (386) 462-3151 kelly@sunstatefcu.org
Clay County Department of Health- Flemming Island New Office Build Out	\$5,800,000	25%	Clay County - Gene R. Price (904) 529-4108 Gene.Price@ClayCountyGov.com
Clay County District Schools Bannerman Learning Center Site Work and Parking Renovation	\$800,000	10%	Clay County District Schools - Bryce Ellis (904) 336-6853 bryce.ellis@myoneclay.net
City of Tavares New Public Works Complex	\$19,300,000	10%	City of Tavares - John Rumble (352) 742-6209 jrumble@tavares.org
City of Brooksville New Public Works Facility	\$3,600,000	0%	City of Brooksville - Jon Dowler (352) 540-3860 jdowler@cityofbrooksville.us
City of Fruitland Park New Public Safety Facility	\$9,200,000	0%	City of Fruitland Park - Gary LaVenia (352) 360-6727 glavenia@fruitlandpark.org
City of Newberry New City Hall	\$5,000,000	0%	City of Newberry - Travis Parker (352) 258-3278 TParker@NewberryFL.gov



SCORPIO COMPLETED PROJECT LIST 2018 - TO DATE

Scorpio Completed Projects List 2018 - 2023				
Market and Project Name	Value of Work Performed	Date Completed	Contact Name	Phone
CIVIC				
City of Gainesville and Trimark 9th St Urban Walkway	\$ 1,829,625	3/5/2018	Bryan Harrington	(352) 376-6223
District 8 New Medical Examiners Office	\$ 2,021,335	9/28/2018	Ricardo Camacho	(352) 627-2217
City of Gainesville Pavement Project	\$ 1,121,236	7/23/2019	Jeff Norman	(352) 393-5115
City of Gainesville CRA GTEC Renovation	\$ 276,519	2/19/2021	Mo Deel	(352)393-8200
City of Wildwood New Municipal Services Bldg.	\$ 3,680,956	4/31/2023	Jeremy Hockenbury	(352)330-1343
EDUCATION				
UF VetMed Parking Lot	\$ 895,162	1/29/2018	Francisco Oquendo	(352) 273-4012
UF Vet Med Bldg 217 Renovation	\$ 1,372,313	3/20/2018	Francisco Oquendo	(352) 273-4012
SFC International Student Center	\$ 547,643	4/13/2018	Rebecca Rogers	(352) 395-5174
UF Clinical and Translational Research Building	\$ 269,224	5/5/2018	Francisco Oquendo	(352) 273-4012
SFC New Police Station	\$ 931,389	5/31/2018	Rebecca Rogers	(352) 395-5174
UF 603 Reitz Union CRC Addition	\$ 6,945,512	7/2/2018	Cydney McGlothlin	(352) 273-4028
SFC Classroom Renovation	\$ 294,525	7/15/2018	Rebecca Rogers	(352) 395-5174
SBAC Buchholz HS Chiller Replacemnt	\$ 351,389	8/2/2018	Richard Rucker	(352) 318-6603
UF-221 Norman Hall Library Renovation	\$ 2,504,452	8/17/2018	Frank Javaheri	(352) 273-4027
UF Architecture Bldg Renovations	\$ 474,856	8/27/2018	Mark Humbert	(352) 273-4014
SFC Bldg.A-B Transformers	\$ 368,791	11/6/2018	Rebecca Rogers	(352) 395-5174
UF Gamma Phi Beta New Sorority House	\$ 7,038,451	11/10/2018	Woody Ratterman	(303) 799-1874
UF BSB Lab Renovation II	\$ 439,258	11/21/2018	Francisco Oquendo	(352) 273-4012
UF Whitney Lab Research Village	\$ 1,571,673	11/28/2018	Francisco Oquendo	(352) 273-4012
UF Business Affairs Renovation	\$ 982,592	11/30/2018	Mark Humbert	(352) 273-4014
UF Comm Basement FA Upgrade	\$ 394,471	12/10/2018	Scott Whiddon	(352) 273-4031
UF UAA Katie Seashole Stadium Expansion/ Renovation	\$ 9,383,928	1/24/2019	Bill Smith	(352) 273-4030
UF MBI Ground Floor Renovation	\$ 1,191,676	5/28/2019	Robert Hatker	(352) 273-4000
UF Reitz Union Auditorium Renovation	\$ 1,578,725	6/11/2019	Francisco Oquendo	(352) 273-4012
UF Holland Law Renovation	\$ 383,828	6/14/2019	Francisco Oquendo	(352) 273-4012
SFC Learning Commons Renovation	\$ 1,037,597	7/8/2019	Rebecca Rogers	(352) 395-5174
UF Delta Gamma New Sorority House	\$ 7,933,424	7/15/2019	Susan Scannella	(904) 233-0787
UF Reitz Legal Services Renovations	\$ 222,706	7/15/2019	Francisco Oquendo	(352) 273-4012
UF Human Resource Services Building Renovation	\$ 1,854,666	8/7/2019	Robert Hatker	(352) 273-4000
UF HUB Academic Tech Renovation	\$ 246,214	8/19/2019	Francisco Oquendo	(352) 273-4012
UF UAA BHG Stadium Seating Renovation	\$ 314,500	8/30/2019	Bill Smith	(352) 273-4030
SBAC Stephen F. Parking Lot	\$ 236,143	9/23/2019	Richard Rucker	(352) 318-6603
UF-615 SS#2 Cable & Switchgear Replacement	\$ 4,063,171	12/2/2019	Tom Feather	(352) 273-4681
UF Ayers Medical Plaza Renovations	\$ 499,607	12/4/2019	Robert Hatker	(352) 273-4000
SFC Bldg S Student Healthcare Renovation	\$ 238,306	2/7/2020	Rebecca Rogers	(352) 395-5174
UF Peabody 3rd Floor Renovation	\$ 429,022	4/10/2020	Marie Brown	(352) 273-4000
Clay County District Schools KHS Site Improvements	\$ 498,619	4/14/2020	David Kramer	(904) 336-6849
UF Alpha Delta Pi New Sorority House	\$ 8,981,674	7/1/2020	Lohse Beeland	(352) 375-7436
UF Turlington Firehouse & JJ Renovations	\$ 329,911	8/7/2020	Francisco Oquendo	(352) 273-4012
UF-221 Norman Hall Expansion/Renovation	\$ 24,877,864	8/7/2020	Keith Humphreys	(352) 273-1479
SBAC Irby Elem Roof & HVAC	\$ 781,344	8/10/2020	Richard Rucker	(352) 318-6603
SBAC New Transition School	\$ 3,981,181	8/17/2020	Richard Rucker	(352) 318-6603
SFC Building B West Classrooms Renovations	\$ 230,115	10/6/2020	Rebecca Rogers	(352) 395-5174
UF College of Nursing Lab Renovation	\$ 1,358,114	10/16/2020	Anna Suggs Hoffman	(352) 273-6395
SBAC BHS Roof/HVAC Bldg 05 Renovation	\$ 1,287,206	10/20/2020	Richard Rucker	(352) 318-6603
UF Whitney Lab Cistern & FG Renovation	\$ 435,041	3/22/2021	Francisco Oquendo	(352) 273-4012
SBAC SFHS Auditorium Renovation	\$ 1,071,933	4/1/2021	Dennis Griffith	(352) 955-7400
UF 649 BSB 1st Floor Renovation	\$ 3,848,725	6/10/2021	Robert Hatker	(352) 273-4000



SCORPIO COMPLETED PROJECT LIST 2018 - TO DATE

Market and Project Name	Value of Work Performed	Date Completed	Contact Name	Phone
EDUCATION CONTINUED				
UF MSB 4-440 Lab Renovation	\$ 1,095,203	6/14/2021	Gordon Burnham	(352) 273-4009
MCSB Osceola Middle School New Cafeteria	\$ 4,292,219	7/16/2021	Robert Knight	(352) 671-6903
UF Chick-Fil-A at Sun Terrace Renovation	\$ 292,717	7/21/2021	Greg Roberts	(352) 294-3574
SBAC Howard Bishop Middle School Redesign and Redevelopment	\$ 29,168,496	7/30/2021	Suzanne Wynn	(352) 955-7760
UF New Alpha Gamma Rho Fraternity House	\$ 6,345,805	8/20/2021	Mark Humbert	(352) 273-4014
UF MSB M-240 Lab Renovation	\$ 632,010	10/22/2021	Francisco Oquendo	(352) 273-4012
UF 642C-SW Campus Transportation Improvements	\$ 341,384	1/21/2022	Frank Javehari	(352) 273-4000
UF Peabody Hall Dean of Students Renovation	\$ 3,158,395	3/14/2022	Marie Brown	(352) 273-4000
MCPS - Liberty MS Fuel Tank	\$ 303,391	5/9/2022	Robert Knight	(352) 671-6903
UF MBI L5-135 Renovation	\$ 1,017,858	5/12/2022	Gordon Burnham	(352) 273-4009
DJJ Redwood Youth Center Renovations	\$ 972,166	6/1/2022	Robert Bass	(850) 717-2756
Oak Hall School New Guard House	\$ 419,305	8/1/2022	Jeff Malloy	(352)332-3609
SBAC CAT 2-3 EHS Band-Chorus Renovation	\$ 407,180	8/1/2022	Richard Rucker	(352) 318-6603
Clay County Public Schools KHES Playground/Court	\$ 889,398	8/31/2022	Mike Griffis	(904) 336-6829
UF UAA M 3 -Swim Dive Locker Room Renovation	\$ 1,427,000	9/2/2022	Bill Smith	(352) 273-4030
UF-638 New Student Health Center	\$ 19,780,000	3/30/2023	Keith Humphreys	(352) 273-1479
UF-357 CTB 1st /2nd Floor Renovation	\$ 1,884,839	4/4/2023	Keith Humphreys	(352) 273-1479
SBAC Sivia Center Renovation	\$ 816,332	5/10/2023	Jeff Garcia	(352) 955-7618
HEALTHCARE				
HCA Florida Emergency Room Renovation	\$ 1,000,397	2/23/2018	John Gerhold	(352) 333-4160
HCA Florida 2N Phase 1 Renovation	\$ 544,525	5/31/2012	John Gerhold	(352) 333-4160
HCA Florida Ambulance Canopy	\$ 363,905	2/10/2109	John Gerhold	(352) 333-4160
HCA ORMC Ocala Heart Renovation	\$ 1,337,437	2/14/2020	Ray Hopkins	
HCA Florida 2nd Floor 19-Bed Obs Renovation	\$ 2,271,180	2/28/2020	John Gerhold	(352) 333-4160
HCA Florida 2N & 3N Nurse Stations Renovation	\$ 208,507	5/27/2020	John Gerhold	(352) 333-4160
HCA Florida 2N Phase 3 Renovation	\$ 338,494	4/23/2022	John Gerhold	(352) 333-4160
HCA Florida Cath Lab 5 Renovation	\$ 996,213	3/4/2022	John Gerhold	(352) 333-4160
HCA Florida 5th FL Renovations	\$ 2,959,011	5/1/2022	John Gerhold	(352) 333-4160
HCA Florida 2nd Floor Renovations	\$ 3,413,307	10/28/2022	John Gerhold	(352) 333-4160
COMMERCIAL/PRIVATE				
PFG Fuel Station	\$ 987,428	6/10/2018	Rob Krakenburg	(352)378-8844
Trimark Cascades Apartments	\$ 11,237,603	7/30/2018	Bryan Harrington	(352) 376-6223
Woodbury Apartments	\$ 5,192,855	8/16/2018	Reid Fogler	(352) 514-5128
Koss Olinger Office Renovation	\$ 332,389	10/1/2018	Will Olinger III	(352) 373-3337
RTI BioPac Renovations	\$ 333,962	4/22/2019	Larry Goodall	(386) 418-8888
Frankel Media Group New Corporate Office	\$ 793,883	3/31/2020	Jeannette Baer	(352) 331-5558
Sharp Spring New Corporate Office	\$ 1,627,189	4/17/2020	Bill Varner	(352) 333-9333
Seacoast Bank Building (Formerly Drummond Bank)	\$ 4,942,570	7/24/2020	Melanie Shore	(352) 375-1819
5 Below Gainesville Plaza	\$ 886,778	9/14/2020	Matt Reilly	(334) 399-2883
Seacoast Bank 37th Blvd Improvements	\$ 504,007	12/28/2020	Melanie Shore	(352) 375-1819
Gainesville Airport Hangar Renovation	\$ 1,809,208	2/1/2021	Lynn Noffsinger	(352) 373-0249
Radiant CU-Live Oak Renovation	\$ 557,788	4/16/2021	Kelly Chesser	(386) 462-3151
Radiant CU Operations Bldg	\$ 2,503,809	9/30/2021	Kelly Chesser	(386) 462-3151
Pressure Technology Warehouse	\$ 3,390,889	12/20/2021	David Bowles	(215) 628-1975
Gainesville High Field MRI Renovation	\$ 613,314	1/17/2022	Tom Brown	(404) 434-2680
Radiant CU - Chiefland Renovation	\$ 463,147	8/18/2022	Kelly Chesser	(386) 462-3151
The New Swamp Restaurant	\$ 3,490,781	8/19/2022	Bryan Harrington	(352) 376-6223
Seacoast Bank 3rd Floor Renovation	\$ 803,260	4/10/2023	Melanie Shore	(352) 375-1819



TAB 2

Proposed Project Staff



ORGANIZATIONAL CHART

Our team of dedicated construction professionals are experienced and conduct business in an efficient and effective manner. From project inception to completion and beyond, our team is involved in a hands on, day-to-day fashion – ensuring you will receive exceptional service during the construction of the Historic Thelma Boltin Center



Domenic Scorpio
Principal-in-Charge



PROJECT DEV

PRECONSTRUCTION

PROJECT MANAGEMENT

FIELD SUPERVISION

ADMIN & ACCOUNTING

Erik Anderson
Project Development
Team Leader

Chris Gregory
Preconstruction
Team Leader



Don Kellogg
Project Operations
Team Leader



Aaron Rogers
Field Operations
Team Leader

Jessica MacLaren
Project Admin
+ Accounting

Nate Watson
Senior Project
Manager

Troy Underhill
Field Manager

**Education & Certifications**

Master of Science in Building Construction, UF

Bachelor of Design in Architecture, UF

FL Certified General Contractor, License #CGC061834

GA Certified General Contractor, License #GCQA002489

LEED Accredited Professional BD+C USGBC

UF BCN Executive Committee

Builders Association of North Central FL - Board of Directors

CPR & First Aid Certification

City of Residence

Gainesville, FL

Years of Experience

Scorpio: 10

Other Firms: 18

Domenic Scorpio PRINCIPAL-IN-CHARGE

Domenic's Construction Management experience in local government and institutional projects is unparalleled and gives him the insight to overcome any project challenge. Over nearly three decades, he has led his companies in providing Construction Management Services for multiple government agencies throughout Central and North Central Florida. He ensures that decisions and commitments made in the preconstruction phase of the process are brought to fruition during construction. His history in this region, strong local craft and trade relationships, integrity, and open communication will ensure the successful delivery of the Reconstruction of the Historic Thelma Boltin Center. **Domenic is available to devote the necessary time required to this project.**

PROJECT EXPERIENCE

- UF College of Education Norman Hall Phase I Library Renovation
- UF College of Education Norman Hall Phase II Historic Norman Hall & New Conference Center
- UF College of Education Norman Hall Phase III Ground Floor Renovations
- UF Peabody Hall Dean of Students Renovation
- UF Continuing CM Services Contract
- City of Groveland Elease Tomlin Empowerment Center
- City of Newberry City Hall
- Community Reinvestment Area GTEC Building Office Renovation
- Clay County Department of Health Renovations
- Clay County New Economic Development Facility

**Education & Certifications**

Master of Science in Building Construction, UF

Bachelor of Science in Building Construction, UF

FL Certified General Contractor, License #CGC1517210

LEED Accredited Professional, BD+C USGBC

Green Globes Professional

Santa Fe College, Tech Advisory Board

Builder's Association of North Central FL - Past AVP, BOD

CPR & First Aid Certification

OSHA 30 Hour Safety Certification

City of Residence

Gainesville, FL

Years of Experience

Scorpio: 1

Other Firms: 21

Erik Anderson PROJECT DEVELOPMENT TEAM LEADER

Erik's 20 years plus of commercial construction industry experience in a variety of roles gives him a broad perspective to lead the team and process with excellence. He has been a business partner with a successful specialty subcontracting company as well as lead CM preconstruction and operations teams. A true team player, he excels at problem solving and finding practical win-win solutions quickly. He understands that a successful construction project requires strong communication throughout the entire process, from preconstruction through closeout. His role is to ensure our client remains the top priority and we exceed their expectations throughout the entire process. **Erik is available to devote the necessary time required to this project.**

PROJECT EXPERIENCE

- City of Gainesville Fire Station One
- City of Gainesville RTS Bus Fleet Maintenance Facility
- City of Gainesville GPD Headquarters & Training Facility
- Cade Museum, Gainesville FL
- Lake City Fire Station #2
- City of Wildwood Municipal Services Building
- University President Dasburg House
- SFC Kirkpatrick Center IPS Expansion
- Santa Fe College Blount Center Expansion
- University of North Florida Science & Engineering Renovation
- The Rock Church Worship Center



**Education & Certifications**

Bachelor of Science in Building Construction, UF
 FL Certified General Contractor, License #CGC1517397
 OSHA 30 Hour Safety Certification
 LEED Accredited Professional BD+C, USGBC
 Green Globes Professional
 Asbestos Awareness Class IV Training
 CPR & First Aid Certification
 Builder's Association of North Central FL - Board of Directors

City of Residence

Newberry, FL

Years of Experience

Scorpio: 9
 Other Firms: 11

Don Kellogg PROJECT OPERATIONS TEAM LEADER

Don has 20 years of broad and varied Construction Management experience focused primarily on projects of this size and scope. He has delivered many local government and civic-related projects and has worked with the directly with the City of Gainesville. Years of experience have provided Don with proficiency in every phase of construction, ensuring the successful delivery of each project. He is detail-oriented and a team player who ensures client expectations are exceeded. **Don is available to devote the necessary time required to this project.**

PROJECT EXPERIENCE

- UF College of Education Norman Hall Phase I Library Renovation
- UF College of Education Norman Hall Phase II Historic Norman Hall & New Conference Center
- UF College of Education Norman Hall Phase III Ground Floor Renovations
- UF Peabody Hall Dean of Students Renovation
- UF Continuing CM Services Contract
- City of Groveland Elese Tomlin Empowerment Center
- City of Newberry City Hall
- Community Reinvestment Area GTEC Building Office Renovation

**Education & Certifications**

Bachelor of Science in Building Construction, UF
 LEED Accredited Professional, USGBC
 OSHA 30 Hour Safety Certification
 ABC Florida First Coast Chapter-Board Member 2014-2017
 ABC Next Gen Graduate
 ABC Project Eagle Awards 2013, 2014, 2016
 USF Sunshine State Safety Award 2009 & 2010

City of Residence

Gainesville, FL

Years of Experience

Scorpio: 7
 Other Firms: 12

Chris Gregory PRECONSTRUCTION TEAM LEADER

Chris Gregory has 19 years of Construction Management experience leading efforts in both preconstruction and construction. Chris leads the estimating team through preconstruction, ensuring the client's tight timelines are met, and high standards are exceeded. A constant study of industry costs and trends, Chris offers the unique perspective of having estimated a majority of the projects that he was responsible for managing. Chris approaches every project with a partnership perspective. He provides the ability to navigate complex building challenges cost-effectively and is equipped to respond to a fast-paced environment. **Chris is available to devote the necessary time required to this project.**

PROJECT EXPERIENCE

- UF College of Education Norman Hall Phase I Library Renovation
- UF College of Education Norman Hall Phase II Historic Norman Hall & New Conference Center
- UF College of Education Norman Hall Phase III Ground Floor Renovations
- UF Peabody Hall Dean of Students Renovation
- UF Continuing CM Services Contract
- City of Groveland Elese Tomlin Empowerment Center
- City of Newberry City Hall
- Community Reinvestment Area GTEC Building Office Renovation



**Education & Certifications**

Construction Training Courses,
Santa Fe College

OSHA 30 Certification

CPR and First Aid Certification

Excavation and Trenching Safety
Certification

City of Residence

Gainesville, FL

Years of Experience

Scorpio: 10

Other Firms: 17

Aaron Rogers FIELD OPERATIONS TEAM LEADER

Aaron Rogers oversees all field operations activities, including site logistics, safety, schedule, and quality control. His 27 years of experience working on large projects throughout Central and North Florida gives him a high degree of appreciation for the requirements of the City of Gainesville's Historic Thelma Boltin Center. His keen attention to detail ensures that the projects he assists in supervising are on time and of the highest quality. Aaron is a valuable resource with experience delivering over \$500M of construction. He is adept at working on all structures, systems, and finishes. He has developed the trust of industry professionals throughout Central and North Florida and is well respected as a team leader.

Aaron is available to devote the necessary time required to this project.

PROJECT EXPERIENCE

- UF College of Education Norman Hall Phase II Historic Norman Hall & New Conference Center
- UF Peabody Hall Dean of Students Renovation
- UF Continuing CM Services Contract
- UF HR Services Renovation
- City of Groveland Design Build Elsie Tomlin Empower Center
- City of Gainesville GTEC Renovations
- City of Tavares New Public Works Operations Complex
- City of Fruitland New Public Safety Facility
- City of Wildwood Municipal Services Building
- City of Brooksville Public Works Facility

**Education & Certifications**

Bachelor of Science in Building
Construction, UF 2012

LEED Accredited Professional,
USGBC OSHA 30 Hour Safety
Certification

Georgia Soil and Water
Conservation Certification

CPR and First Aid Certification
Fall Protection Training
Trenching & Excavation Training
Certified Lead Renovator

City of Residence

Gainesville, FL

Years of Experience

Scorpio: 4

Other Firms: 14

Nate Watson SENIOR PROJECT MANAGER

Accomplished Senior Project Manager offering 18 years of success collaborating with architects, owners and team members bringing shared vision to life through construction. I thrive in collaborative and informational gathering settings, which allows me to take part in and develop strategic business planning to include budgets, scope, schedule and presentations to help achieve project objectives. I strive for positive results through facilitating open and straightforward communication, and establishing commitment to a common goal. Facilitating a constructive learning environment, to include cross training will create a well balanced team and growth from within. Delegating responsibility creates ownership, self accountability, and ultimately leads to high functioning project teams/departments. **Nate is available to devote 100% to this project.**

PROJECT EXPERIENCE

- UF College of Education Norman Hall Phase I Library Renovation
- UF College of Education Norman Hall Phase II Historic Norman Hall & New Conference Center
- UF College of Education Norman Hall Phase III Ground Floor Renovations
- UF Peabody Hall Dean of Students Renovation
- UF Criser and Peabody Hall
- UF College of Education Historic Expansion and Renovation Phase 3
- School Board of Alachua County Westwood Middle School Redesign and Redevelopment

**Education & Certifications**

Associate of Arts,
Santa Fe College
Red Cross First Aid & CPR
Certified OSHA 30

City of Residence

Lake Butler, FL

Years of Experience

Scorpio: 5
Other Firms: 20

Troy Underhill FIELD MANAGER

Troy is the “boots on the ground” general of the project, ensuring all daily on-site construction activities are executed as planned. He is directly responsible for logistics, safety, scheduling, and quality control. Troy is exceptional at building lasting relationships with owners, architects, subcontractors and suppliers. He examines all project documents to establish a detailed understanding of the entire project. His hands-on approach ensures nothing is overlooked during construction.

Troy is available to devote 100% to this project.

PROJECT EXPERIENCE

- UF College of Education Norman Hall Phase II Historic Norman Hall & New Conference Center
- UF Peabody Hall Dean of Students Renovation
- City of Gainesville & Drummond Bank 37th Blvd Roadway and Site Improvements
- City of Alachua Operations Center
- District Eight New Medical Examiner’s Office
- Department of Juvenile Justice Multiple Projects
- Oak Hall School New Enrichment Center
- UF College of Education Expansion and Renovation
- UF UAA Swim & Dive Locker Room Renovations
- UF Communicore Research Lab Renovation
- SFC Bldg W Health Sciences Advisement Offices Renovation

**Education & Certifications**

Bachelor of Science in
Accounting, UF
Construction Financial
Management Association
Certification

City of Residence

Ft. White, FL

Years of Experience

Scorpio: 9
Other Firms: 10

Jessica MacLaren PROJECT ADMINISTRATOR/ACCOUNTANT

Jessica is a highly detail-oriented and cost-conscious accounting professional with over 19 years of experience. Her daily functions include accurate and timely reporting of job cost, client, trade contractor, and vendor requisition management, management of lien waivers and notices to owners, and trade contractor insurance verification. Jessica is also responsible for managing and reconciling the Owner Direct Purchase (ODP) of material and equipment for tax savings. Jessica manages every project with a level of organization focused on the details required should the job require an audit. **Jessica is available to devote the necessary time required to this project.**

PROJECT EXPERIENCE

- UF College of Education Norman Hall Phase I Library Renovation
- UF College of Education Norman Hall Phase II Historic Norman Hall & New Conference Center
- UF College of Education Norman Hall Phase III Ground Floor Renovations
- UF Peabody Hall Dean of Students Renovation
- UF Continuing CM Services Contract
- City of Groveland Elese Tomlin Empowerment Center
- City of Newberry City Hall
- Community Reinvestment Area GTEC Building Office Renovation
- Clay County Department of Health Renovations
- Clay County New Economic Development Facility



TAB 3

Qualifications of Firm



Building Trust

Scorpio was founded on the principal of implementing old-fashioned values and innovative solutions in delivering cost effective, quality construction projects. Sharing in this philosophy is our dedicated team of well-respected industry professionals – some of whom have worked with our founder, Domenic Scorpio, for decades. Our responsibility is to advocate in your interest throughout project delivery. Our team is loyal in achieving your project’s objectives. We have a unique understanding of the intricacies of local and state regulatory agencies, and offer the knowledge and trusted relationships to navigate every challenge expeditiously. We conduct business with professionalism and continually set the bar high for ourselves, resulting in a proven project delivery process.

Construction Industry Leaders

Scorpio fosters a culture of highly motivated professionals that are passionate about the communities we serve and the relationships we develop. We maintain a collaborative approach to service which ensures the unique expertise of each individual is brought to bear on your project with one collective goal –

EXCEEDING YOUR EXPECTATIONS IN EVERY PHASE OF PROJECT DELIVERY.

Our Story

After earning a Bachelor’s Degree in Architecture and a Master’s Degree in Building Construction from the University of Florida, Domenic Scorpio began his professional career in construction, in 1995.

In June of 2001, Domenic accepted a partnership offer from a prominent Gainesville contractor, quickly working his way into the role of Chief Operating Officer and qualifying agent of the company. Under Domenic’s leadership the company grew and expanded into seven locations in Florida and South Georgia, reaching gross revenues of \$250 Million annually.

In early 2013, while proud of the accomplishments of his prior partnership, the combination of Domenic’s entrepreneurial spirit and his desire to cultivate a culture focused on relationship-based management, Domenic established Scorpio. He, along with the loyal following of construction professionals, quickly proved the value of this philosophy to the community delivering challenging projects of varying size, scope, complexity, and budgets for some of the most well-respected and experienced clients in the area.

Over the last 10 years Scorpio has grown in size and reputation, while maintaining an intense focus on its core values and principals. Team members are added not only for their skill and experience but their ability to embrace and further our mission of bringing exceptional buildings to life, for life.

54
TEAM MEMBERS

2,000+
PROJECTS
VALUED AT OVER
\$2
BILLION



Scorpio. | 2023 TEAM



Regarding Scorpio's size, resources, and capabilities, our firm is an exceptional choice to deliver this project. We are an extremely experienced team with a depth of resources that will serve the City of Gainesville to a successful completion. We have a vast network of subcontractors and consultants in Gainesville and neighboring counties ready to serve on this project.



University of Florida HIGHER EDUCATION



UF College of Education Norman Hall Phase I Library Renovation

Construction Management
Renovation

Owner (Rep/Facility Mgr)
UF PD & C
Frank Javaheri,
Director of Construction
p. 352.273.4027

Architect (Contact)
Walker Architects
Joe Walker, President
p. 352.327.0765

Size
34,000 sf

Estimated Construction Cost
\$3.4M

Substantial Completion Date
August 2018

The College of Education's Library Renovation has given the widely used campus facility a complete make-over. The 34,000 square foot renovation modernized and re-energized the Education Library which has not seen a major update since it opened in 1980. Phase 1 consisted of the interior of the Norman Educational Library (1st and 2nd levels) renovated to enhance the indoor air quality, ADA and code compliance, technology, and aesthetics. In addition to improved lighting, new carpet, new furniture, and countless new electrical outlets, the library now features updated ADA accessible restrooms and service desk. Some of the new spaces that were created during the renovation include a computer lab, group study rooms and an area that will be outfitted as a MakerSpace (Teacher Production Lab). The new space is also outfitted with computers on the second floor and comfortable seating areas throughout the space.



KEY PERSONNEL



Domenic Scorpio
Principal-in-Charge



Don Kellogg
Project Ops
Team Leader



Chris Gregory
Preconstruction
Team Leader



Nate Watson
Senior Project
Manager



Jessica MacLaren
Project Admin +
Accountant



University of Florida HIGHER EDUCATION



UF College of Education Phase II Historic Norman Hall & New Conference Center

Construction Management
Renovation

Owner (Rep/Facility Mgr)
UF PD & C
Keith Humphries,
Project Manager
p. 352.273.4028

Architect (Contact)
Walker Architects
Joe Walker, President
p. 352.327.0765

Size
88,000 sf

Estimated Construction Cost
\$25.1M

Substantial Completion Date
August 2019

Phase 2 was the renovation of 8,000sf of (New) Norman Hall Office Building in an early release phase for the dual benefit of creating new and renovated work space and as a swing space for relocation of faculty and staff during the renovation of Historic Norman Hall. This set up the rehabilitation of 80,000 sf Historic Norman Hall, including Norman Hall Auditorium, and the addition of a new 8,000 sf College of Education Conference Center. The rehabilitation and renovation included all new MEPF Systems, rehabilitation of the building's historic envelope and replacement of windows, ADA and other code compliance issues as well as new food service spaces. Each floor was completed renovated to capture the historic fabric and use of the building and to upgrade the facility to provide state-of-the-art learning and working environments for students, faculty and staff.



KEY PERSONNEL



Domenic Scorpio
Principal-in-Charge



Don Kellogg
Project Ops
Team Leader



Chris Gregory
Preconstruction
Team Leader



Nate Watson
Senior Project
Manager



Aaron Rogers
Field Ops
Team Leader



Troy Underhill
Field Manager



Jessica MacLaren
Project Admin +
Accountant



University of Florida HIGHER EDUCATION



UF College of Education Norman Hall Phase III Ground Floor Renovations

Construction Management
Renovation

Owner (Rep/Facility Mgr)
UF PD & C
Keith Humphries,
Project Manager
p. 352.273.4028

Architect (Contact)
Walker Architects
Joe Walker, President
p. 352.327.0765

Size
19,613 sf

Estimated Construction Cost
\$3.1M

Substantial Completion Date
March 2021

The renovation completely refreshed the interior space and included the removal and replacement of interior partitions, doors, and finishes. The project provides new office spaces, open work areas, specialty classrooms and teaching areas, and restrooms.

Construction transformed Norman Library's ground floor into a fresh, functional home for the College of Education's Institute for Advanced Learning Technologies. The program includes new laboratory classrooms, a research lab, an updated IT suite, and an agile work area for graduate students and faculty that includes private and open workstations, new collaborative areas, and meeting spaces.

The central demonstration lab features a rotating exhibit of working technologies at the center of the Institute's research. Operable glass walls that unfold to unite the entire floorplan offers flexibility for events and gatherings.



KEY PERSONNEL



Domenic Scorpio
Principal-in-Charge



Don Kellogg
Project Ops
Team Leader



Chris Gregory
Preconstruction
Team Leader



Nate Watson
Senior Project
Manager



Jessica MacLaren
Project Admin +
Accountant



University of Florida HIGHER EDUCATION



UF Peabody Hall Dean of Students Renovation

Construction Management
Renovation

Owner (Rep/Facility Mgr)
University of Florida
Planning, Design, and
Construction
Marie Brown,
p. 352.273.4000

Architect (Contact)
ROWE Architects
Angela Hendershot,
Principal
p. 813.221.8771

Size
13,100 sf

Final Construction Cost
\$2,898,375

Substantial Completion Date
April 2022

Housed in historic Peabody Hall, the University of Florida Dean of Students Office is committed to creating a culture of care for students, their families, faculty, and staff by providing programs and services designed to enhance students' academic and personal success.

Peabody Hall is one of the oldest buildings on campus and is on the National Register of Historic Places and part of the University of Florida's Historic Campus District. Located at the heart of the University of Florida campus, this project consisted of the complete renovation of the second floor and the north half of the third floor of historic Peabody Hall. The renovations complied with best practices for historic buildings & LEED incorporation while creating a "new" space for students, faculty, and staff.

The project included redesigning the second-floor and partial third-floor plan to accommodate Dean of Students programs, provide up-to-date ADA access, and a new reception area with secure access to staff totaling approximately 13,100 sf. The renovation included offices, conference rooms, code-compliant restrooms, a break room, and mechanical systems support. The project incorporated close attention to acoustics, from noise reduction wall systems and ceilings to acoustically rated glazing and seals. Architectural elements and details included bringing the historic wall system construction as part of wall finishes inside conference room areas.



KEY PERSONNEL



Domenic Scorpio
Principal-in-Charge



Don Kellogg
Project Ops
Team Leader



Chris Gregory
Preconstruction
Team Leader



Nate Watson
Senior Project
Manager



Aaron Rogers
Field Ops
Team Leader



Troy Underhill
Field Manager



Jessica MacLaren
Project Admin +
Accountant



University of Florida HIGHER EDUCATION



University of Florida Continuing CM Services Contract

Construction Management
New Construction, Expansion,
Renovation

Owner (Rep/Facility Mgr)
UF Department of Planning,
Design & Construction,
Gainesville, FL
Francisco Oquendo, Asst.
Director of Construction
p: 352.273.4012

Architect (Contact)
Walker Architects
Gainesville, FL
Joe Walker
Principal
p: 352.672.6448

Size
Varies by Project

Total Construction Cost
2014 - YTD: \$46,681,390
(Single Project <\$4M)

Substantial Completion Date
2014 - Present

Scorpio has successfully delivered over 56 projects of \$4M or less for the University of Florida under this Continuing Services Contract over the last eight years throughout North and Central Florida.

The UF Annual Contract has provided Scorpio the opportunity to perform a variety of services throughout the historic campus buildings ranging from underground utilities to renovations and new construction. The scope of these projects often includes complete renovations & remodels to provide ADA compliance, flooring, equipment & elevators, system upgrades of varying sizes & complexity, mechanical systems, air handling units, chillers, cooling towers, installation of security systems, AV/IT systems & cabling, & life safety systems. Under this Contract Scorpio successfully completed a renovation in July 2020 to Peabody Hall to transform 3,500 SF of the 3rd floor into new offices, conference rooms, & other administrative support areas including training & breakout rooms. In recent years Scorpio has performed similar successful renovations to multiple occupied historic buildings on UF campus including: Criser Hall, Grinter Hall, Tigert Hall, Bryan Hall, & Walker Hall.



KEY PERSONNEL



Domenic Scorpio
Principal-in-Charge



Don Kellogg
Project Ops
Team Leader



Chris Gregory
Preconstruction
Team Leader



Aaron Rogers
Field Ops
Team Leader



Troy Underhill
Field Manager



Jessica MacLaren
Project Admin +
Accountant



City of Groveland CIVIC



Elese Tomlin Empowerment Center

Construction Management
New Construction

Owner (Rep/Facility Mgr)
City of Groveland
Chris Coghill
156 S Lake Ave
Groveland, FL 34736
p. 352.429.2141 x2014

Architect (Contact)
Walker Architects
Joe Walker, President
p. 352.672.6448

Size
4,000 sf

Estimated Construction Cost
\$2M

Substantial Completion Date
TBD

With our Design Partner Walker Architects have developed an early Empowerment Center building design concept that pulls from a hybrid of traditional Florida vernacular styles, including Florida Cracker, Craftsman, Colonial and southern Victorian.

Crowned with a Colonial-style clock tower and metal cupola, and adorned by Victorian trim and Craftsman accents, the Main Entry to the Empowerment Center serves not only as the building's focal point, but also as a prominent and visual landmark to the surrounding city blocks. Exposed structural elements are feature components in our design. A mix of stained Cypress brackets, arches and columns anchored in battered Limestone bases and handcrafted southern brick provide the framework for the exterior facades. Close attention to proportions, distribution of claddings and subtle detailing help the new Empowerment Center to reference other Groveland structures, while remaining prominent within its surroundings. Finally, a second story covered outdoor balcony provides a scenic view of it all, and provides a convenient, semi-private outdoor amenity to the building's users.

The Empowerment Center interior features multiple zones which provide varying degrees of access to administrative staff and citizens. A bubbling fountain encourages visitors to enter a public foyer area that leads to heavily-trafficked zones like the small business incubator hub, game room/library, and computer labs. More private administrative offices and meeting rooms are accessed from secured corridors that span the length of the building, while a back staircase and ADA-lift provide access to the second floor balcony. Optional second floor offices, which house quieter rooms for the Director and other staff members are easily incorporated into the upper roof line of this design with additional dormer windows and accessible attic trusses.



KEY PERSONNEL



Domenic Scorpio
Principal-in-Charge



Don Kellogg
Project Ops
Team Leader



Chris Gregory
Preconstruction
Team Leader



Aaron Rogers
Field Ops
Team Leader



Jessica MacLaren
Project Admin +
Accountant



City of Newberry CIVIC



City Hall Renovation & Expansion

Construction Management
Construction, Renovation

Owner (Rep/Facility Mgr)
City of Newberry
25440 W. Newberry Road
Travis Parker
Director of parks and Rec
p. 352.472.2161 ext. 6

Architect (Contact)
Monarch Design Group
Barnett Chenault, Architect
p. 352.378.4400

Size
12,791 sf

Final Construction Cost
\$6M

Substantial Completion Date
TBD

The New City of Newberry City Hall Campus is to be constructed on the parcel behind the current location of City Hall located at 25440 West Newberry Road. The City intends to break ground by early 2024 with a targeted substantial completion of the Summer of 2025. New parking and hardscape elements will be created in and around the new facility.

The new two-story building will face NW First Avenue and most citizen business will occur in the new building and would give the city government room to expand as the city itself grows. The building location also provides direct access to the existing City Hall. The plan also allows for an open venue between the buildings for festivals and gatherings.

The New City Hall must be constructed to serve the community safely and securely for decades. It should provide a warm and inviting atmosphere, creating a sense of space and place, while remaining consistent with the historic charm of the existing neighborhood.



KEY PERSONNEL



Domenic Scorpio
Principal-in-Charge



Don Kellogg
Project Ops
Team Leader



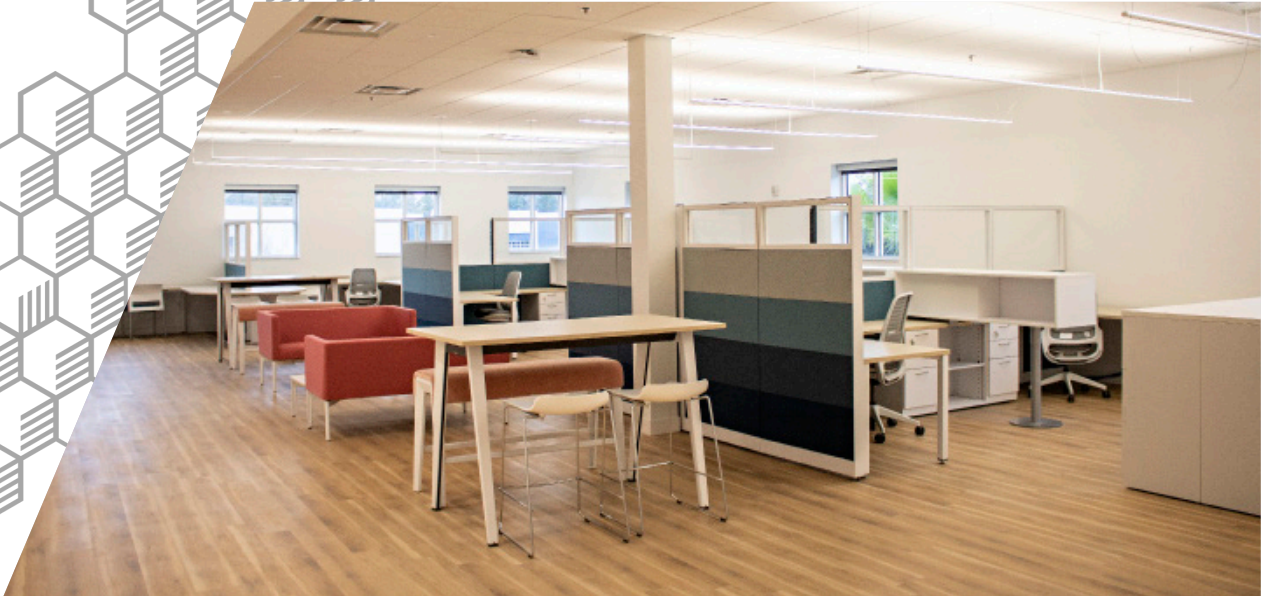
Chris Gregory
Preconstruction
Team Leader



Jessica MacLaren
Project Admin +
Accountant



City of Gainesville CIVIC



Community Reinvestment Area GTEC Building Office Renovation

Construction Management
Renovation

Owner (Rep/Facility Mgr)
City of Gainesville
Mo Deel, Operations
Coordinator
p. 352.393.8212

Architect (Contact)
Walker Architects
Joe Walker, President
p. 352.672.6448

Size
2,000 sf

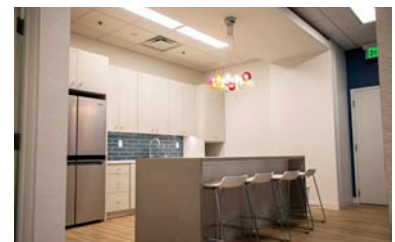
Final Construction Cost
\$299,007

Substantial Completion Date
February 2021

A department within the City of Gainesville, the Gainesville Community Reinvestment Area offers a suite of incentive programs designed to encourage beautification, economic development, and community partnerships within the designated redevelopment districts.

The Gainesville Technology Enterprise Center (GTEC) Building is located in East Gainesville on a 13.6-acre campus. The campus was created to be the area's first high-tech incubator, to provide early-stage technology start-up companies with the resources to help them grow and develop.

Designed by Walker Architects, the 2,000 s/f GTEC Building Renovation provides updated offices and a collaborative workspace with improved technology and communication infrastructure. New modern finishes, flooring, light fixtures, and furniture were installed to create a welcoming environment for the staff and community.



KEY PERSONNEL



Domenic Scorpio
Principal-in-Charge



Don Kellogg
Project Ops
Team Leader



Chris Gregory
Preconstruction
Team Leader



Aaron Rogers
Field Ops
Team Leader



Jessica MacLaren
Project Admin +
Accountant



TAB 4

Required Documents



VERIFICATION FORM

PROPOSER VERIFICATION FORM

REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA

Is Proposer registered with Florida Department of State's, Division of Corporations, to do business in the State of Florida?

YES NO (refer to Part 1, 1.6, last paragraph)

If the answer is "YES", provide a copy of SunBiz registration or SunBiz Document Number (# P13000037247)

If the answer is "NO", please state reason why: _____

DIVERSITY AND INCLUSION (Applies to solicitations above \$50,000)

Does your company have a policy on diversity and inclusion? YES NO

If yes, please attach a copy of the policy to your submittal.

Note: Possessing a diversity and inclusion policy will have no effect on the City's consideration of your submittal, but is simply being requested for information gathering purposes.

DE Scorpio Corporation DBA Scorpio

Proposer's Name

Domenic Scorpio - President and CEO

Printed Name/Title of Authorized Representative

[Signature] Date 9-5-23

LOCAL PREFERENCE (Check one)

Local Preference requested: YES NO

A copy of the following documents must be included in your submission if you are requesting Local Preference:

- Business Tax Receipt
- Zoning Compliance Permit

QUALIFIED SMALL BUSINESS AND/OR SERVICE DISABLED VETERAN BUSINESS STATUS (Check one)

Is your business qualified, in accordance with the City of Gainesville's Small Business Procurement Program, as a local Small Business? YES NO

Is your business qualified, in accordance with the City of Gainesville's Small Business Procurement Program, as a local Service-Disabled Veteran Business? YES NO

This page must be completed and uploaded to DemandStar.com with your Submittal.

E-Bidding Document - RFQ (CCNA) - Page 88 of 92



BUSSINESS TAX STATEMENT 2023

Your payment was processed. Print this tax receipt for your records. It was also sent to domenic@scorpioco.com



Online Business Tax Receipt⁽¹⁾

Business Name **D.E. SCORPIO CORPORATION
DOMENIC E SCORPIO -
CONTRACTOR**

Business Tax ID **40280**

This constitutes your business tax receipt for 10/1/2022 - 9/30/2023.

Your business tax(es) for the fiscal year **10/1/2022 - 9/30/2023** are as follows:

Business Categories

ID	Service Name	Tax Amount	Explanation of Calculations
1000	STATE LICENSE/CERTIFICATION REQUIRED	\$0.00	
1360	CONTRACTOR-GENERAL-UNLIMITED	\$131.25	Business category flat fee of \$131.25
6801	COMMERCIALY ZONED	\$0.00	
****	Payment	(\$131.25)	Posted on 9/1/2022
TOTAL DUE:		\$0.00	

Please note that the maximum charge for any single service is \$525

Amount Due on **Thursday, September 22, 2022** is **\$0.00**

(1) This page will serve as your business tax receipt for the fiscal year 10/1/2022 - 9/30/2023.

Payments must be time-stamped by 11:59 pm on Monday, October 03, 2022 in order to avoid late fees.

Please, note that a home occupation permit may be required for this location, someone will contact you upon review of the information



DRUG-FREE WORKPLACE FORM

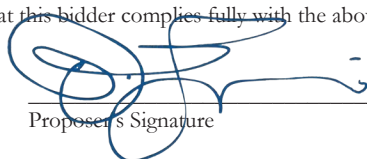
DRUG-FREE WORKPLACE FORM

The undersigned bidder in accordance with Florida Statute 287.087 hereby certifies that

DE Scorpio Corporation DBA Scorpio does:
(Name of Proposer)

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for the drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this bidder complies fully with the above requirements.



Proposer's Signature

9-5-23

Date



E-VERIFY CERTIFICATION FORM

E-VERIFY CERTIFICATION FORM

If awarded:

The Contractor shall comply with all applicable requirements of Section 448.095, Florida Statutes, including but not limited to: 1) the Contractor shall register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees of the Contractor during the term of this Agreement; and 2) the Contractor shall expressly require any subcontractors performing work or providing services pursuant to this Agreement to likewise register with and use the U.S. Department of Homeland Security's E-Verify system to verify the work authorization status of all new employees of the subcontractor during the term of this Agreement. Section 448.095, Florida Statutes, states the statute must be construed in a manner that is fully consistent with any applicable federal laws or regulations, and therefore this section does not apply to this Agreement to the extent that this section would be inconsistent with any federal laws or regulations that are applicable to this Agreement.

As the person authorized to sign the statement, I certify that this bidder complies fully with the above requirement.

DE Scorpio Corporation DBA Scorpio

Bidder's Name

Domenic Scorpio - President and CEO

Printed Name/Title of Authorized Representative

Signature of Authorized Representative

9-5-23

Date



W-9

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
D.E. Scorpio Corporation

2 Business name/disregarded entity name, if different from above
Scorpio

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions. Requester's name and address (optional)

6 City, state, and ZIP code

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-					
--	--	--	---	--	--	--	--	--

or

Employer identification number

4	6	-	2	6	2	1	7	7	3
---	---	---	---	---	---	---	---	---	---

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶  Date ▶ **April 15, 2023**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)
Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



CG LICENSE + STATE BUSINESS



Ron DeSantis, Governor Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

SCORPIO, DOMENICO EMILIO

D E SCORPIO CORPORATION
3911 WEST NEWBERRY ROAD
GAINESVILLE FL 32607

LICENSE NUMBER: CGC061834

EXPIRATION DATE: AUGUST 31, 2024

Always verify licenses online at MyFloridaLicense.com



Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

State of Florida

Department of State

I certify from the records of this office that D.E. SCORPIO CORPORATION is a corporation organized under the laws of the State of Florida, filed on April 24, 2013.

The document number of this corporation is P13000037247.

I further certify that said corporation has paid all fees due this office through December 31, 2023, that its most recent annual report/uniform business report was filed on January 3, 2023, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.



Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capital, this the Third day of January, 2023



Secretary of State

Tracking Number: 9850679425CC

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>



DESCORP-01

KWHITMAN

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 5/30/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER: Hub International Florida, 2811 NW 41st Street, Gainesville, FL 32606. CONTACT NAME: PHONE (A/C, No, Ext): (352) 377-2002, FAX (A/C, No): (352) 376-8393. INSURER(S) AFFORDING COVERAGE: INSURER A: Valley Forge Insurance Company (20508), INSURER B: The Continental Insurance Company (35289), INSURER C: Bridgefield Employers Insurance Company (10701), INSURER D: Westchester Surplus Lines Insurance Co. (10172), INSURER E: Peleus Insurance Company (34118).

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER: THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Table with columns: INSR LTR, TYPE OF INSURANCE, ADDL INSD, SUBR, WVD, POLICY NUMBER, POLICY EFF (MM/DD/YYYY), POLICY EXP (MM/DD/YYYY), LIMITS. Rows include Commercial General Liability, Automobile Liability, Umbrella Liability, Workers Compensation, Pollution Liability, and Professional Liability.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) Certificate Holder is listed as an Additional Insured with regard to the General Liability policy.

CERTIFICATE HOLDER: CITY OF GAINESVILLE, 200 E UNIVERSITY AVE, GAINESVILLE, FL 32601. CANCELLATION: SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE: [Signature]

ACORD 25 (2016/03)

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August 29, 2023

City of Gainesville
200 E University Ave
Gainesville, FL 32601

**RE: Request for Proposals: #PRCA-240008-WB
Construction Manager at Risk Services for the Reconstruction of the Historic Thelma Boltin Center
516 NE 2nd Ave, Gainesville, FL 32601
D.E. Scorpio Corporation
Letter of Bondability**

To Whom It May Concern:

It is the privilege of Hatcher Insurance and Swiss Re Corporate Solutions America Insurance Corporation to provide surety credit to D.E. Scorpio Corporation, with single project limits of \$70,000,000 and an aggregate uncompleted backlog of \$120,000,000. D.E. Scorpio Corporation has an impressive construction "track record", an impeccable reputation, and are generally regarded as being one of the finest construction firms in the State of Florida. Swiss Re Corporate Solutions America Insurance Corporation has an "A+" (Superior) Rating, a financial size category of XV (\$2 billion or greater) by AM Best and has US Treasury Limit of \$95,035,000.

If D.E. Scorpio Corporation is awarded a contract for the referenced project and requests that we provide the necessary Performance and/or Payment Bonds, we will be prepared to execute the bonds, subject to our acceptable review of the contract terms and conditions, bond forms, appropriate contract funding and any other underwriting considerations at the time of the request.

Our consideration and issuance of bonds is a matter solely between D.E. Scorpio, and ourselves, and we assume no liability to third parties or to you by the issuance of this letter.

We trust that this information meets with your satisfaction. If there are further questions, please feel free to contact our office.

Sincerely,

William J. Palmer
Attorney-in-Fact
Florida Resident Agent

WJP/aw

**1411 Edgewater Drive, Suite 104 • P.O. Box 540689 • Orlando, FL 32854-0689
Phone (407) 841-2686 • Fax (407) 841-2688**

Commercial Insurance • Surety Bonds • Personal Insurance • Employee Benefits • PEO



Exceptions to the RFP

Scorpio has read entire RFP. We understand there will be no exceptions under this solicitation.

Claims Information

Scorpio, including its Qualifying Agent and Directors, HAS NOT been involved in litigation, claim(s), bid or contract disputes(s) filed by or against the related to the services that the Firm provides in the regular course of business.

Legal Information

Scorpio, including its Qualifying Agent and Directors, HAVE NEVER failed to comply with or have been the subject of an investigation of an alleged violation of state or federal laws to permitting, environmental, or equal employment regulations, safety issues, or contract crime (involving fraud, bribery, collusion, conspiracy or material misrepresentation).

We conduct business in a highly professional manner, treat all participants with respect, and remain committed to building on our legacy of trust-delivering quality construction projects on time and within budget.

We hope you find the information contained in this Proposal aligns with your expectations for delivering Construction Management Services.

We look forward to serving you in this capacity.

Thank you.



Scorpio.

Make Buildings for Life.