

TASK ORDER TO THE AGREEMENT

In accordance with the Animal Services New Facility CM@Risk Agreement, approved by the Board of County Commissioners on February 20, 2024 (the "Agreement") for work within the scope of Solicitation 24Q-054-TO-01 Animal Services New Facility - Early Package Release, this Task Order to the Agreement (this "Amendment") is made and entered into between D.E. Scorpio Corporation dba Scorpio whose address 3911 W Newberry Road, Gainesville, FL 32607, and possessing FEIN# 46-2621773 ("CONTRACTOR") and Marion County, a political subdivision of the State of Florida, 601 SE 25th Avenue, Ocala, FL, 34471 ("COUNTY").

WITNESSETH

WHEREAS the parties wish to amend the Agreement as set forth below; and;

IN CONSIDERATION of the mutual covenants and conditions contained herein, the parties do hereby agree as follows:

1. This Amendment shall be deemed to amend and become a part of the Agreement in accordance with the original Solicitation and Agreement for Animal Services New Facility CM@Risk under 24Q-054.

2. CONTRACTOR's services and performance will be in accordance with Exhibit A – the Proposal hereto. The total cost for the Project will not exceed Five Million Two Hundred Ninety-Six Thousand Nine Hundred Eighty-Eight Dollars (\$5,296,988). The Project shall reach substantial completion within 390 calendar days with an additional 52 calendar days to achieve final completion. All Work shall proceed in a timely manner without delays. **TIME IS OF THE ESSENCE.** All limitations of time set forth in the Contract Documents are of the essence of this Contractor. The Work may be presumed abandoned after ninety (90) days if CONTRACTOR terminates the Work without just cause or without proper notification to COUNTY, including the reason for termination, or fails to perform Work without just cause for ninety (90) consecutive days.

3. All provisions of the Agreement not specifically amended herein shall remain in full force and effect.

IN WITNESS WHEREOF the parties have entered into this Amendment, as approved by the Marion County Board of County Commissioners, on the date of the last signature below.

ATTEST:

**MARION COUNTY, A POLITICAL SUB-DIVISION OF THE STATE OF FLORIDA**

\_\_\_\_\_  
GREGORY C. HARRELL, DATE  
MARION COUNTY CLERK OF COURT

\_\_\_\_\_  
MICHELLE STONE DATE  
CHAIR

**FOR USE AND RELIANCE OF MARION COUNTY ONLY, APPROVED AS TO FORM**

**BCC APPROVED:** October 1, 2024  
24Q-054-TO-01 Animal Services New Facility - Early Package Release

**AND LEGAL SUFFICIENCY**

\_\_\_\_\_  
MATTHEW G. MINTER, DATE  
MARION COUNTY ATTORNEY

WITNESS:

**D.E. SCORPIO CORPORATION DBA SCORPIO**

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
BY: DATE

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
PRINTED:

WITNESS:

\_\_\_\_\_  
ITS: (TITLE)

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
PRINTED NAME



3911 W Newberry Road  
Gainesville, Florida 32607

p: 352.363.6070  
f: 352.363.6071

scorpioco.com

## EXHIBIT A PROPOSAL

September 13, 2024

Mike Bates  
Marion County Board of County Commissioners  
2602 SE Eight St.  
Ocala, FL 34471

Subject: MC Animal Shelter – Early Release Package (ERP)

Dear Mike:

We have completed this Early Release Package (ERP) for the MC Animal Shelter. This deliverable is based on the Schematic Design Progress Set drawings prepared by Borrelli + Partners and Dinkins Engineering dated 06/28/2024.

This ERP's total Not to Exceed estimate is **Five Million Two Hundred Ninety-Six Thousand Nine Hundred Eight-Eight Dollars (\$5,296,988)**. This estimate includes demolition, new site construction, fencing, landscaping, irrigation, mechanical equipment, and electrical gear for the Admin Building. This scope of work will be completed in preparation for the future construction of the new Animal Services Administration Building and up to four kennel buildings. This deliverable will illustrate this estimate and qualifications for consideration of the project as it moves into the Construction Documents phase.

Within this deliverable, we have included the following information:

- Estimate Summary Reports
- Detailed Estimate
- Qualifications & Assumptions
- RFI Log
- Milestone Schedule
- Document Log
- Site Utilization Plan
- Takeoff Sketches

Thank you for this opportunity to serve as your construction manager in delivering this exciting project to Marion County. We look forward to reviewing this deliverable with you.

Sincerely,

Chris Gregory  
Preconstruction Team Leader

Cc: Domenic Scorpio, President (Scorpio)

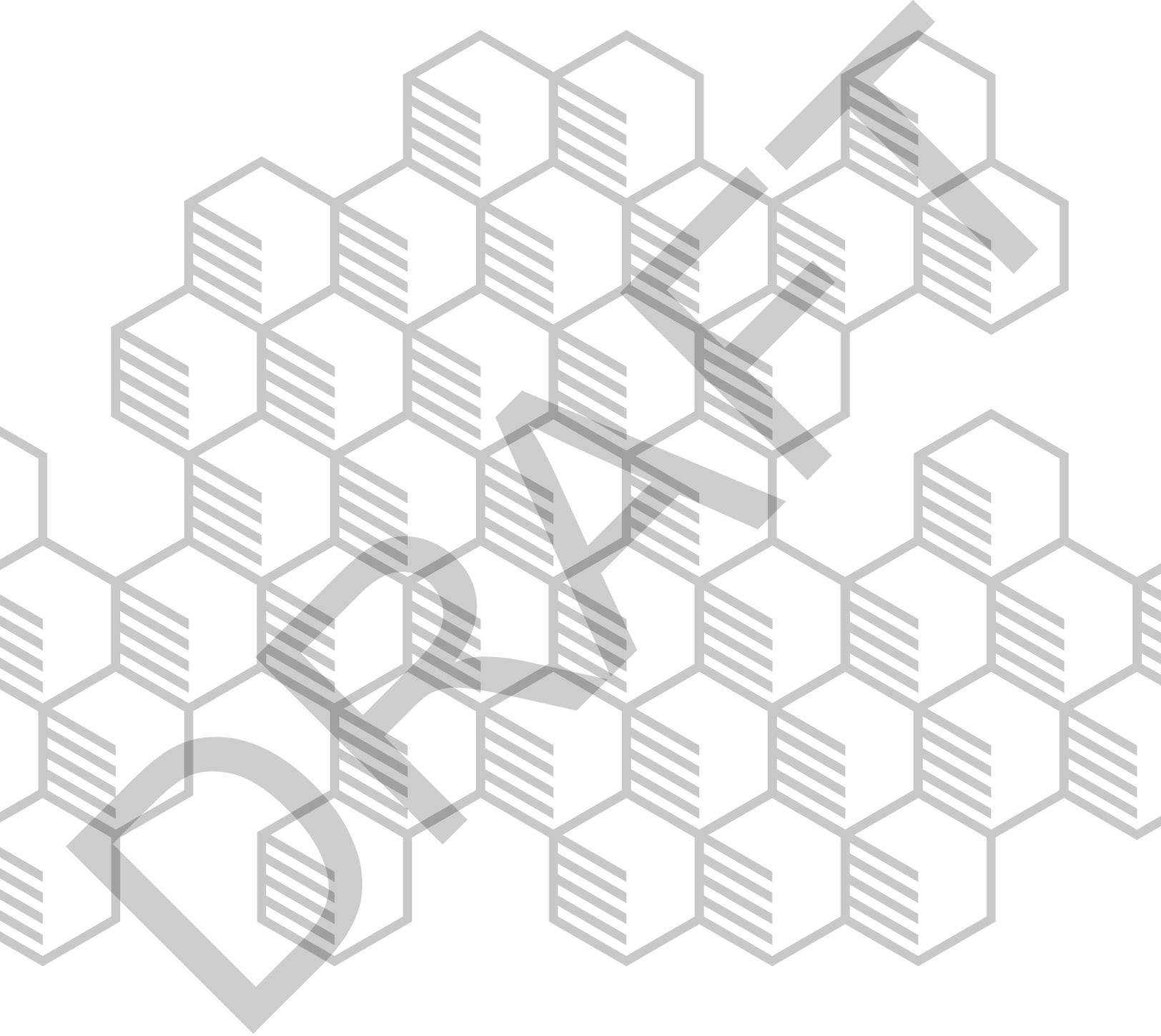
**Make  
Buildings  
for Life.**



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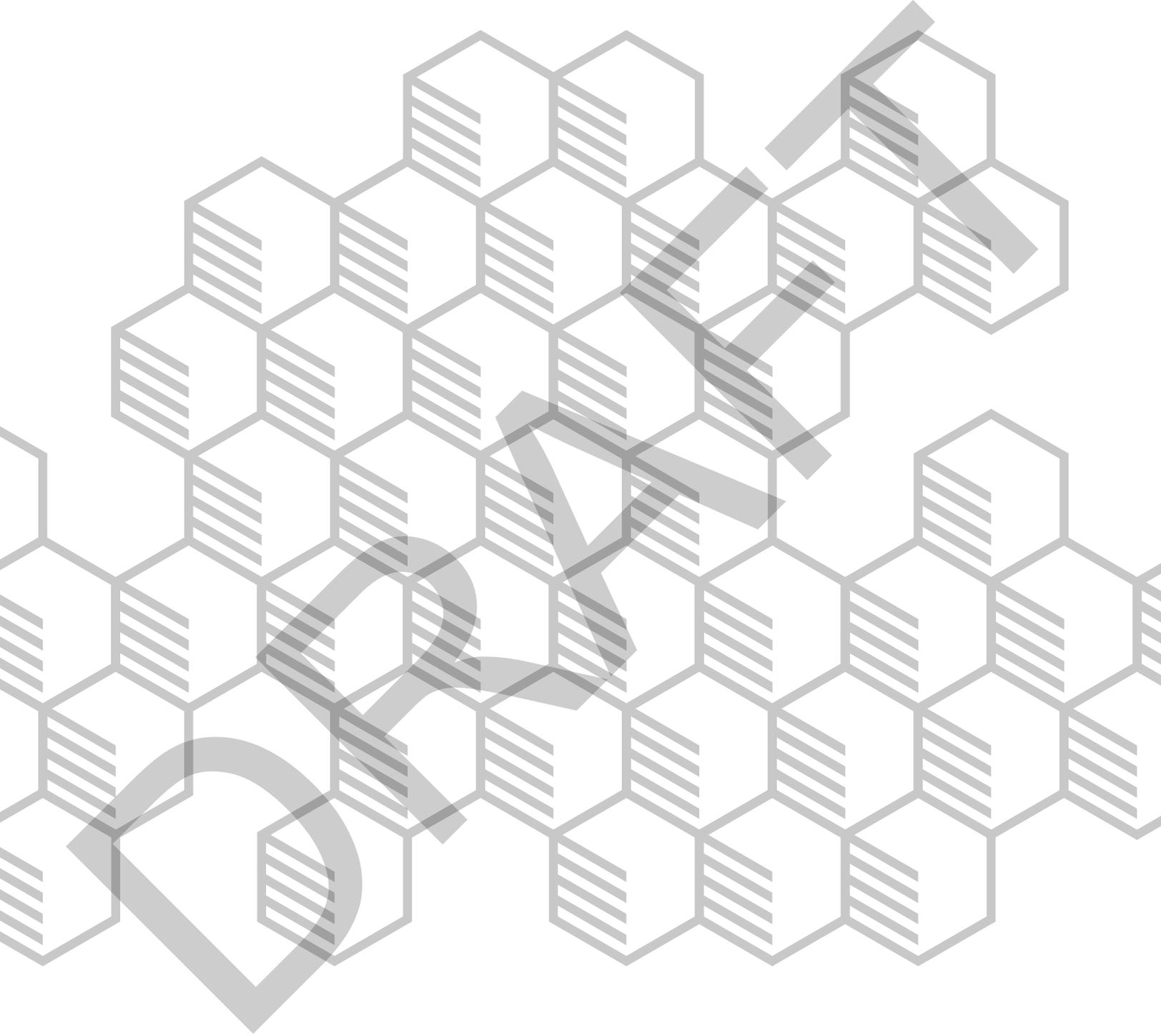
# Estimate Summary

Building #	6S	Bid Pkg #	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
			<b>ERP SITE</b>			
<b>0</b>			<b>STAFFING AND GC'S</b>			
	<b>0</b>		<b>STAFFING &amp; GC'S</b>			
		<b>01A</b>	<b>CONSTRUCTION STAFFING</b>	<b>6.00 mo</b>	<b>66,488.50 /mo</b>	<b>398,931</b>
		<b>01B</b>	<b>CONSTRUCTION GENERAL CONDITIONS</b>	<b>6.00 mo</b>	<b>4,326.67 /mo</b>	<b>25,960</b>
		<b>01C</b>	<b>CONSTRUCTION REQUIREMENTS</b>	<b>6.00 mo</b>	<b>8,356.67 /mo</b>	<b>50,140</b>
			<b>0 STAFFING &amp; GC'S</b>	<b>6.00 mo</b>	<b>79,171.83 /mo</b>	<b>475,031</b>
			<b>0 STAFFING AND GC'S</b>	<b>6.00 mo</b>	<b>79,171.83 /mo</b>	<b>475,031</b>
<b>1</b>			<b>SITework</b>			
	<b>1</b>		<b>SITE</b>			
		<b>01D</b>	<b>TESTING</b>	<b>20.00 ac</b>	<b>750.00 /ac</b>	<b>15,000</b>
		<b>01E</b>	<b>SURVEY</b>	<b>20.00 ac</b>	<b>750.00 /ac</b>	<b>15,000</b>
		<b>31A</b>	<b>SITework</b>	<b>20.00 ac</b>	<b>172,526.60 /ac</b>	<b>3,450,532</b>
		<b>32A</b>	<b>FENCING, GATES</b>	<b>20.00 ac</b>	<b>18,720.00 /ac</b>	<b>374,400</b>
		<b>32B</b>	<b>LANDSCAPING, IRRIGATION</b>	<b>20.00 ac</b>	<b>9,908.75 /ac</b>	<b>198,175</b>
			<b>1 SITE</b>	<b>20.00 ac</b>	<b>202,655.35 /ac</b>	<b>4,053,107</b>
			<b>1 SITework</b>	<b>20.00 ac</b>	<b>202,655.35 /ac</b>	<b>4,053,107</b>
<b>2</b>			<b>ADMIN BUILDING</b>			
	<b>3</b>		<b>SYSTEMS</b>			
		<b>23A</b>	<b>HVAC</b>	<b>29,214.00 sf</b>	<b>6.85 /sf</b>	<b>200,000</b>
		<b>26A</b>	<b>ELECTRICAL</b>	<b>29,214.00 sf</b>	<b>6.00 /sf</b>	<b>175,284</b>
			<b>3 SYSTEMS</b>	<b>29,214.00 sf</b>	<b>12.85 /sf</b>	<b>375,284</b>
			<b>2 ADMIN BUILDING</b>	<b>29,214.00 sf</b>	<b>12.85 /sf</b>	<b>375,284</b>
			<b>ERP SITE</b>			<b>4,903,422</b>

**Partial Totals**

Description	Amount	Totals	Rate
<b>SUBTOTAL: Cost of Work</b>		<b>4,903,422</b>	
Building Permit	52,970		1.000 %
Payment & Performance Bonds	47,673		0.900 %
Builder's Risk	23,836		0.450 %
General Liability	30,723		0.580 %
<b>SUBTOTAL</b>	<b>155,202</b>	<b>5,058,624</b>	
Contingency (By Owner)			
<b>SUBTOTAL</b>		<b>5,058,624</b>	
OH&P	238,364		4.500 %
<b>TOTAL ESTIMATE</b>		<b>5,296,988</b>	

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# Cost Detail Report

Building #	6S	Bid Pkg #	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
			<b>ERP SITE</b>			
<b>0</b>			<b>STAFFING AND GC'S</b>			
	<b>0</b>		<b>STAFFING &amp; GC'S</b>			
		<b>01A</b>	<b>CONSTRUCTION STAFFING</b>			
			Project Manager	26.00 wk	3,850.00 /wk	<b>100,100</b>
			Asst. Project Manager	26.00 wk	2,750.00 /wk	<b>71,500</b>
			Project Administrator/acct.	2.60 wk	2,025.00 /wk	<b>5,265</b>
			Safety Director	2.60 wk	4,250.00 /wk	<b>11,050</b>
			Field Manager	26.00 wk	3,850.00 /wk	<b>100,100</b>
			Asst. Field Manager	26.00 wk	2,750.00 /wk	<b>71,500</b>
			Vehicles - Insurance and Maintenance Included	54.60 wk	185.00 /wk	<b>10,101</b>
			Vehicles - Fuel	106.60 wk	75.00 /wk	<b>7,995</b>
			Field Technology - iPad, Software, PC	106.60 wk	165.00 /wk	<b>17,589</b>
			Cell Phone (service & maintenance incl.)	106.60 wk	35.00 /wk	<b>3,731</b>
			<b>01A CONSTRUCTION STAFFING</b>	<b>6.00 mo</b>	<b>66,488.50 /mo</b>	<b>398,931</b>
		<b>01B</b>	<b>CONSTRUCTION GENERAL CONDITIONS</b>			
			Temporary Office- Holding Tank Delivery	1.00 ls	250.00 /ls	<b>250</b>
			Temporary Office - Holding Tank Service	6.00 mo	300.00 /mo	<b>1,800</b>
			Office Equip: Copy Machine / Scanner	1.00 ls	600.00 /ls	<b>600</b>
			Office Supplies	6.00 mo	100.00 /mo	<b>600</b>
			Postage, UPS, Overnight Delivery	6.00 mo	50.00 /mo	<b>300</b>
			Drinking Water, Ice & cups	6.00 mo	75.00 /mo	<b>450</b>
			Trailer: Office rental - medium	6.00 mo	1,600.00 /mo	<b>9,600</b>
			Trailer: Trailer Delivery	1.00 ea	3,500.00 /ea	<b>3,500</b>
			Trailer: Trailer Removal	1.00 ea	3,500.00 /ea	<b>3,500</b>
			Trailer: Stairs & Rail (2 sets)	6.00 mo	75.00 /mo	<b>450</b>
			Trailer: Furniture	1.00 ls	750.00 /ls	<b>750</b>
			Starlink Satellite Internet - SetUp	1.00 ls	600.00 /ls	<b>600</b>
			Starlink Satellite Internet - Service	6.00 mo	150.00 /mo	<b>900</b>
			Project Sign 4x8	2.00 ea	400.00 /ea	<b>800</b>
			Site Safety / Security Signage	54.00 ea	30.00 /ea	<b>1,620</b>
			Directional Signage	4.00 ea	30.00 /ea	<b>120</b>
			Temporary Site Signage	4.00 ea	30.00 /ea	<b>120</b>
			<b>01B CONSTRUCTION GENERAL CONDITIONS</b>	<b>6.00 mo</b>	<b>4,326.67 /mo</b>	<b>25,960</b>
		<b>01C</b>	<b>CONSTRUCTION REQUIREMENTS</b>			
			Document Reproduction	1.00 ls	500.00 /ls	<b>500</b>
			Aerial Photography	6.00 mo	110.00 /mo	<b>660</b>
			First Aid & Safety Gear & Equipment	1.00 ls	500.00 /ls	<b>500</b>
			Fire Extinguishers - 10lb	1.00 ea	150.00 /ea	<b>150</b>
			<i>Temporary Electric Connection w/ Meter - (in trades)</i>	<i>0.00 ea</i>	<i>/ea</i>	
			Temporary Building Power	6.00 mo	2,150.00 /mo	<b>12,900</b>
			<i>Permanent Building Power</i>	<i>0.00 mo</i>	<i>0.00 /mo</i>	<b>0</b>
			Temp Water (project)	6.00 mo	200.00 /mo	<b>1,200</b>
			<i>Water Meter (by Owner)</i>	<i>0.00 ls</i>	<i>/ls</i>	
			Temporary Toilets 6x4	24.00 mo	150.00 /mo	<b>3,600</b>

Building #	6S	Bid Pkg #	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		<b>01C</b>	<b>CONSTRUCTION REQUIREMENTS</b>			
			Temporary Toilets Cleaning 6x4	24.00 mo	90.00 /mo	<b>2,160</b>
			Hand Wash Station 6x2	12.00 mo	150.00 /mo	<b>1,800</b>
			Hand Wash Station Cleaning 6x2	12.00 mo	90.00 /mo	<b>1,080</b>
			Temporary HVAC, Filters, and Controls - (in trades)	0.00 ls	/ls	
			Temporary Lighting - Building - (in trades)	0.00 ls	/ls	
			Hand Tools	1.00 ls	1,000.00 /ls	<b>1,000</b>
			Small Equipment Rental	1.00 ls	1,500.00 /ls	<b>1,500</b>
			Laydown - Rental	0.00 mo	/mo	
			Temporary Protection - Weather	0.00 sf	0.00 /sf	0
			Temporary Protection - Floor Protection in Corridors - Ram Board	0.00 sf	0.00 /sf	0
			Temporary Protection - Countertop Protection - Ram Board	0.00 sf	0.00 /sf	0
			Construction Security Fence (No Windscreen)	4,000.00 lf	5.00 /lf	<b>20,000</b>
			Construction Fence 4' Gate	2.00 ea	150.00 /ea	<b>300</b>
			Construction Fence, Double 6' Gate	2.00 ea	195.00 /ea	<b>390</b>
			Continuous Cleaning	0.00 wk	0.00 /wk	0
			Final Cleaning	0.00 sf	0.00 /sf	0
			Dumpster Rental	6.00 pull	400.00 /pull	<b>2,400</b>
			O&M Manuals	0.00 ls	0.00 /ls	0
			Owner Training	0.00 ls	0.00 /ls	0
			<b>01C CONSTRUCTION REQUIREMENTS</b>	<b>6.00 mo</b>	<b>8,356.67 /mo</b>	<b>50,140</b>
			<b>0 STAFFING &amp; GC'S</b>	<b>6.00 mo</b>	<b>79,171.83 /mo</b>	<b>475,031</b>
			<b>0 STAFFING AND GC'S</b>	<b>6.00 mo</b>	<b>79,171.83 /mo</b>	<b>475,031</b>
<b>1</b>			<b>SITWORK</b>			
	<b>1</b>		<b>SITE</b>			
		<b>01D</b>	<b>TESTING</b>			
			Materials Testing Package - Steel, Concrete, Site	1.00 ls	15,000.00 /ls	<b>15,000</b>
			<b>01D TESTING</b>	<b>20.00 ac</b>	<b>750.00 /ac</b>	<b>15,000</b>
		<b>01E</b>	<b>SURVEY</b>			
			Survey and Layout - GC	1.00 ls	15,000.00 /ls	<b>15,000</b>
			<b>01E SURVEY</b>	<b>20.00 ac</b>	<b>750.00 /ac</b>	<b>15,000</b>
		<b>31A</b>	<b>SITWORK</b>			
			Sitework Subcontractor	1.00 ls	/ls	
			<b>EARTHWORK</b>	1.00 ls	/ls	
			Earthwork Clearing + Grading	20.00 ac	25,000.00 /ac	<b>500,000</b>
			Excavation Pond	13,000.00 cy	12.00 /cy	<b>156,000</b>
			Construction Entrance	2.00 ea	5,000.00 /ea	<b>10,000</b>
			Silt Fence	4,640.00 lf	2.00 /lf	<b>9,280</b>
			Inlet Protection	32.00 ea	500.00 /ea	<b>16,000</b>
			Fire Access Road	25,200.00 sf	4.00 /sf	<b>100,800</b>
			<b>STORM SYSTEM</b>	1.00 ls	/ls	
			15" RCP	1,000.00 lf	80.00 /lf	<b>80,000</b>
			18" RCP	1,841.00 lf	100.00 /lf	<b>184,100</b>
			24" RCP	718.00 lf	120.00 /lf	<b>86,160</b>
			30" RCP	222.00 lf	150.00 /lf	<b>33,300</b>
			Overflow Weir	3.00 ea	3,500.00 /ea	<b>10,500</b>
			Storm MES	6.00 ea	2,500.00 /ea	<b>15,000</b>
			Type 9 Curb Inlet	3.00 ea	4,500.00 /ea	<b>13,500</b>
			Type C Inlet	23.00 ea	4,500.00 /ea	<b>103,500</b>

Building #	6S	Bid Pkg #	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		<b>31A</b>	<b>SITWORK</b>			
			Type F Inlet	7.00 ea	4,500.00 /ea	<b>31,500</b>
			Downspout Connection Assembly - Main Building	1.00 ls	28,000.00 /ls	<b>28,000</b>
			Downspout Connection Assembly - Kennels - NONE	4.00 ea	20,000.00 /ea	<b>80,000</b>
			<b>WATER AND FIRE</b>	<b>1.00 ls</b>	<b>/ls</b>	
			8" PVC Fire Main	1,541.00 lf	120.00 /lf	<b>184,920</b>
			Fire Hydrant	2.00 ea	5,000.00 /ea	<b>10,000</b>
			4" PVC Water Main	1,212.00 lf	45.00 /lf	<b>54,540</b>
			8" PVC Water Main	358.00 lf	65.00 /lf	<b>23,270</b>
			10" DIP Water Main	506.00 lf	125.00 /lf	<b>63,250</b>
			Tapping Valve Assembly	1.00 ls	7,500.00 /ls	<b>7,500</b>
			RPZ Backflow Preventer Assembly	2.00 ea	10,000.00 /ea	<b>20,000</b>
			Gate Valve	6.00 ea	2,500.00 /ea	<b>15,000</b>
			<b>SEWER</b>	<b>1.00 ls</b>	<b>/ls</b>	
			8" PVC Sewer - Range 10-20 Feet Depth	2,346.00 lf	150.00 /lf	<b>351,900</b>
			Sewer Manhole	10.00 ea	10,000.00 /ea	<b>100,000</b>
			Sanitary Connections Kennels	488.00 lf	175.00 /lf	<b>85,400</b>
			<b>SITE CONCRETE</b>	<b>1.00 ls</b>	<b>/ls</b>	
			Concrete Sidewalk	12,374.00 sf	10.00 /sf	<b>123,740</b>
			Dumpster Pad and Approach	268.00 sf	16.00 /sf	<b>4,288</b>
			Pavers Hardcape - Roundabout	1,792.00 sf	18.00 /sf	<b>32,256</b>
			Bollards - Dumpster Pad	2.00 ea	750.00 /ea	<b>1,500</b>
			Concrete Pavement - 6"	1,952.00 sf	14.00 /sf	<b>27,328</b>
			<b>ASPHALT</b>	<b>1.00 ls</b>	<b>/ls</b>	
			Asphalt Pavement	75,390.00 sf	6.00 /sf	<b>452,340</b>
			Concrete Curb - 6"	2,459.00 lf	20.00 /lf	<b>49,180</b>
			Concrete Curb - Type D	1,412.00 lf	30.00 /lf	<b>42,360</b>
			Asphalt Pavement - New Driveway	34,020.00 sf	6.00 /sf	<b>204,120</b>
			Stripping and Signage	1.00 ls	35,000.00 /ls	<b>35,000</b>
			<b>MISCELLANEOUS</b>	<b>1.00 ls</b>	<b>/ls</b>	
			Testing/Layout/AsBuilts	1.00 ls	25,000.00 /ls	<b>25,000</b>
			MOB	1.00 ls	35,000.00 /ls	<b>35,000</b>
			MOT - 1.5% of COW	1.00 ls	45,000.00 /ls	<b>45,000</b>
			<b>31A SITWORK</b>	<b>20.00 ac</b>	<b>172,526.60 /ac</b>	<b>3,450,532</b>
		<b>32A</b>	<b>FENCING, GATES</b>			
			<i>Fencing- Subcontractor</i>	<b>1.00 ls</b>	<b>0.00 /ls</b>	<b>0</b>
			6' Fence - Black Vinyl Coated	3,228.00 lf	50.00 /lf	<b>161,400</b>
			Double Gate - Manual	1.00 ea	10,000.00 /ea	<b>10,000</b>
			Automatic Gate	1.00 ea	25,000.00 /ea	<b>25,000</b>
			6' Fence - Kennel Yards	1,400.00 lf	50.00 /lf	<b>70,000</b>
			Mangates - Kennels	24.00 ea	4,500.00 /ea	<b>108,000</b>
			<b>32A FENCING, GATES</b>	<b>20.00 ac</b>	<b>18,720.00 /ac</b>	<b>374,400</b>
		<b>32B</b>	<b>LANDSCAPING, IRRIGATION</b>			
			<i>Landscape &amp; Irrigation- Subcontractor</i>	<b>1.00 ls</b>	<b>/ls</b>	
			Trees	121.00 ea	450.00 /ea	<b>54,450</b>

Building #	6S	Bid Pkg #	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		<b>32B</b>	<b>LANDSCAPING, IRRIGATION</b>			
			Understory Tree	42.00 ea	450.00 /ea	<b>18,900</b>
			Shrubs	1,247.00 ea	50.00 /ea	<b>62,350</b>
			Groundcovers	1,799.00 ea	25.00 /ea	<b>44,975</b>
			Sod - Bahia	50,000.00 sf	0.35 /sf	<b>17,500</b>
			<b>32B LANDSCAPING, IRRIGATION</b>	<b>20.00 ac</b>	<b>9,908.75 /ac</b>	<b>198,175</b>
			<b>1 SITE</b>	<b>20.00 ac</b>	<b>202,655.35 /ac</b>	<b>4,053,107</b>
			<b>1 SITEWORK</b>	<b>20.00 ac</b>	<b>202,655.35 /ac</b>	<b>4,053,107</b>
<b>2</b>			<b>ADMIN BUILDING</b>			
	<b>3</b>		<b>SYSTEMS</b>			
		<b>23A</b>	<b>HVAC</b>			
			HVAC - Equipment - 4 RTU Units - Trane	4.00 ea	50,000.00 /ea	<b>200,000</b>
			<b>23A HVAC</b>	<b>29,214.00 sf</b>	<b>6.85 /sf</b>	<b>200,000</b>
		<b>26A</b>	<b>ELECTRICAL</b>			
			Electrical- Gear - 2,0000 AMP MDP	29,214.00 sf	6.00 /sf	<b>175,284</b>
			<b>26A ELECTRICAL</b>	<b>29,214.00 sf</b>	<b>6.00 /sf</b>	<b>175,284</b>
			<b>3 SYSTEMS</b>	<b>29,214.00 sf</b>	<b>12.85 /sf</b>	<b>375,284</b>
			<b>2 ADMIN BUILDING</b>	<b>29,214.00 sf</b>	<b>12.85 /sf</b>	<b>375,284</b>
			<b>ERP SITE</b>			<b>4,903,422</b>

**Partial Totals**

Description	Amount	Totals	Rate
<b>SUBTOTAL: Cost of Work</b>		<b>4,903,422</b>	
Building Permit	52,970		1.000 %
Payment & Performance Bonds	47,673		0.900 %
Builder's Risk	23,836		0.450 %
General Liability	30,723		0.580 %
<b>SUBTOTAL</b>	<b>155,202</b>	<b>5,058,624</b>	
Contingency (By Owner)			
<b>SUBTOTAL</b>		<b>5,058,624</b>	
OH&P	238,364		4.500 %
<b>TOTAL ESTIMATE</b>		<b>5,296,988</b>	

# Section | 3



## Qualifications & Assumptions



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09/13/2024

## QUALIFICATIONS / CLARIFICATIONS

### MC ANIMAL SERVICES – ERP

1. This proposal is based on the Schematic Design issued by Borrelli + Partners dated 06-28-2024.
2. State, FDEP, County, or Local impact fees are excluded.
3. Tree and parking mitigation expenses, if any, are not included.
4. Third-party commissioning and testing are excluded.
5. Third-party threshold inspections and fire-stopping inspections are excluded.
6. Water and Sanitary connection and meter fees are excluded
7. Building Permit fees are included.
8. Payment & Performance Bonds are included.
9. General Liability and Builder's Risk Insurance are included.
10. Any / all relocations bypasses or excavation support required to complete any of the new construction work is excluded.
11. Prevailing Wage / Davis Bacon wage scales are excluded.
12. Materials testing is included, Geotechnical onsite monitoring is not included.
13. Abatement/ Mitigation of any hazardous materials is excluded unless specifically noted below.
14. Staffing and General Conditions shall be billed in equal monthly installments based on the duration of the project and are not direct reimbursable costs.
15. It is understood a Construction Contingency of 10% will be held by Marion County in anticipation of the final permittable civil documents produced by Dinkins Engineering and major equipment selections produced by Borelli Partners for bidding on the open trade market. Should the actual costs for this scope of work, once competitively bid, exceed the current estimate, the Construction Contingency will be utilized first to complete the buyout of these items and if the Construction Contingency is exhausted for the ERP the remaining cost will be included in the final GMP for the entire project scope.
16. These Qualifications and Assumptions shall supersede any discrepancies and or conflicts with the Contract Documents.
17. It is difficult to predict how the current unprecedented events may impact this project. This proposal may be modified or amended if the cost or schedule is significantly impacted by labor shortages or equipment and material supply chain delays acknowledged during buy-out, procurement, or construction activity. Within our means and control, we will endeavor to prevent such impacts. CM Contingency will be utilized to expedite delivery of materials, supplement labor shortages, and/or additional staffing and general conditions if completion of the project is extended beyond the date of substantial completion.
18. Final As-built or ALTA surveys are excluded unless specifically noted below.

### DIVISION 23

1. We have included an allowance for the administration building's four direct expansion rooftop units, which is \$50,000 per unit. We will competitively bid on the purchase of these units once the final equipment selections are provided.

## **DIVISION 26**

1. We have included an allowance for the administration building's main distribution panel, assumed to be 2,000 AMP, and associated electrical gear @\$175,284. We will competitively bid on the purchase of the electrical gear package once the final equipment selections are provided.

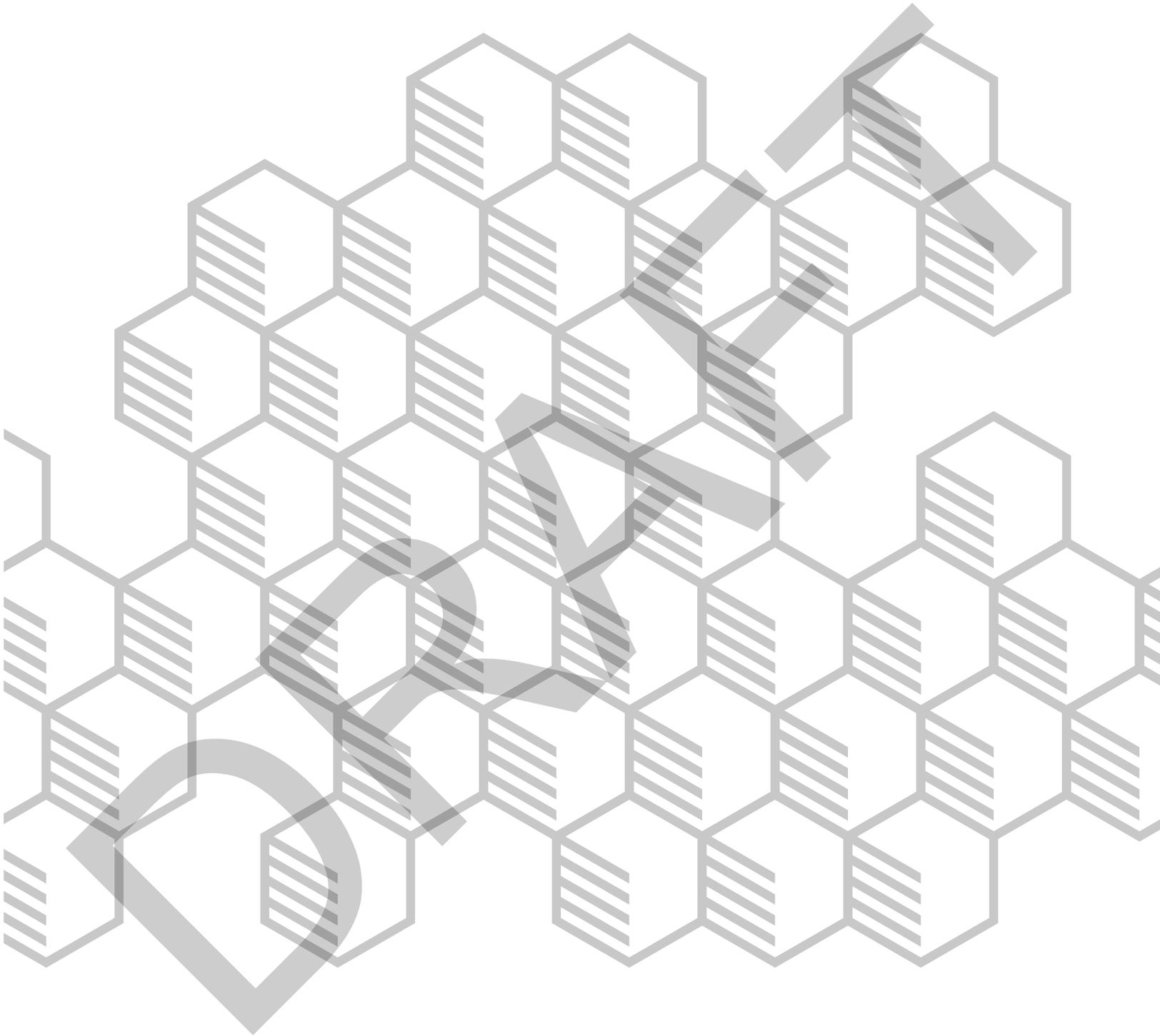
## **DIVISION 31**

1. Soil borings show clayey sand at a depth of 7.5' in two locations. The removal of unsuitable soils is currently not expected and therefore excluded.

## **DIVISION 32**

1. A total of 50,000 SF of sod has been included in the base bid.
2. Irrigation is excluded.

# Section | 5



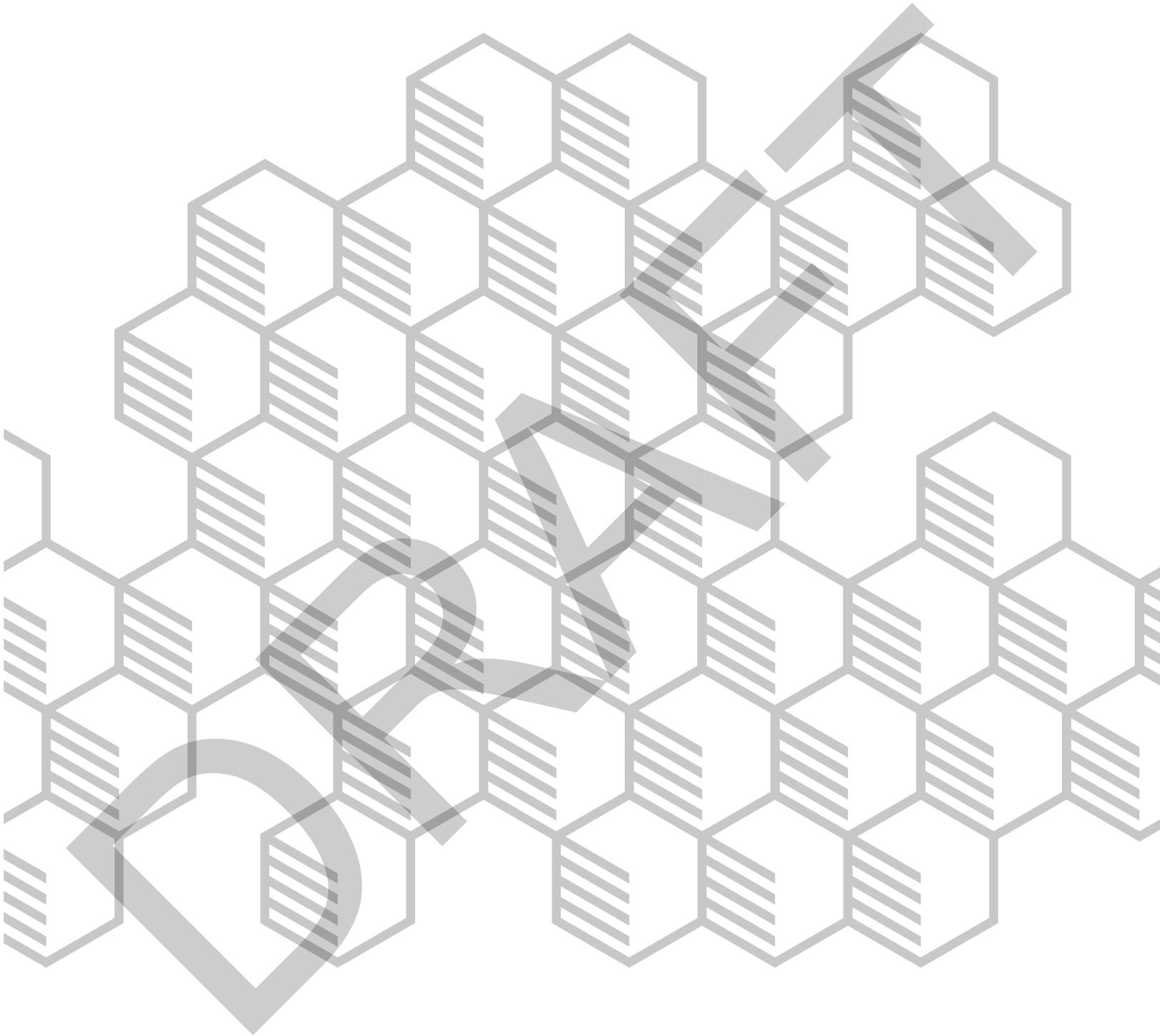
## Milestone Schedule







# Section | 6



## Document Log

**Current Drawings**

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
<b>General</b>					
G00.0.00	COVER	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
G0.01.00	KENNELS COVER	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
<b>Civil</b>					
1	TOPO SURVEY	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
2	TOPO SURVEY	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
3	TOPO SURVEY	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C0	COVER	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C2	MAJOR SITE PLAN - MASTER PLAN	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C3	MAJOR SITE PLAN - DRAINAGE	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C4	MAJOR SITE PLAN - F.D.O.T.	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C5	MAJOR SITE PLAN - LAYOUT	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C6	MAJOR SITE PLAN - LAYOUT	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C7	MAJOR SITE PLAN - LAYOUT	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C8	MAJOR SITE PLAN - LAYOUT	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C9	MAJOR SITE PLAN - UTILITY	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C10	MAJOR SITE PLAN - UTILITY	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C11	MAJOR SITE PLAN - UTILITY	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C12	MAJOR SITE PLAN - UTILITY	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C13	MAJOR SITE PLAN - UTILITY PLAN AND PROFILE	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C14	MAJOR SITE PLAN - UTILITY PLAN AND PROFILE	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C15	MAJOR SITE PLAN - UTILITY PLAN AND PROFILE	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C16	MAJOR SITE PLAN - UTILITY PLAN AND PROFILE	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C17	MAJOR SITE PLAN - GRADING	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C18	MAJOR SITE PLAN - GRADING	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C19	MAJOR SITE PLAN - GRADING	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C20	MAJOR SITE PLAN - GRDING	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C21	MAJOR SITE PLAN - SOIL BORINGS	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C22	MAJOR SITE PLAN - SWPP	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C23	MAJOR SITE PLAN - CIVIL DETAILS	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
C24	MAJOR SITE PLAN - CITY DETAILS	0	05/21/2024	06/04/2024	Schematic Design (06/28/24)
<b>Landscape</b>					
L100	LANDSCAPE PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
L101	LANDSCAPE PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)

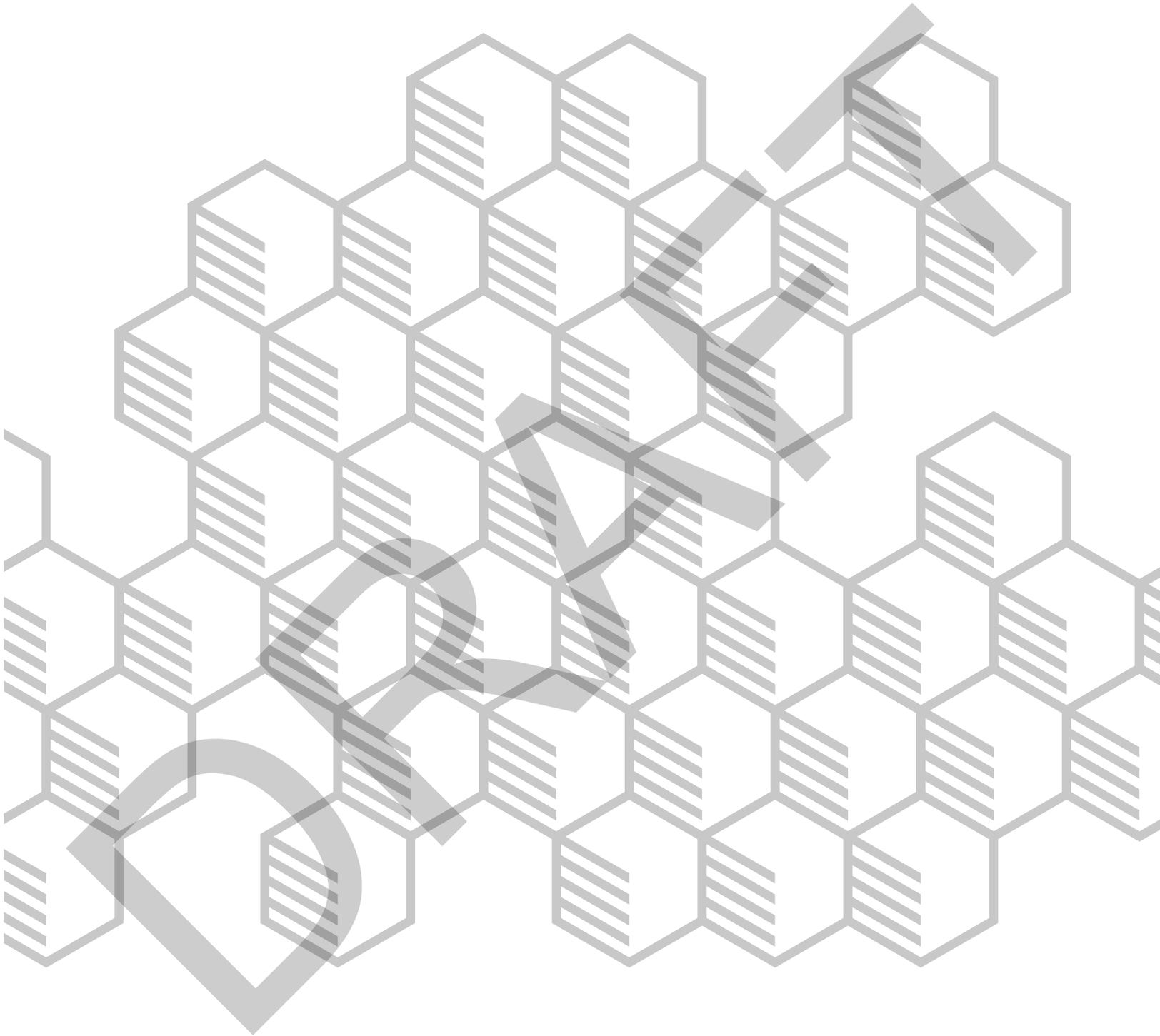
Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
L102	LANDSCAPE PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
L103	LANDSCAPE PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
L104	LANDSCAPE PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
L500	LANDSCAPE DETAILS AND PLAN LIST	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
<b>Architectural</b>					
A00.0.01	ARCHITECTURAL SITE PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A00.1.00	OVERALL FLOOR PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A01.0.00	ANIMAL SERVICES BUILDING CODE ANALYSIS	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A02.0.00	OVERALL ROOF PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A02.0.01	ROOF PLAN AREA I	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A02.0.02	ROOF PLAN AREA II	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A02.1.00	OVERALL FLOOR ANNOTATION	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A02.1.01	FLOOR PLAN ANNOTATION AREA I	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A02.1.02	FLOOR PLAN ANNOTATION AREA II	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A02.2.00	OVERALL FLOOR PLAN DIMENSION	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A02.2.01	FLOOR PLAN DIMENSION AREA I	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A02.2.02	FLOOR PLAN DIMENSION AREA II	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A02.3.01	OVERALL REFLECTED CEILING PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A02.3.02	REFLECTED CEILING PLAN , AREA I	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A02.3.03	REFLECTED CEILING PLAN , AREA II	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A02.5.01	EQUIPMENT PLAN AREA I	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A02.5.02	EQUIPMENT PLAN AREA II	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A02.5.03	EQUIPMENT SCHEDULE	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A03.0.00	BUILDING ELEVATIONS AREA I	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A05.0.00	BUILDING SECTIONS	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A06.0.00	WALL SECTIONS	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A09.0.00	STOREFRONT SCHEDULES	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
A09.0.01	CURTAIN WALL SCHEDULE	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
AK01.1.00	ROOF PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
AK02.0.00	FLOOR PLAN DIMENSION - REFLECTED CEILING PLAN	1	06/28/2024	07/02/2024	Schematic Design (06/28/24)
AK03.0.00	BUILDING ELEVATIONS	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
AK05.0.00	BUILDING SECTIONS	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
AK09.0.00	STOREFRONT SCHEDULES	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
<b>Structural</b>					
S00.0.00	STRUCTURAL PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
<b>Plumbing</b>					
P001	PLUMBING SYMBOLS AND SPECIFICATIONS	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
P100	PLUMBING SITE PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
P201	PLUMBING GRAVITY FLOOR PLAN - NORTH	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
P202	PLUMBING GRAVITY FLOOR PLAN - SOUTH	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
P203	PLUMBING ROOF PLAN - NORTH	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
P204	PLUMBING ROOF PLAN - SOUTH	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
P301	PLUMBING PRESSURE FLOOR PLAN - NORTH	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
P302	PLUMBING PRESSURE FLOOR PLAN - SOUTH	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
P701	PLUMBING SCHEDULES	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
P801	PLUMBING DETAILS	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
PK001	PLUMBING SYMBOLS AND SPECIFICATIONS	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
PK201	PLUMBING FLOOR PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
PK701	PLUMBING SCHEDULES	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
PK801	PLUMBING DETAILS	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
<b>Fire Protection</b>					
F001	FIRE SYMBOLS AND SPECIFICATIONS	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
F100	FIRE PROTECTION SITE PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
F201	FIRE PROTECTION FLOOR PLAN - NORTH	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
F202	FIRE PROTECTION FLOOR PLAN - SOUTH	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
F801	FIRE DETAILS	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
<b>Electrical</b>					
E001	ELECTRICAL SYMBOLS AND	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
E301	ELECTRICAL POWER PLAN - NORTH	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
E302	ELECTRICAL POWER PLAN - SOUTH	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
E401	ELECTRICAL ENLARGED PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
E501	ELECTRICAL ONE LINE DIAGRAM	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
E701	ELECTRICAL PANEL SCHEDULES	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
E702	ELECTRICAL PANEL SCHEDULES	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
EK001	ELECTRICAL SYMBOLS AND SPECIFICATIONS	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
EK301	ELECTRICAL GROUND POWER PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
EK501	ELECTRICAL ONE LINE DIAGRAM	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
EK701	ELECTRICAL PANEL SCHEDULES	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
<b>Mechanical</b>					
M100	MECHANICAL SITE PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
M201	MECHANICAL FLOOR PLAN - NORTH	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
M202	MECHANICAL FLOOR PLAN - SOUTH	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
M203	MECHANICAL ROOF PLAN - NORTH	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
M204	MECHANICAL ROOF PLAN - SOUTH	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
M701	MECHANICAL SCHEDULES	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)
MK201	MECHANICAL FLOOR PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)

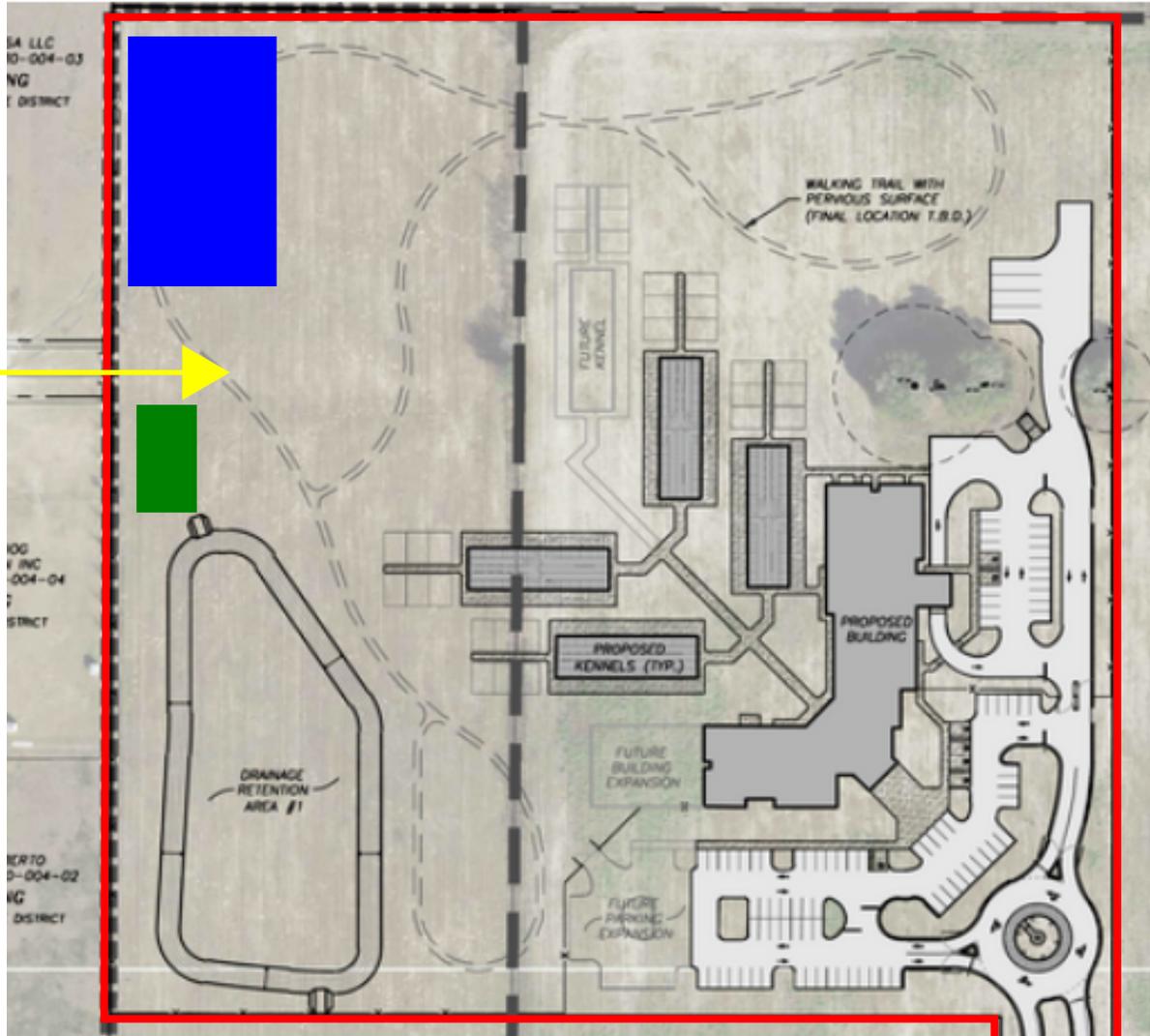
Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
MK202	MECHANICAL ROOF PLAN	0	06/28/2024	07/02/2024	Schematic Design (06/28/24)

DRAFT

# Section | 7



## Site Logistics Plan



# MC ANIMAL SERVICES Site Utilization Plan



-  Constr. Entrance
-  Construction Fence
-  Laydown
-  Scorpio Trailer



**Scorpio.**

