

**Amendment II**  
**to the "TERMS AND CONDITIONS OF AGREEMENT**  
**BETWEEN THE SCHOOL BOARD OF CLAY COUNTY, FLORIDA,**  
**AND CONSTRUCTION MANAGER"**

THIS AMENDMENT, made this 2nd day of June, 2022, between **THE SCHOOL BOARD OF CLAY COUNTY, FLORIDA** (hereinafter referred to as "Owner"), and **D.E. Scorpio Corporation, dba Scorpio** (hereinafter referred to as the "Construction Manager),

WHEREAS, the parties herein, on February 3, 2022, entered into an Agreement wherein the **SCHOOL BOARD OF CLAY COUNTY, FLORIDA**, contracted with **D.E. SCORPIO CORPORATION** as constructor on an at-risk basis for construction of Keystone Heights Elementary School New Cafeteria/Classrooms, and

WHEREAS, Article II, Section 2.1, subsection H, of the **TERMS AND CONDITIONS OF AGREEMENT BETWEEN THE SCHOOL BOARD OF CLAY COUNTY, FLORIDA, AND CONSTRUCTION MANAGER** (hereinafter referred to as "TERMS"), requires that the construction manager submit its proposed guaranteed maximum price (hereinafter referred to as "GMP") to the owner, which GMP, if agreed to by the owner is to become an amendment to the **TERMS** agreement between the parties, and

WHEREAS, the Construction Manager has submitted the Bid Package #1 (Site Work), attached hereto, and both parties agree to be bound by the terms therein, and

WHEREAS, the acceptance of the Bid Package #1 (Site Work) requires the further amendment of the **TERMS**,

NOW, THEREFORE, the Owner and Construction Manager agree as follows:

The TERMS agreement is amended to include, in its entirety, the document entitled Bid Package # 1 (Site Work) Guaranteed Maximum Price Proposal which reflects the GMP of \$889,398.00. The original of the GMP Proposal is attached hereto and incorporated herein.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to the TERMS the day and year first written above.

**SCHOOL BOARD OF CLAY COUNTY,  
FLORIDA**

By \_\_\_\_\_  
**MARY BOLLA**  
**Board Chair**

ATTEST:

\_\_\_\_\_  
WITNESS (as to the Board)

By \_\_\_\_\_  
**David Broskie**  
**Superintendent of Schools**

\_\_\_\_\_  
WITNESS (as to the Board)

**D.E. SCORPIO  
CORPORATION**

By \_\_\_\_\_  
**Domenic Scorpio**  
**President**

  
\_\_\_\_\_  
WITNESS (as to Construction Manager)

  
\_\_\_\_\_  
WITNESS (as to Construction Manager)



Playground Relocation - ERP GMP

# Keystone Heights Elementary

## PHASE 1

# Make Buildings for Life.



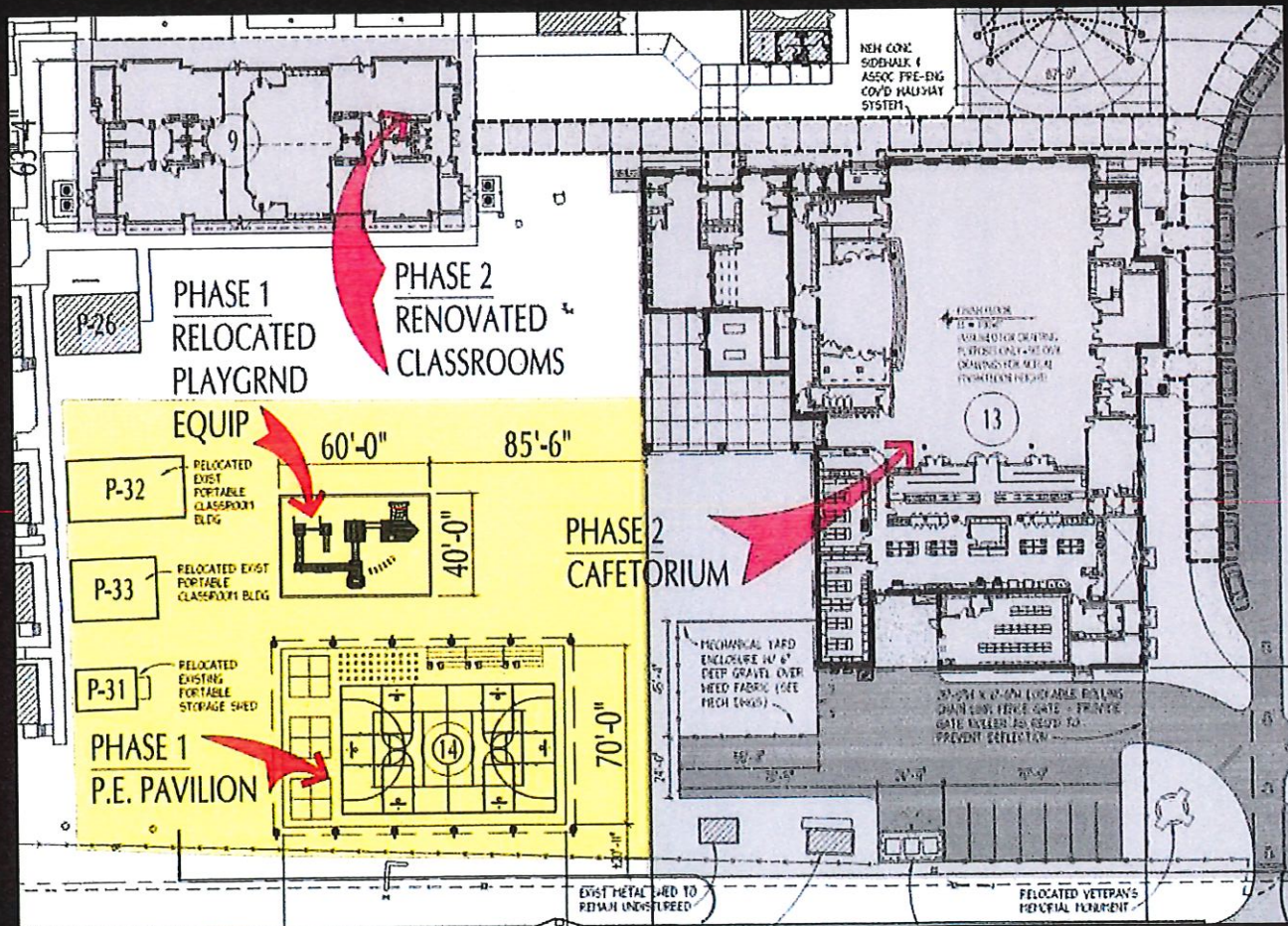
3911 W Newberry Road  
Gainesville, Florida 32607

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scorpioco.com

CGC 061834



SUBMITTED MAY 13, 2022





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May 13, 2022

Mike Griffis  
School Board of Clay County, Florida  
900 Walnut St  
Green Cove Springs, FL 32043

UAA - Keystone Heights Elementary School Phase I - Playground Relocation  
Early Release Package Deliverable

Dear Mike,

As requested, we have completed our Guaranteed Maximum Price (GMP) deliverable for the new playground and covered play court for Keystone Heights Elementary School Phase I Project. This deliverable is based on the Architectural Site documents prepared by Paul Stresing Associates, printed on April 5, 2022.

The total Guaranteed Maximum Price for the ERP Deliverable is **Eight Hundred Eighty-Nine Thousand Three Hundred Ninety-Eight Dollars (\$889,398)**. This deliverable includes relocating existing playground equipment, new swings, and construction of a covered play court. In addition, an allowance for modifications to the campus storm systems is included. This deliverable will illustrate this estimate and qualifications for consideration of the project as it moves to approval and construction.

Within this deliverable, we have included the following information:

- Estimate Summary Report
- Alternates
- Qualifications & Assumptions
- Milestone Schedule
- Document Log

Time is of the essence for approval of this proposal, in order to complete the scope of work as the new school year starts in August 2022. Thank you for this opportunity to serve the School Board of Clay County and the Keystone Heights community in delivering this project. We look forward to reviewing this deliverable and progressing towards the construction of the early release package and the 100% construction documents.

Sincerely,

Chris Gregory  
Preconstruction Services Director

Cc: Domenic Scorpio, file

**Make  
Buildings  
for Life.**

CGC 061834



**Scorpio.**

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# Section | 1



## Estimate Summary Report



Bid Pkg #	Description	Total Cost/Unit	Total Amount
	EARLY RELEASE PACKAGE		
01A	GENERAL CONDITIONS	46,155.67 /mo	138,467
01D	TESTING	0.64 /sf	5,000
01E	SURVEY	3,500.00 /bl	3,500
03A	CAST IN PLACE CONCRETE	17.23 /sf	135,044
09D	PAINTING, COATINGS, WALLCOVERINGS	0.54 /sf	4,200
11D	PLAYGROUND EQUIPMENT	11.18 /sf	87,661
11E	ATHLETIC EQUIPMENT	3.72 /sf	29,155
13A	PRE-ENGINEERED METAL BUILDING	28.70 /sf	225,000
31A	SITWORK	21.14 /sf	165,773
	EARLY RELEASE PACKAGE	264,600.03 /mo	793,800

Partial Totals

Description	Amount	Totals	Rate
<b>SUBTOTAL: Cost of Work</b>		<b>793,800</b>	
Building Permit (By Owner)			
Payment & Performance Bonds	6,726		
Builder's Risk	4,002		0.450 %
General Liability	8,005		0.900 %
<b>SUBTOTAL</b>	<b>18,733</b>	<b>812,533</b>	
Contingency	24,376		3.000 %
Escalation	8,125		1.000 %
<b>SUBTOTAL</b>	<b>32,501</b>	<b>845,034</b>	
Fee	44,364		5.250 %
<b>TOTAL GMP</b>	<b>44,364</b>	<b>889,398</b>	



# Section | 2



**Alternates**





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Bid Item	Description	Grand Total Amount
04A.01	ERP ALTERNATE INCLUDE BRICK COLUMN SURROUNDS	122,730
10B.01	INCLUDE ROOF SIGN	800
	ERP ALTERNATE	123,530

# Section | 3



## Qualifications & Assumptions



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May 13, 2022

**QUALIFICATIONS / CLARIFICATIONS**  
**Keystone Heights Elementary School Phase I**  
**Early Release Package**

1. This proposal is based on the Architectural Site Documents issued by Paul Stresing Associates, Inc. dated 2022, and received April 15, 2022.
2. State, FDEP, County, or city impact fees are excluded
3. Third-party threshold inspections are excluded
4. Building Permit fees are excluded.
5. Payment & Performance Bonds are included.
6. General Liability and Builder's Risk Insurance is included.
7. Any / all relocations bypasses or excavation support required to complete any of the new construction work is excluded
8. Prevailing Wage / Davis Bacon wage scales are excluded
9. Materials testing is included, geotechnical onsite monitoring is not included.
10. Abatement/ Mitigation of any hazardous materials is excluded unless specifically noted below.
11. A Construction Management Contingency of 3% and an escalation contingency of 1% are included.
12. These qualifications and assumptions shall supersede any discrepancies and or conflicts with the Contract Documents.
13. 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.

**DIVISION 03**

1. Based on similar PEMB we have included 8'x8'x18" spread footings at each column location indicated. Final foundations will be adjusted based on design reactions provided by the metal building engineers.
2. Concrete sidewalks connecting the new playground to existing sidewalks are not included.

**DIVISION 04**

1. Masonry column wraps are not included in this proposal, these can be added for \$122,730.

**DIVISION 09**

1. Court striping and markings are included per sheet A1.8.0.
2. Painting of the PEMB structure or underside of the deck is not included.





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#### DIVISION 11

1. Relocation of the existing playground equipment is included. The following equipment will be relocated: main park structure, skyline voyager, skygame, synchro spinners & pod, freenote harmony pieces, rock & cross.
2. The following items will be demolished and not relocated: swings, tires, climbers, wooden bench swings.
3. An ADA half ramp system is included at the playground.
4. A 12" border is included around the perimeter of the playground area and filled with engineered wood mulch.
5. Galvanized steel basketball poles with cast aluminum backstops are by BSN Sports or equal. Backstops are 54"x39" powder-coated with shooter targets and chain nets.
6. The bleachers are included as "tip and roll" style. ADA seating at the bleachers is not included.
7. Two sets of playground swings with 4 swings per set are included are by ParkPlay or equal.
8. See the proposed playground equipment layout on page 3.

#### DIVISION 13

1. PEMB engineering is included.
2. The roof is included as an exposed fastener panel with a standard color finish.
3. Threaded caps at screws penetrating the underside of the roof deck are excluded.
4. The downspouts will empty onto precast concrete splash blocks and will not tie into an underground stormwater system.
5. Delivery and erection of the metal building over the hardcourt may not occur prior to August 10<sup>th</sup>. If the delivery of the building is after August 10<sup>th</sup>, we will coordinate with School staff to secure the hardcourt area and erect the building while school is in session.

#### DIVISION 26, 27, & 28

1. All call/intercom/emergency communication systems are excluded.
2. Lighting for the play court is excluded.

#### DIVISION 31

1. Scraping and hauling off the topsoil is included.
2. Proofrolling the building pad and finish grading are included.
3. Replacement of unsuitable soils or import of fill is not included.
4. Demolition of the existing garden is not included.
5. Relocation of portables or storage sheds is not included.
6. An allowance of \$150,000 is included for stormwater system improvements.

#### DIVISION 32

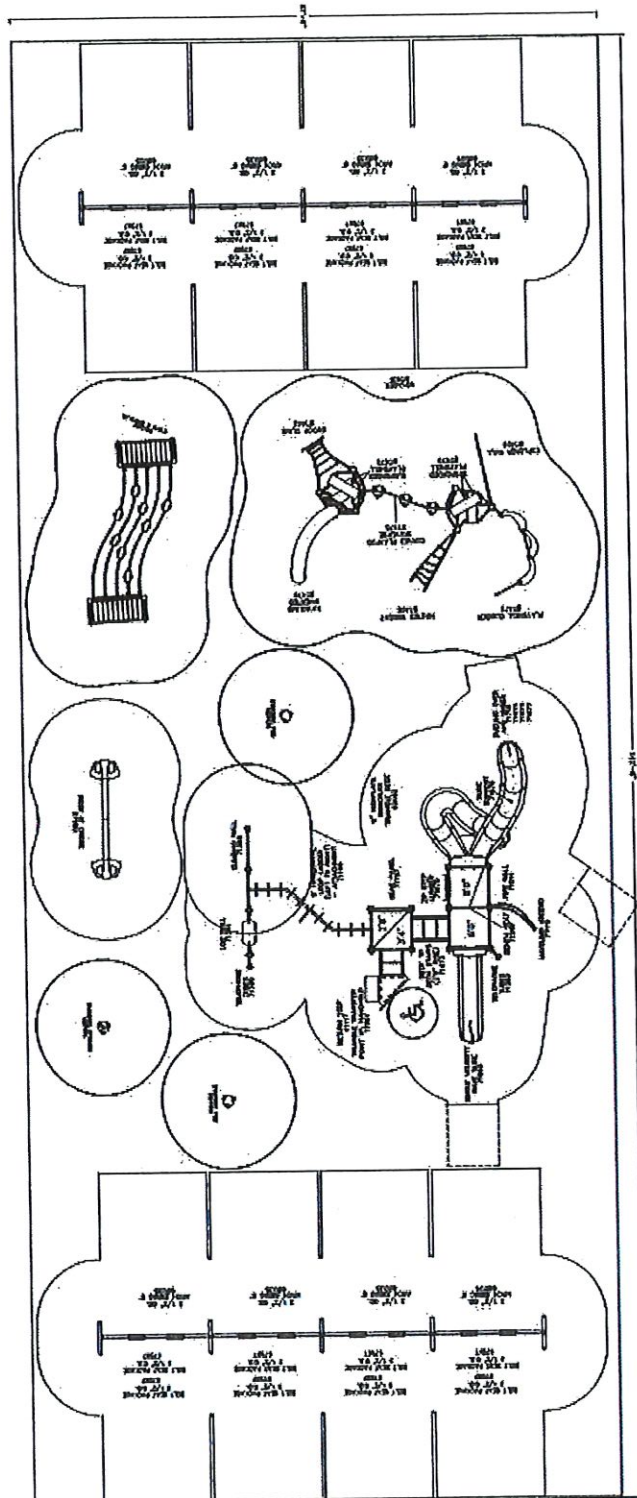
1. A row of sod is included around the perimeter of the playground and play court. All other landscaping is excluded.



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Proposed Plyagourd Layout

# Section | 4



**RFI Log**



Construction Review Question Log  
 Keystone Heights Elementary Cafetorium & Renovations - Early Release Package



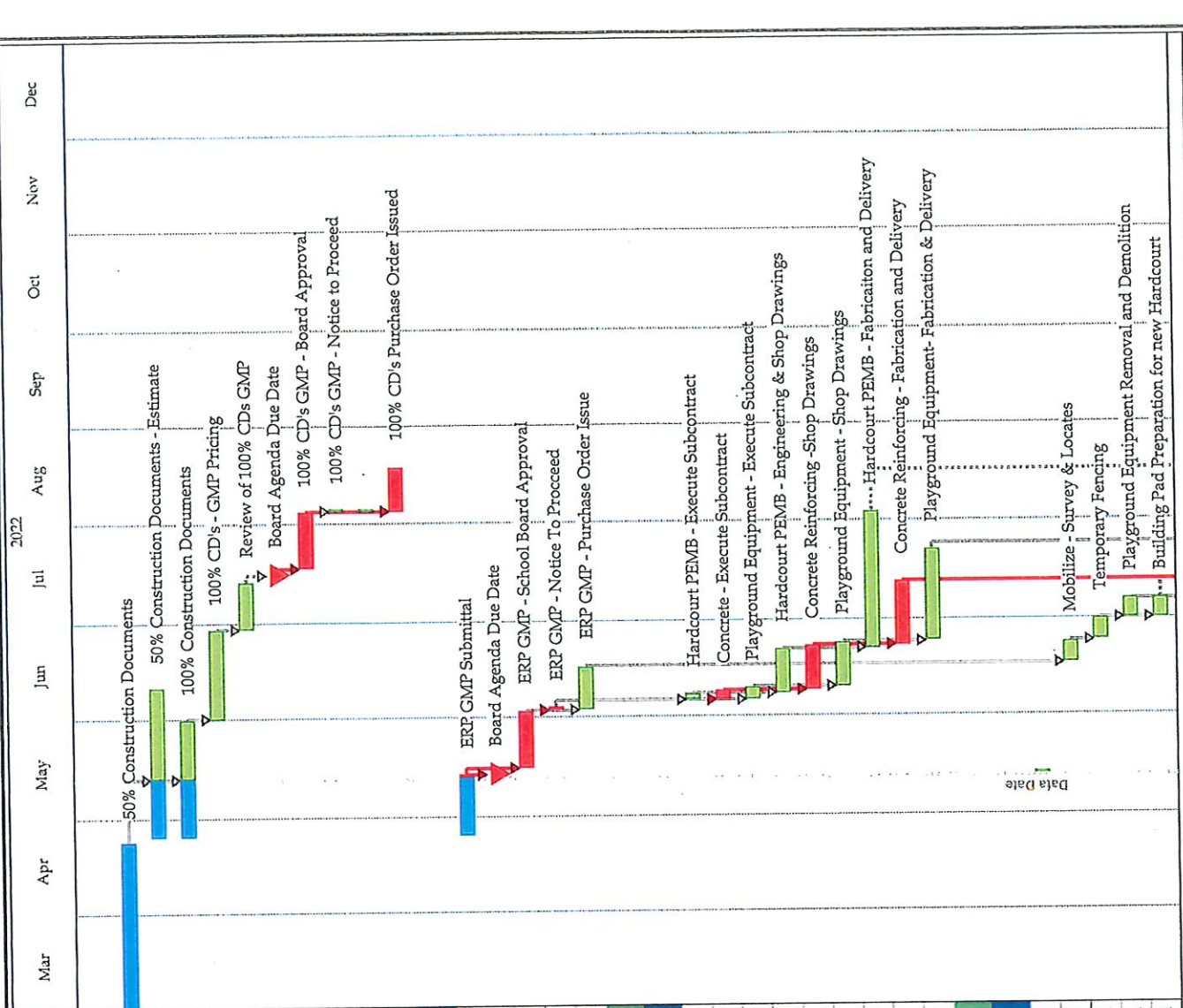
#	Date Sent	Spec/Sheet	Question	Response	Responding Party	Date Answered	Questioned By
			The following questions are with regards to the play court: Please confirm that the play court steel structure does not get painted.		Chris Gregory	4/28/2022	Ken Brown
1	04/18/22	A1.8.0		No	N/A	N/A	Ken Brown
2	04/18/22	A1.8.0	The lead time means that the building will be late compared to the rest of the work for phase 1. Shall we include a system to cover anchor bolts/column recesses so they can use ASAP?	Play court will not be used before metal building is installed			Ken Brown
3	04/18/22	A1.8.0	All Callintercom/emergency comms - do they need something on the court?	No	Chris Gregory	4/28/2022	Ken Brown
4	04/18/22	A1.8.0	What ADA considerations need to be included for the relocated playground equipment?	No	Chris Gregory	4/28/2022	Ken Brown
5	04/29/22	A1.8.0	Is a fence required to control balls going off court?	No	Chris Gregory	4/28/2022	Ken Brown
6	04/29/22	A1.8.0	All Callintercom/emergency comms - do they need something on the court?	No	Chris Gregory	4/28/2022	Ken Brown
7	04/29/22	A1.8.0	The architectural floor plan on A1.8.0 calls for the metal building downspouts to tie into underground stormwater though detail 1/A1.8.1 shows splash blocks. Which is correct? If they are to tie into underground stormwater, please provide a utility plan to show existing stormwater systems and how they tie in.	splash blocks	Paul Stressing	5/5/2022	Ken Brown
8	04/29/22	AD1.6	Please provide sheet AD1.6 that is referenced on sheet A1.8.0.	N/A	N/A	N/A	Ken Brown
9	04/29/22	A1.8.0	Please provide sheet A1.1.1 that is referenced on sheet A1.8.0.	N/A	N/A	N/A	Ken Brown
10	04/29/22	A1.8.0	Are light fixtures or electrical outlets required at the metal building?	No	Chris Gregory	4/28/2022	Ken Brown
11	04/29/22	A1.8.0	Are hose bibs or other plumbing fixtures required at the metal building?	No	Chris Gregory	4/28/2022	Ken Brown
12	04/29/22	AS.1	Is a fence required around the playground? If so, please provide a plan showing type, height, and gate locations.	No	Chris Gregory	4/28/2022	Ken Brown
13	04/29/22	A1.8.1	The details on A1.8.1 are all listed as alternates, and none of them are called out on sheet A1.8.0. Please clarify what alternates these are related to, and confirm locations on the plans.	No alternates besides brick surrounds.	Paul Stressing	5/5/2022	Ken Brown
14	04/29/22	A1.8.1	Please provide preliminary heights for details 1&2/A1.8.1 for the footer and thickened edge.	not available at this time	N/A	N/A	Ken Brown
15	04/29/22	A1.8.1	Please provide preliminary rebar sizes and locations for details 1&2/A1.8.1 for the footer and thickened edge.	N/A at this point	N/A	N/A	Ken Brown
16	04/29/22	A1.8.1	Please confirm the compressive strength of the concrete for the slab on grade, foundations, basketball goals, and thickened edge is 3000 psi.	N/A at this point	N/A	N/A	Ken Brown
17	04/29/22	A1.8.0	Please provide a make/model and size for the basketball goals.	Same as Howard Bishop Transition	Paul Stressing	5/5/2022	Ken Brown
18	04/29/22	A1.8.0	Please provide a make/model and size for the portable bleachers.	ADA not required	Paul Stressing	5/5/2022	Ken Brown
19	04/29/22	A1.8.0	Please confirm that the only items to be demolished during phase one are the two wooden swinging benches at the existing playground.	Confirmed. And swing sets as well.	Chris Gregory	4/28/2022	Ken Brown
20	04/29/22	N/A	Is the underside of the metal deck to be painted?	No	Chris Gregory	4/28/2022	Ken Brown
21	04/29/22	N/A	Please provide a survey plan showing existing grades and also exact locations of the court and playground.	N/A at this point	N/A	N/A	Ken Brown
22	04/29/22	N/A	Please provide a site plan showing finish floor elevation	N/A at this point	N/A	N/A	Ken Brown
23	04/29/22	A1.8.0	The architectural floor plan on A1.8.0 calls out a 2" wide sports graphics. Is this referring to a graphic in the center of the court such as the school mascot, or is it referring to the striping on the court?	striping only.	Paul Stressing	5/5/2022	Ken Brown
24	04/29/22	A1.8.0	What type of paint is to be used on the play court striping, markings?	Same that was used at Howard Bishop Transition School	Paul Stressing	5/5/2022	Ken Brown
25	04/29/22	A1.8.0	Can columns be "Grocery Store" columns? (Straight for a given distance and then tapered. If acceptable, please provide straight distance height.)	This is permitted.	Paul Stressing	5/5/2022	Ken Brown
26	04/29/22	A1.8.0	Can the rafters be tapered? (Tapered columns and rafters are more weight efficient)	This is permitted.	Paul Stressing	5/5/2022	Ken Brown
27	04/29/22	A1.8.0	Color or galvalume finish for the roof panels?	Standard color finish	Paul Stressing	5/5/2022	Ken Brown
28		A1.8.0	Are caps on the exposed PEMB fasteners required?	Fastener caps not required for eave height 20' or more	Paul Stressing	5/5/2022	Ken Brown

# Section | 5



## Milestone Schedule





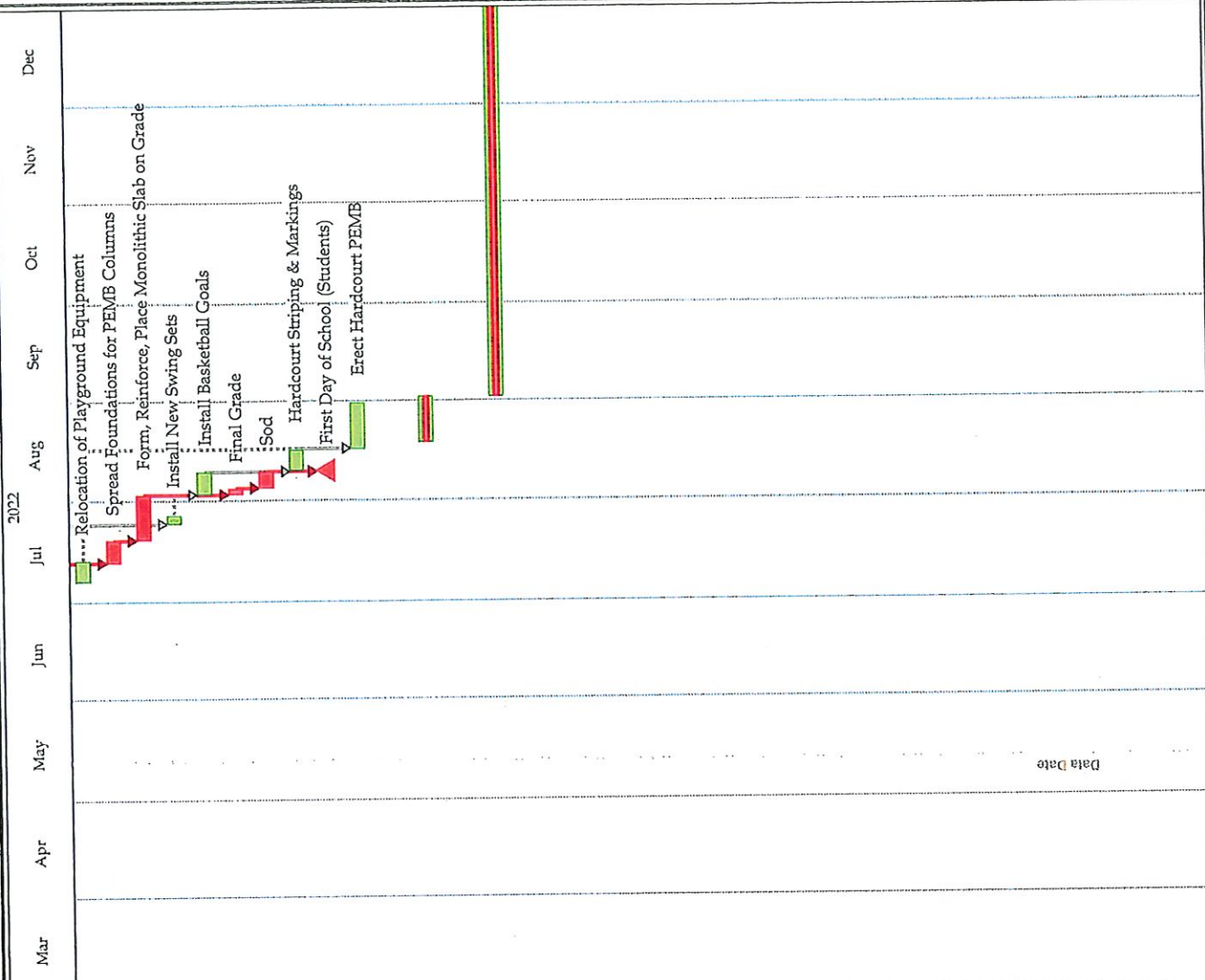
ID	Description	Original Duration	Start	Finish
<b>PRECONSTRUCTION</b>				
38	50% Construction Documents	1	03/01/22A	04/22/22A
39	50% Construction Documents - Estimate	20	04/25/22A	06/10/22
50	100% Construction Documents	25	04/25/22A	05/31/22
55	100% CD's - GMP Pricing	20	06/01/22	06/28/22
57	Review of 100% CD's GMP	10	06/29/22	07/13/22
59	Board Agenda Due Date	0		07/15/22
58	100% CD's GMP - Board Approval	14	07/18/22	08/04/22
70	100% CD's GMP - Notice to Proceed	1	08/05/22	08/05/22
72		1	08/05/22	08/05/22
75	100% CD's Purchase Order Issued	10	08/05/22	08/18/22
<b>ERP - PLAYGROUND RELOCATION</b>				
20	ERP GMP Submittal	1	04/25/22A	05/13/22
36	Board Agenda Due Date	0		05/13/22
30	ERP GMP - School Board Approval	13	05/16/22	06/02/22
35	ERP GMP - Notice To Proceed	1	06/03/22	06/03/22
37	ERP GMP - Purchase Order Issue	10	06/03/22	06/16/22
<b>PROCUREMENT</b>				
<b>Site</b>				
169	Hardcourt PEMB - Execute Subcontract	2	06/06/22	06/07/22
194	Concrete - Execute Subcontract	3	06/06/22	06/08/22
198	Playground Equipment - Execute Subcontract	4	06/06/22	06/09/22
179	Hardcourt PEMB - Engineering & Shop Drawings	10	06/08/22	06/21/22
196	Concrete Reinforcing - Shop Drawings	10	06/09/22	06/22/22
209	Playground Equipment - Shop Drawings	10	06/10/22	06/23/22
189	Hardcourt PEMB - Fabrication and Delivery	30	06/22/22	08/03/22
197	Concrete Reinforcing - Fabrication and Delivery	13	06/23/22	07/12/22
219	Playground Equipment- Fabrication & Delivery	20	06/24/22	07/22/22
<b>PHASE 1 CONSTRUCTION</b>				
<b>ERP - PLAYGROUND RELOCATION</b>				
187		1	05/13/22	05/13/22
161	Mobilize - Survey & Locates	5	06/17/22	06/23/22
162	Temporary Fencing	5	06/24/22	06/30/22
163	Playground Equipment Removal and Demolition	3	07/01/22	07/06/22
167	Building Pad Preparation for new Hardcourt	3	07/01/22	07/06/22



**Keystone Heights Elementary School  
Re-Design & Redevelopment  
ERP Milestone Schedule**

Start Date: 03/01/22  
Finish Date: 06/06/25  
Data Date: 05/13/22





ID	Description	Original Duration	Start	Finish
164	Relocation of Playground Equipment	5	07/07/22	07/13/22
168	Spread Foundations for PEMB Columns	5	07/13/22	07/19/22
174	Form, Reinforce, Place Monolithic Slab on Grade	10	07/20/22	08/02/22
166	Install New Swing Sets	3	07/25/22	07/27/22
176	Install Basketball Goals	5	08/03/22	08/09/22
184	Final Grade	2	08/03/22	08/04/22
186	Sod	3	08/05/22	08/09/22
177	Hardcourt Striping & Markings	5	08/10/22	08/16/22
312	First Day of School (Students)	0	08/10/22	
178	Erect Hardcourt PEMB	10	08/17/22	08/30/22
<b>Site</b>				
		50	08/19/22	08/03/23
<b>Cafetorium</b>				
		265	09/02/22	09/14/23
<b>Existing Cafeteria Renovation</b>				
		35	09/15/23	11/02/23
<b>Existing Media Center Reno</b>				
		35	11/03/23	12/21/23

Start Date: 03/01/22  
 Finish Date: 06/06/23  
 Data Date: 05/13/22

**Keystone Heights Elementary School  
 Re-Design & Redevelopment  
 ERP Milestone Schedule**



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# Section | 6



**Document Log**



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Printed on Sun May 15, 2022 at 02:37 pm EDT

KHES New Cafeteria.Classrooms  
900 Orchid Ave  
Keystone Heights, Florida 32656

**ERP Set**

Drawing No. Architectural	Drawing Title	Revision	Drawing Date	Received Date	Set
A.1.8.0	FLOOR PLAN, FOUNDATION PLAN, ROOF PLAN - BUILDING 14 (P.E. PAVILION)				
A.1.8.1	FOUNDATION PLAN	x	04/05/2022	04/22/2022	ERP Set
AS.1	EXISTING/DEMOLITION ARCHITECTURAL SITE PLAN	x	04/05/2022	04/22/2022	ERP Set
AS.1.1	EXISTING ARCHITECTURAL PHOTOGRAPHIC VIEW PLAN	x	04/05/2022	04/22/2022	ERP Set
AS.1.2.1	PHOTOGRAPHIC DOCUMENTATION - EXISTING SITE	x	04/05/2022	04/22/2022	ERP Set
AS.1.2.2	PHOTOGRAPHIC DOCUMENTATION - EXISTING SITE	x	04/05/2022	04/22/2022	ERP Set
AS.1.2.3	PHOTOGRAPHIC DOCUMENTATION - EXISTING SITE	x	04/05/2022	04/22/2022	ERP Set
AS.2	PROPOSED ARCHITECTURAL SITE PLAN	x	04/05/2022	04/22/2022	ERP Set





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