



Scorpio.

April 28, 2025

50% Review Set

Thelma Boltin Center Phase 1



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3911 W Newberry Road
Gainesville, FL 32607

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April 28, 2025

Ms. Rachel Mandell
Project Manager
City of Gainesville Wild Spaces & Public Places
200 E University Ave
Gainesville, FL 32601

Re: Thelma Boltin Center Phase 1
50% Review Set Deliverable

Dear Ms. Mandell,

We have completed our 50% Review Set Deliverable for the Thelma Boltin Phase 1 based on the 50% Review Set Documents produced by Wannemacher Jensen Architects, Inc. dated 3/14/2025, RFI responses #1-21, the Geotechnical Site Exploration Report from GSE dated February 2025, and the Hazardous Materials Testing Report from DMC dated February 16, 2021.

The estimate for the project is **Two Million Nine Hundred Thirty One Thousand One Hundred and Ninety Two Dollars (\$2,931,192)**. It includes site and structural improvements, including replacing the auditorium roof structure, masonry repairs and reinforcement, and helical piles at the south wing.

Within this deliverable, we have included the following information:

- Summary Cost Reports
- Detailed Cost Report
- Qualifications & Assumptions
- Project Schedule
- Site Logistics Plan
- Document Log
- RFI Log
- Takeoff Sketches

We are excited to work through any scope and cost adjustments and proceed to the 90% Construction Documents phase. Should you have any questions, please feel free to contact me.

Sincerely,

Don Kellogg
Preconstruction Team Leader

cc: WJ Architects
Scorpio. (file)



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EXECUTIVE SUMMARY

Thelma Boltin Center Phase 1
50% Review Set Deliverable

The overall cost of the project falls within the anticipated budget of \$3,000,000. Approximately 70% of the cost is to stabilize the auditorium, including the installation of a new roof and roof trusses. Work at the Group Room addition is approximately 25% of the cost, and the site upgrades are about 5% of the cost. The existing windows have been identified as the most critical item to preserve. They will be removed, abated, restored, refinished, and reinstalled to best preserve them. Upon completion of Phase 1, the building and site will be adequately stabilized to begin the rest of the work in Phase 2.

Our team is focused on working with the City of Gainesville and the design team to ensure alignment of scope and budget as we move toward the 90% Construction Documents.



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Contents

- Section 1** Summary, Variance, and Value Analysis Cost Reports
- Section 2** Detailed Cost Report
- Section 3** Qualifications & Assumptions
- Section 4** Project Schedule
- Section 5** Site Logistics Plan
- Section 6** Document Log
- Section 7** RFI Log
- Section 8** Take Off Sketches

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Section 1

Summary Cost Reports

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6S	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
	50% Construction Documents			
0	STAFFING & GC'S	8.00 mo	47,135.81 /mo	377,087
1	SITE	9,211.00 sf	57.23 /sf	527,156
2	STRUCTURE	9,211.00 sf	119.40 /sf	1,099,778
3	SYSTEMS	9,211.00 sf	3.00 /sf	27,633
4	SKIN	9,211.00 sf	37.01 /sf	340,854
	50% Construction Documents	9,211.00 sf	257.57 /sf	2,372,507

Partial Totals

Description	Amount	Totals	Rate
SUBTOTAL: Cost of Work		2,372,507	
Building Permit	22,863		0.780 %
Payment & Performance Bonds	26,381		0.900 %
Builder's Risk	17,587		0.600 %
General Liability	15,535		0.530 %
SUBTOTAL	82,366	2,454,873	
Contingency	234,495		8.000 %
Escalation (0.75%/mo*3)	65,952		2.250 %
SUBTOTAL	300,447	2,755,320	
OH&P	175,872		6.000 %
TOTAL ESTIMATE	175,872	2,931,192	



6S	Bid Pkg #	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		50% Construction Documents			
0		STAFFING & GC'S			
	01A	CONSTRUCTION STAFFING	8.00 mo	32,836.25 /mo	262,690
	01B	CONSTRUCTION GENERAL CONDITIONS	8.00 mo	3,550.00 /mo	28,400
	01C	CONSTRUCTION REQUIREMENTS	8.00 mo	10,749.56 /mo	85,997
		0 STAFFING & GC'S	8.00 mo	47,135.81 /mo	377,087
1		SITE			
	01D	TESTING	9,211.00 sf	1.09 /sf	10,000
	02A	SELECTIVE DEMOLITION	9,211.00 sf	19.50 /sf	179,614
	02D	SHORING	9,211.00 sf	12.05 /sf	111,000
	31A	SITEWORK	9,211.00 sf	8.27 /sf	76,142
	31D	HELICAL PILES	9,211.00 sf	15.51 /sf	142,900
	32B	LANDSCAPING	9,211.00 sf	0.81 /sf	7,500
		1 SITE	9,211.00 sf	57.23 /sf	527,156
2		STRUCTURE			
	03A	CAST IN PLACE CONCRETE	9,211.00 sf	5.68 /sf	52,338
	04A	MASONRY	9,211.00 sf	61.07 /sf	562,500
	05A	STRUCTURAL STEEL	9,211.00 sf	19.61 /sf	180,645
	05D	COLD FORMED METAL TRUSSES	9,211.00 sf	16.80 /sf	154,703
	06A	ROUGH CARPENTRY	9,211.00 sf	16.24 /sf	149,592
		2 STRUCTURE	9,211.00 sf	119.40 /sf	1,099,778
3		SYSTEMS			
	26A	ELECTRICAL	9,211.00 sf	3.00 /sf	27,633
		3 SYSTEMS	9,211.00 sf	3.00 /sf	27,633
4		SKIN			
	07A	JOINT SEALANTS	9,211.00 sf	1.67 /sf	15,370
	07B	ROOFING	9,211.00 sf	8.91 /sf	82,081
	07I	INSULATION	9,211.00 sf	2.25 /sf	20,769
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SUBTOTAL	300,447	2,755,320	
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TOTAL ESTIMATE	175,872	2,931,192	



Section 2

Detailed Cost Report



6S	Bid Pkg #	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		50% Construction Documents			
0		STAFFING & GC'S			
	01A	CONSTRUCTION STAFFING	8.00 mo	32,836.25 /mo	262,690
	01B	CONSTRUCTION GENERAL CONDITIONS	8.00 mo	3,550.00 /mo	28,400
	01C	CONSTRUCTION REQUIREMENTS	8.00 mo	10,749.56 /mo	85,997
		0 STAFFING & GC'S	8.00 mo	47,135.81 /mo	377,087
1		SITE			
	01D	TESTING			
		Materials Testing Package - Steel, Concrete	1.00 ls	10,000.00 /ls	10,000
		01D TESTING	9,211.00 sf	1.09 /sf	10,000
	02A	SELECTIVE DEMOLITION			
		Demo South Entry Steps & Landing with Railing	145.00 sf	20.00 /sf	2,900
		Demo Acoustical Ceilings & Light Fixtures	3,370.00 sf	2.00 /sf	6,740
		Demo GYB Ceilings & Light Fixtures	759.00 sf	2.00 /sf	1,518
		Demo HVAC Ductwork and Equipment	9,211.00 sf	2.00 /sf	18,422
		Demo Drywall Partitions - South Wing	150.00 lf	10.00 /lf	1,500
		Demo Drywall with Visible Mold (Allowance)	1,000.00 sf	7.50 /sf	7,500
		Demo Roof Shingle System Down to Deck	4,556.00 sf	2.00 /sf	9,112
		Demo Roof Plywood Deck	4,556.00 sf	2.00 /sf	9,112
		Demo Roof Rafters	4,556.00 sf	5.00 /sf	22,780
		Salvage Cornice	1.00 ea	3,000.00 /ea	3,000
		Salvage Canopy at South Elevation	1.00 ea	3,000.00 /ea	3,000
		Demo Wood Flooring and Subfloor to Joists - Auditorium	4,295.00 sf	5.00 /sf	21,475
		Demo VCT Flooring and Subfloor to Joists - South Wing	2,209.00 sf	5.00 /sf	11,045
		Demo Window Trim	25.00 ea	150.00 /ea	3,750
		Crane Rental for Truss Demolition	40.00 hr	400.00 /hr	16,000
		Window Protection - ALLOWANCE	25.00 ea	1,000.00 /ea	25,000
		Fireplace Protection - ALLOWANCE	1.00 ea	500.00 /ea	500
		Demo Wood Floor Joists - Auditorium	4,295.00 sf	2.50 /sf	10,738
		Demo Wood Floor Joists - South Wing	2,209.00 sf	2.50 /sf	5,523
		02A SELECTIVE DEMOLITION	9,211.00 sf	19.50 /sf	179,614
	02D	SHORING			
		Dead Men Shoring Posts - Material	30.00 ea	1,000.00 /ea	30,000
		Dead Men Shoring Posts - Labor	30.00 ea	2,500.00 /ea	75,000
		Dead Men Shoring Posts - Equipment	1.00 ls	6,000.00 /ls	6,000
		02D SHORING	9,211.00 sf	12.05 /sf	111,000
	31A	SITEWORK			
		Site Demolition - Asphalt	68.00 sf	6.00 /sf	408
		Site Demolition - Conc. Sidewalk, Railing, & Steps at West Elev	286.00 sf	4.00 /sf	1,144
		Site Demolition - Tree	1.00 ea	500.00 /ea	500
		Site Demolition - Shrubs (Approx. Count)	27.00 ea	10.00 /ea	270
		Site Demolition - Piping	94.00 lf	10.00 /lf	940
		Site Demolition - Concrete Curb	30.00 lf	3.00 /lf	90
		Earthwork - Construction Entrance	1.00 ea	2,500.00 /ea	2,500
		Earthwork - Clear & Grub	4,272.00 ac	0.50 /ac	2,136
		Earthwork - Silt Fence	337.00 lf	2.50 /lf	843
		Earthwork - Tree Protection	105.00 lf	10.00 /lf	1,050
		Regrade New Swale	4,272.00 sf	3.00 /sf	12,816
		Storm Drainage - PVC - 10"	275.00 lf	45.00 /lf	12,375
		Storm Drainage - Area Drain	4.00 ea	3,500.00 /ea	14,000
		Storm Drainage - Tie Into Existing Manhole	1.00 ea	7,500.00 /ea	7,500
		Paving & Curbing - Asphalt Paving Standard Duty (Small Lot)	68.00 sf	15.00 /sf	1,020
		Paving & Curbing - 6" Curb	30.00 lf	35.00 /lf	1,050
		Miscellaneous - Mobilization	1.00 ls	10,000.00 /ls	10,000
		Miscellaneous - Construction Layout	1.00 ls	2,500.00 /ls	2,500
		Miscellaneous - Construction As-Builts	1.00 ls	2,500.00 /ls	2,500
		Miscellaneous - Testing	1.00 ls	2,500.00 /ls	2,500
		31A SITEWORK	9,211.00 sf	8.27 /sf	76,142
	31D	HELICAL PILES			
		Helical Piles - Exterior Wall Cont. Footer	24.00 ea	1,600.00 /ea	38,400
		Helical Piles - Interior Wall Cont. Footer	9.00 ea	1,900.00 /ea	17,100
		Helical Piles - Interior Column Pad	46.00 ea	1,900.00 /ea	87,400
		31D HELICAL PILES	9,211.00 sf	15.51 /sf	142,900
	32B	LANDSCAPING			
		Sod Disturbed Area	4,285.00 sf	1.75 /sf	7,500
		32B LANDSCAPING	9,211.00 sf	0.81 /sf	7,500
		1 SITE	9,211.00 sf	57.23 /sf	527,156
2		STRUCTURE			
	03A	CAST IN PLACE CONCRETE			
		Sidewalk Replacement (50 lf, 4' Wide (Demo, Install)	200.00 sf	20.00 /sf	4,000
		Auditorium Footer - 2F6.0x3.0 (12 ea, 8 cy) - Epoxy Dowel Into Adjacent Footer	12.00 ea	2,500.00 /ea	30,000
		Auditorium Footer - 2F3.0 (4 ea, 1.33 cy) - Epoxy Dowel Into Adjacent Footer	4.00 ea	2,500.00 /ea	10,000
		New Sidewalk with Steps at West Elevation	286.00 sf	18.00 /sf	5,148
		New Stoop with Steps at South Elevation	145.00 sf	22.00 /sf	3,190



6S	Bid Pkg #	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		O3A CAST IN PLACE CONCRETE	9,211.00 sf	5.68 /sf	52,338
	04A	MASONRY			
		Masonry Repairs - Exterior Locations	19.00 ea	1,500.00 /ea	28,500
		Masonry Repairs - Interior Locations	28.00 ea	1,500.00 /ea	42,000
		Reinforce Windows: Rebar, Steel Lintel - 2'-6"W x 4'-3"H	1.00 ea	9,000.00 /ea	9,000
		Reinforce Windows: Rebar, Steel Lintel - 4'-0"W x 2'-6"H	3.00 ea	9,000.00 /ea	27,000
		Reinforce Windows: Rebar, Steel Lintel - 7'-6"W x 3'-9"H	1.00 ea	9,000.00 /ea	9,000
		Reinforce Windows: Rebar, Steel Lintel - 6'-8"W x 5'-6"H	2.00 ea	9,000.00 /ea	18,000
		Reinforce Windows: Rebar, Steel Lintel - 7'-6"W x 12'-3"H	6.00 ea	9,000.00 /ea	54,000
		Reinforce Windows: Rebar, Steel Lintel - 7'-6"W x 4'-4"H	2.00 ea	9,000.00 /ea	18,000
		Reinforce Windows: Rebar, Steel Lintel - 6'-0"W x 4'-0"H	2.00 ea	9,000.00 /ea	18,000
		Reinforce Windows: Rebar, Steel Lintel - 3'-4"W x 4'-4"H	5.00 ea	9,000.00 /ea	45,000
		Reinforce Louvers	4.00 ea	7,500.00 /ea	30,000
		Reinforce Exterior 3070 Ext Door	1.00 ea	10,000.00 /ea	10,000
		Reinforce Exterior 6070 Ext Door	4.00 ea	10,000.00 /ea	40,000
		Grout Existing Columns (16 ea, 12x18", 20' High ea = 11 cy ea)	16.00 ea	9,000.00 /ea	144,000
		Additional Masonry Repairs - ALLOWANCE	1.00 ls	20,000.00 /ls	20,000
		Cutting in Masonry Control Joints	1,000.00 lf	50.00 /lf	50,000
		O4A MASONRY	9,211.00 sf	61.07 /sf	562,500
	05A	STRUCTURAL STEEL			
		HSS Column - 20' High, 16 ea - Assume 8x8x1/2" - 48.85#/lf	7.82 ton	12,000.00 /ton	93,840
		HSS Beam - 8x8x3/8 (14 pieces)	3.29 ton	12,000.00 /ton	39,480
		Angle Connecting HSS Beam to CMU Wall - L8x4x1/2 (175 LF)	1.72 ton	10,000.00 /ton	17,200
		Bent Plate 3/16" at Steel Deck Edge (Furnish Only)	281.00 lf	25.00 /lf	7,025
		Steel Lintel at Exterior Openings (Furnish Only)	30.00 ea	400.00 /ea	12,000
		2-Line Railings at South Elevation Steps	26.00 lf	185.00 /lf	4,810
		2-Line Railings at West Elevation Steps	34.00 lf	185.00 /lf	6,290
		O5A STRUCTURAL STEEL	9,211.00 sf	19.61 /sf	180,645
	05D	COLD FORMED METAL TRUSSES			
		Steel Roof Trusses - 6.25:12 Slope - Furnish Only	4,557.00 sf	12.00 /sf	54,684
		Steel Rof Deck - 6.25:12 Slope	5,217.00 sf	10.00 /sf	52,170
		Install of Metal Roof Trusses, Including All Required Bridging	4,557.00 sf	10.50 /sf	47,849
		O5D COLD FORMED METAL TRUSSES	9,211.00 sf	16.80 /sf	154,703
	06A	ROUGH CARPENTRY			
		3/4" Plywood Flooring - Material, Incl Waste, Fasteners	6,504.00 sf	8.00 /sf	52,032
		3/4" Plywood Flooring - Labor	6,504.00 sf	15.00 /sf	97,560
		O6A ROUGH CARPENTRY	9,211.00 sf	16.24 /sf	149,592
		2 STRUCTURE	9,211.00 sf	119.40 /sf	1,099,778
3		SYSTEMS			
	26A	ELECTRICAL			
		Temporary Lighting	9,211.00 ea	3.00 /ea	27,633
		26A ELECTRICAL	9,211.00 sf	3.00 /sf	27,633
		3 SYSTEMS	9,211.00 sf	3.00 /sf	27,633
4		SKIN			
	07A	JOINT SEALANTS			
		Joint Selants - Masonry Control Joints	1,017.00 lf	15.00 /lf	15,255
		Joint Selants - Sidewalk-to-Building	23.00 lf	5.00 /lf	115
		O7A JOINT SEALANTS	9,211.00 sf	1.67 /sf	15,370
	07B	ROOFING			
		Underlayment	5,217.00 sf	2.00 /sf	10,434
		Shingle Roof System	5,217.00 sf	6.00 /sf	31,302
		Nailboard Insulation, Incl Plywood	5,217.00 sf	5.00 /sf	26,085
		Gutter	175.00 lf	22.00 /lf	3,850
		Downspout - 24' Drop (7 ea)	168.00 lf	20.00 /lf	3,360
		Downspout - 12' Drop (1 ea)	12.00 lf	20.00 /lf	240
		Downspout - 4' Drop (2 ea)	8.00 lf	20.00 /lf	160
		Tie Downspout Into Underground Stormwater - Square-to-Round Adapter	5.00 ea	250.00 /ea	1,250
		Wood Blocking - Roof Edge (3 laters of PT 2x6)	900.00 lf	6.00 /lf	5,400
		O7B ROOFING	9,211.00 sf	8.91 /sf	82,081
	07I	INSULATION			
		Closed Cell Icynene in Crawl Space	6,923.00 sf	3.00 /sf	20,769
		O7I INSULATION	9,211.00 sf	2.25 /sf	20,769
	08C	WINDOW PRESERVATION			
		Remove, Abate, Refinish, and Reinstall Windows	41.00 ea	5,430.10 /ea	222,634
		O8C WINDOW PRESERVATION	9,211.00 sf	24.17 /sf	222,634
		4 SKIN	9,211.00 sf	37.01 /sf	340,854
		50% Construction Documents	9,211.00 sf	257.57 /sf	2,372,507

Partial Totals

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Section 3

Qualifications & Assumptions

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April 28, 2025

QUALIFICATIONS / CLARIFICATIONS

Thelma Boltin Center – Phase 1 – 50% Review Set

1. This proposal is based on the 50% Review Set issued by Wannemacher Jensen Architects, Inc. dated 3/14/2025, RFI responses #1-21, the Geotechnical Site Exploration Report from GSE dated February 2025, and the Hazardous Materials Testing Report from DMC dated February 16, 2021.
2. Contract will start once the last of either NTP, Executed Contract, or Permit is received.
3. State, FDEP, County, or Gainesville impact fees are excluded.
4. Tree and parking mitigation expenses, if any, are not included.
5. Third-party commissioning and testing are excluded.
6. Third-party threshold inspections and firestopping inspections are excluded.
7. Water and Sanitary connection and meter fees are excluded.
8. Building Permit fees are included.
9. Payment & Performance Bonds are included.
10. General Liability and Builder's Risk Insurance are included.
11. Any / all relocations bypasses or excavation support required to complete any of the new construction work is excluded.
12. Prevailing Wage / Davis Bacon wage scales are excluded.
13. Materials testing is included, Geotechnical onsite monitoring is not included.
14. Abatement/ Mitigation of any hazardous materials is excluded unless specifically noted below.
15. Staffing, General Conditions and Construction Requirements shall be billed in equal monthly installments based on the duration of the project and are not direct reimbursable costs.
16. A Construction Management Contingency of 8% is included.
17. Material cost escalation is included at 2.25% of the total project cost.
18. These Qualifications and Assumptions shall supersede any discrepancies and or conflicts with the Contract Documents.
19. 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.
20. Final As-built or ALTA surveys are excluded unless specifically noted below.
21. Temporary lighting will be used via a temporary power pole.

SITE:

1. Removal of existing scaffolding is by the owner
2. Demolition of up to 1,000 sf of drywall with mold is included
3. Demolition of MEP systems is included only at the ceiling of the auditorium
4. The existing windows with lead paint will be removed, abated, refurbished, and reinstalled
5. Wall base, door and window trim, drywall, and other interior items will be demoed at the exterior wall of the Group Room to allow for the installation of the helical piles and masonry wall reinforcement
6. The kitchen flooring with asbestos-containing material has already been removed per the site visit. Abatement is not included
7. Installation of new sod at disturbed areas is included. Additional landscaping or irrigation is not included
8. The wood floor will not be salvaged as it will not come up easily from the subfloor
9. The cornice example and canopy marked for salvage will be stored on site and not reinstalled
10. An allowance of \$10,600 is included for additional helical piles needed past 20' deep
11. Monitoring of helical pile installation is included

STRUCTURE:

1. The existing interior partitions, floor, and subfloor will be completely removed down to the floor joists per the image below to allow for the installation of concrete foundations and helical piles. Red lines are interior partitions, pink is the auditorium floor and subfloor, purple is the Group Room floor and subfloor. Ceilings within the rooms with partitions being demolished will also be demolished



2. It is assumed that the interior walls being demolished are not load-bearing
3. The reinforcement of the auditorium windows and columns with new rebar and grout will be installed from the interior. The finished walls will have a flat grouted finish and not match the adjacent painted masonry. It is recommended that drywall or plaster be installed at the interior of these walls in phase 2
4. Horizontal masonry control joints are excluded
5. An allowance of \$20,000 is included for additional masonry repairs as needed on a time and material basis
6. Reinforcement of the louvers is not included
7. The HSS steel columns are assumed to be 8x8x1/2"

8. New ¾" plywood subfloor will be installed at all areas where flooring is being removed
9. Replacement of the existing floor joists over the crawl space is included

SKINS:

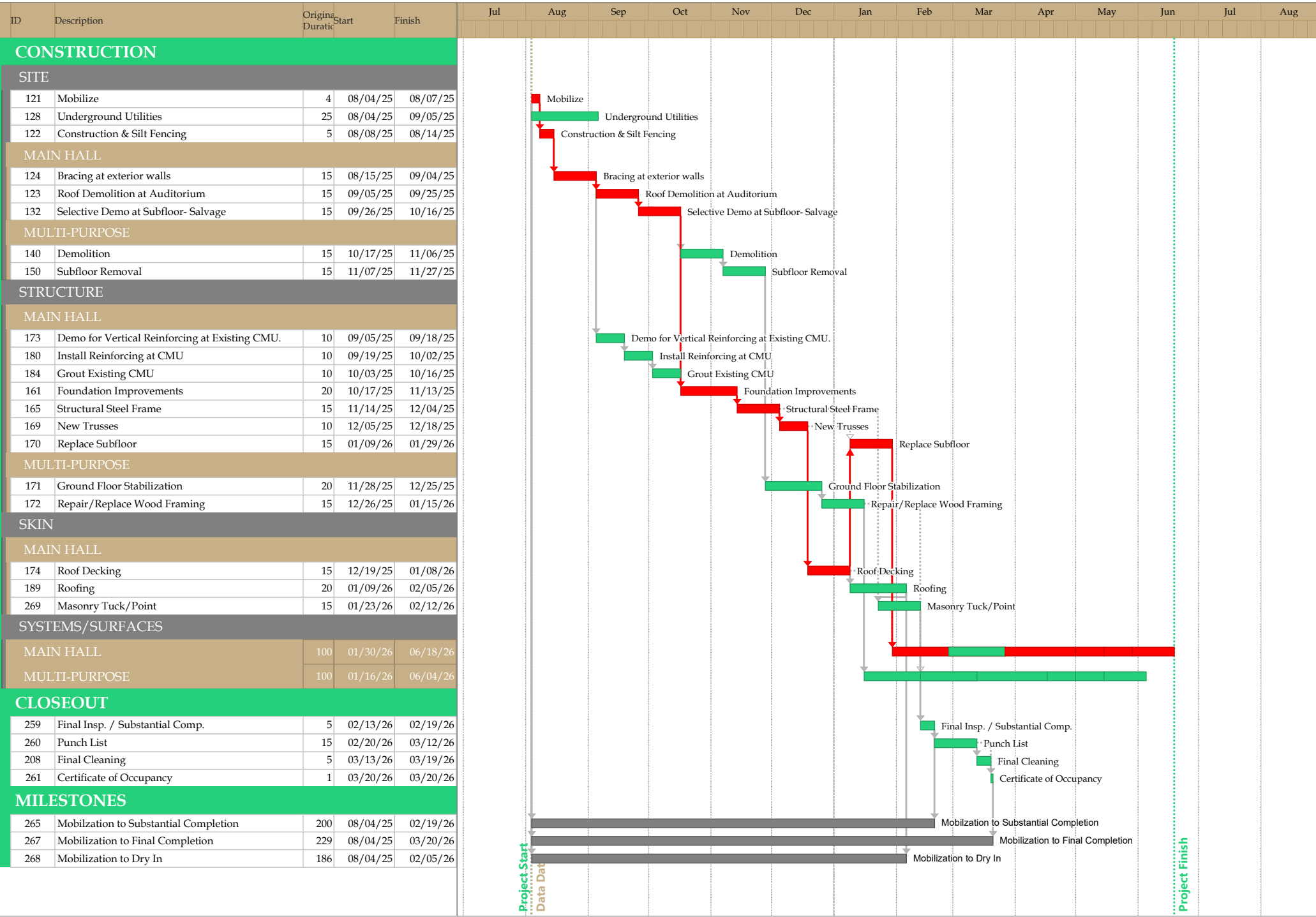
1. With the exception of the rigid roof insulation and spray insulation in the crawl space, no other insulation is included
2. Masonry control joints and sidewalk-to-building joints are included. Other joint sealants or waterproofing is not included
3. The roof system includes R-25 nailboard insulation, peel and stick, and GAF shingles
4. K-style gutters and rectangular 3x4 downspouts are included as aluminum with a kynar color finish. A total of 10 downspout drops are included
5. Inclusion of soffits and fascia is not shown and not included



Section 4

Project Schedule

Scorpio.



Start Date: 08/04/25
Finish Date: 06/18/26
Data Date: 08/04/25

Thelma Bolton
Milestone Schedule



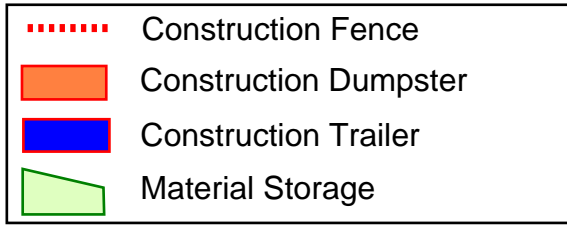


Section 5

Site Logistics Plan

Scorpio.

Thelma Boltin Center Site Logistics Plan





Section 6

Document Log

Current Drawings

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
Architectural					
A-101	LEVEL 1 -FLOOR PLAN	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
A-102	LEVEL 2 -FLOOR PLAN	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
A-106	ROOF PLAN	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
A-301	EXTERIOR ELEVATIONS	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
A-302	EXTERIOR ELEVATIONS	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
AD-101	DEMO FLOOR PLAN LEVEL 1	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
AD-102	DEMO FLOOR PLAN LEVEL 2	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
AD-103	DEMO ROOF PLAN	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
AD-201	LEVEL 1 -DEMO RCP	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
ASD-001	OVERALL DEMO SITE PLAN	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
COVER	COVER	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
Civil					
C0.0	CIVIL COVER SHEET	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
C0.1	LEGEND, ABBREVIATIONS, AND NOTES	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
C1.0	DEMOLITION PLAN	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
C2.0	PAVING GRADING AND DRAINAGE PLAN	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
General					
G-102	DRAWING LEGEND AND BUILDING DATA	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
Structural					
S-101	GENERAL STRUCTURAL NOTES	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
S-102	WIND DESIGN DATA AND LOAD SCHEDULE	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
S-103	ISOMETRIC VIEWS	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
S-104	FOUNDATION DEMOLITION PLAN	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
S-105	LEVEL 1 DEMOLITION PLAN	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
S-106	LEVEL 2 DEMOLITION PLAN	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
S-107	ROOF DEMOLITION PLAN	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
S-201	FOUNDATION PLAN	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
S-202	LEVEL 1 PLAN	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
S-203	LEVEL 2 PLAN	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
S-204	ROOF FRAMING PLAN	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
S-301	TYPICAL DETAILS	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
S-302	TYPICAL DETAILS	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
S-303	TYPICAL DETAILS	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)

Thelma Boltin Center Renovation
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Gainesville, Florida 32601

Drawing No.	Drawing Title	Revision	Drawing Date	Received Date	Set
S-304	TYPICAL DETAILS	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
S-401	SECTIONS	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)
S-601	SCHEDULES	0	03/14/2025	03/24/2025	50% Review Set (03/24/25)



Section 7

RFI Log



Construction Review Question Log
Thelma Boltin Center Phase 1
50% Review Set

Pkg	#	Date Sent	6S	Spec/Sheet	Question	Response	Responding Party	Date Answered
02A, 31D	1	03/28/25	Site	Geotech Report	The structural plans call for installing helical piles at the interior spread foundations under the group room, though section 4.4 of the geotechnical report calls this impractical and advises other options. Furthermore, it is unknown if the proper equipment can fit inside the existing building to install helical piles at these locations. Any piles installed at interior spread or continuous footings will require removal of the existing floor and any partitions over the travel areas. Please advise.	MCE (Structural Engineer) has determined this scope shall be done by a delegated engineer. Scorpio should select a sub contractor capable of the underpinning design and installation. WJA has not engaged with the geotechnical engineer and intends to further clarify the scope.	WJA	4/2/2025
06A	2	03/28/25	Structure	S-201	Are floor boards to be reinstalled at all locations where they are removed for the installation of concrete foundations and helical piles? What material is to be used?	No new finish floors to be installed in this project.	WJA	4/2/2025
02A, 09F	3	03/28/25	Surfaces	AD-101	Keynote D03 calls for an alternate cost estimate to add a sprung dance floor. Please confirm this is to be part of phase 2, so as not to install a new floor and have it get damaged by humidity, moisture, etc.	New finish floors will be Phase II. This note shall be removed from the set.	WJA	4/2/2025
02A, 08A	4	03/28/25	Skin	AD-101	The exterior doors are marked in red dashed lines as if they are being replaced, but there are no notes indicating this. Please confirm if they are to be replaced or not. If they are to be replaced, confirm door type and whether or not the frame is to be replaced as well.	Please generate costs for new doors with side lites in this Phase for the Client to confirm after pricing.	WJA	4/2/2025
02C	5	03/28/25	Site	Hazardous Materials Report	The hazardous materials report found ACM in the kitchen floor tile. Is this tile to be abated in this phase?	Provide cost estimate for the client to decide	WJA	4/2/2025
05A	6	03/28/25	Structure	ASD-001	What types of railings are to be installed at the new sidewalk at the west elevation and the stoop at the south elevation?	Pipe rail center hand rail at and handrails on both outside edges. Sidewalk width to be confirmed, as center rail may be eliminated. The central crossing will have a landscape berm on both sides and does not require handrail.	WJA	4/2/2025
02A	7	03/28/25	Site		Please confirm that removal of all existing furniture, shelving, equipment, debris, etc. is by the owner	Yes. To be confirmed with the owner	WJA	4/2/2025
05A	8	03/28/25	Structure	S-202	Please provide a steel column schedule	Will be provided in the 100% set by structural engineer.	WJA	4/2/2025
07B	9	03/28/25	Skin	A-106	What material type (steel, aluminum, copper, etc.) and shape (rectangular, round, etc.) are the gutters and downspouts?	Aluminum to match existing. Look at existing to determine material and shape.	WJA	4/2/2025
07A	10	03/28/25	Skin	Division 7	What building envelope improvements are to be included, if any in this phase? This would include joint sealants at doors and windows, insulation at top of wall conditions, expansion joints, masonry control joints, air barrier, etc.	Spray foam under floor deck and crawl space closed cell with vapor barrier. F-y foil for walls. Rigid insulation at gable ends and rigid above roof decking with sheathing under shingles.	WJA	4/2/2025
07B	11	03/28/25	Skin	Division 7	Is there a specific shingle make/model to be included?	Asphalt shingle with diamond detail 3 tab, 15 year min. Certaineed basis of design to be in 90% set. Provide Ice and Water shield. To remain open. Rigid foam insulation in gable ends. Remove existing wooden soffit. Hardie board soffit and trim, non vented. Insulate and provide thermal barrier at soffits.	WJA	4/2/2025
07B	12	03/28/25	Skin	Division 7	Please confirm if nailboard insulation on top of the metal deck is to be used, and what the R-value of the Iso is to be.	Yes, rigid foam R-25.	WJA	4/2/2025
07I	13	03/28/25	Skin	Division 7	Please confirm if closed-cell icynene insulation is to be included at the underside of the floor deck in the crawl space.	Yes, rigid spray foam.	WJA	4/2/2025
04A	14	04/08/25	Structure	4-214/S302	Detail 4-214/S302 says it is for new windows, but there are no new windows. Please confirm that this detail is to be done at all existing windows.	Confirmed.	WJA	4/8/2025
04A	15	04/08/25	Structure	4-214/S302	Are the exterior doors to be reinforced per detail 4-214/S302?	Yes	WJA	4/8/2025
04A	16	04/08/25	Structure	4-214/S302	Please confirm if detail 4-214/S302 is to be done at all existing louvers	Provide as a breakout cost	WJA	4/8/2025
04A	17	04/08/25	Structure		There are existing louver blocks below the window jambs in a few locations. Please confirm that these can be replaced with solid blocks per the reinforcement detail.	Install louvered blocks elsewhere to replace removed blocks	WJA	4/8/2025
04A	18	04/08/25	Structure		To maintain the existing exterior look of the building, the window reinforcement work is planned to be installed from the inside of the building. The masonry grout will have an unfinished look at the interior and it is recommended that it be covered up with drywall or plaster in phase 2. Please confirm this is acceptable.	Pending verification of the wall composition. Preference is to go from the inside to preserve the exterior look	WJA	4/8/2025
02A	19	04/08/25	Site		To access the continuous footers and column pads for the installation of helical piles in the south wing, the entire floor, sub-floor, and adjacent drywall partitions will be removed down to the floor joists and beams. The sub floor will need to be rebuilt in phase 2. Please confirm this is acceptable.	Confirmed.	WJA	4/8/2025
02A	20	04/08/25	Site		To access the exterior walls for the installation of new concrete column pads and window reinforcement, the entire floor and subfloor will be removed. Please confirm this is acceptable.	Base bid is to remove all the subfloor. Alternate to replace only strips along the east and west sides for the new foundations.	WJA	4/8/2025
04A	21	04/08/25	Structure	5-501/S-303	Detail 5-501/S-303 calls for installing rebar and grout in the existing exterior columns at the auditorium building. The intent is to remove the outside block to access the interior block for the installation of the reinforcement. Formwork will be installed and outside face of the column will be poured solid with concrete. Please confirm this is acceptable.	Open masonry from the interior and pour solid	WJA	4/8/2025



Section 8

Takeoff Sketches

Scorpio.



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The takeoff sketch files are too large to email due to filesize. Use the link below to download them.

[Thelma Boltin 50% Takeoff Sketches.pdf](#)