

Town of Thomaston
Watts Block Renovation
CM RFQ Response

September 22, 2023

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CONSTRUCTION

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Bill Hahn
Chair of the Watts Hall Trustees
13 Valley St.
Thomaston, Maine 04861

September 22, 2023

JF Scott Construction Company is excited at the opportunity to respond to your Request for Qualifications for Construction Management Services for the Watts Block Renovation Project.

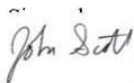
The proposed J. F. Scott Construction team of Nick Morgan and Kurt Dunn have completed several renovation projects for municipal clients across the state of Maine. These projects have ranged from small, minor renovations to multi-million dollar phased renovations, including everything in between. Many of these projects have been directly for our clients with a design team in place, while some have been with our clients without any design team involvement. Our experience with this mix of project team structure tells us that the best project results occur when JF Scott Construction, our client, and an experienced design team come together to form the core of the project team.

Our history with municipally owned and other Main Street style building renovations goes back over 20 years and includes dozens of high-profile projects across the state. Our familiarity and comfort with the requirements of this type of project will benefit your project directly. The relationships and trust developed between our parties will allow the project team to openly share information working towards the project objectives as efficiently as possible.

JF Scott Construction has had the pleasure of providing preconstruction and construction management services on two projects for the Town of Oakland over the past 7 years. The first was an \$800,000 replacement police station in 2016. The project was delivered ahead of schedule and under budget, resulting in the Town inviting us back to build a replacement fire station for them in 2019, a \$2 Million project which was also delivered ahead of schedule and under budget. J F Scott Construction has renovated Farrell Block and Colonial Theater in downtown Augusta, and Vice President Nick Morgan managed the conversion of Curtis Pool into the world-class \$10 Million Studzinsky Recital Hall for Bowdoin College. In 2016, Nick and the J F Scott Crew also successfully completed a beautiful \$9M addition and renovation to the Lithgow Public Library for the City of Augusta. This is just a small sampling of the demonstration of our qualifications for your project.

J F Scott Construction has the experience and horsepower to complete large scale projects, with the flexibility, feel and attention of a smaller construction manager. The blend of all of these attributes makes us the ideal fit for the renovations to Watts Block.

We trust that the following response to your Request for Proposals answers your questions thoroughly. Please contact us with any questions or clarifications. We look forward to an in-person discussion of your project and how we can bring value to the project team.



John Scott, PE,
LEED AP
President
JF Scott Construction Company
207-377-8699 Office
207-458-4571 Cell
jscott@jfsc.com



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Key Leadership and Personnel

Nick Morgan

Vice President, Project Manager, Lead Estimator

EDUCATION:

B.A., Natural Sciences, USM
MBA-PM, Thomas College
LEED AP & CICTI Certified Healthcare
Manager; 30-hour OSHA



RECENT/RELEVANT PROJECTS (Abbrev.):

Alfond Center for Health, \$322M
Northern Light Blue Hill Hospital, \$28M
Oakland Fire and Police Stations, \$3M
Farrell Block Renovations- \$250K
Bowdoin College Studzinsky Recital Hall, \$10M
Lithgow Public Library, \$9M
50+ Projects for Pen Bay Medical Center totaling over \$20M

Nick has provided oversight on a variety of institutional construction and renovation projects, including many occupied addition and renovation projects. Providing comprehensive preconstruction services on nearly all of his projects, Nick also manages all of his projects through warranty. Currently Nick is the lead estimator and project manager on the \$28 Million replacement hospital in Blue Hill and renovations to MaineCoast Memorial Hospital in Ellsworth. Nick also estimated and managed \$9 Million Lithgow Public Library in Augusta, and was Project Manager on the \$10 Million Studzinsky Recital Hall at Bowdoin College. Nick and the J F Scott Crew also have a constant presence at Pen Bay Medical Center completing complicated occupied renovation projects.



Resumes and Qualifications (Cont.)

Kurt Dunn

Project Superintendent

EDUCATION:

Edward Little High School
BS, Civil Engineering, UMaine
30-hour OSHA
CPR/First Aid



RECENT PROJECTS (Abbreviated):

Oakland Fire Station, \$2M
Starfire Art Storage, \$1.9M
Northern Light Blue Hill Hospital, \$28M
Kennebec Water District Operations, \$13M
Chapman Farm Renovation, Inn Along the Way, \$750K

Kurt is a resident of Sidney, Maine and has been working in the Maine construction market his entire life. Kurt has a BS in Civil Engineering from the University of Maine and has valuable experience in commercial and institutional construction. Kurt served as a Superintendent for the JF Scott team on the construction of the state-of-the-art Starfire Art Storage facility in Rockland, and recently completed the replacement Fire Station for the Town of Oakland. Kurt is a team player, has a wealth of knowledge from over 25 years in construction, and is a strong collaborator and communicator. Kurt is a father of three residing with his wife in Sidney.

Kurt will be on site full-time for the proposed project.



CM Experience on Similar Projects

New Police Station, Town of Oakland

\$775,000, Demolition and Replacement in Downtown Setting.

This new single story slab on grade wood framed structure was constructed over the footprint of the existing building. The town of Oakland hired JF Scott Construction to provide a full spectrum of preconstruction and construction services. The project reached out to local contractors to help maximize the impact on the local economy. The \$800,000 project started in April 2016 and was turned over in August of 2016 on schedule and under budget.



New Fire Station, Town of Oakland

\$2,000,000, Replacement and demolition of existing fire station in downtown setting.



JF Scott Construction was again selected by the Town of Oakland in 2018 as Construction Manager on phase two of their municipal building upgrades to construct a new fire station. The fire station was constructed on the same site adjacent to the police station. Both projects utilized local contractors to help maximize the impact on the local economy. The fire station doubles as a community hub, with a large community room supported by a commercial kitchen. We continue to discuss future work with the town of Oakland based on the success of the first two phases.



CM Experience on Similar Projects (Cont.)

Farrell Block, Augusta Maine

\$250,000, Renovation to historic brick-and-mortar downtown block along the Kennebec River.
This project is a renovation of an existing masonry building of historical significance into a mix of residential and retail space. The renovations took place in a partially occupied building and involved close coordination with the existing occupants. During the fall of 2016, Richard Parkhurst, owner of Downtown LLC was just beginning a renovation of the partially occupied Farrell Block in historic downtown Augusta. Over a weekend in October, the project manager working for Downtown LLC passed away. The following Monday, Mr. Parkhurst contacted JF Scott Construction asking if we would step in and help him complete the project. By Tuesday, a JF Scott Crew was on the jobsite taking over coordination of the work and evaluating the status of phasing and procurement. Very little documentation was available from the prior project manager, so JF Scott needed to put the pieces together to successfully complete the project while coordinating the day to day activities. Within a couple days, JF Scott construction had a crew of 10 carpenters and laborers supplementing the manpower wherever necessary to keep the job on track.



CM Experience on Similar Projects (Cont.)

Colonial Theater, Augusta Maine

Ongoing repair and maintenance to a historic brick building in downtown Augusta.

JF Scott Construction joined the project team at the Colonial Theater to help make the building safe and halt the deterioration that the building has been experiencing since 1969. Working hand in hand with the building committee, the JFSCC staff has provided budgeting, scheduling, and coordination positioning the facility for the next stages of fundraising and construction.



JF Scott Construction was selected to perform the structural floor repairs during the summer of 2017. Crews mobilized at the end of August and completed the installation of a temporary basement access door. Hazardous materials were discovered in the basement which put the project on hold until abatement was performed. JF Scott provided on-going support through solicitation of abatement contractors and continues to provide



assistance as needed. The project entailed clean-up of the dirt floor basement to create usable basement space as well as removing the deteriorated floor structure. New framing was installed and tied into the existing framing that remained. The project is currently in the fundraising phase for the next, more significant renovations and addition.

CM Experience on Similar Projects (Cont.)

Lithgow Public Library, City of Augusta, Maine

\$9M Addition and renovations to historic 1896 granite building for the City of Augusta.



This project was a renovation of an existing historic library requiring the demolition of a large portion of the facility, replacement with a new structure, and renovations to the existing structure. JF Scott provided a comprehensive set of preconstruction services working collaboratively with the owner and designers to maximize value while maintaining a fixed project budget. The project included expanding parking, altering of traffic flow, and a new Main Entrance to the facility. The site, located in down-

town Augusta, was very tight and required careful coordination.

After changing the city ordinance to allow for a Construction Management at Risk delivery, the City of Augusta selected JF Scott Construction as their construction manager on this exciting project. The project, designed by Johnson Roberts Associates, consisted of the demolition of the 1979 addition and replacement with a new 20,000 square foot addition. The existing 9,000 sf original historic structure remained with the interior renovated including mechanical, electrical and sprinkler infrastructure. Improvements to the existing building envelope were a major component of the project, as was refurbishing of historic original woodwork and stained glass windows.



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Self Performed Work

While JF Scott Construction specializes in Construction Management, we do employ around 25 individuals, including laborers and carpenters, affording us the flexibility to push a project along as needed. We strive to subcontract as much work as possible in order to solicit competitive bids on as much scope as possible, however it can be difficult to get reliable bids for some work items. While we typically self perform demolition and rough carpentry, occasionally market conditions force us to self-perform concrete, rough carpentry, interior finish carpentry, and siding . We have capabilities to do structural work and masonry as well as finishes such as drywall, painting, ceilings and floors.

There are also site-specific logistical items that often require direct performance by the construction manager in order to be done effectively. Some examples include materials management, cleanup, worker safety, and public interim life safety. These items are tracked on a time and material basis, and the actual cost is billed to the job.

Proposed Fees

Construction Phase

The Proposed Construction Manager's Fee for the **Construction phase** services is **6.9%** of the direct cost of the work. This same base fee would apply to additional work, while deductions in scope would result in no change in fee.

Preconstruction Phase

The Proposed Construction Manager's Fee for the **Preconstruction phase** services is **\$1,500**, which will be **waived** if the project goes to construction with JF Scott Construction as the Construction Manager. We anticipate preconstruction services to commence in early Fall 2023 and last approximately 6 months, with two rounds of estimating as the design develops (conceptual and CDs). Ongoing design review and budget studies on specific design elements will be performed as needed during this timeframe.

Financial References and Bonding

Bank Reference:

Kennebec Savings Bank, David Grenier, Chief Commercial Banking Officer. 207-622-5801

Financial References and Bonding (cont.)

OLD REPUBLIC INSURANCE COMPANY

September 20, 2023

Mr. Bill Hahn
Town of Thomaston
13 Valley Street
Thomaston, ME 04861

RE: J. F. Scott Construction Company
20 Royal Street
Winthrop, ME 04364

PROJECT: Maine Watts Block Renovation

Dear Mr. Hahn:

This letter will serve to confirm J.F. Scott Construction Company is a highly regarded and valued customer of Old Republic Insurance Company. During this relationship, the surety has considered supporting single projects of \$35,000,000 with an aggregate program of \$45,000,000. We are prepared to support J.F. Scott Construction Company and hope you will give them favorable consideration for your project.

Naturally, as is customary with the surety industry, all surety bond approvals will be contingent upon a favorable underwriting review of project specifics, including contract terms, contract conditions, project financing and bond forms. If you need any additional assurance regarding the bonding capacity of J.F. Scott Construction Company, please do not hesitate to contact me.

Best Regards,



Samuel M. Goulet
Attorney-In-Fact

Local Address: 46 Wright's Landing Road, P. O. Box 1090, Auburn, ME 04211-1090

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Proposed forms of Agreement

While JF Scott Construction is open to discussion around the forms of agreement, the vast majority of the projects we manage utilize the *AIA A133 Standard Form of Agreement Between Owner and Construction Manager as Constructor, where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price.*



Balancing Competing Project Objectives

Other Information

WE ARE BUILT FOR BUILDING RELATIONSHIPS

JF Scott Construction is a 100% employee owned construction management firm located in Winthrop, Maine. We have approximately 25 employees consisting of 3 project managers, 6 superintendents, and a dozen foremen and tradesmen. We have been approved for bonds exceeding \$40M and have a strong financial relationship with Kennebec Savings Bank.

Incorporated in 2013, JF Scott Construction is a group of managers and supervisors who have worked together for the last 20 years on renovations and new construction for clients in the healthcare, academic, arts, private and municipal markets throughout Maine. From 2010 to 2013, these managers and supervisors worked collaboratively with MaineGeneral Medical Center and construction partners to complete the Alford Center for Health under budget and seven months ahead of schedule. The project exceeded expectations by expanding its scope and constructing higher levels of quality than originally anticipated. In the summer of 2013, we saw an opportunity to leverage what we had learned at MaineGeneral to improve construction delivery coming together to form the core of JF Scott Construction. Now celebrating our 10-year anniversary, we have completed more than \$500M in preconstruction and construction projects since 2013. While we have completed larger projects and have a bonding capacity in excess of \$40M, more than 200 of these projects have been \$500K or smaller.

In 2016, JF Scott Construction Company proudly became a 100% Employee Owned company through an Employee Stock Ownership Plan (ESOP). This has helped bring a sense of inclusion and ownership to our already tight-knit group of employees, while helping them to achieve their goals for retirement.

We are highly selective in the projects that we pursue, reserving our capacity for projects that consist of collaborative teams that are capable of working together to deliver the highest quality results that our clients deserve.



A SOLID CHOICE-ON MANY LEVELS

- More than \$500 Million in Preconstruction and Construction Projects since 2013
- More than 100 projects less than \$1M in construction cost completed since 2013
- More than 200 projects completed in and around sensitive occupied areas since 2013

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“...to the entire crew at JF Scott. Your team is the best! ...for making sure all the I’s are dotted and the T’s were crossed ...for your attention to detail and keeping all of the Subcontractors in line. Your crew is excellent! Thank you for transforming this space into a work of art!”

-Coastal Maine Healthcare Client, November 2021

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Winthrop, Maine 04364
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