



SERRANO CONSTRUCTION AND DEVELOPMENT CORP.

GENERAL CONTRACTOR

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CAPABILITIES STATEMENT



Let's Build For You.

CORE COMPETENCIES

Serrano Construction and Development Corp. (SCDC) is a Guam-based corporation celebrating 23 successful years in the construction industry. SCDC is a minority-owned and disadvantaged small business, providing exception quality work, including construction and development of our business residential, commercial, local government, and Federal projects. SCDC has completed 8a MACC and HUBZONE MACC projects totaling contract more than \$40,000,000.00 (\$40 Million). These projects include new construction, alterations, repairs, renovations and remodeling kitchens, bathrooms, complete houses, offices, warehouses and BEQ's.

SCDC's Core Competencies Include:

- In-depth familiarity with the construction and development industry in Guam
- Seasoned experts who handle every aspect of the contract
- Responsive and responsible vendor, with an excellent record of meeting deadlines and on-time delivery of completed, turnkey projects
- A zero-tolerance policy in relation to safety, so that all safety standards are met and compliance is rooted in the corporation's business model
- Long list of past-performances, with numerous Federal contracts
- Clear understanding of the nature of Federal contracting
- Highly skilled, professional workforce lead by a key management team who together possess decades of experience in the construction and development industry
- A vast amount of resources on hand, including relevant equipment
- Superior work with intense focus on customer service and support

Services Provided:

General Contractor

SCDC's primary focus is the Government and Commercial construction markets. We are a full service General Contractor specializing in design, build, renovation construction, traditional bid build construction, and other specialty construction. We also provide estimating and budgeting services, project management and design consulting services.

Design Build Construction

SCDC has successfully performed numerous design build projects for both renovation and new work in commercial and Federal facilities. We work very closely with our team members, to include A/E's, subs, consultants and suppliers to provide a high level of quality and customer satisfaction on all of our projects.

Mission Critical and Specialty Projects

SCDC is ready and able to provide complete construction and accreditation of mission critical and specialty facilities. Through our extensive pool of highly qualified architects, engineers, subcontractors, consultants and suppliers, we offer turnkey solutions for single source projects and programs.

PAST PERFORMANCE

SCDC targets three primary markets: federal, state, and local governments for all construction needs. As a service and client satisfaction oriented contractor, our goal is to become the “go to” contractor for turnkey construction solutions for every need. Our impeccable reputation has developed over the past 23 years through successes achieved in past projects and on-going projects.

PAST PROJECTS

PROJECTS LISTING - NAVFAC

Task Order #	Project Name HUBZONE MACC	Date of Award	Contract Completion Date	Total Contract Amount in US \$
DB05	Construct Dog Park at Harbor View	1/10/2009	27/3/2010	470,337.00
DB07	Replace & Upgrade AC System BOQ Naval Base	3/2/2010	18/8/2010	499,348.00
DB08	EPA Compliance Monitoring of Navy Wells	1/10/2009	28/6/2010	676,456.89
DB10	Repair Fence/Gate for Anti-terrorism Nimitz Hill	6/5/2010	13/9/2010	944,396.82
DB11	Renovate Bldg. 206 Nimitz Hill	20/5/2010	16/10/2010	704,278.99
DB12	Install Shutters, New Apra Naval Base Guam	20/5/2010	19/11/2010	901,625.04
DB15	FY10 Milcon Project SAKW103002 Northwest Field AFFP Perimeter Fence Road AAFB	15/10/2010	28/6/2011	3,437,140.65
DB23	Misc Repairs Bldg 901 Naval Base	17/5/2011	28/1/2012	484,275.74
DB26	Bldg. 338 Naval Base GTS	3/6/2011	23/1/2012	759,056.23
DB38	Bldg 778 & 779A Naval Magazine	2/9/2011	6/7/2012	452,005.64
DB39	Bed Down Systems	20/10/2011	22/9/2012	1,642,527.44
DB44	Misc Repair Bldg 3179 OPS Storage NBG	5/7/2012	21/4/2013	2,132,547.05
DB46	Misc Repairs Bldg. 104 Naval Base Guam	13/7/2012	24/3/2013	499,923.56

DB48	Repair Explosive Ordnance Disposal (EOD) NBGMS	13/7/2012	25/3/2013	521,273.14
DB51	Bldg 18001 AAFB NAVFACMAR DBMACC	7/3/2013	8/12/2013	428,947.57
DB54	Install 25,000 Gallons Fuel Storage Tank at Building 309, Naval Base Guam	9/7/2013	6/2/2014	437,063.99
DB55	Install Energy Efficient Lights, Various Locations, Naval Base Guam	19/7/2013	19/3/2014	872,664.93
DB56	Replace Inert Storage Facility, Building 768NM, Naval Base Guam Munitions Site	25/9/2013	On Going	599,999.34
DB57	Build Office Space at Bldg. 2112, EODMU-5, Naval Base Guam	17/10/2013	31/10/2014	414,523.18
DB58	NBG Wharves Security Upgrade US Navy	9/10/2013	On Going	2,158,859.62
DB59	Replace Force Main, Restore and Rehabilitate SLS 4 at Nimitz Hill and SLS 3 Naval Hospital	1/4/2014	25/9/2014	1,115,447.44
DB53	Replace/Upgrade Sewerline SLS 23 to SMH B-14, Naval Base Guam Apra Harbor	24/5/2013	9/4/2015	594,154.13
DB58	NBG Wharves Security Upgrade US Navy	9/10/2013	10/4/2015	2,158,859.62
DB56	Replace Inert Storage Facility, Building 768NM, Naval Base Guam Munitions Site	25/9/2013	On Going	758,311.57
			SUB TOTAL	\$ 20,746,852.39

Task Order #	Project Name / Private	Date of Award	Contract Completion Date	Total Contract Amount in US \$
1	Magsaysay Apartment	31/10/2008	16/3/2009	1,200,000.00
2	Villa Vientroy Apartment Phase 1	14/1/2014	15/3/2015	1,350,000.00
3	Villa Vientroy Apartment Phase 1	30/6/2015	ON GOING	1,450,000.00
			SUB TOTAL	\$ 4,000,000.00

Task Order #	Project Name / 8A MACC	Date of Award	Contract Completion Date	Total Contract Amount in US \$
18	Replace Playground Equipment at Various U.S. Navy Housing Areas.	31/10/2007	16/3/2008	906,593.61
56	Remove and Replace the Concrete Floor and AC	14/5/2009	28/12/2009	662,630.63
67	35 Housing Units atLockwood	30/9/2009	22/2/2010	474,601.23
75	Alpha/Bravo Wharf Industrial Area Improvements Polaris Point	17/3/2010	16/9/2010	399,329.73
S901	Demo Various Buildings AAFB	1/10/2009	11/6/2010	398,727.32
			SUB TOTAL	\$ 2,841,882.52

Task Order #	Project Name HUBZONE MACC	Date of Award	Contract Completion Date	Total Contract Amount in US \$
DB03	Provide parking lot for 50 stalls	29/9/2009	23/3/2010	337,116.34
DB04	Provide stand alone solar powered light for playground at Flag Circle Housing	12/10/2009	10/5/2010	70,525.07
DB06	Repair Ceiling mounted chilled water to Floor mounted AHU	1/10/2009	29/3/2010	68,645.00
DB09	Miscellaneous repairs Bldg 520 Camp Covington Lounge Naval Base Guam	28/4/2010	10/10/2010	257,216.93
DB13	Misc. Repairs, MWR Maintenance Shop Bldg. 94 Naval Base	7/5/2010	20/9/2010	69,132.50
DB14	Parking Lot Re-alignment BEQ 1-20 Naval Base Guam	10/8/2010	2/10/2010	292,350.67
DB16	Replace/Expand HSC-25 Nicad Battery, Locker Bldg 2648 AAFB Guam	30/6/2010	18/1/2011	104,510.00
DB17	Flightline AAFB	28/9/2010	16/3/2011	399,907.34
DB19	Playground Lighting-Apra Palm	7/10/2010	26/5/2011	325,169.00
DB20	Psewerline NIMITZ HILL	17/3/2011	7/9/2011	367,592.59

DB21	Bldg. 784, 785 & 786	5/5/2011	3/12/2011	220,912.23
DB22	Bldg. 258 Naval Base	5/5/2011	29/7/2011	106,693.89
DB24	Flag Circle Nimitz Hill	5/5/2011	29/7/2011	121,364.00
DB25	Bldg. 408 Naval Base Guam	24/5/2011	14/11/2011	388,721.21
DB27	Bldg. 3169	2/6/2011	13/1/2012	264,126.52
DB28	Bldg. 19017 Hazwaste AAFB	6/6/2011	8/10/2011	75,781.20
DB29	Chapel 2 AAFB	8/6/2011	3/1/2012	388,198.96
DB30	Bldg B9100 & B9103 AAFB	6/7/2011	1/2/2012	104,159.86
DB31	B20026 AAFB	6/7/2011	9/1/2012	97,939.21
DB32	Bldg. 103 Restroom Naval STA	27/6/2011	11/2/2012	204,553.61
DB33	Hangar 3 AAFB	29/7/2011	23/2/2012	247,042.82
DB34	Street Lighting- AAFB	13/6/2011	30/12/2011	123,169.07
DB35	Bldg. 100 Fire Station Nimitz Hill	24/6/2011	11/4/2012	392,186.73
DB36	Paving Storage Tank	9/8/2011	24/2/2012	111,159.00
DB37	Bldg 449 Naval Magazine	24/8/2011	12/1/2012	138,878.30
DB40	Misc Repair Bldg 106 Naval Base Guam	30/3/2012	25/7/2012	229,876.47
DB41	Repair AC Plant Facility Bldg. 308 Naval Base	6/2/2012	25/7/2012	212,207.78
DB42	Repair Storage Facility Bldg 408 NBGTS	30/3/2012	19/9/2012	98,577.43
DB43	Replace/Upgrade CIP with PVC @ NBG	10/5/2012	23/12/2012	284,382.02
DB45	Repair Spalled Concrete BEQ 6 NBG	6/7/2012	22/12/2012	107,981.62
DB47	Misc Repairs Bldg. 905 Naval Base Guam	11/7/2012	26/10/2012	129,947.39
DB49	Bldg 1181 NAVFACMAR DBMACC	9/1/2013	3/1/2014	281,214.43
DB50	Booster Pump NAVFACMAR DBMACC	6/3/2013	20/1/2014	249,942.78
DB52	Bldg 3268 APRA Harbor NAVFACMAR-DBMACC	11/3/2013	26/7/2013	95,977.59

DB53	Replace/Upgrade Sewerline SLS 23 to SMH B-14, Naval Base Guam Apra Harbor	24/5/2013	9/4/2015	337,909.35
DB6001	Task#DB6001 Install Fire Alarm Bldg 2616 AAFB	8/5/2012	7/1/2013	178,738.63
			SUB TOTAL	\$ 7,483,807.54

Task Order #	Project Name / 8A MACC	Date of Award	Contract Completion Date	Total Contract Amount in US \$
15	Replace Interior Doors and Hardwares-Bldg. 197 and 230 NCTS	10/8/2007	28/1/2008	122,042.00
17	Replace Air Conditioning and Ventilation Equipment, Chapel Bldg. 1984 and Gym 1980	5/10/2007	15/2/2008	265,380.87
20	Repair Water Damaged Housing Unit 113-Plumeria New Apra Housing Area	2/10/2007	18/1/2008	50,646.37
21	Install Chain Link Fence and Electric Sliding Gate, Xray Wharf	7/11/2007	21/2/2008	37,911.00
22	RTI Barracks Renovation Bldg. 19, Fort Juam Muna	25/10/2007	24/3/2008	115,724.16
23	Replace Deteriorated Chain Link Fence-Bldg. 54 Barrigada	25/10/2007	24/2/2008	45,197.39
25	Repair Water Damaged Units 105, 113, 140, 169, 188 & 204 - Banyan Circle	30/10/2007	28/3/2008	213,196.00
26	Repair Fire Damaged Unit#327, Johnson Road, Naval Hospital	31/10/2007	27/3/2009	92,800.00
28	Renovate into a Pre- Teen and Renovate into a Teen Center, U.S. Naval Base	15/1/2008	28/7/2008	157,720.68
29	Replace Self Contained Air Cooled Water Chiller No.1 BEQ COMPLEX U.S NBG	15/1/2008	26/4/2008	239,982.30
30	Renovate into a Pre-Teen Center Bldg 1982A, U.S NAVAL BASE, GUAM	31/3/2008	19/6/2008	166,440.02
31	Subsurface Investigation at Uniform Wharf Apra Harbor	7/4/2008	26/5/2008	37,379.00

32	Repairs to Bldg. 3110, CSS-15	8/4/2008	18/6/2008	58,900.77
33	Replace all existing doors at Bldg. 2117, Bldg. 2118, and Bldg. 3169, DDGM Compound	28/4/2008	09/06/08	112,865.00
34	Install Storm Shutter to Bldg. 112, 309, 285 at NCTS and Bldg. 52 at Radio Barrigada	25/4/2008	17/8/2008	44,000.00
35	GUARNG Buildings 8 & 9 Exterior and Interior Renovations at Fort Juan Muna	10/6/2008	31/8/2008	196,930.19
38	Construct Directory Map U.S. Naval Base Guam, M.I.	10/7/2008	24/11/2008	65,800.00
45	Install Lead Partition at Bldg. 1 Naval Hospital, Guam	3/1/2009	21/4/2009	58,504.95
46	Misc. Repair for Bldg. 543, 544, 545 & 548, Camp Covington	7/1/2009	17/6/2009	267,262.47
47	Replace and repair raised floor - Bldg. 285	16/3/2009	21/10/2009	369,744.06
48	Reconfigure Interior #4 Flag Circle, Nimitz Hill, Guam	20/3/2009	30/10/2009	223,000.00
49	Bldg 405 & 740 Naval Mag	23/3/2009	26/2/2010	225,200.00
50	Repair Existing Structural Canopy, Bldg. 7012 NEX Autoport	20/3/2009	5/9/2009	150,000.00
51	AIS Deficiencies Naval Mag Add'l Work	24/3/2009	17/9/2009	33,329.42
52	MISC. Repairs, Bldg. 91, Admiral Nimitz Golf Club, Barrigada, Guam	10/4/2009	28/9/2009	170,243.53
53	Install Wainscoting Tile Throughout the Hallways of the McCool Elementary/Middle School	17/4/2009	15/8/2009	127,000.00
54	Replace a/c and repair roof of #4 Flag Circle, Nimitz Hill, Guam	7/5/2009	30/10/2009	56,172.00
55	Repair & repaint cracked ceilings & walls in B428 B781 and B783	12/5/2009	18/3/2010	272,318.74
57	Misc. Repairs to Building No. 3180, Main Base, Guam	12/5/2009	28/8/2009	108,434.22
58	Resurface NEX Parking Lot at Naval Hospital, Guam	28/5/2009	11/11/2009	296,071.04
59	Remove perform miscellaneous repair and	8/6/2009	30/11/2009	119,288.93

	security upgrades, Bldg. 3169 Port Ops, Guam			
61	Renovate Bldg. 13, 16 and 22 at Fort Juam Muna	25/6/2009	13/11/2009	299,859.58
63	Repair eroded road shoulder/ Culvert Embarkment Sasa Valley & Tenjo Vista	25/6/2009	10/2/2010	195,288.83
64	Install Standard Bike Lanes (Add'l Work)	26/7/2009	29/11/2009	41,264.87
65	AIS Repairs to Bldg. 555 dental Clinic Camp Covington	25/8/2009	11/1/2010	189,017.65
66	Repair & paint cracked Naval B441 & B445	25/8/2009	11/3/2010	267,028.52
68	B560, Camp Covington, Naval Base	26/9/2009	27/11/2009	179,980.00
69	Miscellaneous repairs to B1793	15/10/2009	6/1/2010	136,179.00
71	Construct trash enclosure, Apra view HSG Area	20/10/2009	5/6/2010	211,200.24
72	Renovate CIO Office space B100, Naval Base	26/10/2009	14/2/2010	69,962.00
73	Provide package AC unit, C2 Wing B1	25/10/2009	28/3/2010	199,270.70
74	Repair & Replace Perimeter Fence	24/10/2009	30/4/2010	89,836.00
78	Base Communication Bldg 4921	12/3/2010	28/9/2010	113,432.86
79	Misc repairs to BB59, BEQ US Naval Base Guam	16/3/2010	27/10/2010	158,196.93
80	Bldg 4423 Polaris Point	9/4/2010	27/7/2010	56,654.75
81	Supply & Install Fence @ Sierra Wharf Naval Base Guam	27/4/2010	13/6/2010	53,417.98
82	Repair & Replace Deteriorated Chainlink Fence, Echo & Delta Wharf at Fuel Farm	29/4/2010	13/6/2010	139,025.62
83	Misc Repairs-Bldg 337, Naval Communication Station	29/4/2010	16/9/2010	190,363.94
			SUB TOTAL	\$ 7,089,464.58

PROJECTS LISTING - SMALL BUSINESS

Owner / Customer	Project Name	Location	Date Completed	Contract Amount in US \$
Donald W. Thayer III	Proposed 3 Storey House	Chalan Pago Guam	4/15/2008	415,970.00
Jean Wai	Proposed 4 Bedrooms with 2 bath	NCS Guam	5/1/2008	163,863.00
Pejman Gouniai	Proposed 2 Storey House	Barrigada Hts	12/12/2007	295,000.00
Mark & Gina Duenas	3 Bedroom 2 -1/2 Bath Concrete House	Talofofo Guam	12/5/2007	159,520.00
Jenny Tedtaotao	4 Bedroom 2- 1/2 Bath Concrete House	Yon Guam	6/6/2007	239,590.00
Herman & Regie Pablo	4 Bedroom 2 Storey Residential	Santa Rita Guam	11/29/2006	311,950.00
John & Wendy Perez	3 Bedroom Concrete Residential Bldg.	Harmon Guam	11/9/2006	144,900.00
Brian & Patricia Bliss	2 Storey 4 Bedroom Concrete Res. Bldg	Nimitz Hill Guam	10/16/2006	356,103.00
Santa Bernadita Chapel	Chapel Renovation & Expansion	Agafa Gumas	4/17/2006	307,900.00
Faraz Ohadi / Capián Grill	Tenant Improvement for Capián Grill/Blue Lagoon	Plaza Tumon Guam	4/13/2006	86,301.12
Marcos & Flordeliza Crisostomo	3 Bedroom with 2 Full Bath Concrete Roof House	Dededo Guam	2/6/2004	118,000.00
Vince Apuron	2 Bedroom 2 Full Bath with Double Carport	Maite Guam	4/5/2004	113,000.00
Mr. Roland & Mary Ann Taitague	Concrete roof carport w/ Bathroom Extension	Talafofo Guam	10/22/2003	49,000.00
Grace / Jocelyn Galura	4 Bedroom with 2 full bath and porch	Latte Heights Guam	9/22/2003	125,000.00
Anthony Arriola Project	3 Bedrooms with two full bath concrete roof	Mangilao Guam	9/11/2003	116,000.00
Peter & Jeannie Leon Guerrero	3 Bedroom 2 full bath concrete	Dededo Guam	8/25/2001	109,000.00
John Ausdall	2 Storey, 6 bedrooms 4 Full Bath Concrete House	Nimitz Hill Guam	7/20/2001	258,000.00
Ronald Toves	1 storey 3 bedrooms 2 full Bath Concrete House	Dededo Guam	12/1/1999	116,000.00

Cheryl Tamayo	1 Storey 3 bedrooms 3 full bath Concrete House	Talafofo Guam	8/12/1999	150,000.00
Matthew Blaz	Renovation of existing tin roof to Concrete 2 BR house	Barrigada Guam	5/26/1999	89,300.00
Phillip Cruz	Three (3) bedrooms 2 full bath Concrete House	Talafofo Guam	5/26/1999	106,000.00
Teresita Rosario	Renovation of existing tin roof to Concrete 3 BR house	Talafofo Guam	2/23/1999	163,000.00
John Mesa	4 bedrooms 2 full bath Concrete House	Talafofo Guam	3/9/1999	127,900.00
Tony Panaguigon	Renovation 2 Bedroom 1 full bath House	Agat Guam	10/28/1998	104,000.00

DIFFERENTIATORS

- Total of 65 local, highly-skilled workers in Cement Masonry, Carpentry, Metal-Works, and other trades, including 30 local workers and 35 H2 workers.
- Large inventory of construction equipment, owned and on-hand, including backhoes and dump trucks
- Ready-to-go teams give flexibility to respond quickly & on short notice
- Successfully completed over 60 task orders in the 2009 HUBZone MACC – N40192-09-R-2700
- \$15,000,000.00 (\$15 Million) Single Bond limit and \$25,000,000.00 (\$25 Million) Aggregate Bond limit, with the flexibility for more, from Westchester Fire Insurance
- \$2,000,000.00 (\$2 Million) Grid Line of Credit, from First Hawaiian Bank
- Bonded by a TREASURY LISTED, 'A' rated surety, a selective high quality surety

COMPANY DATA

Serrano Construction and Development Corp. (SCDC) was established in June, 1992.

SCDC's Mission Statement:

SCDC strives to construct and develop quality projects through integrity, timeliness, professionalism, and expertise, for the benefit of our clients and the betterment of the community in which we work.

Summary of SCDC's main customer base:

- U.S. Federal Government; U.S. Air Force; U.S. Navy (sub-contractor)
- Local Government
- Residential projects
- Various Commercial renovation projects

Certifications, Codes, etc.:

- DUNS: 855021080
- CAGE 1SP66
- SBA (8) contractor
- HUBZone Certified
- Minority Owned
- Certified as a Small Disadvantaged Business (SDB) in the Federal Government's SDB program and HUBZONE MACC Contractor
- NAICS: 236210
- Additional NAICS Codes: 236220, 237110, 238120, 238140, 238150, 238220, 238310, 238320, 238330
- Major SIC Codes: 1521, 1522
- Secondary SIC Codes: 1542, 1541, 1751, 1771
- Guam Contractor's License Number: CLB06-0027

Bonding:

\$15,000,000.00 (15 Million) – SINGLE

\$25,000,000.00 (25 Million) – AGGREGATE

Key Contact:

Noli J. Serrano, *President*

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