RIVER RIDGE ACADEMY AND MAY RIVER HIGH SCHOOL ADDITIONS

JUNE 14, 2019

Submitted by:

CPPI
CHARLES PERRY PARTNERS, INC

construction management | design build | general contracting

July 17, 2019

Beaufort County School District
Procurement Office
2900 Mink Point Blvd.
Beaufort, SC 29902

RE: Construction Management at-Risk Services – River Ridge Academy and May River High School Additions

Members of the Selection Committee:

Charles Perry Partners, Inc. (CPPI) is pleased to submit our proposal to provide Construction Management Services for the Beaufort County School District's River Ridge Academy and May River High School Additions. Our experience working on projects of a similar nature will ensure that your projects are delivered on time and on budget, and that all of Beaufort County School District's goals for the projects are achieved.

CPPI has been providing professional construction services throughout the Southeast since 1968. Over the course of 51 years of construction experience, CPPI has established itself as an educational facility builder. We have completed more than 4.5 million square feet of K-12 schools worth over $750,000,000 for 25 different school districts. In the last 5 years alone, we have worked on more than 40 K-12 projects in the Southeast. With this depth of experience and our strong management capabilities, we have an intuitive understanding of what it will take to make your projects successful.

The CPPI team, strategically selected for your projects, has worked on a number of occupied campuses throughout the Southeast. This educationally focused team has an outstanding record with regional facilities teams and an intimate understanding of school operations to ensure minimal disruption to the faculty and students and is ready to serve you.

In addition to working closely with your staff, we believe in supporting the parents, students, staff, and community members through open communication about the construction project. We offer a number of educational opportunities by providing regularly scheduled guest teachers and tours of the construction project in order for students to learn about construction and the science and math associated with this field. Our employees believe in serving as mentors, in organizations and charities throughout our communities, as well as volunteering and serving on many foundation boards. CPPI is proud of our long and enduring commitment, support, and involvement with the communities we serve.

Most importantly, you have our personal commitment to bring CPPI's talented resources to the project and to provide the highest level of service. At CPPI, we take great pride in our long-standing relationships with our K-12 clients, and we look forward to having the opportunity to build and develop a strong relationship with Beaufort County School District by demonstrating our ability to perform and deliver successful facilities to you. Thank you for the opportunity to submit our qualifications. We believe that our experience, expertise, and capabilities make CPPI the best choice to be your partner for your projects.

Sincerely,
Charles Perry Partners, Inc.

Matthew Webster
Executive Vice President/Principal
matt.webster@cppi.com

Table of Contents

i. Cover Page and Page Two
ii. Firm Information
iii. Pre-Construction & Construction Project Team
iv. Previous Experience
v. Workload
vi. Financial Stability
vii. Fees and Costs
viii. Miscellaneous

TRUST
BUILT
ON PERFORMANCE

Cover Page and Page Two

Beaufort County School District

Solicitation Number:	19-018
Date Printed:	June 19, 2019
Date Issued:	June 19, 2019
Procurement Officer:	Kaylee Yinger
Phone:	843-322-2349
Email:	Kaylee.Yinger@beaufort.k12.sc.us

Request for Proposals

DESCRIPTION: **Construction Management at-Risk Services – River Ridge Academy and May River High School Additions**

SUBMIT OFFER BY (Opening Date & Time): **July 17, 2019 @ 2:00 PM**

QUESTIONS MUST BE RECEIVED BY: **July 11, 2019**

NUMBER OF COPIES TO BE SUBMITTED: **Six (6) Originals and One CD (all documents as a single PDF file)**

Offers must be submitted in a sealed package. Solicitation Number & Opening Date must appear on package exterior.

SUBMIT YOUR SEALED OFFER TO EITHER OF THE FOLLOWING ADDRESSES:

MAILING ADDRESS:	PHYSICAL ADDRESS:
Beaufort County School District	Beaufort County School District
Procurement Office	Procurement Office
P.O. Drawer 309	2900 Mink Point Blvd
Beaufort, SC 29901-0309	Beaufort, SC 29902

CONFERENCE TYPE: **NO PRE-BID CONFERENCE** LOCATION:

DATE & TIME:

AWARDS & AMENDMENTS:

Award will be posted at the Physical Address stated above on or after **July 17, 2019**. The award, this solicitation, and any amendments will be posted at the following web address: http://beaufortschools.net. You must submit a signed copy of this form with Your Offer. By submitting a proposal or bid, you agree to be bound by the terms of the Solicitation. You agree to hold Your Offer open for a minimum of ninety (90) calendar days after the Opening Date.

NAME OF OFFEROR: (Full legal name of business submitting the offer) ENTITY TYPE:

Charles Perry Partners, Inc. Corporation

AUTHORIZED SIGNATURE (Person signing must be authorized to submit binding offer to enter contract on behalf of Offeror named above)

Matthew J. Webster Executive Vice President / Principal

PRINTED NAME TITLE

Instructions regarding Offeror's name: Any award issued will be issued to, and the contract will be formed with, the entity identified as the Offeror above. An offer may be submitted by only one legal entity. The entity named as the Offeror must be a single and distinct legal entity. Do not use the name of a branch office or a division of a larger entity if the branch or division is not a separate legal entity, i.e., a separate corporation, partnership, sole proprietorship, etc.

PAGE TWO

(Return Page Two with Your Offer)

HOME OFFICE ADDRESS (Address for Offeror's home office/ Principal place of business):	NOTICE ADDRESS (Address to which all procurement and contract related notices should be sent):
8200 NW 15th Place Gainesville, FL 32606	7 E. Congress St., Suite 715 Savannah, GA 31401

PHONE NUMBER:	(912) 232-4544
EMAIL ADDRESS:	matt.webster@cppi.com

PAYMENT ADDRESS (Address to which payments will be sent):	ORDER ADDRESS (Address to which all purchase orders will be sent):
[X] Payment Address Same as Home Office Address	[X] Payment Address Same as Home Office Address
[ ] Payment Address Same as Home Notice Address	[ ] Payment Address Same as Notice Address
(check one only)	(check one only)

ACKNOWLEDGEMENT OF AMENDMENTS:	Amendment Number	Amendment Issue Date
	1	July 2, 2019

Offeror acknowledges receipt of amendments by indicating amendment number and its date of issue.

MINORITY PARTICIPATION- Are you a Minority Business Enterprise: Yes [ ] No [X]
If yes, please include a copy of your certification.

Firm Information

FIRM NAME
Charles Perry Partners, Inc.

FIRM ADDRESS
7 E. Congress St., Suite 715
Savannah, GA 31401

HISTORY OF CPPI
In 1968, Charles R. "Chuck" Perry established a tradition of excellence by providing an impressive array of services for public and private sector clients through Charles Perry Construction.

In 1996, as the market shifted and the construction management methodology became more popular, Chuck established PPI to better serve this client type.

After Chuck's passing in 2005, the company continued to expand and build upon his legacy. In 2009, the Perry family of companies established a Georgia office and hired local, knowledgeable management and personnel to complement its existing team and better serve the needs of the Georgia market.

In 2011, Charles Perry Partners, Inc. (CPPI) was created as a strategic merger of these companies, combining the expertise of its staff and the quality of its projects while maintaining the principles established by Chuck 43 years earlier.

CPPI has staffed offices in Savannah, as well as Jacksonville, Gainesville, Orlando, Ft. Myers, Tampa, Florida, and Lynchburg.

CPPI's current ownership consists of six active principals with an average of 20 years of service with the firm. This ownership includes:

- Breck Weingart, Chairman - 36 Years with CPPI
- Brian Leslie, President - 26 Years with CPPI
- John Carlson, Principal - 23 Years with CPPI
- Jason Morgan, Executive Vice President - 16 Years with CPPI
- Vinnie Moreschi, Executive Vice President - 20 Years with CPPI
- Matt Webster, Executive Vice President - 23 Years with CPPI

CPPI is a Construction Management, Design Build, and General Contracting firm with over 200 employees. The firm is a leader in sustainability and is dedicated to the communities in which it serves.

CONTACT INFORMATION FOR THE OFFICER OF THE FIRM IN CHARGE OF PROPOSAL
CPPI's Officer of the Firm in charge of this proposal is Ryan Taylor. He is a Vice President and Regional Manager of the Jacksonville, FL and Savannah, GA offices of CPPI and has more than 20 years of construction experience. He will serve as the Senior Project Manager for the Additions to River Ridge Academy and May River High School.

Ryan Taylor
VP / Regional Manager

o: (912) 232-4544
m: (904) 540-5544
e: ryan.taylor@cppi.com

CORPORATE OFFICE: 8200 NW 15TH PLACE GAINESVILLE, FL 32606
OFFICES: ORLANDO, FL | TAMPA, FL | JACKSONVILLE, FL | SAVANNAH, GA | LYNCHBURG, VA
FLORIDA: CGC 016873 | **GEORGIA:** GCCO 002841 | **VIRGINIA:** CBC 2705163344

LOCATION OF CORPORATE HEADQUARTERS AND OTHER DIVISIONAL OFFICES

GAINESVILLE
8200 NW 15th Place
Gainesville, Florida 32606
P: (352) 333-9292
F: (352) 333-9293

ORLANDO
200 E. Palm Valley Drive, Ste 1040
Oviedo, Florida 32765
P: (407) 977-2353
F: (407) 977-2354

JACKSONVILLE
12740 Gran Bay Parkway West
Jacksonville, FL 32258
P: (904) 940-9902
F: (904) 940-9903

TAMPA
10150 Highland Manor Dr., Ste 135
Tampa, FL 33610
P: (813) 979-9577
F: (813) 979-9578

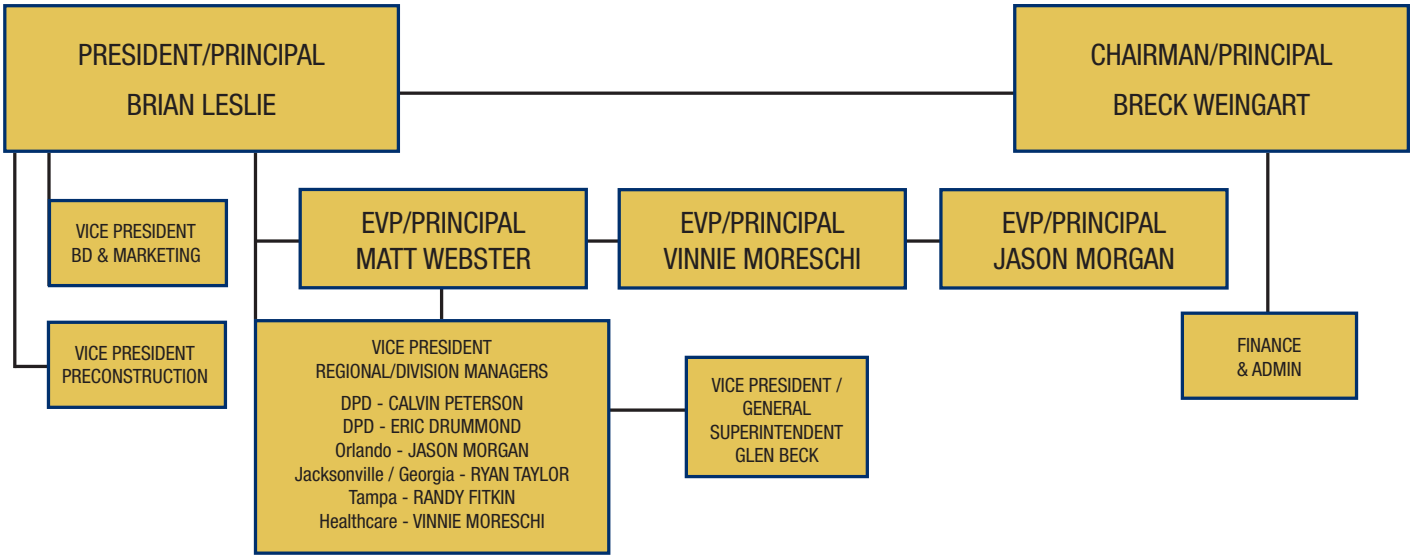
SAVANNAH
7 E. Congress Street, Suite 715
Savannah, GA 31401
P: (912) 232-4544
F: (912) 495-5880

LYNCHBURG
110B Duncraig Drive
Lynchburg, VA 24502
P: (540) 242-1580

LOCATION OF OFFICE(S) WHICH WILL BE INVOLVED IN THE PROJECT DURING BOTH PRECONSTRUCTION AND CONSTRUCTION

This project will be managed from CPPI's Savannah office with additional support provided if necessary from our Jacksonville office. Both office locations are listed above.

ORGANIZATIONAL STRUCTURE



DEPTH OF RESOURCES

Principals	6	Scheduler/LEAN	2
Executives	13	Estimators	7
Project Managers	70	Administration	23
Superintendents	61	Interns	16
Preconstruction/Marketing/BD	7	Skilled Laborers	13
MEP/FP/BIM	1	Safety	1
		TOTAL STAFF	***220***

VENDOR REFERENCES

Custom Cabinets by Williamson Millworks, Inc.
7 Aviation Ct.
Garden City, GA 31408
912-964-2290
Wayne.Cawthon@custom-cabinets.net
Wayne Cawthon

TCM Waterproofing, LLC
3650 Burnette Park Drive
Sewanee, GA 30024
770-904-5829
Justin.Horton@tcmwaterproofingllc.com
Justin Horton

Spach Enterprises
3845 Wrightsboro Rd., Suite B
Augusta, GA 30909
706-631-1228
Rcspach@gmail.com
Chris Spach

HA Sack Co.
3302 Zell Miller Pkwy.
Statesboro, GA 30458
912-536-0483
DanV@hasack.com
Dan Ver Beek

Southeast Roofing Solutions, Inc.
16101 Hwy. 80 West
Statesboro, GA 30459
912-687-2985
bryan@seroofingsolutions.com
Bryan Wiggins

Pre-Construction & Construction Project Team

- *Provide resumes describing your anticipated Project Team, along with their invididual and team experiences in projects similar in nature to the proposed project.*

EDUCATION
University of Florida, B.S.
Building Construction

YEARS OF EXPERIENCE
24 Years

ACTIVE REGISTRATION
Certified General Contractor

LEED Accredited Professional BD+C, U.S. Green Building Council

Green Globes Professional

U.S. Army Corps of Engineers Certified Quality Control Manager (CQM-C)

Certified Plans Examiner, FLPX3320

Certified Building Code Inspector, FLBN6322

Matt Webster

EXECUTIVE VICE PRESIDENT

PRINCIPAL IN CHARGE / PROJECT EXECUTIVE

Matt provides project overview and assists in coordination at all points throughout the project. He will make sure all the resources are in place to deliver a successful project. Matt is an active Principal who will work with the Beaufort County School District to ensure the River Ridge Academy and May River High School Additions are successful.

- Expert in project development and delivery
- Provides principal leadership and direction for all phases of the project
- Assistance with strategic decision-making, establishment of project budget information, design review, preconstruction monitoring and finalizing contractual arrangements

RELEVANT EXPERIENCE

- Liberty County School District Bradwell Institute Renovations
- Savannah-Chatham County Public School System Isle of Hope K-8 School
- St. Johns County School District K-8 Palm Valley Academy
- Savannah-Chatham County Public School System Haven Elementary School
- Pinellas County Schools Cypress Woods ES and Orange Grove ES Additions
- Volusia County Schools Creekside Middle School HVAC Renovation
- Pasco County Schools R.B. Cox Elementary School
- Pasco County Schools Shady Hills Elementary School
- Pinellas County Schools Cypress Woods Elementary School
- Pinellas County Schools Orange Grove Elementary School
- Hillsborough County Schools Referendum Projects (3 Schools – Benito MS, Clark ES, Wharton HS)
- Hillsborough County Schools Gorrie ES Renovation Phase I
- Charlotte County Schools Continuing Contract
- Seminole County Schools Seminole High School 9th Grade Center Renovation
- Alachua County School Board Continuing Contract
- North East Florida Educational Consortium Palatka
- Alachua County Schools Classroom Renovation
- Santa Fe College Continuing Contract
- Santa Fe College Center for Emerging Technologies
- City of Gainesville / Community Redevelopment Agency Continuing Contract
- Alachua County Board of County Commissioners Continuing Contract
- University of Florida College of Veterinary Medicine Animal Foods Facility
- University of Florida Communicore BSL-3 Renovation
- University of Florida Hub Renovation
- University of Florida Pharmacy Wing Renovation Phase I and II
- University of Florida UF Golf Course Clubhouse Renovation
- University of Florida Corry Village Infrastructure Replacement
- University of Florida College of Engineering Renovation
- University of Florida St. Augustine Government House Renovation
- University of Florida Dasburg House
- University of Florida McCarty A Laboratory Renovation

- *Provide resumes describing your anticipated Project Team, along with their invididual and team experiences in projects similar in nature to the proposed project.*

Ryan Taylor

SENIOR PROJECT MANAGER

Ryan will be the primary liaison for the owner, architect, superintendent and contractors on the job. He will work directly with all involved parties to ensure proper flow of information, including the coordination of all Owner/Architect/ Contractor meetings, review of shop drawings and submittals, and the management of change orders, RFI's, subcontracts, and schedule updates.

- Responsible for daily and monthly communications and the implementation of project specific plans for subcontractors, quality control and safety
- Works closely with Beaufort County School District officials throughout the duration of the project

EDUCATION
University of Florida
Bachelor of Science,
Operations Management

YEARS OF EXPERIENCE
24 Years

ACTIVE REGISTRATION
Certified General Contractor
Georgia License:
GCCO004117

LEED Accredited Professional
BD+C, U.S. Green Building
Council

RELEVANT EXPERIENCE

- Liberty County School District Bradwell Institute Renovations
- Savannah-Chatham County Public School System Isle of Hope K-8 School
- St. Johns County School District K-8 Palm Valley Academy
- Savannah-Chatham County Public School System Haven Elementary School
- Florida School for the Deaf and the Blind Vaill Hall Renovations
- Lake County School Board Leesburg High School Library
- Flagler County Public Schools Buddy Taylor Middle School/Wadsworth Elementary School
- Georgia Southern University Interdisciplinary Building
- Savannah State University Science & Technology Facility
- Georgia Southern University Sanford Hall Renovation
- University of Florida St. Augustine Government House Phase I-III
- University of North Florida Brooks College of Health
- University of North Florida Disability Resource Center
- Veteran's Administration Atlanta VA Hospital
- Southern Regional Medical Center Southern Regional Medical Center Central Energy Plant
- Gordon Hospital Mid-Rise Tower
- Gordon Hospital Lab & Surgery
- Gordon Hospital Surgical Center
- Northside Hospital Women's Center
- Northside Hospital GYN
- West Volusia Hospice Care Facility

- *Provide resumes describing your anticipated Project Team, along with their invididual and team experiences in projects similar in nature to the proposed project.*

Angelina Kennedy

ASSISTANT PROJECT MANAGER

Angelina will provide project management support to Ryan Taylor throughout the projects. She will work directly with all involved parties to ensure proper flow of information, including the coordination of all Owner/Architect/Contractor meetings, review of shop drawings and submittals, and the management of change orders, RFI's, subcontracts, and schedule updates.

- Responsible for assisting with daily and monthly communications and the implementation of project specific plans for subcontractors, quality control and safety
- Works closely with Beaufort County School District throughout the duration of the project

EDUCATION
Rochester Institute of Technology
Bachelor of Science, Operations Management

YEARS OF EXPERIENCE
13 Years

ACTIVE REGISTRATION
30 Hr. OSHA Safety Certification

RELEVANT EXPERIENCE

- Orange Park Medical Center – Vertical Tower Expansion & Kitchen Renovation
- MedMen Utica Medical Grow Facility
- Midwest Warehouse Facility Distribution Center
- Bridge Point Bedford Park – Distribution Center
- Keating Resources - Distribution Center
- ECHO Inc - Corporate Renovation
- Structural Preservation Systems – Corporate Build-Out
- FBI Training Facility – Interior Demolition & Renovation
- Coca-Cola North America – Blow Mold Facility
- Lyondellbasell Chemical – Plastics Plant Outage Improvements

- *Provide resumes describing your anticipated Project Team, along with their invididual and team experiences in projects similar in nature to the proposed project.*

Clarence Satchell

SUPERINTENDENT (MAY RIVER HS ADDITION)

Clarence will be responsible for all on-site construction activity, including quality control, project safety, management of on-site employees and coordination of site logistics for the May River High School Addition. He will be responsible for the coordination of subcontractors as well as their adherence to the project schedule. Prior to construction, he will assist with the preparation and evaluation of bids, conduct pre-award conferences and issue trade contracts.

- Responsible for quality control, project safety, management of on-site employees and coordination of site logistics
- Works closely with Beaufort County School District throughout the duration of the project

EDUCATION
North Carolina A&T State University, B.S. Construction Management

YEARS OF EXPERIENCE
16 Years

ACTIVE REGISTRATION
30 Hr. OSHA Safety Certification

RELEVANT EXPERIENCE

- Savannah-Chatham County Public School System Isle of Hope K-8 School
- Savannah-Chatham County Public School System Haven Elementary School
- Liberty County School District Bradwell Institute Renovations
- Georgia Southern University Interdisciplinary Building
- Savannah State University Science & Technology Facility
- Nextran Corporation Atlanta Truck Center
- Target World Shooting Range
- Target World Point Blank Shooting Range
- Washington Park Renovation
- Ft. Stewart Physical Fitness Facility
- Ft. Bragg, NC Renovations of Building E3248 for ARSOAC HQ
- Write-Patterson Air Force Base Nano-Bio Laboratory Upgrade
- Write-Patterson Air Force Base C-17 Simulator
- Washington Park Renovation

- *Provide resumes describing your anticipated Project Team, along with their invididual and team experiences in projects similar in nature to the proposed project.*

YEARS OF EXPERIENCE
21 Years

ACTIVE REGISTRATION
30 Hr. OSHA Safety Certification

40 Hr. OSHA Hazwoper Certification

Dale Wicker

SUPERINTENDENT (RIVER RIDGE ACADEMY ADDITION)

Dale will be responsible for all on-site construction activity, including quality control, project safety, management of on-site employees and coordination of site logistics for the River Ridge Academy Addition. He will be responsible for the coordination of subcontractors as well as their adherence to the project schedule. Prior to construction, he will assist with the preparation and evaluation of bids, conduct pre-award conferences and issue trade contracts.

- Responsible for quality control, project safety, management of on-site employees and coordination of site logistics
- Works closely with Beaufort County School District throughout the duration of the project

RELEVANT EXPERIENCE

- Pinellas County Schools Orange Grove ES Addition
- Pasco County Schools R.B. Cox ES Addition
- Marion County Schools Emerald Shores Addition
- Marion County Schools Ft. McCoy Addition
- Pasco County Schools Shady Hills ES Renovation
- Lake County Schools Lake Minneola High School
- Lake County Schools Tavares Middle School
- Volusia County Schools University High School
- Orange County Public Schools Sally Ride Elementary School
- University of South Florida Business Administration Quinn Hall
- University of North Florida Brooks College of Health
- Lake-Sumter State College Science and Math Building
- City of Gainesville RTS Transit Facility
- Lake County Emergency Operations Center

- *Provide resumes describing your anticipated Project Team, along with their invididual and team experiences in projects similar in nature to the proposed project.*

Tim Dickson

DIRECTOR OF PRECONSTRUCTION / COST ESTIMATOR

Mr. Dickson will be responsible for facilitating and coordinating all preconstruction activities through the delivery of the GMP for the project. He will present estimates and value analysis to the owner and project team. Additionally, he will ensure that proper documentation and data for preconstruction and scope/ budget alignment are available.

- Provide budget, design development, and guaranteed maximum price estimates for the project
- Conceptual estimating
- Value analysis
- Options analysis
- Bid package development

EDUCATION
University of Florida
Masters in
Business Administration

University of Florida
Bachelor of Science in
Building Construction

YEARS OF EXPERIENCE
24 Years

ACTIVE REGISTRATION
ICRA Training for Healthcare Construction

30 Hr. OSHA Safety Training

LEED Accredited Professional, BD+C

RELEVANT EXPERIENCE

- Savannah-Chatham County Public School System Isle of Hope K-8 School
- Savannah-Chatham County Public School System Haven Elementary School
- Liberty County School District Bradwell Institute Renovations
- St. Johns County School District K-8 Palm Valley Academy
- Pinellas County Schools Orange Grove Elementary School Addition
- Pinellas County Schools Cypress Woods Elementary School Addition
- Orange County Public Schools Dover Shores Elementary School
- Orange County Public Schools Site 83-E-SE-2 New Elementary School Relief Project
- Orange County Public Schools Exceptional Student Education Campus Consolidation Projects
- Orange County Public Schools Site 25-E-SW-4 ES Relief Project
- Orange County Public Schools Sally Ride Elementary School
- Orange County Public Schools Dover Shores Elementary School
- Orange County Public Schools Engelwood Elementary School
- Orange County Public Schools Lake Whitney Elementary School
- Orange County Public Schools Spring Lake Elementary School
- Pasco County Schools Shady Hills Elementary School
- Pasco County Schools R.B. Cox Elementary Cafeteria & Renovations
- Seminole County Schools Seminole High School 9th Grade Center Remodel / Renovation
- Hillsborough County Schools Referendum Projects (3 Schools – Benito MS, Clark ES, Wharton HS)
- Hillsborough County Schools Gorrie ES Renovation Phase I

- *Include an organizational chart identifying key individuals and their responsibilities.*

PROJECT TEAM ORGANIZATIONAL CHART

CPPI proposes a dedicated team of professionals specialized in K-12 construction.

Our services begin at the planning phase of the project and continue through commissioning and post-occupancy services, with each step involving Beaufort County School District. This will be a dedicated team from day one. We staff projects according to necessity as opposed to just the total cost. Please see the following pages for individual resumes.

Core Team

Matt Webster
executive vice president
Principal in Charge

Ryan Taylor
Senior Project Manager

Angelina Kennedy
Asst. Project Manager

Clarence Satchell
Superintendent
(May River HS Addition)

Dale Wicker
Superintendent
(River Ridge Academy Addition)

Support Team

Tim Dickson
Director of Precon

David Lowe
Chief Estimator

Jim Sullivan
Lean Operations Director

Adolfo Espinosa
Corporate Scheduler

Lee Hall
MEP/FP Coordinator

Bill Wilkins
BIM Manager

Austin Weingart
Safety Manager

Hannah Kneeland
Corporate Communications

Olivia Frick
Local Business Coordinator

CERTIFIED TEAM MEMBERS

LEED AP BD+C

Green Globes Professional

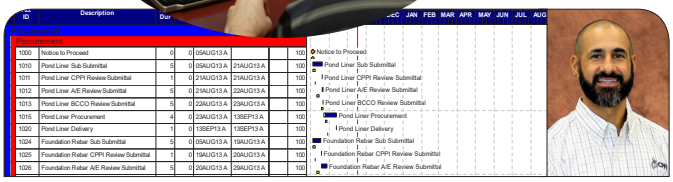
- *Include an organizational chart identifying key individuals and their responsibilities.*

IN-HOUSE SERVICES PROVIDED

CPPI is a full service construction management firm that provides a myriad of services "in-house".

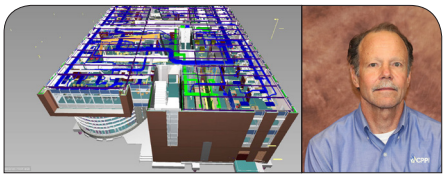
ESTIMATING

Coupled with our substantial relevant historical cost data based on past relevant experience, CPPI has a team of full-time Estimators who will provide estimates in intervals during programming, schematic, design development, and construction document phases of design. Our GMP will be accompanied by a detailed report, including: GMP summary, detailed line item estimate, qualification and clarification, project allowances, contract document list, and schedule.



SCHEDULING

CPPI has a full-time Scheduler who will develop a project master schedule, including all construction activity sequences. We will work with Beaufort County School District on a schedule of progress, including specific milestone dates and review periods and a list of deliverables with due dates.



BIM *(BUILDING INFORMATION MODELING)*

CPPI has a full-time BIM Manager who has implemented Building Information Modeling into our every day practice, utilizing Autodesk "Revit" Suite of products. We are currently utilizing the software to generate building models with a level of detail sufficient for clash detection between the building structure and mechanical, electrical, plumbing, and fire protection (MEPFP) systems.

CPPI performs this service for all projects, regardless of the software utilized by the Architect and Engineers in designing the project.

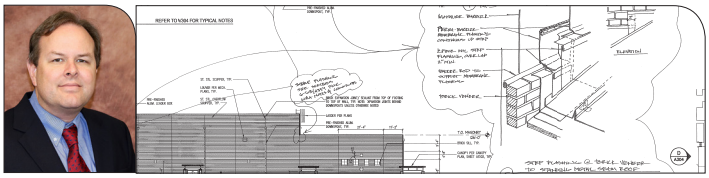
SAFETY MANAGEMENT

CPPI has a dedicated Safety Manager who provides all of our employees with guidance and support in job site safety. He works closely with the Superintendents to ensure that all proper safety measures are being taken at all times. The Safety Manager will visit the job site weekly to monitor compliance, and monthly to hold safety inspections.

LOCAL BUSINESS COORDINATION

Since the inception of CPPI, our firm has worked diligently to create a company culture that promotes the utilization of Local, Minority & Women Business Enterprises.

We have developed programs to provide win-win situations for CPPI and M/WBE firms, including mentor-protégé partnerships, subcontracting informational seminars, and relation building retreats.



CONSTRUCTABILITY REVIEW

Throughout the design phase, we analyze the project documents focusing largely on structural systems, building envelope and site work. As the design develops many other opportunities will present themselves as we evaluate other means and methods of delivery in the details of subsystems. While the whole design and construction team will have input, the Director of Preconstruction and the project architect will specifically lead the effort.

MEP/FP COORDINATION

CPPI has a full-time MEP/FP Coordinator who has established a protocol to ensure delivery of a proper working HVAC and Fire Protection system. He will develop a Commissioning plan to verify that the systems operate normally after installation and adhere to design criteria.

LEAN CONSTRUCTION

CPPI practices Lean Construction. Essentially Lean Construction helps us do more with less. We understand the workforce is limited, so we need to eliminate waste and make our workers more productive. CPPI's intention is to build on a foundation of lean concepts through upper management support and field coordinated education.

CORPORATE COMMUNICATIONS

Throughout our vast experience working with K12 clients and their communities, CPPI recognizes the importance of communicating not only with the staff and faculty at the school, but with the owners and residents of the school's community. To facilitate this communication, Hannah Kneelend will assist with Communications for these projects.

At CPPI, we understand a school construction project is more than building the building but it is the heart of the community. Hannah will develop a project specific plan to facilitate communication with Beaufort County School District providing construction updates through social media such as schedules, key milestones, and possibly affected traffic/ pedestrian routes. At CPPI, we take student engagement a step further by providing site tours and teaching opportunities in the classroom to give students an opportunity to see the practical application of math and science on a construction project. We have found that these tours and teaching opportunities enhance the team environment and allow the students to become engaged in the project.

PRE-CONSTRUCTION & CONSTRUCTION PROJECT TEAM

- *Identify current team member obligations, project assignments, and the approximate percentage of time each team member will spend on this project during the different stages of the Project.*

Ryan Taylor
Senior Project Manager

CURRENT OBLIGATIONS / PROJECT ASSIGNMENTS	PERCENTAGE OF TIME COMMITTMENT
Memorial Hospital of Jacksonville ED Expansion and Renovations Completion Date: July 2019 Orange Park Medical Center South Tower Expansion Completion Date: May 2020	Preconstruction: 30% Construction: 40% Post-Construction: 25%

Angelina Kennedy
Assistant Project Manager

CURRENT OBLIGATIONS / PROJECT ASSIGNMENTS	PERCENTAGE OF TIME COMMITTMENT
Orange Park Medical Center South Tower Expansion Completion Date: October 2019	Preconstruction: 30% Construction: 100% Post-Construction: 100%

Clarence Satchell
Superintendent
(May River HS Addition)

CURRENT OBLIGATIONS / PROJECT ASSIGNMENTS	PERCENTAGE OF TIME COMMITTMENT
Optim Healthcare Renovation Completion Date: September 2019	Preconstruction: 10% Construction: 100% Post-Construction: 10%

Dale Wicker
Superintendent
(River Ridge Academy Addition)

CURRENT OBLIGATIONS / PROJECT ASSIGNMENTS	PERCENTAGE OF TIME COMMITTMENT
Pinellas County Schools - Orange Grove ES Addition Completion Date: July 2019	Preconstruction: 10% Construction: 100% Post-Construction: 10%

- *Describe how the construction team would be organized throughout the life of the Project.*
- *Specifically identify your assigned Project Manager and possible Superintendents for the Project. Proposers shall propose a single Project Manager that will be assigned to all project sites. It is the intent of the District to have a single point of contact (per general contractor selected) for all project sites for pre-construction through completion of construction. The proposed Project Manager must be present at the RFP interviews, and the selected firm must commit to maintain the same persons as Project Manager for the entire duration of the Project.*

ORGANIZATIONAL STRUCTURE

CPPI is comprised of a dedicated team of professionals specialized in education construction delivery.

Our management and leadership philosophies start with the Project Executives and Project Managers and are implemented by all supervisors. Our services begin at the planning phase of the project and continue through commissioning and post-occupancy services, with each step involving Beaufort County School District.

Preconstruction

The preconstruction phase will be led by Tim Dickson with significant input from Ryan Taylor and Angelina Kennedy. Matt Webster will provide Principal oversight.

Construction

All proposed team members will serve in the roles outlined in our provided organizational chart. Ryan Taylor will serve as the primary point of contact, with management support provided by Angelina Kennedy. Clarence Satchell will be reponsible for the on-site supervision of all construction activity on the May River High School addition while Dale Wicker will serve in the same role for the River Ridge Academy addition. Support services will be provided on both addition projects as needed.

Post-Construction

Post-construction services will be overseen by Ryan Taylor and Angelina Kennedy, with assistance from Clarence Satchell and Dale Wicker on their respective jobs if necessary. CPPI will provide 7 and 11 month walk-throughs. Further information about our post-construction services and our quality control program can be found in later sections of this document.

- *Describe your team's experience as part of a similar Project Team.*

EXPERIENCE AS PART OF A SIMILAR TEAM

All of our proposed team members have worked extensively on projects of a similar scope, including K-12, addition, and occupied campus projects. Please see the matrix below for a sampling of some of our team's experience.

Team Member	K-12 Experience	Addition Project Experience	Occupied Campus Experience	Experience Working With Key Members of This Team
Matt Webster *Principal in Charge*	✓	✓	✓	✓
Ryan Taylor *Project Executive*	✓	✓	✓	✓
Angelina Kennedy *Asst. Project Manager*	✓	✓	✓	✓
Clarence Satchell *Superintendent (May River HS)*	✓	✓	✓	✓
Dale Wicker *Superintendent (River Ridge Academy)*	✓	✓	✓	✓
Tim Dickson *Director of Precon.*	✓	✓	✓	✓

Previous Experience

PREVIOUS EXPERIENCE

- *Describe your previous experience in providing similar services as described above. Provide a minimum of three references of similar projects for these services*

- *For the past three years, provide the following information:*
  a. Identify all projects (name, location, completion date and Contract amount).
  b. Identify all addition projects with similar scope. Additionally:
  i. Indicate any such project where Liquidated Damages were assessed against your firm for failure to achieve substantial completion within the Contract Time, and describe the circumstances of the same;
  ii. Identify any such project in which your firm made a Claim or Change Order Request for acceleration damages, and describe the circumstances of the same;
  iii. Identify any such project in which your firm was terminated (whether for cause or for convenience) by the owner prior to substantial completion, and describe the circumstances of the same;
  iv. Identify all projects which had a negotiated fee or guaranteed maximum price;
  v. Identify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents;
  vi. Identify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents.

CPPI PROJECTS: 2016-PRESENT

Project Name / Location / Completion Date / Contract Amount	Addition Project?	Liquidated Damages Assessed?	Claim / Change Order for Acceleration Damages?	Terminated Prior to Substantial Completion?	Negotiated Fee or Guaranteed Maximum Price?	Guaranteed Maximum Price Prior to Completion of Documents?
School Board of Hillsborough County – Referendum Projects (3 Schools – Benito MS, Clark ES, Wharton HS) Tampa, FL Completion Date: TBD Contract Amount: $17.8M	No	No	No	No	Yes – Guaranteed Maximum Price	No
Gorrie Elementary School HVAC Replacement Phase 2 Tampa, FL Completion Date: August 2019 Contract Amount: $1M	No	No	No	No	Yes – Guaranteed Maximum Price	No
HCA Summerfield Free Standing Emergency Room Expansion Ocala, FL Completion Date: December 2019 Contract Amount: $3.3M	Yes	No	No	No	Yes – Guaranteed Maximum Price	No
Maricamp Free Standing Emergency Room (Uber Blox) Ocala, FL Completion Date: July 2019 Contract Amount: $2.4M	No	No	No	No	Yes – Guaranteed Maximum Price	No
City of Wildwood Police Department Wildwood, Fl Completion Date: TBD Contract Amount: $6.9M	No	No	No	No	Yes – Guaranteed Maximum Price	No
Orlando Health Randal Park FSED & MOB Orlando, FL Completion Date: TBD Contract Amount: $25M+	No	No	No	No	Yes – Guaranteed Maximum Price	No
UF Health The Oaks Gainesville, FL Completion Date: October 2019 Contract Amount: $25M	No	No	No	No	Yes – Guaranteed Maximum Price	No
OCPS Site 83-E-SE-2 New Elementary School Relief Project Orlando, FL Completion Date: June 2020 Contract Amount: $17M	No	No	No	No	Yes – Guaranteed Maximum Price	No
North Florida Regional Medical Center South Tower Vertical Expansion Gainesville, FL Completion Date: June 2021 Contract Amount: $43M	Yes	No	No	No	Yes – Guaranteed Maximum Price	No
Infinite Energy Office Building Gainesville, FL Completion Date: TBD Contract Amount: $13M	No	No	No	No	Yes – Guaranteed Maximum Price	No
North Florida Regional Medical Center Parking Garage Gainesville, FL Completion Date: December 2019 Contract Amount: $17.5M	No	No	No	No	Yes – Guaranteed Maximum Price	No
Pinellas County Schools Orange Grove ES Seminole, FL Completion Date: July 2019 Contract Amount: $5.2M	Yes	No	No	No	Yes – Guaranteed Maximum Price	No

- *For the past three years, provide the following information:*
  a. Identify all projects (name, location, completion date and Contract amount).
  b. Identify all addition projects with similar scope. Additionally:
  i. Indicate any such project where Liquidated Damages were assessed against your firm for failure to achieve substantial completion within the Contract Time, and describe the circumstances of the same;
  ii. Identify any such project in which your firm made a Claim or Change Order Request for acceleration damages, and describe the circumstances of the same;
  iii. Identify any such project in which your firm was terminated (whether for cause or for convenience) by the owner prior to substantial completion, and describe the circumstances of the same;
  iv. Identify all projects which had a negotiated fee or guaranteed maximum price;
  v. Identify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents;
  vi. Identify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents.

CPPI PROJECTS: 2016-PRESENT (CONTINUED)

Pinellas County Schools Cypress Woods ES Palm Harbor, FL Completion Date: July 2019 Contract Amount: $5.3M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Medical Center of Trinity Women's Services & Surgical Expansion Trinity, FL Completion Date: July 2020 Contract Amount: $12.5M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Exceptional Student Education Campus Consolidation Projects Orlando, FL Completion Date: June 2021 Contract Amount: $36M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Millenia Free Standing Emergency Room Orlando, FL Completion Date: October 2019 Contract Amount: $5.7M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Orlando Regional Medical Center 11th Floor Build-Out Orlando, FL Completion Date: August 2019 Contract Amount: $9M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Sarasota Memorial Hospital Outpatient Cancer Center Sarasota, FL Completion Date: May 2020 Contract Amount: $12.2M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
West Florida Peds & PICU Expansion Pensacola, FL Completion Date: December 2019 Contract Amount: $7M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
OCPS Castleview Elementary School (Site 25-E-SW-4 ES Relief Project) Orlando, FL Completion Date: July 2019 Contract Amount: $15.6M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Orange Park Medical Center – EP Lab Expansion & Renovation Orange Park, FL Completion Date: June 2019 Contract Amount: $8M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Orange Park Medical Center – South Tower Expansion Orange Park, FL Completion Date: May 2020 Contract Amount: $43M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Orange Park Medical Center – Dietary & CEP Expansion/Renovation Orange Park, FL Completion Date: May 2020 Contract Amount: $18M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Virginia Tech Kentland Farm – BETR Building Blacksburg, VA Completion Date: May 2020 Contract Amount: $2.1M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Lewis Gale Medical Center Helipad Project Roanoke, VA Completion Date: June 2019 Contract Amount: $2.5M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**

- *For the past three years, provide the following information:*
  a. Identify all projects (name, location, completion date and Contract amount).
  b. Identify all addition projects with similar scope. Additionally:
  i. Indicate any such project where Liquidated Damages were assessed against your firm for failure to achieve substantial completion within the Contract Time, and describe the circumstances of the same;
  ii. Identify any such project in which your firm made a Claim or Change Order Request for acceleration damages, and describe the circumstances of the same;
  iii. Identify any such project in which your firm was terminated (whether for cause or for convenience) by the owner prior to substantial completion, and describe the circumstances of the same;
  iv. Identify all projects which had a negotiated fee or guaranteed maximum price;
  v. Identify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents;
  vi. Identify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents.

CPPI PROJECTS: 2016-PRESENT (CONTINUED)

Exactech Renovations Gainesville, FL Completion Date: TBD Contract Amount: $16M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
UCF Student Union Expansion Orlando, FL Completion Date: June 2020 Contract Amount: $11.3M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Memorial Hospital of Jacksonville ED Expansion & Renovations Jacksonville, FL Completion Date: July 2019 Contract Amount: $17M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Health Central Hospital Observation Unit Addition and 5 Bed Renovation Ocoee, FL Completion Date: May 2019 Contract Amount: $6.3M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Dr. Phillips Hospital – Enabling Operating Room Buildout Orlando, FL Completion Date: June 2019 Contract Amount: $2.5M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Baldwin Park Free Standing Emergency Room Orlando, FL Completion Date: May 2019 Contract Amount: $5.6M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Medical Center of Trinity 36 Bed Expansion & Observation Unit Addition Completion Date: April 2019 Contract Amount: $30M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Liberty County School District Bradwell Institute Renovations Hinesville, GA Completion Date: April 2019 Contract Amount: $5.7M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Lewis Gale Medical Center Pavilion Fireproofing Roanoke, VA Completion Date: February 2019 Contract Amount: $.8M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Exactech Manufacturing Building & New Parking Garage Gainesville, FL Completion Date: February 2019 Contract Amount: $31.5M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Sandra Stetson Aquatic Center Deland, FL Completion Date: February 2019 Contract Amount: $5.2M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
International Parkway Free Standing Emergency Room Orlando, FL Completion Date: February 2019 Contract Amount: $7.9M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Memorial Hospital 36 Bed Med/Surg 5th Floor Jacksonville, FL Completion Date: January 2019 Contract Amount: $7.8M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
University of Central Florida Food Court Renovation Orlando, FL Completion Date: December 2018 Contract Amount: $2.8M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**

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  v. Identify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents;
  vi. Identify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents.

CPPI PROJECTS: 2016-PRESENT (CONTINUED)

The Refuge Detox Facility Ocala, FL Completion Date: December 2018 Contract Amount: $3.5M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
The Eye Site Eye Clinic Collinsville, VA Completion Date: November 2018 Contract Amount: $.4M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Seminole High School 9th Grade Center Remodel / Renovation Sanford, FL Completion Date: November 2018 Contract Amount: $3.3M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Town & Country Free Standing ED Miami, FL Completion Date: October 2018 Contract Amount: $6.2M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
West 38 Aloft Hotel Gainesville, FL Completion Date: September 2018 Contract Amount: $14.5M	**No**	**No**	**No**	**No**	**Yes – Negotiated Fee**	**No**
Springhill Primary Care Building Gainesville, FL Completion Date: August 2018 Contract Amount: $29M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Health Central Hospital / UF Health Cancer Center Project Orlando, FL Completion Date: August 2018 Contract Amount: $15.2M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
University of Central Florida Garvy Center Orlando, FL Completion Date: August 2018 Contract Amount: $2.2M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
School District of Hillsborough County Gorrie Elementary School HVAC Replacement Phase I Tampa, FL Completion Date: August 2018 Contract Amount: $2.5M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Sally Ride Elementary School Orlando, FL Completion Date: August 2018 Contract Amount: $13.2M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Palm Valley Academy Jacksonville, FL Completion Date: August 2018 Contract Amount: $35.6M	**No**	**No**	**No**	**No**	**Yes – Negotiated Fee**	**No**
Georgia Southern University Interdisciplinary Bldg. Statesboro, GA Completion Date: August 2018 Contract Amount: $26.6M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Dover Shores Elementary School Orlando, FL Completion Date: July 2018 Contract Amount: $15.9M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
UF-628, IT Move to Ayers Building Gainesville, FL Completion Date: June 2018 Contract Amount: $2.2M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
University of Central Florida District Energy Plant IV Orlando, FL Completion Date: May 2018 Contract Amount: $10.4M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**

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  iii. Identify any such project in which your firm was terminated (whether for cause or for convenience) by the owner prior to substantial completion, and describe the circumstances of the same;
  iv. Identify all projects which had a negotiated fee or guaranteed maximum price;
  v. Identify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents;
  vi. Identify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents.

CPPI PROJECTS: 2016-PRESENT (CONTINUED)

Lakewood Ranch Free Standing ED Sarasota, FL Completion Date: May 2018 Contract Amount: $6.1M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Perdido Bay Free Standing ER Pensacola, FL Completion Date: April 2018 Contract Amount: $6.5M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Florida Innovation Hub II Gainesville, FL Completion Date: December 2017 Contract Amount: $14.3M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Seminole State College Student Center Orlando, FL Completion Date: December 2017 Contract Amount: $20M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
University of Central Florida Research 1 Orlando, FL Completion Date: December 2017 Contract Amount: $37.7M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Millhopper Free Standing ER Gainesville, FL Completion Date: December 2017 Contract Amount: $5.2M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
LewisGale Medical Center Free Standing ED Roanoke, VA Completion Date: November 2017 Contract Amount: $5.9M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Santa Fe College Kirkpatrick Center Institute of Public Safety Expansion Gainesville, FL Completion Date: October 2017 Contract Amount: $5.8M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Savannah State University Science & Technology Facility Savannah, GA Completion Date: October 2018 Contract Amount: $14.4M	**No**	**No**	**No**	**No**	**Yes – Negotiated Fee**	**No**
Engelwood Elementary School Orlando, FL Completion Date: August 2017 Contract Amount: $14.6M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Lake-Sumter State College South Lake Campus Science Laboratory Facility Completion Date: July 2017 Contract Amount: $12M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Savannah-Chatham County Public School System Haven Elementary School Completion Date: July 2017 Contract Amount: $16M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
University of Central Florida Dining Facility Orlando, FL Completion Date: July 2017 Contract Amount: $2.2M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Nextran Atlanta Truck Center Atlanta, GA Completion Date: June 2017 Contract Amount: $8.8M	**No**	**No**	**No**	**No**	**Yes – Negotiated Fee**	**No**
Park West Free Standing Emergency Department Expansion Orange Park, FL Completion Date: May 2017 Contract Amount: $2.7M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**

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  a. Identify all projects (name, location, completion date and Contract amount).
  b. Identify all addition projects with similar scope. Additionally:
  i. Indicate any such project where Liquidated Damages were assessed against your firm for failure to achieve substantial completion within the Contract Time, and describe the circumstances of the same;
  ii. Identify any such project in which your firm made a Claim or Change Order Request for acceleration damages, and describe the circumstances of the same;
  iii. Identify any such project in which your firm was terminated (whether for cause or for convenience) by the owner prior to substantial completion, and describe the circumstances of the same;
  iv. Identify all projects which had a negotiated fee or guaranteed maximum price;
  v. Identify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents;
  vi. Identify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents.

CPPI PROJECTS: 2016-PRESENT (CONTINUED)

Newberry Free Standing ER Newberry, FL Completion Date: April 2017 Contract Amount: $6.7M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Orlando Health / Health Central Emergency Department Expansion Orlando, FL Completion Date: January 2017 Contract Amount: $38M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Public Defenders Office / County Support Services Building Gainesville, FL Completion Date: November 2016 Contract Amount: $4.5M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Mandarin Free Standing ER Jacksonville, FL Completion Date: November 2016 Contract Amount: $5.5M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
South Bay Hospital Bed Tower Addition & Renovation Sun City Center, FL Completion Date: October 2016 Contract Amount: $15.2M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Ocala Free Standing ER Ocala, FL Completion Date: October 2016 Contract Amount: $5.2M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Lawnwood Regional Medical Center Rehab and Outpatient Physical Therapy Renovation and Expansion Ft. Pierece, FL Completion Date: October 2016 Contract Amount: $7.4M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Pasco County Schools R.B. Cox Elementary School Tampa, FL Completion Date: August 2016 Contract Amount: $5M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**

- *For the past three years, provide the following information:*
  c. Provide descriptions of five addition projects most comparable to the proposed project scope in which your firm has been involved over the last five years (at least two must be completed). Include the services provided, the Project Team members, schedules, and references.

HAVEN ELEMENTARY SCHOOL - Savannah, FL
SAVANNAH CHATHAM COUNTY PUBLIC SCHOOL SYSTEM

Owner/User Contact:
Savannah Chatham County Public School System / Parsons
Bill Huttinga, (912) 395-1391

Architect Contact:
James W. Buckley & Associates
Craig Buckley, (912) 447-1080

Date Completed:
July 2017

Cost:
$15,999,970

Size:
92,000 SF

Proposed Team Members On This Project:
Matt Webster, Principal in Charge
Ryan Taylor, Senior Project Manager
Clarence Satchell, Superintendent
Tim Dickson, Director of Preconstruction

The Haven Elementary School project provided is a 93,000 square foot facility situated on 8 acres. Built for 650 student stations in Pre-K through 5th grade, the building was constructed using 100% brick and a TPO roofing system. A welcoming exterior courtyard creates additional outdoor teaching spaces.

Designed with 42 classrooms, the facility includes an administrative area, media center, full kitchen and cafeteria with a stage and an Arts wing. The Arts wing houses music, art, science, and reading classrooms for the students.

We developed a procurement plan and tailored scopes to maximize local subcontractor opportunities on the project while obtaining the most competitive price. This included breaking the bid scope packages into smaller parts to allow smaller firms to participate in the bidding process. 70% of the contract was executed by local businesses and 20% was executed by local minority-owned businesses.

CPPI returned $94,511 in savings to the owner and completed the project twelve days early.

- *For the past three years, provide the following information:*
  c. Provide descriptions of five addition projects most comparable to the proposed project scope in which your firm has been involved over the last five years (at least two must be completed). Include the services provided, the Project Team members, schedules, and references.

Haven Elementary School

5330 Montgomery Street / Savannah, GA 31405

March 22, 2017

Re: Savannah-Chatham County Public School System Haven Elementary Replacement School

To Whom It May Concern:

Charles Perry Partners, Inc. (CPPI) recently completed the Haven Elementary Replacement School for Savannah-Chatham County Public School System (SCCPSS). This project consisted of the construction of a new 90,000 square foot facility to accommodate 650 students with a firm occupancy date to accommodate the beginning of a new school year.

CPPI worked closely with Parsons, the Program Manager for SCCPSS, and Buckley Architects to keep the project on schedule and within budget. Their dedicated project team was consistently proactive to anticipate any potential impacts on schedule, budget or quality. They also maintained a secure and safe project site for a prolonged period in an area surrounded by residents. Additionally, CPPI exceeded all minority participation goals for this project as set by SCCPSS. The team did an excellent job communicating with the administration regarding projects, deadlines, and unforeseen problems that may arise during construction. They were able to meet critical deadlines to ensure that we were safely in the building on time for school to open at the beginning of the year.

In addition to the above, this company gave a generous donation to the school for the students and families whose homes were destroyed and affected by Hurricane Matthew. They are always willing and able to lend a helping hand anytime we call upon them for assistance.

I recommend this team of professionals for any construction project in the future.

Sincerely,

Dionne T. Young, Principal

- *For the past three years, provide the following information:*
  c. Provide descriptions of five addition projects most comparable to the proposed project scope in which your firm has been involved over the last five years (at least two must be completed). Include the services provided, the Project Team members, schedules, and references.

ISLE OF HOPE K-8 SCHOOL - Savannah, GA
SAVANNAH CHATHAM COUNTY PUBLIC SCHOOL SYSTEM

Owner/User Contact:
Savannah Chatham County Public School System / Parsons
Bill Huttinga, (912) 395-1391

Architect Contact:
James W. Buckley & Associates
Craig Buckley, (912) 447-1080

Date Completed:
August 2015

Cost:
$20,169,066

Size:
124,680 SF

Proposed Team Members On This Project:
Matt Webster, Principal in Charge
Ryan Taylor, Senior Project Manager
Clarence Satchell, Superintendent
Tim Dickson, Director of Preconstruction

The Isle of Hope K-8 School project provided a state-of-the-art 800 student elementary school. The exterior features beautiful brick archways, smooth white columns, and an open courtyard. Inside, copious amounts of natural light illuminate the halls thanks to numerous large windows. Other notable interior features include terrazzo flooring throughout the hallways and in the cafeteria, a fully functional commercial kitchen to serve the large cafeteria, and a gymnasium that is competitive to what would be expected in a high school.

This project involved the collaboration of owner, construction manager and designer to develop and implement a successful management plan including preconstruction services and scheduling. 70% of the contract was executed by local businesses and 20% was executed by local minority-owned businesses.

CPPI is and was honored to be a part of the school affectionately called the “Taj Mahal” of the Savannah school district. It is the bar that all future projects are being measured to by the SCCPSS School board members and other surrounding communities. The project was CPPI’s opportunity to leave a stamp on the Savannah Community. It gave CPPI the chance to showcase our abilities and confirm that we are a company that’s sole mission is to build long lasting relationships and structures.

CPPI returned $40,661 in savings to the owner and completed the project five days early.

- *For the past three years, provide the following information:*
  c. Provide descriptions of five addition projects most comparable to the proposed project scope in which your firm has been involved over the last five years (at least two must be completed). Include the services provided, the Project Team members, schedules, and references.

Isle of Hope K-8 School

100 Parkersburg Road, Savannah, Georgia 31406
Phone: 912. 395. 6555 Fax: 912. 201. 2892

May 27, 2016

Re: Savannah-Chatham County Public School System Isle of Hope K-8 Replacement School

To Whom It May Concern:

Charles Perry Partners, Inc. (CPPI) recently completed the Isle of Hope K-8 Replacement School for Savannah-Chatham County Public School System (SCCPSS). This project consisted of the construction of a new 120,280 square foot facility to accommodate 800 students with a firm occupancy date to accommodate the beginning of a new school year.

CPPI worked closely with Parsons, the Program Manager for SCCPSS, and Buckley Architects to keep the project on schedule and within budget. Their dedicated project team was consistently proactive to anticipate any potential impacts on schedule, budget or quality. They also maintained a secure and safe project site for a prolonged period in an area surrounded by residents. Additionally, CPPI exceeded all minority participation goals for this project as set by SCCPSS. The team did an excellent job communicating with the administration regarding projects, deadlines, and unforeseen problems that may arise during construction. They were able to meet critical deadlines to ensure that we were safely in the building on time for school to open at the beginning of the year.

We enjoyed working with CPPI on this project and have since hired them to build another facility for SCCPSS, Haven Elementary School. This project is currently in the preconstruction phase, but we fully anticipate it to be as successful as the Isle of Hope K-8 project was. I recommend this team of professionals for any construction project in the future.

Sincerely,

Kimberly A. Newman

Kimberly A. Newman
Isle of Hope K8 Principal

- *For the past three years, provide the following information:*
  c. Provide descriptions of five addition projects most comparable to the proposed project scope in which your firm has been involved over the last five years (at least two must be completed). Include the services provided, the Project Team members, schedules, and references.

PALM VALLEY ACADEMY - Ponte Vedra Beach, FL
ST. JOHNS COUNTY SCHOOL DISTRICT

Owner/User Contact:
St. John's County School District Paul Rose, (904) 547-8150 x3740

Architect Contact:
Harvard Jolly Architecture
René Tercilla, (407) 667-7727

Date Completed:
March 2018

Cost:
$35,000,000

Size:
190,000 SF

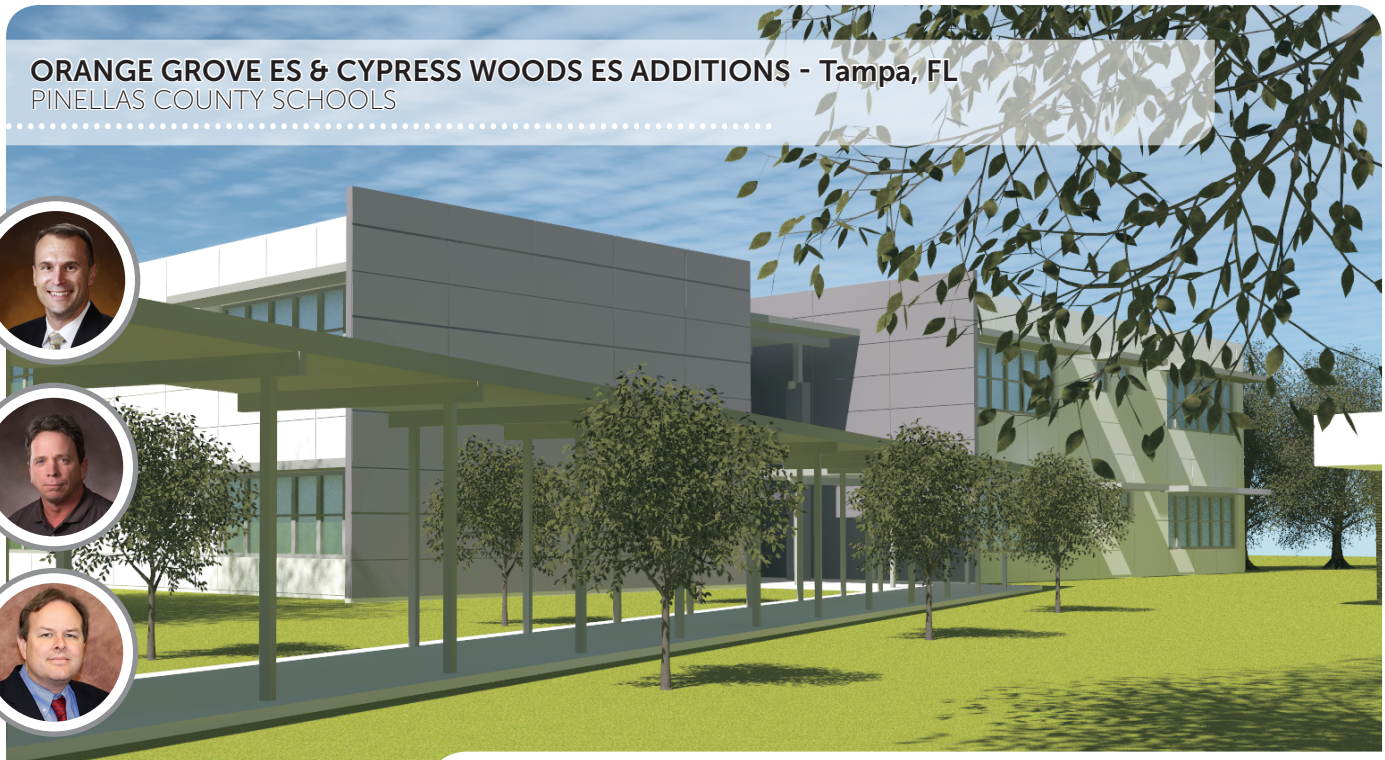
Proposed Team Members On This Project:
Matt Webster, Principal in Charge
Ryan Taylor, Senior Project Manager
Tim Dickson, Director of Preconstruction

The Palm Valley Academy project consisted of the new construction of approximately 190,000 SF including two-story and three-story classroom wings, gymnasium, multipurpose room, kitchen, media center, site work, parking, and play-fields. The walls were tilt-up concrete panels and the second/third floors were a concrete composite slab. The roof was primarily steel bar joist framing with metal decking and lightweight insulating concrete with a built-up Modified Bitumen roof.

The school features movable walls between two classroom teams as well as extended learning areas for collaboration opportunities, including state-of-the-art technology and core facilities with a media center, cafetorium, playgrounds and physical education fields.

- *For the past three years, provide the following information:*
  c. Provide descriptions of five addition projects most comparable to the proposed project scope in which your firm has been involved over the last five years (at least two must be completed). Include the services provided, the Project Team members, schedules, and references.

ORANGE GROVE ES & CYPRESS WOODS ES ADDITIONS - Tampa, FL
PINELLAS COUNTY SCHOOLS



Owner/User Contact:
Pinellas County Schools
Rick Bevilacqua, (727) 547-7133

Architect Contact:
Renker Eich Parks
Paul Renker, (727) 821-2986

Date Completed:
July 2019 (Orange Grove ES)
November 2019 (Cypress Woods ES)

Cost:
$5,169,437 (Orange Grove ES)
$5,269,000 (Cypress Woods ES)

Size:
13,040 SF (Orange Grove ES)
13,040 SF (Cypress Woods ES)

Proposed Team Members
On This Project:
Matt Webster, Principal in Charge
Dale Wicker, Superintendent
(Orange Grove ES Addition)
Tim Dickson, Director of Preconstruction

This project for Pinellas County Schools consists of the construction of two additions on separate campuses concurrently for Pinellas County Schools. Both additions are new 12 classroom, 2-story prototype buildings to replace existing 11 portable classrooms at both Cypress Woods Elementary School and Orange Grove Elementary School. Both schools are occupied during construction.

Each of the new classroom buildings is an estimated 13,040 square feet which includes 12 classrooms, multiple restrooms for students and staff, custodial closets, elevators, elevator machine rooms, interior circulation, and mechanical/electrical/data rooms.

- *For the past three years, provide the following information:*
  c. Provide descriptions of five addition projects most comparable to the proposed project scope in which your firm has been involved over the last five years (at least two must be completed). Include the services provided, the Project Team members, schedules, and references.

BRADWELL INSTITUTE RENOVATIONS - Hinesville, GA
LIBERTY COUNTY SCHOOL DISTRICT

Owner/User Contact:
Liberty County School District
Jason Rogers, (912) 876-2161

Architect Contact:
Altman & Barrett
King Smith, (229) 585-9018

Date Completed:
March 2019

Cost:
$5,736,043

Size:
38,000 SF

Proposed Team Members
On This Project:
Matt Webster, Principal in Charge
Ryan Taylor, Senior Project Manager
Clarence Satchell, Superintendent
Tim Dickson, Director of Preconstruction

The Bradwell Institute, a public high school located near the U.S. Army's Fort Stewart, underwent an extensive renovation to the existing gymnasium and former vocational areas. The renovations consisted of demolition, new MEP systems, wall modifications, new gym bleachers, new gym wood flooring, new locker rooms, group restrooms, classrooms, and coaches' offices.

The project emphasized local and minority business enterprise (MBE) participation, early procurement of major MEP and equipment systems, coordination with occupied campus activities, and sustainable construction practices.

Workload

- *Identify your annual volume of Construction Contracts for the last five years. Where a local office is involved, please provide similar information for the local office.*
- *What is the current dollar value of work under Contract?*
- *What is the typical dollar range of projects under Contract with your firm?*
- *Identify what percentage of your work is hard bid and what percentage is based on a CM/GC at Risk or similar approach?*
- *Identify what percentage of your work is renovation versus new construction.*

ANNUAL VOLUME OF CONSTRUCTION CONTRACTS

2019: $252,000,000 (estimated)
2018: $234,065,664
2017: $237,144,554
2016: $150,585,113
2015: $125,786,929
2014: $97,796,637

CURRENT DOLLAR VALUE OF WORK UNDER CONTRACT

$386,000,000+

TYPICAL DOLLAR RANGE OF PROJECTS UNDER CONTRACT

CPPI's typical dollar range of projects is primarily $2,000,000 - $50,000,000. Additionally, CPPI has a division specifically dedicated to projects under $2,000,000.

PERCENTAGE OF HARD BID WORK VS. CM/GC AT RISK OR SIMILAR APPROACH

CPPI's work is comprised of 90% CM, GC and Design-Build contracts, with the remaining 10% consisting of hard bid or negotiated GMP work.

PERCENTAGE OF RENOVATION WORK VS. NEW CONSTRUCTION

CPPI's work generally consists of approximately 70% new construction, with the remaining 30% consisting of renovation projects.

Financial Stability

- *Submit your most recent financial statements (at a minimum, balance sheets and income statements for 2017 and 2018) and verification of current bonding capacity.*
- *Provide two bank references.*
- *Describe all instances of project disputes, which, in the last five years, reached the level of:*
  a. Formal mediation, arbitration, or litigation;
  b. Significant settlements with clients, contractors, or sub-contractors; or
  c. Current significant pending claims or suits.
  For each dispute, describe the parties involved, the nature of the dispute, and the amount of the dispute. Please provide this information for all such disputes arising out of the firm's projects, regardless of whether the firm was a party or witness in the dispute.
- *Identify any occasion in the past five (5) years where any Surety was required to pay any claim against any Payment Bond furnished by the Proposer for any project.*
- *Identify any occasion in the past five (5) years where any Surety was required to render or secure performance due to any owner under any Performance Bond furnished by the Proposer for any project.*
- *Identify any occasion in the past five (5) years where any Surety requested any owner of a project in which the Proposer had furnished Performance and/or Payment Bonds to make any payment(s) by joint check to the Proposer and Surety.*
- *Provide a certificate showing your current Commercial General Liability (CGL) insurance policy and any other insurance policies (such as professional liability) that would be applicable to the Project.*
- *Provide your current bonding rate schedule.*

FINANCIAL STATEMENTS & BONDING CAPACITY

Please see the enclosed confidential financial statement. Bonding capacity letter can be found on following pages.

[redacted]

[redacted]

PROJECT DISPUTES

CPPI's typical dollar range of projects is primarily $2,000,000 - $50,000,000. Additionally, CPPI has a division of the company specifically dedicated to projects under $2,000,000.

IDENTIFY ANY OCCASION IN THE PAST FIVE (5) YEARS WHERE ANY SURETY WAS REQUIRED TO PAY ANY CLAIM AGAINST ANY PAYMENT BOND FURNISHED BY THE PROPOSER FOR ANY PROJECT.

N/A

IDENTIFY ANY OCCASION IN THE PAST FIVE (5) YEARS WHERE ANY SURETY WAS REQUIRED TO RENDER OR SECURE PERFORMANCE DUE TO ANY OWNER UNDER ANY PERFORMANCE BOND FURNISHED BY THE PROPOSER FOR ANY PROJECT.

N/A

IDENTIFY ANY OCCASION IN THE PAST FIVE (5) YEARS WHERE ANY SURETY REQUESTED ANY OWNER OF A PROJECT IN WHICH THE PROPOSER HAD FURNISHED PERFORMANCE AND/OR PAYMENT BONDS TO MAKE ANY PAYMENT(S) BY JOINT CHECK TO THE PROPOSER AND SURETY.

N/A

INSURANCE CERTIFICATE

Please see following pages.

CURRENT BONDING RATE SCHEDULE

Please see following pages.

BONDING CAPACITY

WALDORFF
INSURANCE & BONDING

July 16, 2019

Beaufort County School District
Procurement Office
2900 Mink Point Boulevard
Beaufort, SC 29902

RE: Charles Perry Partners, Inc.
Project: Construction Management At-Risk Services – River Ridge Academy and May River High School Additions

To Whom It May Concern:

[redacted]

If you have any questions, please do not hesitate to contact me.

Sincerely,

Benjamin French
Vice-President

Trusted Choice®

1110 NORTHWEST 6th STREET
GAINESVILLE, FL 32601

PHONE 352-374-7779
FAX 850-581-4930

WWW.WALDORFFINSURANCE.COM

INSURANCE CERTIFICATE

ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/12/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Waldorff Insurance & Bonding, Inc.
45 Eglin Parkway, NE, Ste 202
Fort Walton Beach FL 32548

CONTACT NAME:
PHONE (A/C, No, Ext): 850-581-4925 FAX (A/C, No): 850-581-4930
E-MAIL ADDRESS: receptionist@waldorffinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Amerisure Insurance	19488
INSURER B : Amerisure Mutual	23396
INSURER C : Travelers Prop & Cas Co of America	25674
INSURER D : Indian Harbor Insurance Co	36940
INSURER E :	
INSURER F :	

INSURED
Charles Perry Partners, Inc.
8200 NW 15th Place
Gainesville FL 32606

COVERAGES **CERTIFICATE NUMBER:** 697849283 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			GL20488151301	1/1/2019	1/1/2020	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			CA20488111201	1/1/2019	1/1/2020	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
							PIP	$ 10,000
B	X UMBRELLA LIAB X OCCUR			CU20488161202	1/1/2019	1/1/2020	EACH OCCURRENCE	$ 10,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 10,000,000
	DED X RETENTION $ 0							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N			WC204216112	1/1/2019	1/1/2020	X PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N (Mandatory in NH)	N / A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
C	Leased Equipment			QT6309M842969TIL19	1/1/2019	1/1/2020	Equip Limit:	$1,000,000
D	Professional Liability			CEO744631601	1/1/2019	1/1/2020	$2,000,000 Each Claim	$2,000,000 Agg.
	Pollution Liability						$2,000,000 Each Claim	$2,000,000 Agg.

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RFP #19-018
Construction Management-at-Risk – Additions to River Ridge Academy and May River High School

CERTIFICATE HOLDER

Beaufort County School District
Procurement Office
2900 Mink Point Blvd
Beaufort SC 29902

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) The ACORD name and logo are registered marks of ACORD

Fees & Costs

8.0 BIDDING SCHEDULE / PRICE BUSINESS PROPOSAL:

8.1 River Ridge Academy Additions

Pre-Construction Phase Service Fee: $ 50,670.00
Based on $6 million construction project.

Construction Phase Service Fee
Plus cost of Performance & Payment Bonds: $ 586,110.00

8.2 May River High School Additions

Pre-Construction Phase Service Fee: $ 74,677.00
Based on $15 million construction project

Construction Phase Service Fee
Plus cost of Performance & Payment Bonds: $ 950,293.00

Project Hourly Rates

Estimating - $72.00 / Hr

Filed Verification - $62.00 / Hr

Constructibility Review - $89.00 / Hr.

Project Management - $82.00 / Hr.

Miscellaneous

- *The selected Contractor shall be required to hold a publically advertised pre-bid meeting, covering all projects, prior to accepting bids to be used in preparation of the GMP.*
- *The selected Contractor shall be required to obtain a minimum of 3 qualified, competitive bids for all work in excess of $100,000.00.. Adequate price competition must exist for all components of the construction work awarded by a construction manager at-risk on the basis of competitive bids. The owner will require that all bids be compiled and presented prior to or at the establishment of the GMP. The owner shall be present when all bids are opened for review.*
- *The contract with a construction manager at-risk cannot involve cost reimbursement.*
- *All construction management services provided by a construction manager at-risk must be paid as a fee based on either a fixed rate, fixed amount, or fixed formula.*
- *Construction may not commence until the bonding requirements have been satisfied. Subject to the foregoing, bonding may be provided, and construction may commence for a designated portion of the construction.*
- *In a construction management at-risk project, construction may not commence for any portion of the construction until after the District and the construction manager at risk contract for a fixed price or a GMP regarding that portion of the construction.*
- *The District shall have the right at any time, and for three years following final payment, to audit the construction manager at-risk to disallow and to recover costs not properly charged to the project. Any costs incurred above the GMP shall be paid for by the construction manager at-risk.*
- *A construction manager at-risk may not self-perform any construction work for which subcontractor bids are invited, unless no acceptable bids are received, or a subcontractor fails to perform. The contract with a construction manager at-risk requires the construction manager at-risk to invite bids for all major components of the construction work.*
- *The Owner reserves the right to pre-qualify and/or approve subcontractors.*

MISCELLANEOUS

CPPI accepts all of the conditions for the River Ridge Academy and May River High School Additions projects as outlined above.

- *Describe your information management systems and Owner reporting systems. Explain how these systems tie to the initial cost projections and final estimate.*

COMPUTER-BASED MANAGEMENT

Controlling the construction project's schedule, budget, and deliverable is vital in assuring the success of a project.

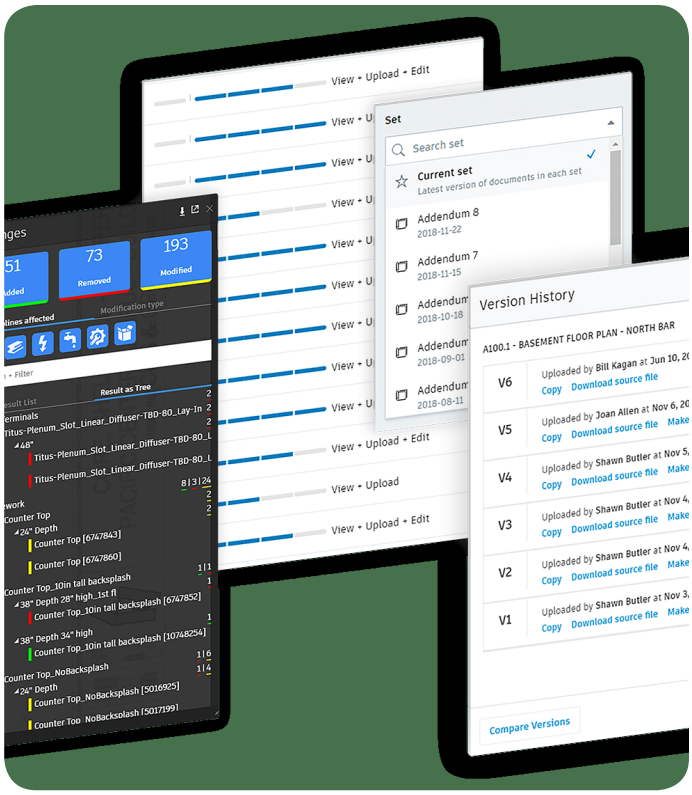
This can be challenging as every unbudgeted change or delay in schedule can result in increasing costs, risk and claim exposure.

CPPI project management staff utilizes Autodesk 360 software to immediately respond to questions, issues, changes and daily events.

Project team members have instant and easy access to the latest, most accurate project information including drawings, answered RFIs, and approved changes.

Autodesk 360 provides the entire team with accountability, change management, job cost control, and reports management to ensure that this project achieves successful on time and on budget completion.

Placing all data into one, creates a central and secure database. The database enables the project team to group, analyze and compare project performance. This process facilitates team interaction and collaborative decision making.



Project: Kirkpatrick Center IPS Expansion	CPPI Project Number: 15134
Owner: SFC Project Number: 15-70-01	Location: SFC Kirkpatrick Center Library
Meeting: OAC Meeting #08	Date: November 30th, 2016 Time: 2:00 pm

Construction Schedule Progress:

- New Building two week look ahead – Bob McIver
- Interior Renovation two week look ahead – Chuck Crosier

Meeting Minutes – Previous Meeting (2016-11-16 OAC 07)

- See attached log

Critical Submittals

- Hollow Metal Doors & Frames SD – 08 1113
- Door Hardware PD – 08 7100
- Distribution Switchboards PD Rev1 - 26 2413
- See attached Submittal Log – Critical Submittals are highlighted

Critical RFI's

- # 033 – Traffic rated utility boxes
- # 035 - Upgraded panel board inquiries
- # 036 - Existing fire alarm wiring
- # 039 - Dry sidewall sprinklers
- # 043 - 2nd floor lobby fire protection
- # 044 - Electrical floor boxes

CPPI Change Order Proposals

Santa Fe College
Savings & Allowance Log

Construction Mgr.:	CPPI
Architect:	Kail Partners
Engineer:	AEI

	Original Allowance in GMP	Actual Cost to Date	Remaining Allowance	Current Buyout Savings*
	$ 750.00	$ -	$ -	$ 750.00
	$ 1,250.00	$ 1,250.00	$ -	$ -
	$ 750.00	$ -	$ 750.00	$ -
	$ 1,250.00	$ 244.00	$ -	$ 1,006.00
	$ 1,250.00	$ 1,250.00	$ -	$ -
	$ 1,850.00	$ -	$ 1,850.00	$ -
	$ 954.00	$ 225.00	$ 729.00	$ -
	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -
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	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -
TALS	$ 8,054.00	$ 2,969.00	$ 3,329.00	$ 1,756.00
			TOTAL Current Buyout Savings**	$ 1,756.00

RECORDS, REPORTS, & MONITORING SYSTEMS

Daily Reports

- *Full details of weather and site conditions, contractor's labor force, progress achieved, site visitors, problems, and issues that may impact the project*
- *The superintendent's daily log contains all work activities, personnel, status of materials, deliveries, schedule progress, and inspections records*

Basic Administration: Request For Information

- *Request For Information Log*
- *Submittals*
- *Meeting Minutes*
- *Document Control*
- *Contacts*
- *Contract Administration*

Cash Flow Summary – The cash flow summary is a living record tracking every dollar shift on the project. This is a form we created to track the following:

- *GMP Amounts per trade*
- *Buy-out Contingency culmination after bid award*
- *Buy-out Contingency use during the project*
- *Project Contingency use during the project*
- *Allowances and Allowance use during the project*
- *Subtotals for each type of savings or contingency*
- *Pending change amounts*
- *Total Savings and Total Saving with Pending being removed*

This is a great tool to explain where to dollars go, how they were spent and make decisions based on what is remaining in the project.

- *Describe your information management systems and Owner reporting systems. Explain how these systems tie to the initial cost projections and final estimate.*

COMMUNICATION

CPPI develops clear and concise written scopes of work that are reviewed with each contractor. This process helps to avoid any elimination or overlap of work. A reporting hierarchy is established by CPPI within the office and field to maintain a constant line of communication between trade contractors, superintendents, project managers, executives and all other team personnel.

All issues related to cost, schedule, and quality are thoroughly documented on a daily basis and reviewed periodically by various parties to ensure accuracy. Formal reviews and look-ahead meetings are conducted by CPPI with all contractors at least once a week. These reviews and meetings are used to address work performed, upcoming plans, potential changes, critical items, quality, and consistency. Cost issues are addressed individually with each contractor.

CONTRACT DOCUMENT COMPLIANCE

CPPI reviews project specifications to identify long-lead specialty systems, equipment, and materials early in the design process and incorporate this information into the construction schedule. Communication is established between trade contractors and CPPI so all parties have a clear understanding of any specifications or shop drawings.

ISSUE RESOLUTION

Our 51 years of experience has enabled us to develop long lasting relationships with a large network of subcontractors. Developing and maintaining these relationships is vital to the long-term working success of the team, and we use subcontractors who have proven to be reliable and perform high quality work.

Although we strive to avoid disputes by project planning and management, conflict can still arise. Should an issue present itself, our process of resolution includes:

- *Dealing with issues immediately*
- *Dealing with issues personally and directly*
- *Relying on the terms of the contract - but also by using common sense*
- *Maintaining a civil environment to focus on the issue in a professional manner*
- *Seeking a reasonable solution that is fair for all parties involved in the dispute*

ACCOUNTING PROCEDURES

Our accounting and information management procedures will be implemented and maintained in such a manner that keeps the project team informed at all times regarding what is happening, what happens next, and who is responsible.

The culmination of this is detailed record keeping and reporting systems that keep the team and the Owner informed at all times.

Clear and precise records and documentation will be maintained throughout the progress. This is particularly important in the decision-making chain as information and responsibility moves from the design team to the project manager, superintendent, suppliers and sub-contractors.

CPPI promotes the “open book” approach to information sharing. All our reports, analyses, databases, etc. are available for the team to share and question. We believe that a thorough understanding of all the issues and the process used to make recommendations will enable the whole team to achieve the project goals.

CPPI has established a cloud network which allows immediate access for on-site construction staff as well as the Beaufort County School District to vital real time documentation including:

- *Submittals*
- *Request For Information Logs, (RFI’s)*
- *Meeting Minutes*
- *Emails*
- *Quality Control Program*
- *Safety Tracking Logs*
- *Accurate As-builts*
- *Schedule*

- *Describe the process you would utilize to qualify and bid subcontractors and vendors for the project.*

SUBCONTRACTOR MANAGEMENT

The successful proactive management of trade contractors begins early in the design process. Proper planning, communication, collaboration, and respect are crucial elements that are essential for not only the management and coordination of trade contractors, but also for the delivery of a completed high quality project.

This management approach creates a professional and positive environment that relies on input from all parties involved in a project, and effectively encourages dialogue between team members that can preemptively address ***any potential conflict that may arise under different conditions.***

CPPI is recognized for the excellent jobsite management that is provided, primarily due to strong relationships that have been built over a lengthy period of time with trade contractors throughout the state.

- *Management and coordination of all team members is a vital element of any successful project, but it can be absolutely critical when involving the complexities of multi-phased and occupied building construction.*

CPPI takes all necessary steps to ensure communication and minimize conflicts between trades in the field. Prequalifying trade contractors and providing them with the defined scope of their roles helps to outline the expectations of CPPI, the Owner, and any site or project specific requirements.

- *Our management team supports and respects all trade contractors, and strives to quickly and fairly resolve any minor issues before they become major concerns. This open channel of thorough communication, coordination and involvement is instilled and encouraged in all of our team members.*

Proactive Management

CPPI solicits the involvement of specialty systems trades and local contractors early in the process to generate interest, and to create a pool of pre-qualified contractors to utilize for projects. The primary criteria we base our selection on is whether each trade is capable of meeting the high quality standards that we set for each CPPI project. To help with this process CPPI utilizes experience, references, current and future workloads, the number of personnel in the organization, financial stability, and safety statistics.

CPPI
CHARLES PERRY PARTNERS, INC
construction management | design build | general contracting

SUBCONTRACTOR PREQUALIFICATION FORM

Company Name _____ Date _____
Mailing Address _____
Physical Address _____
City _____ State _____ Zip Code _____
Contact _____ Phone _____ Fax _____
E-Mail _____ MBE ☐ WBE ☐ Other ☐ _____
Principal(s)/Owner(s) _____
Role (Sub, Supplier, etc.) _____ Contractor License No. _____
CSI Divisions/Products Provided _____
Has Your Company Worked with Charles Perry Partners, Inc. in the Past? Y/N
If yes please list projects: _____
_____
Geographic Area of Business (county, region, etc.) _____
Years in Business Under Present Name _____ Years Performing Work Specialty _____
Value of Work Presently Under Contract $ _____ Value of Work in Place Last Year $ _____
Value of Work Presently Bonded $ _____
Bonding Surety _____
Bonding Agent Name & Phone # _____
Total Bonding Capacity $ _____
Percentage of Work Performed by Own Forces _____
Number of Field Personnel _____ Number of Office Staff _____
Average Work Force for the Past Five Years _____
Is Firm in Compliance with EEO Requirements? _____ In House Engineering Capability ☐
If YES to any of the following, submit details on a separate sheet. In House Fabrication Capability ☐
Has Firm Ever Failed to Complete a Contract? _____
Has Firm Ever Been Involved in Bankruptcy or Reorganization? _____
Has Firm Ever had Pending Judgment Claims or Suits Against it? _____ Approximate Value of Equipment Owned by Firm $ _____
Has Firm Ever Been Assessed Liquidated Damages on Any Project? _____

Once a contractor is pre-qualified, CPPI works to develop relationships with each company and their key staff. We include contractors during preconstruction and encourage their input to confirm that all personnel have a clear definition of the overall and individual goals for the project. Allowing contractors to participate in the early-stage decision making process has proven to be an effective way to avoid conflict resolution from the very beginning and throughout the life of a project.

- *Include one sample of the following items with your response to the Request for Proposal (if these have been done previously with project management software as mentioned in Item 8 above, please submit printed examples in that format):*
  a. Project Cost Estimate (similar format to the one proposed for this project)
  b. Daily and Monthly project report to the Owner
  c. Log(s) for tracking work progress
  d. Other tracking items you feel would be helpful in showing how you would assure the Project is delivered on time and on budget.

SAMPLE ITEMS

Please see the enclosed Work Product Sample Package under separate cover.

- *Describe how you will address and promote the Owner's M/WBE Policy in the Construction Phase. All selected contractors will be expected to participate in District sponsored meetings promoting minority/local sub-contractor participation.*

CPPI is not an M/WBE firm, however we have an established Mentor/Protege M/WBE Program.

Since the inception of CPPI, our firm has worked diligently to create a company culture that promotes the utilization of Local, Minority & Women Business Enterprises. Our company has developed programs to provide win-win situations for CPPI and M/WBE firms, including mentor-protégé partnerships, subcontracting informational seminars, and relation building retreats.

Our initial approach for the utilization of M/WBE firms relating to this proposal would include an invitation to an information workshop for all certified M/WBE's to provide insight to the program, provide CPPI subcontractor pre-qualification forms to begin the qualification process, provide an over view of our subcontracting requirements and create an opportunity for firms to showcase there capabilities.

The desired outcome of the workshop will be to develop a group of pre-qualified M/WBE firms that are able to provide the necessary services each project will require.

We will survey the M/WBE firms to determine what scopes of work are best suited to create M/WBE participation and develop bid packages that will promote a competitive atmosphere for all firms.

As a secondary plan to utilize Minority Businesses, if bid packages are awarded to firms that are not certified, we will create sub-contractual requirements that encourage firms to use certified sub-sub and vendors as a tool to promote the inclusion of M/WBE Firms.

MINORITY WOMEN BUSINESS ENTERPRISE PROGRAM

CPPI established a Minority/Women Business Enterprise (M/WBE) Program in 1994 to serve as an economic outreach to the minority business community.

It was also developed to serve as a catalyst among majority construction firms in an effort to create a business environment which would prove to be a win-win situation for M/WMBE advocates, including state and local government M/WBE agencies and all majority firms willing to make a real commitment to the development of M/WBEs.

RECENT M/WBE PERFORMANCE

Haven ES	32%
Isle of Hope K-8	30%
Cypress Park ES	24%
Dover Shores ES	24%
Engelwood ES	31%
Dream Lake ES	27%
Lake Whitney ES	24%
Spring Lake ES	26%
Westridge MS	27%
Hunter's Creek ES	31%

- *Describe how you will address and promote the Owner's M/WBE Policy in the Construction Phase. All selected contractors will be expected to participate in District sponsored meetings promoting minority/local sub-contractor participation.*

MENTORSHIP PROGRAM

This program was designed to provide M/WBE owners the opportunity to win contracts while simultaneously training their management in all aspects of construction management on projects which the minority contractor cannot, or has not, had the opportunity to serve as sole contractor.

The program gives minority firms an important hands-on role throughout projects including:

- *Project Co-Executive*
- *Bid Package Development*
- *Scoping of Subcontractor Bids*
- *Negotiation of GMP*
- *Monitoring job progress on a weekly basis*
- *Solving construction issues in the field*
- *Providing field supervision to subcontractors*
- *Developing close out documents*

Each Mentor relationship is based on the needs of the specific project. Our Mentorship Program helps to eliminate the "lack of experience" obstacle that many of these organizations face. Throughout the year we conduct and sponsor workshops where we assist M/WBEs with technical information, insurance, bonding and other vital issues.

CPPI also participates in roundtable forums to facilitate networking opportunities between M/WBEs and CPPI team members.

In addition, we proactively seek out M/WBE firms during the bidding process, and will break down bid packages to help them bid on contracts, for which they might not otherwise qualify.

MINORITY BUSINESS INVOLVEMENT

CPPI has a goal that complements that of Beaufort County School District to involve local M/WBE. Our team is well positioned to maximize the participation of qualified local subcontractors and suppliers for the River Ridge Academy and May River High School Addition projects.

Our proven prequalification process, will ensure that our team approves the most qualified firms for the job while exploring all options for the inclusion of Minority/Women Business Enterprise (M/WBE) firms.

Our team takes a proactive approach to the management of subcontractors and vendors. CPPI will:

- Thoroughly review all aspects of the construction documents. Determine the project's scope of work, how they should be managed and any conditions that require special attention.

- Conduct local community outreach workshops and "meet and greet functions". These functions are conducted by our team to educate the subcontractor market about the project and generate local subcontractor excitement. We have found this process results in higher quality subcontractors and better overall pricing.

- Execute a procurement plan to maximize local subcontractor opportunities on the project while obtaining the most competitive price. Our team is very well positioned to maximize the participation of qualified local subcontractors and suppliers for this project.

Our current subcontractor database contains over 190 subcontractors from the region. We will host outreach workshops to expand our regional subcontractor list and start the team building process of a successful project.

- *Any other information that you believe may assist the Owner in deciding that your firm is best qualified for the Project.*

COST CONTROL DURING CONSTRUCTION

The first two phases of managing cost listed above eliminate the majority of the unknowns and opportunities for trade contractors to pursue additional fees, however, we cannot eliminate these in their entirety. CPPI's continued efforts to reduce costs to Evens County Schools now turn to scrutinizing change order proposals submitted by the trade contractors.

With experience and historical construction costs CPPI is poised to negotiate fair pricing for changes. This is done by carefully examining the material quantities, labor hours, unit costs, fee percentages, freight costs, labor burden percentages, etc. for every change proposal received to make sure they are in line with the added scope of work in question. We perform this review prior to submitting to the design team for validation of all proposed work scope and pricing requests.

Change Order Avoidance

CPPI practices change avoidance, working to anticipate problems such as gaps, overlaps and poor systems coordination in the design, documentation or construction, so that a change order does not occur.

CPPI develops clear and concise written scopes of work that are reviewed with each contractor. Existing conditions are examined and accounted for on remodeling and renovation jobs. This process helps to minimize any elimination, overlap of work or unforeseen issues. CPPI physically inspects conditions and documents what's in place to eliminate surprises.

By eliminating these surprises, change orders are kept to a minimum.

Although some changes are inevitable, and are often beneficial, CPPI maintains tight control of change requests. Before a change is authorized we scrutinize the request and require a thorough technical/cost justification. Any changes are negotiated to ensure that they work for the benefit of the owner and the project.

Owner Direct Purchase

CPPI has extensive experience in administering Owner Direct Purchase (ODP) programs. These programs are designed to save the project money by taking advantage of tax exemptions. We have successfully implemented ODP programs on a myriad of projects. The process CPPI uses is streamlined in an effort to minimize the requirements of the Owner's staff. CPPI prepares the Purchase Order documents on Owner forms, coordinates material delivers, documents receiving the materials, approves the invoices and prepares the deductive change orders for the material and sales tax savings amounts. CPPI will administer the ODP program at no additional cost to the owner, with all sales tax savings returned at 100% of their value.

Cost Control After Construction

Upon completion of the project we conduct an internal audit of all construction costs and ensure all purchase orders and subcontracts are appropriately funded and have been paid in full. The internal audit process produces the final change order that reconciles the GMP contract amount by returning all uncommitted funds.

- *Any other information that you believe may assist the Owner in deciding that your firm is best qualified for the Project.*

QUALITY CONTROL

Our ultimate goal is to construct a superior facility for our client and for this reason, quality control is very important to us.

We view quality control as the result of applying technical ability, experience, and pride of workmanship to the construction process. Throughout our process, we enlist the best technicians to identify, address and resolve potential issues. Prior to the start of construction, we will have a job specific Quality Control plan in place designed for your project.

Our Quality Control Program is divided into three tiers, Preconstruction, Construction and Post Construction/ Warranty Phase. Clear lines of communication remain consistent throughout the duration of the project.

3 TIER QUALITY CONTROL PROGRAM

TIER 1 DESIGN / PRECONSTRUCTION

Detailed drawing and specification review

- Scope issues
- Coordination issues
- Potential problems
- Comparison of specs to drawings for uniformity
- Review of MFG recommendations where applicable
- Identify mock ups
- Identify Items that require a pre-installation meeting
- Identify third party review/inspection items
- Identify commissioning activities
- Constructability review
- Identify and isolate effected utilities and systems

Quality Check Sheets for Selected Scopes

- Create project specific check sheets by division
- Create data base for boiler plate QC sheets by division
- To be used by project team on site (PM, PE, Sup)
- Utilized daily by team and maintained at job site
- Owner/Architect review

Project Specific QC program

- Prepare project specific program and activities
- Program designed with customer scope in mind
- Listing of team members
- Incorporated in the onsite QC Manual
- Owner approval throughout design and preconstruction phase

TIER 2 CONSTRUCTION

Random Quality Inspections (QC Audits)

- Each project team to conduct three audits a week
- Audit form on file within project QC book
- All non compliant audits to have follow up and closure
- Audits to have time lines with resolution descriptions
- Subcontractor notification
- All open items discussed at weekly subcontractor meeting

Miscellaneous Quality Control

- Third party inspection reports
- Review of mock up assemblies
- Pre-installation meetings

Subcontractor Quality Control

- Submittal Reviews
- Quality of submittals
- Timeliness of submittals
- Review of Subcontractor Quality program
- Subcontractor QC program reviewed & signed off by PM
- Subcontractor to review and sign off on QC program
- Ensure subcontractors follow QC programs

Punch List Preparation & Completion

- Subcontractor Punch List
- Punch List
- Final Owner / Architect Punch List
- Approval through construction phase

TIER 3 POST CONSTRUCTION FOLLOW UP

Warranty Procedure

- 3 Month Walk Through
- 11 Month Walk Through
- Owner Requested Warranty Work
- Lessons Learned documented and distributed
- Opportunities for improvement documented and distributed
- Subcontractor Evaluation
- Rating of subcontractor performance with supporting information
- Owner satisfaction surveys

MISCELLANEOUS

- *Any other information that you believe may assist the Owner in deciding that your firm is best qualified for the Project.*

CPPI works to provide services that meet or exceed the owner's expectations by evaluating their individual goals and specializing our performance to meet them.

Your plan will include:

- The Superintendent will serve as the Quality Control Coordinator
- Quality Control Program documentation is generated and maintained
- Resources are provided for all employees
- QC Program, Documentation, Check Sheets and all other QC related information is maintained on an up to date data base that is accessible by all employees
- Open Communication with Project Management Team, subcontractors, suppliers, and manufacturers leading to better client relations and client trust
- A system that can be audited for consistency and continuous improvement
- Cost savings through quality issue resolutions
- A program that ensures the team continuously exceeds expectations
- A means for establishing the quality baseline with continuous improvement objectives

We encourage all employees to strive for individual excellence in their work and in their association with other people inside and outside of the workplace.

We help to facilitate this by providing leadership, training, proper materials and technology, and a cooperative environment in which they can thrive.

Project Managers as well as Superintendents are expected to monitor customer satisfaction on a continual basis, making appropriate adjustments and corrections if problems occur.

Our team gives you their commitment to deliver a successful project to you. We don't disappear when the project is complete. We offer you a strong track record of reliability and continued service on completed projects.

- *Any other information that you believe may assist the Owner in deciding that your firm is best qualified for the Project.*

Completing Projects On Time & Within Budget

Over the course of 51 years of construction experience, CPPI has established procedures for completing projects on time and within budget that have proven time and time again to be successful.

Key components to maintaining schedule and budget include communication between all team members, collaboration, clear definition of project goals and periodic quality reviews.

By establishing all goals during preconstruction and maintaining clear channels of communication throughout the project, all team members can evaluate the schedule and budget progress of the project and identify any potential issues before they impact the schedule or budget.

Along with our Cost Control methods, we develop thorough project schedules that involve a number of checks along the way to ensure the project will remain on schedule and ultimately be completed on time.

Project Scheduling

Our schedule for this project will be created and maintained with Primavera Software, a computer based scheduling program.

- This industry standard program helps us schedule, and then plan and monitor, the progress of work activities through the project.
- Each phase of the development process is monitored to provide the information to make decisions, exercise control and avoid surprises.

We consider this program to be a valuable tool because it enables us to update and review the schedule with all parties involved at any point during the project.

- In addition, the software gives us a comprehensive historical data base comprising previous projects, which assists our employees in accurately projecting time and cost considerations for Beaufort County School District.

Construction Schedule

The construction schedule will cover the period from groundbreaking to punch list completion and focuses on site activities of the trade contractors.

- It is similar to the items in the project schedule, however more detailed.
- This project schedule is continually updated and included in the monthly report we provide to Beaufort County School District.
- The master schedule and two week look ahead schedule are continually updated as work progresses.

Maintaining The Schedule During Construction

Detailed daily site activity and trade contractor communication is recorded daily throughout the course of a project.

- Work areas, number of workers on site, site conditions and amount of work are monitored and reviewed to ensure that all safety and quality conditions meet the standards of CPPI and Beaufort County School District.

If standards are not being met, the situation is remedied with corrective action immediately.

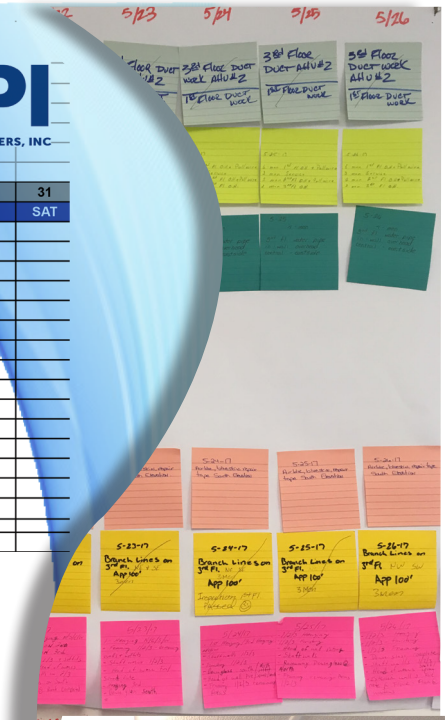
- CPPI tracks and reviews the schedule weekly with all trade contractors.
- Reviews include evaluation of past performance, expectations of future work and critical items, and any potential changes.
- All relevant information is incorporated into the overall project schedule so as to remain focused on deadlines and the goals of Beaufort County School District.

- *Any other information that you believe may assist the Owner in deciding that your firm is best qualified for the Project.*

TWO WEEK LOOK AHEAD

Project Name:	
Project No.:	
From Date:	*Fill out this date only. The rest will auto-fill.*
To Date:	

	Date	19	20	21	22	23	24	25	26	27	28	29	30	31
Division/Sub	Activities	MON	TUES	WED	THUR	FRI	SAT		MON	TUES	WED	THUR	FRI	SAT
SFE	Above Clg Rough/ F.A.	S	S	S										
WW Gay	Above Ceiling Rough-In	S	S	S										
CNS/Data	Prep IT RM/ Low voltage/Data	S	S	S	S	S								
RimRock	Install Tile in Baths	S	S	S					S					
SFE	Install lights and elec.trim	S	S	S	S	S			S	S	S	S	S	
RimRock	Begin Install Carpet/Tile					S	S		S	S	S			
WW Gay	LV/Ref. Lines/Mini Spl.	S	S											
WW Gay	Fire Protection/Trim	S	S											
Precision	Install Store Fronts/Doors								S	S	S			
WW Gay	HVAC Trim		S	S					S	S				
Acousti	Install Ceiling Tile								S					
CFD	Ceiling Patch/Punch	S	S											
McCleod GT	Install Glass/Doors								S	S	S			
Furniture	DELIVERY/Set Up											S	S	
Above Ceiling	Inspection/ Mech. Subs			S										



LOOK AHEAD SCHEDULE

The two week look ahead schedule, prepared and continuously updated by the site superintendent, is used to plan and coordinate all subcontractor activity on a detailed basis over a short period of time. It is also used to focus on specific portions of the overall project.

For instance, a two week look ahead schedule might be used to focus on critical path activities.

It may also be used to help contractors make up time if they have fallen behind, or rearrange work to deal with the changing dynamics of the onsite work. The schedule basically defines the technical scope of each activity to its lowest task level.

PULL PLANNING

CPPI utilizes Pull Planning as part of our lean construction approach. Pull planning is different from other techniques because it not only works backward, but also requires a collaboration that is unique from other methods. This collaboration works to identify potential problems & cuts down unnecessary time spent.

- Sticky notes are utilized to help visualize the order of dependent tasks and identify possible overlap that could cause schedule delays.
- We work from the scheduled completion date backward.
- Construction phases & tasks are sequenced so that their completion releases work.
- Tasks and material deliveries are planned based on the request (or "pull") of downstream subcontractors.
- Workflow becomes more reliable and efficient as redundancies are eliminated.

- *Any other information that you believe may assist the Owner in deciding that your firm is best qualified for the Project.*

POST CONSTRUCTION SERVICES

PROJECT CLOSE-OUT

During the post-construction phase, CPPI reviews the project with the Design Team, contractors and the owner to ensure design intent, workmanship and owner satisfaction have been met. CPPI handles all warranty items so that Beaufort County School District needs to make only one call in the unlikely event of a problem. The original project liaison, Ryan Taylor, will continue to remain the main source of contact.

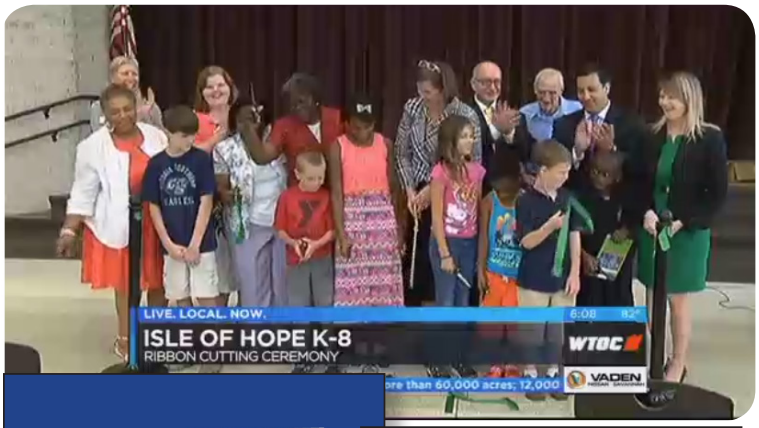
Six and eleven month walk-throughs are conducted to get maximum benefit from the warranty period. Prior to turning the building over to Beaufort County School District, CPPI begins providing training including preparing complete operations and maintenance manuals, securing and forwarding all guarantees, affidavits, releases, bonds and waivers. We turn over all as-builts, and records to the owner. CPPI also provides on site training to all staff and faculty, helping them transition into the new facility.

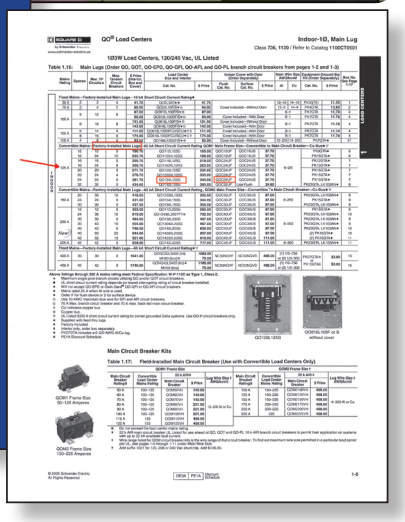
TRANSITION PLANNING

The transition from delivering a completed structure to opening the doors for school is a challenging and often complex endeavor. This may be a first time experience for the administration, faculty and staff and CPPI is prepared to make the process as smooth as possible.

We will begin working with Administration and School Principal long before the actual building is complete. Scheduling and coordination is the key. In addition to providing training for your maintenance and operations staff during the close out period we will also work with the district for the delivery and installation of computer and other electronic systems, furniture and food service and media center supplies.

The transition schedule will be as detailed as the original construction schedule and we will work with you to understand your goals and priorities and facilitate a smooth opening to the New Claxton High School.





OWNER & PERSONNEL TRAINING

Our team conducts owner training on all building and site systems that require periodical maintenance and adjustments.

- Training sessions are performed on-site around the actual system the training is intended for. We conduct the training utilizing pre-set agendas that correspond with the manufacturer's recommendations.
- Each session is recorded onto a DVD and included in the close-out documentation.
- The training sessions are conducted in an open manner and encourage interaction with the technicians and maintenance staff.

- *Any other information that you believe may assist the Owner in deciding that your firm is best qualified for the Project.*

WARRANTY AND CLOSEOUT DOCUMENTS

Our project close-out process actually begins with the commencement of construction. We require subcontractors to complete daily updates to the as-built drawings and provide in-depth pictorial review of the construction progress ensuring a clear understanding of the in-wall and above ceiling components.

At the completion of the project we will:

- Submit all the required operating and maintenance manuals, warranties and attic stock in an organized fashion.
- The documents will be bound for easy reference and include necessary contact info for warranty related service.
- Make sure that your move into the new facility is as seamless and unproblematic as possible.
- Conduct post occupancy reviews with the design team, contractors, owners and end users to ensure that everything works as it should and that the user group and owners are completely satisfied.
- Handle all warranty issues, so in the unlikely event of a problem, you only have to call us to have the issue remedied. We provide a single point of contact for warranty related issues. This ensures the issue is remedied quickly and eliminates any miscommunication or misunderstandings.

Our post-construction services include:

- Start-Up and Debugging
- Contractor Claims Analysis
- Final Accounting
- Final Documentation
- Training Programs Implementation
- Monitor Punch List
- Operating Maintenance Manuals
- Post-Occupancy Review
- 3 and 11 month warranty and walk-through/punch list
- Lessons Learned
- Recommendations
- Applications
-

PUNCH LISTS

CPPI generates on-going punchlists prior to substantial completion. We have found that this eases the project close-out process. The key to a successful punch out program is to start early and punch as you go. This will eliminate a lengthy list at the end of the project. Inspections and inspection reports act as a punch program during construction or "punch as you go". Once the project is completed a punch list will need to be generated.

The CPPI team will conduct an internal punch walk through ensuring all deficiencies get documented no matter how large or small. Once all discrepancies are corrected, the Project Manager schedules an official punch walk through with the Project Superintendent, Owner, Owner's Rep, Architect, and engineers.

CPPI utilizes Pype Closeout Automation which provides a single portal for closeout documentation management with digital document collection from subcontractors and powerful reporting dashboards. With subcontractor outreach automated, the Closeout platform ensures contract compliance. Insights provided by the platform make final billings and turnover a clearer and quicker process.

Utilizing Pype allows us to:

- Minimizes the enormous time commitment that a tedious closeout follow-up process requires
- Efficiently generates the submittal log and the collection and management of closeout requirements
- Provides owners with easily referenced turnover documentation

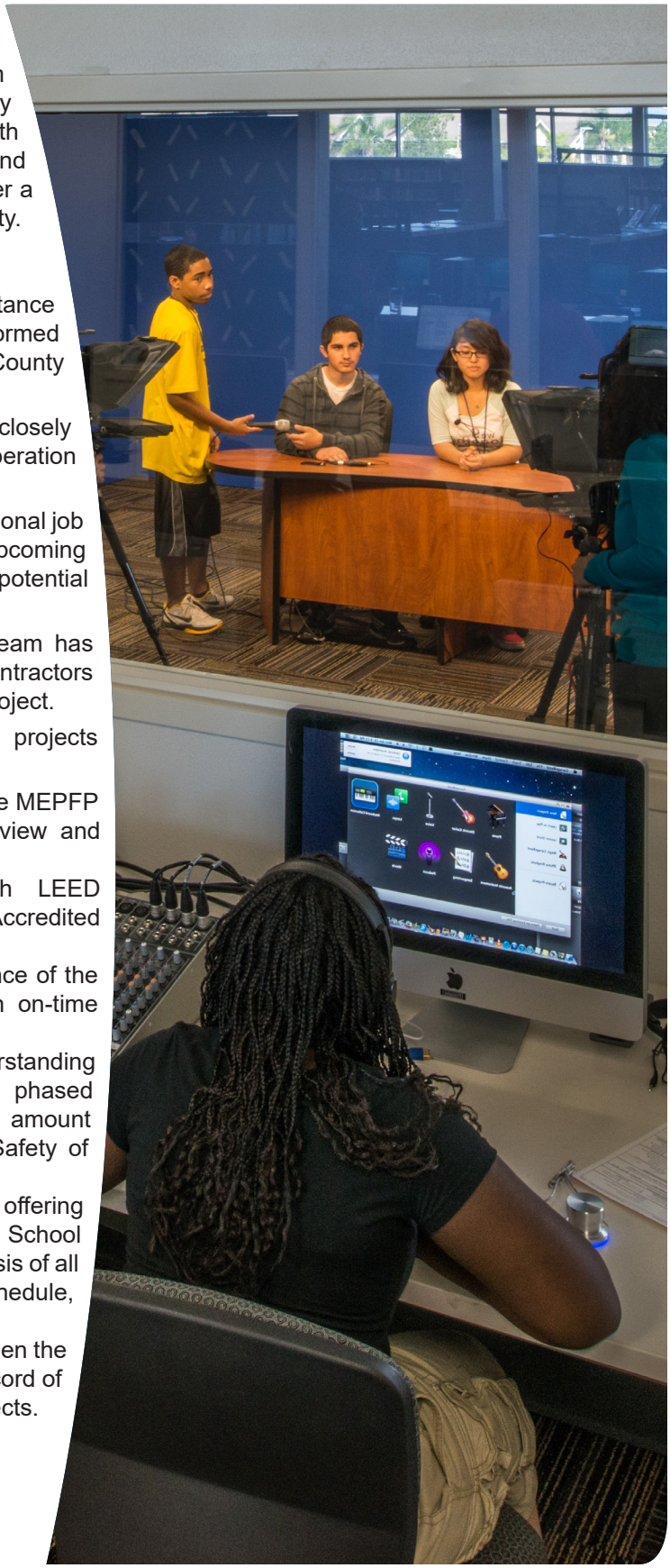
- *Any other information that you believe may assist the Owner in deciding that your firm is best qualified for the Project.*

ENSURING SUCCESS

Each member of our team has proven they possess the personal characteristics to meet not only an Owner's expectations, but CPPI's expectations. Our team believes in continuing our legacy of providing quality construction services. Approaching each project with open communication, organization, attention to detail, and a strong work ethic, we offer you a team that will deliver a successful project to your students, staff, and community.

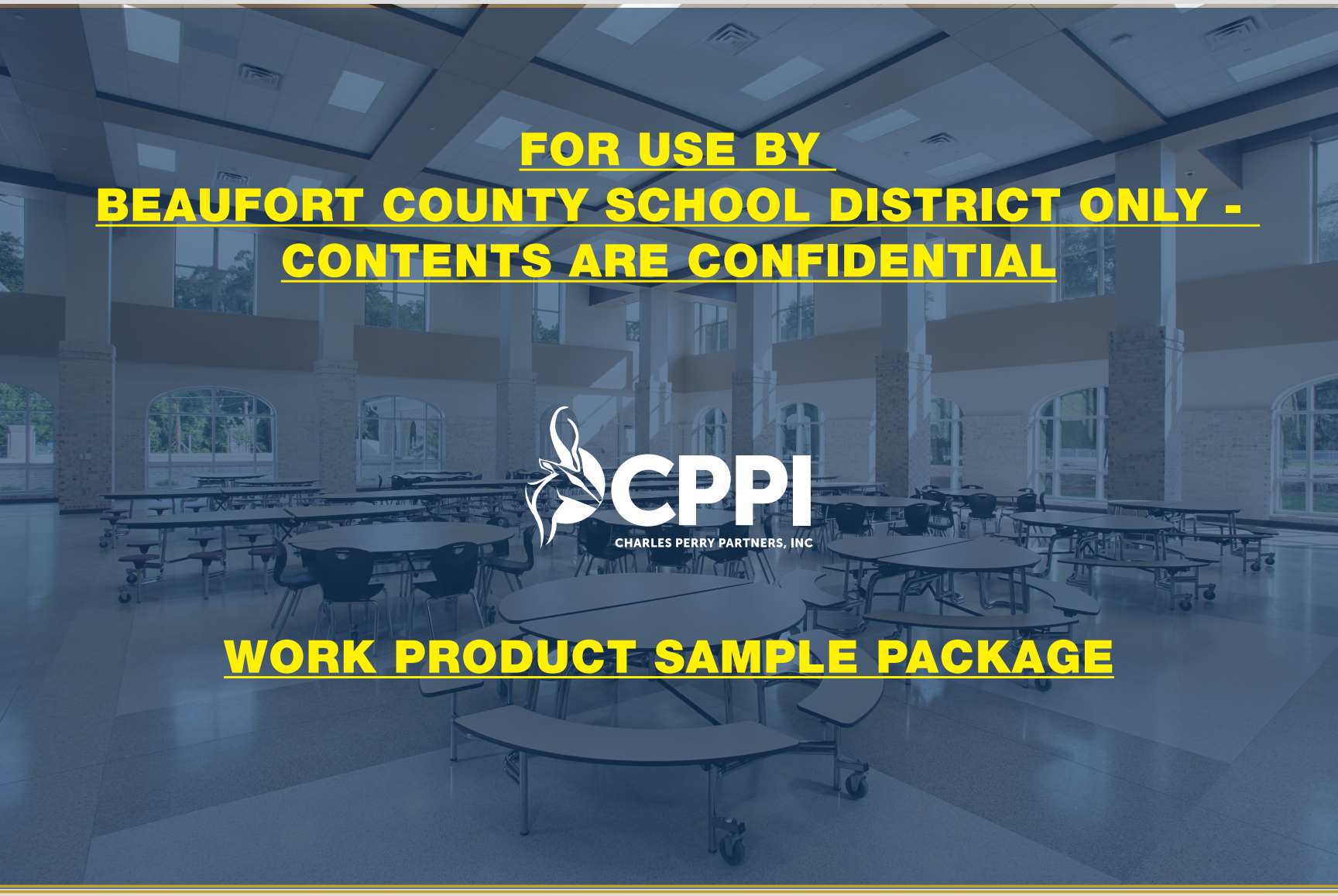
Our proposed team's special characteristics include:

- **Open Communication** – We understand the importance of keeping the students, staff, and community informed while aligning with the goals of the Beaufort County School District.
- **Collaboration** – Our team has the ability to work closely with campus staff to provide smooth campus operation while critical construction activities are ongoing.
- **Coordination** - Our proposed team does an exceptional job in coordinating, forecasting and communicating upcoming activities related to construction and how to avoid potential pitfalls related to construction.
- **Excellent Subcontractor Relationships** - Our team has worked extensively with a large network of subcontractors and will be able to provide the best value for this project.
- **Dedication** – Our team is committed to these projects throughout the duration of the contract.
- **MEPFP Coordinator** - We have a full time in-house MEPFP Coordinator that is dedicated to the systems review and coordination during design and construction.
- **Sustainable Construction** - Experience with LEED accreditation practices, multiple LEED Accredited Professionals on our proposed teams.
- **Scheduling** – Our team understands the importance of the schedule and how to expedite schedules for an on-time completion of projects.
- **Occupied Campuses** – Our team has a deep understanding of working on occupied campuses for multiple phased renovation and addition projects with the least amount of impact to the daily activities of the campus. Safety of students and staff is our priority.
- **Quality** – CPPI has a commitment to quality while offering the best value by engaging the Beaufort County School District's personnel and subcontractors in the analysis of all information related to design, cost management, schedule, and the sensitivity of construction activities.
- **Commitment** – The CPPI team won't disappear when the project is complete. We offer you a strong track record of reliability and continued service on completed projects.



RIVER RIDGE ACADEMY AND MAY RIVER HIGH SCHOOL ADDITIONS

JUNE 14, 2019



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CPPI
CHARLES PERRY PARTNERS, INC

WORK PRODUCT SAMPLE PACKAGE

Submitted by:

CPPI
CHARLES PERRY PARTNERS, INC