

Construction Management at Risk Qualifications for

Beaufort County School District River Ridge Academy and May River High School Additions

July 17, 2019



Prepared for:





Tab 1	Cover Letter Completed Page 2
Tab 2	Firm Information
Tab 3	Pre-construction and Construction Project Team
Tab 4	Previous Experience
Tab 5	Workload
Tab 6	Financial Stability Bonding Letter
Tab 7	Fees and Costs
Tab 8	Miscellaneous M/WBE Approach Business Enterprise Utilization Report Statement of Intent Sample Documents
Tab 9	Additional Information Certificate of Insurance SC General Contractor's License Recent Client List

EDIFICE, INC.

4111 South Boulevard
Charlotte, NC 28209
Mr. Andy Aldridge, Vice President
704.332.0900
aaldridge@edificeinc.com

1. Cover Letter / Page 2





July 17, 2018

Ms. Kaylee Yinger, Procurement Officer
Beaufort County School District
Procurement Office
2900 Mink Point Blvd.
Beaufort, SC 29902

Dear Ms. Yinger,

Edifice has been building buildings across the Carolinas for over 40 years now. Since 1978 Edifice has slowly, steadily, and responsibly grown from \$500,000 in revenues to over \$300 million in 2018. The backbone of our growth has been education projects, both public and private. We've built parts, pieces, and sometimes whole campuses for public school systems, private schools, and religious affiliated schools. There's a different level of pride, joy, and excitement for education projects. To Edifice it's so much more than just a building, it's a place of learning, creating, and caring. We take lots of pride in our projects, but I see even more of it when we're building a school.

We've built schools under every procurement method imaginable in the Carolinas from the old Multiple Prime construction to Single Prime to Design-Build and CM at Risk. Our CM at Risk experience has grown to over 40 projects from primary, secondary, and higher education projects to municipal facilities, public safety centers, and sports & recreation. We bring a wealth of knowledge not only on public education projects, but the Construction Management at Risk process as well.

Building new buildings on green field sites is fun construction, but we also see the value of addressing needs on existing sites with additions and renovations. Edifice has never shied away from addition/renovation projects and in fact our first several CM at Risk projects were of this type. Being able to examine and get the feel of an existing building during the design process is great and leads to some creative constructability and design.

Please strongly consider Edifice as your construction partner for the River Ridge Academy and May River High School Additions projects. Thank you for the opportunity.

Sincerely,

Andy Aldridge
Vice President - Project Executive



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:

Beaufort County School District
Procurement Office
P.O. Drawer 309
Beaufort, SC 29901-0309

PHYSICAL ADDRESS:

Beaufort County School District
Procurement Office
2900 Mink Point Blvd
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:

Edifice, Inc.

Construction Manager

Andy Aldridge

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

Andy Aldridge

Vice President

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):

Edifice, Inc.
4111 South Boulevard
Charlotte, NC 28209
Mr. Andy Aldridge, Vice President

NOTICE ADDRESS (Address to which all procurement
and contract related notices should be sent):

Edifice, Inc.
4111 South Boulevard
Charlotte, NC 28209
Mr. Andy Aldridge, Vice President

PHONE NUMBER: 704.332.0900

EMAIL ADDRESS: Andy Aldridge, aaldridge@edificeinc.com

PAYMENT ADDRESS (Address to which payments will be sent):

☒ Payment Address Same as Home Office Address
☐ Payment Address Same as Home Notice Address
(check one only)

ORDER ADDRESS (Address to which all purchase orders
will be sent):

☒ Payment Address Same as Home Office Address
☐ Payment Address Same as Notice Address
(check one only)

**ACKNOWLEDGEMENT OF
AMENDMENTS:**

Amendment Number

1

Amendment Issue Date

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 ☒

If yes, please include a copy of your certification.

2. Firm Information



Firm Name / Address / History of company, including ownership and key management:

Since 1978, we've believed that construction is as much about art as science. It's about a strong vision and the creation of a structure with enduring qualities. It's about creative problem-solving and the willingness to deliver above & beyond the expected. It's about passionate teams and long-standing partnerships built on trust, performance, and lasting value.

Established in 1978 and located in Charlotte, North Carolina, Edifice has become one of the leading commercial contractors in the Southeast. A diverse portfolio in the civic, education, religious, industrial, medical, entertainment, office, retail, and multi-family markets enables our teams to excel in projects ranging from the intricacies of interior renovations to complex multi-faceted structures.

NAME / ADDRESS

Edifice, Inc.
 4111 South Boulevard, Charlotte, NC 28209

GENERAL CONTRACTOR'S LICENSE

Edifice is licensed in 22 states, including North Carolina (#10514) and South Carolina (#G11206).

AFFILIATION

Privately-owned General Contractor
 headquartered in Charlotte, NC

YEARS IN BUSINESS

41

EXPERIENCED STAFF

Our team is comprised of the top experts in project management and supervision for both pre-construction and construction management services. We currently have on staff 108 full-time employees.

AREAS OF EXPERTISE

Edifice is an expert in CM@Risk services, having delivered over 40 projects in the past 11 years.

KEY CONTACT

Andy Aldridge, VP
aaldrige@edificeinc.com
 704.332.0900

AWARD WINNING PERFORMANCE



Top Charlotte
 Contractor



Subcontractor
 Associations'
 Contractor of
 the Year



A Charlotte
 Top Work
 Place



Charlotte Busi-
 ness INClusion's
 Prime Contractor
 of the Year



One of the
 Largest Con-
 tractors in the
 Southeast



North Carolina
 Top Privately-
 Owned Busi-
 ness



40 Awards
 for Project
 Excellence,
 including
 the ABC
 Carolinas
 2018 Project
 of the Year



2018 #1
 Middle Market
 Leader



Contact information for the Officer of the Firm in charge of this Proposal

Andy Aldridge
4111 South Blvd, Charlotte, NC 28209
704.332.0900
aaldridge@edificeinc.com

Describe any company changes that are anticipated to occur during the life of the Project Location of corporate headquarters and other divisional offices

Edifice is in the process of opening an office in Charleston, SC, which will be in addition to our Charlotte office.

Location of office(s) which will be involved in the project during both preconstruction and construction

Both our Charlotte, NC headquarters and our forthcoming Charleston, SC office will be involved in the project.

Organizational chart of the company, showing authority, structure, and depth of resources

A company organizational chart is below and a project organizational chart is included on the following page. 38 of our employees company-wide have previous K-12 experience, which includes 59% of our Project Managers, and 56% of our Superintendents.

100% of the team proposed for this project has experience in K-12 projects.

N. Eric Laster
President / CEO

Project Executives (5)	Executive Mgmt (3)
Project Mgmt (30)	Pre-Construction (7)
Field Supervision / Safety / Quality Assurance (44)	Marketing / Business Development (6)
Office / Project Administrative / Accounting (13)	

Vendor References

References must be for the proposer's firm that has provided verifiable commercial accounts of the approximate size and locations of the District for the past 24 – 36 months. Please provide name, address, telephone number, e-mail address and a contact person for each reference. Please submit five (5) references.

- York School District 1
PO Box 770, York, SC 29745
803.627.0366
kathymatt3108@gmail.com
Mr. Matt Brown, Retired Assistant Supt.
Services include construction of new high and renovations to middle school and elementary school
- Charlotte-Mecklenburg Schools
3301 Stafford Drive, Charlotte, NC 28208
980.343.4433
d.cave@cms.k12.nc.us
Don Cave, Program Director, Capital Program Svcs
Edifice has completed numerous projects for CMS, including four renovation/addition projects included in the experience section.
- Winston-Salem Forsyth County Schools
475 Corporate Square Dr., Winston-Salem, NC 27102
336.727.2533
wcmoore@wsfcs.k12.nc.us
Colon Moore
Currently in pre-construction, the services will include extensive renovations and an addition to the magnet school
- Mecklenburg County
3205 Freedom Dr, Suite 101, Charlotte, NC 28208
980.314.2504
Bryan.Turner@MecklenburgCountyNC.gov
Bryan Turner
Edifice has completed multiple projects for Mecklenburg County, including the recently completed MEDIC Headquarters, and Eastway Regional Recreation Center, currently in progress.
- Rock Hill Schools, York County District 3
660 N. Anderson Road, Rock Hill, SC 29730
803.329.3250
wklein@jmcpe.com
Bill Klein, owner representative
Services include construction of Rock Hill School District 3's new district office.

3. Pre-construction and Construction Project Team





Provide resumés describing your anticipated Project Team, along with their individual and team experience in projects similar in nature to the proposed project
Resumés begin on the following page.

Include an organizational chart identifying key individuals and their responsibilities





Andy Aldridge

Vice President, Project Executive

Andy serves as a link between owners, architects and subcontractors – maximizing efficiencies by shaping projects on paper prior to the start of construction. Over the last 26 years, he has gained extensive knowledge, holding positions in pre-construction and project management in and around the Carolinas. He is a collaborative team player – providing real solutions for successful outcomes.

Education

BS, Construction Science and Management, Clemson University

Certifications / Training

- Federal Contract Law
- Ethics Training
- OSHA 30-hour Construction Safety and Health Training

Project Experience

- H.C. Johnson Elementary Addition / Renov., York, SC **CM@Risk** \$7M
- York Middle School Addition / Renovation, York, SC **CM@Risk**
- Rock Hill School District 3 New District Office, Rock Hill, SC **Design-Build** \$6.5M
- York One Intermediate School Renovations, York, SC **CM@Risk** \$1M
- CMS, New South High School, Charlotte, NC **CM@Risk** \$84M
- CMS East Mecklenburg High School, Charlotte, NC **CM@Risk** \$10M
- CMS Charlotte East Language Academy, Charlotte, NC **CM@Risk** \$25M
- Ranson Middle School, Charlotte, NC **CM@Risk** \$15M
- Harding University High School, Charlotte, NC **CM@Risk** \$15M
- Long Creek Elementary School, Charlotte, NC **CM@Risk** \$13M
- CMS New EC School, Charlotte, NC **CM@Risk** \$16M
- Eastway Regional Recreation Center, Charlotte, NC **CM@Risk** \$35M
- UNC Charlotte, University Rec Center, Charlotte, NC **CM@Risk** \$51M
- UNC Charlotte, Belk Residence Hall, Charlotte, NC **CM@Risk** \$30M
- UNC Charlotte, PORTAL Building, Charlotte, NC **CM@Risk** \$24M



Matt Toffey

Pre-construction Manager

As a pre-construction manager, Matt will provide his expertise during all phases of pre-construction. His pre-construction services will include the design review process, constructability issues, cost model estimates, scheduling, value analysis, and procurement.

Education

- B.S., Civil Engineering, Clemson University

Certifications / Training

- OSHA 10 Hour
- CPR/First Aid
- LEED BD+C

Project Experience

- York One Intermediate School Renovations, York, SC **CM@Risk** \$1M
- CMS, New South High School, Charlotte, NC **CM@Risk** \$84M
- Hendersonville Police Department, Hendersonville, NC **CM@Risk** \$7.5M
- Albemarle Police Department, Albemarle, NC **CM@Risk** \$3.2M

Additional Project Experience, prior to joining Edifice

- UNC Chapel Hill Science Complex, Chapel Hill, NC \$28M
- The Presley Luxury Apartments, Charlotte, NC \$30M
- Crescent Main St. Boutique Apartments, Durham, NC \$27M
- 1 Bank of America Center Office Tower, Charlotte, NC \$150M
- Bank of America Wintergarden Mixed-Use Pedestrian Connector, Charlotte, NC \$30M
-



Tim Clark, LEED® AP

Construction Manager

As Senior Project Manager, Tim Clark brings 19 years of construction experience and will act as an internal resource and project leader. He will closely monitor the project's performance with respect to contract administration, change orders, submittals, procurement, budget and schedule.

Education

- BS, Construction Science and Management, Clemson University

Certifications / Training

- LEED Accredited Professional
- Six Sigma Green Belt Certification
- GHS / Hazcom 2013
- Soil & Erosion (2 yr)

Project Experience

- Ranson Middle School, Charlotte, NC **CM@Risk** \$15M
- Indian Trail Town Hall and Town Square, Indian Trail, NC **CM@Risk** \$9M
- Hickory Ridge Middle School, Harrisburg, NC **Single Prime** \$18M
- Hickory Ridge High School, Harrisburg, NC **Multi-Prime** \$30M
- Wake Tech Community College Building E, Raleigh, NC **Single Prime** \$15M
- Warlick Family YMCA, Gastonia, NC **Negotiated GMP** \$15M
- CMPD Central Office, Charlotte, NC **CM@Risk** \$20M



Gaius Carter

Senior Project Manager

As Senior Project Manager, Gaius Carter brings 28 years of experience and will act as an internal resource and a leader to the Project Manager. He will closely monitor the project's performance with respect to contract administration, change orders, submittals, procurement, budget and schedule.

Certifications / Training

- Charlotte Mecklenburg Certified Site Inspector
- CPR/ First Aid (2 yr)
- Federal CQM Training (5 yr)
- OSHA 30 Hour
- Smith, Currie & Hancock's Construction Law
- Soil & Erosion (2 yr)

Project Experience, all as Project Manager

- York One Intermediate School Renovations, York, SC **CM@Risk** \$1M
- Confidential Tissue Machine Building, Shelby, NC **Negotiated** \$128M

Additional Project Experience, prior to joining Edifice

- Rowan-Cabarrus Community College @ North Carolina Research Campus, Kannapolis, NC
- Cannon School, Concord, NC
- Odessa-Montour Central School District, Montour Falls, NY Renovations and additions to high school and elementary school
- Owego-Appalachian CSD, Owego, NY Renovations and additions to high school including classrooms and natatorium
- Corning-Painted Post CSD, Corning, NY Renovations and additions to eight elementary schools, renovations to one middle school and renovations to historic middle school



Al Barr
Superintendent

Al brings 31 years of construction experience and will be on-site full time and responsible for the day-to-day direct oversight in the field. His responsibilities include coordinating all field activities with respect to all subcontractors, materials, equipment, safety, quality, schedule adherence and inspections.

Education

- M.A., Building Program, Danville Community College - Erie Tech

Certifications / Training

- Green Advantaged Class 2/10/2011
 - CPR/First Aid (2 yr)
- Federal Contract Law & Ethics Training
 - Federal CQM Training
 - GHS / Hazcom 2013
- OSHA (10 Hour and 30 hour)
 - Soil & Erosion (2 yr)

Project Experience

- York Comprehensive High School & Floyd D. Johnson Technology Center, York, SC **Pre-qualified single prime** \$81M
- Carmel Baptist Church Education Wing, Matthews, NC **GMP** \$17M
- Wake Technical Community College Northern Wake Campus Building E, Raleigh, NC **Lump Sum** \$15M
- Grace Church - Worship Addition and Renovation, Chapel Hill, NC **GMP** \$5M
- SUMMIT Church, Brier Creek Campus New Kids Area and Administrative Renovation, Durham, NC **GMP** \$1.9M
- Christ Covenant Church, Community Life Center, Matthews, NC **GMP** \$5.3M
- Christ Lutheran Church New Sanctuary, Charlotte, NC **GMP** \$11M
- SUMMIT Church, Capital Hills Broadcast Campus, Raleigh, NC **GMP** \$21.9M



David Hudson
Superintendent

David brings 39 years of construction experience and will be on-site full time and responsible for the day-to-day direct oversight of the project. He will coordinate all field activities with respect to all subcontractors, materials, equipment, safety, quality, schedule adherence and inspections.

Certifications / Training

- CPR/First Aid (2 yr)
- OSHA 30 Hour
- Soil & Erosion (2 yr)
- Tilt-Up

Project Experience

- Confidential Tissue Machine Building, Shelby, NC **Negotiated** \$128M
- West Cabarrus YMCA Branch Addition Phase 1, Concord, NC **Negotiated** \$245k

Additional Project Experience, prior to joining Edifice

- Velocity Park 3 (\$12M), Greer, SC
- Shaw Power - VC Summer Nuclear Power Plant, Jenkinsville, SC
- Afton Ridge II (\$12M), Kannapolis, NC
- Best Sweet (\$10M), Mooresville, NC
- Ridge Creek West II (\$12M), Charlotte, NC
- Ridge Creek West III (\$12M), Charlotte, NC
- International Drive (\$12M), Concord, NC



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

Included on chart below, with the exception of current obligations and project assignments, which is included on individual resumes

Describe how the construction team would be organized throughout the life of the Project

Included on chart below

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.

Included on organizational chart

Personnel	Title / Location	Pre-construction Duties / % of Time	Construction Duties / % of Time
Andy Aldridge	Vice President Project Executive <i>Time split between Charlotte and Charleston offices</i>	Design review, constructability issues, cost model estimates, schedule, value analysis, and procurement 50%	Team Oversight 25%
Matt Toffey	Pre-construction Manager <i>Charlotte office</i>	Design review, constructability issues, cost model estimates, schedule, value analysis, and procurement 100%	Construction Procurement As needed
Tim Clark Gaius Carter	VP, Construction Manager Senior Project Manager <i>Time split between Charlotte and Charleston offices</i>	Constructability reviews, schedule management, budgetary assistance 50%	Coordination of subcontractors, trades people, vendors, suppliers, Safety, Quality control / inspections, change order review, schedule control, commissioning, and payment approval. 50%
Al Barr David Hudson	Project Superintendents <i>Jobsite</i>	Constructability reviews, develop safety plan 25%	Onsite coordination of subcontractors, trades people, vendors, suppliers, Safety, Quality control / inspections, shop drawing review, change order review, schedule control, commissioning. 100%

4. Previous Experience





Describe your previous experience in providing similar services as described above.

Edifice has built over 6 million square feet of education space across the Carolinas, and has been selected for 44 Construction Management at Risk projects. Five projects illustrating our experience in providing similar services to Beaufort County School District's projects are included at the end of this section.

For the past three years, provide the following information:

a. *Identify all projects (name, location, completion date and Contract amount).*

The following table includes projects in the education/public sector in the past three years. Projects in other sectors are not included but can be provided upon request.

Name	Location	Completion Date	Contract Amount	Similar Scope	Negotiated fee / guaranteed maximum price
Eastway Regional Recreation Center	Charlotte, NC	6/24/20	\$35,022,018		X
CMPD Central Division Facility	Charlotte, NC	5/31/20	\$20,203,777		X
St. Joseph's Seminary	Belmont, NC	3/1/20	\$24,734,864		X
York One Intermediate School Renovations	York, SC	8/19/19	\$1,036,196	X	X
Carolina International School New Classroom Wing Addition	Concord, NC	7/30/19	\$2,018,702	X	X
Trinity Episcopal School New Multipurpose Building	Charlotte, NC	7/10/19	\$6,649,529	X	
CMS New EC Specialty School	Charlotte, NC	7/6/19	\$16,196,526	X	X
UNC Charlotte University Recreation Center	Charlotte, NC	7/1/19	\$53,157,074		X
CMS PK8 Conversion - Druid Hills	Charlotte, NC	6/6/19	\$6,036,314	X	X
Harrisburg Fire Station No. 2	Harrisburg, NC	5/30/19	\$4,806,454		X
Laurinburg City Hall and Police Dept Facility	Laurinburg, NC	2/15/19	\$8,651,585		X
Iredell County Public Safety Complex	Statesville, NC	11/1/18	\$15,514,883		X
Christ The King High School Phase II	Huntersville, NC	10/15/18	\$9,264,374	X	X
Harrisburg Public Works Facility	Harrisburg, NC	6/18/18	\$5,047,598		X
Charlotte East Language Academy	Charlotte, NC	6/1/18	\$25,127,832	X	X
Mecklenburg County MEDIC Headquarters	Charlotte, NC	1/2/18	\$36,946,837		X
Rock Hill School District 3 New District Office	Rock Hill, SC	12/31/17	\$6,517,796		X
East Meck High School Additions and Renovations	Charlotte, NC	11/16/17	\$10,348,304	X	X



Carmel Baptist Student Discipleship Center & Gymnasium	Matthews, NC	8/16/17	\$18,254,506	X	X
Indian Trail Town Hall and Town Square	Indian Trail, NC	7/12/17	\$8,825,000		X
Mecklenburg County Parks and Rec Bundle	Charlotte, NC	1/2/17	\$4,265,834		

- b. *Identify all renovation projects with similar scope.*
Included on the chart above.

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*
None

- 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*
None

- 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*
None

- iv. *Identify all projects which had a negotiated fee or guaranteed maximum price*
Included on the chart above

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

- Eastway Regional Recreation Center
\$35,022,018, 97,000sf, two-story steel framed recreation center including indoor aquatics, sports courts, fitness center, indoor track, multi-use event rooms, kitchen, and arts/culture classrooms.
- CMPD Central Division Facility
\$20,203,777, new three-story, 31,000sf facility with a 5-level parking structure.
- St. Joseph's Seminary
\$24,734,864, 28,000sf, two-story college seminary. Includes 40 dorm rooms, a chapel, classrooms, conference rooms, facility offices, living quarters and kitchen.

- Carolina International School | New Classroom Wing Addition
\$2,018,702, 2-story, 10 classroom addition.
- Iredell County Public Safety Complex
\$15,514,883, 37,000sf complex housing the county's 911 Call Center, administration space for emergency medical services (EMS), the fire marshal's office, and ECOM services.
- Christ The King High School Phase II
\$9,264,374, two-story 25,000sf classroom addition to the existing Christ the King Catholic High School. The scope of work includes site work, new classroom and cafeteria spaces.
- Mecklenburg County MEDIC Headquarters
\$36,946,837, renovation of a 120,000sf warehouse, an administration addition, plus two new buildings totaling approximately 180,000sf on a 20 acre site.
- Rock Hill School District 3 New District Office
\$6,517,796, design-build, 32,000sf, 3-story district office in downtown Rock Hill.
- Carmel Baptist Student Discipleship Center & Gymnasium
\$18,254,506, 99,977sf, 2-story addition to the existing main building on campus. Featuring classroom space, community areas, an auditorium, administrative areas, and a gymnasium.
- Indian Trail Town Hall and Town Square
\$8,825,000, 2 story, 20,000sf new municipal complex, comprised of the town hall community center, and town square.

- c. *Provide descriptions of five renovation 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.*

Similar project summaries begin on the following page.



H.C. Johnson Elementary School Additions & Renovations & York Middle | York, SC

Project Description / Services

This CM at Risk project converted a 60-year-old building from a middle school to a 90,000 square foot elementary school housing 450 students in grades kindergarten through grade 4. The work included various modernizations and additions adding a new wing for pre-k, kindergarten and first grade classrooms, plus the addition new playgrounds. The renovations included a new front entrance and administrative office area, new carpet, freshly painted walls, a newly renovated auditorium, and a full-size gymnasium. Classrooms received promethean boards and document cameras.

This project included a corridor addition and renovation to the existing chorus and music rooms. The corridor addition was key to improving and enhancing circulation needs within the old high school. After completion of the York Comprehensive High School, this building was transformed into the district's middle school.

The Edifice team that renovated Harold C. Johnson has been nothing less than excellent...The pride they displayed in their work and the expectations they presented and expected during the duration of the project was exceptional.

Matt Brown, Asst. Superintendent
York School District 1

Owner / Reference

York School District 1
Mr. Matt Brown, Retired Assistant Supt.
803.627.0366
kathymatt3108@gmail.com

Schedule

July 2011 (HCJ completion)
August 2010 (York completion)

Cost

\$7,297,026 (HCJ) , \$1,524,081 (York)

Team

Andy Aldridge
Mike Carliso
David Andrews
Greg Estabrook



Ranson Middle School Renovation | Charlotte, NC



Project Description / Services

This CM at Risk project includes the design and construction for a major renovation to the existing facility bringing the entire campus into compliance with current CMS guidelines. The work included a new 42,000sf two-story classroom addition, science labs, and other instructional space. 100,000sf of existing space was selected for demolition and renovations. These areas include enhancements for the administrative area, cafeteria & kitchen, gym, boys and girls PE locker rooms, science labs, classrooms, music and art rooms, and computer science labs.

Owner / Reference

Charlotte Mecklenburg Schools
Don Cave
980.343.4433
d.cave@cms.k12.nc.us

Schedule

March 2013 - August 2015

Cost

\$15,448,933

Team

Andy Aldridge
Mike Carliso
Tim Clark
Greg Estabrook



Harding University High School Addition and Renovations | Charlotte, NC

Project Description / Services

This CMat Risk project consisted of a 36,000sf addition and 130,000sf of renovations. The construction includes a new three-story classroom and administration building. The phased renovations include an extensive renovation to the existing two story classroom building, and existing administration building including the media center building, the auditorium/classrooms, the kitchen/cafeteria as well as HVAC modifications to the gymnasium and locker rooms.

Owner / Reference

Charlotte Mecklenburg Schools
Don Cave
980.343.4433
d.cave@cms.k12.nc.us

Schedule

June 2008 - December 2009

Cost

\$15,571,703

Team

Andy Aldridge
Mike Carlisto
Heath Edmiston



Druid Hills PK8 Conversion | Charlotte, NC

Project Description / Services

This CM at Risk project includes a \$6M, 17,000sf addition with some renovations to the existing building for Charlotte-Mecklenburg Schools. The project includes a new middle school gymnasium, art, music, CTE, and computer classrooms. A new bus parking lot, revisions to staff and visitor parking lots, a new entrance drive, and new multi-purpose field possible for soccer are also included in the project.

Owner / Reference

Charlotte Mecklenburg Schools
Don Cave
980.343.4433
d.cave@cms.k12.nc.us

Schedule

June 2018 - June 2019

Cost

\$6,036,314

Team

Andy Aldridge
Mike Carlisto
Heath Edmiston
Ryan Boedicker



East Meck High School, Additions and Renovations | Charlotte, NC

Project Description / Services

This CM at Risk project includes a \$10.3 million, 42,000sf three-story, stand-alone classroom building, plus renovations to existing buildings, a new bus parking lot, and sports fields.

Owner / Reference

Charlotte Mecklenburg Schools
Don Cave
980.343.4433
d.cave@cms.k12.nc.us

Schedule

December 2016 - November 2017

Cost

\$10,417,552

Team

Andy Aldridge
Mike Carlisto
David Andrews
Rich Gentilcore

5. 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.

Year	# of Projects	Revenue	CM@Risk Rev
2019	41 Jan-May	\$113.4M*	\$35.9M*
2018	71	\$329.2M	\$64.9M
2017	81	\$229M	\$59.9M
2016	79	\$167.8M	\$12.2M
2015	78	\$92.9M	\$51.3M

**2019 numbers includes only January-April.*

What is the current dollar value of work under Contract?

Current contract backlog is \$206M

What is the typical dollar range of projects under Contract with your firm?

\$100,000 - \$128M

Identify what percentage of your work is hard bid and what percentage is based on a CM/GC at Risk or similar approach?

Less than 10% of our work is hard bid and 90% or more is a form of negotiated contract.

Identify what percentage of your work is renovation versus new construction.

Approximately 10% of our work is renovations and 90% is new construction.

6. 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.

Financial statements are included as a separate confidential attachment. A bonding letter is included at the end of this section.

Provide two bank references.

[REDACTED]

[REDACTED]

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.

Edifice is proud of its 41-year heritage of successfully completing every project we have been awarded. We have never been terminated from a project. We have had one suit in the last five years, which has been settled.

[REDACTED]

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.

None

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.

None

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.

None

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.

Included at the end of this section.

Provide your current bonding rate schedule.

[REDACTED]

List of failed projects, suspensions, debarments, and significant litigation

None

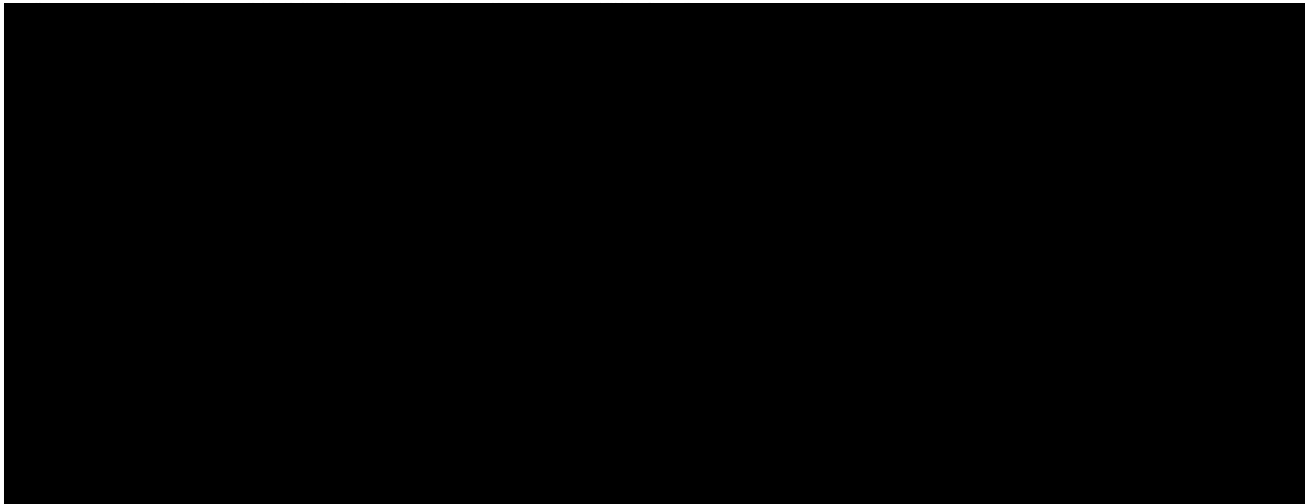
July 12, 2019

Phone: 704-376-9161
Fax: 704-342-0343
www.willlis.com

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

RE: New Additions RRA & MRHS

It is a pleasure to share with you our association and surety credit relationship with Edifice, Inc.



We certainly recommend the construction services of Edifice, Inc. to you. Please let us know if we can be of further assistance.

Sincerely,
Liberty Mutual Insurance Company



Catherine Thompson
Attorney-In-Fact

THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Certificate No. 7744261

Liberty Mutual Insurance Company
The Ohio Casualty Insurance Company West American Insurance Company

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint,

all of the city of Charlotte, state of NC each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 25th day of April, 2017.



STATE OF PENNSYLVANIA ss
COUNTY OF MONTGOMERY

On this 25th day of April, 2017, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Teresa Pastella, Notary Public
Upper Merion Twp., Montgomery County
My Commission Expires March 28, 2021
Member, Pennsylvania Association of Notaries

The Ohio Casualty Insurance Company
Liberty Mutual Insurance Company
West American Insurance Company
By: David M. Carey
David M. Carey, Assistant Secretary

By: Teresa Pastella
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

ARTICLE IV – OFFICERS – Section 12. Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

ARTICLE XIII – Execution of Contracts – SECTION 5. Surety Bonds and Undertakings. Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

Certificate of Designation – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

Authorization – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 12 day of July, 20 19.

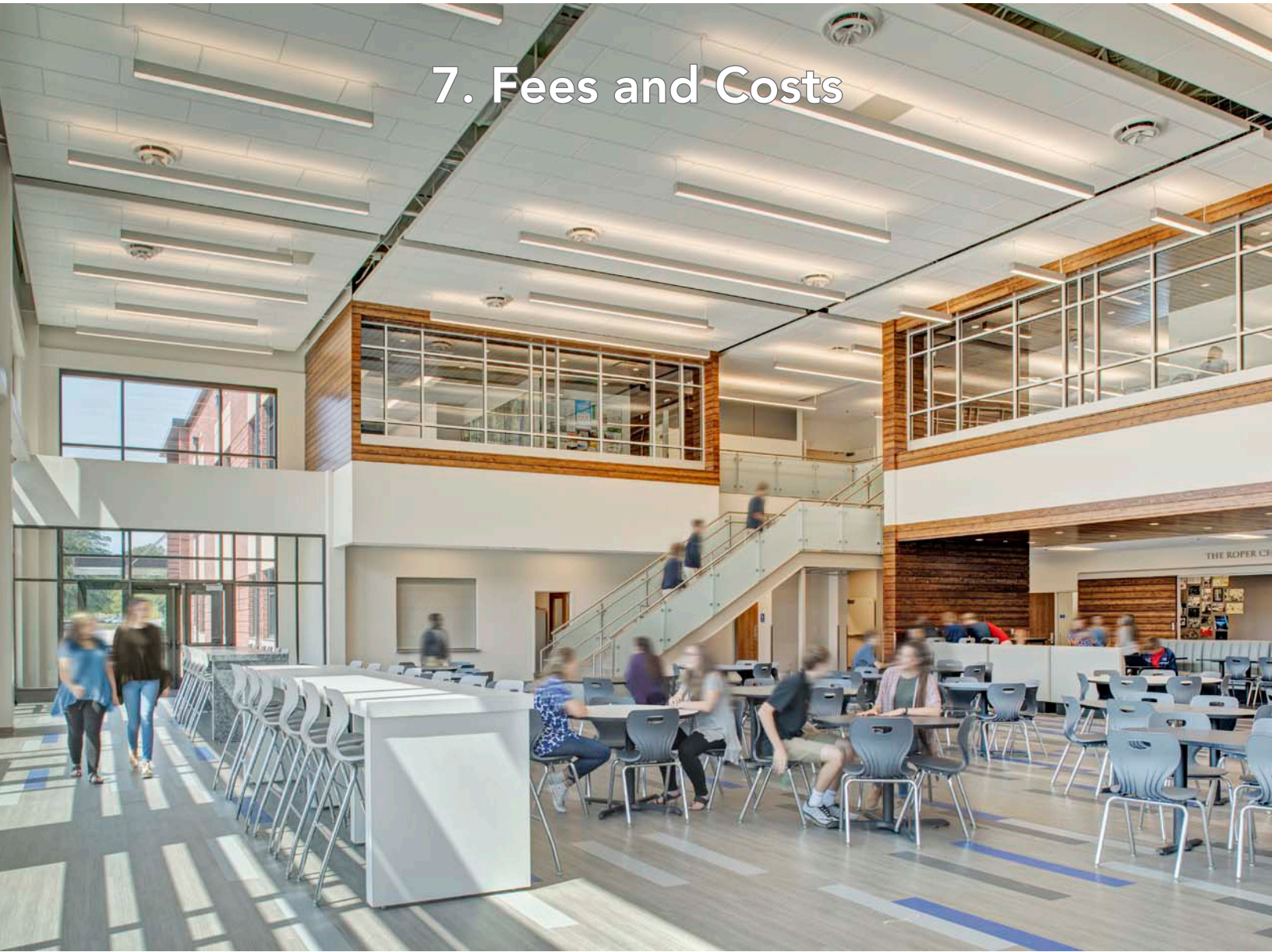


By: Renee C. Llewellyn
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.

7. Fees and Costs





Fees and Costs

- | | |
|--|-------|
| a. Estimating (prconstruction manager) | \$85 |
| b. Field Verification (Project manager/superintendent) | \$100 |
| c. Constructability Review (combination of personnel) | \$100 |
| d. Project Management | \$100 |

Personnel Rates:

- | | |
|---------------------------|----------|
| • Project Executive | \$125.00 |
| • Project Manager | \$100.00 |
| • Superintendent | \$100.00 |
| • Preconstruction Manager | \$85.00 |

8.0 BIDDING SCHEDULE / PRICE BUSINESS PROPOSAL:

8.1 River Ridge Academy Additions

Pre-Construction Phase Service Fee: \$ \$38,400

Based on \$6 million construction project.

Construction Phase Service Fee Fee: 3.85%
Plus cost of Performance & Payment Bonds: \$ Bond: 1%

8.2 May River High School Additions

Pre-Construction Phase Service Fee: \$ \$56,400

Based on \$15 million construction project

Construction Phase Service Fee Fee: 3.85%
Plus cost of Performance & Payment Bonds: \$ Bond: 1%

Notes

- Project Manager to be included in cost of work/general conditions.
- Based on acceptable payment (section 7.1.21 purchasing card payment not acceptable).

8. Miscellaneous / M/WBE Approach





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

Project tracking and reporting involves daily, weekly and monthly attention. We use Phoenix Scheduling Software for development and tracking of project planning and scheduling. It is preferred to have the project plan include all parties involved and not just be restricted to the construction phases. This should include but not be limited to design, turnover, and FF&E activities. The project schedule should be tracked weekly and updated monthly. This does not preclude any emergency schedule analysis or work around plan if the need arises, just a minimum frequency of review and updates. Project issues are tracked using ViewPoint and daily reports/logs are maintained. ViewPoint issues project reports that can be updated daily. This should be the basis of the project operational meeting.

ViewPoint also contains RFI & submittal management component. All RFI's can be written, tracked and answered in this software. All submittals are pre-scheduled, logged and status checked during the submittal review phase. We will make every effort to integrate the electronic abilities of all parties involved so RFI's & submittals can be managed efficiently. An example log is included at the end of this submittal (before required forms).

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

In order to maximize trade contractor or subcontractor bidding on the project, we must get the word out with thorough and well placed advertisements. We will start the process with an initial project information or outreach session that introduces the project facts to the trade contractor community. At this meeting we will talk about the project, the pre-qualification process, and the upcoming bid process. We will also advertise the trade contractor bid packages and hold a networking session in order to foster possible relationships between trade contractors and 2nd tier subcontractors and suppliers.

The pre-qualification process is next and it once again will be advertised thoroughly with well placed advertisements in local newspapers, construction bulletins, minority publications, and any other appropriate media outlets. Opening up the pre-qualification process to as many trade contractors as possible will ensure that you have a vast pool of trade contractors to choose from for pre-qualification. Once all trade contractors have been determined for pre-qualification, we will advertise the public bid day opening. A pre-bid meeting will be scheduled for further information and discussion on the bid day particulars, forms, and requirements.

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.*

These samples are included at the end of this section.

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 subcontractor participation.

Our M/WBE Approach begins on page 30.

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

The Edifice approach begins on the following page.

Edifice prefers to utilize the entire project team from the inception of our involvement to the project closeout. The operations team gets involved during the pre-construction phase and literally starts building the project on paper through schedule development and constructability reviews. Within our pre-construction schedule we start developing construction milestones and the identification of design, agency approval, and long lead item(s) milestones. With the construction activities, means and methods, planning, and construction methodologies analyzed and laid out, we are literally able to hit the ground running in many cases, prior to finalizing the Guaranteed Maximum Price (GMP). This allows for a shorter project duration that allows the owner to save time and money, and also allows for the implementation of owner, designer, and construction team input into the drawings throughout the pre-construction process.

The following is a listing of the typical services we perform in each of these phases and a brief description of how those services will be performed.

GMP to Final Cost
3%
 HISTORICAL
average

SERVICES			
Pre-construction		Construction	
<u>Drawing Reviews</u> <ul style="list-style-type: none"> Constructability Detail Clarification Drawing Coordination 	<u>Scheduling</u> <ul style="list-style-type: none"> Design Phase Permitting Phasing Milestones 	<u>Schedule</u> <ul style="list-style-type: none"> Further define construction schedule Progress updates Communicate project status 	<u>Quality Control</u> <ul style="list-style-type: none"> P - Preparatory meetings and plan implementation I - Initiate pre-installation check lists F - Follow-up implementation and report
<u>Estimating</u> <ul style="list-style-type: none"> Detailed Quantity Survey Market Input on Major Trade Packages Budget Reviews Value Engineering 	<u>Bidding</u> <ul style="list-style-type: none"> Prequalification Process Sub/Vendor Solicitation Bid Reviews O/A/C Bid Recommendations & Awards 	<u>Budget</u> <ul style="list-style-type: none"> Track costs against original budget Present budget updates Always seek ways to save 	<u>Safety</u> <ul style="list-style-type: none"> Implement safety plan Conduct weekly site safety meetings w/ subs Safety reporting and records
<u>Quality</u> <ul style="list-style-type: none"> Develop site specific QC Plan 			
<u>Safety</u> <ul style="list-style-type: none"> Develop site specific safety plan 			



Processes

Andy Aldridge will serve as the Team Leader/Project Executive for this project and will represent Edifice throughout both pre-construction and construction phases. It will be Andy's responsibility to manage the pre-construction operation through the design and budget phases to the GMP negotiations. Andy will be a management and coordination link to the design team(s), the owner's project management team and state construction representatives. He will coordinate the M/WBE activities and manage trade package bids with the pre-construction team, and then facilitate contract negotiations and scheduling for the project management team. During construction, Andy will provide direct oversight of the construction management team.

Pre-Construction:

- **Matt Toffey**, with assistance from the rest of the pre-construction team, will be responsible for the management of the estimating process, assembling cost proposals, value engineering activities, project design document and constructability reviews. They will assure tracking mechanisms are in place to communicate changes in the budget during each phase of the pricing exercise. During the construction phase, the pre-construction team will provide support to the construction team during any pricing exercises as needed. This team is ready to assist with document reviews, contract negotiations, and pricing changes to contract documents as needed.

Construction

- Our Project Manager, **Gaius Carter**, led by our construction manager, **Tim Clark**, will be responsible for the day-to-day administrative control and ultimate authority and oversight of the project. This includes but is not limited to: contract negotiations, writing subcontracts, subcontractor management, processing submittals, processing RFI's, handling changes, accounts receivables, account payables, addressing constructability issues, document control, schedule generation and maintenance, budget control and reporting, maintaining all logs, lead Owner/Architect/Contractor meetings and distribute meeting minutes.

- Our Project Superintendents, **Al Barr** and **David Hudson**, will be responsible for the day-to-day oversight of the project and have daily authority on the site. This includes but is not limited to: scheduling subcontractors, project safety, project cleanliness, pushing and maintaining scheduled progress, quality control, erosion control, environmental control, obtaining appropriate state construction approvals and inspections, coordinating subcontractor trades, and assuring overall project harmony.

Value Engineering

Our team defines value engineering as the skill set and expertise to deliver best value for our clients through collaborative efforts. Those efforts include meeting with the design team, exploration of alternative materials and buildings systems, examination of life cycle costs, and a thorough project constructability review. Our emphasis is on achieving the most cost effective means and methods without compromising the client's quality and performance standards.

We will identify opportunities to save cost through alternate systems, products and constructability details. We provide current market pricing for these alternatives and discuss them with the project team to determine those that make sense for the project. We give you the information to determine the scope of work that maximizes your needs while staying within the parameters of the budget.

Constructability Issues

We work closely with the design team to continuously evaluate constructability, materials and methods to provide a complete set of bid documents and eliminate the need for potential redesign once the final documents are placed in the market for bid purposes. During this process we also provide a continuous pricing exercise for various material options and/or methods that help control the budget and drive decisions throughout the process. Budget savings can vary based on the size and complexity of the project, however cost and coordination issues that arise during construction are all but eliminated.



Cost Model/Estimates:

All of our costs and scheduling details are handled with an "open book policy." We will share the details of every pricing situation from pre-construction estimates to actual job costs. The project budget is monitored weekly on a detailed itemized cost breakdown where subcontractor and supplier commitments are measured against the itemized budget and actual expenditures. The owner is always made aware of the status of the project budget throughout the progress of the job. At the completion of the project, all savings under the GMP are reconciled to the contract through a deductive change order.

Quality Control:

We have developed and implemented a quality control program that is built on the Core of Engineers and United State Navy's "Construction Quality Management (CQM)" plan. This very systematic approach to quality is derived from following a set of repeated processes for each component of the project throughout the life of the construction project. Starting with the end goal in mind, each definable feature of work is identified and pre-determined as to the intended quality outcome. We work throughout the pre-construction phases of a project till the very end of construction to assure the intended results are met.

The CQM system is built on a precise set of checklists that follow the same basic setup and implementation for each definable feature. This system briefly explained below is what we call the PIF system and is as follows:

P – Preparatory: Before any work begins each definable feature is identified and a check list completed that includes product details, installation instructions, inspection requirements, submittal information, checks of all pre-requisite work, appropriate hazard analysis and testing procedures.

I – Initial: At the very beginning of the installation each definable feature will have another check list completed that includes the review of the Preparatory Meeting, review of all pre-requisite work, review of installation instructions, product verifications, specific safety requirements, and any appropriate hazard analysis identified.

F – Follow Phase: Daily checks are performed to assure continuing compliance with contract requirements including safety, testing, inspections, and installation instructions. Reports are developed and kept to document the installation.

Schedule and Staffing Plan:

We believe that the generation, maintenance and utilization of the project schedule is absolutely key to achieving our project completion dates. Our philosophy is to be the keeper of the entire project schedule, not just of the construction activities, but of every phase of the construction process including the design, permitting, submittals, construction, inspections, owner's equipment, project close-out requirements. We don't develop our schedules in a "vacuum." The success of building a usable working schedule depends on the buy-in and input of the entire project team including the Owner, Architect, Engineers, Contractor, and the Subcontractors.

Pre-Construction: We will generate a milestone schedule at the onset of the project. This schedule incorporates all the projects major milestones including all design completion dates, permitting requirements, and major construction activities and sequencing.

Construction: We will build upon the milestone schedule generated during the pre-construction phase and expands the construction activities to include all construction activities, sequencing and durations. We incorporate all long-lead material lead times and their respective submittals to make sure we are pro-active in our approach to the buyout and submittal process. We incorporate any Owner equipment or fixtures so they can be coordinated with the other trades. We build our schedules to include any special inspection requirements and any specific certificate of occupancy needs.

Ownership: The majority of our schedules are completed and maintained in-house by our Project Manager utilizing Suretrak or Phoenix software. On our large complex projects we employ the services of several scheduling consultants who utilize Primavera P6 software.

M/WBE Implementation Plan

We will solicit bids in accordance with Beaufort County School District's regulations.

Mission

It is our teams mission to provide M/WBE businesses equal access and opportunity to participate fully in all aspects of this project; to prohibit discrimination on the basis of race, color, national origin, religion, gender; and where otherwise qualified, physical disabilities.

M/WBE Plan Objectives

- To provide M/WBE's equal access to opportunity
- To achieve and exceed the project's M/WBE goals
- To set the standards of M/WBE success within Beaufort County School District
- To increase the level of knowledge within the M/WBE contracting community and to raise the awareness of available construction services offered by those firms.

Outreach: Solicitation

We will solicit M/WBE interest in the project utilizing the following methods:

- Identifying potential M/WBE firms using available resources including:
 - Beaufort County & Beaufort County School District databases of certified small businesses
 - Trades Organizations
- Electronic notifications, Edifice website
- Advertising through print media and social media

Procurement: Proactive Recruitment

We will proactively recruit M/WBE's for the project by:

- Hosting a project information session & outreach
- Structuring reduced barrier packages for example; Flooring, Paint, Concrete, Site work, Periodic and Final Cleaning
- Reviewing General Conditions for M/WBE opportunities including:
 - Temporary fencing
 - Office supplies/equipment
 - First aid and safety supplies
 - Document printing and reproduction
- Provide project documents to Trade associations

Reporting

- Post bid compliance reports.
- Monthly utilization reports.
- Final M/WBE utilization report.

Technical Assistance

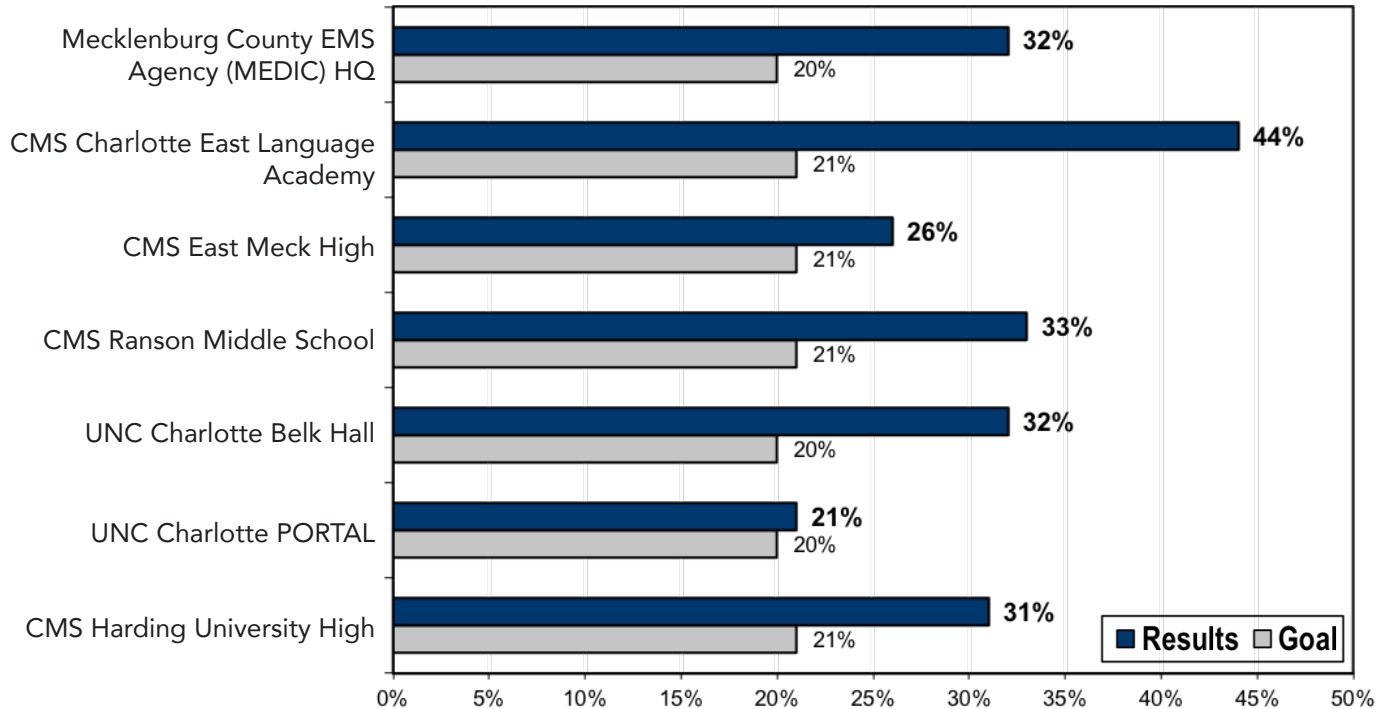
We will assist M/WBE's in the preparation of pre-qualification statements and proposals by:

- Hosting a pre-qualification workshop & contractor round-table meeting
- Providing individual one-on-one assistance in completing the pre-qualification forms.
- Reviewing project requirements, and manpower with M/WBE primes.
- Offering referral assistance to M/WBE's to match them with appropriate suppliers/contractors.
- Provide certification assistance.



Success Rate

The above strategies were implemented on the most recently completed relevant projects in the chart below:



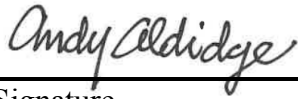
Business Enterprise Utilization Report

List all vendors/subcontractors to be used on the project

Edifice will submit M/WBE firms to be used on the project. Firms will be identified during the bidding phase this fall. This is typical for public projects. Edifice will propose certified South Carolina Small and Minority Business Enterprise prior to utilization. We commit to follow Beaufort County School District's Minority Business Enterprise Plan.

Statement of Intent

We, the undersigned have prepared and submitted all the documents required for this project. We have prepared these documents with a full understanding of the Beaufort County School District's goal to ensure equal opportunities in the proposed work to be undertaken in performance of this project. Specifically the BCSD seeks to encourage and promote on an inclusionary basis contracting opportunities without regard to the race, gender, national origin or ethnicity of the ownership or management of any business and that it is an equal opportunity employer and contracting entity. We certify that the representations contained in the Minority/Woman Business Enterprise (M/WBE) Utilization Report, which we have submitted with this solicitation, are true and correct as of this date. We commit to undertake this contract with the Minority/Woman Business utilization Report we have submitted, and to comply with all non-discrimination provisions of the Minority/Woman Business Enterprise Program in the performance of this contract.



Signature

July 17, 2019

Date

Name: Andy Aldridge

Title: Vice President

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



The next pages contain the following sample documents:

- a. Project Cost Estimate
- b. Monthly Project Report
- c. Project Schedule



**EC Specialty School Replacement
Charlotte Mecklenburg Schools
Charlotte, NC**

**Schematic Design
Budget Detail**

Division of Work			Item	Qty	Unit	Cost/unit	Subtotal	Subtotal	Division Totals	Comments
01	General Requirements									
			Final Cleaning	Final cleaning	71,292	sf	\$ 0.45	\$ 32,081	\$ 32,081	
			Survey & Construction Stakeout	Survey and stakeout	1	ls	\$ 12,000.00	\$ 12,000	\$ 12,000	
									44,081	
02	Site work									
			Erosion Control & Tree Protection					\$ 84,150		
			Construction entry	1	ea	\$ 6,500.00	\$ 6,500			
			Silt fence	2,500	lf	\$ 3.50	\$ 8,750			
			Tree protection	1,000	lf	\$ 8.00	\$ 8,000			
			Inlet protection	26	ea	\$ 250.00	\$ 6,500			
			Maintain & remove silt and tree fence	1	ls	\$ 2,500.00	\$ 2,500			
			Road cleaning	1	ls	\$ 3,500.00	\$ 3,500			
			Temp drainage swale	1,400	lf	\$ 5.00	\$ 7,000			
			Temp rock check dam	14	ea	\$ 250.00	\$ 3,500			
			Discharge outlet at swale	2	ea	\$ 450.00	\$ 900			
			Temp SED trap	10	ea	\$ 450.00	\$ 4,500			
			Temp seeding/slope protection	7.00	acre	\$ 1,500.00	\$ 10,500			
			Temp stone	5,000	sy	\$ 2.50	\$ 12,500			Access Roads & Laydown
			Maintain during and remove	1	ls	\$ 2,000.00	\$ 2,000			
			Temp skimmer basin, skimmer & baffles	1	ls	\$ 7,500.00	\$ 7,500			
			Site Demolition					\$ 83,000		
			Remove storm system (for new work)		not included					
			Remove or relocate existing sanitary line		not included					
			Remove water, fire line and or hydrants		not included					
			Remove water		not included					
			Remove water, irrigation		not included					
			Remove fiber/tele		not included					
			Remove over head power		not included					
			Remove gas piping		not included					
			Remove light pole base		not included					
			Remove site lighting fixture		not included					
			Remove electrical conduit		not included					
			Remove concrete paving & slabs		not included					
			Remove asphalt bus lot	45,000	sf	\$0.50	\$ 22,500			
			Remove sidewalks		not included					
			Remove curb and gutter		not included					
			Remove existing street entry	3	ea	\$3,500.00	\$ 10,500			
			Select removal trees/landscaping	1	ls	\$25,000.00	\$ 25,000			
			Remove misc. site items	1	ls	\$25,000.00	\$ 25,000			
			Clear and grub		acre	\$9,000.00	\$ -			



**EC Specialty School Replacement
Charlotte Mecklenburg Schools
Charlotte, NC**

**Schematic Design
Budget Detail**

Division of Work	Item	Qty	Unit	Cost/unit	Subtotal	Subtotal	Division Totals	Comments
	Earthwork					\$ 433,572		
	Remove topsoil to on site stock pile	5,000	cy	\$ 4.00	\$ 20,000			
	Balanced site option (no import)		lower site by .85 feet					
	Cut to fill (on site)	27,719	cy	\$ 5.00	\$ 138,594			
	Segmental block retaining wall, 5' x 58lf	290	sf	\$ 25.00	\$ 7,250			
	Fine grade building subgrade	75,000	sf	\$ 0.15	\$ 11,250			
	Fine grade landscape areas	150,000	sf	\$ 0.25	\$ 37,500			
	Fine grade athletic field		not included					
	Place topsoil	2,778	cy	\$ 4.00	\$ 11,111			
	Import top soil	500	cy	\$ 20.00	\$ 10,000			
	Backfill curb	4,290	lf	\$ 2.00	\$ 8,580			
	Fine grade flatwork	147,150	sf	\$ 0.25	\$ 36,788			
	Backfill flatwork	15,000	lf	\$ 1.00	\$ 15,000			
	Mobilize	1	ls	\$ 10,000.00	\$ 10,000			
	Surveying and layout	1	ls	\$ 15,000.00	\$ 15,000			
	Traffic control	1	ls	\$ 5,000.00	\$ 5,000			
	Locate utilities	1	ls	\$ 5,000.00	\$ 5,000			
	Dewater	1	ls	\$ 2,500.00	\$ 2,500			
	Site Allowances							
	Rock, mass		with allowance below					
	Rock, trench at utilities		with allowance below					
	Rock, trench at foundations		with allowance below					
	Rock over excavation at foundations & slab		with allowance below					
	Undercut & replace unsuitable	1	ls	\$ 100,000.00	\$ 100,000			
	Relocate existing utility		not included					not included
	Hazardous/contaminated soil removal		not included					not included
	Shoring / underpinning		not included					not included
	Permanent dewatering system		not included					not included
	Storm Drainage					\$ 221,599		
	Curb Inlets	10	ea	\$2,200.00	\$ 22,000			
	MH Structure	10	ea	\$3,500.00	\$ 35,000			
	Drop Inlet	6	ea	\$2,200.00	\$ 13,200			
	15" RCP	1,193	lf	\$28.00	\$ 33,404			
	18" RCP	578	lf	\$30.00	\$ 17,340			
	24" RCP	528	lf	\$35.00	\$ 18,480			
	30" RCP	165	lf	\$45.00	\$ 7,425			
	Rework/tie-in existing		not included					
	Camera existing on site storm	1	ls	\$2,000.00	\$ 2,000			
	Sediment basin final conversion from temp	1	ls	\$60,000.00	\$ 60,000			
	Roof leader, 10" PVC	250	lf	\$18.00	\$ 4,500			
	Roof leader, 8" PVC	250	lf	\$17.00	\$ 4,250			
	Roof leader, 6" PVC	250	lf	\$16.00	\$ 4,000			



**EC Specialty School Replacement
Charlotte Mecklenburg Schools
Charlotte, NC**

**Schematic Design
Budget Detail**

Division of Work	Item	Qty	Unit	Cost/unit	Subtotal	Subtotal	Division Totals	Comments
Asphalt Paving and Site Concrete	Heavy duty asphalt pavement 8/3//2	5,116	sy	\$41.00	\$ 209,756	\$ 676,115		soils report calls for 8/3/2
	Light duty asphalt pavement, 6/3	5,537	sy	\$28.00	\$ 155,027			soils report calls for 6/3
	Concrete drive entrance	2	ea	\$5,000.00	\$ 10,000			
	Paving walking path	735	sy	\$25.00	\$ 18,369			
	Curb and gutter 24"	4,250	lf	\$15.00	\$ 63,750			
	Curb and gutter 30"	50	lf	\$18.00	\$ 900			
	Signs and striping	1	ls	\$8,000.00	\$ 8,000			
	Concrete utility area, 6"	2,009	sf	\$7.50	\$ 15,068			
	Concrete sidewalks 4", broom finish	34,029	sf	\$5.00	\$ 170,145			
	Outdoor learning area	1	ls	\$20,000.00	\$ 20,000			
	Precast parking stops	4	ea	\$150.00	\$ 600			
	ADA Det. Warning	10	ea	\$250.00	\$ 2,500			
	Sleeves for other trades	1	ls	\$2,000.00	\$ 2,000			
Water Distribution	Fire hydrant	1	ea	\$3,500.00	\$ 3,500	\$ 63,850		
	Fire lateral 6" DIP	50	lf	\$52.00	\$ 2,600			
	Water line from existing service	400	lf	\$55.00	\$ 22,000			
	Domestic water, 4"	50	lf	\$35.00	\$ 1,750			
	4" Reduced pressure backflow / box	1	ea	\$12,000.00	\$ 12,000			
	Fire water double check valve / box	1	ea	\$20,000.00	\$ 20,000			
	FDC	1	ea	\$2,000.00	\$ 2,000			
	Cut & patch asphalt		none					
	Traffic Control		none					
Sanitary Sewer	Sanitary, 4"	50	lf	\$40.00	\$ 2,000	\$ 45,000		
	Sanitary, 8"	650	lf	\$50.00	\$ 32,500			
	Connect to existing	1	ea	\$1,000.00	\$ 1,000			
	Sanitary manhole	1	ea	\$3,500.00	\$ 3,500			
	Sanitary manhole, rework existing	1	ea	\$2,500.00	\$ 2,500			
	Camera existing on site sanitary	1	ls	\$3,500.00	\$ 3,500			
Fencing						\$ 67,325		
	Entry gate, pipe	2	ea	\$3,200.00	\$ 6,400			
	Playground aluminum fence & gates	238	lf	\$75.00	\$ 17,850			
	Site fence, 6' vinyl & gates	885	lf	\$35.00	\$ 30,975			
	Service yard gate	1	ea	\$2,500.00	\$ 2,500			
	Service yard fence, 8'	64	lf	\$150.00	\$ 9,600			
Landscaping and irrigation						\$ 86,438		
	Trees	50	ea	\$ 400	\$ 20,000			
	Plants	750	ea	\$ 25	\$ 18,750			
	Plant mix soil at select planter areas	1	sf	\$5,000.00	\$ 5,000			
	Seeding and soil amendments	150,000	sf	\$0.15	\$ 22,500			



**EC Specialty School Replacement
Charlotte Mecklenburg Schools
Charlotte, NC**

**Schematic Design
Budget Detail**

Division of Work			Item	Qty	Unit	Cost/unit	Subtotal	Subtotal	Division Totals	Comments
			Mulch, hardwood	100	cy	\$48.00	\$ 4,800			
			Nature trail - Mulch, hardwood 866 lf	94	cy	\$48.00	\$ 4,528			
			Planter fill	54	cy	\$40.00	\$ 2,160			
			Water and maintenance period		included					
			Field prep and over seeding	52,665	sf	\$0.15	\$ 7,900			
			Irrigation system		none					
			Repair work outside of site limits		not included					
			Spirit Rock	1	ea	\$800.00	\$ 800			
		Playground Equipment						\$ -		
			Playground edging and drain		not included					
			Playground equipment		not included					
									\$ 1,761,049	
03	Concrete									
		Cast - In - Place Concrete						\$ 786,608		2500 psf soil
			Concrete foundations, column (5each)	24	cy	\$ 550.00	\$ 13,200			3000 psi
			Concrete foundations, wall 2' wide typ.	340	cy	\$ 550.00	\$ 187,000			3000 psi
			Concrete slab, 4", vb, 4" stone base	73,255	sf	\$ 6.75	\$ 494,471			3000 psi
			Thickened slab	169	cy	\$ 200.00	\$ 33,800			
			Set Anchor Bolts	24	ea	\$ 150.00	\$ 3,600			
			Grout Anchor Bolts	24	ea	\$ 35.00	\$ 840			
			Equipment pads, interior	1,000	sf	\$ 6.00	\$ 6,000			
			Fill at platform	53	cy	\$ 40.00	\$ 2,133			
			Platform steps and ramps	1	ls	\$ 10,000.00	\$ 10,000			
			Termite control	73,255	sf	\$ 0.15	\$ 10,988			
			Equipment pads, exterior	500	sf	\$ 6.00	\$ 3,000			
			Concrete pad at dishwash	900	sf	\$ 6.75	\$ 6,075			
			Planter footings at entry	8	ea	\$1,500.00	\$ 12,000			
			Set bollards	10	ea	\$250.00	\$ 2,500			
			Flagpole foundation	1	ea	\$1,000.00	\$ 1,000			
			Cast and set trench drains/frames		included					
			Cast and set kitchen floor sinks		included					
									\$ 786,608	
04	Masonry									
		Unit Masonry						\$ 2,721,962		
			Brick veneer	38,825	sf	\$ 21.00	\$ 815,325			
			Cavity insulation, spray	38,825	sf	\$ 3.00	\$ 116,475			
			Brick coping, window sills/site wall		with above					
			CMU exterior wall back up	38,825	sf	\$ 12.00	\$ 465,900			
			CMU corridor/restroom/stair walls	54,622	sf	\$ 10.50	\$ 573,531			
			CMU chase walls	4,461	sf	\$ 8.00	\$ 35,688			
			CMU interior load bearing walls, typ.	46,083	sf	\$ 12.00	\$ 552,996			



**EC Specialty School Replacement
Charlotte Mecklenburg Schools
Charlotte, NC**

**Schematic Design
Budget Detail**

Division of Work			Item	Qty	Unit	Cost/unit	Subtotal	Subtotal	Division Totals	Comments
			CMU interior load bearing walls, gym	5,917	sf	\$ 16.00	\$ 94,672			
			Interior brick at vestibules	600	sf	\$ 25.00	\$ 15,000			
			Brick planters, 8 each	785	sf	\$ 25.00	\$ 19,625			
			Install hollow metal frames	142	ea	\$ 125.00	\$ 17,750			
			Masonry clean up and waste disposal	1	ls	\$ 15,000.00	\$ 15,000			
			Masonry rebar		included				\$ 2,721,962	
05	Steel									
		Structural Steel						\$ 966,240		
			Steel framing, prime painted	73,255	sf	\$ 12.00	\$ 879,060			seismic design category c
			Roof deck, type b 1-1/2" 22 gauge	785	squares					site class c in SD report
			Acoustical deck premium, 3" 20 ga	3,000	sf	\$ 3.00	\$ 9,000			site class d in soils report
			Steel bearing plates	721	ea	\$ 25.00	\$ 18,025			
			Top of wall support	500	ea	\$ 25.00	\$ 12,500			
			Brick support, hung	197	lf	\$ 65.00	\$ 12,805			
			Brick support, loose	600	lf	\$ 25.00	\$ 15,000			
			Basketball goal supports	2	ea	\$ 2,500.00	\$ 5,000			
			Wall rail at platform	34	lf	\$ 75.00	\$ 2,550			
			Rooftop frames, ventilators, hatch		included					
			Operable Wall support beam		none					
			Overhead toilet partition support		none					
			Roof ladder, interior	1	ea	\$ 1,500.00	\$ 1,500			
			Roof ladder, exterior	6	ea	\$ 1,200.00	\$ 7,200			
			Bollards	16	ea	\$ 225.00	\$ 3,600			
									\$ 966,240	
06	Wood									
		Interior Architectural Woodwork						\$ 195,850		
			K-5 Classroom casework, 12' unit	6	ea	\$ 4,200.00	\$ 25,200			
			K-5 Classroom cubbies, 14' unit	6	ea	\$ 4,900.00	\$ 29,400			
			Reception, front desk	20	lf	\$ 500.00	\$ 10,000			
			Reception, back casework	17	lf	\$ 350.00	\$ 5,950			
			Work room/mail	25	lf	\$ 400.00	\$ 10,000			
			Health room	10	lf	\$ 350.00	\$ 3,500			
			Media Center	25	lf	\$ 400.00	\$ 10,000			
			Occupational studies lab	20	lf	\$ 350.00	\$ 7,000			
			Makers Space	15	lf	\$ 350.00	\$ 5,250			
			Art	35	lf	\$ 350.00	\$ 12,250			
			Art storage	26	lf	\$ 350.00	\$ 9,100			
			Music	30	lf	\$ 350.00	\$ 10,500			
			Music storage		none					
			Horticulture	20	lf	\$ 350.00	\$ 7,000			
			Uniform storage	34	lf	\$ 300.00	\$ 10,200			
			Secure storage	38	lf	\$ 300.00	\$ 11,400			



**EC Specialty School Replacement
Charlotte Mecklenburg Schools
Charlotte, NC**

**Schematic Design
Budget Detail**

Division of Work			Item	Qty	Unit	Cost/unit	Subtotal	Subtotal	Division Totals	Comments
			Check in desk	26	lf	\$ 500.00	\$ 13,000			
			Janitor	14	lf	\$ 200.00	\$ 2,800			
			Platform step and edge trim	29	lf	\$ 100.00	\$ 2,900			
			Video Conf. steps and raised wood floor		none					
			TV studio		none					
			Trophy case		none					
			Laundry casework uppers							
			Window sills, s.s.	400	lf	\$ 26.00	\$ 10,400			
			Dish return c-top		lf	\$ 40.00	\$ -			
		Storage Shelving	18" Deep	50	lf	\$ 250.00	\$ 12,500	\$ 25,000		
			24" Deep	50	lf	\$ 250.00	\$ 12,500			
		Music Storage Casework	Storage Shelving		none					
		Media Center Casework						\$ 30,400		
			Media center counter	12	lf	\$ 450.00	\$ 5,400			
			Media center storage	100	lf	\$ 225.00	\$ 22,500			
			Media center misc	10	lf	\$ 250.00	\$ 2,500			
		Lab Casework	Science lab casework		none			\$ -		
									\$ 251,250	
07										
		Sheet Waterproofing	Waterproofing at planters	8	ea	\$ 500.00	\$ 4,000	\$ 4,000		
		Water Repellants	Brick water repellants		not included			\$ -		
		Foamed-in-place Insulation	Spray Foam Insulation		with masonry					
			Fluid Applied Transitions		with masonry					
		PVC Roofing and insulation						\$ 768,832		
		Sheet Metal Flashing & Trim	PVC roof membrane, R30, cover bd	70,640	sf	\$ 10.25	\$ 724,060			
		Metal Roofing and Wall Panels	PVC at parapet walls		included					
			Walk pads	500	sf	\$ 4.00	\$ 2,000			
			Roof access with rail	1	ea	\$ 2,000.00	\$ 2,000			
			Roof expansion joints		included					
			Metal copings & trims	2,471	lf	\$ 12.00	\$ 29,652			
			Scuppers and downspouts		included					
			Metal soffit at canopy		not included (with canopy)					
			Roof blocking and nailers	2,471	lf	\$ 4.50	\$ 11,120			



**EC Specialty School Replacement
Charlotte Mecklenburg Schools
Charlotte, NC**

**Schematic Design
Budget Detail**

Division of Work	Item	Qty	Unit	Cost/unit	Subtotal	Subtotal	Division Totals	Comments
	Spray Applied Fireproofing					\$ 5,000		
	Spray fireproofing	1	ls	\$ 5,000.00	\$ 5,000			allowance check on type 2A
	Thru Penetration Firestop Systems					\$ 35,646		
	Fire stop, penetrations and TOW	71,292	sf	\$ 0.50	\$ 35,646			
	Caulking & Sealants					\$ 39,553		
	Sealant - slab on grade	1,500	lf	\$ 3.50	\$ 5,250			
	Sealant - masonry control joints exterior	1,924	lf	\$ 3.50	\$ 6,735			
	Sealant - interior walls	5,576	lf	\$ 3.50	\$ 19,517			
	Sealant - door frames		ea	\$ 25.00	\$ -			
	Sealant - misc.	500	lf	\$ 3.50	\$ 1,750			
	Sealant - ext. to building	1,800	lf	\$ 3.50	\$ 6,300			
	Expansion Joint Covers							
	Expansion joint		not included				\$ 853,030	
08	Windows & Doors							
081113	HM Frames & Doors					\$ 31,150		
	Hm frame, 3 x 7	132	ea	\$ 200.00	\$ 26,400			
	Hm frame, 4 x 7	1	ea	\$ 200.00	\$ 200			
	Hm frame, 6 x 7 - pair	8	ea	\$ 200.00	\$ 1,600			
	Hm door (3' wide)	8	ea	\$ 300.00	\$ 2,400			
	Hm door (4' wide)	1	ea	\$ 350.00	\$ 350			
	HW Window 4' x 3'-6"	1	ea	\$ 200.00	\$ 200			
	Eliason doors		none					
081416	Wood Doors					\$ 44,100		
	Wood door, prefinished stained 3 x 7	140	ea	\$ 315.00	\$ 44,100			
087100	Hardware					\$ 115,600		
	Hardware	149	ea	\$ 650.00	\$ 96,850			
	Electric hardware, entry & corridor	25	ea	\$ 750.00	\$ 18,750			
	Cylinder, aluminum door		included					
	Install Doors and Hardware					\$ 26,075		
	Install doors and hardware	149	ea	\$ 175.00	\$ 26,075			
083113	Access Doors					\$ 2,100		
	Access door wall	4	ea	\$ 225.00	\$ 900			
	Access door, 2x2 ceilings	4	ea	\$ 300.00	\$ 1,200			
084413	Glass & Glazing					\$ 675,510		
	Storefront	4,602	sf	\$ 45.00	\$ 207,090			
	Curtainwall	1,446	sf	\$ 65.00	\$ 93,990			
	Clerestory windows	446	sf	\$ 45.00	\$ 20,070			
	Metal panels in alum frame	1,945	sf	\$ 55.00	\$ 106,975			
	Insulated metal panels	1,207	sf	\$ 40.00	\$ 48,280			
	Aluminum PR door, exterior	1	ea	\$ 7,500.00	\$ 7,500			
	Aluminum door, exterior	16	ea	\$ 3,000.00	\$ 48,000			



**EC Specialty School Replacement
Charlotte Mecklenburg Schools
Charlotte, NC**

**Schematic Design
Budget Detail**

Division of Work			Item	Qty	Unit	Cost/unit	Subtotal	Subtotal	Division Totals	Comments
			Aluminum PR door, interior	1	ea	\$ 7,000.00	\$ 7,000			
			Aluminum door, interior	12	ea	\$ 2,600.00	\$ 31,200			
			Alum. Door hardware	30	ea	\$ 1,000.00	\$ 30,000			
			Glazing at wood doors and hm frames	250	sf	\$ 15.00	\$ 3,750			
			Interior storefront	1,448	sf	\$ 35.00	\$ 50,680			
			Pattern glass, premium at gym	500	sf	\$ 15.00	\$ 7,500			
			Fire Resistant Glazing		none					
			Sunshade	77	lf	\$ 175.00	\$ 13,475			
083323	Coiling Counter Doors and Grilles							\$ 15,500		
			Coiling Shutter, serving area	1	ls	\$ 13,500.00	\$ 13,500			
			Coiling Shutter, dishwash	1	ea	\$ 2,000.00	\$ 2,000			
089119	Louvers & Vents									
			Louvers with hvac (1 - 10'x10')		included in HVAC				\$ 910,035	
09	Interior Finishes									
	MS/GWB Systems							\$ 67,354		
			Exterior partition at metal panel	1,207	sf	\$ 12.00	\$ 14,484			
			Exterior soffit	2,373	sf	\$ 8.00	\$ 18,984			
			Interior 3-5/8 to deck (above storefront)	580	sf	\$ 5.15	\$ 2,987			
			Furring, columns		none					
			Gwb ceilings	1,130	sf	\$ 5.85	\$ 6,611			
			Gwb ceilings - water resistant	1,914	sf	\$ 6.00	\$ 11,484			
			Interior soffit and bulkhead	1,364	sf	\$ 7.00	\$ 9,548			
			Plywood backboards	64	sf	\$ 4.00	\$ 256			
			Temporary protection and dust control	1	ls	\$ 2,000.00	\$ 2,000			
			Material handling and progress clean	1	ls	\$ 1,000.00	\$ 1,000			
			Column covers - none		none					
			Level 5 finish - none		none					
	Ceramic Tile & Terrazzo							\$ 246,409		
			Porcelain floor tile, mud set	1,122	sf	\$ 18.00	\$ 20,196			
			Porcelain floor tile, single restrooms	833	sf	\$ 14.00	\$ 11,662			
			Porcelain tile base	834	lf	\$ 12.00	\$ 10,008			
			Kitchen quarry tile	2,975	sf	\$ 20.00	\$ 59,500			
			Quarry tile base	650	lf	\$ 10.00	\$ 6,500			
			Wall tile at restrooms not included		not included					
			Media center large format wall tile accent	300	sf	\$ 25.00	\$ 7,500			
			Entry large format wall tile accent	300	sf	\$ 25.00	\$ 7,500			
			Gallery large format wall tile accent	300	sf	\$ 25.00	\$ 7,500			
			Dining center large format wall tile accent	300	sf	\$ 25.00	\$ 7,500			
			Media center terrazzo	1,230	sf	\$ 22.00	\$ 27,060			
			Entry gallery terrazzo	1,334	sf	\$ 22.00	\$ 29,348			
			Gallery terrazzo	1,240	sf	\$ 22.00	\$ 27,280			



**EC Specialty School Replacement
Charlotte Mecklenburg Schools
Charlotte, NC**

**Schematic Design
Budget Detail**

Division of Work	Item	Qty	Unit	Cost/unit	Subtotal	Subtotal	Division Totals	Comments
	Floor tile anti fracture	4,930	sf	\$ 3.50	\$ 17,255			
	Base at terrazzo	475	lf	\$ 16.00	\$ 7,600			
	Acoustical Ceilings					\$ 160,434		
	AC-1, typical	38,344	sf	\$ 3.25	\$ 124,618			
	AC-2, upgrade	4,166	sf	\$ 3.75	\$ 15,623			
	AC-3, vinyl rock	3,405	sf	\$ 3.75	\$ 12,769			
	Ceiling feature allowance		not included					
	Metal trim at edge of system	495	lf	\$ 15.00	\$ 7,425			
	Above ceiling sound batt/insulation		none					
	Seismic C restraints							
	Acoustical Wall and Ceilings Panels					\$ -		
	Gym wall and ceiling panels allowance		not included					
	Corridor gathering area ceiling panels		not included					
	Media center panels		not included					
	Flooring					\$ 102,484		
	Carpet Tile	473	sy	\$ 32.00	\$ 15,120			
	Vinyl Tile	34,936	sf	\$ 1.30	\$ 45,417			
	Vinyl Tile - mp platform	895	sf	\$ 1.30	\$ 1,164			
	Walk off carpet	989	sf	\$ 5.00	\$ 4,945			
	LVT - dining	2,738	sf	\$ 7.00	\$ 19,166			
	Rubber cove base 4"	9,277	lf	\$ 1.20	\$ 11,132			
	Floor skimming and leveling, minor	43,424	sf	\$ 0.07	\$ 3,040			
	Slab moisture testing and sealing	1	ls	\$ 2,500.00	\$ 2,500			
	Multi purpose room					\$ 10,469		
	Multi purpose room flooring -VCT	6,582	sf	\$ 1.50	\$ 9,873			
	Rubber base	397	lf	\$ 1.50	\$ 596			
	Wood Stage Flooring		(VCT in above)					
	Painting					\$ 141,812		
	Paint gwb walls	1,207	sf	\$ 0.50	\$ 604			
	Paint gwb ceilings	6,781	sf	\$ 0.65	\$ 4,408			
	Paint interior cmu walls	92,770	sf	\$ 0.75	\$ 69,578			
	Paint walls, epoxy	14,840	sf	\$ 0.85	\$ 12,614			
	Paint exposed deck, MP, Gallery, Media	15,076	sf	\$ 1.75	\$ 26,383			
	Paint hm frame	142	ea	\$ 75.00	\$ 10,650			
	Paint hm door	9	ea	\$ 70.00	\$ 630			
	Paint misc metals	1	ls	\$ 7,500.00	\$ 7,500			
	Paint rails	1	ea	\$ 250.00	\$ 250			
	Exposed ceiling, no finish (MEP areas)		no finish					
	Sealed concrete	6,131	sf	\$ 1.50	\$ 9,197			
							\$ 728,961	



**EC Specialty School Replacement
Charlotte Mecklenburg Schools
Charlotte, NC**

**Schematic Design
Budget Detail**

10	Division of Work	Item	Qty	Unit	Cost/unit	Subtotal	Subtotal	Division Totals	Comments
	Specialties								
		Storage Shelving			with casework				
		Visual Display Boards					\$ 45,000		
		Marker boards	1	ls	\$ 45,000.00	\$ 45,000			
		Signage					\$ 32,305		
		Interior room signs	125	ea	\$ 85.00	\$ 10,625			
		Brass door tags	149	ea	\$ 20.00	\$ 2,980			
		Exterior letters, cast aluminum large	1	ls	\$ 5,000.00	\$ 5,000			
		Exterior letters, cast aluminum	1	ls	\$ 2,000.00	\$ 2,000			
		Interior directory	1	ea	\$ 1,200.00	\$ 1,200			
		Interior plaque	1	ea	\$ 2,500.00	\$ 2,500			
		Street address numbers	1	ls	\$ 500.00	\$ 500			
		Street sign	1	ea	\$ 7,500.00	\$ 7,500			
		Interior brand graphics/signage - NIC			not included				
		Toilet Partitions					\$ 25,600		
		Toilet partition, stainless steel	16	ea	\$ 1,600.00	\$ 25,600			
		Urinal screen			none shown				
		Toilet Accessories					\$ 15,465		
		Soap dispenser	31	ea	\$ 30.00	\$ 930			
		Paper towel dispenser	13	ea	\$ 95.00	\$ 1,235			
		Electric hand dryer	4	ea	\$ 650.00	\$ 2,600			
		Sanitary napkin disposal	2	ea	\$ 60.00	\$ 120			
		Coat hook / robe hook	16	ea	\$ 35.00	\$ 560			
		Grab bar	38	ea	\$ 150.00	\$ 5,700			
		Toiler paper dispenser - Jumbo Double (TA-7A)	31	ea	\$ 35.00	\$ 1,085			
		Framed mirror Sm	31	ea	\$ 85.00	\$ 2,635			
		Framed mirror Lg			none				
		Health room curtain			none				
		Janitor shelf / mop & broom holder (TA-15)	3	ea	\$ 200.00	\$ 600			
		Baby Changer			none				
		Fire Extinguisher Cabinets					\$ 9,375		
		FEC and extinguisher	25	ea	\$ 350.00	\$ 8,750			
		Extinguisher, wall mounted	5	ea	\$ 75.00	\$ 375			
		Extinguisher, Type K	1	ea	\$ 250.00	\$ 250			
		Corner Guards			none		\$ -		
		Metal Lockers					\$ 4,500		
		Kitchen 12x12x72, Dbl Tier	20	ea	\$ 225.00	\$ 4,500			
		Athletic lockers			none				
		Student lockers			none				



**EC Specialty School Replacement
Charlotte Mecklenburg Schools
Charlotte, NC**

**Schematic Design
Budget Detail**

Division of Work	Item	Qty	Unit	Cost/unit	Subtotal	Subtotal	Division Totals	Comments
	Walkway Covers & Canopies					\$ 153,360		
	Walkway Covers, Bus Lot		none shown					
	Metal entry canopy	1,917	sf	\$ 80.00	\$ 153,360			
	Flagpoles					\$ 3,500		
	Flagpole	1	ea	\$ 3,500.00	\$ 3,500		\$ 289,105	
11	Equipment							
	Residential Appliances					\$ 7,700		
	Microwave, MO-1	1	ea	\$400.00	\$ 400			Workroom
	Refrigerator, RF-1, Upright	1	ea	\$2,000.00	\$ 2,000			Workroom
	Refrigerator, RF-2, Undercounter	1	ea	\$1,800.00	\$ 1,800			Health Rm
	Laundry equipment, CW-1, CD-1	1	ls	\$ 3,500.00	\$ 3,500			Kitchen Laundry
	Food Service Equipment					\$ 400,000		
	Food service equipment and coolers	1	ls	\$ 400,000	\$ 400,000			
	Misc. Equipment & Specialties					\$ 6,635		
	Pencil Sharpener	5	ea	\$ 25.00	\$ 125			
	Art Room Kiln & Vent	1	ea	\$ 3,000.00	\$ 3,000			
	Knox box	2	ea	\$ 500.00	\$ 1,000			
	Knox lock	4	ea	\$ 115.00	\$ 460			
	Clocks, battery operated	30	ea	\$ 35.00	\$ 1,050			
	TV Brackets	4	ea	\$250.00	\$ 1,000			
	Projection Screens					\$ 2,500		
	Projection screen	1	ea	\$ 2,500.00	\$ 2,500			Multipurpose
	Stage Curtains					\$ 22,000		
	Stage Curtains	1	ls	\$ 22,000.00	\$ 22,000			
	Athletic Equipment					\$ 3,000		
	Soccer goals & sleeves		none					
	Basketball goals, outdoor	2	ea	\$ 1,500.00	\$ 3,000			
	Gym Equipment					\$ 31,850		
	Volleyball sleeves, post, and nets	1	ea	\$ 4,000.00	\$ 4,000			
	Basketball goals	2	ea	\$ 7,500.00	\$ 15,000			
	Wall pads	1	ls	\$ 5,000.00	\$ 5,000			
	Chin-up bars	1	ea	\$ 350.00	\$ 350			
	Scoreboard	1	ea	\$ 7,500.00	\$ 7,500			
	Gym divider curtain		none					
							\$ 473,685	



**EC Specialty School Replacement
Charlotte Mecklenburg Schools
Charlotte, NC**

**Schematic Design
Budget Detail**

Division of Work	Item	Qty	Unit	Cost/unit	Subtotal	Subtotal	Division Totals	Comments
12	Furnishings							
	Horiz. Louver Blinds					\$ 16,100		
	Aluminum Mini Blinds	4,600	sf	\$ 3.50	\$ 16,100			only at exterior storefront (not entry)
	Telescoping Stands		none			\$ -		
	Site Furnishings					\$ 3,600		
	Bike rack, U-shape single	18	ea	\$ 200.00	\$ 3,600			
	Roadside mail box	1	ea	\$ 150.00	\$ 150			
							\$ 19,700	
14	Conveying Equipment							
			none			\$ -		
15	Fire Suppression							
	Fire Protection					\$ 196,053		
	Spray fire protection	71,292	sf	\$ 2.75	\$ 196,053			
	Standpipe/hose valves		included					
	Seismic Restraints		included					
	FDC connection		with site					
	Preaction system		not included					
	FM200 system		not included					
	Fire pump not included		not included					
	Storage tank not included		not included				\$ 196,053	
	Plumbing							
	Plumbing					\$ 677,274		
	Plumbing	71,292	sf	\$ 9.50	\$ 677,274			
	Plumbing fixtures, manual valves		included					
	Roof drain system		included					
	Domestic water, copper type L		included					
	Water heater, recirc, & piping		included					
	Interior waste drain system, pvc ug / c.i. ag		included					
	Mop sinks with splash guard		included					
	Hook up kitchen equipment		included					
	Frost proof wall hydrants		included					
	Floor drains at mech, kitchen, large RR		included					
	Grease interceptor		included					
	Gas piping for water heater & generator		included					
	Seismic C Restraints		included					

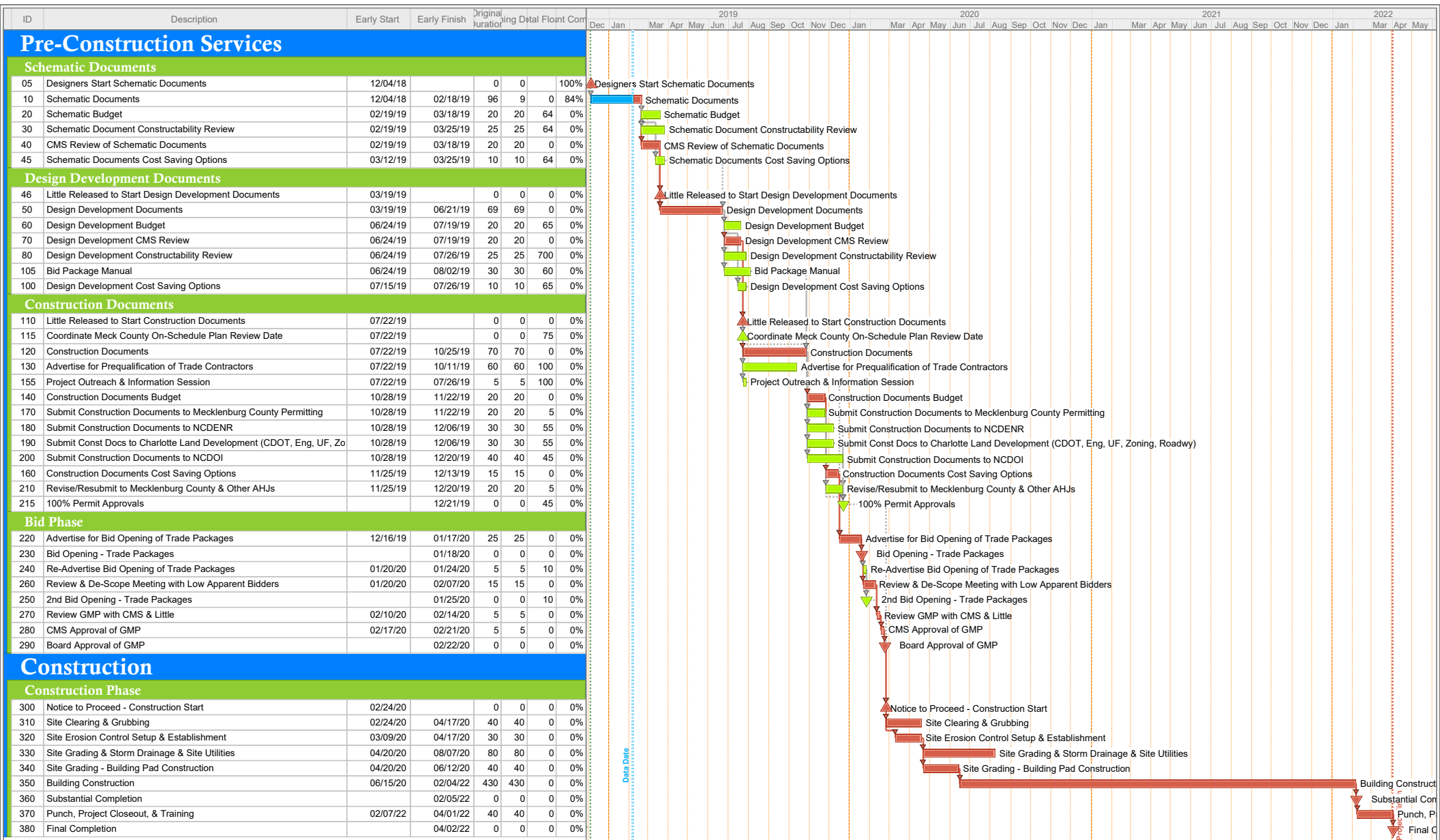


**EC Specialty School Replacement
Charlotte Mecklenburg Schools
Charlotte, NC**

**Schematic Design
Budget Detail**

Division of Work		Item	Qty	Unit	Cost/unit	Subtotal	Subtotal	Division Totals	Comments
Cost Summary									
		Cost of Work							
		Cost of Work Total:						13,657,849	

Project Schedule



Start Date: 12/04/18
Finish Date: 04/01/22
Data Date: 02/06/19
Run Date: 02/10/19

New Palisades High School
Charlotte-Mecklenburg Schools
Little Diversified Architectural
Edifice, Inc.



Charlotte Mecklenburg Schools Exceptional Children Specialty School Replacement

Monthly Report | February 2019



TABLE OF CONTENTS

- 1 Summary
- 2 RFI Monthly Summary
- 3 Change Order Monthly Summary
- 4 Subcontractor Reports
- 5 Weather
- 6 Schedule
- 7 Photos



1 | Summary

Brick veneer completed and washing undergoing. Glass and glazing installed and roof substantially complete. Dry in Milestone has been achieved. MDP and all mechanical equipment onsite. Lighting onsite. Walls have started painting and ceiling grid installation ongoing. Sidewalks and heavy duty convenience paving ongoing. All utilities to the building. Bus lot stoned and bindered.

2 | RFI Monthly Summary

Total RFI's to date	138
Answered RFI's	136
Unanswered RFI's	2

3 | Change Order Summary

Owner Changer Order #1	\$16,101,126.00
ASI # 1 Change	\$0.00
Change Order # 2	\$0.00
Change Order # 3	\$0.00

4 | Subcontractor Reports

Monthly Man Hours:	15,328
Total Man Hours:	76,241

5 | Weather

Weather Impact Summary	Contract Weather Days	Actual Days	Variance
June-2018	6	6	0
July – 2018	8	7	-1
August – 2018	6	11	5
September-2018	5	9	4
October- 2018	5	5	0
November – 2018	5	10	5
December-2018	6	11	5
Jan.- 2019	7	8	1
February – 2019	3	2	-1
March - 2019			
Total:	51	69	18

6| Schedule

7 | Photos











February 15, 2019 at 07:17:01 EST





9. Additional Information





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

5/29/2019

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 NFP Corporate Services (SE), Inc. 1901 Roxborough Rd, Ste 300 Charlotte NC 28211	CONTACT NAME: Mitzi Hines	
	PHONE (A/C, No, Ext): 704-200-9399	FAX (A/C, No): 704-973-9501
INSURED Edifice, Inc. P.O. Box 36349 Charlotte NC 28236	E-MAIL ADDRESS: mitzi.hines@nfp.com	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A: National Union Fire Insurance	
	INSURER B: New Hampshire Insurance Company	
	INSURER C: Travelers Property Casualty Company of America	
	INSURER D:	
INSURER E:		
INSURER F:		

COVERAGES**CERTIFICATE NUMBER:** 295276915**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	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractors Liab <input checked="" type="checkbox"/> XCU Not Excluded GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			GL 992-56-69	5/1/2018	9/1/2019	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input checked="" type="checkbox"/> Comp 250 Ded <input checked="" type="checkbox"/> Coll 500 Ded			CA 454-48-50	5/1/2018	9/1/2019	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
C	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			ZUP-91M94730-18-NF	5/1/2018	9/1/2019	EACH OCCURRENCE \$ 20,000,000 AGGREGATE \$ 20,000,000 \$
B B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N N	N / A	WC 025-89-3793 All States Except Monopolistic Experience Mod Rating - 0.80	5/1/2018 5/1/2018 5/1/2018	9/1/2019 9/1/2019 9/1/2019	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
C C	Builders Risk - Reporting Form Leased/Rented Equipment			QT-660-2G465615-TIL-18 QT-660-2G46606-COF-18	5/1/2018 5/1/2018	9/1/2019 9/1/2019	BR Any One Structure 30,000,000 Equip Any One Item 175,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
PROOF OF INSURANCE

CERTIFICATE HOLDER**CANCELLATION**

Edifice, Inc.
4111 South BLVD
Charlotte NC 28209

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

© 1988-2015 ACORD CORPORATION. All rights reserved.

CCB1050229

STATE OF SOUTH CAROLINA
DEPARTMENT OF LABOR, LICENSING AND REGULATION
SC CONTRACTOR'S LICENSING BOARD

LICENSE CERTIFICATE

LICENSE# - G11206

The following licensee:

LICENSE# - G11206

**EDIFICE INC
4111 SOUTH BLVD
CHARLOTTE NC 28209-2618**

has met the necessary qualifications required by the laws of the state of South Carolina and is duly qualified and entitled to practice as a:

GENERAL CONTRACTOR

for the Classification(s) and Group Limitation shown below:

BD5

EXPIRATION DATE:10/31/2020

Effective License Issue:10/16/2018

Initial License Date:01/01/1992

***** Group Number and Dollar Limitations: *****

The number after your 2-letter classification(s) above is your Group#

Group #1 - \$50,000

Group #3 - \$500,000

Group #2 - \$200,000

Group #4 - \$1,500,000

Group #5 - \$Unlimited


Administrator

Qualifying Party(s): GARY WOODROW CREED, N ERIC LASTER, MICHAEL A CARLISTO

It is at the discretion of the licensee, not the Board, to authorize officers or employees of the company to pull permits and conduct business.

Edifice is an established business entity, registered and licensed to do business. Our business license with Beaufort County is in progress.



A list of every business for which supplies or, services substantially similar to those sought with this solicitation have been provided, at any time during the past three years.

The following table includes projects in the education/public sector in the past three years. Projects in other sectors are not included but can be provided upon request.

- York School District One
- Charlotte Mecklenburg Schools
- Mecklenburg County
- City of Charlotte
- Roman Catholic Diocese of Charlotte
- Carolina International School
- Trinity Episcopal School
- University of North Carolina Charlotte
- Town of Harrisburg
- City of Laurinburg
- Iredell County Department of Public Safety
- Roman Catholic Diocese of Charlotte
- Rock Hill Schools York County District 3
- Carmel Baptist Church
- Town of Indian Trail



4111 South Boulevard, Charlotte, North Carolina 28209
704.332.0900 | www.edificeinc.com

