May River High School

# **Beaufort County School District**

# River Ridge Academy & May River High School Additions

19-018 | JULY 17, 2019 AT 2:00 PM CONSTRUCTION MANAGEMENT AT-RISK SERVICES - TECHNICAL PROPOSAL



.......



**BEAUFORT COUNTY SCHOOL DISTRICT | CONSTRUCTION MANAGEMENT AT-RISK** Wednesday, July 17, 2019 at 2:00 PM | River Ridge Academy & May River High School Additions

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



Re: RFP #19-018

Dear Ms. Yinger and Members of the Selection Committee;

It is with great excitement that we submit our qualifications to serve as Construction Manager At-Risk for the Beaufort County School District Additions to River Ridge Academy and May River High School. We have assembled our uniquely qualified team of experts with the requisite knowledge, experience, working relationship knowledge of your district and these particular schools, and continued commitment to you to successfully deliver these additions.

At Thompson Turner Construction, we believe that history is an excellent predictor of the future. We are both honored and humbled to have continued a ten year working relationship with Beaufort County School District and are eager to again earn our right to become your trusted partner to deliver these additions for these schools that we successfully delivered originally. Our proposed team has worked well with your professionals in the past, and I have personally been involved with Beaufort County Schools since 1986 and take great pride in the work that has been completed since that time.

Thompson Turner Construction's core business is the construction of K-12 schools across South Carolina. We understand your chosen delivery method, the necessity of properly planning and executing these addition projects, and the need to keep your staff, faculty, and community safe during the construction process.

In closing, I would like to thank you for the confidence you have placed in our company in the past and we look forward to being considered for these projects and continuing our successful partnership with your team. We take great pride in our long-standing relationship with the Beaufort County School District and would welcome the opportunity to continue that relationship with these proposed additions.

Sincerely,

Hal Turner Vice President, Thompson Turner Construction hturner@thompsonturner.com



111 Coleman Blvd., Suite 401 | Mt. Pleasant, SC 29464 | 803.773.8005

# **COVER PAGE**



### **Beaufort County School District**

Solicitation Number: 19-018 Date Printed: June 19, 2019 Date Issued: June 19, 2019 Procurement Officer: Kaylee Yinger 843-322-2349 Phone: 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 OUESTIONS 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 DATE & TIME:

LOCATION:

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: ENTITY TYPE: (Full legal name of business submitting the offer) Thompson Turner Construction Corporation

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

PRINTED NAME

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.

Beaufort County School District						
WHERE LEARNING LEADS THE WAY	Solicitation Number:		19-018			
	Date Printed:		July 2, 2019			
Addendum 1	Date Issued:		July 2, 2019			
MANAXAK'	Procurement O	fficer	Kavlee Yinger			
737 343 84 34 37	Phone:		843-322-2349			
<b>BEAUFORI</b> COUNTY SCHOOL DISTRICT	Email:	Kaylee.Yinger@be	aufort.k12.sc.us			
Request for	r Proposals					
DESCRIPTION: Construction Management at-Ri River High School Additions	sk Services – Ri	ver Ridge Academy	and May			
SUBMIT OFFER BY (Opening Date & Time): July	17,2019 @ 2:0	0 PM				
QUESTIONS MUST BE RECEIVED BY: July	11, 2019					
NUMBER OF COPIES TO BE SUBMITTED: Six	(6) Originals an	d				
One	e CD (all docum	ents as a single PDF	file)			
Offers must be submitted in a sealed package. Solicitation N	umber & Opening	Date must appear on pa	ckage exterior.			
SUBMIT YOUR SEALED OFFER TO EITHER OF MAILING ADDRESS: Beaufort County School District F Procurement Office F	THE FOLLOWI PHYSICA Beaufort County S Procurement Official	NG ADDRESSES: L ADDRESS: School District ce				
P.O. Drawer 309 2	900 Mink Point	Blvd				
Beaufort, SC 29901-0309	Beaufort, SC 299	002				
CONFERENCE TYPE: NO PRE-BID CONFEREND DATE & TIME: AWARDS & AMENDMENTS: Award will be posted at the Physical Address stated a	NCE	LOCATION: July 17, 2019. The a	award, this			
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NAME OF OFFEROR: (Full legal name of business submi	tting the offer)	ENTITY TYPE:				
Thompson Turner Construction		Corporati	on			
He Jun						
AUTHORIZED SIGNATURE (Person signing must be authorized	red to submit binding offe	er to enter contract on behalf of	Offeror named above)			
HalTurner	Vic	ce President	······			
PRINTED NAME		ГЕ				
Instructions regarding Offeror's name: Any award issued will be issued to, and to offer may be submitted by only one legal entity. The entity named as the Offeror office or a division of a larger entity if the branch or division is not a separate leg	he contract will be forme or must be a single and dis gal entity, i.e., a separate	d with, the entity identified as t stinct legal entity. Do not use the corporation, partnership, sole p	he Offeror above. An he name of a branch roprietorship, etc.			

# PAGE TWO

### PAGE TWO (Return Page Two with Your Offer)

HOME OFFICE ADDRESS (Address for Offeror's home office/	NOTICE ADDRESS (Address to which all procurement
Principal place of business):	and contract related notices should be sent):
100 North Main Street	100 North Main Street
Sumter, SC 29150	Sumter, SC 29150
PHONE NUMBER:	
EMAIL ADDRESS:	

PAYMENT ADDRESS (Address to which payments will be sent):	ORDER ADDRESS (Address to which all purchase orders will be sent):
<ul> <li>Payment Address Same as Home Office Address</li> <li>Payment Address Same as Home Notice Address (check one only)</li> </ul>	<ul> <li>Payment Address Same as Home Office Address</li> <li>Payment Address Same as Notice Address</li> <li>(check one only)</li> </ul>

ACKNOWLEDGEMENT OF AMENDMENTS:	Amendment Number	Amendment Issue Date July 2, 2019
Offeror acknowledges receipt of amendments by indicating amendment number and its date of issue.		

2

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

RFP #19-018 Construction Management-at-Risk – Additions to River Ridge Academy and May River High School





# TABLE OF CONTENTS

- **A** FIRM INFORMATION
- **B PROJECT TEAM**
- C PREVIOUS EXPERIENCE
- **D** WORKLOAD
- **E** FINANCIAL STABILITY
- **G** MISCELLANEOUS
- **H** APPENDIX



# **FIRM INFORMATION**

## 1. Firm name

Thompson Turner Construction

## 2. Firm address

100 N. Main Street | Sumter, SC 29150

# 3. History of company, including ownership and key management.

Thompson Turner Construction, a division of Thompson Construction Group, has built a reputation in the construction market through years of delivering quality services on time with competitive pricing. To us, every job matters. We partner with our clients to be a contributing part of your community for the long term. We concentrate on the details of the job at hand while keeping an eye on the big picture.

Thompson Turner Construction was purposely formed in 2001 by Hal Turner, Vice President, and Greg Thompson, President of Thompson Construction Group, to develop as a major provider of construction services, focusing on new construction, additions, and renovations. Since inception, Thompson Turner Construction has utilized traditional Design-Bid-Build as well as Design-Build, Construction Management At-Risk (CM At-Risk), and Integrated Project Delivery. We have extensive experience with complex building systems throughout South Carolina and have completed many projects including new and renovated educational facilities, athletic facilities, convention centers, judicial complexes, regional transit facilities, and nuclear power plant projects.

Thompson Turner Construction's core focus has always been public sector projects, primarily educational, municipal, and community facilities. We take great pride in knowing 90% of our work comes from repeat clients, and we want to continue to earn the privilege of being asked to return. We have pioneered the use of CM At-Risk for public construction in South Carolina and believe that this approach greatly benefits our owners. Thompson Turner Construction has successfully completed over 135 CM At-Risk projects within the state; our team understands this delivery method as well as the challenges and unique issues of working on this type of program, the need to be flexible, and above all else, how to maintain a safe environment for all involved.

# **4. Contact information for the Officer of the** Firm in charge of this proposal.

Hal Turner 803.773.8005 hturner@thompsonturner.com

5. Describe any company changes that are anticipated to occur during the life of the project.

Thompson Turner Construction has no anticipated changes that will occur during the life of the project.

# 6. Location of corporate headquarters and other divisional offices.

100 N. Main Street, Sumter, SC 29150 (HQ) 111 Coleman Blvd., Suite 401, Mt. Pleasant, SC 29464

75 Beattie Place, Suite 1200, Greenville, SC 29601

1116 Henderson Street, Columbia, SC 29201

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

The preconstruction phase of this project will be managed out of Thompson Turner Construction's office in Columbia. The construction management phase will be managed out of our Charleston office and onsite jobsite office trailer(s).

# FIRM INFORMATION

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



# **FIRM INFORMATION**

9. 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, email address, and a contact person for each reference. Please submit five (5) references.

# Spartanburg School District Two

Lance Radford, Superintendent 231 Old Furnace Road Chesnee, SC 29323 64.578.0128 (o) lance.radford@spart2.org

# Lexington School District Two

Don Icenhower, COO 15 9th Street W. Columbia, SC 29169 03.796.4708 (o) dicenhower@lex2.org

# Bamberg School District Two

Phyllis Schwarting, Superintendent 380 Faust Street Bamberg, SC 29003 (803) 245.3053 (o) pschwarting@bamberg1.net

# Berkeley County School District

James Thomas, Facilities Director 2226 Old Highway 52 Moncks Corner, SC 29461 843.899.8749 (o) thomasj@bcsdschools.net

# **Richland Two School District**

Will Anderson, Executive Director of Operations & Logistics 124 Risdon Way Columbia, SC 29223 803.736.3774 (o) wanderson@richland2.org







1. & 2. Provide resumes describing your anticipated Project Team, along with their individual and team experience in projects similar in nature to the proposed project. Include an organizational chart identifying key individuals and their responsibilities.

Our team of professionals have expertise and knowledge of these facilities and campuses and would add value and efficiency to successfully delivering these additions to BCSD.





THOMPSON TURNER CONSTRUCTION



# HAL TURNER VICE PRESIDENT

## 32 Years Experience

Hal is the Building Division Manager for Thompson Turner Construction and brings to the team over 30 years of construction industry experience Construction in Management and General Construction. As the company owner, Hal is intimately involved during all phases of the projects, working with the team on constructability reviews, budgeting, and overall project management to ensure attention to detail and quality at every level is maintained. Hal holds a Bachelor of Science in Mechanical Engineering from Clemson University.

### **RECENT PROJECT**

May River High School | Bluffton, SC Thompson Turner Construction was hired by Beaufort County School District to provide CM At-Risk services for design and construction phases of the new May River High School. This new 250,000-square-foot, twostory high school is located on a 220acre campus and serves grades 9th through 12th. The football stadium seats 2,000 spectators and includes a pressbox. In addition, the football stadium has bathroom facilities, ticket booth, and concessions.



Charleston, SC \$69.4 Million CM At-Risk

Boiling Springs, SC

Goose Creek, SC

Reno. | Cayce, SC

\$27.1 Million CM At-Risk

\$8 Million

CM At-Risk

Bluffton, SC

\$62.8 Million

CM At-Risk

Bluffton, SC \$28.9 Million

CM At-Risk

\$96 Million CM At-Risk

**Phillip Simmons High School** 

**Boiling Springs High School** 

Goose Creek High School

**Brookland-Cayce High School** 













**River Ridge K8 Academy** 











Bamberg-Ehrhardt High School Bamberg, SC

\$7.2 Million CM At-Risk

Bamberg-Ehrhardt Middle School | Bamberg, SC \$3 Million CM At-Risk

CM At-Risk



# GINNY McGILL KIRK DIRECTOR OF PRECONSTRUCTION

20 Years Experience | LEED AP

Ginny has over 20 years of professional experience in the fields of Architecture, Construction, and Information Technology with emphasis on project management, consulting, contracts, purchasing, design, and business development. Ginny holds a Master of Landscape Architecture from the University of Virginia - School of Architecture as well as a Bachelor of Arts from Wake Forest University.

## **RECENT PROJECT**

### Jackson Creek Elementary School Columbia, SC

Thompson Turner Construction was selected by Richland School District Two for the new 747-student Jackson Creek Elementary School, located in an area of the district to relieve overcrowding at nearby elementary schools. The 26-acre site has some unique challenges, including wetlands, that necessitated a compact footprint and two-story classroom "neighborhood" layout to accommodate the necessary 126,000 square feet. The building and site design incorporate flexible indoor and outdoor learning environments.





Boiling Springs High School Boiling Springs, SC \$96 Million CM At-Risk

PROJECT EXPERIENCE

Cayce Elementary School Cayce, SC \$32 Million CM At-Risk



**Riverbank Elementary School** Columbia, SC \$33 Million CM At-Risk

Georgetown High School Renovation | Georgetown, SC \$16.1 Million CM At-Risk



Brookland-Cayce High School Reno. | Cayce, SC \$8 Million CM At-Risk



Georgetown High School Renovation | Georgetown, SC \$16.1 Million CM At-Risk

Howard Adult Education Center | Georgetown, SC \$1.9 Million CM At-Risk

East Point Academy West Columbia, SC \$20 Million CM At-Risk

Jackson Creek Elementary School | Columbia, SC \$27.4 Million Design-Build





# WILL LIGON DIRECTOR OF CONSTRUCTION

# 21 Years Experience | LEED AP

Will's construction experience has included corporate management, project management, estimating, scheduling, and quality assurance. He is responsible for field supervision and technical management for all construction operations. He oversees the scheduling, coordination, and execution of work on time, within budget and maintaining a safe work environment. Will holds a Bachelors of Science in Construction Science and Management from Clemson University and an Associate's Degree in Civil Engineering Technology from Midlands Technical College.

# **RECENT PROJECT**

### Jackson Creek Elementary School Columbia, SC

Thompson Turner Construction was selected by Richland School District Two for the new 747-student Jackson Creek Elementary School, located in an area of the district to relieve overcrowding at nearby elementary schools. The 26-acre site has some unique challenges, including wetlands, that necessitated a compact footprint and two-story classroom "neighborhood" layout to accommodate the necessary 126,000 square feet. The building and site design incorporate flexible indoor and outdoor learning environments.













Riverbank Elementary School Columbia, SC \$33 Million CM At-Risk

Georgetown High School Renovation | Georgetown, SC \$16.1 Million CM At-Risk

Howard Adult Education Center | Georgetown, SC \$1.9 Million CM At-Risk





**PROJECT EXPERIENCE** 

Boiling Springs High School Boiling Springs, SC \$96 Million CM At-Risk

Jackson Creek Elementary School | Columbia, SC \$27.4 Million Design-Build

Cayce Elementary School Cayce, SC \$32 Million CM At-Risk

Carolina Park Elementary School | Mt. Pleasant, SC \$38 Million Design-Build

East Point Academy West Columbia, SC \$20 Million CM At-Risk





10



# LAURA WISE PRECONSTRUCTION MANAGER

# 8 Years Experience

Laura works effectively with architects and designers, and owners from the outset of a project to completion. She works with estimating personnel and project teams to deliver highly detailed and accurate budgets from Conceptual Design Phase into Construction Documents. Laura has a Bachelor of Science degree in Construction Engineering from Purdue University.

# **RECENT PROJECT**

Beaufort County 2019 Summer CIP Bluffton, SC

Thompson Turner Construction is currently providing CM At-Risk services for the Summer 2019 Capital Improvement Program (CIP) for the Beaufort County School District. Having been contracted for the last ten years on these summer projects, scopes have included new architectural finishes, HVAC replacement, fire alarm replacement, secured entry addition, classroom additions, new parking lots, new sod for athletic fields, and replacement of kitchen equipment. Each year the CIP work was completed within the 45 day schedule set by the District.







Clemson University IPTAY Center | Clemson, SC \$8 Million CM At-Risk

**PROJECT EXPERIENCE** 

Boiling Springs High School Boiling Springs, SC \$96 Million CM At-Risk

**Continuum** | Lake City, SC \$19.2 Million CM At-Risk

Denmark-Olar New K8 & High School Renovation Denmark, SC | \$38 Million CM At-Risk

Beaufort County Schools Summer CIP | Beaufort, SC 2019 CM At-Risk

### **PREVIOUS EXPERIENCE**

Kite Realty Group Indianapolis, IN Preconstruction Manager / Estimator Projects ranging from \$100,000 to \$10,000,000



# TODD MCELVEEN SR. PROJECT MANAGER

15 Years Experience | LEED AP BD+C Todd is responsible for field supervision and administration, technical management for all construction operations including direct supervision of foreman. and subcontractors other construction related personnel. He schedules, plans, and executes the work on time, within budget and maintaining a safe work environment. Todd works with the architect. owners, and the preconstruction team prior to construction to help evaluate constructability and value engineering as well as communicate the needs of the job to the subcontractors. Todd holds a Bachelors of Science in Business Administration from The Citadel.

# **RECENT PROJECT**

Goose Creek High School Additions/ Renovations | Goose Creek, SC

Thompson Turner Construction was hired by Berkeley County School District for the extensive phased renovation of the existing 286,535 SF Goose Creek High School. The project consists of two story classroom additions, cafeteria expansion, hardscape and parking. The addition is approximately 130,00 SF and includes 203 new parking spaces and 83,000 SF of new hardscape.





















# PROJECT EXPERIENCE

Beaufort County Schools Summer CIP | Beaufort, SC 2017 - 2019 CM At-Risk

Philip Simmons High School Charleston, SC \$69.4 Million CM At-Risk

Sullivan's Island Elementary School | Sullivan's Island, SC \$20.8 Million CM At-Risk

College of Charleston, TD Arena Charleston, SC \$43 Million

Mossy Oaks PE Building Beaufort, SC \$2.4 Million CM At-Risk

**Broad River PE Building** Beaufort, SC \$2.3 Million CM At-Risk

Bluffton Middle School Bluffton, SC \$24.8 Million

Goose Creek High School Goose Creek, SC \$27.1 Million CM At-Risk

Bamberg-Ehrhardt Middle School Bamberg, SC \$3.2 Million CM At-Risk

Bamberg-Ehrhardt High School Bamberg, SC \$7.2 Million CM At-Risk



# NATE SPELLS, JR.

# 20 Years Experience

Nate brings 20 years of experience in local and minority outreach throughout the State of South Carolina. He oversees the daily technological and office operations of Construction Dynamics along with preconstruction services for all construction projects. He provides bid promotion assistance to the CDI estimating department and assists in marketing and business development to the local and minority subcontractor community. Nathaniel graduated from West Virginia State University with a bachelor of science in communications and a minor in drafting and design.

### **PROJECT EXPERIENCE**

Beaufort County School District Beaufort, SC

Charleston County School District Charleston, SC

Richland County School District Two Columbia, SC

Richland County School District One Columbia, SC

Clemson University Clemson, SC

Florence-Darlington Technical College Florence, SC

**Richland County Recreation Commission** Columbia, SC

Greenville Spartanburg Airport Greer, SC

South Carolina State University Charleston, SC

**Spirit Communications Ballpark** Columbia, SC

College of Charleston Charleston, SC

# COMPANY PROFILE

Company founder, Nathaniel Spells, Sr. began a career in construction after graduating from Clemson University in 1972 with a Bachelor of Science degree in Building Construction. After years of working with some of the nation's leading construction companies across the United States, Mr. Spells pursued his dream of entrepreneurship by establishing Construction Dynamics, Inc. (CDI) in 1987 from his garage. CDI's first project was a residential addition valued at thirty thousand dollars. Twenty eight years later, CDI has emerged as one of the premier Minority General Contracting/Construction Management firms in the Southeast. Our clientele has ranged from colleges (Benedict College, SC State, Clemson University), municipalities (Town of Santee, City of Columbia, Horry County) military installations (MCAS Beaufort, Fort Jackson, Camp Lejeune), religious facilities (Brookland Baptist Church, First Northeast Baptist Church), and school districts (Charleston, Beaufort, Berkeley, Orangeburg Five, Richland One, Richland Two and Sumter Two). CDI has continued to succeed through proactive communication, close collaboration, extraordinary attention to detail and an unsurpassed work ethic.



# DAVID BRABHAM, JR. ASSISTANT PROJECT MANAGER

## 7 Years Experience

David works as Assistant Project Manager, dividing his time between onsite field management and aiding the project manager in the office. David has the knowledge and management skills to assist project superintendents in overseeing daily operations, as well as, subcontractor management. When not in the field, David assists project managers with submittals, schedules, close out documentation, and construction coordination. David also acts as an onsite Thompson Turner Construction representative working with Owners, Architects, and Engineers. David holds a bachelors of science in Construction Science and Management and a minor in Business Administration from Clemson University.

# **RECENT PROJECT**

### Jennie Moore Elementary School Charleston, SC

This new 153,000 SF elementary school holds 900 students with the capability to expand to 1,200. This school is on 26 acres of land and contains instructional space for Pre-Kindergarten through fifth grade.

# **PROJECT EXPERIENCE**









**Continuum** Lake City, SC \$19.2 Million CM At-Risk

Carolina Park Elementary School | Mt. Pleasant, SC \$38 Million Design-Build

Jennie Moore Elementary School Charleston, SC \$25.3 Million

**Domtar A1 Fluff Pulp Expansion** Ashdown, AK \$5.1 million



Nucor Berkeley Hot Mill Addition N. Charleston, SC

### **PREVIOUS EXPERIENCE**

Gilbane Building Company - Athens, GA | Jan 2013 - March 2013

- Field Safety Management
- Weekly Contractor Meetings
- Scope Management

•

- Updated Drawings and Specifications
- Submitted, Posted RFI's
- Reviewed LEED Submittals
- Compiled Shop Drawing Submittals
- Compiled Documentation for Quality Control



# **JAMES HALL** ASSISTANT PROJECT MANAGER

## 7 Years Experience

James performs onsite field and aiding the management project manager with his knowledge and management skills. He assists superintendents in overseeing daily operations. When not in the field he assists project managers with submittals, schedules, close out documentation, and construction coordination. James also acts as an onsite Thompson Turner Construction representative working with Owners, Architects, and Engineers. He holds a Bachelor of Science degree in Civil Engineering from Clemson University.

### **RECENT PROJECT**

Goose Creek High School Additions/ Renovations | Goose Creek, SC

Thompson Turner Construction was hired by Berkeley County School District for the extensive phased renovation of the existing 286,535 SF Goose Creek High School. The project consists of two story classroom additions, cafeteria expansion, hardscape and parking. The addition is approximately 130,00 SF and includes 203 new parking spaces and 83,000 SF of new hardscape.











Hilton Head Audi Hardeeville, SC \$5.5 Million CM At-Risk

**PROJECT EXPERIENCE** 

**Philip Simmons High School** Charleston, SC \$69.4 Million CM At-Risk

**Goose Creek High School** Renovation | Goose Creek, SC \$27.1 Million CM At-Risk

Marrington Middle School Goose Creek, SC \$4 Million CM At-Risk

**Beaufort County Schools** Summer CIP | Beaufort, SC 2017 - 2019 CM At-Risk

Denmark-Olar New K8 & High School Reno | Denmark, SC \$38 Million CM At-Risk

### **PREVIOUS EXPERIENCE**

### AGFA-Gevaert - Bushy Park Industrial Complex Goose Creek, SC

Aided plant engineers with project drawings Conducted plant wide inventory control Performed maintenance on production machines

### Hancock Piping & Fire Projection

Ladson, SC Completed several projects that include public, private, and government contracts



# **BOBBY RUSSELL SUPERINTENDENT**

32 Years Experience

As Project Superintendent, Bobby supervises and coordinates overall field level construction activities. This includes coordination with the Owner, problem solving with Architects/Engineers, managing and coordinating trade contractors, maintaining quality control, adhering to the project schedule, and providing a safe working environment. Bobby holds a Bachelor of Science in Building Science and Management from Clemson University.

### **RECENT PROJECT**

School Beaufort County District Capital Improvement Summer Program (CIP) - Beaufort, SC

Construction Thompson Turner has provided CM At-Risk for the last ten (10) consecutive Capital Improvement Programs (CIP) for the Beaufort County School District. These summer projects involved scopes that included classroom additions, new parking lots, HVAC replacements, and new architectural finishes. Each year the CIP work was completed within the 45 day schedule set by the District.

# **PROJECT EXPERIENCE**



May River High School Bluffton, SC \$62 Million CM At-Risk



**Beaufort County Schools** Summer CIP | Beaufort, SC 2010 - 2019 \$47 Million CM At-Risk



MC Riley Early Childhood Center | Bluffton, SC \$7.5 Million CM At-Risk



**Crosswell Elementary School** Sumter, SC \$5.5 Million

Mossy Oaks Elementary PE

Building | Beaufort, SC







Hilton Head Early Childhood



Continuum Lake City, SC \$19.2 Million CM At-Risk

\$2.4 Million

CM At-Risk

Meeting Street Academy Phase 1 | Charleston, SC \$1.1 Million CM At-Risk



College of Charleston, Patriots Point | Charleston, SC \$3.5 Million



# **TAYLOR SAMS** ASSISTANT SUPERINTENDENT

7 Years Experience

Taylor divides his time between field management and aiding the project manager. Taylor has the knowledge and management skills to assist superintendents in overseeing daily operations subcontractors. and When not in the field he assists project managers with submittals, schedules, close out documentation, and construction coordination. Taylor also acts as an onsite Thompson Turner Construction representative working with Owners, Architects, and Engineers. He holds a bachelors of science in Civil Engineering from Clemson University.

# **RECENT PROJECT**

**Georgetown High School** Georgetown, SC

Thompson Turner Construction hired by Georgetown County School District to provide CM At-Risk services for the renovation and addition to Georgetown High School. The additions include a new auxiliary avm and expanded areas for welding, vocational technology, and dining. The renovation includes a new front entrance, group restrooms, athletic upgrades, media center, and upgrading lighting, ceilings, and HVAC system.



Jaguar Land Rover Hardeeville, SC \$3 Million CM At-Risk



Imperial Tobacco Lake City, SC \$5 Million CM At-Risk

Georgetown High School Renovation | Georgetown, SC \$16 Million CM At-Risk



Hilton Head Audi Hardeeville, SC \$5.5 Million CM At-Risk



Howard Adult Education Center Georgetown, SC \$1.9 Million CM At-Risk

## PREVIOUS EXPERIENCE

Palmetto Construction Group Charleston, SC Superintendent

Design South

Anderson, SC **Project Engineer** 



# DARYL KEY BIM CONSULTANT

## 12 Years Experience

Daryl's responsibilities include Virtual Construction creating (Building Information Modeling) for preconstruction and construction projects. Daryl's models create digital representations of all stages of the building design. These models help all project team members visualize the construction process, assist with quantity takeoffs, optimize execution in the field through clash detection, and ensure a comprehensive understanding of the project. She will be in constant communication with the architecture and engineering team, as well as the preconstruction

# ACCREDITATIONS

- Construction industry experience
   over 12 years
- Bachelor of Science in Design (with a concentration in Architecture) East Carolina University
- Certified Professional Revit
- 2013
- ADA Certified Drafter
- Founder of 3DesignWorx, LLC
- May 2016 Present

## **PROJECT EXPERIENCE**

Charlotte Country Day Library Charlotte, NC

### Clemson IPTAY Clemson, SC

**Central Piedmont Community College** Citizens Building/Data Center Renovation Charlotte, NC

### Davidson College

New Academic Building Davidson, NC

### Carolinas HealthCare System University Radiation Therapy Center and Linear Accelerator Charlotte, NC

Charlotte Mecklenburg Schools New 150,000 Sq ft school serving students for Pre K-8

### University of North Carolina Charlotte New 160,000 sq ft Residence Hall

### University of North Carolina at Greensboro Dining Hall Renovations Greensboro, NC

### Riverbanks Zoo & Garden

New Sea Lion Exhibit, Zoo Entrance and Animal Encounters Exhibit Columbia, SC

### **Beaufort Memorial Hospital**

ICU Expansion & Renovation Beaufort, SC

### **Greenville Technical College** Center for Manufacturing Innovation

Greenville, SC

### Palmetto Health Richland Hospital Hybrid OR Columbia, SC

**Central Piedmont Community College** Cato Campus Classroom Building Charlotte, NC



# JESSE LEIGH SAFETY MANAGER

### 30 Years Experience

Jesse has over 30 years experience in the health and safety field working in the industrial and commercial safety management, emergency response and process safety management. He worked in the commercial, chemical and pharmaceutical industry writing safety procedures, job hazard conducting analysis assessments, onsite training, and performing safety audits among other hazard-related Jesse responsibilities. oversees the safety for all Thompson Turner Construction jobs from the midlands to the lowcountry, including the fast-paced, 45-day Beaufort County School District Capital Improvement Program renovations conducted each summer.

- OSHA OTI 502. 2013-2018
- Certified Occupational Hearing Conservationist 2013
- Lead Supervisor 2013
- National Center for Construction Education and Research Proctor/ Coordinator, 2011-2013
- CAOHC Occupational Hearing Conservationist, 2018-2023











Jaguar Land River Hardeeville, SC \$3 Million CM At-Risk



Hilton Head Audi Hardeeville, SC \$5.5 Million CM At-Risk



Denmark-Olar New K8 & HS Reno Denmark, SC \$38 Million | CM At-Risk

### **RECENT PROJECT**

**Denmark-Olar New K8 and HS Renovation** Denmark, SC

Thompson Turner Construction was hired by Denmark-Olar School District Two of Bamberg County to provide CM At-Risk services for design and construction of the renovation of Denmark-Olar High School. The shell of the high school will remain however the interior will be completely renovated and a new PK-8 facility will adjoin the high school by a joint cafeteria and kitchen area. The high school will be ready to welcome students for the 2019-2020 school year.

College of Charleston Physical Plant Charleston, SC \$3 Million | CM At-Risk

**The Citadel - Capers Hall** Charleston, SC \$45 Million CM At-Risk

**PROJECT EXPERIENCE** 

Beaufort County Schools Summer CIP Beaufort, SC \$47 Million (2010 - 2019)

Georgetown High School Georgetown, SC \$16.1 Million CM At-Risk

**3.** 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.

Please refer to the attached resumes for each team members' current obligations and project assignments. The percentage of time each team member will spend on your projects during the different stages are noted in the table below:

Name	Title	Preconstruction	Construction
Hal Turner	VP / Project Executive	15%	15%
Ginny McGill Kirk	Director of Preconstruction	25%	5%
Will Ligon	Director of Construction	5%	15%
Nate Spells, Jr.	Local & Minority Outreach	10%	0%
Laura Wise	Preconstruction Manager	40%	10%
Todd McElveen	Senior Project Manager	20%	30%
David Brabham	Assistant Project Manager	25%	100%
James Hall	Assistant Project Manager	25%	100%
Bobby Russell	Superintendent	10%	100%
Taylor Sams	Assistant Superintendent	10%	100%
Daryl Key	BIM Services	15%	25%
Jesse Leigh	Safety Manager	10%	20%

# 4. Describe how the construction team would be organized throughout the life of the project.

Thompson Turner Construction's team of highly-qualified construction professionals have the experience you need and the understanding of the importance of building and renovating facilities that will make your community proud. Hal Turner, Vice President, will serve as Project Executive for this scope of work. As company owner, Hal will be intimately involved during the preconstruction phases of the projects working with the team on constructability reviews, budgeting, and overall project management. Hal takes an active role from the beginning of the projects to ensure attention to detail and quality at every level is maintained.

Ginny McGill Kirk serves as the Director of Preconstruction for Thompson Turner Construction. Ginny has vast experience working for Owners, Architects, and General Contractors. Her resume includes the successful delivery of \$90 million of educational facilities for Lexington School District Two's bond referendum program. Ginny will work through all phases of the project to ensure that BCSD's perspective is kept front and center. She will direct and coordinate all preconstruction activities with the assistance of Preconstruction Manager, Laura Wise. Thompson Turner Construction will provide exceptional supervision and oversight by providing our Director of Construction, Will Ligon, who will provide guidance to the entire construction team. Todd McElveen, Senior Project Manager, will be working with our qualified full-time, onsite Assistant Project Managers David Brabham and James Hall, as well as superintendent, Bobby Russell, and Assistant Superintendent, Taylor Sams, to make sure these additions are executed safety, on time, and on budget.

Todd McElveen, our Senior Project Manager, has over 15 years of experience in the construction industry. His responsibilities include site field administration, supervision, and technical management for all construction operations including direct supervision of foremen, subcontractors, and other construction-related personnel. He executes scheduling, planning, and coordination of the scope of work on time and within budget while maintaining a safe work environment. Todd will direct weekly subcontractor meetings and Owner/Architect/Contractor meetinas and is responsible for communicating status updates and vital information to the project team.

Our full-time, onsite assistant project managers and superintendents will supervise and coordinate overall field level construction activities on each of the project sites. This includes coordination with BCSD, problem solving with Architects/ Engineers, managing and coordinating trade contractors, maintaining quality control, adhering to the project schedule, and providing a safe working environment.

5. Specifically identify your assigned project manager and possible superintendents

# for the project. Proposers shall propose a single project manager that will be assigned to all project sites. It is the intent of the District to have a single point of contact (per general contractor selected) for all project sites for pre-construction through completion of construction. The proposed project manager must be present at the RFP interviews, and the selected firm must commit to maintain the same persons as project manager for the entire duration of the project.

**PROJECT TEAM** 

Thompson Turner Construction has proposed Todd McElveen as the Senior Project Manager. Todd will be present at the RFP Interviews, will be the senior project manager for the entire duration of the project, and will serve as the District's single point of contact for Thompson Turner Construction. Proposed site personnel superintendent for the projects are Bobby Russell and Taylor Sams.

# 6. Describe your team's experience as part of a similar project team.

Our team of personnel proposed for these additions have completed K-12 projects for BCSD including the original May River High School and River Ridge Academy as well as other new construction and renovation/ addition projects that have fallen into the District's summer capital improvement programs. Additionally, our team has a successful track record in Beaufort County with numerous other commercial and industrial projects. We are familiar with your campuses, local area and workforce, and the conditions that exist while working in a coastal environment. Please see the following page of successful project collaborations of our team members.

	May River High School	River Ridge Academy	BCSD Summer CIP	Philip Simmons High School	Goose Creek High School	Jaguar Land Rover (HHI)
Hal Turner VP/Project Executive						
<b>Ginny McGill Kirk</b> Director of Preconstruction						
Will Ligon Director of Construction						
<b>Nate Spells, Jr.</b> Local & Minority Outreach						
Laura Wise Preconstruction Manager						
<b>Todd McElveen</b> Senior Project Manager						
<b>David Brabham</b> Assistant Project Manager						
<b>James Hall</b> Assistant Project Manager						
Bobby Russell Superintendent						
<b>Taylor Sams</b> Assistant Superintendent						
Daryl Key BIM Services						
Jesse Leigh Safety Manager						



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MAY RIVER HIGH SCHOOL

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

Thompson Turner Construction has pioneered the use of CM At-Risk across the state for the past ten years and has an exceptional resume of over 135 successfully completed projects under this team-oriented delivery method. Many of these are addition and renovation projects such as your own. We take great pride in our focus on the budget and seek to maximize owner savings during preconstruction and construction activities. TO DATE, WE HAVE NEVER MISSED AN OPENING DATE FOR A PROJECT AND HAVE NEVER EXCEEDED A GMP FOR A CM AT-RISK PROJECT.

Thompson Turner Construction recognizes that one of the primary advantages of CM At-Risk is the involvement of the general contractor early in the design process to help anticipate and contain cost and scope issues. To this end, we use our extensive hard bid knowledge coupled with our Design-Build and CM At-Risk experience to provide a 'contractor's perspective' on each project. It is critical that BCSD has this expertise and experience on your project team.

Thompson Turner Construction's current workload includes projects range from the new 320,000-square-foot Boiling Springs High School, *DELIVERED SIX MONTHS AHEAD OF SCHEDULE*, to a high-profile university fundraising office and everything in between. Over 90% of our current projects are being delivered using the CM At-Risk delivery method, and we have an exceptional portfolio of completed projects under this team-oriented delivery method. Our references are located on page 26 of this qualification package.



2. For the past three years, provide the following information:

a. Identify all projects (name, location, completion date and contract amount.

b. Identify all addition projects with similar scope.

On the next page is a list of Thompson Turner Construction's current and previous experience in providing similar services relevant to your proposed additions within the past three years. Please note the projects performed with your chosen architect, LS3P:

Project	Location (SC)	Contract	Description	Year
Boiling Springs High School	Boiling Springs	\$96,000,000	New & Renovation	2019
Saluda River Academy of the Arts	Lexington	\$13,000,000	Addition & Renovation	2019
Brookland-Cayce High School Arena	Саусе	\$8,300,000	New	2019
Jaguar Land Rover Hilton Head	Hilton Head	\$3,000,000	Addition & Renovation	2019
Camden Elementary	Camden	\$20,000,000	New	2019
Georgetown High School	Georgetown	\$16,100,000	Addition & Renovation	2019
CIP Beaufort Summer Work	Beaufort County	\$40,000,000	Addition & Renovation	2010- 2019
East Point Academy	West Columbia	\$20,000,000	New	2018
East Point Academy	West Columbia	\$2,500,000	Renovations	2018
Northside Elementary School	Rock Hill	\$5,400,000	Addition & Renovation	2018
Athletic Modifications	Lexington	\$4,400,000	Addition & Renovation	2018
Lexington 3 CIP	Batesburg- Leesville	\$2,200,000	Addition & Renovation	2018
Hilton Head Audi	Hardeeville	\$2,500,000	New	2018
Riverbank Elementary School	Lexington	\$33,000,000	New	2018
Philip Simmons High School	Charleston	\$69,000,000	New	2017
Carolina Park Elementary School	Mt. Pleasant	\$33,000,000	New	2017
Cayce Elementary School	Саусе	\$29,500,000	New	2017

		PF	REVIOUS EXPE	RIENCE
Jackson Creek Elementary School	Columbia	\$27,400,000	New	2017
Turf and Press Box Renovation	Greenwood	\$5,500,000	Addition & Renovation	2017
Florence Center	Florence	\$15,000,000	Addition & Renovation	2017
Brookland-Cayce High School	Саусе	\$8,000,000	Addition & Renovation	2016
May River High School	Bluffton	\$61,000,000	New	2016
Goose Creek High School	Goose Creek	\$26,000,000	Addition & Renovation	2016
Greenwood & Emerald High Schools	Greenwood	\$3,500,000	Addition & Renovation	2016
Hilton Head Early Childhood Center	Hilton Head	\$1,500,000	Addition & Renovation	2016
River Ridge Academy	Bluffton	\$28,325,202	New	2015
Cross High School	Cross	\$3,600,000	Renovation	2015
Marrington Middle School of the Arts	Goose Creek	\$4,000,000	Addition & Renovation	2015
_				

Projects with LS3P

Addition/Renovation Projects New Construction

i. Additionally, 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;

Thompson Turner Construction has NEVER failed to complete a project or has been assessed any liquidated damages for failure to achieve substantial completion.

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;

Thompson Turner Construction has **NEVER** made a claim or change order request for acceleration damages.

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:

Thompson Turner Construction has **NEVER** been terminated by an owner prior to substantial completion.

# iv. Identify all projects which had a negotiated fee or guaranteed maximum price;

All of Thompson Turner Construction's projects in the preceding lists had a negotiated fee or guaranteed maximum price.

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

Thompson Turner Construction works with the Owner, design team, and local subcontractor community to carefully monitor and maintain budgets throughout the entire design process. Upon completion of the final construction documents and specifications, Thompson Turner Construction solicits and evaluates bid proposals from multiple subcontractors in each trade in order to ensure the most competitive pricing prior to establishing the Guaranteed Maximum Price (GMP).

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





# GOOSE CREEK HIGH SCHOOL RENOVATION/ADDITION | Goose Creek, SC

Thompson Turner Construction was hired by Berkeley County School District to provide CM At-Risk services for the extensive phased renovation of the existing 286,535 SF Goose Creek High School. THE PROJECT CONSISTED OF TWO-STORY CLASSROOM BUILDING, A NEW KITCHEN AND CAFETERIA, A FRONT ENTRY, TWO-STORY ADMINISTRATION/CLASSROOM BUILDING, HARDSCAPE, AND PARKING. THE TOTAL AREA OF THE ADDITION WAS 130,384 SF, WITH 203 NEW PARKING SPACES AND 83,000 SF OF NEW HARDSCAPE. The old kitchen and cafeteria areas were converted into band and chorus spaces. To facilitate the uninterrupted educational process, the Fire Marshal, State Officials, and Office of School Facilities were consulted for approvals and advice. Temporary protection and walkways for access were installed using non-combustible materials to protect students and staff and construction deliveries were scheduled around student arrivals, departures, testing, and special events to further decrease interruption to the daily flow of school activities. As a result of each of these efforts. ALL WORK WAS COMPLETED WHILE KEEPING THE EXISTING SCHOOL FULLY OPERATIONAL WITH MINIMAL INTERRUPTIONS OR IMPACTS.

Original / Final GMP \$27.1 Million / \$26.6 Million

### Phase

Completed July 2016 (on time)

Project Duration March 2014 - July 2016

Type of Construction Construction Manager At-Risk (CM At-Risk)

Owner Reference James Thomas, Facilities Director Berkeley County School District 843.899.8600

Architect Reference Don Baus SGA Architecture 843.853.4506

Legal Claims None



# CONTINUUM | Lake City, SC

Thompson Turner Construction was hired to provide CM At-Risk Services for the 48,000 SF Continuum, started by mega-philanthropist Darla Moore. Set to enroll its first students in August 2019, Continuum is a building where Francis Marion University and Florence-Darlington Technical College will serve as a one-stop shop for an associate's degree and everything short of it.

### THE PROJECT IS A RENOVATION OF A BIG BOX RETAIL BUILDING and includes the use of custom glulam

"Y" shaped columns that support a structural dowel laminate timber (DLT) deck, which will create a clerestory slice through the building to introduce natural light and provide an opportunity for wayfinding through the existing 'big box' footprint.

### Original / Final GMP \$19.2 Million / TBD

Phase Under Construction

### Project Duration January 2018 - June 2019 / Currently on time

**Type of Construction** Construction Manager At-Risk (CM At-Risk)

### **Owner Reference**

Jason Morse Greater Lake City Community Development 843.374.4477

### Architect Reference

McMillan Pazdan Smith Architects Brad Smith 864.242.2033

Legal Claims None















# BOILING SPRINGS HIGH SCHOOL | Boiling Springs, SC

Thompson Turner Construction was hired by Spartanburg School District 2 to provide CM At-Risk services for the construction of the new Boiling Springs High School, located on a site adjacent to the existing high school. The project includes a new 320,000-square-foot, 85-classroom high school and the renovation of the existing high school into the 9th grade academy. Highlights of the project include establishing the position of the building in relationship to the site keeping in mind access, connectivity to the existing BSHS and solar orientation, providing a safe and secure setting, enhancing indoor/outdoor the connection. incorporating views and natural daylight throughout the building, and developing a welcoming and clear identity for the site that will be pleasing to the community. THE EXISTING HIGH SCHOOL WILL BE RENOVATED INTO THE 9TH GRADE ACADEMY.

### Original / Final GMP \$96 Million / TBD - RETURNED \$3.5 MILLION TO OWNER DURING FIRST PHASE OF CONSTRUCTION

### Phase

**Under Construction** 

Project Duration June 2017 - August 2020 / Currently on time

# Type of Construction

Construction Manager At-Risk (CM At-Risk)

### Owner Reference

Lance Radford, Superintendent Spartanburg School District Two 864.578.0128

### Architect Reference

Todd Sease, Principal Jumper Carter Sease Architects 803.791.1020

Legal Claims None








### BEAUFORT COUNTY SCHOOL DISTRICT CIP | Beaufort, SC

Thompson Turner Construction provided CM At-Risk services during ten consecutive Capital Improvement Programs (CIP) for the Beaufort County School District (2010: 11 schools, 2011: 4 schools, 2012: 23 schools, 2013: 27 schools, 2014: 14 schools, 2015: 1 school, 2016: 13 schools, 2017: 9 schools, 2018: 18 schools). These summer projects involved scopes that included major CSI specification divisions. Projects required new architectural finishes, HVAC replacement, fire alarm replacement, secured entry addition, classroom additions, new parking lots, new sod for athletic fields, and replacement of kitchen equipment. Each year the CIP work was completed within the 45 day schedule set by the District.

THE BATTERY CREEK HIGH SCHOOL PROJECT INCLUDED EXTENSIVE RENOVATIONS THAT WERE COMPLETED OVER TWO SUMMERS TO OVER 98,000 SF. This scope included relocating and combining classrooms to create new classroom spaces and the installation of a photo/dark room and video production/editing lab. The cafeteria was updated to include new lighting, flooring, painting, and modifying HVAC. The commons area was renovated as well as a new secure student entry with additional exterior modifications. **Original / Final GMP** \$47 Million

#### Phase

Completed 2010 - 2018; Under construction for 2019

**Project Duration** Completed on time every year

**Type of Construction** Construction Manager At-Risk (CM At-Risk)

Owner Reference Robert Oetting, COO Beaufort County School District 843.322.2300

#### Architect Reference

Todd Sease, Principal Jumper Carter Sease Architects 803.791.1020

Legal Claims None



### **PREVIOUS EXPERIENCE**



## MARRINGTON MIDDLE SCHOOL OF THE ARTS | Goose Creek, SC

Thompson Turner Construction was commissioned by Berkeley County School District to provide CM At-Risk services for the **EXTENSIVE PHASED RENOVATION** of the existing 77,490 SF Marrington Middle School of the Arts. A phased, functional plan was developed to allow the school to operate during construction, and tilt-up concrete was used to help achieve the desired look while staying within budget. This is the first known K-12 project in South Carolina to incorporate tilt-up concrete. The scope of the project included building a new performing arts center that can be jointly used by the elementary and middle school.

This building houses a 400-seat auditorium, dressing rooms, classrooms for drama, dance, chorus and strings, and covered walkway accessible by both schools. The lobby's glass front and natural lighting allows the public to be drawn to the space, and wall graphics feature the school's programs. Renovations also included the removal of the existing ceilings, and clouds and velour drapes were added where needed to manage proper acoustics, resulting in very functional, high performance spaces. The renovated space was approximately 18,000 square feet and the addition encompassed 17,000 square feet. Original / Final GMP \$5.5 Million / \$5.4 Million

#### Phase

Completed in December 2015, on time

Project Duration March 2013 - December 2015

Type of Construction Construction Manager At-Risk (CM At-Risk)

#### **Owner Reference**

James Thomas, Facilities Director Berkeley County School District 843.899.8600

#### Architect Reference

Sam Herin, Principal Stubbs Muldrow Herin architects 843.881.7642

Legal Claims None





1. 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.

Thompson Turner Construction's annual volume of Construction Contracts for the last five years are:

2018	2017	2016	2015	2014
\$187,000,000	\$170,000,000	\$156,000,000	\$116,000,000	\$52,000,000

The annual volume of work performed out of our Charleston office is approximately 35% of the total annual volume each year.

#### 2. What is the current dollar value of work under Contract?

Thompson Turner Construction's current dollar value of work under contract is approximately \$442,000,000.

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

Thompson Turner Construction's projects range from \$500,000 to \$150,000,000. In the past we have successfully completed projects in excess of \$95 Million in contract value.

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

Thompson Turner Construction's percentage of negotiated work is 90% and percentage of hard bid work is 10%.

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

Thompson Turner Construction's percentage of renovation versus new construction is:

- 35% Renovation
- 65% New Construction



THOMPSON TURNER CONSTRUCTION



**FINANCIAL STABILITY** 

1. Submit your most recent financial statements (at a minimum, balance sheets and income statements for 2017 and 2018) and verification of current bonding capacity.

Please refer to the Appendix for a copy of our most recent financial statements and letter of verification for our current bonding capacity.

#### 2. Provide two bank references.

Company	Address	Contact	Phone

**3.** 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.

Thompson Turner Construction has NO significant settlements with clients, contractors, or subcontractors and NO current significant pending claims or suits. Thompson Turner Construction has NEVER been in litigation with a Public Owner or Designer.



**4.** 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.

Thompson Turner Construction has had **NO** claims in the past five years where the Surety was required to pay a claim.

5. Identify any occasion in the past five (5) years where a Surety was required to render or secure performance due to any owner under any Performance Bond furnished by the Proposer for any project.

Thompson Turner Construction has had **NO** claims in the past five years where the Surety was required to render or secure performance due to any owner under any Performance Bond furnished by the Proposer for any project.

### FINANCIAL STABILITY

6. Identify any occasion in the past 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.

Thompson Turner Construction has had NO claims in the past five years requiring joint checks.

7. Provide a certificate showing your current Commercial General Liability (CGL) insurance policy and any other insurance policies that would be applicable to the Project.

Thompson Turner Construction's certificate showing our current CGL insurance policy is located in the Appendix of this proposal.

8. Provide your current bonding rate schedule.

Project Value	Performance & Payment Bond Rate	
Less than \$100,000	0.90%	
\$100,000 - \$1,000,000	0.90%	
\$1,000,000 - \$5,000,000	0.70%	
\$5,000,000 - \$10,000,000	0.60%	
\$10,000,000 - \$25,000,000	0.50%	





1. The selected Contractor shall be required to hold a publicly advertised pre-bid meeting, covering all projects, prior to accepting bids to be used in preparation of the GMP.

Thompson Turner Construction will hold publicly advertised pre-bid meetings, covering all projects, prior to accepting bids to be used in preparation for the GMP.

2. The selected Contractor shall be required to obtain a minimum of 3 qualified, competitive bids for all work in excess of \$100,000. Adequate price competition must exist for all components of the construction work awarded by a construction manager at-risk on the basis of competitive bids. The owner will require that all bids be compiled and presented prior to or at the establishment of the GMP. The owner shall be present when all bids are opened for review.

Thompson Turner Construction will comply with obtaining three competitive bids of all work in excess of \$100,000. Additionally we encourage the Owner and Architects to visit our office for the opening of contractor bids.

3. The contract with a construction manager at-risk cannot involve cost reimbursement.

Thompson Turner Construction understands this and agrees to comply.

4. All construction management services provided by a construction manager at-risk must be paid as a fee based on either a fixed rate, fixed amount, or fixed formula.

Thompson Turner Construction understands this and agrees to comply.

**5.** Construction may not commence until the bonding requirements have been satisfied. Subject to the foregoing, bonding may be provided, and construction may commence for a designated portion of the construction.

Thompson Turner Construction understands this and agrees to comply.

6. In a construction management at-risk project, construction may not commence for any portion of the construction until after the District and the construction manager at risk contract for a fixed price or a GMP regarding that portion of the construction.

Thompson Turner Construction understands this and agrees to comply.

7. The District shall have the right at any time, and for three years following final payment, to audit the construction manager at-risk to disallow and to recover costs not properly charged to the project. Any costs incurred above the GMP shall be paid for by the construction manager at-risk.

Thompson Turner Construction understands this and agrees to comply.

8. A construction manager at-risk may not self-perform any construction work for

which subcontractor bids are invited, unless no acceptable bids are received, or a subcontractor failed to perform. The contract with a construction manager atrisk requires the construction manager atrisk to invite bids for all major components of the construction work.

Thompson Turner Construction understands this and agrees to comply.

9. The Owner reserves the right to prequalify and/or approve subcontractors.

Thompson Turner Construction understands this and agrees to comply, as is our standard policy.

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

At Thompson Turner Construction, we use the latest project management and estimating software, Procore and Timberline, to make sure we provide information as efficiently and accurately as possible. By using this software, we are able to keep the Owner up to date with the progress of the project and provide the Owner with the information they need to make informed decisions quickly.

Procore Project Management - Through this comprehensive software, we manage project documentation including RFI's, change requests, change orders, contingency expenditures/approval, meeting minutes. owner contracts. submittal documents, and subcontractor contracts. This software is completely integrated with our accounting software, providing us to the minute cost information. Through this package, we are able to provide several key reports that allow us

to stay on top of outstanding issues, who should be responsible for them, and when they should be expected to be resolved.

Timberline Estimating – Through this sophisticated estimating software, we can provide very detailed estimates based on very little information quickly. We are constantly updating our database to reflect real world, hard bid values. This software also allows us to provide in depth reporting that can indicate precisely where costs have increased or decreased throughout the estimating process. We can quickly and accurately provide information such as "how much brick is in building A" or "which would have better value - block or structural stud construction with brick exterior?". This detailed cost and quantity information is easily modified and updated for review by the Architect and the Owner.

<u>Onscreen Takeoff</u> – This software allows us to provide a drawing which shows exactly where and how much of an item has been estimated in a colorful, easy to understand format. This is extremely useful in the construction management process as it aids with communication between the Owner, the architect, and the contractor.

<u>Primavera</u> – This software is used to create easy to understand schedules that are updated over the life of the project. By using this industry standard software, we are able to anticipate scheduling conflicts before they happen. We also are able to see what materials and contractors are going to need weeks in advance so we can allow them to provide their services to us efficiently and effectively.

<u>Microsoft Outlook</u> – Although this is a tool often overlooked, Outlook is integrated with Project Management so we can quickly communicate with everyone

associated with the project and give them the information they need and want as quickly as it is available.

We have provided samples of the documentation we typically use from Procore Project Management, Estimating, Onscreen Takeoff, and Primavera in the Appendix of this proposal.

Thompson Turner Construction is proud to have a computer-savvy construction team. The proposed team that we have selected for this effort have already used these programs on projects for BCSD and will continue to utilize this software for the River Ridge Academy and May River High School addition projects if desired with no additional training.

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

Thompson Turner Construction's subcontractor management plan outlines the requirements of each subcontractor to ensure the production of quality deliverables and the development of longterm business relationships between our companies. We believe that the strength of the project team begins with hiring the "right" subcontractors and that it is just as important for Thompson Turner Construction to evaluate key subcontractors as much as it is for BCSD to evaluate the Construction Manager.

Our successful subcontractor management plan begins immediately during preconstruction. Subcontractors are asked to complete a form and provide the following information:

- Financial strength
- Past proven history
- Available trained workforce
- · Ability to provide a payment and

performance bond if required

- Capable superintendent/projects managers/foreman
- Drug free workforce
- Past experience with completing work on schedule
- Safety record
- Ability to work in a relationship-driven environment and solve problems

Thompson Turner Construction Once receives the subcontractors' completed forms, we then interview each subcontractor to determine their ability to bid and complete the work. In addition, during this interview it is imperative that each subcontractor understands the scope of work and schedule requirements. Prior to starting work, subcontractors are required to participate in preconstruction and safety orientation meetings. Thompson Turner Construction also requires the following before any subcontractor can being work on a project site:

- Signed subcontract agreement
- Bonding documentation
- Insurance documentation
- Tax documentation

During construction, subcontractors are required to attend weekly subcontractor coordination meetings and weekly safety meetings. These meetings are used to keep everyone aware of upcoming schedule milestones, material deliveries, and current ongoing work. If an issue arises, our first line of action is to immediately contact the subcontractor to try to handle the problem. In the event that an issue cannot be resolved, the final step would be for Thompson Turner Construction to contact the subcontractor's bonding company. Thompson Turner Construction is fortunate enough to have a strong balance sheet that in the event of a subcontractor failure, we can continue on with the subcontractor's

work until bonding reimbursement could occur. However, due to the success of our subcontractor management plan, we have only had one subcontractor failure in the past 18 years.

Thompson Turner Construction handles subcontractors' financials on a monthly basis. Subcontractors are only allowed to bill for the work that is currently in place. Prior to final payment subcontractors are required to provide the following:

- Warranty information
- One-year installation warranty commitment
- As-builts
- Final change order and Lien waiver

12. 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.

Samples of Thompson Turner Construction's reports listed above are attached in the Appendix of this proposal.

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

In order to continue our success in working with minority subcontractors and suppliers, Thompson Turner Construction plans to partner with Construction Dynamics for the River Ridge Academy and May River High School projects. The organizational chart indicates their role as Local and Minority Outreach. Additionally, we will rely on Construction Dynamics to train, grow, and develop the M/WBE subcontractors once they are brought on board with our team. We feel that Beaufort County and the surrounding areas have untapped talented subcontractors and labor market that needs to be utilized in these economic times for work in their hometown. We understand the importance of M/WBE team participation and that is why we have partnered with Construction Dynamics to continue and exceed our previous success.

Thompson Turner Construction promotes growth for M/WBE companies by not only providing them with opportunities to bid projects, but also nurturing them by giving them repeat business. We will encourage new M/WBE's by having informational meetings regarding opportunities prior to conducting bid day promotions. We will also advertise in local publications prior to the bid in an effort to make both local and M/WBE companies aware of opportunities available to them. As evidenced elsewhere in this RFP, we have had tremendous success in utilizing minority businesses in most of our projects whether there were mandated requirements or not.

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

There are several factors to consider when selecting the contractor to provide your construction services. Thompson Turner Construction is proud to have many attributes that set us apart from other firms.

Local Participation - As our customers will attest, we work hard to ensure the community is excited about the project being constructed in their area:

- We always maintain a clean working environment so that the neighbors can see a quality facility is being constructed.
- We use local contractors and laborers when possible and cost-effective.
- We carefully secure our construction sites to protect students, faculty, and the community from possible injury.
- All employees of Thompson Turner Construction and our subcontractors are screened with a SLED background check.
- We carefully maintain erosion control measures to protect streams, creeks, and storm drainage areas in accordance with DHEC requirements. All of our superintendents are Certified NPDES from DHEC to complete such required inspections.
- We encourage the school district to schedule a meeting between key members of the community and our project leaders to promote fellowship, teamwork, and good will for these projects. We are also always available to attend scheduled community meetings to discuss the project.

Sustainable Design – Although these projects have not been identified for sustainable design in the RFP, we are environmentally conscious and are completely equipped to provide LEED construction support, if needed several of our superintendents have completed training in preparation to sit for the LEED Green Associate exam. Thompson Turner Construction has completed two LEED

projects in Beaufort County School; one has been certified LEED Silver and one has been certified LEED Certified by USGBC.

Regardless, we will do the following in order to be good stewards of the environment:

- Encourage the recycling of construction materials.
- Ensure that all silt fences and erosion controls are maintained properly.
- Protect all open ductwork to reduce air contaminants during construction until start up.
- Monitor lighting and power usage during construction to ensure lights and equipment are not left on unnecessarily.
- Turn off machinery when not in use.
- Ensure that equipment is well maintained to minimize leaks, noise, and air pollution.
- Maintain a policy of removing any spills associated with fuels, liquids, or other contaminants.

Safety - We are proud of our world class safety achievements. Thompson Turner Construction's dedicated safety personnel make weekly visits to the jobsite to monitor safety on site. All Thompson Construction's employees Turner are empowered to stop any work that is deemed unsafe. We conduct weekly toolbox safety meetings. We also conduct specialized safety planning meetings prior to beginning various stages of work and bring to the attention of all on site the associated hazards specific to that task. For instance, when steel is to be erected. we meet to discuss barricading, tie-off requirements, lift plans, and other pertinent safety items. Thompson's Behavior Based Safety Program is designed to increase its personnel's day-to-day safety awareness. This program produces more than 400 Thompson safety audits each month. In

addition, Thompson routinely provides unannounced safety audits at construction sites. We also screen all employees with yearly and random drug tests. All personnel have SLED background checks done before being allowed on any occupied educational facility to help ensure the safety of school children and faculty. Thompson Turner Construction's EMR for the past six years speak for themselves.

Year	Experience Modification Rates (EMR)
2019	0.56
2018	0.58
2017	0.59
2016	0.71
2015	0.82
2014	0.75

**Financial Stability** - Having a company that you know will be with you throughout the life of the project is critical. Thompson Turner Construction, as well as our sister companies, has the financial health to give you the assurance that we will finish what we start.

**Conclusion** – Recently, a number of public projects have missed deadlines, struggled with inspections, and realized questionable quality largely due to the lack of adequate attention by the project team. That's even more reason to closely scrutinize the construction team you select. Many members of our team have experience with the Beaufort County School District dating back to the 1980's. This experience includes new construction, additions, and numerous renovation projects. Thompson Turner Construction and our employees consider the Beaufort County School District one of our best clients since our company's inception and greatly value that relationship. We have enjoyed the past ten summers in Beaufort County completing the District's CIP projects and are proud of the work we have accomplished with your team. We are dedicated to providing that same leadership and commitment to ensuring your River Ridge Academy and May River High School addition projects go smoothly, are finished on time, and finished within budget. The team we have proposed for your additions projects has a successful track record working for your District and with your staff. They understand what it takes to make your additions a success and hope to continue our successful partnership.





### **GOOSE CREEK HIGH SCHOOL**

1137 Redbank Road Goose Creek, South Carolina 29445 Telephone (843) 553-5300 Fax (843) 820-4064

Jimmy W. Huskey Principal

#### To Whom It May Concern:

It has been my privilege to work with Thompson Turner Construction for a period of three years. In that time, I have known them in both their professional capacity and in various social situations involving Goose Creek High School and the local community.

They have worked diligently at Goose Creek High over the past three years to overcome many obstacles in our building program. I have had the opportunity to observe their hard work on many occasions. We have had many planning sessions over the years in which they were always very helpful and professional.

It is my observation that as a company they are a true professional company, performing their duties with the utmost efficiency and ability. As far as construction goes, the job supervisors have been a joy to work with on a daily basis. They are always on call to help in any situation that may come up during the day. The entire Thompson Turner Construction Company has been a pleasure to work with during this time. This includes the owner all the way to the job foreman. They have been very good at addressing any subcontractor's issue that we may have had here at Goose Creek High. We had only minor issues because they had weekly meetings with all of their subcontractors

Thompson Turner has proven to be an outstanding business partner for Goose Creek High School and the local community. They have demonstrated their desire by giving back to the community with their programs. They were a major title sponsor for our community fundraiser this past year. They were always asking what they could do to be involved with the school and the community.

In closing, it is my pleasure to recommend Thompson Turner Construction Company to you as a potential builder for your school. If you have any further questions, I would be happy to discuss them with you.

Sincerely,

Jow. Husky

Jimmy W. Huskey Goose Creek High, Principal



## MARRINGTON MIDDLE SCHOOL OF THE ARTS

A National Blue Ribbon School

Dr. James Spencer, Ph.D. Chaneka Person, Assistant Principal 109 Gearing Street Goose Creek, SC 29445

843-573-0313 (ph.) 843-820-4063 (fax)

January 8, 2016

Mr. Hal Turner Thompson Turner Construction Company 100 North Main Street Sumter, SC 29150

Dear Mr. Turner:

As our construction project draws ever nearer to its final days, I feel compelled to write to you and sing the praises of three of your construction leaders who have served on our project. I truly believe that their professionalism, dedication to safety, and collegiality have produced a project that will make us all very proud for many years to come.

First, any company would benefit from having Mr. James Hall as an employee. He has been a great communicator with the school, faithful to our safety concerns, and dedicated to providing a great project for our school. I have thoroughly enjoyed working with James.

Second, Mr. Tom Thurston is a consummate professional. Our Fine Arts Team and I had many requests and questions throughout the building process. Mr. Thurston always took the time to patiently answer our questions and to seek answers when he did not have them. His follow up with many details was amazing.

Third, Mr. Jason Morse joined the project late but earned our trust and respect in a very short period of time. He also is a great communicator and clearly listens to our concerns and questions. His attention to detail and the professional manner in which he always conducts himself are to be commended.

In short, all three of these gentlemen should be commended for their contributions to our project. It was clear that it was not just a job for each of them. They cared and they shared our passion for producing world-class educational spaces. They all clearly went above the call of duty to produce a project that we are extremely proud to call "home." On behalf of our entire staff and student body of Marrington Middle School of the Arts, thank you for their service and dedication.

Sincerely,

am 9. Spinan

Dr. James Spencer, Ph.D. Chaneka Person, Assistant Principal

Cc: Ms. Blackburn, Deon Jackson, Crystal Queen, Connie Myers



### **BAMBERG SCHOOL DISTRICT ONE**

### Bamberg, South Carolina 29003

February 12, 2013

#### Letter of Recommendation

For

#### **ThompsonTurner Construction**

This document is written as a letter of reference for the ThompsonTurner Construction Company. Our high school and middle school facilities were/are housed in buildings that are 50+ years old. Not having the option of building new facilities, our community passed a referendum to upgrade these two schools. After many interviews with various qualified construction companies, it was decided by an impartial committee that the job be offered to ThompsonTurner Construction. From that day forward there has never been any doubt that we made the absolute best decision that was possible. All of the company's personnel, to include subcontractors chosen by TTC, have been first class workers with unsurpassed dedication and commitment to the job at hand. We have met with many obstacles in dealing with buildings of this age, but no problem has been encountered that has not been solved by a team effort, a team that ranged from the president of the company to the hourly workers employed. I am quite certain that no other company could have been a better fit for our community nor more respectful of doing all that was necessary to remain within our limited budget. Both schools were finished on schedule and within our financial constraints. I also feel compelled to mention Todd McElveen, project supervisor. This young man has gone "above and beyond" the call of duty in following up on any issues that have arisen. He is a tremendous asset to ThompsonTurner Construction.

It is without reservation that I recommend ThompsonTurner Construction Company for any needs that your district should have. My only regret is that as our projects are completed, I will no longer have the pleasure of working with these fine gentlemen who have given their best efforts to Bamberg School District One.

Sincerely,

warter **Phyllis Schwarting** 

Superintendent

PKS:js

C: Hal Turner Todd McElveen

> District Office: 3830 Faust Street • Ph: 803-245-3053 • Fax: 803-245-3056 Bamberg-Ehrhardt High School: 267 Red Raider Drive • Ph: 803-245-3030 • Fax: 803-245-6502 Bamberg-Ehrhardt Middle School: 897 North Street • Ph: 803-245-3058 • Fax: 803-245-6501 Richard Carroll Elementary School: 1980 Main Highway • Ph: 803-245-3047 • Fax: 803-245-3051

Food Service Department \* Richard Carroll Elementary School \* 1980 Main Highway \* Ph: 803-245-3055 \* Fax: 803-245-3051 Office of Student Services: 267 Red Raider Drive \* Ph: 803-245-3049 \* Fax: 803-245-6520



August 30, 2016

To Whom It May Concern

**Re: Thompson Turner Construction** 

I am writing as a reference for Thompson Turner Construction based on a long standing relationship with the Beaufort County School District. Since the 1990's, Thompson Turner has completed numerous projects for our district providing quality facilities for our students. These projects have included four new early childhood centers, a new middle school, several significant additions, numerous renovation projects, as well as our most recent projects of a PK-8 school and a high school. Despite these two most recent projects having extremely short planning and construction timeframes, Thompson Turner once again demonstrated its dedication to the getting the job done right, on time and under budget.

Since 2008, all but one of the Thompson Turner projects have all been completed using the CM at Risk construction process. We have utilized many of their CM at Risk procedures in establishing our processes for this successful method of construction. Their attention to detail during preconstruction has enabled the district to plan better and be more prepared prior to the start of construction. Thompson Turner consistently completes their projects within budget and has never failed to have projects ready for students to return. Thompson Turner also completed the district's first LEED certified facilities, both completed with challenging schedules and site requirements.

I would highly recommend Thompson Turner Construction particularly for K-12 projects. Their team understands the nuances of school construction and they understand the CM at Risk process. They also understand the value of providing service to their clients. This is evidenced by the fact that Beaufort County School District has hired them five consecutive years to complete difficult summer renovation projects across the district.

Sincerely,

Phyllis S. White, CPA Chief Finance and Operations Officer

Post Office Drawer 309 Beaufort, South Carolina 29901-0309 January 31, 2013

RE: Thompson Turner Construction Letter of Endorsement



LETTERS OF REFERENCE

To Whom It May Concern:

Thompson Turner Construction has been a key player in multiple Capital Improvement Projects over the past four years as Construction Manager at Risk for the Beaufort County School District (BCSD). During that time, our firm alone has completed a number of renovation, addition and school upgrade projects of varying size and scope. All of which were under the direction of Tim Heichelbech. We considered ourselves very fortunate in Summer 2012 to have 25 more of these projects valued at over \$5.5 million for BCSD. We were just as fortunate to have Thompson Turner Construction and their "A Team" of Tim Heichelbech, Bobby Russell and Jay Lee.

As Construction Manager at Risk for these projects, Thompson Turner Construction has successfully applied and integrated comprehensive project controls to manage the critical issues of time, cost, scope and quality. In addition, the professionalism demonstrated through the spirit of cooperation and relationships with the Office of School Facilities, the State Fire Marshall and other local authorities have also been contributing factors for success.

Thompson Turner Construction's "hands on" approach during plan reviews, preliminary pricing, and construction has proven to be a valuable asset as well. Their plan review comments and cost estimates have allowed us to avoid constructability and coordination issues while providing high quality projects to the District All of which were on time and within budget. The team of Tim Heichelbech, Bobby Russell and Jay Lee continued to be extremely beneficial through out the entire process. During construction these individuals held pre-installation conferences, provided countless coordination efforts, and conducted daily field observations to verify work was proceeding per the contract documents and code requirements. Any item of concern was brought to the architect's attention for immediate clarification or action in order to stay on schedule. Thompson Turner Construction's procedures and efforts were extremely organized and documented, therefore, on multiple occasions resulting in a final cost-savings amount that was not only fair for the contractors, but also saved the District significant funds.

Through our experience with the Thompson Turner Construction team over the past four years, we have come to rely on, trust and respect Thompson Turner Construction's judgment and insight. In order to provide safe and well constructed school facilities it is paramount that all parties work together. Thompson Turner Construction's brings continuity and stability to each of the projects that they manage and they will be a true asset as Construction Manager at Risk of your project team.

Sincerely,

JUMPER CARTER SEASE/ARCHITECTS, P.A.

M. Keith Myhand, A.I.A.



August 29, 2016

To Whom It May Concern:

I am writing in recommendation of Thompson Turner Construction. Our firm has had the opportunity to work with them on multiple projects and I personally am currently working with them on a new academic facility for Florence Darlington Technical College. Thompson Turner has exhibited a high level of capability and knowledge that has made them an invaluable asset to our team. They have been extremely professional, responsive and dedicated in their role as Construction Managers on this project, and their expertise has been a huge advantage to the process.

I confidently recommend them; their dedication and knowledge will be a welcome and beneficial addition to any project team. Please feel free to contact me should you like any additional information.

Sincerely lile AM

Gable D. Stubbs, AIA

Associate

McMillan Pazdan Smith Architecture

400 augusta street, suite 200, greenville, sc 29601 o. 864 242 2033 f. 864 242 2034

mcmillanpazdansmith.com









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# **VERIFICATION OF BONDING CAPACITY**

# WillisTowers Watson IIIIIII

November 26, 2018

Re: Thompson Turner Construction, a division of, Thompson Construction Group, Inc.

To Whom It May Concern:



This is to advise that we are prepared to support bond requests on behalf of Thompson Turner Construction. Any final bonds are subject to an underwriting review, contract terms and conditions. Should you desire any additional information concerning this fine company, you may contact Brad Lorenzetti via mobile phone @ 803-917-7118.

Sincerely,

Hear Elano

Rebecca E. Cano Client Services Specialist Surety Division

Rebecca E. Cano, CISR Elite, AAI Client Services Specialist, Surety 5420 Millstream Rd., Suite 300 McLeansville, NC 27301

D 336-336-266-1620 becky.cano@willistowerswatson.com willistowerswatson.com





# **CERTIFICATE OF INSURANCE**

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inomps	on Iu	rner construction Varia JSES	DD_3_03_2011		4/19/2011	Page 3:47 Pl
Item		Description		Total		
		···· P···		Amount		
			Shanklin_DD_3_03_2011	JSES_Constr_Docs	Variance	
ltem 01		Awning - Back of Buil	dina			
	12	Demo Awning	2,758	4,733	(1,975)	
	18	Demo Concrete Sidewalks	1,276	2,753	(1,478)	
	100	Sand, prime, paint existing canopy	41,990	20,781	21,208	
		Item 01 Awning - Back of Building	46,023	28,268	17,755	
Item 03		New Library Furniture	& Vision Block			
ala	12	Demo Story Telling Carpet	1,940	4 000	1,940	
-SUD -SUb		Replace togged windows at Media Center Window Tinting	2,128	4,683	(2,555)	
-sub		Story Telling Carpet	3,178	0,010	3,178	
	100	Reseal and repaint A/V Equip. Rm		1,286	(1,286)	
	10	Relaminate Reception Desk	9,221		9,221	
		Item 03 New Library Furniture & Vision Block	16,466	12,288	4,178	
Item 06		Complete Gutters & D	ownspouts			
	20	Complete Gutter and Downspouts	19,612		19,612	
		Item 06 Complete Gutters & Downspouts	19,612	-	19,612	
ltem 07		Paint Door Frames in	Bida 5			
	8	Finish Hardware (Bldg 4-5 Exterior Door)	2,314	3,469	(1,155)	
	100	Paint Bldg 5 Door Frames	4,965	1,404	3,561	
		Item 07 Paint Door Frames in Bldg 5	7,279	4,873	2,406	
Item 08		Install new Generator				
sub		Rework piping at generator	2,128	3,510	(1,382)	
		Item 08 Install new Generator	2,128	3,510	(1,382)	
Item 09		Architectural Point of	Entry			
	100	Landscape Work	18,973	4.010	18,973	
	100	Demo, Landscape, and Hardscape Work		4,212	(4,212)	
	100	Drip Line Trench and Sod		44,581	(44,581)	
	18	Demo Concrete Sidewalks	6,206		6,206	
	100	Fill Sand	596		596	
	10	Bidg Excavation to Stockpile	/35	1 341	(206)	
	25	Pier Footing Forms	1,100	2,155	(2,155)	
	14	Strip & Oil Footing Forms		26	(26)	
	010	Set Anchor Bolts	1,518	1,755	(237)	
	4	Footing Rebar # 4	445 80	514 634	(69) (553)	
	5	Footing Rebar # 5	1,756	004	1,756	
	6	Footing Rebar # 6		2,174	(2,174)	
	610 000	WWM 6X6- W 1.4 Kolls Mesh Support - Stand		521	(521)	
	30	3000 psi Concrete	6.112	6.083	(29) 29	
	30	3000 psi Concrete	-,=	121	(121)	
	30	3000 psi Concrete		73	(73)	
	1	I ruck Place Wall Footings	818	967	(148)	
	1	Truck Place Slab on Grade	149 182	194 177	(44) 4	
	13	Place/Form/Finish- Sidewalk	1,838	1,790	48	
	2	Liquid Curing Compounds	60	81	(22)	
	2	Concrete Pump	2,222	2,200	22	
	8	Brick Mortar	76	49	28	

Thompson Turner Construction

# Variance Report JSES\_DD\_3\_03\_2011

Page 2 4/19/2011 3:47 PM

Item		Description		Total	
		····		Amount	
			Shanklin_DD_3_03_2011	JSES_Constr_Docs	Variance
Hama 00		Avabite struct Drint of	Fature		
nem 09	10	Architectural Point of	Entry	407	(1)
	10	Mortar brick colored	493	497	(4)
	35	Masonry Sand Brick	1/3	187	(14)
	10	Wall Tion	270	1 5 4 5	(37)
	10	Standard Brick	2 202	1,545	2 202
	10	Litility Brick	19 038	13 426	5 611
	10	Litility Brick	10,000	1 168	(1 168)
	10	Wash Down Brick	536	606	(69)
	20	Staging to 30'	1.185	1.339	(153)
	100	Structural Steel TTC	68.499	29.699	38.800
	102	Structural Steel Labor TTC	28,371		28,371
	102	Structural Steel Labor TTC		17,802	(17,802)
	20	Rough Hardware	1,111	2,200	(1,089)
-sub		Lattice at new canopy	16,323	21,087	(4,764)
-sub		Metal roof at new canopy	12,120	14,743	(2,623)
	100	Flashing and Sheetmetal	3,546	702	2,844
	100	Paint new canopy	2,270	5,055	(2,785)
	100	Move Flagpole	2,128		2,128
	10	Exterior Signage New Entry	4,398		4,398
	10	Exterior Signage New Entry	0.550	8,519	(8,519)
	10	Hardscape plaza benches	2,558		2,558
-sub		Electrical Subcontract - move cameras etc	26,953	0.570	26,953
-SUD		Electrical Subcontract - Canopy		9,572	(9,572)
-Sub				12,009	(12,009)
		Item 09 Architectural Point of Entry	236,614	260,152	(23,538)
ltom 10		Cafeteria and Mulitnu	rnose Renovations		
nem ro	12	Demo VCT	12 275	8 925	3 351
	12	Demo Knee Wall	424	2 450	(2 026)
	12	Demo Floor Base	605	600	(2,020)
	12	Demo Cafeteria/Multipurpose Wall Covering	12.608	12.500	108
	12	Demo Stage Front and Stair Carpet	1,009	1,000	9
	12	Demo Multi Purpose Carpet	7,733	7,667	66
	12	Demo Op Wall	841	2,917	(2,076)
	12	Demo Stair and Ramp Nosings	420	417	4
	1	Block Mortar	45	45	0
	30	Masonry Sand Block	42	41	0
	8	Grout Fill 8" Block Cells	214	212	2
	8	Dur-O-Wall 8"	38	37	0
	4	Masonry Rebar # 4	103	102	1
	20	8" Block Bond Beam Lt Wgt	516	711	(194)
	102	8" 2 Hr Fire Rate Lt Wgt	1,952	3,553	(1,601)
	12		125	124	1
	20	Staging to 30 Reuch Hardwara	1 1 1 1	300	ے (1 090)
-eub	20	Sub - Caulking	2 1 2 8	2,200	(1,009)
-300	8	Finish Hardware (Storage Boom Doors)	2,120	2,100	2 874
	8	Doors (Cafeteria)	2,074	1 527	(1 527)
	8	Finish Hardware (Kitchen Door)	1.353	.,027	1.353
	8	Finish Hardware (Cafeteria)	.,	2.467	(2.467)
-sub		Replace fogged windows at Cafeteria	2,128	2,338	(210)
-sub		Sub - Drywall	23,264	39,175	(15,911)
	50	Glazed Tile Walls		4,107	(4,107)
-sub		Sub - Resilient Floors	33,194	27,201	5,994
-sub		Base for new resilient	1,021	809	213
	50	Rubber Nosings	936		936
	50	Rubber Nosings		790	(790)
-sub		New stage front carpet	1,738	1,868	(130)
	11	Paint Block Walls	511	506	5
	100	Reseal and repaint A/V Equip. Rm	1,072	· ·	1,072
a ula	100	Painting	7,405	6,841	564
-SUD	00	Sub - ranel Partition	68,091	35,103	32,988
	38	Wall Faus	3,703		3,703

Thompso	on Tu	rner Construction V JS	ariance Report ES_DD_3_03_2011		4/19/2011	Page 3 3:47 PM
Item		Description		Total		
			Shanklin_DD_3_03_2011	JSES_Constr_Docs	Variance	
Item 10		Cafeteria and Muli	tpurpose Renovations			
sub -sub	38	Wall Pads HVAC subcontract Electrical Subcontract Item 10 Cafeteria and Mulitpurpos Renovations	1,419 60,998 <b>252,056</b>	5,617 3,089 08,189 285,388	(5,617) (1,671) (47,190) <b>(33,333)</b>	
		Total	580,178	594,479	(14,301)	
		E	stimate Totals			
		Labor Material Subcontract Equipment Other	47,753 112,000 417,229 3,196 0 580,178	51,342 69,120 460,314 13,703 0 <b>594,479</b>	(3,589) 42,880 (43,085) (10,507) 0 (14,301)	
		Contigency	29,009	29,724	(715)	
		Total	609,187	624,203	(15,016)	



Thompson Turner Construction Inc 100 N Main St Sumter, South Carolina 29150 P: 803 773 8005

Project: 9-17-1804 - BCSD CIP Summer Work 2019 Various locations Beaufort, South Carolina 29901

# Daily Log: Monday 6/3/2019

Daily Log Complete

The Daily Log was completed by Bobby Russell on Mon Jun 3, 2019 at 04:26 pm EDT.

# WEATHER REPORT

 $\bigcirc$ 

٦	Temperatur	е	Pr	ecipitation Si	ince	Humidity				١	Vindspeed	I
Low	High	Avg	Midnight	2 Days Ago	3 Days Ago	Low	Avg	High	Dew	Avg	Max	Gust
70°F	96°F	83°F	0.01 in.	0.01 in.	0.02 in.	30%	54%	74%	63°F	4.2 mph	7 mph	14 mph

## DAILY SNAPSHOT

06:00 AM	09:00 AM	12:00 PM	03:00 PM	06:00 PM	09:00 PM
C.	÷¢:	-jój-	ö	4	Ċ
clear-night 71°F	<b>clear-day</b> 80°F	<b>clear-day</b> 90°F	partly-cloudy-day 97°F	partly-cloudy-day 92°F	partly-cloudy-night 84°F

# **OBSERVED WEATHER CONDITIONS**

No.	Weather Delay	Sky	Temp	Average	Precipitation	Wind	Ground/Sea
-----	---------------	-----	------	---------	---------------	------	------------

MAN	POWER	LOG				11 Workers   110.0 Man Hours
No.	Contact/0	Company	Workers	# Hours	Man Hours	Location
1	Mock Plumbing & Mechanical Inc		7	10.0	70.0	H.E. McCracken Middle>Bluffton Elementary
	Notes:	Disconnect IDHP units both schools. Remove 3 IDH	IP units from bu	ilding at McCra	cken.	
2	Quality El	ectrical Systems Inc	4	10.0	40.0	H.E. McCracken Middle>Bluffton Elementary
	Notes:	Disconnect power for all units being replaced at Mc	Cracken. Discor	nect power for	IDHP units, OD	OHP units & DH-1 unit at BLES.
			11		110.0	

Manpower Log's Attachments:

# NOTES LOG

No.	Issue?	Location	Comments	
1	No	Bluffton Elementary	When trying to identify breakers room on 100 wing. Upon resetti transformer high voltage to low running power thru the transfor working in admin spaces and 10 District advised to have QES loo	in MDP Room power was tripped to electrical ng breakers it was determined that the voltage went out. Breakers will not reset if mer so low voltage (outlets and security) NOT 00 classrooms. cate and price replacing the transformer.
Thomp	son Turner Consti	uction Inc	Page 1 of 2	Printed on 7/5/2019 at 08:22 AM EDT

Notes Log's Attachments:

## CALL LOG

No.	From		То	Start Time	End Time
1	tsams@thompsonturner.	.com	Keith Myhand (Jumper, Carter, Sease Architec)	02:26 PM	02:27 PM
	Description:				
2	tsams@thompsonturner.	.com	Coral Gresham (Jumper, Carter, Sease Architec)	02:28 PM	02:30 PM
	Description:				
DE	LIVERY LOG				
No.	Time	<b>Delivery From</b>	Tracking Number	Contents	
1	10:00 AM	Mock HVAC		Mock delivered some un on their trucks. Also brou adaptors for McCracken	its to the job site ught curb & a few for

Comments:

 By
 Date
 Copies To

 Thompson Turner Construction Inc
 Page 2 of 2
 Printed on 7/5/2019 at 08:22 AM EDT

7/5/2019

Thompson Cor 8-17-1701 BCS Number 5 7	struction Group Inc D CIP Summer 2018-SOB Date Description 6/20/18 Amendment - 5 - HHHS Stadium Light Welding 6/20/18 Amendment - 7 - OES Play Slab 6/21/18 Amendment - 8 - HHHS PTL1	Schedule	hange Request	Log with Detail Reason None None	Amount 5,826.00 6,263.78	<b>Status</b> Approved Approved	D: Approved Date 6/20/18 6/20/18	ate: 7 Change Order 3
Number	Date Description	Schedule Impact	Source	Reason	Amount	Status	Approved Date	Change Order
S	6/20/18 Amendment - 5 - HHHS Stadium Liaht Welding		None	None	5,826.00	Approved	6/20/18	-
7	6/20/18 Amendment - 7 - OES Play Slab		None	None	6,263.78	Approved	6/20/18	2
ω	6/21/18 Amendment - 8 - HHHS RTU Replacement		None	None	81,786.00	Approved	6/21/18	e
6	10/4/18 Amendment 9 - HHECC Computer Stations		None	None	22,455.00	Approved	10/4/18	4

	4,612,299.00	-245,152.62	4,367,146.38	
б				
2/20/19	Contract Amount:	ontract Changes:	Contract Amount:	
Approved	Original	Approved C	Revised	

12

Approved

00.0

Approved

1,459.04 -383,895.44

œ ~ 11/21/18 2/14/19 3/12/19

10/4/18 5

1,566.00 Approved 19,387.00 Approved

None None None None None

None

10 ÷ None

2/14/19 Amendment 12 - OES Kitchen POS 11/21/18 Amendment 11 - HHHS Batting Cages 10/4/18 Amendment 10 - HHSCA Gym Floor Slip Sheet

None

None

None

2/20/19 Consolidate Contingency SOV 3/12/19 Amendment 14 - Final Reconciliation

Cont

12

Pending Contract Changes:

Page 1 of 1



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# Thompson Turner

# BCSD Summer CIP 2018 - Closeout Log

SCHOOL	DIVISION	SPEC #	SPEC SECTION	Item Description	Subcontractor / Supplier	DATE LAST REOUESTED	DATE RECEIVED	Status
BLHS	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	BONITZ FLOORING			CLOSED
BLHS	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	BONITZ FLOORING			CLOSED
BLHS	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	COLLINS & WRIGHT		9/5/2018	CLOSED
BLHS	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	COLLINS & WRIGHT		9/5/2018	CLOSED
BLHS	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	WENGER CORPORATION		8/29/2018	CLOSED
BLHS	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	WENGER CORPORATION		8/29/2018	CLOSED
BLHS	DIVISION 12	123501.1.08.A	MUSIC INSTRUMENT STORAGE CASEWORK	OPERATING & MAINTENANCE MANUAL	WENGER CORPORATION		8/29/2018	CLOSED
BLHS	DIVISION 12	123501.1.08.A	MUSIC INSTRUMENT STORAGE CASEWORK	RECORD DRAWINGS	WENGER CORPORATION		8/29/2018	CLOSED
DIES				SUBCONTRACTOR WORKMANSHIP WARRANTY	HARRIS FLOORING		9/25/2018	CLOSED
DIES	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	вау ніце		9/27/2018	CLOSED
DIES	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	вау ніц		9/27/2018	CLOSED
DIES	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	HARRIS FLOORING		9/6/2018	CLOSED
DIES	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	HARRIS FLOORING		9/6/2018	CLOSED
DIES	DIVISION 9	096600.1.3.D	RESILIENT TILE FLOORING	MAINTENANCE INSTRUCTIONS	HARRIS FLOORING		9/6/2018	CLOSED
DIES	6 NOISINIO	096600.1.3.D	RESILIENT TILE FLOORING	MANUFACTURER'S WARRANTY	HARRIS FLOORING		9/6/2018	CLOSED
HEMMS		-	-	SUBCONTRACTOR WORKMANSHIP WARRANTY	HARRIS FLOORING		9/25/2018	CLOSED
HEMMS	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	вау ніц		9/27/2018	CLOSED
HEMMS	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	BAY HILL		9/27/2018	CLOSED
HEMMS	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	HARRIS FLOORING		9/6/2018	CLOSED
HEMMS	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	HARRIS FLOORING		9/6/2018	CLOSED
ННЕСС			-	SUBCONTRACTOR WORKMANSHIP WARRANTY	ADVANCED EQUIPMENT			CLOSED
ннесс	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	ADVANCED EQUIPMENT			CLOSED
ННЕСС	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	ADVANCED EQUIPMENT			CLOSED
ЗННН		-	-	SUBCONTRACTOR WORKMANSHIP WARRANTY	COOK & BOARDMAN		9/25/2018	CLOSED
ННН		-		SUBCONTRACTOR WORKMANSHIP WARRANTY	HMC WOODWORK			CLOSED
ННН			-	SUBCONTRACTOR WORKMANSHIP WARRANTY	INTEGRITY BLINDS		9/25/2018	CLOSED
ННН		-		SUBCONTRACTOR WORKMANSHIP WARRANTY	MOCK PLUMBING & MECHANICAL		9/25/2018	CLOSED
ННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	BAY HILL		9/27/2018	CLOSED

# Thompson Turner

# BCSD Summer CIP 2018 - Closeout Log

KEY CLOSED NEED

					<u> </u>	NATE LACT		
SCHOOL	DIVISION	SPEC #	SPEC SECTION	Item Description	Subcontractor / Supplier	REQUESTED	DATE RECEIVED	Status
ЗННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	ВАҮ НІСТ		9/27/2018	CLOSED
SHHH	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	BONITZ FLOORING			CLOSED
ЗННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	BONITZ FLOORING			CLOSED
ЯННИ	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	CAB INSTALLERS			CLOSED
ЗННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	CAB INSTALLERS			CLOSED
ЯННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	CLASSIC FINISH		9/11/2018	CLOSED
ЗННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	CLASSIC FINISH		9/11/2018	CLOSED
ЗННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	COOK & BOARDMAN		9/1/2018	CLOSED
ЗННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	COOK & BOARDMAN		9/1/2018	CLOSED
ЯННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	HMC WOODWORK			CLOSED
ЗННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	HMC WOODWORK			CLOSED
ЗННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	INTEGRITY BLINDS		9/27/2018	CLOSED
ЗННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	INTEGRITY BLINDS		9/27/2018	CLOSED
ЗННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	JOHNSON CONTROLS		9/10/2018	CLOSED
ЗННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	JOHNSON CONTROLS		9/10/2018	CLOSED
ЗННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	MOCK ELECTRIC			CLOSED
ЗННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	MOCK ELECTRIC			CLOSED
ЗННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	MOCK PLUMBING & MECHANICAL		9/25/2018	CLOSED
ЗННН	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	MOCK PLUMBING & MECHANICAL		9/25/2018	CLOSED
ЗННН	DIVISION 1	017500-2	LEAD FREE WARRANTY	LEAD FREE CERTIFICATION	INTEGRITY BLINDS		9/27/2018	CLOSED
ЯННН	DIVISION 12	122413.1.10.A	INTERIOR ROLLER WINDOW SHADES (MOTORIZED)	MANUFACTURER'S WARRANTY	INTEGRITY BLINDS		9/27/2018	CLOSED
ЗННН	DIVISION 12	122413.1.10.A	INTERIOR ROLLER WINDOW SHADES (MOTORIZED)	OPERATING & MAINTENANCE MANUAL	INTEGRITY BLINDS		9/27/2018	CLOSED
ЗННН	DIVISION 23	230510.3.4	DOCUMENTATION & CLOSEOUT	OPERATING & MAINTENANCE MANUAL	MOCK PLUMBING & MECHANICAL		9/25/2018	CLOSED
ЗННН	DIVISION 26	260500.1-06	ELECTRICAL BASIC MATERIAS & METHODS	RECORD DRAWINGS	MOCK ELECTRIC		10/1510/15	CLOSED
ЯННН	DIVISION 26	260500.1-07	ELECTRICAL BASIC MATERIAS & METHODS	OPERATING & MAINTENANCE MANUAL	MOCK ELECTRIC		10/15/2018	CLOSED
ЗННН	DIVISION 27	271000.1.7.D	STRUCTURED CABLING SYSTEM (PRECISE WIRING)	TEST REPORTS	ICAB INSTALLERS		8/28/2018	CLOSED
ЗННН	DIVISION 8	082100.1.7.A	WOOD DOORS	MANUFACTURER'S GUARANTEE	COOK & BOARDMAN		9/1/2018	CLOSED
ЗННН	6 NOISINIO	095123.1.2.F	ACOUSTICAL TILE CEILINGS	ATTIC STOCK	BAY HILL			CLOSED



# BCSD Summer CIP 2018 - Closeout Log



																					F	RE	<b>P</b> O	R	<b>S</b> .	AN	ЛP	PLE	S
	Status	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
KEY CLOSE NEEC	DATE RECEIVED	9/27/2018				9/27/2018	9/25/2018	9/25/2018		9/25/2018	9/5/2018	9/5/2018	9/6/2018	9/6/2018	9/10/2018	9/10/2018					9/25/2018	9/25/2018	8/22/2018	8/22/2018	9/25/2018	9/25/2018	10/15/2018	10/15/2018	9/10/2018
	DATE LAST REQUESTED																												
eout Log	Subcontractor / Supplier	BAY HILL	BONITZ FLOORING	BONITZ FLOORING	CLASSIC FINISH	BAY HILL	HARRIS FLOORING	JOHNSON CONTROLS	METAL CRAFTS	MOCK PLUMBING & MECHANICAL	COLLINS & WRIGHT	COLLINS & WRIGHT	HARRIS FLOORING	HARRIS FLOORING	JOHNSON CONTROLS	JOHNSON CONTROLS	METAL CRAFTS	METAL CRAFTS	MOCK ELECTRIC	MOCK ELECTRIC	MOCK PLUMBING & MECHANICAL	MOCK PLUMBING & MECHANICAL	WILD CAT STEEL	WILD CAT STEEL	MOCK PLUMBING & MECHANICAL	MOCK PLUMBING & MECHANICAL	MOCK ELECTRIC	MOCK ELECTRIC	JOHNSON CONTROLS
nmer CIP 2018 - Clos€	tem Description	MANUFACTURER'S WARRANTY	ATTIC STOCK	ATTIC STOCK	ATTIC STOCK	MANUFACTURER'S WARRANTY	SUBCONTRACTOR WORKMANSHIP WARRANTY	SUBCONTRACTOR WORKMANSHIP WARRANTY	SUBCONTRACTOR WORKMANSHIP WARRANTY	SUBCONTRACTOR WORKMANSHIP WARRANTY	ASBESTOS FREE CERTIFICATION	LEAD FREE CERTIFICATION	ASBESTOS FREE CERTIFICATION	EAD FREE CERTIFICATION	ASBESTOS FREE CERTIFICATION	LEAD FREE CERTIFICATION	ASBESTOS FREE CERTIFICATION	LEAD FREE CERTIFICATION	FAB REPORT	DPERATING & MAINTENANCE MANUAL	RECORD DRAWINGS	DPERATING & MAINTENANCE MANUAL	DPERATING & MAINTENANCE MANUAL						
BCSD Sur	SPEC SECTION	ACOUSTICAL TILE CEILINGS	RESILIENT TILE FLOORING	RESILIENT FLOORING ACCESSORIES	INTERIOR PAINTING	GYPSUM WALL BOARD					ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	DOCUMENTATION & CLOSEOUT	DOCUMENTATION & CLOSEOUT	ELECTRICAL BASIC MATERIAS & METHODS	ELECTRICAL BASIC MATERIAS & METHODS	EDUCATIONAL OCCUPANCY FIRE ALARM SYSTEM
urner	SPEC #	095123.1.2.F	096600.1.3.E	096610.1.4.C	099123.1.7.A.1						017400-2	017400-2	017400-2	017400-2	017400-2	017400-2	017400-2	017400-2	017400-2	017400-2	017400-2	017400-2	017400-2	017400-2	230510.3.3	230510.3.4	260500.1-06	260500.1-07	283100.1-05
rT nosqr	DIVISION	6 NOISINID	6 NOISINID	6 NOISINID	6 NOISINID	6 NOISINID	,				DIVISION 1	DIVISION 1	DIVISION 1	DIVISION 1	DIVISION 1	DIVISION 1	DIVISION 1	DIVISION 1	DIVISION 1	DIVISION 1	DIVISION 1	DIVISION 1	DIVISION 1	DIVISION 1	DIVISION 23	DIVISION 23	DIVISION 26	DIVISION 26	DIVISION 28
<b>Thom</b> Construction	SCHOOL	ЗННН	ЗННН	ЗННН	ЗННН	ЗННН	ННІВ	ННІВ	ННІВ	ННІВ	ННВ	ННІВ	ННІВ	ННІВ	ННВ	ННІВ	ННВ	ННВ	ННВ	ННІВ	ННІВ	ННВ	ННІВ	ННІВ	ННІВ	ННІВ	ННІВ	ННІВ	ННІВ

# KEY LOSED

# Thompson Turner construction

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# BCSD Summer CIP 2018 - Closeout Log

REPO	RT	S/	٩N	1PI	LE:	S																							
	Status	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED	CLOSED
KEY CLOSE	DATE RECEIVED	9/10/2018		9/6/2018	9/6/2018			9/25/2018			9/10/2018	9/10/2018			8/27/2018	8/27/2018		10/15/2018	10/15/2018	8/28/2018	9/10/2018	9/10/2018	9/25/2018			9/10/2018	9/10/2018		
	DATE LAST REQUESTED																												
eout Log	Subcontractor / Supplier	JOHNSON CONTROLS	COLLINS & WRIGHT	HARRIS FLOORING	HARRIS FLOORING	HARRIS FLOORING	HARRIS FLOORING	JOHNSON CONTROLS	CAB INSTALLERS	CAB INSTALLERS	JOHNSON CONTROLS	JOHNSON CONTROLS	MOCK ELECTRIC	MOCK ELECTRIC	MODSPACE	MODSPACE	MODSPACE	MOCK ELECTRIC	MOCK ELECTRIC	CAB INSTALLERS	JOHNSON CONTROLS	JOHNSON CONTROLS	JOHNSON CONTROLS	CAB INSTALLERS	CAB INSTALLERS	JOHNSON CONTROLS	JOHNSON CONTROLS	MOCK ELECTRIC	MOCK ELECTRIC
mmer CIP 2018 - Clos€	tem Description	RECORD DRAWINGS	ATTIC STOCK	MAINTENANCE INSTRUCTIONS	MANUFACTURER'S WARRANTY	ATTIC STOCK	ATTIC STOCK	SUBCONTRACTOR WORKMANSHIP WARRANTY	ASBESTOS FREE CERTIFICATION	EAD FREE CERTIFICATION	DPERATING & MAINTENANCE MANUAL	RECORD DRAWINGS	DPERATING & MAINTENANCE MANUAL	TEST REPORTS	DPERATING & MAINTENANCE MANUAL	RECORD DRAWINGS	SUBCONTRACTOR WORKMANSHIP WARRANTY	ASBESTOS FREE CERTIFICATION	EAD FREE CERTIFICATION	ASBESTOS FREE CERTIFICATION	EAD FREE CERTIFICATION	ASBESTOS FREE CERTIFICATION	EAD FREE CERTIFICATION						
BCSD Sur	SPEC SECTION	EDUCATIONAL OCCUPANCY FIRE ALARM SYSTEM	ACOUSTICAL TILE CEILINGS	RESILIENT TILE FLOORING	RESILIENT TILE FLOORING	RESILIENT TILE FLOORING	RESILIENT FLOORING ACCESSORIES	-	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	SPECIAL CONSTRUCTION	ELECTRICAL BASIC MATERIAS & METHODS	ELECTRICAL BASIC MATERIAS & METHODS	STRUCTURED CABLING SYSTEM (PRECISE WIRING)	EDUCATIONAL OCCUPANCY FIRE ALARM SYSTEM	EDUCATIONAL OCCUPANCY FIRE ALARM SYSTEM	-	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY	ASBESTOS FREE WARRANTY						
ITTEL	SPEC #	283100.1-06	095123.1.2.F	096600.1.3.D	096600.1.3.D	096600.1.3.E	096610.1.4.C		017400-2	017400-2	017400-2	017400-2	017400-2	017400-2	017400-2	017400-2	-	260500.1-06	260500.1-07	271000.1.7.D	283100.1-05	283100.1-06	-	017400-2	017400-2	017400-2	017400-2	017400-2	017400-2
vT nosqi	NOISINIO	DIVISION 28	6 NOISINIO	6 NOISINID	6 NOISINID	6 NOISINIO	6 NOISINIO	-	DIVISION 1	DIVISION 1	DIVISION 13	DIVISION 26	DIVISION 26	DIVISION 27	DIVISION 28	DIVISION 28	-	DIVISION 1	DIVISION 1	DIVISION 1	DIVISION 1	DIVISION 1	DIVISION 1						
<b>TThOTT</b> Construction	SCHOOL	HHIB	HHIB	HHIB	HHIB	HHIB	HHIB	PVES	PVES	PVES	PVES	PVES	PVES	PVES	PVES	PVES	PVES	PVES	PVES	PVES	PVES	PVES	RRA	RRA	RRA	RRA	RRA	RRA	RRA



# BCSD Summer CIP 2018 - Closeout Log



SCHOOL	NOISINI	SPEC #	SPEC SECTION	Item Description	Subcontractor / Supplier	DATE LAST REQUESTED	DATE RECEIVED	Status
RRA	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	ASBESTOS FREE CERTIFICATION	MODSPACE		8/27/2018	CLOSED
RRA	DIVISION 1	017400-2	ASBESTOS FREE WARRANTY	LEAD FREE CERTIFICATION	MODSPACE		8/27/2018	CLOSED
RRA	DIVISION 13	-	SPECIAL CONSTRUCTION	OPERATING & MAINTENANCE MANUAL	MODSPACE			CLOSED
RRA	DIVISION 26	260500.1-06	ELECTRICAL BASIC MATERIAS & METHODS	RECORD DRAWINGS	MOCK ELECTRIC		10/15/2018	CLOSED
RRA	DIVISION 26	260500.1-07	ELECTRICAL BASIC MATERIAS & METHODS	OPERATING & MAINTENANCE MANUAL	MOCK ELECTRIC		10/15/2018	CLOSED
RRA	DIVISION 27	271000.1.7.D	STRUCTURED CABLING SYSTEM (PRECISE WIRING)	TEST REPORTS	CAB INSTALLERS		8/28/2018	CLOSED
RRA	DIVISION 28	283100.1-05	EDUCATIONAL OCCUPANCY FIRE ALARM SYSTEM	OPERATING & MAINTENANCE MANUAL	JOHNSON CONTROLS		9/10/2018	CLOSED
RRA	DIVISION 28	283100.1-06	EDUCATIONAL OCCUPANCY FIRE ALARM SYSTEM	RECORD DRAWINGS	JOHNSON CONTROLS		9/10/2018	CLOSED

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Thompson Turner Construction Inc Job #: 9-17-1804 BCSD CIP Summer Work 2019 Various locations Beaufort, South Carolina 22901

Tracking Remaining Contingency Balance **Contingency Log** 

Financial Line Item Details					
Cost Code	Type	PCO #	Description	Status	Amount
01-155 Contingency	Original Budget				\$176,817.82
01-155 Contingency	Prime PCO	100	BLES Transformer Replacement	Approved	(\$7,478.33)
01-155 Contingency	Prime PCO	002	Add HVAC Controls at HEMMS	Approved	(\$4,254.84)
01-155 Contingency	Prime PCO	003	RRA Electrical Revisions	Approved	(\$3,746.25)
01-155 Contingency	Prime PCO	004	HHMS Added CO Sensors	Approved	(\$8,717.12)
01-155 Contingency	Prime PCO	005	PES Electrical Changes (6/26/19)	Approved	(\$8,742.94)
01-155 Contingency	Prime PCO	006	RRA Electrical Changes (6/26/19)	Approved	(\$10,378.13)
Grand Totals:					Sum: \$133,500.21

Page 1 of 1

**Thompson Turner** 



Printed on Tue Jul 2, 2019 at 08:51 am EDT Thomson Turner Construction Inc

Thompson Turner Construction Inc Job #: 9-17-1804 BCSD CIP Summer Work 2019 Various locations Beaufort, South Carolina 29901

# RFIS By Status RFIs By Status

RFIs by Status (New)

Group	RFI #	Subject	Date Initiated	Due Date	Closed Date	Status
Project Name: BC	SD CIP Summer Work	2019				
	1	BLES SPHP-3 & -4 Label	05/10/2019	05/13/2019	05/17/2019	Closed
	2	HEMMS T&B	05/10/2019	05/13/2019	05/20/2019	Closed
	е	River Ridge_Portable Unit Power Feed	05/23/2019	05/30/2019	05/31/2019	Closed
	4	Mobile Stair & Ramp Design	06/21/2019	06/24/2019	06/29/2019	Closed

Õ		Jenmark-Olar		<u>STATUS KEY</u> ONSITE RELEASED	Material On Site Material has been released; aw	aiting delivery
<b>Thompson Turner</b>	Procuremen	nt / Material De	livery Log	RTBR WIP - J ROTH WIP - J HALL	Ready to be released Work in Progress; by J Roth Work in Progress; by J Hall	
Item Description	Subcontractor / Supplier	Needed on Site Bv	(WKS) Release B	y Delivery	Submittal Approval	Status
MASONRY						
Brick Masonry						
Brick Veneer	Southeastern Contracting	3/11/19 12	12/17/18	3/25/19	YES	ONSITE
METALS						
Structural Steel Framing						
Embeds / Lintels / Structural Steel	D&T Steel			12/5/18	YES	ONSITE
Joist / Decking	D&I Steel			12/11/18	XES	ONSILE
Cold-Formed Metal Framing						
Cold-Formed Studs - Area 7	Bayhill Construction	2/25/19 2	2/11/19	•	YES	ONSITE
Metal Fabrications						
Pre-Engineered Building Structure & Roof Panels	Nucor Building Systems			•	YES	ONSITE
Pre-Engineered Building Insulated Panel & Trim	Nucor Building Systems	3/31/19 8	2/3/19	3/27/19	YES	ONSITE
Pre-Engineered Building - Fire Pump House	Nucor Building Systems	3/31/19 8	2/3/19	3/22/19	YES	ONSITE
Kooting insulation	Service Partners	3/31/19	3/ 24/ 19	•	YES	UNSHE
WOOD, PLASTICS, AND COMPOSITES						
Plastic-Laminate-Clad Architectural Cabinets						
Architectural Casework - Areas 1, 1A, 4B	McDonald Enterprises	7/1/19 8	5/6/19	7/8/19	YES	RELEASED
Architectural Casework - Areas 2, 3, 4A, 5, 6, 7, 8	McDonald Enterprises	3/1/20 8	1/5/20		YES	RELEASED
THERMAL AND MOISTURE PROTECTION						
Thermal Insulation						
Spray Insulation - Area 4B	Lucas Insulation	2/11/19 3	1/21/19		YES	ONSITE
Standing-Seam Metal Roof Panels						
Metal Roofing Panels - Area 7	Aqua Seal Roofing	4/2/19 4	3/5/19		YES	ONSITE
Insulated Metal Wall Panels						
Insulated Wall Panels - Area 1A	Blair Companies	6/4/19 9	4/2/19	7/6/19	YES	RELEASED
Insulated Wall Panels - Area 7	Blair Companies	8/25/19 9	6/23/19		YES	RELEASED
Insulated Wall Panels - Area 3	Blair Companies	5/1/20 9	2/28/20		YES	RTBR
Metal Composite Material Wall Panels						
Composite Wall Panels	Blair Companies	8/25/19 9	6/23/19		YES	RELEASED
Metal Soffit Panels						
Soffit Panels - Areas 6, 7, 8	Aqua Seal Roofing	4/1/19 4	3/4/19		YES	ONSITE
Thermoplastic Polyolefin Roofing (TPO)						
Roofing - Areas 6, 7, 8	Aqua Seal Roofing	3/4/19 -			YES	ONSITE
Sheet Metal Flashing and Trim						
Downspout Boots	Peidmont Pipe	3/15/19 3	2/22/19	2/27/19	YES	ONSITE
Roof Accessories						
Roof Hatches	Aqua Seal Roofing	2/23/19 2	2/9/19	2/8/19	YES	ONSITE
Expansion Joint Cover Assemblies						
Expansion Joint Covers	R W Ford	7/15/19 2	7/1/19		YES	RELEASED

O Thompson Turner	D Procuremen	enmark-Olar t / Material De	ivery Log	STATUS KEY ONSITE RELEASED RTBR WIP - J ROTH WIP - J HALL	Material On Site Material has been released; 6 Ready to be released Work in Progress; by J Hall Work in Progress; by J Hall	waiting delivery
Item Description	Subcontractor / Supplier	Needed on Site Lead Time By	(WKS) Release By	Delivery	Submittal Approval	Status
OPENINGS						
Hollow Metal Doors and Frames						
Hollow Metal Frames - Areas 6, 7, 8	Cook & Boardman	- 6	01/01/0		YES	ONSITE
Hollow Metal Frances - Areas 1, 2, 3, 4A, 4B, 3 Hollow Metal Doors	Cook & Boardman	4/1/19 6 7/1/19 6	2/10/19 5/20/19	6/14/19	YES	ONSITE
Flush Wood Doors						
Wood Doors - Areas 4B, 1A, and 1	Cook & Boardman			6/27/19	YES	RELEASED
Wood Doors	Cook & Boardman	TBD 8	TBD		YES	RELEASED
Colling Counter Doors						
Coiling Door - Areas 1, 1A Coiling Door - Area 5	Overhead Door of Columbia Overhead Door of Columbia	7/1/19 4 5/1/20 4	6/3/19 4/3/20		YES YES	RELEASED RELEASED
Aluminum-Framed Entrances & Storefronts						
Storefront Aluminum Windows	1st Choice Glass	7/1/19 12	4/8/19	6/17/19	ΥES	ONSITE
Storefront Aluminum Doors & Frames	1st Choice Glass	7/1/19 12	4/8/19	6/28/19	YES	RELEASED
Door Hardware						
Door/Finish Hardware - Areas 4B, 1A, and 1	Cook & Boardman			6/24/19	YES	ONSITE
Door/Finish Hardware	Cook & Boardman	TBD 8	TBD		YES	RELEASED
Glazing						
Storefront Glazing	1st Choice Glass	7/1/19 8	5/6/19	6/17/19	YES	ONSITE
Fixed Louvers						
Louvers	Steele's Mechanical	6/1/19 8	4/6/19	4/6/19	YES	ONSITE
FINISHES						
Ceramic Tiling						
Tile Flooring & Wall Tile - Area 1A & 1	Harris Flooring	6/10/19 8 -/21/10	4/15/19	7/15/19	YES	RELEASED
llie Flooring & Wall Ille - Area 5 & b	Harris Flooring	8 61/67//	9/30/19	7/1/7	YES	KELEASEU
Vood Athletic Flooring	Contractions	2 115 140	041412		VLU	
Flooring - Area I Flooring - Area 6	Southern Flooring	2 6T/CT//2	61/1//		YES	RELEASED
Resilient Base and Accessories	0					
Base & Accessories	Rucker Floor Service	6/1/19 2	5/18/19	6/12/19	YES	RELEASED
Resilient Tile Flooring						
VCT Flooring	Rucker Floor Service	6/1/19 4	5/4/19	6/15/19	YES	RELEASED
Resilient Wood Flooring (Stage)						
Wood Flooring	Southern Flooring	9/6/19 2	8/23/19		YES	RELEASED
Resilient Athletic Flooring						
Rubber Flooring	Harris Flooring	7/25/19 8	5/30/19	7/15/19	YES	RELEASED
Tile Carpeting						
Carpet Flooring	Rucker Floor Service	TBD 6	TBD		YES	RTBR
Wallcoverings						
Wall Covering	Osborne Painting & Service	8/1/19 1	7/25/19		YES	RTBR

Õ		Jenmark	-Olar		STATUS KEY ONSITE RELEASED	Material On Site Material has been released; a	awaiting delivery
Thompson Turner construction	Procuremer	nt / Mater	ial Deliver	y Log	RTBR WIP - J ROTH WIP - J HALL	Ready to be released Work in Progress; by J Roth Work in Progress; by J Hall	
Item Description	Subcontractor / Supplier	Needed on Site Bv	Lead Time (WKS)	Release By	Delivery	Submittal Approval	Status
SPECIALTIES							
Visual Display Units							
Markerboards & Tackboards - Areas 1, 1A, 2, 4B	Newsouth Specialties	7/15/19	6	5/13/19	7/26/19	YES	RELEASED
Markerboards & Tackboards - Areas 3, 4A, 5, 6, 7, 8	Newsouth Specialties	5/15/20	6	3/13/20		ΥES	RELEASED
Directories							
Directories for Entry Vestibules	BFG Signage	7/1/20	∞	5/6/20		YES	RTBR
Room Identification Panel Signage							
Interior Signs - Areas 4B, 1A, 1	BFG Signage	7/25/19	œ	7/4/19	7/29/19	YES	RELEASED
Interior Signs - Other Areas	BFG Signage					YES	RTBR
Exterior Signs	BFG Signage					YES	RTBR
Plastic Toliet Compartments							
Toliet Partitions - Areas 1, 1A, 4B	National Specialties	7/1/19	4	6/3/19	7/10/19	YES	RELEASED
Toliet Partitions - Areas 2, 6	National Specialties	1/1/20	4	12/4/19		YES	RELEASED
Toliet Partitions - Area 4A	National Specialties	5/1/20	4	4/3/20		YES	RELEASED
Cubicle Track and Curtains							
Cubical Track & Curtain	Newsouth Specialties	6/15/20	4	5/18/20		YES	RELEASED
Toliet, Bath, and Laundry Accessories							
Bath Accessories	Newsouth Specialties	6/1/19	5	4/27/19	6/1/19	YES	ONSITE
Fire Protection Cabinets							
Fire Extinguisher Cabinets	Inspectors Fire & Safety	7/1/19	œ	6/10/19		YES	ONSITE
Fire Extinguishers							
Fire Extinguishers	Inspectors Fire & Safety	8/1/19	1	7/25/19		YES	RELEASED
Metal Lockers							
Lockers	Lockers by Design	10/1/19	7	8/13/19		YES	RELEASED
Overhead Supported Aluminum Canopy							
Aluminum Canopies - Area 1A	East Coast TVM	6/17/19	∞	4/22/19	6/10/19	YES	ONSITE
Aluminum Canopies - Area 6, 7, 8	East Coast TVM	10/1/19	∞	8/6/19	6/10/19	YES	ONSITE
Flagpoles							
Flagpole Sleeve	Pole-Tech	2/15/19	2	2/1/19	•	YES	ONSITE
Flagpole	Pole-Tech	4/1/20	∞	2/5/20		YES	RELEASED
EQUIPMENT							
Food Service Equipment							
All Equipment - Area 1A & 1	Deacon Foodservice	6/1/19	9	4/20/19	7/19/19	YES	RELEASED
Serving Line - Area 5 (New Café HS ONLY)	Deacon Foodservice	2/19/20	12	11/27/19		YES	RELEASED
All Equipment - Area 5	Deacon Foodservice	5/21/20	9	4/9/20		YES	RELEASED
Stage Curtains							
Stage Curtain & Track	Georgia Stage	7/1/20	∞	5/6/20		YES	RELEASED
Gymnasium Equipment							
Football Goal Posts & Field Athletic Equipment Enothall Scorehoard / Plavelocks	Lockers by Design Lockers by Design	2/15/19 4/16/19	m m	1/25/19 3/76/19	2/12/19	YES VES	ONSITE
	רטראבים אין הבסוציו	CT /OT /L	r	ct lot lo	11111	-	

Õ		enmark-0	lar		STATUS KEY ONSITE RELEASED	Material On Site Material has been released; a Record to he released	awaiting delivery
<b>Thompson Turner</b> construction	Procuremen	t / Material	Deliver	y Log	WIP - J ROTH WIP - J HALL	Work in Progress; by J Roth Work in Progress; by J Hall	
Item Description	Subcontractor / Supplier	Needed on Site By	ad Time (WKS)	Release By	Delivery	Submittal Approval	Status
Basketball Goals / Other Gym Equipment Basketball Scoreboard	Lockers by Design Lockers by Design	8/22/19 8/22/19	ю ю	7/11/19 8/1/19		YES YES	RELEASED RELEASED
FURNISHINGS							
Horizontal Louver Blinds							
Blinds - Areas 1, 4B	Integrity Blinds & Shutters	7/29/19	9	6/17/19		YES	RELEASED
Blinds - Areas 2, 3, 4A, 5, 6, 7, 8 Wood Shelving	Integrity Blinds & Shutters	5/1/20	م	3/20/20		YES	RELEASED
Vroca pretving Storage Shelving - Areas 1	Palmetto Shelving	8/1/19	4	7/4/19		YES	RFLEASED
Storage Shelving - Areas 3, 2, 5, 6, 7, 8	Palmetto Shelving	6/1/20	4	5/4/20		YES	RELEASED
Wood Laboratory Casework							
Science Casework - Area 6	McDonald Enterprises	12/1/19	∞	10/6/19		YES	RELEASED
Science Casework - Area 2	McDonald Enterprises	12/1/19	∞	10/6/19		YES	RELEASED
Solid Surfacing Countertops							
Reception Desk - Area 7	McDonald Enterprises	9/5/19	8	7/11/19		YES	RELEASED
Reception Desk - Area 3	McDonald Enterprises	7/1/20	∞	5/6/20		YES	RELEASED
Arena Bench Seating	Mactowardt Dlaadaaw	C /1 E /10	ç	01/00/0	01/00/2	VEC	
roowall bleachers Telesconing Stands	Master of all bleachers	ET/CT/0	77	ET /67 /6	67 /77 /1	2	RELEASED
Fixed Seating in Gym	Lockers by Design	5/1/20	10	2/21/20		YES	RELEASED
MECHANICAL, FIRE SUPPRESSION							
Wet-Pipe Sprinkler Systems							
Sprinkler Pipe	Premier Fire & Security	3/25/19	2	3/11/19	3/4/19	YES	ONSITE
Diesel-Drive Centrifugal Fire Pumps							
Fire Pump	Premier Fire & Security	6/15/19	9	5/4/19	6/24/19	YES	ONSITE
MECHANICAL, HVAC							
Vibration & Seismic Controls for HVAC							
Seismic Root Top Curbs	Steele's Mechanical	1/28/19	4	12/31/18	1/14/19	YES	ONSITE
Direct Digital Control (DDC) system for HVAC Control Wiring & Faujinment	Steele's Mechanical	5/6/19	œ	3/11/19		YFS	ONSITE
Metal Ducts			þ			2	
Metal Duct - Areas 6, 7, 8	Steele's Mechanical	3/4/19	4	2/4/19	1/29/19	YES	ONSITE
Air Duct Accessories							
Fire/Smoke Dampers	Steele's Mechanical	3/4/19	9	1/21/19		YES	ONSITE
HVAC Power Ventilators							
Exhaust Fans	Steele's Mechanical	4/1/19	∞	2/4/19		YES	ONSITE
Food Lab Hoods	Steele's Mechanical	2/1/20	10	11/23/19		ΥES	RELEASED
Diffusers, Registers, and Grilles							
HVAC Grills	Steele's Mechanical	7/15/19	∞	5/20/19		YES	ONSITE
Fabric Air-Distribution Devices		010010	c,	. 14.4		740	
Duct Sock	Steele's Mechanical	6/20/19	10	4/11/19		YES	RELEASED

(					<u>STATUS KEY</u>		
Õ		<b>Jenmark-O</b>	lar		ONSITE RELEASED	Material On Site Material has been released; av	aiting delivery
Thomas and the second	Procuremer	nt / Materia	l Deliver		RTBR	Ready to be released	
Construction Construction				ר כע נ	WIP - J ROTH WIP - J HALL	Work in Progress; by J Hall Work in Progress; by J Hall	
Item Description	Subcontractor / Supplier	Needed on Site By	ad Time (WKS)	Release By	Delivery	Submittal Approval	Status
Packaged, Outdoor, Central Station Air Handling Units							
Roof Top Units	Steele's Mechanical		10		2/5/19	YES	ONSITE
Dedicated Outdoor Air Units							
Roof Top Units	Steele's Mechanical		10		2/5/19	YES	ONSITE
Packaged Terminal Air-Conditioners, Through-Wall Units							
Marvaire Units	Steele's Mechanical		14		2/15/19	YES	ONSITE
Split-System Air Conditioners							
Split System HVAC Units	Steele's Mechanical		9		1/22/19	YES	ONSITE
Propeller Unit Heaters							
Unit Heaters	Steele's Mechanical		9			YES	ONSITE
ELECTRICAL							
Cable Trays							
Material	F. M. Young	3/11/19	m	2/18/19		YES	RELEASED
Transformers, Low Voltage, Dry Type							
Transformers	F. M. Young	6/10/19	œ	5/20/19	ı	YES	ONSITE
Distribution Switchboards							
Switchboards	F. M. Young	6/10/19	16	2/18/19	6/7/19	YES	ONSITE
Panelboards							
Panelboards	F. M. Young	4/1/19	9	2/18/19	3/7/19	YES	ONSITE
Wiring Devices							
Material	F. M. Young	4/1/19	ε	3/11/19		YES	ONSITE
Lighting							
Light Fixtures	F. M. Young		16		5/1/19	YES	ONSITE
Athletic Field Lighting							
Athletic Lighting Equipment	Musco Lighting		7		1/7/19	YES	ONSITE
ELECTRONIC SAFETY AND SECURITY							
Fire Alarm and Detection Systems							
Fire Alarm Components	F. M. Young	6/27/19	13	3/28/19		ΥES	ONSITE
EXTERIOR IMPROVEMENTS							
Asphalt Paving							
Track Surfacing	Tennico of Columbia	4/22/19	2	4/8/19	8/1/19	YES	RELEASED
Chain-Link Fences and Gates							
Chain Link Fencing	Newman Fencing	4/11/19	4	3/14/19	7/1/19	YES	RELEASED

## Sample Monthly Report

Local Participation Update

August 2011

The following is an update on the continuing success we are having in utilizing local vendors and subcontractors wherever possible for these projects in Lake City, SC.

As reported previously, our final figures for the Ron McNair Life History Center reflect that 75% of all expenditures were made within a 50 mile radius of Lake City, SC.

For the National Bean Market Museum project, we have current commitments (contracts and purchase orders) written to local sub-contractors and merchants totaling \$1,188,625.68. Additionally, the NBMM project has non-committed local job costs totaling \$622,575.91. These costs when added together reflect that we have achieved a level of 61% local participation in this project. This surpasses our previously stated goal of 50% local participation for all of these projects.

The Village Green Project is now in its fourth month. We currently have contracts and purchase orders in the amount of \$701,605.42 written to local sub-contractors and merchants. Additionally, we have spent \$282,615.72 of non-committed job costs in the local area. These numbers indicate that 59% of all dollars spent on this project are remaining in the local area. As with our other Lake City, SC projects, our goal for local participation has been exceeded.



Printed on Tue Jul 2, 2019 at 08:46 am EDT

Thompson Turner Construction Inc Job #: 9-17-1804 BCSD CIP Summer Work 2019 Various locations Beaufort, South Carolina 29901

**Submittals Procurement** Submittals Procurement

Submittal	Is Procuren	nent										
Group	Spec Section Number	Number	Revision	Spec Section Description	Title	Type	Responsible Contractor	Received Date	Sent Date	Returned Date	Distributed Date	Status
Project N	ame: BCSD CI	P Summer Wor.	k 2019									
Location:	: Bluffton Elem	entary										
	23 7800	г	o	Central De humidification Units	Dehumidification Equipment	Product Information	Mock Plum bing & Mechanical In c	03/15/2019	03/18/2019 03/18/2019 03/18/2019 03/18/2019 03/121/2019	03/18/2019 03/21/2019 04/04/2019	04/12/2019	Closed
	239005	г	o	Heat Transfer (Electric Cooling)	Spilt System Heat Pumps, Single Package Heat Pumps	Product Information	Mock Plumbing & Mechanical Inc	03/15/2019	03/18/2019 03/18/2019 03/18/2019 03/18/2019 03/121/2019	03/18/2019 03/21/2019 04/04/2019	04/12/2019	Closed
	23 0592	г	0	System Start-Up	Startup Sheet	Document	Mock Plumbing & Mechanical In c					Draft
	23 0593	11	o	Testing, Adjusting, and Balancing for HVAC	TAB Report - Existing Systems	Document	Mock Plumbing & Mechanical In c		06/12/2019 06/12/2019 06/12/2019	06/12/2019 06/12/2019	06/19/2019	Closed
	23 05 48	m	o	Sound, Vibration, and Seismic Control for HVAC	Vibration/Seismic/Wind Load	Product Information	Mock Plumbing & Mechanical In c		05/20/2019 05/20/2019 05/21/2019 05/21/2019 05/21/2019 05/21/2019	05/20/2019 05/21/2019 05/21/2019	05/21/2019	Closed
	260510	1	0	Electrical Submittals	Bluffton Elementary Gear	Product Information	Quality Electrical Systems Inc		06/03/2019 06/03/2019 06/03/2019	06/03/2019 06/07/2019 06/07/2019	06/07/2019	Closed
	283100	4	o	Fire Alarm System	Bluffton ES FA Material List	Product Information	Quality Electrical Systems Inc		06/03/2019 06/03/2019	06/03/2019 06/07/2019	06/07/2019	Closed
	23 0900	7	0	Instrumentation and Controls for HVAC (General)	HVAC Controls		Mock Plumbing & Mechanical Inc	06/12/2019	06/12/2019 06/12/2019 06/12/2019	06/12/2019 06/12/2019	06/19/2019	Closed
Location	: H.E. McCrack	en Middle										

Page 1 of 4

Thompson Turner

Thompson Turner

Thompson Turner Construction Inc Job #: 9-17-1804 BCSD CIP Summer Work 2019 Various locations Beaufort, South Carolina 29901

Printed on Tue Jul 2, 2019 at 08:46 am EDT

Thompson Tumer Construction Inc Job #: 9-17-1804 BCSD CIP Summer Work 2019 Various locations Beaufort, South Carolina 29901

Status		Closed	Draft	Draft	Closed	Closed	Closed		Closed	Closed	Draft	Draft	
Distributed Date		05/03/2019			06/05/2019	06/07/2019	06/07/2019		04/12/2019	05/03/2019			
Returned Date	04/17/2019	05/02/2019 05/03/2019			06/05/2019 06/05/2019 06/05/2019 06/05/2019	06/03/2019 06/07/2019 06/07/2019	06/03/2019 06/07/2019 06/07/2019		03/18/2019 03/21/2019 04/04/2019	05/02/2019 05/03/2019			
Sent Date	04/17/2019 04/17/2019	05/02/2019 05/02/2019 05/02/2019			05/03/2019 05/03/2019 06/05/2019 06/05/2019 06/05/2019 06/05/2019	06/03/2019 06/03/2019 06/03/2019	06/03/2019 06/03/2019 06/03/2019		03/18/2019 03/18/2019 03/18/2019 03/18/2019 03/21/2019	05/02/2019 05/02/2019 05/02/2019			
Received Date		05/01/2019							03/15/2019	05/01/2019			
Responsible Contractor	Mechanical Inc	Mock Plumbing & Mechanical Inc	Mock Plumbing & Mechanical Inc	Mock Plumbing & Mechanical Inc	Mock Plumbing & Mechanical Inc	Quality Electrical Systems Inc	Quality Electrical Systems Inc		Mock Plumbing & Mechanical Inc	Mock Plumbing & Mechanical Inc	Mock Plumbing & Mechanical Inc	Mock Plumbing &	
Type		Product Information	Document	Document	Product Information	Product Information	Product Information		Product Information	Product Information	Document	Document	of 4
Title		Seismic/Wind Load	Startup Sheet	TAB Report	Calculations for EF-1A	HHI HS Gear	HHI HS FA Material List		Single Package Air Conditioning	Seismic/Wind Load	Startup Sheet	TAB Report	Page 3
Spec Section Description		Sound, Vibration, and Seismic Control for HVAC	System Start-Up	Testing, Adjusting, and Balancing for HVAC	Sound, Vibration, and Seismic Control for HVAC	Electrical Submittals	Fire Alarm System		Heat Transfer (Electric Cooling)	Sound, Vibration, and Seismic Control for HVAC	System Start-Up	Testing, Adjusting, and	
Revision		0	o	o	г	o	0		o	0	o	0	
Number		л	m	ð	-	m	۵	liddle	7	7	4	œ	
Spec Section Number		23 0548	23 0592	23 0593	23 05 48	26 05 10	28 31 00	: Hilton Head N	239005	23 0548	23 0592	23 0593	
Group								Location					

Thompson Turner

# **Thompson Turner**

Printed on Tue Jul 2, 2019 at 08:46 am EDT

Thompson Turner Construction Inc Job #: 9-17-1804 BCSD CIP Summer Work 2019 Various locations Beaufort, South Carolina 29901

Status		Closed	Closed	Closed		Closed	Open	Open		Closed	Open	Closed
Distributed Date		06/07/2019	06/07/2019	06/13/2019		06/13/2019				06/13/2019		01/01/2019
Returned Date		06/03/2019 06/07/2019 06/07/2019	06/03/2019 06/07/2019	06/12/2019 06/12/2019		06/05/2019 06/12/2019		07/01/2019		06/05/2019 06/12/2019		07/01/2019 07/01/2019
Sent Date		06/03/2019 06/03/2019 06/03/2019	06/03/2019 06/03/2019	06/12/2019 06/12/2019 06/12/2019		06/05/2019 06/05/2019 06/05/2019	06/26/2019 06/26/2019	07/01/2019 07/01/2019		06/05/2019 06/05/2019 06/05/2019		07/01/2019 07/01/2019
Received Date				06/12/2019								
Responsible Contractor	Mechanical Inc	Quality Electrical Systems Inc	Quality Electrical Systems Inc	Mock Plumbing & Mechanical Inc		Quality Electrical Systems Inc	Johnson Controls Fire Protect.	Quality Electrical Systems Inc		Quality Electrical Systems Inc	Johnson Controls Fire Protect.	Quality Electrical Systems Inc
Type		Product Information	Product Information			Product Information		Product Information		Product Information		Product Information
Title		HHI MS Lighting and Gear	HHIMS FA Material List	HVAC Controls		PES Modular Gear	PES Fire Alarm	PES Modular Gear		RRA Modular Gear	RRA Fire Alarm	RRA Modular Gear
Spec Section Description	Balancing for HVAC	Ele ctrical Su bmittals	Fire Alarm System	Instrumentation and Controls for HVAC (General)		Electrical Submittals	Fire Alarm System	Electrical Submittals		Electrical Submittals	Fire Alarm System	Ele ctrical Submittals
Revision		o	0	o		0	0	1		0	0	г
Number		4	2	m	Elementary	Q	6	9	cademy	7	ω	٢
Spec Section Number		26 05 10	28 31 00	23 0900	: Pritchardville	26 05 10	28 31 00	26 05 10	: River Ridge Au	26 05 10	28 31 00	26 05 10
Group					Location:				Location:			

# **REPORT SAMPLES**

Page 4 of 4

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	<b>ThompsonTurner</b>					Ę	ee	Wee	sk Ld	A Xo	Ahea	σ																			
Area	Description	Subcontractor	Σ	۲ ۲	≥ §	F 2	L ž	S S	2 ×		> S	T 105	F 7	S 7/12	S I	Z 412	T 7/16	V V	T ₀™	Чž	S	S 7/34	M	T 7/33	W	T T	F	S	S	Motor	Π
a	Priority Power / Fire Alarm			711	2	- -	2	2	-	2			71.11	217	E .7	2.5	01.77		01/7	01/7	0711	1711	771	1211	6711	0711	1120	1711	1120	NOLES	
1	Form / pour main transformer pads	Cornerstone	Х	x	x			-		L	L																				
	Pull wire power feed to concessions	FM Young	Х	X	Х		X																								
	Data/FA Conduit to Concessions	FM Young			Х		X																								
	Pull All Fire Alarm Wire	FMY/JC							~	X	X																				
	Pull Secondary Feeders	FM Young					۲		×	X	X	Х	Х																		
	Set Main Gear/Panels in New Building	FM Young					-		~	X	X	x	x																		
	Set Remaining FA Panels / Internals	FMY/JC					-				X	x	X																		
	Power outage / remove existing OH	Dominion Energy					-					х	X																		
	Fire Alarm Start Up	FMY/JC					-									Х															
	Power Available to Fire Pump	FM Young					H									Х	Х	Х													
	Set Transformers / Pull Primary Feeder	Dominion Energy		Ħ		$\vdash$			$\vdash$	Ц	Ц	$\square$				Х	Х	Х	Х	Х											
						╉				_	_																				
	Fire Pump Building																														
	Install Fire Pump / Build Riser	Premier		D	Х	. 1	X		×	X																					
	Electrical / Fire Alarm Connections	FM Young							X	X																					
	Install Mech Equipment	Steeles Mechanical							x	X	X																				
	Install Sprinker Mains to 4B & 1F	Premier						_			X	X	X																		
	Install Doors / Finish Skin	Hendrix										Х	Х																		
	Start Fire Pump / Testing	Premier														Х															
	Insulation / Hang Sheetrock	Bayhill					-										Х	Х	Х												
	Form / Pour Concrete Apron	JR Wilson																					Х	Х	Х	Х	Х				
	4B WING RENOVATIONS																														
	Drop Ceiling Tile	Bayhill	Х	Х	Х																										
	Plumbing Fixture Install	Hill Plumbing	х	Х	х		×				X	х	x																		
	Epoxy Flooring Install	Artcrete							×	X																					
	H Light Fixture Install	FM Young							~	X	X																				
	Install Storefront Entry Door	1st Choice							~	X	X	×	x																		
	Install Casework	McDonald									_					X	Х	Х													
	Complete All Remaining Electrical Work	FM Young														x	Х	х	Х	х											
	Install VCT	Rucker														X	Х	Х	Х	Х											
	Toliet Partition Install	National Spec.																Х	Х	х											
	Bathroom Accessory Install	Newsouth Spec.																					х	х	х						
	Drywall Pointup	Bayhill																					Х	Х							
	Final Painting / Touchup	Simmons																							Х	Х	Х				
	Install Marvair Trim	Steeles Mechanical																											0,	START 7/29	
	Install Cover Plates	FM Young					H																						•,	5TART 7/29	
	Install Base	Rucker																											0/	5TART 7/29	
	Final Cleaning	Vera																													
	Owner Move In	Owner																													
																															Π

	Notes																															
S	7/28																															
S	7/27																															
ш	7/26																			Х		Х										
⊢	7/25																			Х	Х	Х										
>	7/24																		×	Х	Х	Х										
⊢	7/23																	Х	X	Х												
Σ	7/22																	Х	X	Х												_
S	7/21																															
S	7/20																															
щ	7/19															X	Х													X	X	
⊢	7/18														Х	х	Х													Х	Х	
≥	7117														Х	Х	Х													Х	Х	
⊢	7/16														Х	Х	Х													Х	Х	
Σ	7/15														Х	Х	Х													Х	Х	
S	7/14																															
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⊢	7/11					Х	Х				Х		Х	Х											Х		Х			Х		
Ν	7/10					Х	Х		Х	Х	Х	Х	Х												х		Х			Х		
⊢	6//					Х	Х	Х	Х	Х	Х	Х													х		Х			Х		
Σ	7/8					Х	Х	Х	Х	Х	Х														х		Х			Х		1
S	7/7						х																									
S	3//2						Х																									
щ	7/5			Х	х	Х																			х		Х	Х				1
⊢	7/4																															
Ν	7/3		Х	x	Х	x																			Х	Х	Х	Х	Х			
⊢	7/2		Х	X	Х	X																			Х	Х	Х	Х	Х			1
Σ	7/1		Х	X	Х	X																			Х	Х	Х	Х	Х			
Cubcontractor	oubcollilacio		FM Young	FM Young	FM young/Simplex	FM Young	Blair	FM Young	Bayhill	Palmetto Cabling	Artcrete	McDonald	Simmons	Aqua Seal	Harris Flooring	Hill	FM Young	Deacon Food	National Spec.	Mastercraft	Overhead Door	Newsouth Spec.	FM Young		FM Young	Southeastern	Steeles Mechanical	Premier	Cornerstone	Steeles Mechanical	Harris Flooring	
Description		FOOTBALL FIELD / CONCESSIONS	Install lighting control cabinet/emer inverter	Electric Trim Out	Pull Fire alarm back to main building/set panel	Install Transformer/High and low voltage pan	Insulated Metal Wall Panels	Fire Alarm Trim out/smoke det. In ele. Room	Finish greenboard at exterior alcoves	Install Speakers	Epoxy Flooring	Install Counter top at press box	Seal Concrete floors press box/electric room	Soffit panels and trim	Hard Tile	Plumbing trim out	Energize transformer/power to building	Set Concessions Equipment	Install Toilet Partitions	Bleacher Install	Install Coiling Doors	Install Bathroom Accessories	Power for Scoreboard / Playclocks	1F WING RENOVATIONS	In wall electrical	Existing brick repairs	Complete OH mechanical installation	Sprinkler piping in vestibule and group toilets	Form / pour concrete pads at HVAC	Set 40 ton units at gym	Hard Tile Install (Concessions Room)	
Ar	ea																															

# STATEMENT OF INTENT

# **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.

in

Signature

7/11/19

Date

Hal Turner

Name: \_\_\_\_\_

Vice President Title:

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

RFP #19-005 Capital Renewal Pre-Construction & Construction Services (FY 2020) 55



111 Coleman Blvd., Suite 401 Mt. Pleasant, SC 29464 803.773.8005 thompsonturner.com