

CAPITAL RENEWAL RENOVATIONS & MODIFICATIONS PROJECTS

PRE-CONSTRUCTION / CONSTRUCTION PHASE SERVICES

RFP # 22-004

SEPTEMBER 9, 2021

WHERE LEARNING LEADS THE WAY
BEAUFORT
COUNTY SCHOOL DISTRICT

CONTRACT CONSTRUCTION

September 9, 2021

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

RE: Capital Renewal Renovations and Modifications Projects –
Pre-Construction / Construction Phase Services
Solicitation # 22-004

Dear Ms. Yinger,

Thank you in advance for the consideration of our proposal to provide CM at Risk Services within your District. Our professional team has extensive experience building K-12 facilities in the state of South Carolina and has the ready capability to commit to perform the Pre-Construction Phase Services and Construction Phase Services for these very important projects for your District.

Contract Construction has over 37 years of building quality teams and relationships. As our submittal will demonstrate, we have the financial stability, bonding capacity, insurance limits, safety record and appropriate licensure to facilitate these projects. Contract Construction has an extensive history of service toward the goal of enhancing South Carolina's educational facilities that spans over three decades. Our team has completed over 60 CM at Risk projects across the South Carolina, many of which were on active campuses. Our commitment to education goes far beyond building facilities, and we are as committed to building the students within Beaufort County School District as we are to building the schools they attend.

We also have a unique level of experience on our team in the highly-qualified individuals who will comprise our team for you. Our Chief Estimator, Glenn Dillon, has over 30 years of estimating experience and will lead to team in pre-construction in addition to Delisa Clark. Mrs. Clark is the former Director of the Office of School Facilities, a Master Code Official, and serves as a trainer for Deputy Fire Marshalls across the state of South Carolina. Delisa will provide your project with an unsurpassed level of quality control and quality assurance during both pre-construction and construction and will play a vital role in inspections during the course of the projects. We have worked very hard over the years to recruit the very best professionals to serve our clients better than anyone else can.

Our current workload is such that we can keenly focus on these CM at-Risk Services for your Capital Renewal projects. There is no other firm that will more passionately pursue the goals and objectives of this project and protect the interests of Beaufort County School District. If I might be of further assistance, please do not hesitate to contact me by phone: [redacted] or by email: [redacted]

Sincerely,

Greg Hughes, President

P.O. BOX 269, BALLENTINE, SC 29002
P. 803.781.7058 F. 803.732.3064



LUCY BECKHAM HIGH SCHOOL

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CONTRACT CONSTRUCTION

CONTRACT CONSTRUCTION

COVER PAGE & PAGE 2

01



BEAUFORT COUNTY SCHOOL DISTRICT

Capital Renewal Renovations and Modifications Projects –
Pre-Construction / Construction Phase Services
Solicitation # 22-004

Beaufort County School District

Solicitation Number:	22-004
Date Printed:	TBD
Date Issued:	TBD
Procurement Officer:	Kaylee Yinger, CPPB
Phone:	843-322-2349
Email:	Kaylee.Yinger@beaufort.k12.sc.us

Request for Proposals

DESCRIPTION: **Capital Renewal Renovations and Modifications Projects – Pre-Construction / Construction Phase Services**

SUBMIT OFFER BY (Opening Date & Time): September 9, 2021 **4:00 PM EST**

QUESTIONS MUST BE RECEIVED BY: September 1, 2021

NUMBER OF COPIES TO BE SUBMITTED: **Six (6) Original Signed Copies and One USB (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: LOCATION:

DATE & TIME:

AWARDS & AMENDMENTS:
Award will be posted at the Physical Address stated above on or after **September 9, 2021**. The award, this solicitation, and any amendments will be posted at the following web address: http://beaufortschools.net. You must submit a signed copy of this form with Your Offer. By submitting a proposal or bid, you agree to be bound by the terms of the Solicitation. You agree to hold Your Offer open for a minimum of ninety (90) calendar days after the Opening Date.

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

Contract Construction — Corporation

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

Greg Hughes — President

PRINTED NAME — TITLE

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

PAGE TWO

(Return Page Two with Your Offer)

HOME OFFICE ADDRESS (Address for Offeror's home office/ Principal place of business):	NOTICE ADDRESS (Address to which all procurement and contract related notices should be sent):
Contract Construction 1125 Bickley Rd. Irmo, SC 29063	Contract Construction PO Box 269 Ballentine, SC 29002

PHONE NUMBER: [redacted]

EMAIL ADDRESS: [redacted]

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

ACKNOWLEDGEMENT OF AMENDMENTS:

Amendment Number	Amendment Issue Date
Amendment 1	9/3/2021

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

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

CONTRACT CONSTRUCTION

FIRM INFORMATION

02



BEAUFORT COUNTY SCHOOL DISTRICT

Capital Renewal Renovations and Modifications Projects –
Pre-Construction / Construction Phase Services
Solicitation # 22-004



LUCY BECKHAM HIGH SCHOOL

02 ABILITY, CAPACITY, AND SKILL OF THE OFFEROR'S KEY PERSONNEL

FIRM NAME
Contract Construction, Inc.

FIRM ADDRESS
1125 Bickley Road, Irmo, SC 29063
PO Box 269, Ballentine, SC 29002.

HISTORY OF COMPANY, INCLUDING OWNERSHIP AND KEY MANAGEMENT
John Farley, CEO, co-founded Contract Construction in 1984. After establishing financial stability, net worth and bonding capacity through negotiated and light commercial projects, Contract Construction began bidding public projects in the mid 1980's. In 1994, the company began to focus on fewer but larger projects to enable more focused project management and continuity within the company's personnel. Greg Hughes, President, joined Contract Construction in 1998 and immediately elevated the company's ability to bid, procure, and manage projects over 15 million dollars. As the Company's reputation developed, the opportunities for negotiated work (CM-R, Design-Build, and Integrated Project Delivery) broadened while still maintaining the intensity for success in the hard bid market. Contract Construction's headquarters are located in the Ballentine area of Irmo, SC.

CONTACT INFORMATION FOR THE OFFICER OF THE FIRM IN CHARGE OF THIS PROPOSAL
Greg Hughes, President
email: [redacted]

DESCRIBE ANY COMPANY CHANGES THAT ARE ANTICIPATED TO OCCUR DURING THE LIFE OF THE PROJECT
There are no significant company changes that we anticipate during the life of the project.

LOCATION OF CORPORATE HEADQUARTERS ANOTHER DIVISIONAL OFFICES
MAIN OFFICE: 1125 Bickley Road, Irmo, SC 29063
PO Box 269, Ballentine, SC 29002

LOCATION OF OFFICE(S) WHICH WILL BE INVOLVED IN THE PROJECT DURING BOTH PRE-CONSTRUCTION AND CONSTRUCTION
The pre-construction and construction services will both be handled out of our home office in Irmo, SC.

ORGANIZATIONAL CHART OF THE COMPANY
Please refer to the company org chart on the following page.

VENDOR REFERENCES
[redacted]

PROJECT MANAGEMENT	SUPERINTENDENTS	ASSISTANT SUPERINTENDENTS/ QC	MARKETING, PR, ADMIN & ACCOUNTING
GREG HUGHES President	**WILL OWENS** General Superintendent & Safety Director	**BARRY MUCKENFUSS**	**MARY BROOKE WADE** Marketing/ Graphic Designer
KYLE FARLEY, PE Vice President	**DAN LOPES**	**JARRED WADFORD**	**KELLY AUGENSTEIN** Client Relations Manager
GLENN DILLON LEED AP BD+C Chief Estimator	**CHARLEY CAUGHMAN**	**ADAM HEITZLER**	**CHERYL YOUNG** Contract Coordinator
DELISA CLARK, PE LEED AP BD+C Preconstruction & Quality Control Director	**MATHEW JACKSON**	**NOAH SCHELBLE**	**PHILOMA SKIPPER** Construction Coordinator
LEERICKA MILLER LEED AP BD+C Project Manager	**BOB HAMMOND**	**WATTS EADDY**	**MISTY DRAFTS** Accounting/Payroll
CRYSTAL QUEEN, LEED AP BD+C Project Manager	**RYAN DRAFTS**	**TRIPP HOLSTEIN**	**AMY FOX** AP/AR
SANDRINE DANIELSON, AIA, LEED AP BD+C Project Manager	**ALLEN OUTLAW**	**BUBBA SPEISSEGER**	
SUSAN BURKE Project Manager	**MAC STEVENSON**	**CHARLIE BROXTON**	
EMILY AMICK Project Manager	**SHANE MCMAHON**	**STEPHEN SOX**	
PEYTON WISEMAN Project Manager	**DOUG OWENS**	**TODD GRIFFIN**	
ROBYN BYRD Assistant Project Manager	**MIKE PROCTOR**	**DUSTIN OWENS**	
JENNY ROONEY Quality Control	**PATRICK ANTONINO**		
MELISSA OWENS Project Engineer	**CHRIS SEINAR**		

CONTRACT CONSTRUCTION

PRECONSTRUCTION AND CONSTRUCTION PROJECT TEAM

03



BEAUFORT COUNTY SCHOOL DISTRICT

Capital Renewal Renovations and Modifications Projects –
Pre-Construction / Construction Phase Services
Solicitation # 22-004



C.E. WILLIAMS MIDDLE SCHOOL

03

PRE-CONSTRUCTION & CONSTRUCTION PROJECT TEAM

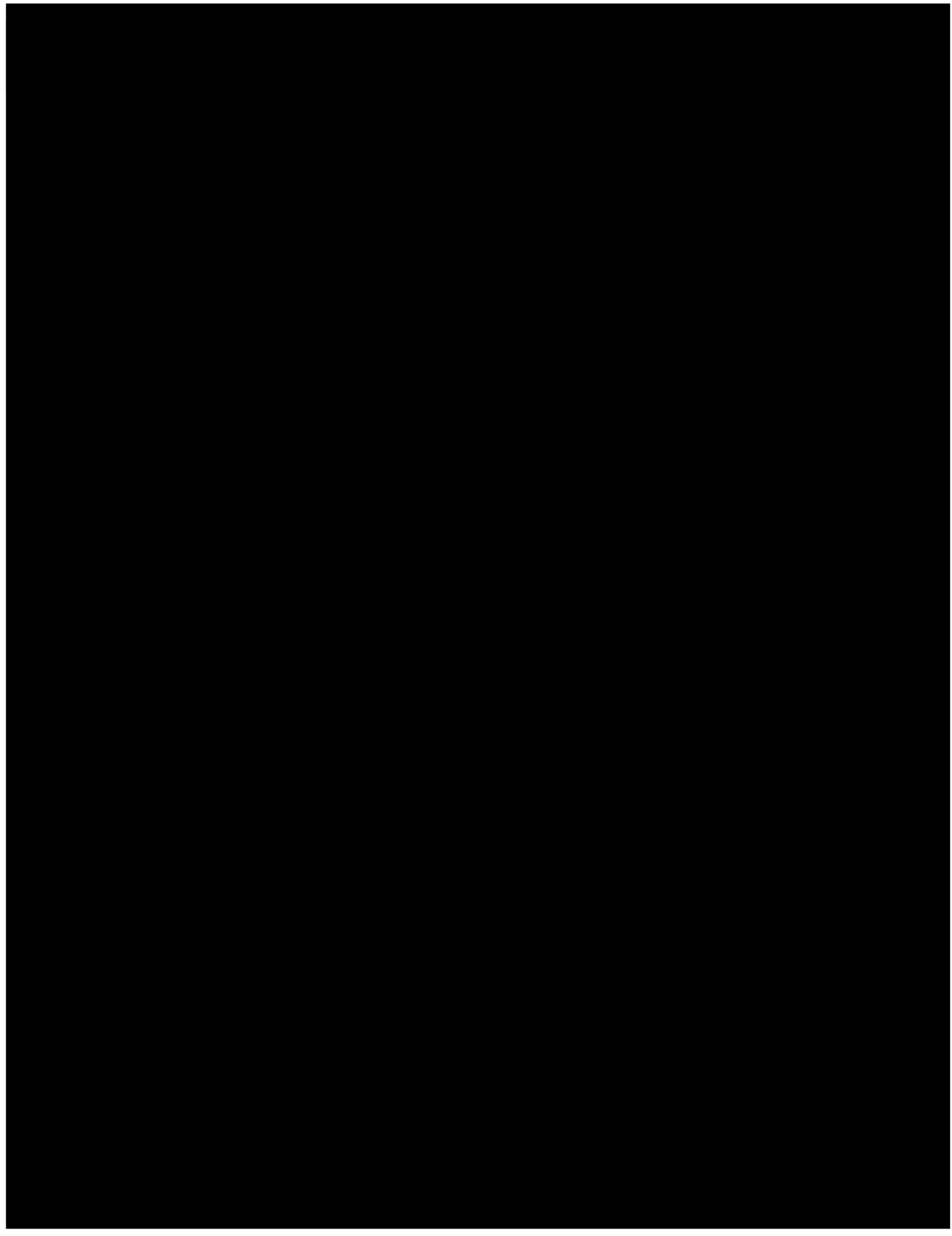
PROVIDE RESUMÉS DESCRIBING YOUR ANTICIPATED PROJECT TEAM, ALONG WITH THEIR INDIVIDUAL AND TEAM EXPERIENCE IN PROJECTS SIMILAR IN NATURE TO THE PROPOSED PROJECT

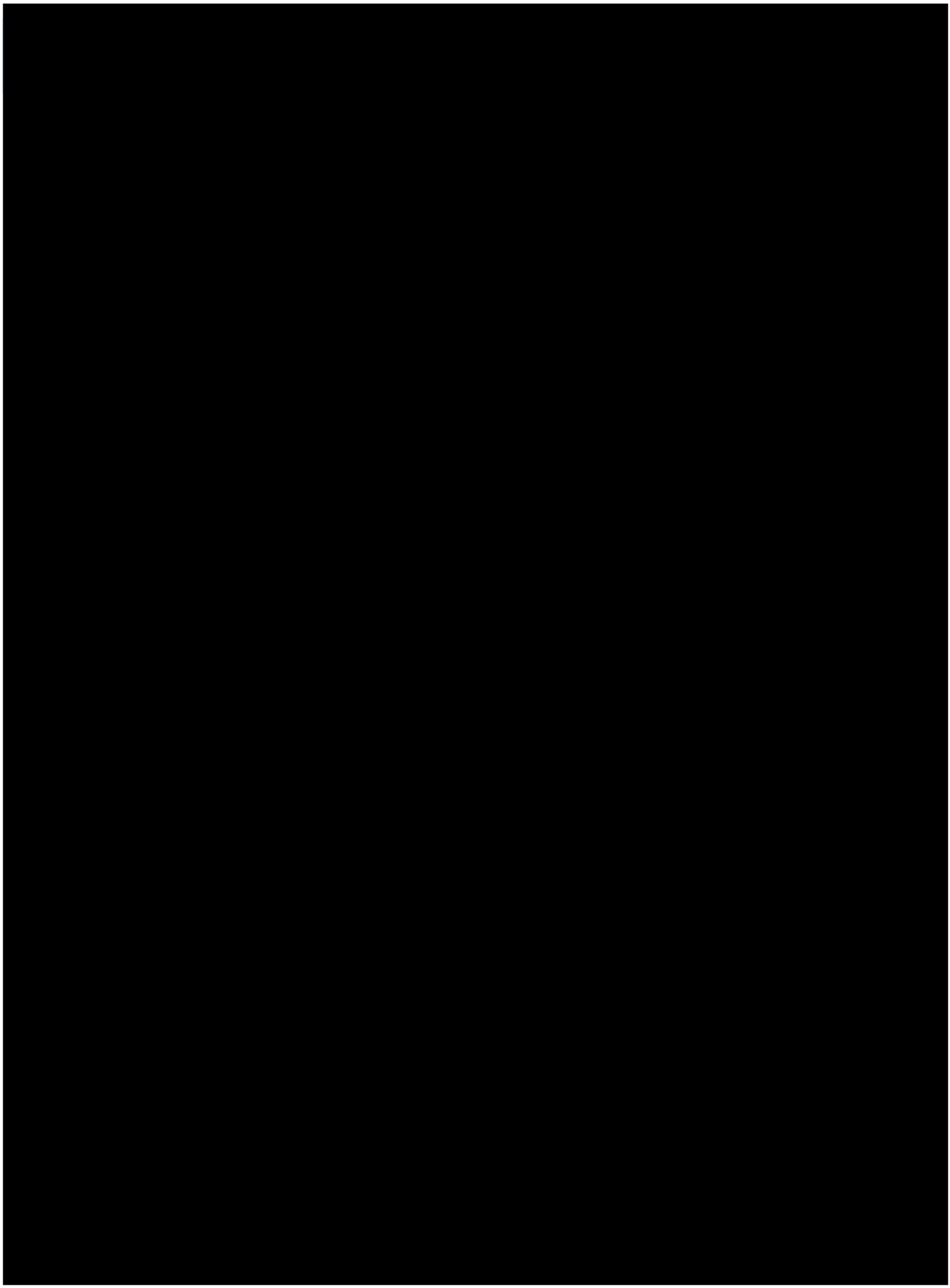
Please refer to the following pages for our detailed Project Team resumes.

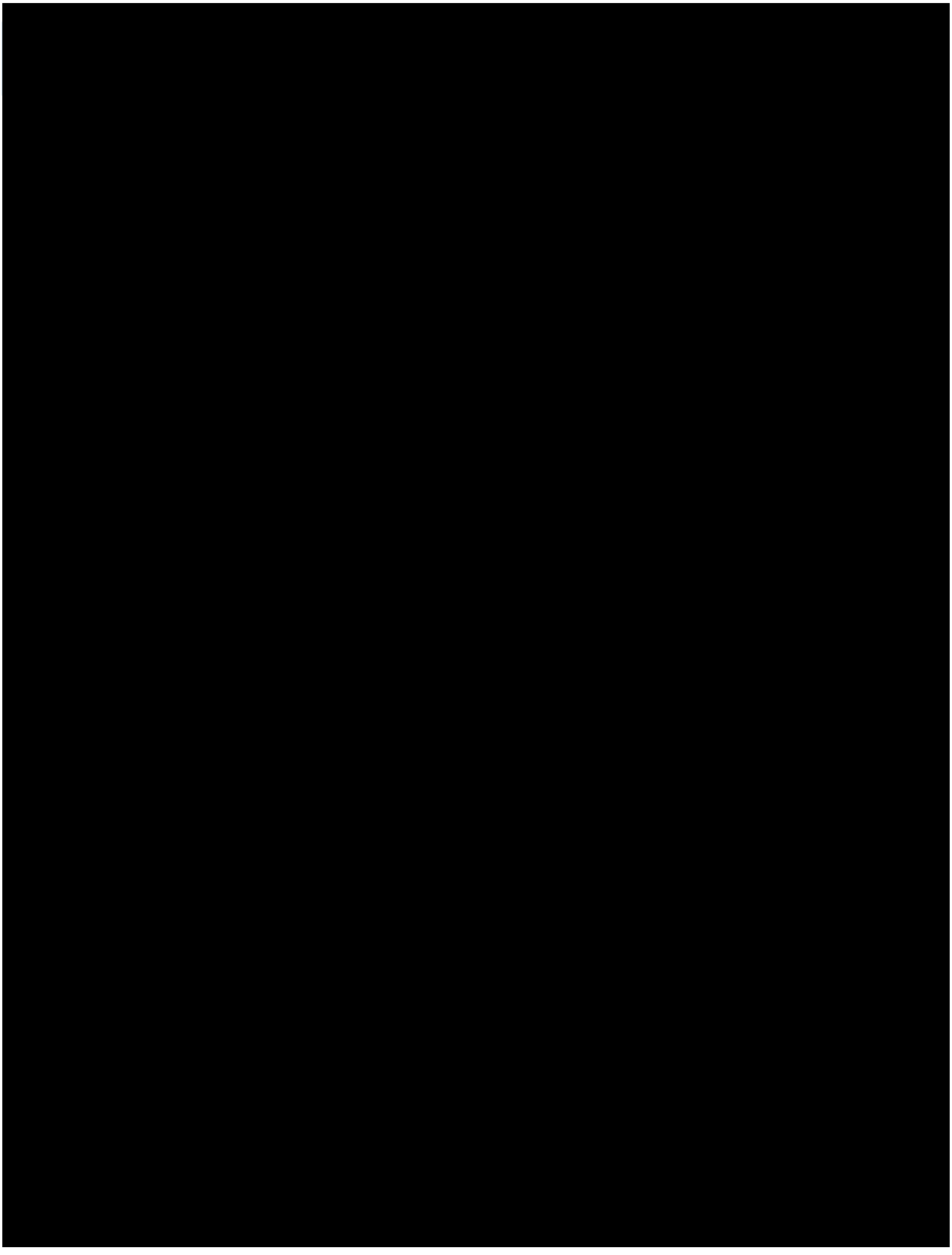
INCLUDE AN ORGANIZATIONAL CHART IDENTIFYING KEY INDIVIDUALS AND THEIR RESPONSIBILITIES

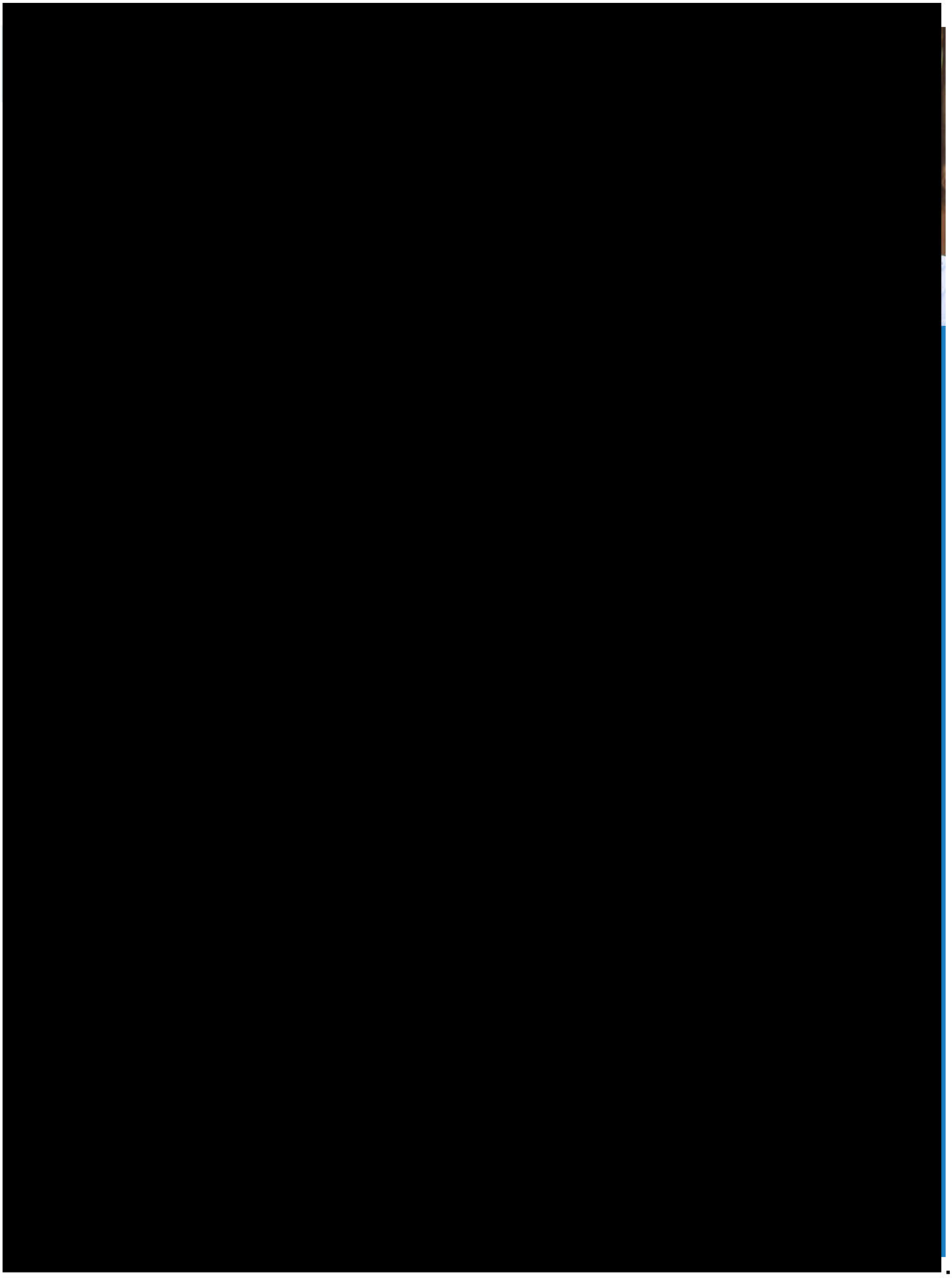
CONTRACT CONSTRUCTION

[redacted]











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

GREG HUGHES | EXECUTIVE-IN-CHARGE

PRECONSTRUCTION	GMP PRICING & NEGOTIATION	CONSTRUCTION
25%	25%	25%

EMILY AMICK | PROJECT MANAGER

PRECONSTRUCTION	GMP PRICING & NEGOTIATION	CONSTRUCTION
15%	15%	100%

DELISA CLARK | PRE-CONSTRUCTIONI & QUALITY CONTROL DIRECTOR

PRECONSTRUCTION	GMP PRICING & NEGOTIATION	CONSTRUCTION
30%	10%	30%

GLENN DILLON | CHIEF ESTIMATOR

PRECONSTRUCTION	GMP PRICING & NEGOTIATION	CONSTRUCTION
50%	50%	10%

MATHEW JACKSON | SUPERINTENDENT

PRECONSTRUCTION	GMP PRICING & NEGOTIATION	CONSTRUCTION
10%	10%	100%

MAC STEVENSON | ASSISTANT SUPERINTENDENT

PRECONSTRUCTION	GMP PRICING & NEGOTIATION	CONSTRUCTION
10%	10%	100%


WANDO CENTER FOR ADVANCED STUDIES

DESCRIBE HOW THE CONSTRUCTION TEAM WOULD BE ORGANIZED THROUGHOUT THE LIFE OF THE PROJECT

Our team organization begins with the pre-construction phase. We will attend every programming, planning, and design meeting with the project design team members to grasp the nuances of the project and just as importantly develop rapport with the end users that are an integral player in the planning phase. As schematics evolve and we begin to develop estimates that are updated at the conceptual and design-development phases we are able to evaluate the design and select subcontractors that are most suitable for the particular project and seek their involvement in pricing, material selections and scheduling. Early involvement by subcontractors generates a team player approach that can serve to head-off problems and insure budget and schedule compliance. If the schedule is compressed we often promote an Early Site and/or structural steel bid.

Organizing the balance of the construction project team continues with final selection of qualified subcontractors and suppliers based on our extensive experience in the area, while leaving the door open to other bidders that can verify suitable financial stability and a track record of timely and quality performance through a pre-qualification process. Our goal is to have numerous competitive quotes on every division of the specifications. When preparing the GMP we will seek owner and design team evaluation of the proposed major subcontractors and suppliers with regards to their price, scope, and commitment to the project, with high regard for the Owner's experience with any particular firm.

The chain of command carries from the two principals to the team Project Manager and Superintendent. It is our belief that the superintendent is the key player in the actual act of building the project, and it is the responsibility of the other team members to adequately plan and execute in order to meet their needs and make the work in the field run as smooth and hiccup free as possible. Our commitment to this concept creates a synergy of energetic dedication to the project.

SPECIFICALLY IDENTIFY YOUR ASSIGNED PROJECT MANAGER AND POSSIBLE SUPERINTENDENTS FOR THE PROJECT. PROPOSERS SHALL PROPOSE A SINGLE PROJECT MANAGER THAT WILL BE ASSIGNED TO ALL PROJECT SITES.

We feel we will provide Beaufort County School District with a unique, high-level commitment by having our company President, Greg Hughes, leading this project management team. This will ensure an unsurpassed level of comfort during all phases of design, pre-construction, construction and closeout for the District. Having a company stakeholder as your single point of contact will ensure continuity in team leadership for the Owner, Architect and Consultants, with little or no chance for turnover on the project. Furthermore, Greg has overseen all of the CM at-Risk projects that our firm has completed.

Executive in Charge | Greg Hughes
Potential Project Managers | Emily Amick, Sandrine Danielson, Kyle Farley, Leericka Miller
Potential Superintendents | Mathew Jackson, Will Owens, Charlie Caughman, Dan Lopes



CHAPIN MIDDLE SCHOOL ADDITION

DESCRIBE YOUR TEAM'S EXPERIENCE AS PART OF A SIMILAR PROJECT TEAM

Dedicated and professional on-site staffing is critical to the success of any project. The proposed team of individuals representing Contract Construction have worked together on a number of projects. Our seasoned construction professionals have performed many projects that are of similar size and complexity and are quite familiar with the scope of work to be performed for the CM at-Risk Services for your construction and renovation projects. It is our intention to separate ourselves from our competitors by providing our tried-and-true methodologies and technical approach for the planning, coordination, and control of this project from beginning to completion. Our seamless team dynamic will allow us to provide Beaufort County School District with a process that will be very effective with regards to cost and quality.

The tasks and activities of our proposed team members on previous projects have included:

PRECONSTRUCTION AND ESTIMATING:
Design Budgets, Estimating, Value Engineering, Bid Packages, Work/Categories, Subcontractor Bid, Solicitation, Pre-Qualification

CONSTRUCTION MANAGEMENT:
Schedule Development, Document Review, Support, Budgeting, Estimating Support, Equipment Review, Coordinate Bid Packages and Work Categories

FIELD SUPERVISION:
Schedule Adherence, Document Compliance, Subcontractor Management, and Closeout

On all Contract Construction projects, the President, Vice President, and Project Manager meet weekly in-house to discuss the project schedule and job progress or delays. The project superintendent, project manager and subcontractors also met weekly to discuss any scheduling issues and the status of the project at all times. Through cross staffing and management, we maintain capability of replacement personnel in the event of crisis or departure.

CONTRACT CONSTRUCTION

PREVIOUS EXPERIENCE

04



BEAUFORT COUNTY SCHOOL DISTRICT

Capital Renewal Renovations and Modifications Projects –
Pre-Construction / Construction Phase Services
Solicitation # 22-004


PINEY WOODS ELEMENTARY

04 PREVIOUS EXPERIENCE

DESCRIBE YOUR PREVIOUS EXPERIENCE IN PROVIDING SIMILAR SERVICES AS DESCRIBED ABOVE. PROVIDE A MINIMUM OF THREE REFERENCES OF SIMILAR PROJECTS FOR THESE SERVICES

Contract Construction has been providing General Contracting services for the past 37 years. As a result of the State of South Carolina and many school districts recently navigating to the CM at-Risk procurement, we have immersed ourselves in that delivery method for the past 8 years. Our firm has completed 60+ projects across South Carolina under the CM at-Risk system. As CM at-Risk Contractor, we establish alternative means, methods and materials, and configuration of the design. Our skilled pre-construction manager, chief estimator and project manager develop a comprehensive design and schedule and coordinate all activities to accomplish the completion of every project. Below is a full list of our firm's K-12 CM at-Risk experience.

Beaufort County School District
- Whale Branch Elementary Upgrades
- Whale Branch Middle Upgrades
- Whale Brach Early College High Upgrades

Berkeley County School District
- Nexton Elementary School
- Phillip Simmons Elementary School
- Phillip Simmons Middle School
- Berkeley Education Center
- Foxbank Elementary School

Cardinal Newman School

Lexington School District Two
- Airport High School Renovations
  - Re-roofing
  - Connector Canopies
  - New Fieldhouse
  - Building 700 Renovations
- R.H. Fulmer Middle School

Lexington Richland School District Five
- Piney Woods Elementary School
- Chapin Middle School Addition

Lexington School District One
- Lexington High School Renovations
- River Bluff Elementary School
- Deerfield Elementary School
- Meadow Glen Elementary School
- Rocky Creek Elementary School
- Lexington Middle School

Lexington School District 3
- Batesburg-Leesville Primary School
- Batesburg-Leesville Elementary School
- Batesburg-Leesville Middle School
- Batesburg-Leesville High School

Richland School District Two
- E.L Wright Middle School & Center for Knowledge
- Ridge View High School Stadium Renovation
- Richland Northeast Stadium Renovation & Field
- House

Georgetown County School District
- Track & Field Renovations
- Soccer Field at Andrews High School
- Baseball Stadium at Georgetown Middle
- Tennis Courts at Andrews High School
- Waccamaw Neck Bus Parking Lot
- Waccamaw High School Renovations
- Waccamaw Middle School
- Waccamaw Elementary School (Phase I & 2)
- Georgetown Middle School
- Georgetown High Field Entry & Gym Canopy
- Pleasant Hill Elementary School
- Andrews Elementary School
- McDonald Elementary School
- Maryville Elementary School
- GCSD Facilities Shop
- Sampit Elementary School
- Kensington Elementary School
- Howard Adult Learning Center
- JB Beck Administration Building
- Mike Johnson Field
- Georgetown High School
- Andrews High School
- Carvers Bay High School
- Brown's Ferry Elementary
- Plantersville Elementary School

Kershaw County School District
- Lugoff Elementary School
- Wateree Elementary School

Horry County Schools
- North Myrtle Beach Middle School Addition & Renovations



REFERENCES:

GEORGETOWN COUNTY SCHOOL DISTRICT

[redacted]

FOR THE PAST THREE YEARS, PROVIDE THE FOLLOWING INFORMATION:
A. IDENTIFY ALL PROJECTS (NAME, LOCATION, COMPLETION DATE AND CONTRACT AMOUNT).

NAME/LOCATION	COMPLETION DATE	CONTRACT AMOUNT
Chapin Middle School Addition Chapin, SC	June 2018	$7,149,160
Foxbank Elementary School Moncks Corner, SC	August 2018	$25,016,000
USC Long Family Football Operations Facility Columbia, SC	January 2019	$42,443,757
Lugoff Elementary School Lugoff, SC	July 2019	$19,137,679
Wateree Elementary School Lugoff, SC	July 2019	$20,059,655
Berkeley Education Center Moncks Corner, SC	July 2019	$7,167,000
Coastal Carolina Brooks Stadium Expansion Conway, SC	July 2019	$22,298,192
Georgetown County School District Additions & Renovations Georgetown, SC	August 2019	$34,951,923
R.H. Fulmer Middle School Renovation & Addition West Columbia, SC	August 2019	$15,468,163
Airport High School Renovations and New Construction Columbia, SC	August 2019	$10,383,665
Lexington High School Summer Renovations Lexington, SC	August 2019	$3,592,069
Lucy Beckham High School Mount Pleasant, SC	July 2020	$63,834,000
CE Williams Middle School Charleston, SC	August 2020	$32,219,000
Williams-Brice Stadium Renovations Columbia, SC	August 2020	$19,593,969
Ridge View High School Stadium Renovation Columbia, SC	July 2021	$14,501,675
Richland Northeast Stadium Renovation and Field House Columbia, SC	July 2021	$12,529,201
Center for Advanced Studies at West Ashley Charleston, SC	May 2021	$27,839,313
Piney Woods Elementary School Chapin, SC	July 2021	$25,976,513
PACE Academy Renovation Columbia, SC	July 2021	$3,429,827
Whale Branch Elementary School Upgrades	Estimated August 2021	$2,608,009
Whale Branch Middle School Upgrades	Estimated August 2021	$3,092,365
LeConte College Renovation	Estimated April 2022	$14,217,000
E.L. Wright Middle School & Center for Knowledge Columbia, SC	In Progress August 2023	$59,232,484
Batesburg-Leesville Primary School	Estimated August 2023	$7,000,000
Batesburg-Leesville Elementary School	Estimated August 2023	$3,000,000
Batesburg-Leesville High School	Estimated August 2023	$35,000,000

B. IDENTIFY ALL RENOVATION PROJECTS WITH SIMILAR SCOPE.
Similar renovation projects are highlighted in blue above and in C. Project Examples.

I. INDICATE ANY SUCH PROJECT WHERE LIQUIDATED DAMAGES WERE ASSESSED AGAINST YOUR FIRM FOR FAILURE TO ACHIEVE SUBSTANTIAL COMPLETION WITHIN THE CONTRACT TIME, AND DESCRIBE THE CIRCUMSTANCES OF THE SAME;

None

II. IDENTIFY ANY SUCH PROJECT IN WHICH YOUR FIRM MADE A CLAIM OR CHANGE ORDER REQUEST FOR ACCELERATION DAMAGES, AND DESCRIBE THE CIRCUMSTANCES OF THE SAME;

None

III. IDENTIFY ANY SUCH PROJECT IN WHICH YOUR FIRM WAS TERMINATED (WHETHER FOR CAUSE OR FOR CONVENIENCE) BY THE OWNER PRIOR TO SUBSTANTIAL COMPLETION, AND DESCRIBE THE CIRCUMSTANCES OF THE SAME;

None

IV. IDENTIFY ALL PROJECTS WHICH HAD A NEGOTIATED FEE OR GUARANTEED MAXIMUM PRICE;

- North Myrtle Beach Middle School Addition & Renovations
- Georgetown County School District Renovations & Additions
- Airport High School Renovations & New Construction
- Fulmer Middle School Renovations & Addition
- Lexington High School Summer Renovations
- Chapin Middle School Addition
- Piney Woods Elementary School
- E.L. Wright Middle School and Center for Knowledge
- Lugoff Elementary School
- Wateree Elementary School
- USC Long Family Football Operations Facility
- USC Williams-Brice Stadium 2020 Renovations
- Lexington 3 Batesburg-Leesville Schools
- Beaufort County School District Whale Branch Schools
- USC LeConte College Renovation

V. IDENTIFY ALL PROJECTS (DESCRIPTION AND COST) WHICH HAD A GUARANTEED MAXIMUM PRICE PRIOR TO COMPLETION OF THE DOCUMENTS;

- **North Myrtle Beach Middle School Addition & Renovation**
  Construction of a 22,745 square foot classroom addition at North Myrtle Beach Middle School.

- **Chapin Middle School Addition**
  Construction of a new 2 story multi-classroom building with a total of 37,478 square feet.

- **USC Long Family Football Operations Center**
  Construction of a 110,000 square foot, $50 million operations building for the University of South Carolina football program.

- **R.H. Fulmer Middle School Addition & Renovations**
  Demolition of 30,000 SF of the existing school, a 59,023 SF two-story addition, and 17,000 SF of renovations to the existing school.

- **Piney Woods Elementary School**
  Construction of a new two-story, 105,000 square foot school.

- **Beaufort County School District Whale Branch Schools**
  Technology/Security/Athletic upgrades

See chart on previous page for cost

C. PROVIDE DESCRIPTIONS OF FIVE RENOVATION PROJECTS MOST COMPARABLE TO THE PROPOSED PROJECT SCOPE IN WHICH YOUR FIRM HAS BEEN INVOLVED OVER THE LAST FIVE YEARS (AT LEAST TWO MUST BE COMPLETED). INCLUDE THE SERVICES PROVIDED, THE PROJECT TEAM MEMBERS, SCHEDULES AND REFERENCES.

Please refer to the detailed project resumes on the following pages.

C. PROJECT EXAMPLE 1







COST:
$34,951,923

SCHEDULE:
ORIGINAL: August 2018
ACTUAL: August 2021 - additional projects added

[redacted]

TEAM MEMBERS:
Project Manager:
Greg Hughes
Assistant Project Manager:
Susan Burke
Superintendent:
Bob Hammond
Preconstruction & Quality Control:
Delisa Clark

GEORGETOWN COUNTY SCHOOL DISTRICT BOND REFERENDUM CONSTRUCTION PROJECTS

Georgetown County, SC

As a result of a $165 million bond referendum, Georgetown County School District retained Contract Construction for CM at-Risk Services. Contract Construction was originally awarded $9,951,923 of work on 2 different school sites in Georgetown County School District. Four other CMR firms were chosen to work on other sites during the original selection. After the first round of projects were completed, the District chose to award all of the remaining $25,000,000 in bond funds to Contract Construction, resulting in work on a total of 25 school & administration sites across the district.

C. PROJECT EXAMPLE 2







COST:
$7,149,160

SCHEDULE:
ORIGINAL: July 2018
ACTUAL: July 2018

[redacted]

Jim Ott
Superintendent:
Dan Lopes

CHAPIN MIDDLE SCHOOL ADDITION

Chapin, SC

District Five of Lexington & Richland Counties retained Contract Construction for the Construction Management at Risk services to construct a new 2 story multi-classroom building with a total of 37,478 sq. ft. The new building included 3 science labs and a new drama room. It also included the addition of a new courtyard, decorative fencing and a fire lane (approximately 375 l/f). It is of importance to note that this project was completed on an existing and active campus, with children walking through our site for bus pickup and dropoff on a daily basis with zero incidents or complaints.

C. PROJECT EXAMPLE 3







COST:
$19,127,679

SCHEDULE:
ORIGINAL: June 2019
ACTUAL: June 2019

[redacted]

TEAM MEMBERS
Project Manager:
Kyle Farley
Superintendent:
Ryan Drafts
Preconstruction & Quality Control:
Delisa Clark

LUGOFF ELEMENTARY SCHOOL

Lugoff, SC

Kershaw County School district selected Contract Construction to provide CM-R services for the construction of the new Lugoff Elementary School. The construction of this new 96,400 SF school was done in phases. Phase I was the construction of the new school. The new school is a two story, load bearing masonry building with a built-up roof system. The foot print of the new school was as close as 15 feet to the existing school. Since the new school was being constructed so close to the existing school, Contract Construction implemented numerous additional safety measures to ensure the safety of all the students and staff that continued to use the existing school each day so close to new construction. Phase II consisted of demolishing the old school and constructing new parking areas and additional site work and was completed at the end of June 2019. We completed this project with zero incidents and no issues from faculty, staff, or parents.

C. PROJECT EXAMPLE 4







COST:
$16,350,005

SCHEDULE:
ORIGINAL: August 2019
ACTUAL: August 2019

REFERENCE
[redacted]

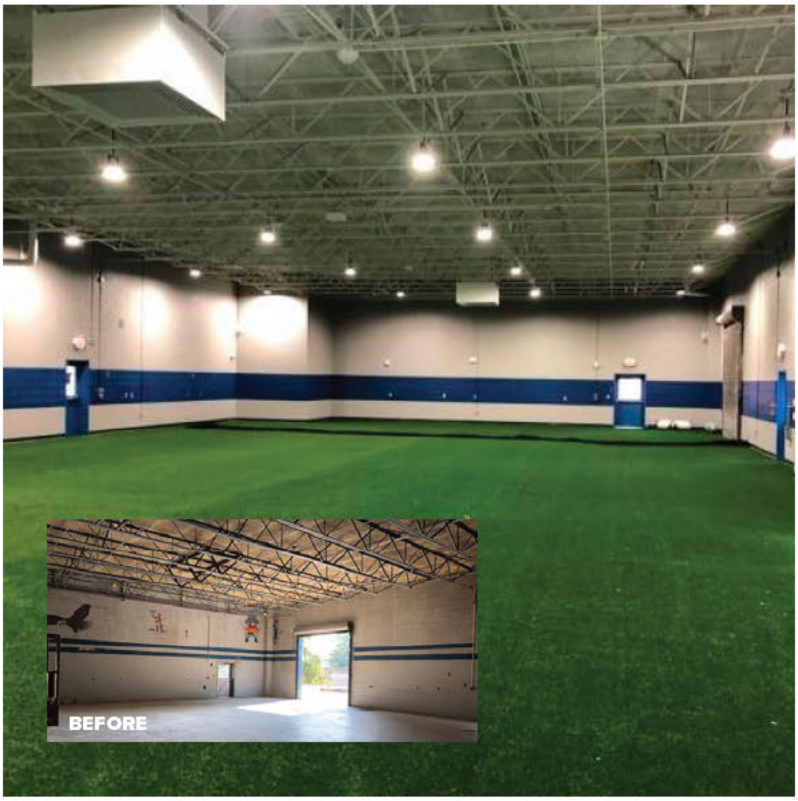
TEAM MEMBERS:
Project Manager:
Jim Ott
Superintendent:
Dan Lopes
Preconstruction & Quality Control:
Delisa Clark

R.H. FULMER MIDDLE SCHOOL ADDITION AND RENOVATIONS

West Columbia, SC

Demolition and early site work for additions and renovations to R.H. Fulmer Middle School began in June of 2018. The project scope included demolition of 30,000 SF of the existing school, a 59,023 SF two-story addition, and 17,000 SF of of renovations to the existing school. Additions included a new admin area, cafeteria & kitchen, science & regular classrooms, art/choral area, media center, bus/parent canopy and secure fencing. Renovations included restroom renovations, new finishes to the existing facility, new classroom electrical/data, removal of lockers/bases, and replacement of markerboards. We completed this project with raving reviews from administration, principals, teachers and staff and were 100% complete with the punchlist before school began.

C. PROJECT EXAMPLE 5







COST:
$3,938,000

SCHEDULE:
ORIGINAL: July 2020
ACTUAL: July 2020

[redacted]

TEAM MEMBERS:
Project Manager:
Jim Ott
Superintendent:
Dan Lopes
Preconstruction & Quality Control:
Delisa Clark

AIRPORT HIGH SCHOOL BUILDING 700 RENOVATIONS

West Columbia, SC

The former Airport High School vocational building was re-purposed to house an indoor fitness/athletic center and dedicated JROTC spaces. The athletic areas included an indoor batting cage area and sprinting track, complete with artificial turf. The JROTC areas included separate uniform and weapons storage rooms, large classroom with commanders office and conference room and a full size firing range with 6 shooting bays. The renovations to this 22,000 SF building included safety & code compliance modifications as well as all new roofing, finishes, fire sprinkler, mechanical, electrical and plumbing systems.

CONTRACT
CONSTRUCTION

WORKLOAD

05



BEAUFORT COUNTY SCHOOL DISTRICT
Capital Renewal Renovations and Modifications Projects –
Pre-Construction / Construction Phase Services
Solicitation # 22-004



05 WORKLOAD

IDENTIFY YOUR ANNUAL VOLUME OF CONSTRUCTION CONTRACTS FOR THE LAST FIVE YEARS. WHERE A LOCAL OFFICE IS INVOLVED, PLEASE PROVIDE SIMILAR INFORMATION FOR THE LOCAL OFFICE.

2020 $135,706,470
2019 -$140,975,248
2018- $121,393,014
2017- $65,733,309
2016- $54,396,449

WHAT IS THE CURRENT DOLLAR VALUE OF WORK UNDER CONTRACT?

$XXXXXXXXXX

WHAT IS THE TYPICAL DOLLAR RANGE OF PROJECTS UNDER CONTRACT WITH YOUR FIRM?

$1,000,000 to $70,000,000

IDENTIFY WHAT PERCENTAGE OF YOUR WORK IS HARD BID AND WHAT PERCENTAGE IS BASED ON A CM/GC AT RISK OR SIMILAR APPROACH?

15% – Hard Bid
85% – CM At Risk

IDENTIFY WHAT PERCENTAGE OF YOUR WORK IS RENOVATION VERSUS NEW CONSTRUCTION.

42% – Renovation
58% – New Construction

CONTRACT CONSTRUCTION

FINANCIAL STABILITY

06



BEAUFORT COUNTY SCHOOL DISTRICT
Capital Renewal Renovations and Modifications Projects –
Pre-Construction / Construction Phase Services
Solicitation # 22-004



06 FINANCIAL STABILITY

SUBMIT YOUR MOST RECENT FINANCIAL STATEMENTS (AT A MINIMUM, BALANCE SHEETS AND INCOME STATEMENTS FOR 2017 AND 2018) AND VERIFICATION OF CURRENT BONDING CAPACITY.

Please see Section 11 "Requested Documents" for our two most recent financial statements and verification of Bonding Capacity.

PROVIDE TWO BANK REFERENCES.

[redacted]

DESCRIBE ALL INSTANCES OF PROJECT DISPUTES, WHICH, IN THE LAST FIVE YEARS, REACHED THE LEVEL OF:
A. FORMAL MEDIATION, ARBITRATION, OR LITIGATION;
B. SIGNIFICANT SETTLEMENTS WITH CLIENTS, CONTRACTORS, OR SUB-CONTRACTORS; OR
C. CURRENT SIGNIFICANT PENDING CLAIMS OR SUITS.
FOR EACH DISPUTE, DESCRIBE THE PARTIES INVOLVED, THE NATURE OF THE DISPUTE, AND THE AMOUNT OF THE DISPUTE. PLEASE PROVIDE THIS INFORMATION FOR ALL SUCH DISPUTES ARISING OUT OF THE FIRM'S PROJECTS, REGARDLESS OF WHETHER THE FIRM WAS A PARTY OR WITNESS IN THE DISPUTE.

None

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

None

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

None



WATEREE ELEMENTARY SCHOOL

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

None

PROVIDE A CERTIFICATE SHOWING YOUR CURRENT COMMERCIAL GENERAL LIABILITY (CGL) INSURANCE POLICY AND ANY OTHER INSURANCE POLICIES (SUCH AS PROFESSIONAL LIABILITY) THAT WOULD BE APPLICABLE TO THE PROJECT.

See Section 11 “Requested Documents” for a copy of our Certificate of General Liability Insurance

PROVIDE YOUR CURRENT BONDING RATE SCHEDULE.

See Section 11 ‘Requested Documents” for a copy of our current Bonding Rate Schedule.

CONTRACT
CONSTRUCTION

FEES & COSTS

07



BEAUFORT COUNTY SCHOOL DISTRICT
Capital Renewal Renovations and Modifications Projects –
Pre-Construction / Construction Phase Services
Solicitation # 22-004



WEST ASHLEY CENTER FOR ADVANCED STUDIES

07 FEES AND COSTS

PROVIDE HOURLY RATES FOR THE FOLLOWING SERVICES:

a. Estimating
$105/Hour

b. Field Verification
$85/Hour

c. Constructability Reviews
$110/Hour

d. Project Management (during pre-construction)
$125/Hour

STATE THE CONSTRUCTION PHASE FEE (AS A PERCENTAGE OF THE COST OF THE WORK) YOUR FIRM WOULD PROPOSE AND STATE YOUR COST OF THE 100% PERFORMANCE AND 100% PAYMENT BONDS FOR THE PROJECT

a. Construction Phase Fee (As a percentage of the cost of work): 3.85%

b. In addition, provide fees (as % of cost of work) for the following project costs:

$1 million - $5 million:	5%
$5 million - $10 million:	4%
$10 million - $15 million:	3.85%
$15 million - $20 million:	3.5%
$20 million - $25 million:	3.5%

CONTRACT CONSTRUCTION

MISCELLANEOUS

08



BEAUFORT COUNTY SCHOOL DISTRICT

Capital Renewal Renovations and Modifications Projects –
Pre-Construction / Construction Phase Services
Solicitation # 22-004



08 MISCELLANEOUS

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.

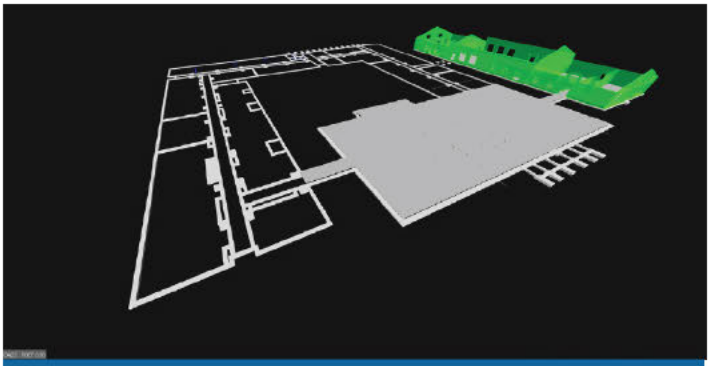
Contract Construction agrees to the terms listed above.

THE SELECTED CONTRACTOR SHALL BE REQUIRED TO OBTAIN A MINIMUM OF 3 QUALIFIED, COMPETITIVE BIDS FOR ALL WORK IN EXCESS OF 5% OF THE TOTAL CONSTRUCTION COSTS. 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.

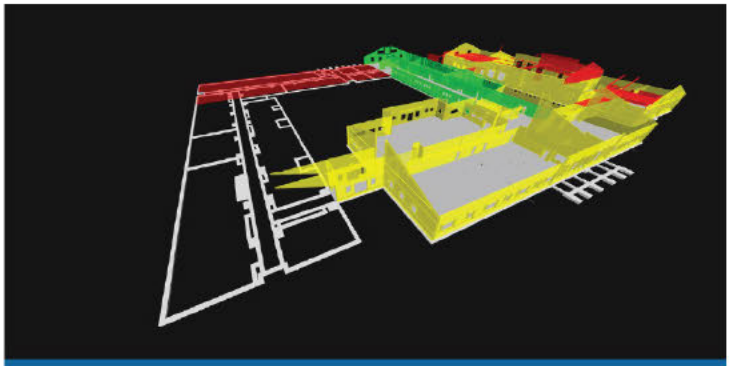
Contract Construction agrees to the terms listed above.

THE OWNER RESERVES THE RIGHT TO PRE-QUALIFY AND/OR APPROVE SUBCONTRACTORS.

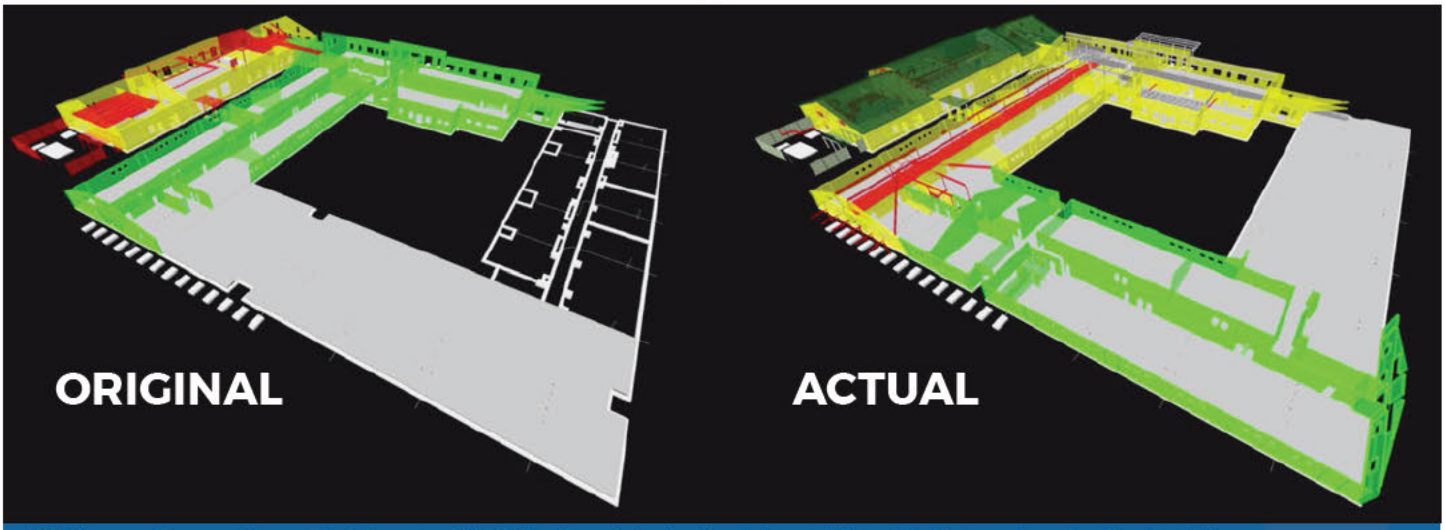
No subcontractor will be recommended to Beaufort County School District until Contract Construction is satisfied that the recommended bidder provides the best value to the project, has a clear understanding of what will be expected of them, and is capable of performing as expected. All subcontractors will be bound by the same obligations as the Construction Manager at Risk. Prior to issuing contracts to each major trade, Beaufort County School District may approve or disapprove the subcontractor. After approval by all stakeholders, each subcontractor will attend a Preconstruction Meeting to review the conditions at the site and project procedures including safety, quality control, storage, and staging of materials. These meetings ensure that any issues are addressed immediately and do not continue to grow.



BIM Image of Building Original Schedule



BIM Image of Building New Schedule



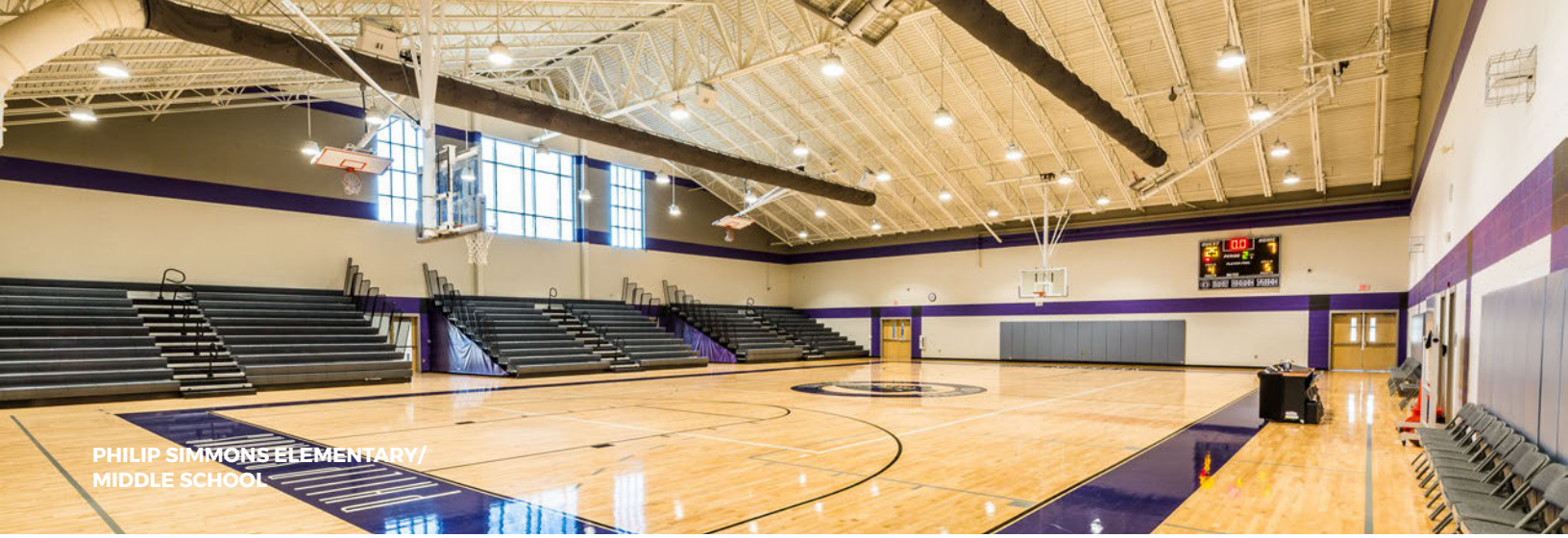
BIM image Comparison - left image of building's original schedule and the right image is actual schedule

DESCRIBE YOUR INFORMATION MANAGEMENT SYSTEMS AND OWNER REPORTING SYSTEMS. EXPLAIN HOW THESE SYSTEMS TIE TO THE INITIAL COST PROJECTIONS AND FINAL ESTIMATE.

As Construction Manager at Risk, we can provide Beaufort County School District with a process that will be very effective with regards to cost and quality, and will enhance the surrounding community. Greg Hughes controls all aspects of scheduling during both design and construction to ensure that no time is wasted and the sense of urgency remains at a very high level so each project will move as quickly as possible. Glenn Dillon works closely with the designers and produce milestone estimates and provide product-specific pricing as necessary to track the budget along the way and minimize last-minute value engineering scenarios. Will Owens and Greg Hughes, having worked on over 100 schools, constantly monitoring the project design to ensure the facilities can be constructed with as much speed and efficiency as possible.

Modeling engages many tools such as Building Information Modeling (BIM), and project scheduling to build the project prior to putting the work in place. The overriding concept behind the modeling process is to identify and correct all of the problems and conflicts during the planning phase instead of the construction phase.

Contract Construction utilizes the BIM 360 Model for the benefit of both those who can comprehend construction schedules and those who are not as proficient. Our software program links the 3D model to our schedule and graphically demonstrates the actual work in place compared with the original schedule. Owners, Subcontractors and the surrounding community can all benefit from the use of this program: subcontractors can visualize their status while they view the time-elapsed video of the construction plan, which ignites their interest in the schedule; our clients are enlightened on advertising possibilities during construction, which excites the community affected by the construction. The BIM 360 model also allows the entire team to flash forward to see what the building will look like in the next 30, 60, or 90 days.



PHILIP SIMMONS ELEMENTARY/
MIDDLE SCHOOL

DESCRIBE THE PROCESS YOU WOULD UTILIZE TO QUALIFY AND BID SUBCONTRACTORS AND VENDORS FOR THE PROJECT.

The selection of subcontractors is a critical part of the preconstruction process of a project. We believe a thorough pre-qualification of interested potential bidders is an effective way to guarantee that appropriate subcontractors are participating in the project. We have developed extensive prequalification documents and evaluation methods to facilitate this process. As with the solicitation process, we communicate actively and openly with prospective bidders during the pre-qualification process so that bidders who are pre-qualified stay interested and bidders who are not pre-qualified understand the reasons for the decision. Please see Appendix C Subcontractor Qualification Statement

We also engage the services of virtual plan rooms that routinely utilize the most current technology to reach subcontractors and vendors that are interested in participating in the bid period services. These plan rooms alert subcontractors to new projects that are available for bidding and provide them with a portal to readily access and download contract documents and addenda in just a matter of minutes. Automated expiration reminders, addenda and clarification notifications and other powerful tools are employed to track activities during the life cycle of the bid. We are able to connect with subcontractors, communicate and relay time-critical activities instantaneously with the industry's best information and most powerful online tools.

Contract Construction has developed a procurement strategy that supports the goals of each project we manage. Bid documents are established, with the help of the design team and in full integration with the design schedule, to ensure that scope gaps are avoided and certainty of scope and budget is maintained. Considered in this approach is the critical need to "right size" the bid packages to maximize competition.

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

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):

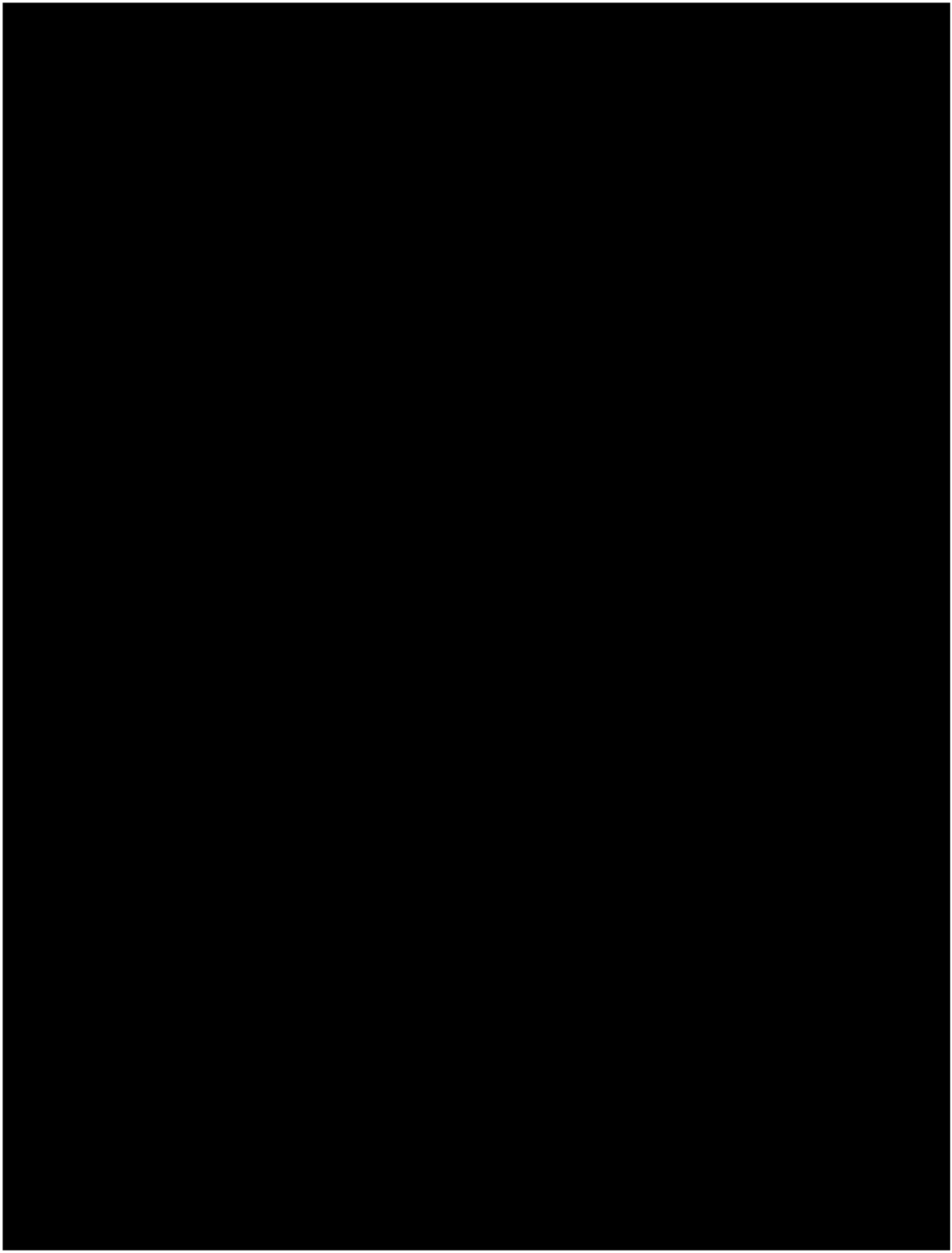
A. PROJECT COST ESTIMATE (SIMILAR FORMAT TO THE ONE PROPOSED FOR THIS PROJECT)

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.

Please refer to the following pages for sample items A-D.



B. DAILY PROJECT REPORT TO THE OWNER

CONTRACT CONSTRUCTION

Contract Construction, Inc.
DAILY REPORT













B. MONTHLY PROJECT REPORT TO THE OWNER

CONTRACT CONSTRUCTION

Charleston County SCHOOL DISTRICT > excellence is our standard



C.E. Williams Middle School

Executive Report

11/13/2019

1

Project Schedule Review

- Schedule Status Summary
- Schedule Milestones
- Progress To Date
- RFIs & Submittals

2

Scheduling Status Summary

Schedule Analysis as of October:

The following December 2019 schedule analysis report is for the CE Williams Middle School project. The current contractual substantial completion date is 20MAY20. As of the latest inhouse schedule update, the substantial completion projection is 24MAY20 showing four calendar days of negative float to the contract completion date. As of the latest Contract Construction schedule update, the substantial completion projection is 24MAY20 showing four calendar days of negative float to the contract completion date.

Minor schedule slippage occurred is due to weather. The negative float is expected to be absorbed before the next update.

Major Scheduled Milestones

- ***Building C, B, A - Voyles Masonry final cleaning & punch list – 15JAN19***
- ***Building C –OSF Inspection - 03 DEC19***
- ***Building C -Air Complete, Exterior Doors & Hardware Installation Underway***
- ***Building C – Kitchen Equipment Installation JAN20***
- ***Building C – Gymnasium and Stage Floor Installation JAN20***
- ***Building C - Bonitz***
- ***Building B -1st Floor Ceiling Grid Installation – 06DEC19***
- ***Building B -2nd Floor Ceiling Grid Installation – 17JAN20***
- ***Building B - Air Complete, Exterior Doors & Hardware Installation Underway***
- ***Building B – Elevator Installation – 08Jan20 Inspection Ready***
- ***Buildings A1 and B1 –OSF Overhead Inspection 4FEB20-LS3P to request***
- ***Building A -Completion of Cap Sheet Roofing and Coping – 31DEC19***
- ***Building A -1st Floor Ceiling Grid Installation – 20DEC19***
- ***Building A - 2nd Floor Ceiling Grid Installation – 25FEB20***
- ***Building A -Conditioned Air Available - 20JAN20***
- ***Building A2 and B2 –OSF Overhead Inspection – 3MAR20-LS3P to request***

Construction Progress

- **Building C–** Second finish coat interior paint; drywall finished but for a few ceiling spaces, and Finish painting in progress; hard tile at kitchen, group toilets, and locker rooms complete; ceiling grid complete. Data cabling in progress. Grid lighting, diffusers and grilles almost complete.
- **Building B–** Final cap sheet and coping on B complete. ACM Panels complete. Painting ongoing. Continuing MEP rough-ins at 1st and 2nd floors; ceiling grid started; pulling conductors and F/A cabling. Work has commenced on elevator Machine room. Installation and prep for plumbing fixtures, hard tile at group toilets.
- **Building A–**. Final cap sheet and coping on A roof to commence. CMU & metal studs complete with drywall ongoing. Painting ongoing. Continuing MEP rough-ins at 1st and 2nd floors. Preparing for F/A cabling. Installation underway for plumbing fixtures, hard tile at group toilets, and ceiling grid to commence.
- **Site –** Roof Drain tie-ins ongoing. Final grading at car loop with curb to commence. Final grading around building upcoming following final roofing activity. Bus loop canopy and Building Canopies near complete.

Submittals / RFI's

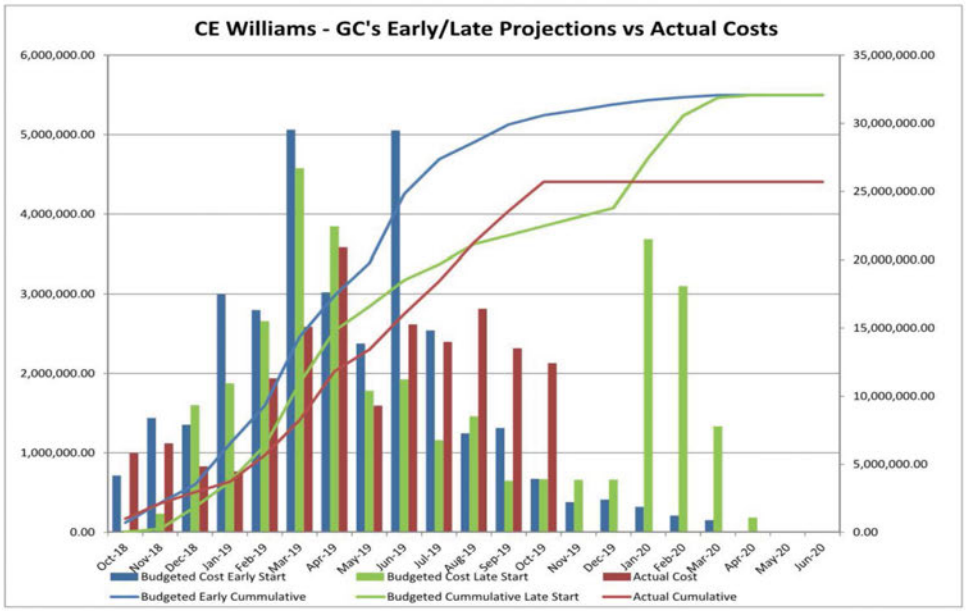
- Submittal Status
  - Total Submitted – 231
  - Total Approved – 230
    - Average Review Days 15
- RFI Status
  - Total Submitted – 143
  - Total Approved – 132
    - Average Review Days 8

B. MONTHLY PROJECT REPORT TO THE OWNER

Project Financial Review

- Project Percentage Complete
- Cost Curve & Work In Place
- Potential Change Orders

COST CURVE



B. MONTHLY PROJECT REPORT TO THE OWNER

Project Percentage Complete

- **Original Contract Sum** — **$32,075,00**
- **Approved Change Orders** — **$194,391.50**
- **Contract Sum to Date** — **$ 32,269,391.50**
- **Pending/Potential Change Orders** — ***$ 32,000***
- **Billed to Date** — **$24,801,309.80**
- **Percentage Billed** — **79.64%**
- **Work Complete** — **$23,571,485.88**
- **Percentage Complete** — **79.55%**
- **Schedule Expended** — **69.25%**

9

Potential Change Orders

PCO #	Description	Days Requested	Days Approved	Amount
66	CCSD IT Updates	0	0	$5,377.26
68	Irrigate Play Areas	0	0	$17,425.35
69	Hose Bibs @ Play Areas	0	0	$5,731.49
70	Controls Revisions-R8	0	0	$0.00
71	Unsuitable Soil	0	0	$5,872.00
72	SWPPP Corrections	0	0	$10,949.40
73	Pole Base Redesign Credit	0	0	($6,738.93)
74R	Can Lights in Admin	0	0	$10,242.38
75	Added Terazzo	0	0	$22,156.54
76	Added Gas Valves	0	0	$4,966.02
77	Billy's stub ups in RR	0	0	$9,747.75
78R	Elevator Machine Rm-RFI 131	0	0	$17,741.88
79	Extend Walls to Deck	0	0	$3,136.71
80	Rework Teaching Walls	0	0	$0.00
81	Tree Removal	0	0	$24,872.10
82	Roof Drains	0	0	
83	Close window Opening between Media and GTT	0	0	
84	Provide and Install two Scoreboards	0	0	

10

Quality Control & Safety

- Additional manpower needed by subs to complete Overhead MEP rough-ins for upcoming OSF inspection
- CCI has offered to provide Bermuda grass in lieu of Centipede grass for the playfield to accelerate grow-in
- CCI requested an irrigation change be approved for proper watering of grass playfield.
- CCI Installing Exterior Doors for proper climatization of Building "C".
- Safety Meetings held Weekly
- OSHA – No Active Issues

11

General Discussion

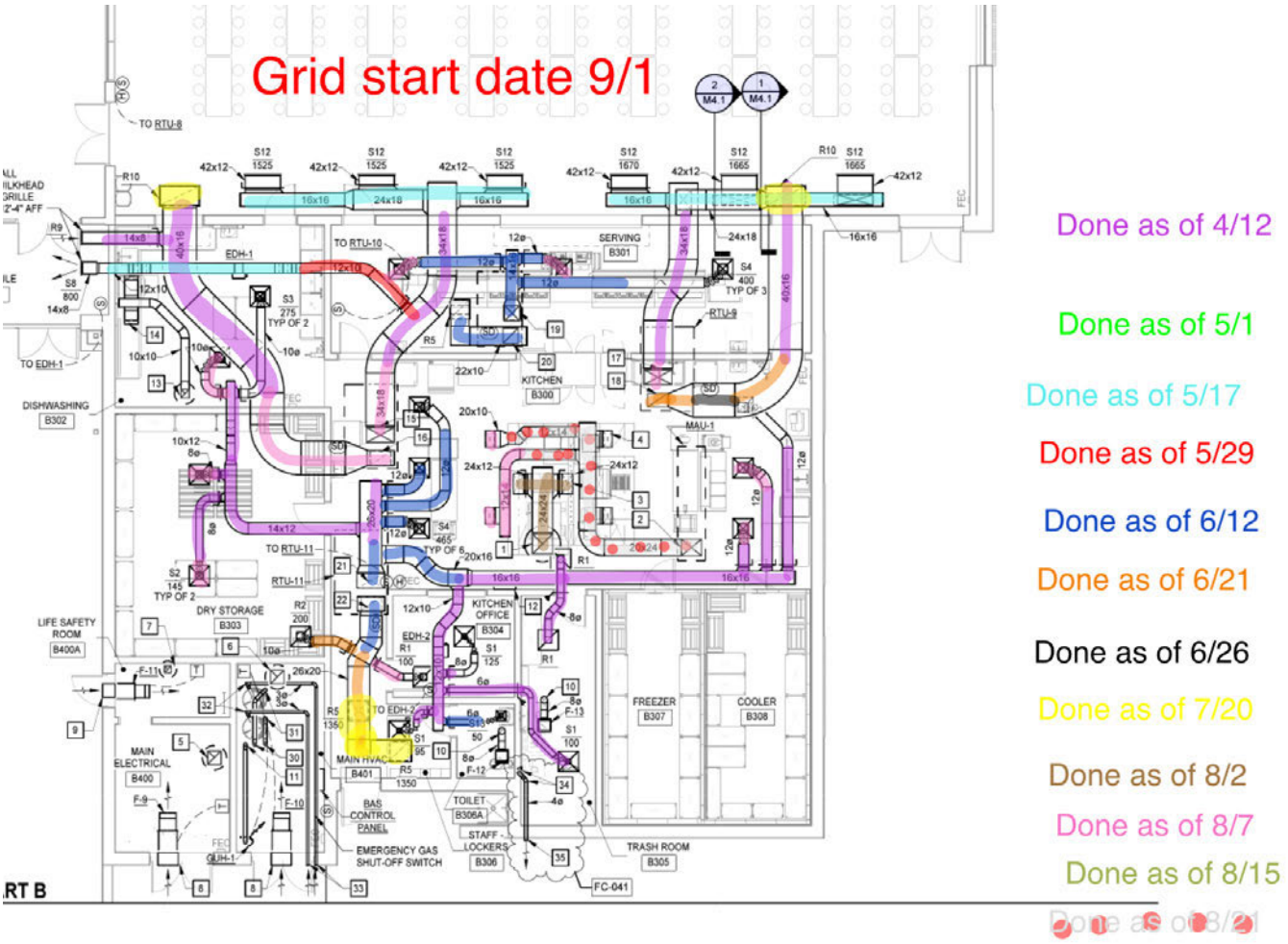
- CCSD and Principal Smith are working on Final Equipment and Furnishings buy list.
- The team will continue having project meetings to update meeting prior to end of each month.
- OSF scheduled Overhead inspection in Building C on 03Dec19.
- All visitors to the site please check in with CCI staff, and they will be escorted on site. This includes CCSD staff as well.

12

C. LOG(S) FOR TRACKING WORK PROGRESS

	Submittal No.	Specification Section	Description	Subcontractor	Rcv'd from Sub	Sent to A/E	Returned from A/E	Returned to Sub	Action	Comments
Div 3 Concrete										
033000		Cast In Place Concrete	Contractor's Statement of Responsibility, PD, Design Mix, Rebar SD, Mill Test Rep, Qual Data, Mat Cert, Material Test, Research and Eval, Hot and Cold Weather Program, Minutes of Preinstall Conf							
	033000-01		Concrete Accessories	PCG, Skyler	7/18/2018	7/18/2018	8/3/2018	8/3/2018	Reviewed w Comments	
	033000-02		Concrete Mix Designs	PCG, Skyler	7/17/2018	7/18/2018	8/2/2018	8/5/2018	Reviewed w Comments	Delegated Design
	033000-03		Anchor Bolt Design	D&T, Travis	7/19/2018	7/19/2018	8/1/2018	8/1/2018	Delegated Design	Rec'd from A/E sent to Travis @ D&T Steel
	033000-04-H		Rebar Shop Drawings	D&T, Travis	7/25/2018	7/25/2018	8/2/2018	8/2/2018	Reviewed w Comments	Rec'd from A/E sent to Travis @ D&T Steel, ADC to release to shop the 14th
	033000-05-F and G		Rebar Shop Drawings-FG	D&T	7/26/2018	7/27/2018	8/9/18	8/8/18	AAN	Rec'd from A/E sent to Travis @ D&T Steel
	033000-06		3500 Psi Polished Floor Mix	PCG, Skyler	8/19/2018	8/30/2018	9/20/18	9/24/18	AAN	
	033000-07		Rebar Shop Drawings-CDE	D&T, Travis/Twin City Rebar	7/28/2018	8/31/2018	9/17/18	9/17/18	AAN	Rec'd from A/E sent to Travis @ D&T Steel, ADC to release to shop the 14th
	033000-08		Cast In Place Concrete							Nothing in the File - Check OpCenter
	033000-09		3000 PSI Lightweight Design Mix	PCG	9/24/18	9/24/18	10/9/18	10/9/18	AAN	
	033000-10		CAP Slab 3000 PSI 2 inch pump mix	PCG	12/3/18	12/4/18	12/18/18	12/18/18	Reviewed w Comments	preapproved by RMF
	033000-11		2nd floor elevated slab rebar Areas B, C, D & E	Twin City Rebar/ Mathew Butner	3/4/19	3/4/19	3/12/19	3/12/19	Reviewed w Comments	
	033000-11-R1		revised metal deck drawings based on the shop drawings review and include all the additional rebar.	PCG	3/22/19	3/22/19	4/8/19	4/8/19	Reviewed w Comments	
	033000-12		concrete for stairs	PCG	7/24/19	7/24/19				
033543		Bonded Abrasive Polished Concrete Floors	PD, Installer Qual, Field QC Tests, Maintenance Data	Contract Flooring & Design						emailed 8/26/19
	033543-01				8/27/19	8/28/19	9/6/19	9/6/19	Make Corrections Noted	Provide Dye and finish coat data.
	033543-02		provide dye and finish coat		9/20/19	9/20/19	9/25/19	9/25/19	AAN	mock-ups colors - Black, Gray, and Walnut
	033543-03		mock up finishes		11/14/19	11/14/19	11/14/19	11/14/19	MNC	color is Gray
033503		Water Vapor Emission Control	PD, Qual Data, Field QC Tests, Special Warranties	PCG						
	033503-01		Concrete Mix Designs	PCG, Skyler	7/17/2018	7/18/2018	8/2/2018	8/5/2018	Reviewed w Comments	Delegated Design
Div 4 Masonry										
042113		Brick Masonry	PD, Samples, Material Cert, Design Mix, Cold Weather Procedure	PCG, Rabon						
	042113-01		Misc Masonry Accessories	Rabon	8/17/18	8/24/18	9/4/18	9/4/18	NET	
	042113-02		Reinforcement	Rabon	8/17/18	8/24/18	9/4/18	9/5/18	NET	
	042113-03		Brick Ties	Rabon	8/17/18	8/24/18	9/4/18	9/5/18	NET	
	042113-04		Masonry Flashing	Rabon	8/17/18	8/24/18	9/4/18	9/5/18	RR	Resubmit Stainless termination bar
	042113-04-R1		Masonry Flashing	Rabon	12/5/18	12/5/18	12/20/18	12/20/18	NCN	
	042113-05		Mortar and Grout	Rabon	8/20/18	8/24/18	9/4/18	9/5/18	NET	Architect selected Old Irish Tan for field brick and Santee Black for Accent brick on 2/12/19
	042113-06		Brick Ties	Rabon	8/20/18	8/24/18	9/4/18	9/5/18	reviewed w Comments	Provide brick samples for review
	042113-07		Brick Mortar Test Reports	Rabon		9/11/18	9/12/18	9/12/18		
042200		Concrete Unit Masonry	PD, Contractor's Statement of Responsibility, SD's, Qual Data, Mat Test Reports, Mat Cert, Design Mixtures, Research/Eval Reports, Hot & Cold weather Program	PCG Or Rabon, Coby Rabon?						
	042200-01		Bldg H CMU Shop Drawings	PCG	8/11/18	8/13/18	8/27	8/27	approved w comments	bradley@twincityrebar.com
	042200-02		CMU Mortar and Grout	Rabon	8/20/18	8/23/18	9/7/18	9/7/18	approved w comments	no cement
	042200-03		CMU Reinforcement	Rabon	8/20/18	8/23/18	9/4/18	9/5/18	RR	Resubmit ladder reinforcing
	042200-03-R1		CMU Reinforcement	Rabon	*	11/30/18	12/18/18	12/18/18	No Corrections Noted	Resubmit ladder reinforcing; pulled approved ladder from 042113-02
	042200-04		Misc Masonry Accessories	Rabon	8/20/18	8/23/18	9/4/18	9/5/18	reviewed w Comments	
	042200-05		Masonry Rebar Areas F & G	Matthew Butner, Twin City	8/24/18	8/31/18	10/3/18	10/3/18	AAN	
	042200-06		Masonry Rebar Area D	Matthew Butner, Twin City	9/4/18	9/10/18	10/2/189	10/2/18	AAN	
	042200-07		Masonry Rebare Area E	Matthew Butner, Twin City	9/4/18	9/10/18	10/2/18	10/2/18	AAN	
	042200-08		Masonry Rebar Areas A,B	matthew Butner, Twin City	9/4/18	9/11/18	10/17/18	10/17/18	AAN	Returned as submittal 042000-01 on OpCenter
	042200-09		CMU Mortar and Grout Materials	rabon	9/6/18	9/11/18	9/12/18	9/12/1	NET	
	042200-10		Masonry Rebar Area C	Matthew Butner, Twin City		9/11/18	10/2/18	10/2/18	AAN	
	042200-11		Masonry Rebar Area A	Matthew Butner, Twin City	9/12/18	9/13/18	10/12/18	10/12/18	AAN	
	042200-12		Masonry Rebar Athletic Building	matthew Butner, Twin City	9/12/18	9/13/18	10/9/18	10/9/18	AAN	
	042200-13		Concrete Masonry Units	Rabon	10/1/18	10/1/18	10/9/18	10/9/18	RR	Resubmit items as requested
	042200-13-R1		Concrete Masonry Units-Data for 1, 2, & 3 HR rated CMU	Rabon	10/17/18	10/17/18	10/29/18	10/29/18	Submit Corrected Copy for Records	MPS sent this back through under the incorrect submittal, Posted back to 042200-12-R1.
	042200-13-R2		Concrete Masonry Units-Data for 1, 2, & 3 HR rated CMU - additional test reports	Rabon	11/9/18	11/20/18	12/18/18	12/18/18	reviewed w Comments	
47200		Cast Stone	Product Data, SD, Full Size Samples, QC Plan, Mat Testing Reports	PCG						
	047200-01	Cast Stone	PD, Test Reports	Rabon	9/27/18	9/27/18	9/28/18	9/28/18	NET	
	047200-02	Cast Stone	Shop Drawings	Rabon	10/22/18	10/24/18	11/27/18	11/28/18	RR	
	047200-02-R1	Cast Stone	Shop Drawings	Rabon	2/25/19	2/25/19	3/5/19	3/5/19	Make Corrections Noted	
	047200-02-R2	CAst Stone	Shop Drawings	Rabon	7/24/19	7/26/19	9/16/19	9/16/19	No Corrections Noted	Submit corrected copy for project files. emailed 7/22/19
	047200-03	Cast Stone	Cast Rock Slate Sample	Rabon	11/6/18	11/13/18	11/28/18	11/28/18	No Corrections Noted	left for Scott on Jobsite
	047200-04	Cast Stone	Mock-up Panel Shop Drawings	Rabon	12/21/18	12/26/18	1/16/19	1/16/19	AAN	
047300		Lightweight Stone Masonry Unit	Product Data, SD, Samples, Manuf Test Results, Warranty	Rabon						
	047300-01	Lightweight Stone Masonry Unit	Test Reports	Rabon	8/23/18	9/4/18	9/4/18	9/4/18	Make Corrections Noted	
	047300-02	Lightweight Stone Masonry Unit	SD	Rabon	11/29/18	11/30/18	1/3/19	1/4/19	Correct as Noted	Submit corrected copy for project files
	047300-02-R1	Lightweight Stone Masonry Unit	SD	Rabon	7/24/19	7/26/19	9/6/19	9/6/19	No Corrections Noted	emailed 7/22/19
	047300-03	Lightweight Stone Masonry Unit	for record based on the revised Cast Stone details per ASI 26/RFI 243	Rabon	9/27/19	9/27/19	11/13/19	11/13/19	AAN	
	047300-04	Lightweight Stone Masonry Unit	Rockcast anchor and structural calculations for Structural Engineer to review	Rabon	11/1/19	11/1/19	11/20/19	11/20/19	Reviewed	

C. LOG(S) FOR TRACKING WORK PROGRESS



Ceiling Grid Install				9/19/2019 Schedule Update Ceiling Grid Start Dates		Plumbing overhead Complete per 9/24/19 meeting	Plumbing overhead Complete per 10/17/19 meeting	Plumbing overhead Complete per 10/29/19 meeting	Plumbing overhead Complete per 11/06/19 meeting
ID	Area	Activity	Duration	Start	Finish				
1H1320	H1	Install Act. Grid	10	Done	Done	Complete	Complete		
1G1320	G1	Install Act. Grid	10	Done	Done	Complete	Complete		
1F1320	F1	Install Act. Grid	6	Done	Done	Complete	Complete		
1E1320	E1	Install Act. Grid	10	9/30/2019		Complete	Complete		
1D1320	D1	Install Act. Grid	14	10/17/2019		10/12/2019	Complete		
2E1320	E2	Install Act. Grid	10	10/23/2019		Complete	Complete		
1C1320	C1	Install Act. Grid	4	11/2/2019		10/25/2019	10/25/2019	Complete	
2D1320	D2	Install Act. Grid	14	11/4/2019		10/3/2019	Complete		
1B1320	B1	Install Act. Grid	10	11/19/2019		10/30/2019	10/30/2019		11/7/2019
2C1320	C2	Install Act. Grid	4	11/20/2019		10/20/2010	10/20/2019	Complete	
2B1320	B2	Install Act. Grid	10	11/27/2019				11/5/2019	Testing this week
1A1320	A1	Install Act. Grid	8	12/2/2019				11/21/2019	
	E3	Install Act. Grid	16	12/12/2019				11/16/2019	11/18/2019
3D1320	D3	Install Act. Grid	16	12/12/2019				11/16/2019	11/18/2019
	C3	Install Act. Grid	12	1/2/2020				11/30/2019	11/30/2019
3B1320	B3	Install Act. Grid	12	1/2/2020				11/30/2019	11/30/2019





LAING MIDDLE SCHOOL

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.

Our SWMBE participation plan includes active recruitment and outreach through each community we serve. This task involves both a direct and indirect program approach. The direct sourcing and outreach component includes in person or other direct contact with minority Chamber of Commerce members, trade associations, disadvantaged business advocate groups, and public and private entities that maintain list of SWMBE Firms. Once the bid process begins, the list of organizations will be issued a bit invitation which defines the project and the goals for our team. We engage SWMBE subcontractors/suppliers through our database, SmartBidNet, when we solicit interest for subcontractors during pre-construction. This system has the ability to generate comprehensive SWMBE reports during pre-construction and construction phases.

Contract Construction's CM at-Risk team has a good working relationship and has gained the confidence of many SWMBE firms throughout South Carolina. We have also demonstrated the ability to recruit and maintain relationships with established SWMBE and local firms in the area. In addition to the typical outreach efforts to evaluate SWMBE capabilities and update our current database of interested firms, we will target specific organized groups such as the South Carolina Minority Contractors Association. The following techniques will allow us to overcome and address trust factors, if any, which could be a concern between Beaufort County School District and the local SWMBE community:

- Interest Meetings - promote the project and encourage local participation.
- Design Updates - presented updates along with other pertinent information about the project.
- Follow-Up Meetings – enable networking with contractors who will be bidding various projects.
- Media Outlets – utilized to expand our outreach.

On behalf of our clients that require local and SWMBE participation, we typically coordinate Subcontractor Outreach Sessions to coincide with the 60% design phase during pre-construction services. A tremendous amount of effort is concentrated on advertising the event to be sure we reach the targeted audience. The outreach sessions will consist of a general overview of the project, the process that the minority subcontractor can expect once they are engaged in a contract with us, and an in-depth discussion regarding the plans and specifications that have been developed at the point of the session is held.



SPRING VALLEY HIGH SCHOOL

ANY OTHER INFORMATION THAT YOU BELIEVE MAY ASSIST THE OWNER IN DECIDING THAT YOUR FIRM IS BEST QUALIFIED FOR THE PROJECT.

We have the unparalleled ability to provide the Construction Management at Risk services due to our long history of successful projects with multiple school districts across the state of South Carolina and the Office of the State Engineer. Furthermore, our proposed team will be led by our President, Greg Hughes and Project Manager Emily Amick. Greg and Emily will be the day-to-day contacts for Beaufort County School District and will lead the project team through all phases of design, pre-construction management, construction and project closeout. Having a company stakeholder as your Project Leader will provide a unique level of comfort that you will maintain a continuity in team leadership, with little or no chance for turnover, which can be crippling to any project. The rest of our proposed project team for this project has unmatched individual and collective experiences on a number of complex K-12 projects.

Contract Construction also provides unequaled services during pre-construction due to our balanced mix of competitive bid and CM at-Risk contracts. We feel very strongly that maintaining a mix of each keeps us attune to the competitive bid market pricing and allows us to discover new, capable subcontractors that we may not find if we completely dedicated ourselves to the CM at-Risk procurement method. Our goal for delivering projects is to ensure our owners receive a cost effective design, quality materials, low maintenance, efficient and sustainable operations, minimal to zero changes, a project completed on schedule and in budget with no litigation.

Another point of uniqueness for us is the recent addition of a new team member which has enabled our team to improve our performance and services in project management. Delisa Clark, retired Director of School Facilities will facilitate all pre-construction services. As the current Chair-Person of the SC Building Codes Council, Delisa brings unsurpassed expertise during pre-construction to ensure documents are code compliant prior to pricing and will seamlessly facilitate inspections. Greg and Delisa have worked together for over 20 years on 30+ projects and have developed a seamless working relationship. With Contract Construction there is no turn-over of the project from estimating to project management which allows us to maintain a very high level knowledge of design intent and Owner's programming needs.

Contract Construction has developed sufficient financial resources and has the ability to perform all work outlined in the contract. We are financially stable and have secured a large bonding capacity for our projects. We are experienced in delivering high quality design and construction. Our experience in the competitive bid market has allowed us to maintain a large database of qualified subcontractors with which we have positive relationships and experiences in completing projects together. We have a proven record of performing within the confines of challenging project schedules, budgets and logistical arrangements with ongoing program functions. There is no other firm that will more passionately pursue the goals and objectives of this project and protect the interests of Beaufort County School District.

CONTRACT CONSTRUCTION

CRIMINAL BACKGROUND CHECKS

09



BEAUFORT COUNTY SCHOOL DISTRICT
Capital Renewal Renovations and Modifications Projects –
Pre-Construction / Construction Phase Services
Solicitation # 22-004



FOXBANK ELEMENTARY SCHOOL

09

CRIMINAL BACKGROUND CHECKS

THE AUTHORIZED SIGNATURE ON THE RFP CERTIFICATION PAGE IS CERTIFICATION THAT ALL SUPERVISORY AND EMPLOYEES NAMED HAVE HAD AND SUCCESSFULLY PASSED A SOUTH CAROLINA AND NATIONWIDE CRIMINAL BACKGROUND CHECK, TO INCLUDE THE NATIONWIDE SEX OFFENDER REGISTRY AND THAT ALL MEET FEDERAL AND STATE REQUIREMENTS FOR EMPLOYMENT IN K-12 FACILITIES. A NATIONAL BACKGROUND INVESTIGATION OF ALL SUPERVISORY AND EMPLOYEES IS PREFERRED.

Contract Construction takes site security very seriously. On all of our occupied sites, we make it mandatory for all workers entering the property to have a background check performed. This is written in each subcontractor's contract and must be verified prior to each trade beginning their work. This provides us another level of assurance that we are providing the best workmen available in the industry.

We certify that all supervisory and employees named have had and successfully passed a South Carolina and Nationwide criminal background check, to include the nationwide Sex Offender Registry and that all meet federal and state requirements for employment in K-12 facilities. If selected for this project we will obtain any additional background checks necessary that are acceptable to the Beaufort County School District.

The following signature certifies that proper checks have been completed:

Greg Hughes, President - September 9, 2021

CONTRACT CONSTRUCTION

OBJECTIONS, EXCEPTIONS AND OBSERVATIONS

10



BEAUFORT COUNTY SCHOOL DISTRICT
Capital Renewal Renovations and Modifications Projects –
Pre-Construction / Construction Phase Services
Solicitation # 22-004



10 OBJECTIONS, EXCEPTIONS & OBSERVATIONS

ALL OBJECTIONS, EXCEPTIONS AND OBSERVATIONS REGARDING THE SPECIFIED SERVICES AND REQUIREMENTS COLLATED IN A SEPARATE DOCUMENT WITH REGARDS TO SPECIFIC SECTION TO WHICH THE OFFEROR OBJECTS, TAKES EXCEPTION(S), OR PROVIDE(S) OBSERVATION.

None

CONTRACT CONSTRUCTION

REQUESTED DOCUMENTS

11



BEAUFORT COUNTY SCHOOL DISTRICT

Capital Renewal Renovations and Modifications Projects –
Pre-Construction / Construction Phase Services
Solicitation # 22-004

5.0 QUALIFICATIONS – QUALIFICATIONS OF OFFEROR

A) TO BE ELIGIBLE FOR AWARD, YOU MUST HAVE THE CAPABILITY IN ALL RESPECTS TO PERFORM FULLY THE CONTRACT REQUIREMENTS AND THE INTEGRITY AND RELIABILITY WHICH WILL ASSURE GOOD FAITH PERFORMANCE. WE MAY ALSO CONSIDER A DOCUMENTED COMMITMENT FROM A SATISFACTORY SOURCE THAT WILL PROVIDE YOU WITH A CAPABILITY. WE MAY CONSIDER INFORMATION FROM ANY SOURCE AT ANY TIME PRIOR TO AWARD. WE MAY ELECT TO CONSIDER:

(I) KEY PERSONNEL, ANY PREDECESSOR BUSINESS, AND ANY KEY PERSONNEL OF ANY PREDECESSOR BUSINESS, INCLUDING ANY FACTS ARISING PRIOR TO THE DATE A BUSINESS WAS ESTABLISHED, AND/OR

(II) ANY SUBCONTRACTOR YOU IDENTIFY.

B) YOU MUST PROMPTLY FURNISH SATISFACTORY EVIDENCE OF RESPONSIBILITY UPON REQUEST. UNREASONABLE FAILURE TO SUPPLY REQUESTED INFORMATION IS GROUNDS FOR REJECTION.

C) CORPORATE SUBSIDIARIES ARE CAUTIONED THAT THE FINANCIAL CAPABILITY OF AN AFFILIATED OR PARENT COMPANY WILL NOT BE CONSIDERED IN DETERMINING FINANCIAL CAPABILITY; HOWEVER, WE MAY ELECT TO CONSIDER ANY SECURITY, E.G., LETTER OF CREDIT, PERFORMANCE BOND, PARENT-COMPANY CORPORATE GUARANTY, THAT YOU OFFER TO PROVIDE INSTRUCTIONS AND FORMS TO HELP ASSURE ACCEPTABILITY ARE POSTED ON PROCUREMENT.SC.GOV, LINK TO "STANDARD CLAUSES & PROVISIONS."

We assure that we meet all qualifications and agree to comply with all of the conditions listed above.

CONTRACTOR MUST BE AN ESTABLISHED BUSINESS ENTITY, REGISTERED AND LICENSED TO DO BUSINESS IN BEAUFORT COUNTY AND THE CITY OF BEAUFORT, THE TOWN OF BLUFFTON, THE TOWN OF HILTON HEAD ISLAND, AND THE TOWN OF PORT ROYAL IN THE STATE OF SOUTH CAROLINA. CONTRACTOR MUST SUBMIT PROOF OF SUCH ANNUALLY.

We are currently doing business in Beaufort County and have the proper licenses. Please see Section 11 for our documents.

CONTRACTOR SHALL POSSESS ALL REQUIRED LICENSES AND PERMITS TO PERFORM ALL WORK INCLUDED IN THIS RFP, INCLUDING ANY SPECIAL LICENSES AND/OR PERMITS. COPIES OF ALL LICENSES AND/OR PERMITS MUST BE SUBMITTED WITH YOUR PROPOSAL.

Please refer to Section 11 "Requested Documents" for copies of our licenses, permits and other required documentation.

5.1 QUALIFICATIONS – REQUIRED INFORMATION

A) THE GENERAL HISTORY AND EXPERIENCE OF THE BUSINESS IN PROVIDING WORK OF SIMILAR SIZE AND SCOPE.

Contract Construction has been providing General Contracting services for the past 35 years. As a result of the State of South Carolina and many school districts recently navigating to the CM at-Risk procurement, we have immersed ourselves in that delivery method for the past 8 years. Our firm has completed 60 projects across South Carolina under the Construction Manager At Risk system. As Construction Management at Risk Contractor, we establish alternative means, methods and materials, and configuration of the design. We are accomplished at getting high quality design built within established GMP budgets. Our vast experience in the competitive bid market has allowed us to maintain a large database of qualified subcontractors, with which we have had positive experiences in completing projects. Our builders are experienced in providing great quality at competitive prices. We will work to ensure that you receive the most value for your dollars. Our skilled pre-construction manager, chief estimator and project manager develop a comprehensive design and schedule and coordinate all activities to accomplish the completion of every project. Our goal for delivering projects is to ensure our owners receive a cost effective design, quality materials, low maintenance, efficient and sustainable operations, minimal to zero changes, a project completed on schedule and in budget with no litigation.

B) A DETAILED, NARRATIVE STATEMENT LISTING THE THREE (3) MOST RECENT, COMPARABLE CONTRACTS (INCLUDING CONTACT INFORMATION) WHICH HAVE BEEN PERFORMED. FOR EACH CONTRACT, DESCRIBE HOW THE SUPPLIES OR SERVICES PROVIDED ARE SIMILAR TO THOSE REQUESTED BY THIS SOLICITATION, AND HOW THEY DIFFER.

Please refer to Section 4 “Previous Experience” for a statement and list of our comparable contracts.

C) A LIST OF EVERY BUSINESS FOR WHICH SUPPLIES OR, SERVICES SUBSTANTIALLY SIMILAR TO THOSE SOUGHT WITH THIS SOLICITATION HAVE BEEN PROVIDED, AT ANY TIME DURING THE PAST THREE YEARS.

Please refer to Section 4 “Previous Experience” for a list of our projects with a similar scope within the past 3 years.

D) OFFEROR SHALL PROVIDE WITH THEIR PROPOSAL COPIES OF ALL APPROPRIATE CERTIFICATIONS, LICENSES AND PERMITS, AS WELL AS EVIDENCE TO SUPPORT THE DOCUMENTATION.

Please refer to Section 11 “Requested Documents” for copies of our licenses, permits and other required documentation.

E) LIST OF FAILED PROJECTS, SUSPENSIONS, DEBARMENTS, AND SIGNIFICANT LITIGATION.

Contract Construction has never failed to complete any work that was awarded nor has the company ever been removed from any project. Contract Construction, Inc. does not have any active or pending litigation.

8.0 BIDDING SCHEDULE / PRICE BUSINESS PROPOSAL:

Pre-Construction Phase Service Fee: $ $50,000

Construction Phase Service Fee ($10 Million Cost of the Work)

Plus cost of Performance & Payment Bonds: $ $445,000

Fees as % of Cost of the Work:

Project Cost:	
$1,000,000 - $5,000,000	5%
$5,000,000 - $10,000,000	4%
$10,000,000 - $15,000,000	3.85%
$15,000,000 - $20,000,000	3.5%
$20,000,000 - $25,000,000	3.5%

names, addresses and contact persons of the M/WBE and majority owned businesses, if any, to be used in the contract, the type of work each business will perform, the dollar value of the work and the scope of work. The Utilization Report submitted by the contractor shall be submitted as a part of the contract with BCSD. If the information contained in the Contractor's Utilization Report changes by the time the contract is executed, the Contractor shall amend the Utilization Report and such amended Utilization Report shall be incorporated into the contract.

Business Enterprise Utilization Report

List all vendors/subcontractors to be used on this project. All MBEs or WBEs proposed for utilization on this project must be certified by the Small and Minority Business Assistance Office through the State of South Carolina according to the criteria of the Beaufort County School District's Minority Business Enterprise Plan prior to utilization on this project.

In column 2 below, please specify ethnic/racial/gender group as follows:

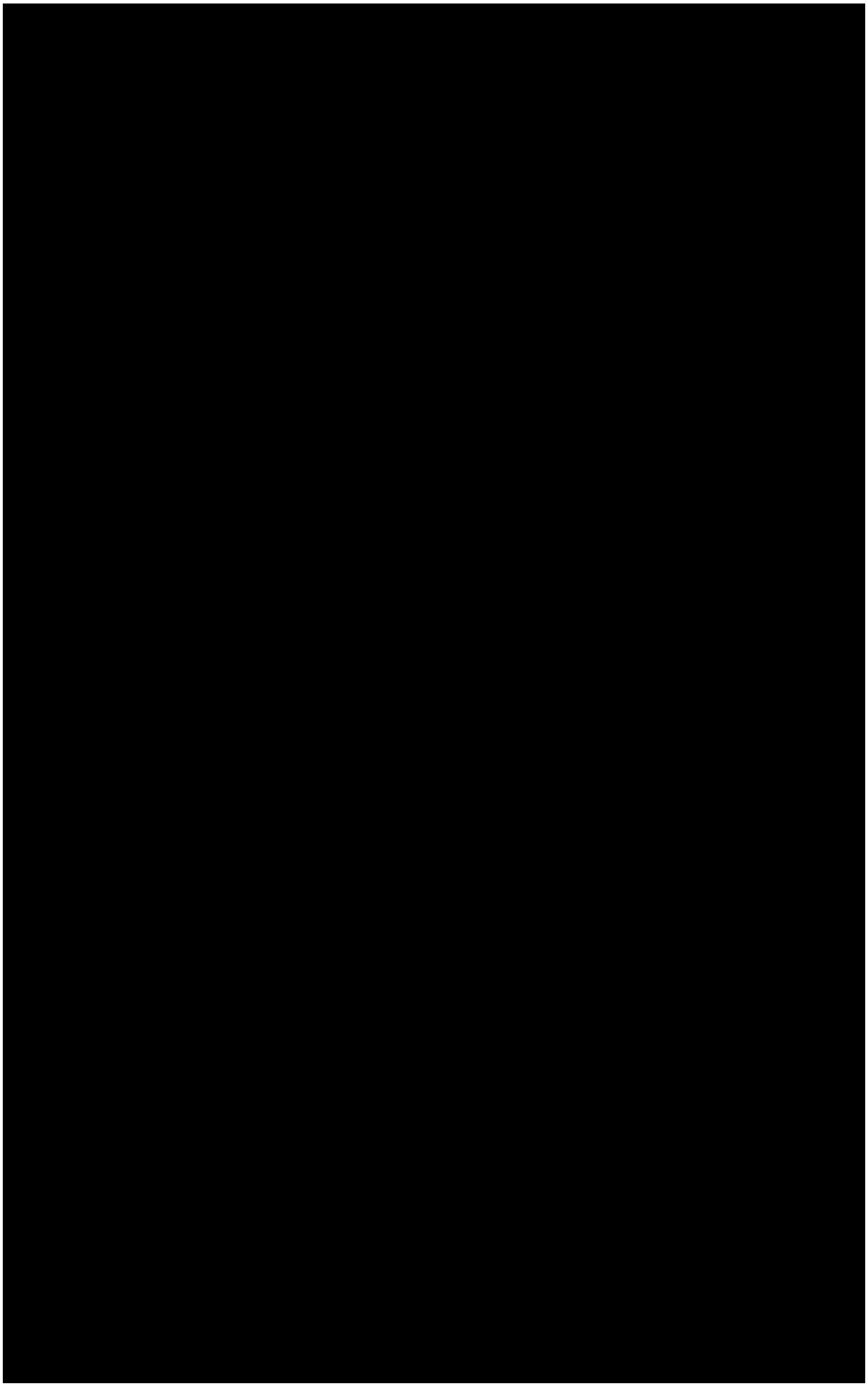
AABE – African-American Business Enterprise
HBE – Hispanic Business Enterprise
ABE – Asian-American Business Enterprise
WBE – Woman Business Enterprise

Sub-Contractor Name	**Gender Group**	**Address**	**Phone #**	**Other**	**E-Mail**

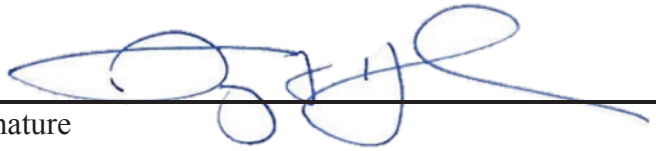
PLEASE REFER TO THE NEXT PAGE FOR OUR LIST OF POTENTIAL VENDORS/SUBCONTRACTORS

Statement of Intent

We, the undersigned have prepared and submitted all the documents required for this project. We have prepared these documents with a full understanding of the Beaufort County School District's goal to ensure equal opportunities in the proposed work to be undertaken in



performance of this project. Specifically, the BCSD seeks to encourage and promote on an inclusionary basis contracting opportunities without regard to the race, gender, national origin or ethnicity of the ownership or management of any business and that it is an equal opportunity employer and contracting entity. We certify that the representations contained in the Minority/Woman Business Enterprise (M/WBE) Utilization Report, which we have submitted with this solicitation, are true and correct as of this date. We commit to undertake this contract with the Minority/Woman Business utilization Report we have submitted, and to comply with all non-discrimination provisions of the Minority/Woman Business Enterprise Program in the performance of this contract.



Signature

September 3, 2021

Date

Name: Greg Hughes

Title: President

Project: RFP#22-04
Capital Renewal Pre-Construction &
Construction Services

SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING AND REGULATION

CCB 1059288

CONTRACTOR'S LICENSING BOARD

Hereby Certifies:

CONTRACT CONSTRUCTION INC

1125 BICKLEY ROAD
IRMO SC 29063

Having given satisfactory evidence of the necessary qualifications required by laws of the State of South Carolina and is duly qualified and entitled to practice as a:

GENERAL CONTRACTOR

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

Building-BD5, Grading-GD5, Concrete-CT5

LICENSE NUMBER:.....G11081
Expiration Date: 10/31/2022
Initial License Date: 01/01/1992

* Group Limitations - $Amount Per Job:
Group #1 - $50,000 Group #3 - $500,000
Group #2 - $200,000 Group #4 - $1,500,000
Group #5 - $Unlimited

Molly F. Price
Administrator

Qualifying Party(s) (Primary QP displays "PQ"): MR KYLE W FARLEY (CQG.28510 PQ), GREG J HUGHES (CQG.15713 PQ), LEERICKA MILLER (CQG.28030 PQ), MR JOHN W FARLEY (CQG.5195 PQ)

It is at the discretion of the licensee to designate whomever they elect to pull permits and conduct business for this license.

STATE OF SOUTH CAROLINA
Department of Labor, Licensing and Regulation
S C CONTRACTOR'S LICENSING BOARD

BPC1021527

CONSTRUCTION MANAGER CERTIFICATE

This certificate recognizes: Certificate Number: **CCM. 1070**

GREG J HUGHES

as a **GENERAL CONSTRUCTION MANAGER** by the laws of South Carolina
for the following licensee:

CONTRACT CONSTRUCTION INC
1125 BICKLEY ROAD
IRMO SC 29063

and is duly authorized to engage in **Construction Manager Oversight** for the following classification(s) and contract limit:
BD GD
Contract Limit: Group 5-SUnlimited

Issue Date: **September 3, 2020**
Expiration Date: **October 31, 2022**

Molly F. Price
Interim Administrator

License CLG.11081 GC must be "Active" for this certification to be valid.
Licensee Lookup: https://verify.llronline.com/LicLookup/LookupMain.aspx

Invoice

Town of Bluffton
PO Box 386
20 Bridge Street
Bluffton, South Carolina 29910

Invoice Number: 00086104
Due Date: DUE UPON RECEIPT
Invoice Date: 06/29/2021

Contract Construction, Inc.
Kyle Farley
PO Box 269
Ballentine SC 29002

Case/Permit/License #	Transaction Description	Tax Year/ Bill Period	Fee Amt	Amt Paid	Amt Due
LIC-06-21-038066	BL - Tax Class 8.1 Fee Out of Town	2021	$50.00	$0.00	$50.00
		TOTALS	**$50.00**	**$0.00**	**$50.00**

Please make check payable to Town of Bluffton
Retain top portion for your records

Due Upon Receipt

Invoice Number: 00086104

Return bottom portion with payment and write invoice number on check

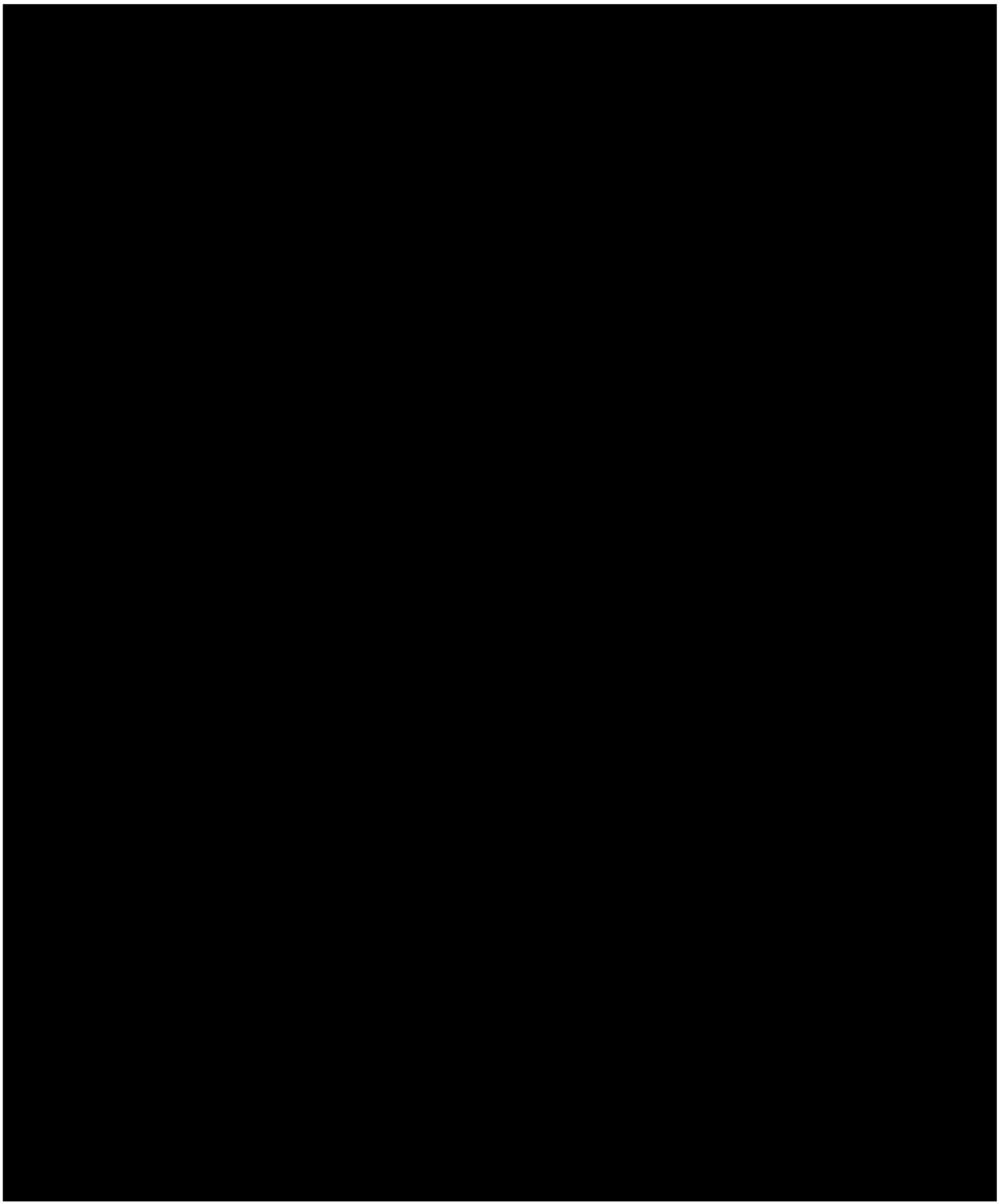
Contract Construction, Inc.
Kyle Farley
PO Box 269
Ballentine SC 29002
Case/Permit/License #: LIC-06-21-038066

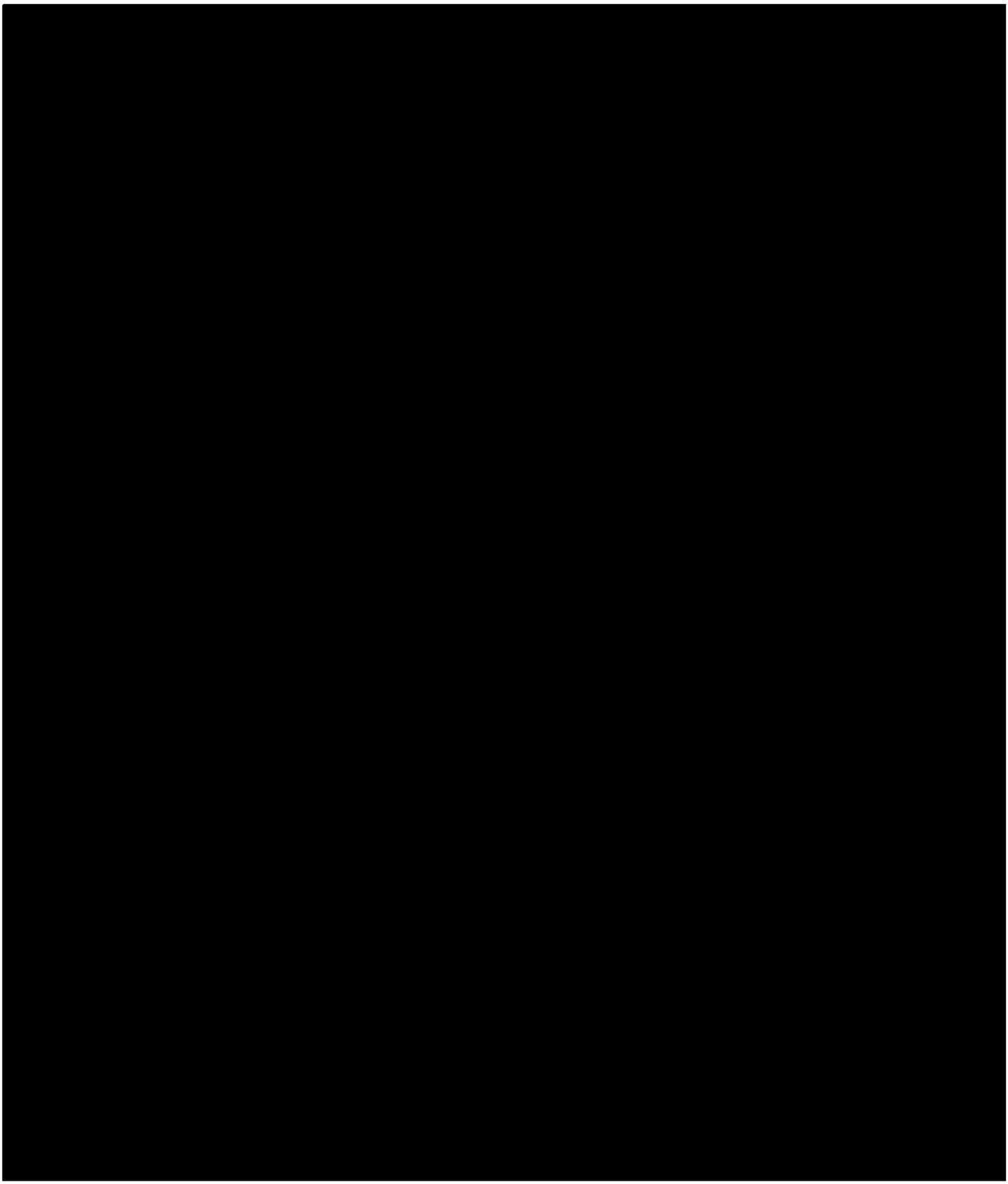
Total Amount Due: $50.00

Payment Amount:_____

Balance Due:_____

PLEASE REMIT PAYMENT TO:
Town of Bluffton
PO Box 386 20 Bridge Street
Bluffton, SC 29910





Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:
(Name, legal status and address)

Contract Construction, Inc.
P. O. Box 269
Ballentine, SC 29002

SURETY:
(Name, legal status and principal place of business)
Liberty Mutual Insurance Company
175 Berkeley Street
Boston, MA 02116
Mailing Address for Notices

OWNER:
(Name, legal status and address)

Beaufort County School District
2900 Mink Point Blvd.
Beaufort, SC 29901

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: 5% Five Percent of Amount Bid

PROJECT:
(Name, location or address, and Project number, if any)

Pre-Construction: Proposal No: 22-004: Capital Renewal Pre-Construction & Construction Services (FY 2023)

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 9th day of September, 2021.

Contract Construction, Inc.
(Principal) *(Seal)*

(Witness)

By:
(Title) Greg Hughes President

Liberty Mutual Insurance Company
(Surety) *(Seal)*

Adrian C Burchett
(Witness) Adrian C. Burchett

By: Lori J Kelly
(Title) Lori J. Kelly, Attorney-in-Fact

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

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

Certificate No: **8204174 - 018002**

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Adrian C. Burchett, Alfred T. Johnson, Camille Smith, Duainette H. Cullum, Lori J. Kelly, Marcus Stevens, Marian C. Newman, Robert J. Lavisky, Wesley V. Dasher, Jr.

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

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 27th day of August, 2020.

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

By: _____
David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 27th day of August, 2020 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

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

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

By: _____
Teresa Pastella, Notary Public

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

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

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

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

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

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

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 9th day of September, 2021.

By: _____
Renee C. Llewellyn, Assistant Secretary

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

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

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/27/2021

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

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

PRODUCER
Parrish & Gwinn Insurance Group LLC
1401 Main Street
Suite 601
Columbia SC 29201

CONTACT NAME: Certificates
[redacted]

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A	National Union Fire Ins Co	19445
INSURER B	Continental Insurance Company	35289
INSURER C	Insurance Co of State of PA	19429
INSURER D		
INSURER E		
INSURER F		

INSURED
Contract Construction, Inc.

PO Box 269
Ballentine SC 29002

COVERAGES CERTIFICATE NUMBER: 21-22 REG REVISION NUMBER:

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

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS		
A	GENERAL LIABILITY X COMMERCIAL GENERAL LIAB LITY CLA MS-MADE / X OCCUR GEN'L AGGREGATE LIMIT APPL ES PER: POLICY / X PRO-JECT / LOC			[redacted]	9/1/2021	9/1/2022	EACH OCCURRENCE	$	1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$	300,000
							MED EXP (Any one person)	$	10,000
							PERSONAL & ADV INJURY	$	1,000,000
							GENERAL AGGREGATE	$	2,000,000
							PRODUCTS - COMP/OP AGG	$	2,000,000
								$	
A	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS / SCHEDULED AUTOS X HIRED AUTOS / X NON-OWNED AUTOS				9/1/2021	9/1/2022	COMB NED S NGLE L MIT (Ea accident)	$	1,000,000
							BOD LY INJURY (Per person)	$	
							BOD LY INJURY (Per accident)	$	
							PROPERTY DAMAGE (Per accident)	$	
								$	
B	X UMBRELLA LIAB / X OCCUR EXCESS LIAB / CLAIMS-MADE DED / X RETENTION $ 10,000				9/1/2021	9/1/2022	EACH OCCURRENCE	$	10,000,000
							AGGREGATE	$	10,000,000
								$	
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N (Mandatory in NH) If yes, describe under DESCR PTION OF OPERATIONS below	N / A			9/1/2021	9/1/2022	X WC STATU-TORY LIMITS / OTH-ER		
							E.L. EACH ACCIDENT	$	1,000,000
							E.L. DISEASE - EA EMPLOYEE	$	1,000,000
							E.L. DISEASE - POLICY LIMIT	$	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

Beaufort County School District
2900 Mink Point Blvd.
Beaufort, SC 29901

CANCELLATION

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

AUTHORIZED REPRESENTATIVE

Mark Parrish/HP

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PARRISH & GWINN
INSURANCE GROUP

[redacted]

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CONSTRUCTION

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