

1: STATEMENT OF INTEREST



January 6, 2022

District Five of Lexington and Richland Counties  
Purchasing Office  
1020 Dutch Fork Road  
Irmo, SC 29063



Lexington Office  
108 Jamestowne Court, Suite F  
Lexington, SC 29072  
803.626.1650 Phone  
www.ajaxbuilding.com



USGBC  
MEMBER

SC - G122422  
FL - CGC#042112  
GA - GCCO 006464  
GA - GCCQA 006462  
NC - 83194  
AL - 54552  
TN - 74075

RE: Construction Manager at Risk Services for Stadium Renovations at Chapin High School

Members of the Selection Committee,

Ajax Building Company is pleased to present our qualifications to serve as the Construction Manager At-Risk for the Stadium Renovations at Chapin High School project. With over \$2 B in K-12 experience, Ajax has developed an expertise in providing Construction Management At-Risk services to K-12 clients. We look forward to the opportunity to work with District Five of Lexington and Richland Counties and believe our expertise in K-12 and athletic facility construction makes us an ideal construction partner for this project.

**WHY AJAX**

Founded in 1958, Ajax is a third-generation family-operated and employee-owned company. We believe in delivering the highest levels of customer service and live by the motto, *Quality Builds its Own Reputation*. It's these values and fulfillment of our promise to deliver quality construction services that has allowed Ajax to work with 26 school districts on more than 300 projects, of which more than 50 have been athletic facilities. Additionally, we have been consistently ranked as a top Construction Manager, top Green Contractor, and top Educational Contractor by *Engineering News-Record (ENR) Southeast*. We have extensive experience with K-12 athletic facility construction and will apply the lessons we have learned to your project. Our athletic facility experience is extensive includes the following:

- Key West High School Backyard Stadium
- Largo High School Athletic Complex
- Charlotte High School
- Boca Ciega High School Athletics
- Wiregrass Sports Facility
- Marathon HS Athletic Complex
- Eastern Florida State College Athletics
- MCSD Tommy Roberts Stadium
- FSU Doak Campbell Football Stadium Renovation
- FSU Dick Howser Baseball Stadium Renovation

In closing, I believe the depth of our expertise in K-12 construction and athletic facilities makes Ajax the right choice as your construction partner for this project. I am confident we will provide the District Five of Lexington and Richland Counties with the best possible product, meeting each of your goals and objectives while delivering this project on-time, in-budget, and with the highest level of customer service. On behalf of Ajax and our team, we look forward to earning the opportunity to serve as your Construction Manager At-Risk. Should you have any questions, please contact me at jay.smith@ajaxbuilding.com or (803) 626-1650.

Sincerely,  
**Ajax Building Company, LLC**

J.B. Smith II  
Vice President

## 2: FIRM DESCRIPTION

Founded in 1958 by the late J.B. "Block" Smith, Ajax Building Company, LLC has provided construction services throughout the Southeast for the past 64 years. Ajax maintains offices in Greenville and Lexington, South Carolina; Atlanta, and Augusta, Georgia; as well as multiple offices throughout Florida including: Tallahassee, DeFuniak Springs, Jacksonville, Gainesville, Venice, Lake Mary and Tampa. Ajax is consistently ranked as one of the top Construction Managers by Southeast (U.S.) Construction Magazine with ninety-five percent of our work providing CM at Risk services to public entities and construction management. Ajax has worked for 27 K-12 School Districts and has completed more than 220 k-12 projects. We understand the critical elements involved with the successful completion of construction projects in a safe and timely manner, and within prescribed budgetary limits.

## 3. BASIC COMPANY INFORMATION

a. COMPANY NAME:	Ajax Building Company, LLC
b. ADDRESS:	108 Jamestowne Court, Suite F, Lexington, SC 29072
c. PRIMARY CONTACT:	Appie Wells, Project Executive
c. E-MAIL ADDRESS:	appie.wells@ajaxbuilding.com
d. TELEPHONE NUMBER:	803.626.1650
e. NUMBER OF YEARS IN BUSINESS:	64 Years

## 4. FORM OF OWNERSHIP

Ajax is a Limited Liability Company, with the state of residency being in Florida.

## 5. HISTORY & GROWTH

Ajax was formed in 1958 from a simple handshake when the late J.B. "Block" Smith agreed to construct a small building for his friend in Tallahassee. Today, the third generation and namesake of Block, Jay Smith, leads Ajax with the same core values he learned from his grandfather. Ninety-five percent of Ajax's experience is providing construction management at risk services to public sector clients. As a result, we understand the need to stay in budget and complete projects on time. Our job is to work hand-in-hand with our owners to understand their goals and objectives, then to develop a plan, work as a team and deliver each one.

## 6. ACTIVE LITIGATION

Ajax is not currently involved in any active or pending litigation.

## 7. PAST LITIGATION

In the last five years, Ajax has not been involved in any construction related litigation cases.



## 8. COMPLETED PROJECTS

During the past five years, Ajax has completed 31 projects valued over \$10 million. Below is a summary of these projects.

Owner	Project Name	Square Footage	Date Complete
Hillsborough County Public Schools	Hillsborough County Spoto High School Classroom Addition	31031	2021
Tallahassee NHHI, LLC	Tallahassee Tapestry Assisted Living	97371	2016
Monroe County School District	Key West High School Backyard - Design Build	900	2021
Georgia Institute of Technology	Georgia Tech Campus Safety Facility	31042	2019
City of Fort Walton Beach	Fort Walton Beach New Field Office Complex	62000	2020
City of Venice	City of Venice Public Safety Facility	31421	2020
Volusia County	Volusia County Sheriffs Evidence Facility	29646	2019
Monroe County School District	Monroe County Marathon High School Athletic Complex	595000	2019
Pensacola State College	Pensacola State College Baars Building	25384	2020
Monroe County School District	Monroe County Transportation and Internal Services Facility	22382	2020
Florida Department of Transportation	FDOT Brevard Operations Center	42449	2017
Ortho Properties, LLC	Tallahassee Orthopedic Clinic - New Clinic	38418	2020
University of Florida	UF Newell Hall Learning Commons	41800	2017
Charlotte County Board of County Commissioners	Charlotte County Justice Center Renovation/Remodel	64735	2021
Eastern Florida State College	Eastern Florida State College Health Sciences	60000	2017
Putnam County Board of County Commissioners	Putnam County Jail	79262	2016
Eastern Florida State College	EFSC Student Union - Melbourne Campus	32062	2019
Sumter County Board of Commissioners	Sumter County Jail Expansion	38662	2021
Pinellas County School Board	Pinellas County Schools Pinellas Technical College	258000	2019
Savannah-Chatham County Public Schools	May Howard Elementary School	106000	2018
University of North Florida Board of Trustees	Repurposing Skinner-Jones Hall	107000	2018
Orange County Public Schools	OCPs Pine Hills Bussing Compound	84400	2020
Okaloosa County Board of County Commissioners	Okaloosa County New Courthouse	68000	2019
Pasco County, Florida	Wiregrass Ranch Sports Campus of Pasco County	100000	2021
Sumter County	Sumter Public Safety Buildings	65898	2017
Monroe County School District	Gerald Adams Elementary School	98000	2019
Monroe County School District	Stanley Switlik Elementary School	101971	2020
Pasco County Schools	Cypress Creek Middle School	191936	2020
Pinellas County School Board	Largo High School	257715	2017
Florida State University	Florida State University Earth, Ocean and Atmospheric Sciences	135000	2020
City of St. Petersburg	St. Petersburg Police Department Headquarters	178130	2019

## 9. FAILURE TO COMPLETE WORK

Ajax has never failed to complete any work awarded to it and has never been removed from any project awarded to the firm.

## 10. REFERENCES

1

### Monroe County School District

Key West, Florida

2018-2019

Douglas Pryor

Facilities Planner

1310 United Street

Key West, FL 33040

(305) 407-6251

Douglas.Pryor@KeysSchools.com

### MARATHON HIGH SCHOOL ATHLETIC COMPLEX

This exciting project provided Marathon High School with a brand new 13.62 acre athletic complex totaling 595,000 square feet. Included in this was new parking, upgraded storm drainage systems, a natural grass football/multi-use field, an 8-lane competition track with rubberized surface, a natural grass practice field, a natural grass baseball field, a natural grass softball field, Musco sports lighting, batting cages, grandstands, and a pressbox. The complex also includes two concessions buildings; one for the multi-use field a separate one for baseball and softball.





## 10. REFERENCES (cont.)

2

**Eastern Florida State College**  
Melbourne, Florida  
2015-2017  
Ryan Price  
Planning & Construction Manager  
1519 Clearlake Road  
Cocoa, FL 32922  
(321) 593-2548  
pricer@easternflorida.edu



### EFSC SOFTBALL COMPLEX

The EFSC Softball Complex involved the construction of an NCAA regulation softball field with dugouts, advanced field lighting, scoreboard, video board, and press-box. In addition, Ajax installed new grandstands, a new locker room complete with collegiate level lockers, benches, restrooms and shower area, new concessions building with ticketing booth, and a breezeway entry for large crowd entering/exiting.



3

**Pinellas County School Board**  
Largo, Florida  
2014-2017  
Doug Pollei  
Director Facilities Design & Construction  
301 4TH St. SW  
Largo, FL 33770  
(727) 547-7113  
polleic@pcsb.org



### LARGO HIGH SCHOOL ATHLETIC COMPLEX

The new Largo High School was a replacement project of approximately 229,000 SF of classrooms, a student union, 1590 seat gymnasium and renovations of the auditorium. The athletic complex consisted of fields for baseball, softball, soccer and football. We installed new bleachers, a new maintenance building and locker rooms renovations were performed.



## 11. SUBCONTRACTOR REFERENCES

COMPANY	CONTACT	PHONE NUMBER
Carolina Power Greenville, SC	Chris Moore, Vice President	864.848.4454
Tindall Corporation Spartanburg, SC	Rob Smith, Vice President	864.384.0617
Precision Walls Charleston, SC	Ryan Schields, Manager	843.793.6020
Jennings-Dill, Inc Greenville, SC	Phillip Dobbins, Project Manager	864.444.8005
Gold Mechanical, Inc. Augusta, GA	William Dozier, Vice President	706.722.1559

## 12. OFFICE SUBMITTING QUALIFICATIONS

The managing office for the Chapin High School Stadium Renovations project will be Ajax's Lexington office located at 108 Jamestowne Court, Suite F, Lexington, SC 29072. This office location is approximately 24 miles from the project site. Ajax's headquarters in Midway, Florida, will be the office that is financially responsible for the project.



## 13. FINANCIAL RESPONSIBILITY

### FINANCIAL CONTACTS:

#### INSURANCE CARRIER & AGENT

Greenwich Insurance Company  
Michael J. Imparato  
Marsh Inc.  
1166 Avenue of the Americas  
New York, NY 10036  
Office : 212-345-3432  
Mobile: 917-520-3910  
michael.j.imparato@marsh.com  
www.marsh.com

#### AJAX FINANCIAL OFFICER

Brian Desotell  
Chief Financial Officer  
Ajax Building Company, LLC  
1080 Commerce Boulevard  
Midway, Florida 32343  
(850) 224-9571  
Fax: (850) 224-2496  
bdesotell@ajaxbuildng.com

#### FINANCIAL

JPMorgan Chase Bank N.A.  
Andy Horton  
270 Park Avenue  
New York, NY 10017  
214-965-4105  
andrew.horton@chase.com

### TOTAL ANNUAL BILLING FOR PAST 3 YEARS:

2020 - \$235,034,515  
2019 - \$294,108,132  
2018 - \$261,018,546

## 14. PERSONNEL CAPABILITY

### We Are Committed to You

Ajax's commitment to quality and superior service is exemplified in our commitment of a highly experienced and innovative team. This team was selected for their knowledge and experience in working on projects with similar logistical and technological complexities, and their ability to address the specific scope of the work for your project.

Our qualified team will perform their work with the goal of representing and protecting the interests of the District Five of Lexington and Richland Counties, providing a high level of communication and coordination, while providing a seamless transition between preconstruction and construction in the course of delivering the Chapin High School Stadium Renovations project on time and on budget.

AJAX STAFF	EMPLOYEES
Accounting	9
Estimators	6
Management/Administration	43
Project Engineers	18
Project Managers	24
Sales/Marketing	9
Superintendents	24
Various	50
<b>TOTAL</b>	<b>183</b>
LEED Accredited Professionals	25



### BILL BYRNE, PRINCIPAL-IN-CHARGE

Bill oversees the business operations for Ajax and serves as Principal in-Charge for many of our projects. He has been with the Company for the past 28 years and has more than 40 years of experience in the construction management at risk, design/build and general contracting fields. His project portfolio exceeds \$4 billion. Bill holds a General Contractors License in South Carolina, Florida, Georgia, and North Carolina.

- Monroe County Marathon High School Athletic Complex; \$12,262,423
- Monroe County Key West High School Stadium; \$11,507,388
- Monroe County Tommy Roberts Memorial Stadium; \$15,000,000
- Eastern Florida State College Softball Complex; \$3,751,000
- Pinellas County Largo High School Athletic Complex; \$5,200,000
- Wiregrass Ranch Sports Campus of Pasco County; \$26,320,047





## APPIE WELLS, PROJECT EXECUTIVE

As Vice President of Operations, Appie oversees all of Ajax's construction projects. He is responsible for ensuring all of Ajax's resources are available to assist each of our project teams across the Southeast. By continually monitoring construction activities throughout the state, Appie's insight of labor and material trends will help the team properly manage the subcontractor and procurement processes. In addition to Appie's managerial role, he is directly involved with each project from the pre-construction phase through closeout.



## MICHAEL WILSON, OPERATIONS MANAGER

As Operations Manager, Michael is directly involved overseeing the construction activities from Pre-construction to Close out. He brings the experience of working with projects with occupants, phased projects managing the logistics on tight sites and exterior remodeling. Most importantly, Michael's insight of labor and material trends helps his teams properly manage the subcontractor and procurement processes.



## REBECCA BAILEY, PRECONSTRUCTION MANAGER

As the Preconstruction Manager, Rebecca will kick off the project by conducting coordination meetings with the owner, design team, Ajax and any stakeholders with this project. From developing a Policy & Procedures Manual assigning each team member responsibilities to overseeing constructability reviews and design phase estimating, Rebecca will ensure the tone of this project being delivered on time and in budget is established early.



## MARSHALL QUARLES, PROJECT MANAGER

Marshall will be on the project site 100% of the time and responsible for all on-site project management from pre-bid through punch-list completion. He will develop cost and scheduling initiatives and monitor the success of those initiatives as well as daily monitoring the project. Marshall is also responsible for all on-site activities, including: cost control analysis, scheduling, materials procurement, subcontractor pre-qualification and management, local participation programs, structure analysis, and quality assurance.





## **RICK GUERRA,** GENERAL SUPERINTENDENT

Rick oversees the day-to-day operations of the on-site construction activities for projects throughout the Region. Rick brings recent large high school experience and understands the different construction techniques for today's technology. He will be an asset to ensure quality, schedule and cost initiatives.



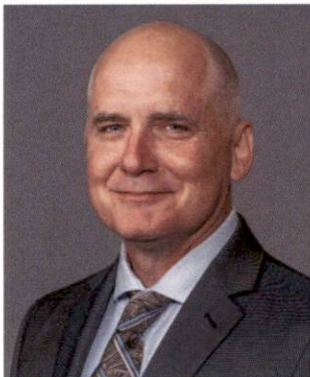
## **GLEN JAGER,** SENIOR SUPERINTENDENT

As the Senior Superintendent, Glen will plan and schedule jobsite activities on a daily basis. In conjunction with the Project Manager, he will be responsible for construction techniques and methods, materials, equipment, subcontractors, and all labor including crew size deployment. He will also be responsible for jobsite safety, including clean-up and implementation and enforcement of all safety programs. He is known for his ability to coordinate multiple subcontractors on a site to work together to complete his projects on time.



## **JEFF STPEHENSON,** CHIEF ESTIMATOR

Jeff will be responsible for all estimates throughout the project, including the schematic, design development, and working drawing estimates. In addition, Jeff will play a key role for the project, by providing estimates on systems and materials options, so informed budgetary decisions can be made quickly regarding which alternative is best for the project. Jeff will also be responsible for developing the Guaranteed Maximum Price (GMP).



## **MARC REEVES,** DIRECTOR OF RISK MANAGEMENT

As Director of Risk Management, Marc is responsible for ensuring environmental compliance with federal, state, and local regulations and for providing a safe and healthy work environment on each of our job sites. Marc works with project teams prior to mobilization to identify possible jobsite hazards and to eliminate and/or reduce exposure to those hazards. He conducts frequent jobsite safety and environmental inspections to ensure compliance with EPA and OSHA standards as well as Ajax safety / environmental policies. He is responsible for writing, updating and implementing safety and environmental policies and procedures to ensure compliance with all state and federal regulations.



## 15. RELEVANT PROJECT EXPERIENCE



This exciting project provided Marathon High School with a brand new 13.62 acre athletic complex totaling 595,000 square feet. Included in this was new parking, upgraded storm drainage systems, a natural grass football/multi-use field, an 8-lane competition track with rubberized surface, a natural grass practice field, a natural grass baseball field, a natural grass softball field, Musco sports lighting, batting cages, grandstands, and a pressbox. The complex also includes two concessions buildings; one for the multi-use field a separate one for baseball and softball.

The work was performed on an occupied school campus with student parking lot alterations and access coordinated with the phased sequence of the schedule. The work was phased and scheduled to align with athletic calendars for football, soccer, track, baseball, and softball. The high school was occupied during this multiple phased project. Both Phase 1 and 2 occurred in the Summer/Fall season of 2018 through January 2019. There was a brief intermission from January 2019 to May 2019 for the baseball and softball seasons. The project resumed then from May and reached substantial completion in September.



### SERVICES PROVIDED

CM at-Risk



### SIZE

595,000 SF



### CONSTRUCTION VALUE

\$12,262,423



### SCHEDULE

2018-2019

### OWNER

Monroe County Schools



Douglas Pryor

(305) 407-6251

[Douglas.Pryor@KeysSchools.com](mailto:Douglas.Pryor@KeysSchools.com)



### LOCATION

Marathon, Florida



### PERFORMANCE:

Cost: Completed Within Budget

Quality: Exceeded Expectations

Schedule: Completed On Time





## 15. RELEVANT PROJECT EXPERIENCE










The project was a design-build 6.4-acre sports complex replacement project including natural and synthetic sports fields and a rubberized track. The new sports fields include synthetic turf multi-use football/soccer/lacrosse field and synthetic softball field with batting cages and bull pens using Ecotherm recycled infill to aide in surface temperature reductions. The synthetic fields have a similar G-Max shock test performance as natural grass. A natural grass practice field is included adjacent to the synthetic Softball field which has a removable outfield fence to expand the field area for multipurpose events. The track and track and field events were replaced with a high-performance rubberized surface. Bleachers and press boxes were provided at both the Softball and Multipurpose fields. A floodproofed 900 sq. ft. Concessions/Restrooms building with hardscaped plaza and a new ticketing entry canopy structure enhance the amenities of the new complex.

The installation included a multi-purpose Matrix Helix® turf game field and Major Play® Matrix Helix turf softball field. Both fields include a Cushdrain® shock pad and Ecotherm™ infill. In addition to the two synthetic turf fields at Key West High School the team also resurfaced the track and built a 60,000 sq/ft sod practice field.

Carl Csombok, Key West High School Lead Groundskeeper of Athletics said "Seeing is believing and what we've seen out here is first class. This is our first experience with synthetic turf. Every coach has something positive to say about it. Being able to start practice and play quickly It's well worth it."



	<b>SERVICES PROVIDED</b> Design Build (CMAR)
	<b>SIZE</b> 900 SF
	<b>CONSTRUCTION VALUE</b> \$11,507,388
	<b>SCHEDULE</b> 2020-2021
	<b>OWNER</b> Monroe County Schools Douglas Pryor (305) 407-6251 Douglas.Pryor@KeysSchools.com
	<b>LOCATION</b> Key West, Florida
	<b>PERFORMANCE:</b> Cost: Completed Within Budget Quality: Exceeded Expectations Schedule: Completed On Time





## 15. RELEVANT PROJECT EXPERIENCE



This project will be a replacement of the existing football and baseball natural grass fields with synthetic turf, new bleachers, concessions buildings, press boxes, and the addition of a new field house for locker rooms and offices.

The existing sports complex site area of 202,500 SF will have improved parking and drainage as well raising certain areas 5 feet in elevation to meet flood zone elevation requirements. There is a section of the site where contaminated soils are present and will be abated during the site improvements.



### SERVICES PROVIDED

Design Build (CMAR)



### SIZE

202,500 SF



### CONSTRUCTION VALUE

\$15,000,000



### SCHEDULE

2022



### OWNER

Monroe County Schools

Douglas Pryor

(305) 407-6251

Douglas.Pryor@KeysSchools.com



### LOCATION

Marathon, Florida



### PERFORMANCE:

Cost: Currently in Budget

Quality: Meeting Expectations

Schedule: On Time





## 15. RELEVANT PROJECT EXPERIENCE



The EFSC Softball Complex involved the construction of an NCAA regulation softball field with dugouts, advanced field lighting, scoreboard, video board, and press-box. In addition, Ajax installed new grandstands, a new locker room complete with collegiate level lockers, benches, restrooms and shower area, new concessions building with ticketing booth, and a breezeway entry for large crowd entering/exiting.

This project involved coordination with existing athletic facilities on campus, including coordination of work to integrate additional Orlando City Soccer facilities onto the adjacent soccer complex.



**SERVICES PROVIDED**  
CM at-Risk



**SIZE**  
4,817 SF



**CONSTRUCTION VALUE**  
\$3,751,000



**SCHEDULE**  
2017



**OWNER**  
Eastern Florida State College  
Ryan Price  
(321) 593-2548  
pricer@easternflorida.edu



**LOCATION**  
Melbourne, Florida

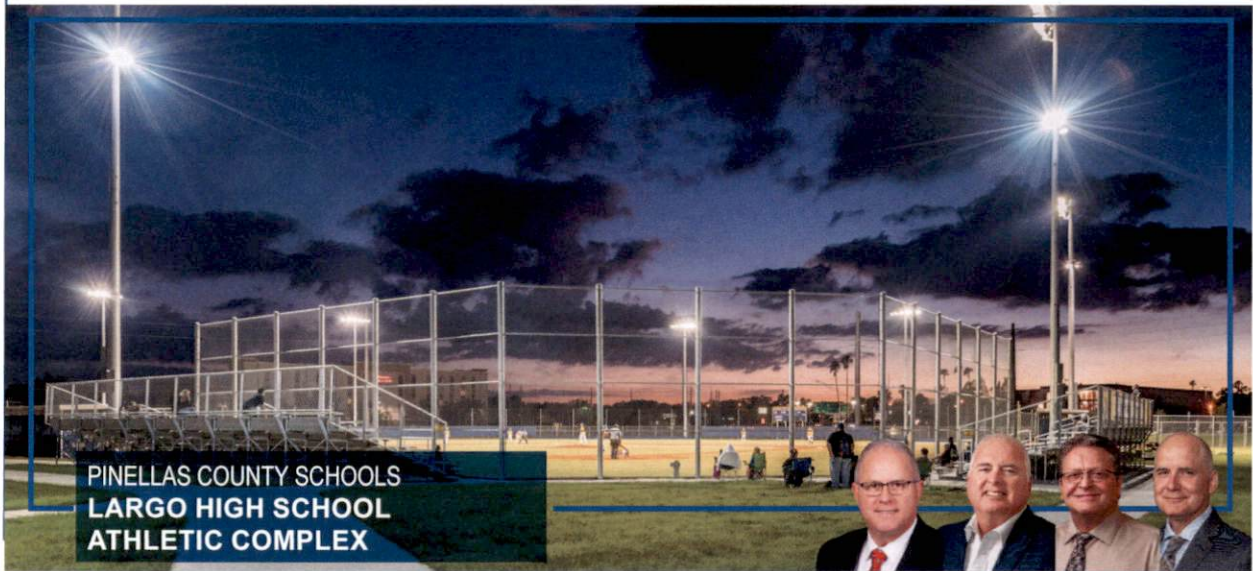


**PERFORMANCE:**  
Cost: Completed Within Budget  
Quality: Exceeded Expectations  
Schedule: Completed On Time





## 15. RELEVANT PROJECT EXPERIENCE



The new Largo High School was a replacement project of approximately 229,000 SF of classrooms, a student union, 1590 seat gymnasium and renovations of the auditorium. The athletic complex consisted of fields for baseball, softball, soccer and football. We installed new bleachers, a new maintenance building and locker rooms renovations were performed. Other additions and renovations consisted of:

- New Weight Room
- Six new Tennis Courts
- Batting Cages
- New Dance & Gymnastics Rooms
- Ticket Booth & Formal Corridor
- Three Outdoor Basketball Courts
- New Gymnasium, Retractable Volleyball Net
- Indoor & Outdoor Concession stands



### SERVICES PROVIDED

CM at-Risk



### SIZE

Various



### CONSTRUCTION VALUE

\$5,200,000



### SCHEDULE

2017



### OWNER

Pinellas County Schools

Doug Pollei

(727) 547-7113

polleic@pcsb.org



### LOCATION

Largo, Florida



### PERFORMANCE:

Cost: Completed Within Budget

Quality: Exceeded Expectations

Schedule: Completed On Time





please see appendix

please see appendix

# We offer you...



## Partnership

We understand you face unique challenges. Our team works with you to face those challenges, finding you the best solution for your project.



## Innovation

Applying lean construction principles, collaborative approaches, and best practices enable us to deliver projects that exceed your expectations.



## Cost & Schedule Certainty

With an in-house **Advanced Coordination Team**, we can conceptualize value added solutions, reduce material and labor costs, and optimize the project schedule - all while preserving the design intent.



## K-12 Expertise

Ajax is one of the largest K-12 contractors in the nation. Our \$2 Billion K-12 resume is comprised of 220+ projects including the renovation and construction of 50+ Athletic Complexes.



## Nationally-Ranked Reputation

As a testament to the depth and breadth of the projects with which we are entrusted, we were ranked in the top 5 of the Top Construction Management Companies in the U.S. by *ENR Magazine* in 2021.



## Experience & Dedication

To us, your project is personal. We have dedicated our careers to building projects ensuring you'll have peace of mind selecting us to build your project.



## Bench Depth

As a member of the STO Building Group family of companies, we offer you building expertise from across the globe.



## Industry-Leading Safety Program

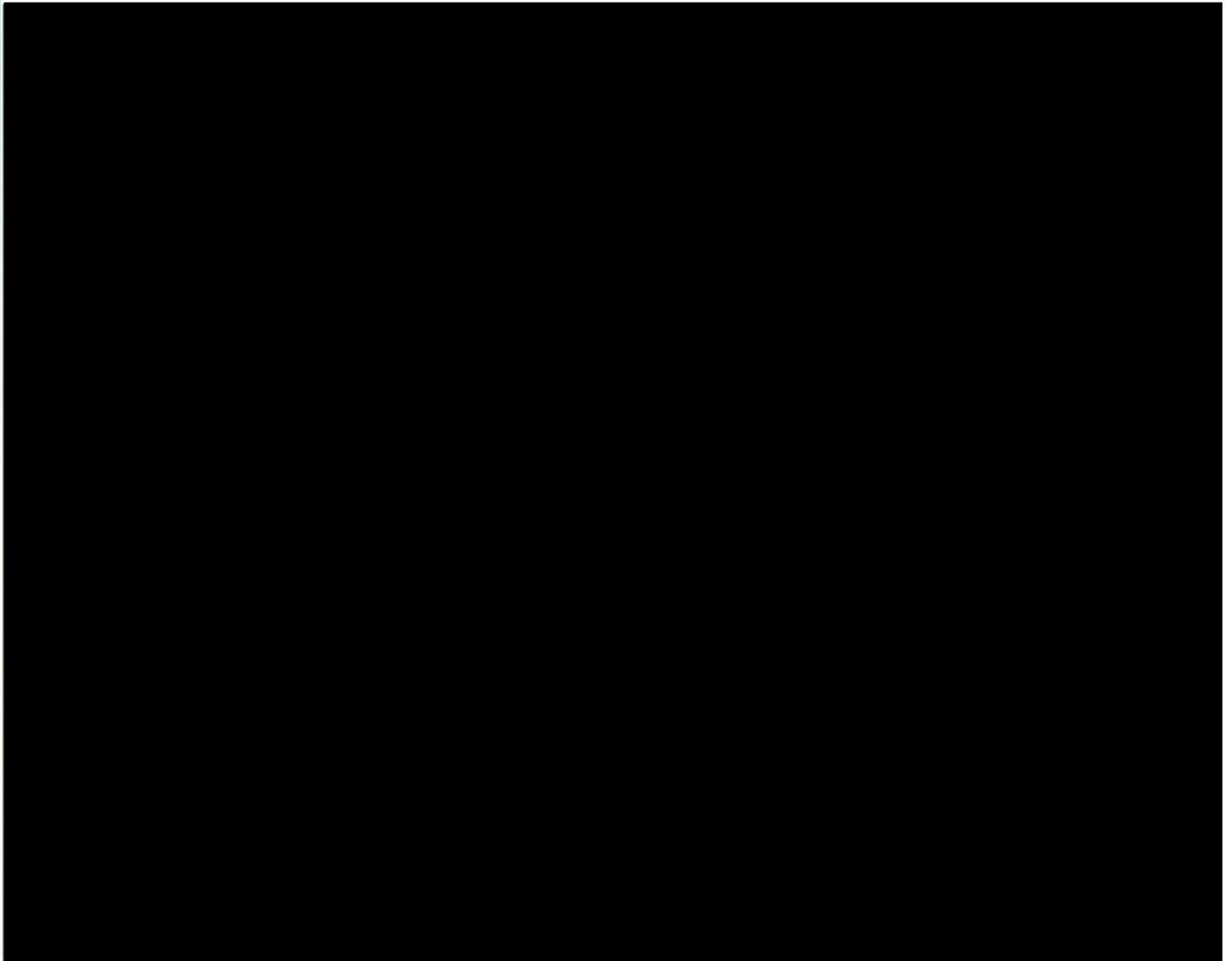
Safety is more than a priority—it's our core value and moral obligation. We minimize the impact of construction by strictly following OSHA Safety procedures.

## ELEVATING k-12 experiences.

We manage construction projects of all sizes and budgets, helping k-12 clients update, enhance, and expand their facilities in both small and large ways.



a. Bonding Company and Agent Information:









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

BPC1021237

This certificate recognizes: Certificate Number: CCM. 1084

**WILLIAM PAUL BYRNE**

as a **GENERAL CONSTRUCTION MANAGER** by the laws of South Carolina  
for the following licensee:  
**AJAX BUILDING COMPANY LLC**  
**109 COMMERCE BLVD**  
**OLDSMAR FL 34677**

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

Issue Date: August 15, 2020  
Expiration Date: October 31, 2022

*Molly S. Prew*  
Interim Administrator

License CLG.122422 GC must be "Active" for this certification to be valid.  
Licensee Lookup: <https://verify.llronline.com/LicLookup/LookupMain.aspx>

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

CCB 1060138

Hereby Certifies:

**AJAX BUILDING COMPANY LLC**  
**109 COMMERCE BLVD**  
**OLDSMAR FL 34677**

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**

**LICENSE NUMBER: .....G122422**  
**Expiration Date: .....10/31/2022**  
**Initial License Date: .....09/26/2019**

\* 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 S. Prew*  
Administrator

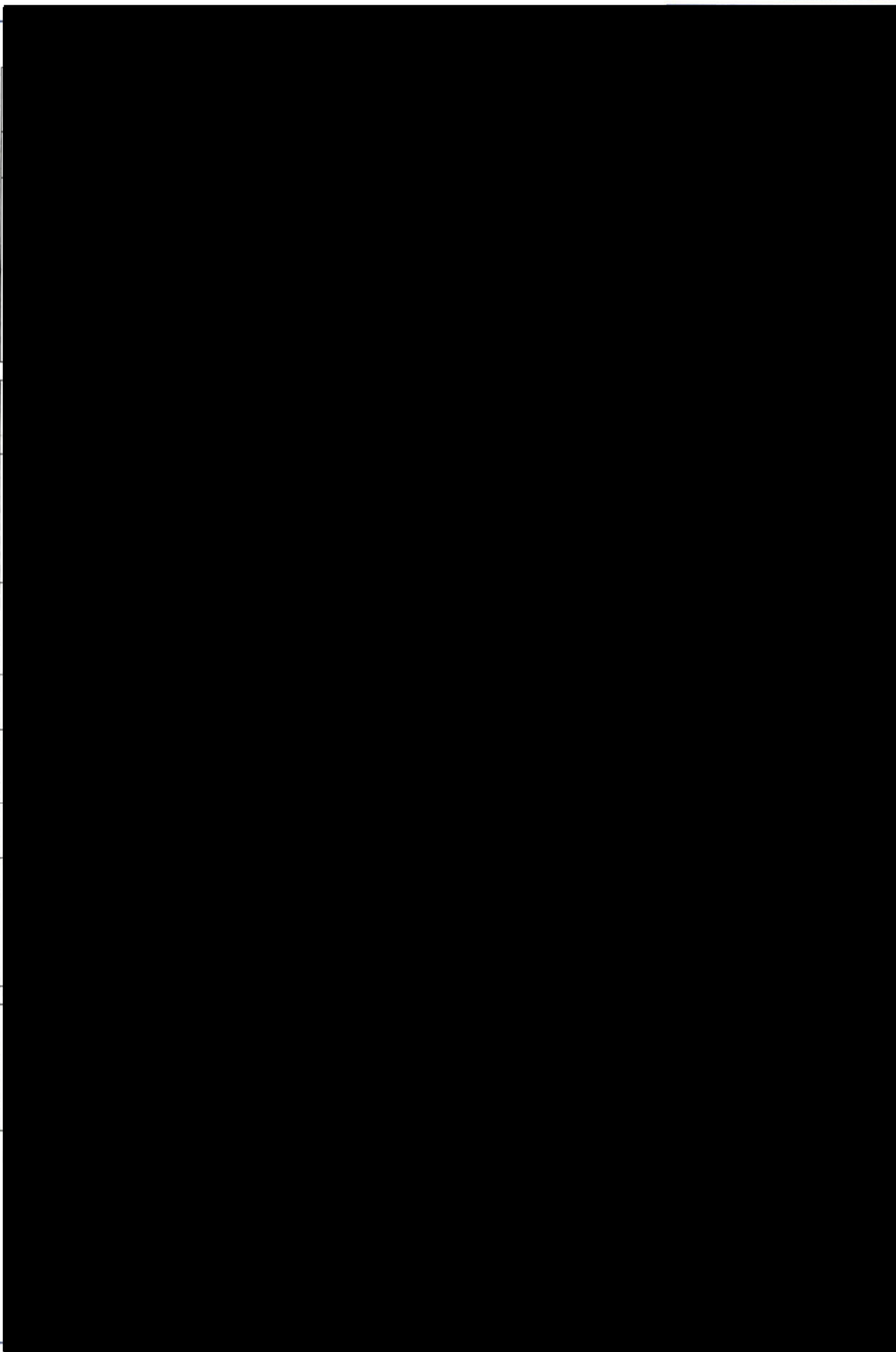
**Qualifying Party(s) (Primary QP displays "PQ"): DEREK MARSHALL GAMBLE (CQG.30233 Q), WILLIAM PAUL BYRNE (CQG.24866 PQ)**

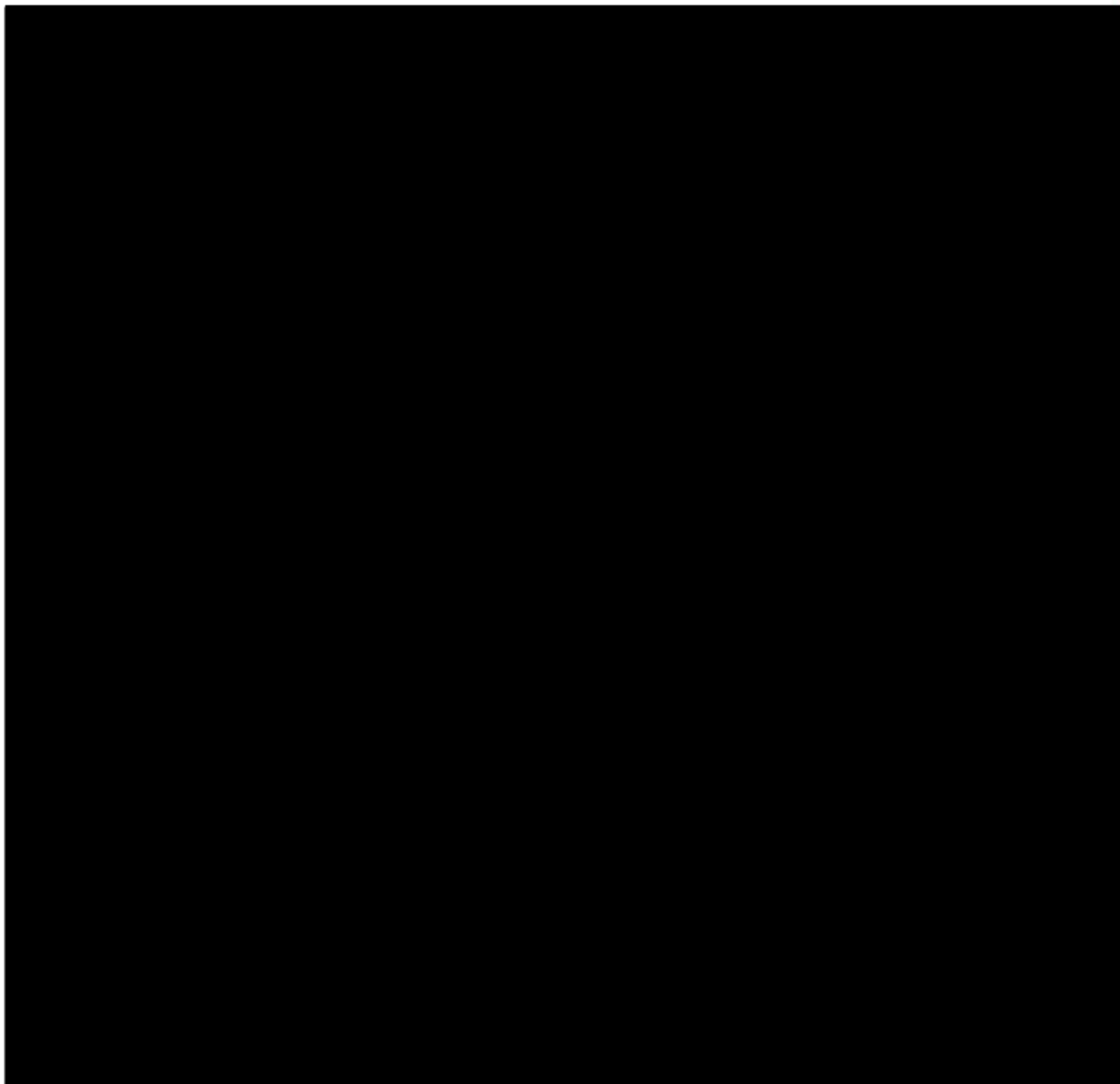
It is at the discretion of the licensee to designate whomever they elect to pull permits and conduct business for this license.











cc: William X. Linney

**New York City**  
450 7<sup>th</sup> Ave  
Suite 400  
New York, NY 10123  
Telephone 646.625.7100

**Contact us**  
[info@constructionriskpartners.com](mailto:info@constructionriskpartners.com)

[ConstructionRiskPartners.com](http://ConstructionRiskPartners.com)



**Form W-9**  
(Rev. October 2018)  
Department of the Treasury  
Internal Revenue Service

## Request for Taxpayer Identification Number and Certification

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

Give Form to the  
requester. Do not  
send to the IRS.

Print or type.  
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

Ajax Building Company, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► **C**

**Note:** Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

1080 Commerce Boulevard

6 City, state, and ZIP code

Midway, Florida 32343

7 List account number(s) here (optional)

Requester's name and address (optional)

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

\_\_\_\_ - \_\_\_\_ - \_\_\_\_

or

Employer identification number

5 9 - 0 9 6 9 7 0 9

### Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign  
Here

Signature of  
U.S. person ►

Date ► 1/6/22

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

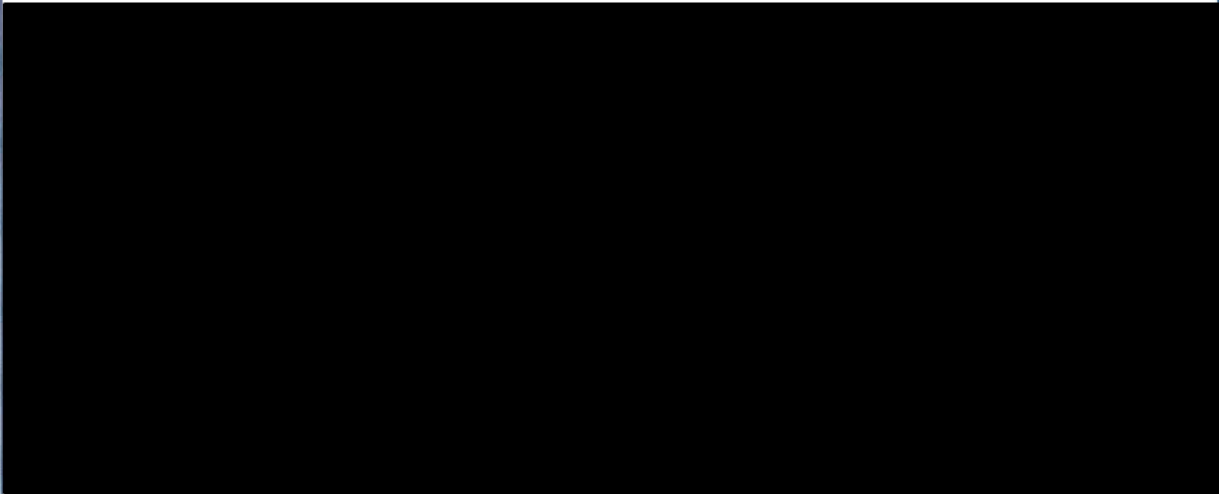
Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.

AFFIDAVIT

AJAX

CURRENT RATIO (ASSETS/LIABILITIES) BY YEAR




Ajax Building Company, LLC

A handwritten signature in blue ink, appearing to read 'Brian Desotell', positioned above the printed name.

**Brian Desotell**  
Secretary/Treasurer of Ajax



	<b>District Five of Lexington and Richland Counties</b>  <b>Request for Qualifications/ Proposals for Construction Manager at Risk Services for Stadium Renovations at Chapin High School</b>	Solicitation #	2022-022
		Date Issued	November 23, 2021
		Procurement Official	Lynda Robinson
		Phone	(803) 476-8140
		E-Mail Address	D5bids@lexrich5.org
DESCRIPTION	Request for Qualifications/Proposals for CM-R Services for Chapin High School Stadium Renovations		

*The Term "Offer" Means Your "Bid" or "Proposal"*

SUBMIT OFFER BY	RFQ January 6, 2022 at 11:00 AM RFP February 2, 2022 at 11:00 AM
QUESTIONS MUST BE RECEIVED BY	RFQ December 8, 2021 at 12:00 PM RFP January 14, 2022 at 4:00 PM
NUMBER OF COPIES TO BE SUBMITTED	1 original, 5 copies and 1 electronic copy

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

SUBMIT YOUR SEALED OFFER TO:

District Five of Lexington and Richland  
Counties  
Purchasing Office  
1020 Dutch Fork Road  
Irmo, SC 29063

<b>CONFERENCE TYPE:</b> RFQ-Pre-submittal Conference <b>DATE &amp; TIME:</b> at 11:00 AM (EDT) December 7, 2021 @ 10:00 am As appropriate, see "Conferences - Pre-Bid/Proposal" & "Site Visit" provisions	<b>LOCATION:</b> Chapin High School 300 Columbia Avenue Chapin, SC 29036
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<b>AWARD &amp; AMENDMENTS</b>	The award, this solicitation, and any amendments will be posted at the following web address: <a href="http://www.lexrich5.org/Page/2779">www.lexrich5.org/Page/2779</a>
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You must submit a signed copy of this form with Your Offer. By submitting a bid or proposal, you agree to be bound by the terms of the Solicitation. You agree to hold Your Offer open for a minimum of sixty (60) calendar days after the Opening Date.

NAME OF OFFEROR (Full legal name of business submitting the offer)		<b>OFFEROR'S TYPE OF ENTITY:</b> (Check one) <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation (tax-exempt) <input type="checkbox"/> Corporate entity (not tax-exempt) <input type="checkbox"/> Government entity (federal, state, or local) <input checked="" type="checkbox"/> Other Limited Liability Co (See "Signing Your Offer" provision.)
Ajax Building Company, LLC		
AUTHORIZED SIGNATURE		
(Person signing must be authorized to submit a binding offer to enter a contract on behalf of Offeror named above.)		
TITLE (Business title of person signing above)		
PRINTED NAME (Printed name of person signing above)		DATE SIGNED
William P. Byrne		1/6/22

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. 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.

STATE OF INCORPORATION Florida (If Offeror is a corporation, identify the state of Incorporation.)	TAXPAYER IDENTIFICATION NO. 59-0969709
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COVER PAGE

PAGE TWO  
(Return Page Two with Your Offer)

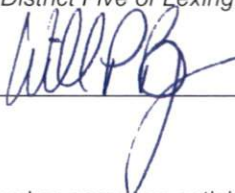
<b>HOME OFFICE ADDRESS</b> (Address for Offeror's home office / principal place of business)  Ajax Building Company, LLC 1080 Commerce Boulevard Midway, FL 32343				<b>NOTICE ADDRESS</b> (Address to which all procurement and contract related notices should be sent.)  Ajax Building Company, LLC 1080 Commerce Boulevard Midway, FL 32343			
				Area Code: 850	Number: 224-9571	Extension:	Facsimile:
				E-Mail Address: bill.byrne@ajaxbuilding.com			
<b>PAYMENT ADDRESS</b> (Address to which payments will be sent.)  Ajax Building Company, LLC 1080 Commerce Boulevard Midway, FL 32343  <input checked="" type="checkbox"/> Payment Address same as Home Office Address <input type="checkbox"/> Payment Address same as Notice Address (check only one)				<b>ORDER ADDRESS</b> (Address to which purchase orders will be sent)  Ajax Building Company, LLC 1080 Commerce Boulevard Midway, FL 32343  Order E-Mail Address: bill.byrne@ajaxbuilding.com  <input type="checkbox"/> Order Address same as Home Office Address <input type="checkbox"/> Order Address same as Notice Address (check only one)			
<b>ACKNOWLEDGMENT OF AMENDMENTS:</b> Offerors acknowledge receipt of amendments by indicating amendment number and its date of issue.							
Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date	Amendment No.	Amendment Issue Date
DISCOUNT FOR PROMPT PAYMENT N/A		10 Calendar Days (%)	20 Calendar Days (%)	30 Calendar Days (%)	_____ Calendar Days (%)		
<b>MINORITY PARTICIPATION</b>							
Please answer the following question:							
1. Are you certified as a MOB/WOB (minority-owned business/woman-owned business) by the State of South Carolina? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No							
If yes, provide certification number: _____.							



### **SPECIAL CONDITIONS**

1. The contract will be awarded based on the option that serves the best interest of the District, and the award will be to one vendor.
2. Contractor/SubContractors must stipulate that they are responsible for running a National Sex Offender Registry check on their employees who work in schools.
3. *By signing below, the bidder agrees to prohibit any employees or sub-contractor employees from performing work or services at School District Five of Lexington and Richland Counties if they are deemed to be Registered Sex Offenders or pose a known criminal danger to children or staff. The vendor hereby agrees to run a National Sex Offender Registry check (<http://www.nsopr.gov/>) or equivalent on all employees or sub-contractor employees who may be in the proximity of school children or staff. This check must be done by the vendor prior to performing any work or services at School District Five of Lexington and Richland County.*

a. Authorized Signature: \_\_\_\_\_



Date: 1/6/22

4. All individuals whom the individual or company anticipates working in District Five Schools must be cleared through a SLED check to be authorized to be around children and staff in the schools. The individual or company offered a contract will be responsible for providing proof of a proper SLED background report for those who work in District Five Schools and Offices associated with the company or individual.
5. Federal W-9 Form: Please note that in order for School District 5 to do business with any vendor we must have a completed W-9 Form on file in our Finance Office. It is imperative that if your firm has not done business with us before you must fill out the W-9 form attached to this solicitation and either e-mail it to [D5vendors@lexrich5](mailto:D5vendors@lexrich5).