



TRUST. COMMUNITY. REPUTATION.

RFQ Response for Construction Manager at Risk
Services for Stadium Renovations
at Chapin High School



Giordana Velodrome

CONSTRUCTION MGT | CM @ RISK | DESIGN BUILD | DESIGN BID BUILD

WHY LEITNER

First, let me say thank you for allowing Leitner Construction to respond to the upcoming RFQ for services for the Stadium Renovations at Chapin High School. Attached you will find our portfolio that highlights just a few of our K12 projects with athletic experience as well as some of our Construction Manager at Risk experience.

75 YEARS

This year marks our 75th year in business. We have vetted numerous subcontractors that we have used for many years to provide us with quality work at a competitive price.

READY TO START

The Leitner team has the tools and the team in place to start your project immediately and to ensure the goal of delivering quality work on time and within your budget. Leitner has successfully just closed out two K12 projects in the last three weeks and we have an experienced team ready to move!

REPUTATION

We are dedicated to extending honesty and integrity in all our associations with our clients and strive to genuinely understand their needs so that we may deliver a finished project that is attractive, adaptable, and durable. We challenge you to call any of our clients and ask about our work ethic or our commitment. We pride ourselves on our relationships and without a doubt know that our clients can speak to our excellent reputation.

LEADERSHIP ATTENTION

One of the differences with Leitner Construction is our attention to detail. Our leadership team, Jack (President) and Kenny (Vice-President) take a very hands on approach to all projects. Jack reviews the budget and schedule for every project on a daily basis, while Kenny visits the job sites routinely ensuring safety, quality control and value engineering.

Please feel free to contact us if you have any questions. We are committed to being your trusted partner and providing you with a safe and successful project. We will continue to dedicate ourselves to earn the right to be part of your team.



John W. Leitner
President

TABLE OF CONTENTS

Pg. 03 Bid Forms

Pg. 05 Contents Response

Pg. 09 Personnel Capability

Pg. 15 Project Experience

Pg. 21 Appendix

Safety

License

Bonding

Agreements

Fee

LEITNER
CONSTRUCTION

HOME OFFICE ADDRESS (Address for Offeror's home office / principal place of business) Leitner Construction Co. 1800 Saluda Road Rock Hill, SC 29730				NOTICE ADDRESS (Address to which all procurement and contract related notices should be sent.) Leitner Construction Co. PO Box 12190 Rock Hill, SC 29731			
Area Code: 803		Number: 324.5665		Extension: 		Facsimile: 	
E-Mail Address: Jack@leitnerconstructionco.com							
PAYMENT ADDRESS (Address to which payments will be sent.) Leitner Construction Co. PO Box 12190 Rock Hill, SC 29731 <input type="checkbox"/> Payment Address same as Home Office Address <input checked="" type="checkbox"/> Payment Address same as Notice Address (check only one)				ORDER ADDRESS (Address to which purchase orders will be sent) Leitner Construction Co. PO Box 12190 Rock Hill, SC 29731 Order E-Mail Address: shembree@leitnerconstructionco.com <input type="checkbox"/> Order Address same as Home Office Address <input checked="" type="checkbox"/> Order Address same as Notice Address (check only one)			
ACKNOWLEDGMENT OF AMENDMENTS: 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
1	11.30.2021						
2	12.9.2021						
DISCOUNT FOR PROMPT PAYMENT		10 Calendar Days (%)	20 Calendar Days(%)	30 Calendar Days (%)	_____ Calendar Days (%)		
MINORITY PARTICIPATION 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"/> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide certification number: _____.							

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: 01.02.2022

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.

CONTENTS RESPONSE

FIRM DESCRIPTION

We strive to deliver a premium product at a reasonable price. Being in the Carolinas for 75 years, we have one of the largest list of local subcontractors in the area to ensure our clients prices are comparative to the market while not sacrificing quality. We pride ourselves on reviewing all documents as early as possible to help ensure no issues arise in the construction phase. We use the most effective tools and methodology in construction planning and budgeting to deliver what we promise all while ensuring our responsibilities as a good corporate citizen of the community.

BASIC COMPANY INFORMATION

Leitner Construction Company of York County, LLC

Jack Leitner | President

1800 Saluda Rd. Rock Hill, SC 29730

Office: 803.324.5665 | Cell: 803.417.3342

jack@leitnerconstructionco.com

FORM OF OWNERSHIP:

Corporation

HISTORY AND GROWTH OF FIRM

Leitner Construction Company was founded by J. D. Leitner in 1947 providing construction services in York, Chester, and Lancaster Counties. In 1974, the business was expanded into commercial and light industrial construction. From 1974 to the present, Leitner Construction Company grew to be an unlimited general contractor engaged in all types of construction in both North Carolina and South Carolina. Leitner Construction currently has three locations in Charlotte, NC , Charleston, SC & Rock Hill, SC.

LITIGATION

Leitner Construction Company is proud to say that we have had NO litigation with owners, subcontractors and design professionals in the last five years.

CONTENTS RESPONSE -CONT-

COMPLETED CM @ RISK EXPERIENCE \$10M +

YORK COUNTY NATURAL GAS AUTHORITY: ROCK HILL, SC

The 80-year-old building was modernized with a newly renovated state of the art natural gas appliance showroom and sales/administrative offices.

FOUNTAIN PARK PLACE OFFICE BUILDING. ROCK HILL, SC

Fountain Park office building is a four story Class A Office building completed in 2014 and features a total of 48,000 sqft. The development included a partnership with the City of Rock Hill in the construction to serve businesses, employees and customers of Fountain Park Place and the surrounding Old Town area.

CITY OF ROCK HILL PARKING GARAGE, ROCK HILL, SC

Four Story parking garage for the City of Rock Hill. A total of 77,000 square foot parking deck adjoining the four story office building and mixed-use space.

Leitner Construction has never failed to complete any project in our portfolio

REFERENCES

Project References can be found on each project experience page.

Subcontractor References;

Hinson Electric: Jeff Hinson, President, jhinson@hinsonelectricinc.com, Cell 704-634-4813

Walker Electric: Jason Warren, President, jason@wecosc.com, Cell 803-389-9864

Steele's Mechanical: Dan Bailey, President, dbailey@steelesmechanical.com, Cell 704-975-1723

Action Mechanical: Benny Weaver, President, benny@actionmechanical.biz, Cell 803-487-9593

SITE MANAGEMENT LOCATION

Leitner Construction Headquarters is located in Rock Hill, SC and will be managing the Chapin High School Stadium Renovation Project. The project site is located 70 miles away from the home office which will be managing the project. Our proposed Superintendent, Andrew Beckham currently lives in Blair, SC and is 17 Miles from Chapin High School.

FINANCIAL RESPONSIBILITY



CONTENTS RESPONSE -CONT-

CONTACT INFORMATION

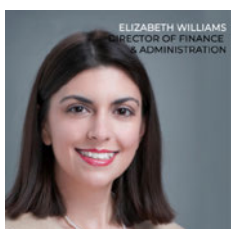
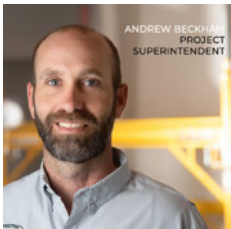
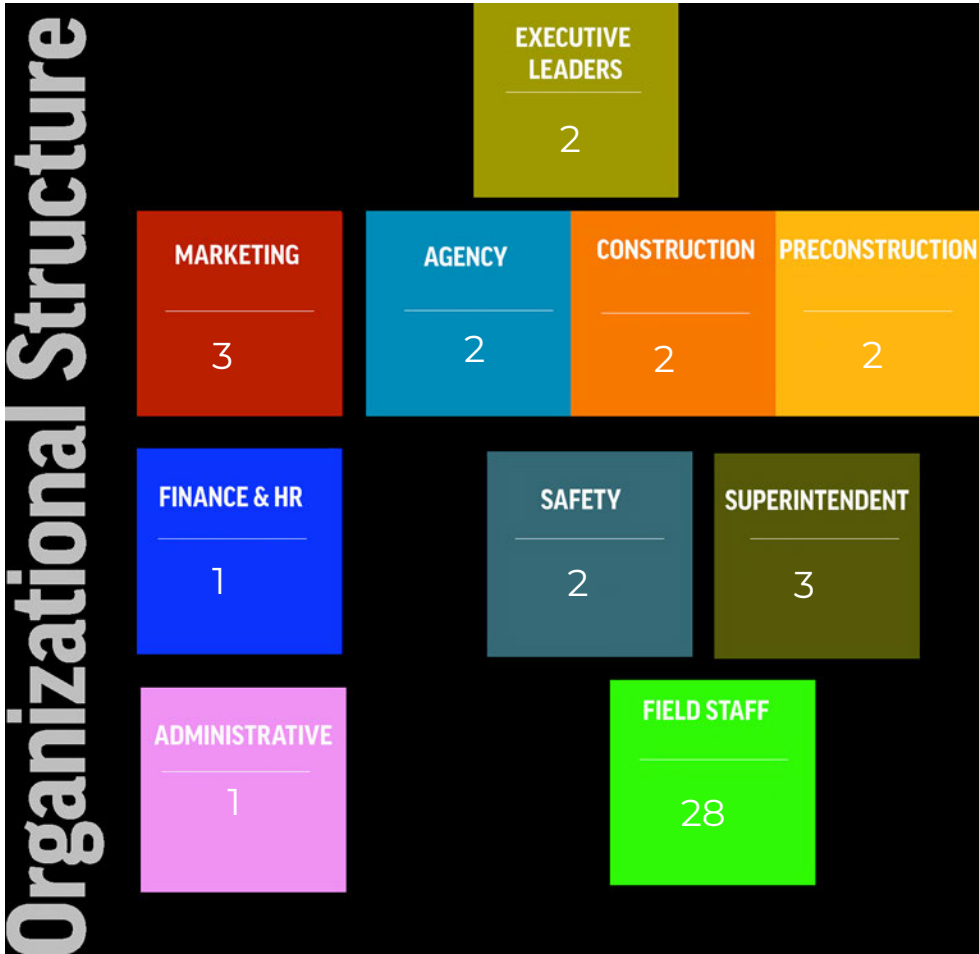
Dan Lombardozzi
Daniel.Lombardozzi@usi.com | www.usi.com
Commercial Lines Account Manager; CISR
USI Insurance Services, LLC
1301 Gervais Street, Suite 500, Columbia, SC 29201
803.602.3019 | c: 716.581.1179 | f: 877.865.7317

ASSETS LIABILITIES RATIO

NEGOTIATED WORK

CONTENTS RESPONSE -CONT-

PERSONNEL CAPABILITY



RESUMES. BUILD BETTER TEAMS.



JOHN W. LEITNER (JACK)
PRESIDENT
Rock Hill, SC



The Citadel, 2001
BS Business Administration
Citadel Graduate College, 2004
Master of Business Admin.

Jack Leitner, President of Leitner Construction has been with Leitner Construction since 2004, after graduation. Jack has extensive municipal experience and will coordinate all preconstruction activities throughout the project to final closeout.

Project Experience:

York County Natural Gas, Rock Hill, SC: The York County Natural Gas Authority is renovating their building on the corner of West Main Street and Cherry Road. The building was originally a Pepsi Cola plant in the 1940's until York County Gas moved in during the 80's. Now, they say with gas products upgrading technologically, they wanted a modern building that was representative of the products they sell. The new building will feature a showroom with digital display units, space for natural gas education and administrative areas. Gas authority leaders say they wanted to bring their business into the 21st century and they wanted to modernize and preserve the building's history in our city.

Clover High School, Clover, SC: Leitner Construction completed the renovation of the Clover High School 300 Wing in the summer of 2019. The scope of work included installing new HVAC for the classrooms and auxiliary gym, adding a new fire protection system for both upper and lower levels, as well as installing new ceiling systems and other miscellaneous architectural items. The 300 Wing Renovation was completed in 2 phases – summer of 2018 and summer of 2019

Fountain Park Place Office Building & Garage, Rock Hill, SC: Fountain Park Place is a 48,000-square-foot professional office building constructed in 2014. This was the first major construction project in downtown Rock Hill in decades. The development includes partnership with the City of Rock Hill in the construction of a 194-space parking deck to serve businesses, employees and customers of Fountain Park Place and the surrounding Old Town area.

Doby's Bridge Elementary School, Fort Mill, SC: Doby's Bridge Elementary is a 1,000 student elementary school in Fort Mill, SC completed in the summer of 2014. The 120,000 square foot 2-story structure is composed of load bearing masonry and a combination of low-slope built-up and pitched standing seam panel roofs. The interior finishes include epoxy terrazzo tile, VCT, wood flooring, and painted CMU and gypsum walls.

DiGiorgio Campus Center, Winthrop University, Rock Hill, SC: The Winthrop Campus Center began construction in the spring of 2008 and was completed in the summer of 2010. The DiGiorgio Center is a 127,546 square foot multi-purpose facility that provides a variety of meeting spaces for use by Winthrop's numerous student organizations. The Campus Center includes multi-purpose banquet rooms for special events, a 224-seat movie theatre, conference room, the campus bookstore and post office, as well as a 5-restaurant food court for student dining.

Charleston County Juvenile Detention Center, Charleston, SC: New 72 bed Charleston County Juvenile Detention Center is 29,409 sqft CMU and brick building. The facility will include 6 juvenile housing units, classrooms, outdoor recreation yard, administration, arrival and intake, visitation, and medical.



RESUMES. BUILD BETTER TEAMS.



Clemson University, 2005
BS Construction Science & Management

KENNY SMITH
VICE PRESIDENT
Rock Hill, SC



Project Experience:
Charleston County Juvenile Center, Charleston, SC: New 72 bed Charleston County Juvenile Detention Center is 29,409 sqft CMU and brick building. The facility will include 6 juvenile housing units, classrooms, outdoor recreation yard, administration, arrival and intake, visitation, and medical.

York County Courthouse, York SC: Listed on the National Register of Historic Places and slated for interior and exterior renovations, the York County Courthouse required a comprehensive restoration to bring the circa 1914 structure to its former aesthetic beauty and functional use. The design team was charged with preserving as much of the original structure as possible while bringing the infrastructure up to code standards and regulatory building security.

York County Natural Gas, Rock Hill, SC: The York County Natural Gas Authority is renovating their building on the corner of West Main Street and Cherry Road. The building was originally a Pepsi Cola plant in the 1940's until York County Gas moved in during the 80's. Now, they say with gas products upgrading technologically, the wanted a modern building that was representative of the products they sell. The new building will feature a showroom with digital display units, space for natural gas education and administrative areas. Gas authority leaders say they wanted to bring their business into the 21st century and they wanted to modernize and preserve the building's history in our city.

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The Giordana Velodrome, Rock Hill, SC: The Giordana Velodrome is a 250m world-class cycling track in Rock Hill, SC completed in January 2012. The Velodrome contains nearly 3000 cubic yards of concrete, 220 tons of reinforcing steel, and took approximately 8 months to build. Leitner also constructed the underground tunnel that stretches from the infield to the spectator building.

Doby's Bridge Elementary School, Fort Mill, SC: Doby's Bridge Elementary is a 1,000-student and 120,000 square foot 2-story structure is composed of load bearing masonry and a combination of low-slope built-up and pitched standing seam panel roofs. The interior finishes include epoxy terrazzo tile, VCT, wood flooring, and painted CMU and gypsum walls.

Clover High School, Clover, SC: The scope of work included installing new HVAC for the classrooms and auxiliary gym, adding a new fire protection system for both upper and lower levels, as well as installing new ceiling systems and other miscellaneous architectural items. The 300 Wing Renovation was completed in 2 phases – summer of 2018 and summer of 2019

RESUMES. BUILD BETTER TEAMS.

ANDY RODRIGUEZ
DIRECTOR OF PRECON.
Rock Hill, SC



Sheridan Technical College - Architectural Design Degree, 1996
NC State University – Sustainable Design and Construction Certification, 2007
Southern New Hampshire University - BA Management, 2014

Project Experience:

Home2 Suites, Belmont, NC: 104 Key Hotel - \$12 Million

Fairfield Inn & Suites, Statesville, NC: 98 Key Hotel - \$10 Million

Aventura Resort, Aventura, FL: Hotel and Condominium Building – \$42 million

South Seas Resort, Captiva Island, FL: CM at Risk Services for renovation of seventeen condo buildings - \$17.2 Million

Giralda Building Retail, Coral Gables, FL, Office & Residential Mixed-Use Building–\$32 Million

Wilmington Elementary School Historic Renovation, Wilmington, NC: \$6 Million
Fort Mill High School Auxiliary Gymnasium, Fort Mill, SC: Construction budget of \$3 million

Nations Ford High School Football Field and Concession Stands, Fort Mill, SC:
Construction budget of \$4.2 million

Cape Fear Community College, Wilmington, NC – Ground-up Cosmetology Building - \$5 Million

Mitchell Community College, Statesville, NC: Ground-up Classroom Building - \$3.5 Million

Billy Graham Archive Center Warehouse, Charlotte, NC: \$14 Million
Homanit USA, Mt. Gilead, NC: 35,000 SF: Three separate buildings for admin, maintenance, and warehouse. \$4.65 million

Haile Gold Mine, Kershaw, SC: Structural Concrete Work - \$2 Million

Lowes Foods and Harris Teeter, Various Locations: Ground up construction and upfits of 40k to 95k SF Grocery Stores Contracts ranged between \$1 million and \$15 million

Tillery Tradition Golf and Country Club, Lake Tillery, NC: 12,200 sf new club house and pro shop, \$1.25 million

Novant Family Clinic, Charlotte, NC: 8,000 SF Family healthcare clinic \$3.5 million

UNC Chapel Hill Hospital MRI Room, Chapel Hill, NC: \$1 Million

Abacoa SNF & ALF, Jupiter, FL: Design-build construction of 170 Bed facility - \$50 million



RESUMES. BUILD BETTER TEAMS.



ASHTON ESTRIDGE
PROJECT EXECUTIVE
Rock Hill, SC

University of South Carolina, 1995
BS Biochemistry

Project Experience:

Baptist Hill High School, Hollywood, SC – Baptist Hill High School is an existing school located at 5117 Baptist Hill Road, Hollywood, SC. The work in the phased project includes, but is not limited to, approximately 10,000 square feet of interior renovations within the existing school building and the construction of a new, one-story, fully sprinkled, 16,282 square foot addition on the current Baptist Hill High School campus. Basic Finishes will include, but are not limited to SVT, ceramic tile, polished concrete flooring, carpet, acoustical ceilings, paint, casework and marker/tack boards. The package also includes basic electrical services, electrical life safety systems, technology items, and cable trays. Sitework is also part of this contract and consists of the installation of earthquake drains, utilities, paving, sidewalks, curb & gutter, fencing, grass and landscaping.

Forest Creek Middle School Fort Mill, SC: Middle school scope consists of all sitework activities for the development of approximately a 50 acre site, athletic fields, and the construction of a 3 Level, 160,000 square foot facility that has a structure that is part load bearing masonry and part structural steel frame.

York County Natural Gas, Rock Hill, SC: The York County Natural Gas Authority is renovating their building on the corner of West Main Street and Cherry Road. The new building will feature a showroom with digital display units, space for natural gas education and administrative areas. Gas authority leaders say they wanted to bring their business into the 21st century and they wanted to modernize and preserve the building's history in our city.

New Campus, Cardinal Newman School, Columbia, SC: The school's 115,000-square foot main structure sits on 49 acres along Alpine Road in northeast Columbia. The facility includes 32 classrooms, five science labs, a media center, music and vocal rooms with their own practice spaces, a performing arts center that seats 350, and a gymnasium. The cost of the project was about \$25.6 million.

Deerfield Elementary School, Lexington, SC: This 132,600-square-foot elementary school was designed for 800 students and houses students in grades K-5. Full preconstruction and construction phase services under a "construction management" contract, which also included Guaranteed Price/Cost Savings provisions. Deerfield Elementary School is Lexington One's most recent LEED-certified school and has been LEED® Silver Certified by the U.S. Green Building Council.

Engineering/Science Classroom Facility, Midlands Technical College Northeast Campus, Columbia, SC

Williams-Brice Stadium Plaza Renovations, University of South Carolina, Columbia, SC

Claire Chapin-Epps Family YMCA, YMCA of Coastal Carolina, Myrtle Beach, SC

Palmetto Government Benefits Administrators, Blue Cross-Blue Shield of South Carolina, Columbia, SC

Charleston County Juvenile Detention Center, Charleston, SC: New 72 bed Charleston County Juvenile Detention Center is 29,409 sqft CMU and brick building. The facility will include 6 juvenile housing units, classrooms, outdoor recreation yard, administration, arrival and intake, visitation, and medical.



RESUMES. BUILD BETTER TEAMS.

ANDREW BECKHAM
PROJECT
SUPERINTENDENT
Rock Hill, SC



Piedmont Technical College, 2003
Business Management
OSHA 30-Hour Certification

Project Experience:

Northwestern High School Renovations, Rock Hill, SC: • Buildings A, B & C renovation. Bathroom renovations • Ceiling tile replacements, Monumental stair renovations, Painting, Replaced misc. doors & hardware, Fire alarm additions, Replaced stair treads, New visual display boards • Replaced exterior windows, Bldgs D & E, Exterior cladding replacement, Bldgs D & E, Exterior stair replacements, Bldgs D & E, Auditorium lighting replacement, Consumer Sciences classrooms renovation, Welcome Center addition, Chiller replacement, Athletic upgrades and additions, New soccer field concessions building, New baseball support building, Training room renovation, New lights at the baseball field, Auxiliary gym/locker rooms air conditioned.

Giordana Velodrome, Rock Hill, SC: The Giordana Velodrome is a 250m world-class cycling track in Rock Hill, SC completed in January 2012. The Velodrome is a one-of-a-kind facility that brings cycling enthusiasts from around the world to practice the Olympic sport of track cycling. The Velodrome contains nearly 3000 cubic yards of concrete, 220 tons of reinforcing steel, and took approximately 8 months to build. Leitner also constructed the underground tunnel that stretches from the infield to the spectator building.

Fort Mill High School, Fort Mill, SC: Fort Mill High School work included the construction of a new 21,000 square foot administration building and renovations of approximately 144,500 square feet to an existing & operational facility. Building renovations included the conversion of an existing elementary school facility into high school usage. This contract also included the construction and renovations of the Bob Jones Stadium Athletic Complex. Civil site packages were also included in both areas. Both phases were completed on time and within budget.

Moss Justice Center, York, SC: Phases I and II of the Moss Justice Center building located in York, SC, included new construction of approximately 100,000 square feet and renovation of approximately 80,000 square feet. The Moss Justice Center project comprised a judicial and law enforcement facility expansion and renovations that included a new main entrance lobby and security upgrades. The facility features two new criminal courtrooms, as well as plea, magistrate, and DUI courtrooms. An expanded jury assembly suite and a new, secure staff entry from the parking deck are also included. Offices of the solicitor, public defender, clerk of court, and probation will receive significant space upgrades with new carpeting, furniture, and light fixtures. The building's new facade allows for abundant natural light and increased security.

York County Natural Gas, Rock Hill, SC: The York County Natural Gas Authority building was originally a Pepsi Cola plant in the 1940's until York County Gas moved in during the 80's. Now, they say with gas products upgrading technologically, they wanted a modern building that was representative of the products they sell. The new building will feature a showroom with digital display units, space for natural gas education and administrative areas.





DEXTER PINKTON
ASSISTANT
SUPERINTENDENT
Rock Hill, SC



Project Experience:

Forest Creek Middle School, Fort Mill, SC:

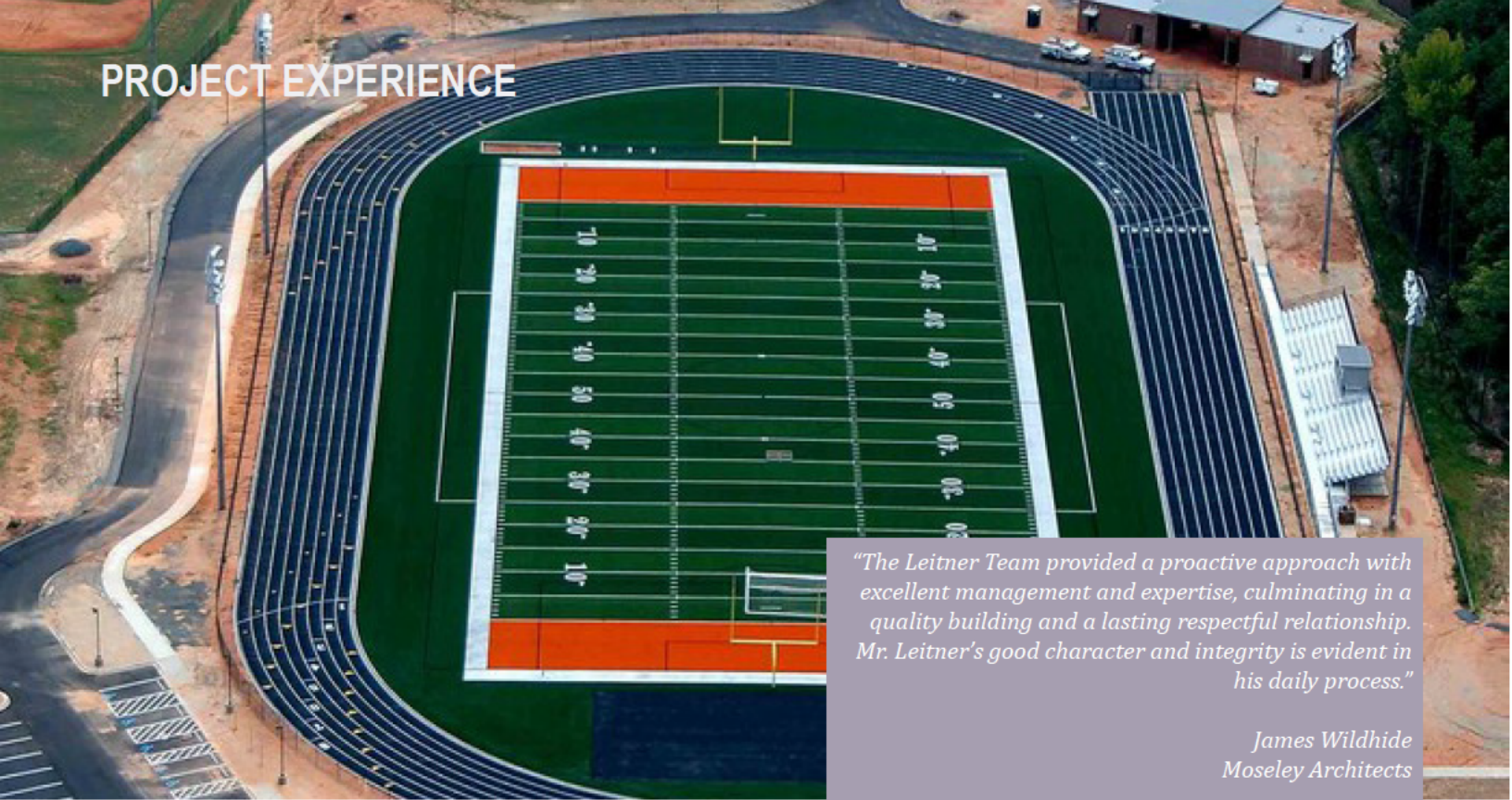
50 acre site package includes full site grading with prepping, relocating and managing utilities such as electrical, water, sewer and storm drains with engineered surface products. Full depth asphalt paving, large paved areas for parking, guard rails, and spill curbs throughout. Extra measures were put in place due to the existing wetlands nearby. Measures included retaining walls, 45' stream buffer, erosion control blankets, sidewalks with curb and gutter throughout, bike racks and fencing with pedestrian swing gates. Acid waste tank and a dry detention pond with emergency spillway, rip rap, drain pipes and a concrete riser were also installed. Silt fence and BMP is used regular onsite to reduce impacts to the wetlands from construction sediment. School signage and sports facilities were also included in the site development plan. Football, baseball and two multi-purpose fields with turf and pedestrian fencing were included. An athletic track with bleachers, field house, scoreboards and a press box will get this middle school ready for the sports season.

Swansea High School, Swansea, SC: Fine Arts and Athletic Improvements 1,200 seat auditorium with full fly stage, dressing rooms, multi-area lighting, sound control, and communications system, orchestra pit, and cat walk. There are new chorus, band, and art rooms, a scene shop, and practice rooms. A concert grand piano is on the stage. In addition, the lobby area, front office, and parking areas have been expanded and improved, and have upgraded security features. The Athletics Complex improvements include new gym bleachers, an eight-lane track, concessions buildings & restrooms, softball & baseball fields, scoreboards for football, baseball and softball, new fencing throughout the complex, and a number of other enhancements. The Athletics Complex improvements include new gym bleachers, an eight-lane track, concessions buildings & restrooms, softball & baseball fields, scoreboards for football, baseball and softball, new fencing throughout the complex, and a number of other enhancements. Swansea High School in Swansea, SC underwent construction of an approximately 36,000 square foot fine arts addition to the existing high school. Work also included renovating the current locker rooms and adding fire suppression to the existing gymnasium. The addition is mostly CMV construction with brick/metal panel veneer and steel joist, metal roof deck, and TPO roofing. The athletic improvements included the re-orienting of the existing baseball and softball fields and replacing the existing track. New concession/restrooms were built along with all site work, grading, paving, retaining walls, and athletic accessories.

Northwestern High School Renovations, Rock Hill, SC: Athletic upgrades and additions, New soccer field concessions building, New baseball support building, Training room renovation, New lights at the baseball field, Auxiliary gym/locker rooms air conditioned.



PROJECT EXPERIENCE



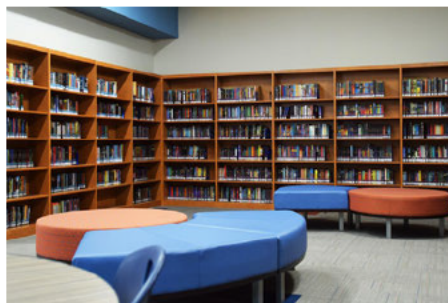
"The Leitner Team provided a proactive approach with excellent management and expertise, culminating in a quality building and a lasting respectful relationship. Mr. Leitner's good character and integrity is evident in his daily process."

*James Wildhide
Moseley Architects*

PLEASANT KNOLL MIDDLE SCHOOL

The design of this new 1000-student middle school students draws upon the irregular grid of a Mondrian painting to define the interior and exterior architecture. The school also incorporates many 21st Century initiatives, including transparency, flexibility, break-out learning spaces, indoor/outdoor connections, movable furniture, integrated technology, daylighting, energy efficiency, and sustainable design principles.

The 150,000 SF building footprint preserves wetlands which bisect the center of the site, creating a pedestrian bridge connecting the academic campus to the athletic campus which consists of a football field and track. . The layout includes a three- story student wing housing one grade per floor, and a walk-out gymnasium which helps to transition the scale down to the outdoor classroom at the pedestrian bridge. The plan features excellent sightlines for maximum supervision using minimal administrative staff.



Location: Fort Mill, SC
Start Date: Winter 2015
Completion Date: Fall 2017
Contract Type: Competitive Bid
Budget Amount: \$19,799,000
Contract Amount: \$20,385,820
Contact: James Britton /Cumming
Contact Phone: 803.984.4801
Email: Jbritton@ccorpusa.com

Performance met all of the owners expectations, schedule and budget.



FORT MILL HIGH SCHOOL BOB JONES STADIUM



Construction and renovations of the Bob Jones Stadium Athletic Complex was in multiple phases. The first phase of the project was putting down a new playing surface before the next season began. The second phase was renovating the stadium for \$3 million and then closing out the final phase with new locker rooms and bathrooms, along with a new concession stand, for roughly \$1.5 million. Leitner team also upgraded the handicap accessibility, revamping the outside appearance of the stadium and working on the press box where the new entrance is located.



Location: Fort Mill, SC
Contract Type: Competitive Bid
Contract Amount: \$5,000,000
Award Date: Spring 2015
Completion Date: Fall 2016
Contact: James Britton /Cumming
Contact Phone: 803.984.4801
Email: Jbritton@ccorpusa.com

Performance met all of the owners expectations, schedule and budget.



FOREST CREEK MIDDLE SCHOOL



New construction middle school located in Fort Mill, SC. This 160,000 square foot project includes three (3) level, that has a structure that is part load bearing masonry and part is structural steel frame. The project also includes athletic fields and site development to prepare for traffic.

50 acre site package includes full site grading with prepping, relocating and managing utilities such as electrical, water, sewer and storm drains with engineered surface products. Full depth asphalt paving, large paved areas for parking, guard rails, and spill curbs throughout.

Extra measures were put in place due to the existing wetlands nearby. Measures included retaining walls, 45' stream buffer, erosion control blankets, sidewalks with curb and gutter throughout, bike racks and fencing with pedestrian swing gates. Acid waste tank and a dry detention pond with emergency spillway, rip rap, drain pipes and a concrete riser were also installed. Silt fence and BMP is used regular onsite to reduce impacts to the wetlands from construction sediment.

School signage and sports facilities were also included in the site development plan. Football, baseball and two multi-purpose fields with turf and pedestrian fencing were included. An athletic track with bleachers, field house, scoreboards and a press box will get this middle school ready for the sports season.

Location: Fort Mill, SC
Contract Type: Competitive Bid
Contract Amount: \$40,222,000
Final Cost: \$40,470,702
Award Date: Fall 2020
Completion Date: Winter 2021
Owner Contact: Joe Romenick
Executive Director of Operations
Contact Phone: (803) 548-2527
Email: romenickj@fortmillschools.org

Performance met all of the owners expectations, schedule and budget.





CLOVER HIGH SCHOOL RENOVATION PHASE I & II CM AT RISK

"We were impressed with the way in which your company worked carefully with the architects and the Office of School Facilities during the planning and construction phase. You promised that the project would be completed on time and within budget. Thank you for fulfilling that promise"

*- Kenneth Love, Superintendent
Clover School District*

Leitner Construction completed the renovation of the Clover High School 300 wing in the summer of 2018 and 2019. The scope of work included installing a new HVAC for the classrooms and auxiliary gym, adding a new fire protection system for both upper and lower levels, as well as installing new ceiling systems and other miscellaneous architectural items. The 300 Wing Renovation was completed in 2 phases throughout the summer to ensure construction did not impact students.

Location: Clover SC
Owner Name: Clover School District
Owner Contact: Ken Love
Contact Phone: : 803.810.8000
Contract Type: CM at Risk
Contract Amount: \$2,871,830
Start Date: Summer 2018 & 2019

Performance met all of the owners expectations, schedule and budget.





YORK PREPARATORY ACADEMY CM @ RISK

Leitner Construction has been selected as the General Contractor for the new York Preparatory Academy in Rock Hill. The new K-8 school project site consists of approximately 20 acres located near Mt. Holly Road and Pinetuck Lane. The site will contain normal vehicle circulation, student drop-off, staff and visitor parking, bus drop-off / parking and (a separate gymnasium structure that will be shared with the local YMCA). Off-site utility extensions will be required as a part of this project. The building will be designed for a capacity of 1,125 students, not to exceed an area of 100,000 gross square feet. The Owner projects estimated development and construction costs to be approximately \$30 million dollars. The project is anticipated to be eligible for and receive financing through the USDA Rural Development Facilities Program.

Location: Rock Hill, SC
Owner Name: York Prep Academy
Owner Contact: Brian Myrup
Contact Phone: : 803-324-4400
Contract Type: CM at Risk
Contract Amount: Negotiating Stage
Final Amount: Negotiating Stage
Start Date: Summer 2021
Anticipated Completion Date: Summer 2023

Performance met all of the owners expectations, schedule and budget.





YORK COUNTY NATURAL GAS HISTORIC BUILDING RENOVATION



Leitner Construction Company, along with YCH Architects, has wrapped up completion of the York County Natural Gas Authority Showroom. The 80-year-old building was modernized with a newly renovated state of the art natural gas appliance showroom and sales/administrative offices. The locally well-known historic building was originally a Pepsi Cola plant in the 1940's until York County Natural Gas Authority moved in during the 80's. The newly adaptive reuse project features a modern experience showroom that is a representative of the upgraded products they sell. The showroom features natural gas appliances in home stage setting that promotes the feel and advantages of natural gas. The upgraded features also include an expanded patio area with the latest outdoor gas accessories available for homeowners such as outdoor kitchen, fireplace, tiki torches, fire bowls and even a fire-fountain. In addition to residential offerings, the new facility was designed with commercial high-efficiency natural gas technologies, including a Gas-Powered Heating & Cooling system (GHP) and a tank-less water heating application, both visible to visitors through glass doors in the showroom.



Location: Rock Hill, SC
Owner Name: York County Natural Gas
Owner Contact: Jimmy Sprouce
Contact Phone: 803.323.5304
Contract Type: CM @ Risk
Contract Amount: \$12,900,000
Final Amount: \$12,900,00
Start Date: Fall 2020
Anticipated Completion Date: Fall 2021
Final Completion Date: Winter 2021

Performance met all of the owners expectations, schedule and budget.

APPENDIX

Leitner Construction Company has never had our license suspended.



Leitner Construction Company has never had to file a claim against our bonding or surety.



USI Insurance Services
1301 Gervais Street
Suite 500
Columbia, SC 29201
www.usi.com
Tel: 803.602.3020

January 2, 2022

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

Selection Committee:

We are writing to you at the request of Leitner Construction Company of York County, LLC. We have served as Leitner's surety agent for over 20 years and have their bonds placed with Fidelity and Deposit Company of Maryland, a Zurich company, which is rated A+ by A.M. Best Company, and is licensed to do business in South Carolina. Zurich has approved bid bonds for Leitner up to \$90 million with an aggregate limit of \$125 million.

This is to advise that if Leitner Construction Company of York County, LLC is awarded a contract for the above project, they have sufficient capacity; therefore, it is our present intent to issue Performance and Payment Bonds. However, any application for surety credit is subject to underwriting guidelines such as a review of the Principal's current financial position, acceptable contract terms and bond forms, size and scope of a given project, and the contractor's capacity for such a project. Execution of Performance and Payment Bonds would be conditioned upon a favorable review of these guidelines at the time of the request for bonds. We assume no liability to you or third parties if for any reason we do not execute the required final bonds.

Over the years, we have grown to recognize the many fine attributes of Leitner Construction. Being thoroughly familiar with the financial position, technical expertise, and management capabilities of Leitner Construction, we can highly recommend this fine company for thorough consideration of your proposed projects.

Sincerely,

A handwritten signature in black ink that reads "Laura W. Dennison". The signature is fluid and cursive, with the first name being the most prominent.

Laura W. Dennison, AFSB, CISR, CIT
Bond Account Executive



RE: Leitner Construction Company of York County, LLC
PO Box 12190
Rock Hill, SC 29731

To Whom It May Concern:

Please be advised of the 5 year Workers Compensation Experience Modification Rating (EMR) for Leitner Construction Company of York County, LLC:



We appreciate your confidence in USI and look forward to serving you during the year.

Sincerely,

Daniel Lombardozzi

Dan Lombardozzi – Account Manager

Request for Taxpayer Identification Number and Certification

► Go to 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.

Leitner Construction Company of York County 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) ►

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.

1800 Saluda Road

6 City, state, and ZIP code

Rock Hill, SC 29730

Requester's name and address (optional)

7 List account number(s) here (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

4 7 - 5 4 3 8 6 5 1

Part II Certification

Under penalties of perjury, I certify that:

1. 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
2. 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
3. I am a U.S. citizen or other U.S. person (defined below); and
4. 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
U.S. person

Date ► 01/01/2022

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.

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.

In order to be deemed eligible for evaluation, the submitting firm must create, officially sign, and place in its submittal a signed statement that contains the following declarations:

We certify that our building firm has a safety Experience Modification Rate average not greater than 1.0 over the last three years.

We certify that our firm has sufficient bonding capacity to provide a payment and performance bond for total cost of work, respectively.

We certify that our firm can obtain a Builder's Risk Insurance Policy for the total cost of the work.

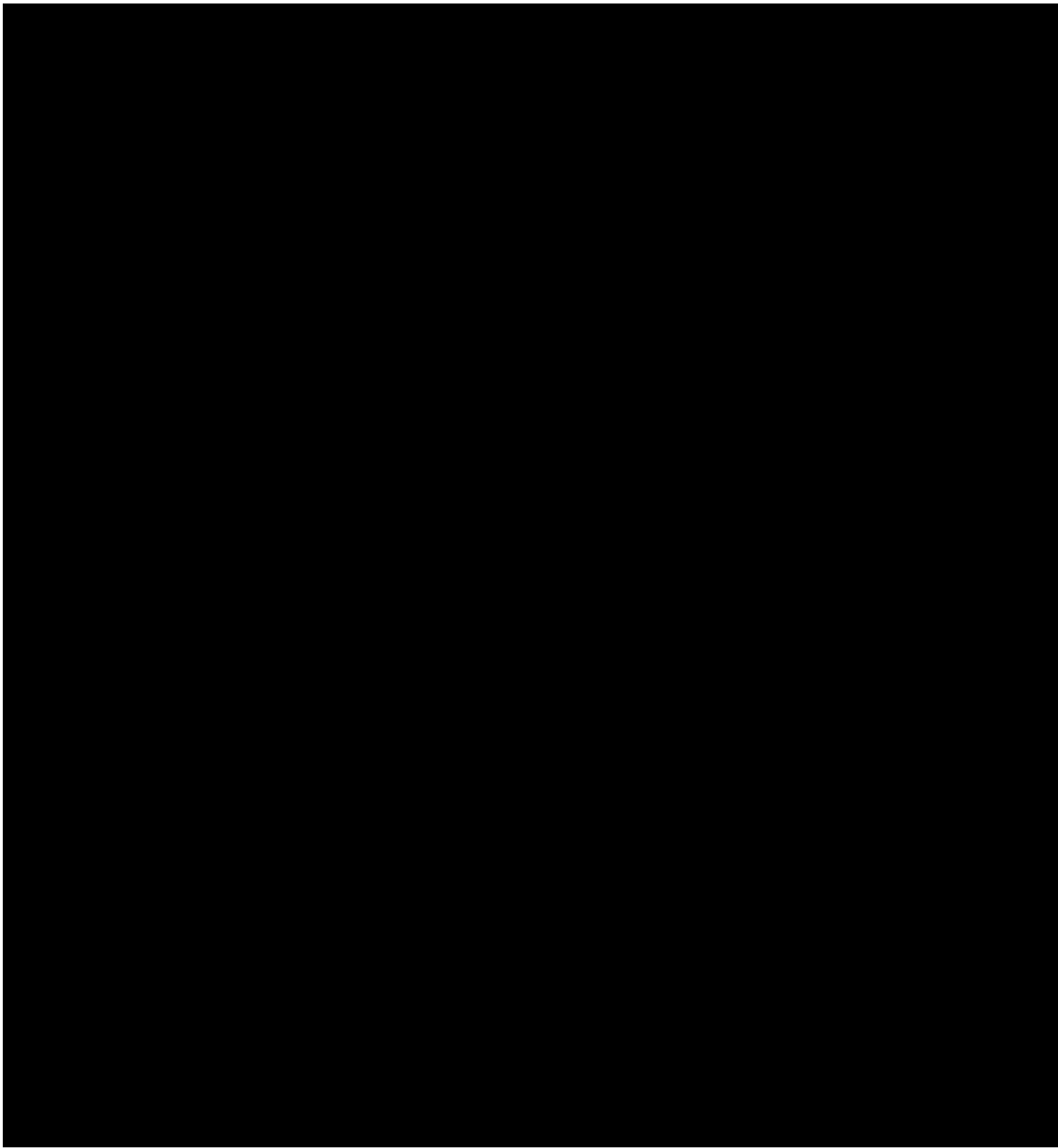
We certify that our firm has a current Contractor's Public Liability Insurance Policy, and our firm is insurable in the following amounts: Bodily injury, including death—limits of \$1 million for each incident; Property damage—limits of \$1 million for each incident and \$2 million for the aggregate of operations.

We certify that our firm holds a valid South Carolina General Construction Manager License and General Contractor (BD5) license.

We certify that our firm has experience as a Construction Manager At-Risk

John W. Leitner, President

Date



A HANDSHAKE
STILL MEANS
SOMETHING.



Henry Owen
Director of Business Development
m : 704.860.0432
e : Howen@LeitnerConstructionCo.com
w : www.LeitnerConstructionCo.com