



QUALIFICATIONS FOR

District Five of Lexington and
Richland Counties

2022-022 RFQ for Chapin High School Stadium Renovations
Proposal for Construction Management at Risk Services

January 6, 2022



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APPENDIX

1. Statement of Interest



January 6, 2021

Lynda Robinson, Procurement Official
District Five of Lexington and Richland Counties
Purchasing Office: 1020 Dutch Fork Road, Irmo SC 29063
(803) 476-8140

Subject: 2022-022 RFQ for CM-R services, Stadium Renovations at Chapin High School

Dear Lynda,

Thank you for the opportunity to share Triangle Construction's professional qualifications for planned stadium renovations at Chapin High School. We are eager to exemplify our experience, knowledge, and foundational understanding of managing construction projects within a K-12 school environment, particularly for athletic facilities.

Triangle is not only a leader in the construction industry, but we have a long history of managing complex projects for school districts in South Carolina. In fact, we have successfully delivered 75 projects for public and private K-12 schools in our state alone. Our most recent, similar CM-R athletic work includes stadium renovations at Clinton High School for Laurens County School District 56. Additionally, we have completed stadium renovations for the Greenville Triumph Soccer Team at Legacy Early College's Parker Campus; a new Athletic Complex at Anderson University, Football Stadium renovations at Furman University; the Bailey Memorial Football Stadium and Track at Presbyterian College; and the Education and Sports Complex for Greenville Technical College's Northwest Campus. Our portfolio brings expertise in site logistics and constructability, phase construction, as well as familiarity with state laws, ordinances, and codes applicable with delivering CM-R projects in South Carolina.

Triangle has some of the longest-tenured staff in the industry with many of our employees having over 40 years of on-site construction experience. The Triangle Family is dedicated to our firm's core values of integrity, commitment, and loyalty. One of the ways we demonstrate that commitment is by using the best qualified, local and women- and minority-owned subcontractors and suppliers. South Carolina is our home and we've been able to build longstanding, successful relationships with some of the best small firms around. By enlisting their expertise, we could ensure those businesses are involved and keep this great work (and money) here, locally.

Thank you again for the opportunity to submit our qualifications, and, if you have any questions or need more information, please contact me and I will be glad to help!

Sincerely,

Charley Patrick, Manager of Business Development
cpatrick@triangleconstruction.com / (864) 404-6057
TRIANGLE CONSTRUCTION COMPANY, INC

2. Firm Description

INTEGRITY.

We believe integrity is synonymous with admitting that you always could've done better. We take great pride in not only just doing what we've been asked to do, but in doing it right.

COMMITMENT.

We are committed to all aspects of our business: owners, partners, and our people. We do everything we can to keep our clients happy, improve relationships, and keep our employees busy.

LOYALTY.

We portray loyalty in almost everything we do. We are not only loyal stewards of our clients and partners, but we are loyal to Triangle and the success of the communities we serve.

"The Triangle Way"

Our people embody the "Triangle Way," by displaying great integrity, commitment, and loyalty in everything we do.



About Triangle Construction Company, Inc.

Everyone talks about their experience in the construction industry. But for Triangle, we believe it's about *your* experience. The relationship we build as your CM-R partner will be one of the most important outcomes of your project. If we've done our job well, then we can enjoy the kind of trust and respect that can only be built one conversation, one interaction, and one milestone at a time.

Our expectations for performance are high for a reason – we've proven time and time again that our approach results in happy clients and successful project outcomes. And, we've got the right people on our team. They're dedicated. They believe in who we are and how we do business. With the majority of our team members celebrating more than 30 years as part of our family, they care about each project as if it's truly their own. After all, this is their family, not just a job. If you trust us with your business, we will continue to earn that trust until you feel like family, too.

3. Basic Company Information



- a. Triangle Construction Company, Inc.
- b. 2624 Laurens Road, Greenville SC 29690
- c. Bryant Nixon, bnixon@triangleconstruction.com
- d. (864) 288-5500
- e. 75 years in business

4. Form of Ownership

Triangle Construction, classified an S-Corp with many employees as shareholders, has five officers who meet regularly and keep open lines of communication in order to keep the company moving in a cohesive direction. The following individuals lead the company's decision making:

Tom Baer, President

J. Bryant Nixon, Executive VP

William Trammell, Vice President

Travis Turner, General Superintendent

Charley Patrick, Manager of Business Development, Preconstruction Manager

5. History and Growth

In 1947, three men established a privately-held, employee-owned construction firm in Greenville, SC with a focus on character and principle. Together, John D. Pellett, Jr., C. Heyward Morgan, and Nelson Tracy, had a vision for what they could build — their team, their clients, and their community.

The firm initially focused solely on public sector work, but the latter half of the 20th Century brought opportunities to expand into institutional work, including significant projects for healthcare institutions, higher education and collegiate campus projects, and religious organizations. From the 1980s on, our team has successfully completed a wide range of work, from \$100,000 tenant upfits to \$60,000,000 multi-phase projects. We've done stick-framed apartments, conventional steel and masonry construction, and even cast-in-place multi-level office buildings. Today, our opportunities are bright, and our legacy stands as the foundation on which we build our future — one project at a time — honoring our founders' three-sided vision of commitment, integrity, and loyalty.

6-7. Litigation

Triangle Construction was involved in one claim and litigation in 2016 involving a multi-family project in which the owner of the apartment complex wrongfully asserted liquidated damages and refused to pay retainage and change order. The withholding of retainage, in turn, resulted in lien claims by the unpaid subcontractors against both Triangle and the owner. All of the subcontractor claims were resolved within a period of 5 months. Arbitration was resolved with the developer with Triangle payment of retainage received.

8. CM-R Projects (past five years, \$10M and greater)

Broad View Greenville

Greenville, SC
Luxury Condominiums
\$21,700,000
(under construction)

Judson Mill Lofts

Greenville, SC
Mill Conversion, Historic
Preservation, Multi-Family
\$42,000,000

Easley Mill Lofts

Easley, SC
Mill Conversion, Historic
Preservation, Multi-Family
\$22,000,000

Newry Mill

Seneca, SC
Mill Conversion, General Store
Preservation, Apartments
\$45,000,000
(under construction)

First Presbyterian Church

Greenville, SC
New Worship Center, Education
Wing, Welcome Center/Lobby
\$25,000,000
(under construction)

Prisma Health

Seneca, SC
Emergency Department
Expansion at Oconee Memorial
\$12,500,000
(under construction)

Furman University

Travelers Rest, SC
Judson Dormitory Renovations
\$23,400,000

Rolling Green Village

Greenville, SC
Redevelopment and Expansion
\$38,000,000

Granby Mill Cottages

Columbia, SC
New Townhomes
\$22,000,000

South Carolina Children's Theatre

Greenville, SC
New Proscenium Theatre
\$11,100,000

Greenville Water

Greenville, SC
New Operations and Fleet
Maintenance Facility
\$11,100,000

Woodlands at Furman

Travelers Rest, SC
Community Village and
Independent Living Expansion
\$19,000,000

Homestead at Hartness

Greenville, SC
New Cottages and Living
Development
\$24,100,000

CM-R Contracts for the past 5 years total: \$455.6 Million

9. Failure to Complete Awarded Work

Triangle has **never** failed to complete any work awarded, nor has our firm ever been removed from a project in our 75 years of business. Additionally, our firm has never made a claim or change order request for acceleration damages.

10. References for Similar CM-R Services



1. Laurens County School District 56

Clinton High School's Wilder Stadium
Clinton, SC

Description: Renovations included new entrances, upgraded stadium lights, improved handicap access, enhanced concessions, and new restroom facilities.

GMP: \$2M (original); \$1.8M (final cost)

Dates: October 2018-June 2019

Reference: David Pitts, Assistant Superintendent
211 North Broad Street, Clinton SC 29325
davidpitts@lcsd56g.com, (864) 200-8921



2. Greenville Triumph / Legacy Early College

Greenville Triumph's Soccer Stadium Renovations
Greenville, SC

Description: Renovations to Legacy Field included new stadium bleachers, scoreboard and PA system, landscaping and turf, hardscape, and a beer garden.

GMP: \$304,549 (original); \$304,000 (final cost)

Dates: 8 months

Reference: Don Nickel, Owners Representative,
(864) 325-2928, donald20@charter.net



3. Furman University

Pearce-Horton Pressbox and Stadium Renovations
Travelers Rest, SC

Description: New 4-story football complex includes locker room, lounge, coaches offices, meeting rooms, medicine/equipment rooms, and study areas.

GMP: \$8,919,200 (original); \$8,815,440 (final cost)

Dates: January 2013-March 2014

Reference: Jeff Redderson, Associate VP Facilities & Campus Services, 3300 Poinsett Highway, Greenville SC 29613, 864-294-3262, jeff.redderson@furman.edu

11. References for Subcontractor/Vendor Services

Pride Masonry

Attn: Brian Miller
165 Metro Drive, #F
Spartanburg, SC 29303
(864) 704-0095
bmiller@pridemasonryofgaffney.com

Greenville Mechanical, LLC

Attn: John Whatley
103 Woodruff Industrial Lane
Greenville, SC 29607
(864) 505-2211
jwhatley@greenvillemechanical.com

Waldrop Heating & Air

Attn: Bill Caldwell
8345 Taylor Colquitt Road
Spartanburg, SC 29303
(864) 578-7252
bcaldwell@waldrophvac.com

Diversified Resources

Attn: Greg Tillotson
1241 Prince Perry Road
Easley, SC 29640
(864) 307-9521
gregt@dri-sc.com

Southern Painting

Attn: David Fields
908 Laurens Road
Greenville, SC 29607
(864) 304-3861
david@southernpainting-sc.com

12. Office Submitting Qualifications

Triangle Construction Company, Inc.

Sole Office Location: 2624 Laurens Road,
Greenville SC 29607
Proximity to Chapin High School: 77 miles

13. Financial Responsibility



14. Personnel Capability

Personnel Resources

Triangle has made it our strategic goal to only focus on work within a 100 mile radius of our office in Greenville. This allows all of our workforce to be able to sleep at their homes at night and have quality time with their families. It also means that our general superintendent and safety officer are able to visit our projects at least once a week and often times more than that. Another unique aspect of our company is that all of our executives are involved at some level with any project that we undertake.

Classifications

Triangle Construction Co., Inc. is classified an S-Corp with many employees as shareholders.

Number of Employees

We currently employ 6 project managers and 16 superintendents.

List of Key Personnel Assigned to Chapin High School Stadium Renovations:

Triangle intends to submit full resumes in the proposal upon being shortlisted.



WILLIAM TRAMMELL, Project Executive, Project Manager

Since joining Triangle in 2006, **William** has managed a wide array of projects and scopes, including renovations and new construction for K-12, multi-family, and higher education. He and Fred (below) were the PM/Superintendent team on the Wilder Stadium improvements at Clinton High School. Other experience includes field/stadium improvements at Legacy Early College for the Greenville Triumph Soccer Team and a new gymnasium addition at the same campus.



CHARLEY PATRICK, Preconstruction Manager

Charley manages the preconstruction process, bridging ideas in order to optimize construction. Recent experience includes renovations at the Peace Center in Greenville and historic preservation at Judson Mill and Newry Mill (with William).



TRAVIS TURNER, General Superintendent

Travis serves as General Superintendent, overseeing all of Triangle's projects. His role will be to ensure Chapin High's project runs smoothly and continuously. Recent experience includes Greenville Tech Charter High School's new student center and historic preservation at Judson Mill and Newry Mill (with William).

14. Personnel Capability (continued)



FRED LUSK, Site Superintendent

Fred will serve as the onsite superintendent, managing day-to-day construction activities. His experience includes improvements at Wilder Stadium for Clinton High School, a new football stadium at Presbyterian College, and Granby Mill Cottages in Columbia, SC.



MIKE ALTICE, Safety Officer

Mike has been on or near a construction site for his entire career. His focus on health and safety instill teamwork, preventative action, and intricate performance. Mike is involved in all of our projects and creates project-specific safety directive.

15. Relevant Project Experience



LAURENS 56, WILDER STADIUM IMPROVEMENTS AT CLINTON HIGH SCHOOL

Triangle managed the stadium improvements at Clinton High School in 2018. This CM-R project included the construction of restrooms and concessions, improvements to handicap accessibility, and additional site improvements.



LOCATION

Clinton, SC

ARCHITECT

AAG Architects

SQUARE FEET

N/A

PERSONNEL INVOLVED

William Trammell, Fred Lusk

TARGETED VS ACTUAL DURATION

8 months

BUDGETED VS ACTUAL CONSTRUCTION COST

Budgeted: \$2,000,000

Actual: \$1,800,000

CLIENT REFERENCE

David Pitts, Assistant Superintendent
211 North Broad Street, Clinton SC 29325
davidpitts@lcsd56g.com, (864) 200-8921

15. Relevant Project Experience

GREENVILLE TRIUMPH, LEGACY EARLY COLLEGE STADIUM IMPROVEMENTS

Triangle led efforts to make improvements for the Greenville Triumph Soccer Team's temporary stadium at Legacy Early College. Improvements included new stadium bleachers, a scoreboard and PA system, landscaping and turf, hardscaping, and a beer garden.



LOCATION

Greenville, SC

ARCHITECT

McMillan Pazdan Smith Architecture

SQUARE FEET

N/A

PERSONNEL INVOLVED

William Trammell

TARGETED VS ACTUAL DURATION

6 months

BUDGETED VS ACTUAL CONSTRUCTION COST

Budgeted: \$8,919,200

Actual: \$8,815,440

CLIENT REFERENCE

Don Nickel, Owners Representative
(864) 325-2928, donald20@charter.net



15. Relevant Project Experience

FURMAN UNIVERSITY, PEARCE-HORTON FOOTBALL STADIUM

The Pearce-Horton Football Complex is a four-level, 44,000 SF facility located adjacent to the existing stadium. It includes a locker room and player lounge/study area for the football team. The building also houses coaches' offices, a team meeting room, position meeting rooms, a sports medicine area, equipment room, and other support space. A new press box, club level seating, and private suites with outdoor viewing areas and catering amenities were also part of the project. The exterior design features traditional columns and pediments that complement existing campus architecture with a brick façade and contemporary glass features. The project was completed shortly before the 2014 season.



LOCATION

Travelers Rest, SC

ARCHITECT

McMillan Pazdan Smith Architecture

SQUARE FEET

44,000 SF

PERSONNEL INVOLVED

Bryant Nixon, George Sweet

TARGETED VS ACTUAL DURATION

14 months

BUDGETED VS ACTUAL CONSTRUCTION COST

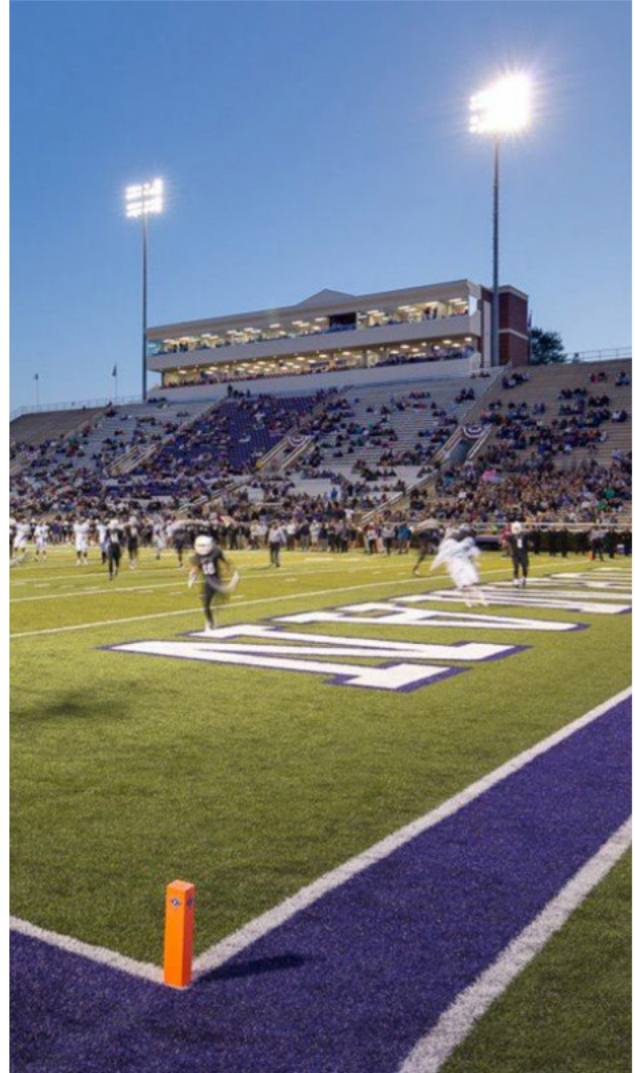
Budgeted: \$8,919,200

Actual: \$8,815,440

Unused contingency returned to Furman

CLIENT REFERENCE

Jeff Redderson Associate Director of Facility
Services, (864) 294.3262
jeffredderson@furman.edu



15. Relevant Project Experience

PRESBYTERIAN COLLEGE, BAILEY MEMORIAL STADIUM AND TRACK

Bailey Memorial Stadium, built in 2002, was built as a state-of-the-art football stadium for Presbyterian College. The 6,500 seat stadium includes a multi-level pressbox, a spacious field house, concession stands for home and visiting fans, locker rooms for the Blue Hose football team and for the visiting competing teams.



LOCATION

Clinton, SC

ARCHITECT

Jackson & Simms Architects

SQUARE FEET

44,000 SF

PERSONNEL INVOLVED

Bryant Nixon, Fred Lusk

TARGETED VS ACTUAL DURATION

12 months, met targeted duration

BUDGETED VS ACTUAL CONSTRUCTION COST

Budgeted: \$6,223,230

Actual: \$6,453,288

REFERENCE

John Jackson, AIA

Principal in Charge, PC Alum

(803) 236-4629



15. Relevant Project Experience

ANDERSON UNIVERSITY, ATHLETIC COMPLEX

Triangle was the CM-R contractor for the conversion of old fair grounds into a new athletic campus for Anderson University. Included in the construction of this project was a new tennis center with press box, lockers, and office space, a new field turf with a 200-seat softball field terraced out of a hill, and a campus swimming pool with outdoor event space.



LOCATION

Anderson, SC

ARCHITECT

DP3 Architects

SQUARE FEET

N/A

PERSONNEL INVOLVED

Bryant Nixon, George Sweet

TARGETED VS ACTUAL DURATION

12 months, met targeted duration

BUDGETED VS ACTUAL CONSTRUCTION COST

Budgeted: \$4,557,668

Actual: \$4,702,934

CLIENT REFERENCE

Jay Blake, (864) 934-5081



15. Relevant Project Experience

GREENVILLE TECHNICAL CHARTER HIGH SCHOOL, GYMNASIUM

Triangle was the CM-R contractor for the new student activity center building and gymnasium at Charter High School's campus last year (2020). The new facility boasts classrooms, computer labs, science labs, communal areas, staff offices, a new black box theatre, and a state-of-the-art gymnasium, with adjoining weight room and locker rooms.



LOCATION

Greenville, SC

ARCHITECT

McMillan Pazdan Smith Architecture

SQUARE FEET

31,000 SF

PERSONNEL INVOLVED

Bryant Nixon, Stephen Robillard

TARGETED VS ACTUAL DURATION

10 months

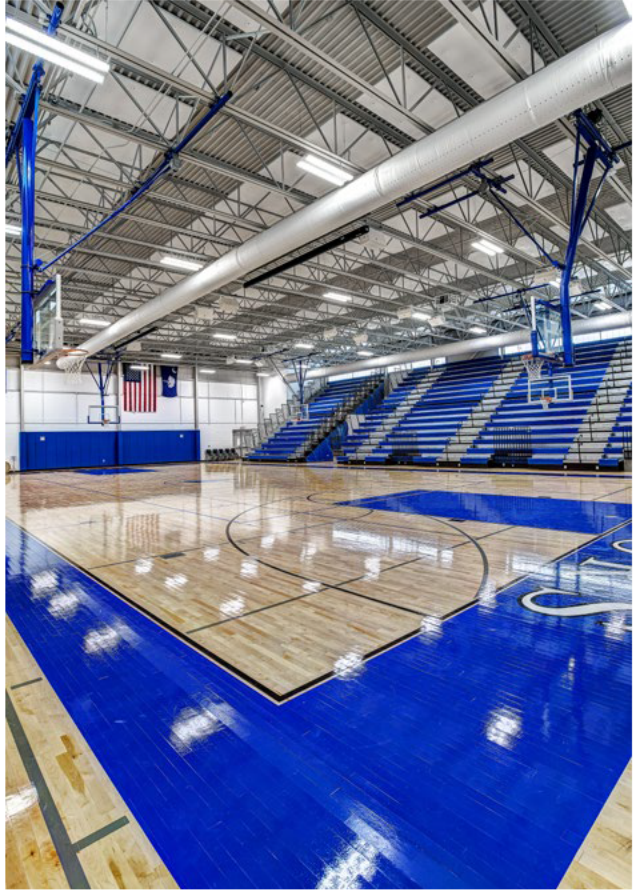
BUDGETED VS ACTUAL CONSTRUCTION COST

Budgeted: \$6,720,000

Actual: \$6,595,000

CLIENT REFERENCE

Mary Nell Anthony, Principal
(864) 617-4224



16. Safety Information

Reference Appendix for EMR Letter.

17. GC Licensure

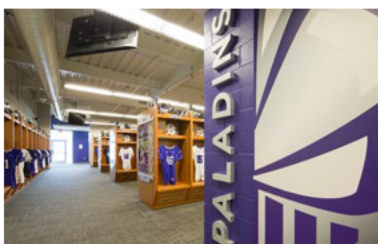
Reference Appendix for licenses.

18. Why Triangle Should Be Selected



85+ K-12 Projects and Counting

We are eager to exemplify our experience, knowledge, and foundational understanding of managing construction projects within a K-12 school environment. We have successfully delivered nearly 100 projects for public and private K-12 schools in our state alone, and we are currently building on that portfolio just as you are reading this document. Our portfolio brings expertise in site logistics and constructability, phase construction and concurrent student occupancy, as well as familiarity with state laws, ordinances, and codes applicable with delivering CM-R projects in South Carolina.



A Genuine Interest in this Project

We recognize that this is a very important project for Chapin High School. We truly believe we can bring an experience to your school like no other contractor can, with integrity, commitment, and loyalty to you, our team, our subcontractors, and the students.

Our Promise

As the general contractor for your project, our goal will be to deliver the District's scope of work with the highest quality, built to withstand the continuous use that goes along with a public, athletic space. During the preconstruction and construction phases, we will always put the interest of the District and School first and foremost at every discussion. We will strive to be good stewards of the School's investment by working diligently to provide accurate budgeting and by holding high standards during construction for meeting the schedule. We will portray our values and uphold our promise to be available, accountable, and honest throughout the duration of your project.


a: NFP Corporate Services / Nicole Colley, Attorney-in-Fact / 1901 Roxborough Road, Suite 300, Charlotte, NC 28211 / (704) 543-4222

b: 98%

c: 2021 — not yet available; 2020 — 1.19; 2019 — 1.11; 2018: —1.42; 2017 — 1.31 (signed letter included in Appendix)

d: Reference Appendix for Bonding Letter

APPENDIX

	District Five of Lexington and Richland Counties Request for Qualifications/ Proposals for Construction Manager at Risk Services for Stadium Renovations at Chapin High School	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**

CONFERENCE TYPE: RFQ-Pre-submittal Conference DATE & TIME: at 11:00 AM (EDT) December 7, 2021 @ 10:00 am As appropriate, see "Conferences - Pre-Bid/Proposal" & "Site Visit" provisions	LOCATION: Chapin High School 300 Columbia Avenue Chapin, SC 29036
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AWARD & AMENDMENTS	The award, this solicitation, and any amendments will be posted at the following web address: www.lexrich5.org/Page/2779
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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) TRIANGLE CONSTRUCTION COMPANY, INC.		OFFEROR'S TYPE OF ENTITY: (Check one) <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Corporation (tax-exempt) <input type="checkbox"/> Corporate entity (not tax-exempt) <input type="checkbox"/> Government entity (federal, state, or local) <input type="checkbox"/> Other _____ (See "Signing Your Offer" provision.)
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) BUSINESS DEVELOPMENT MANAGER		
PRINTED NAME (Printed name of person signing above) CHARLEY PATRICK	DATE SIGNED 1/5/2022	

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 SOUTH CAROLINA (If Offeror is a corporation, identify the state of Incorporation.)	TAXPAYER IDENTIFICATION NO. 57-0288371
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COVER PAGE

PAGE TWO
(Return Page Two with Your Offer)

HOME OFFICE ADDRESS (Address for Offeror's home office / principal place of business) 2624 LAURENS ROAD GREENVILLE, SC 29607				NOTICE ADDRESS (Address to which all procurement and contract related notices should be sent.) 2624 LAURENS ROAD GREENVILLE, SC 29607					
Area Code: 864				Number: 288-5500		Extension:		Facsimile:	
				E-Mail Address: CPATRICK@TRIANGLECONSTRUCTION.COM					
PAYMENT ADDRESS (Address to which payments will be sent.) <input checked="" 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) Order E-Mail Address: <input type="checkbox"/> Order Address same as Home Office Address <input 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	11/20/21	2	12/9/21						
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: _____.									

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: 1/5/2022

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.

Submittal Prerequisite

- 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



CHARLEY PATRICK, MANAGER OF BUSINESS DEVELOPMENT

SIGNATURE

1/5/2022

DATE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

12/30/2021

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

PRODUCER Marsh & McLennan Agency LLC 870 S Pleasantburg Dr Greenville SC 29607	CONTACT NAME PHONE (A/C, No, Ext) 864-271-6336 E-MAIL ADDRESS certificates@MarshMMA.com FAX (A/C, No)
INSURED Triangle Construction Company, Inc. PO Box 6266, Station B Greenville SC 29606	INSURER(S) AFFORDING COVERAGE INSURER A Zurich American Insurance Company INSURER B INSURER C INSURER D INSURER E INSURER F
	NAIC # 16535

COVERAGES**CERTIFICATE NUMBER:** 1131536202**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE L MIT APPL ES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			GLO980930507	3/1/2021	3/1/2022	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y / N (Mandatory in NH) If yes, describe under DESCR PTION OF OPERATIONS below		N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACC DENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

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

CERTIFICATE HOLDER**CANCELLATION**

For Verification Purposes Only

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

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December 30, 2021

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

**Re: Triangle Construction Co., Inc.
RFQ for CM-R Services for Chapin High School Stadium Renovations
Solicitation #2022-022**

Dear Ms. Robinson,

If awarded this contract, Triangle Construction Co., Inc. is able to obtain a Builder's Risk insurance policy for the anticipated cost of the work (\$7,500,000).

Let us know if you have any questions or concerns or if you need any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Buchanan'.

Kathryn L. Buchanan, CIC, CRM, CPIW, AINS
Senior Account Manager
Business Insurance Division



December 30, 2021

Re: Experience Modification history for Triangle Construction Company, Inc.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

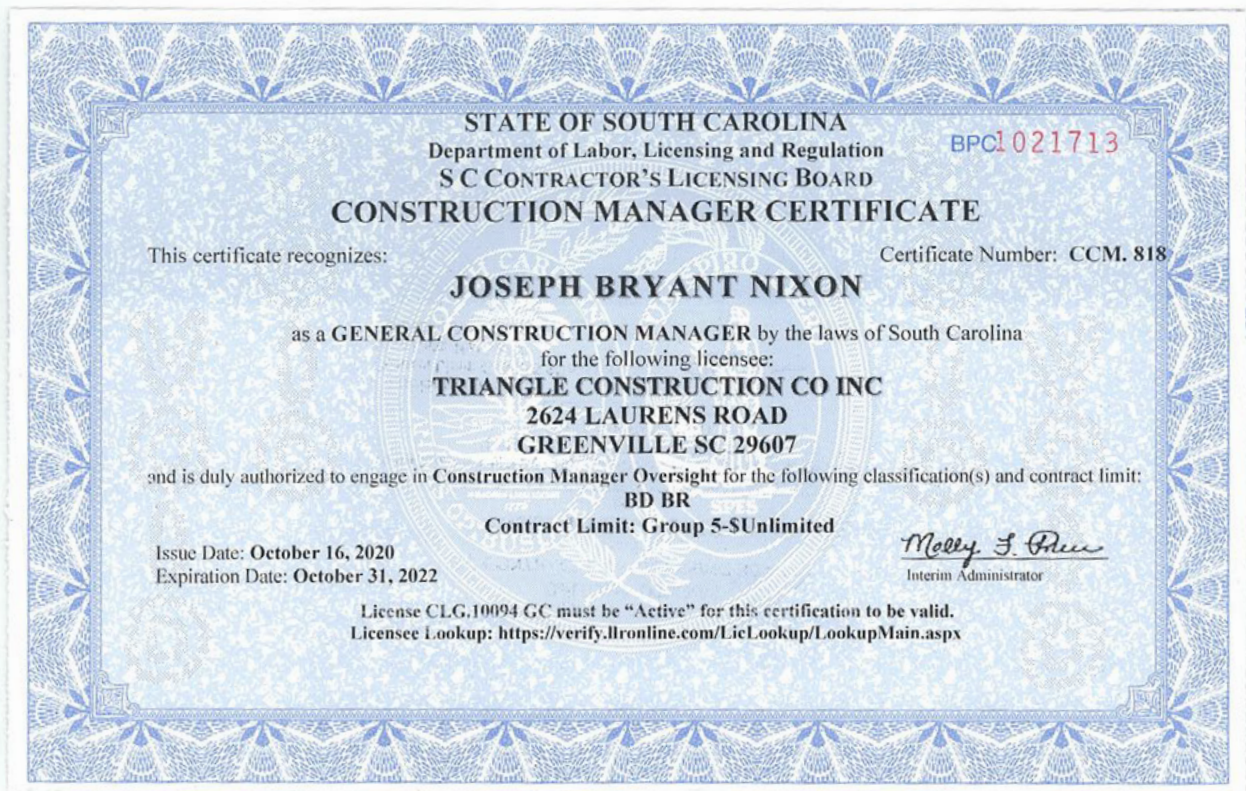
[REDACTED]

Sincerely,

A handwritten signature in black ink, appearing to read "K. Buchanan".

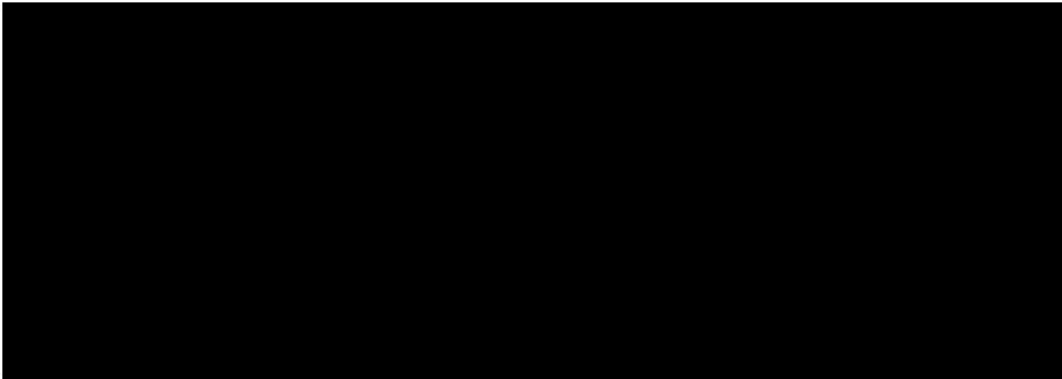
Kathryn L. Buchanan, CIC, CRM, CPIW, AINS
Senior Account Manager
Business Insurance Division

Licensure



April 27, 2021

To Whom It May Concern:



Thank you,

A handwritten signature in blue ink that reads "Shannon Phelps".

Shannon Phelps

Controller



January 3, 2022

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

Re: Triangle Construction Company, Inc.
Request for Qualifications/Proposals for Construction Manager
at Risk Services for Stadium Renovations at Chapin High School
Estimated Contract Price: \$7,500,000.00

Dear Ms. Richardson,

We have had the pleasure of working with Triangle Construction Company, Inc. ("Triangle") for many years and consider Triangle to be one of our outstanding and most valued Surety clients, in whom we have the highest confidence. Through the years, the company has established an enviable performance record and in our opinion is properly equipped, capably staffed and well financed.

Liberty Mutual Group, the nation's second largest surety company, enjoys the privilege of bonding Triangle Construction Company since 2006. Liberty Mutual, which carries an A. M. Best Rating of "A" XV, is a U. S. Treasury Department approved surety and is licensed to conduct business in the state of South Carolina.

Triangle's current bonding capacity on individual contracts is in the excess of \$50 million and in excess of \$100 million in the aggregate. Liberty is prepared to provide Triangle Construction with 100% Performance and Payment bonds for the above referenced project, if awarded. This letter is not an assumption of liability; the final decision to execute any bond will be subject to the normal underwriting consideration at the time of request.

Sincerely,
Liberty Mutual Insurance Company


Nicole M. Colley
Attorney-in-Fact

NFP Corporate Services (SE), Inc., dba NFP Property & Casualty
1901 Roxborough Road | Suite 300 | Charlotte, NC 28211
P: [704.523.4222](tel:704.523.4222) | F: [704.523.0024](tel:704.523.0024) | www.nfp.com/SE



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: **8200432 - 984634**

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, Bradley D. Corkwell, Alan H. Wise, Bonnie T. Atnip, Betty E. Ballard, Ashley J. Black, Pamela F. Bradshaw, Arthur L. Colley, Nicole M. Colley, E. Mitzi Hines, James A. Westmoreland

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

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 31st day of January, 2019.



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

By: David M. Carey
David M. Carey, Assistant Secretary

State of PENNSYLVANIA ss
County of MONTGOMERY

On this 31st day of January, 2019 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
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 3rd day of January, 2022.



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

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

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