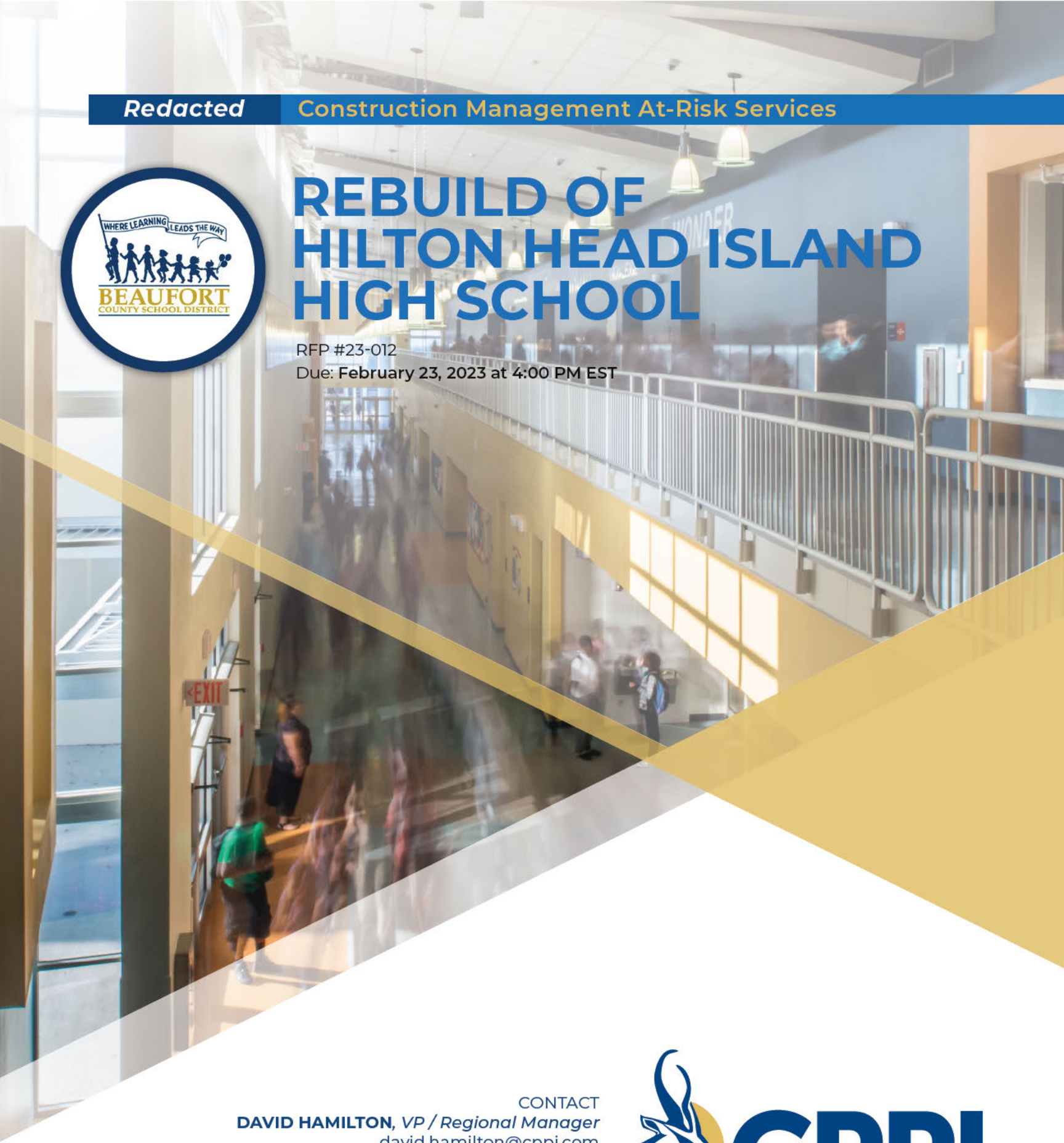

Redacted Construction Management At-Risk Services

REBUILD OF HILTON HEAD ISLAND HIGH SCHOOL

RFP #23-012
Due: **February 23, 2023 at 4:00 PM EST**

CONTACT
DAVID HAMILTON, *VP / Regional Manager*
david.hamilton@cppi.com
7 E. Congress Street, Suite 715
Savannah, GA 31401
(912) 232-4544
www.cppi.com

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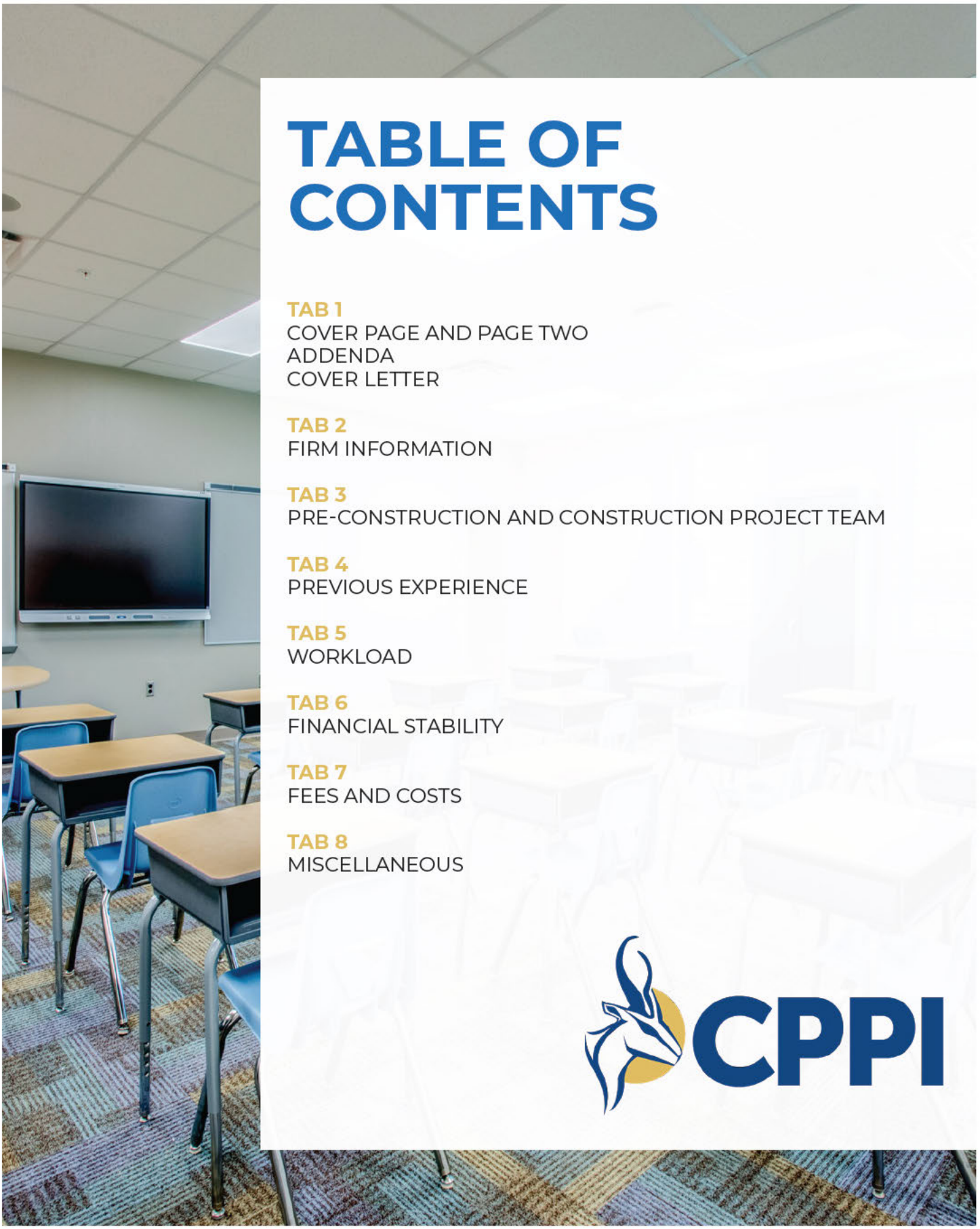
CHARLES PERRY PARTNERS, INC



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CPPI

Beaufort County School District

Solicitation Number:	23-012
Date Printed:	January 26, 2023
Date Issued:	TBD
Procurement Officer:	Kaylee Yinger, NIGP-CPP, CPPB
Phone:	843-322-2349
Email:	Kaylee.Yinger@beaufort.k12.sc.us

Request for Proposal (RFP)

DESCRIPTION: **Construction Management At-Risk Services – Rebuild of Hilton Head Island High School**

SUBMIT OFFER BY (Opening Date & Time): **February 23, 2023, at 4:00 PM EST**

QUESTIONS MUST BE RECEIVED BY: **February 16, 2023**

NUMBER OF COPIES TO BE SUBMITTED: **One (1) Original Signed; Six (6) Signed Copies and One (1) Redacted Version on USB**

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

SUBMIT YOUR SEALED OFFER TO EITHER OF THE FOLLOWING ADDRESSES:

MAILING ADDRESS:
Beaufort County School District
Procurement Office
P.O. Drawer 309
Beaufort, SC 29901-0309

PHYSICAL ADDRESS:
Beaufort County School District
Procurement Office
2900 Mink Point Blvd
Beaufort, SC 29902

AWARDS & AMENDMENTS:
Award will be posted at the Physical Address stated above on or after ***February 23, 2023.*** The award, this solicitation, and any amendments will be posted at the following web address: http://beaufortschools.net.

You must submit a signed copy of this form with Your Offer. By submitting a proposal or bid, You agree to be bound by the terms of the Solicitation. You agree to hold Your Offer open for a minimum of ninety (90) calendar days after the Opening Date.

NAME OF OFFEROR: (Full legal name of business submitting the offer) **Charles Perry Partners, Inc.**

ENTITY TYPE: **Corporation**

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

Jason Morgan PRINTED NAME

Executive Vice President / Principal TITLE

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

PAGE TWO

(Return Page Two with Your Offer)

HOME OFFICE ADDRESS (Address for Offeror's home office/ Principal place of business):	NOTICE ADDRESS (Address to which all procurement and contract related notices should be sent):
8200 NW 15th Place **Gainesville, FL 32606** **(352) 333-9292**	**7 E. Congress St., Suite 715** **Savannah, GA 31401** **(352) 333-9292**
PHONE NUMBER:	
EMAIL ADDRESS:	

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

ACKNOWLEDGEMENT OF AMENDMENTS:	Amendment Number	Amendment Issue Date
Offeror acknowledges receipt of amendments by indicating amendment number and its date of issue.	**1**	**February 15, 2023**
	2	**February 21, 2023**

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

Beaufort County School District

	Solicitation Number:	23-012
	Date Printed:	January 26, 2023
Addendum 1	Date Issued:	February 15, 2023
	Procurement Officer:	Kaylee Yinger, NIGP-CPP, CPPB
	Phone:	843-322-2349
	Email:	Kaylee.Yinger@beaufort.k12.sc.us

Request for Proposal (RFP)

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Jason Morgan PRINTED NAME

Executive Vice President / Principal TITLE

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Beaufort County School District

	Solicitation Number:	23-012
	Date Printed:	January 26, 2023
Addendum 2	Date Issued:	February 21, 2023
	Procurement Officer:	Kaylee Yinger, NIGP-CPP, CPPB
	Phone:	843-322-2349
	Email:	Kaylee.Yinger@beaufort.k12.sc.us

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715 E. CONGRESS STREET
SUITE 715
SAVANNAH, GA 31401
912-232-4544
www.cppi.com

February 23, 2023

Kaylee Yinger, NIGP-CPP, CPPB
Beaufort County School District
Procurement Office
2900 Mink Point Blvd.
Beaufort, SC 29902

RE: CONSTRUCTION MANAGEMENT AT-RISK SERVICES - REBUILD OF HILTON HEAD ISLAND HIGH SCHOOL

Ms. Yinger and Members of the Selection Committee:

Charles Perry Partners, Inc. (**CPPI**) is pleased to submitting our qualifications to Beaufort County School District for the Rebuild of Hilton Head Island High School project. Our team has a long and successful history of delivering K-12 education projects and will approach your project with the same level of care and commitment to deliver the school on or ahead of schedule and on or under budget. The goals of Beaufort County School District are our goals.

Over the course of 55 years, CPPI has established itself as an educational facility builder.

We have completed more than 90 major K-12 projects in 28 school districts, including multiple major renovation projects on occupied campuses.

Diversity.

Inclusion.

Partnership.

Moreover, as a proven partner currently providing continuing services contracts for Beaufort County School District, our positive experience with the facilities team, and our regional K-12 team, we are well positioned to deliver this highly anticipated and much needed rebuild for Hilton Head Island High School. With this depth of experience and our strong management capabilities, we have a commanding understanding of what it will take to make this project a success.



Consider the following strengths of our team:

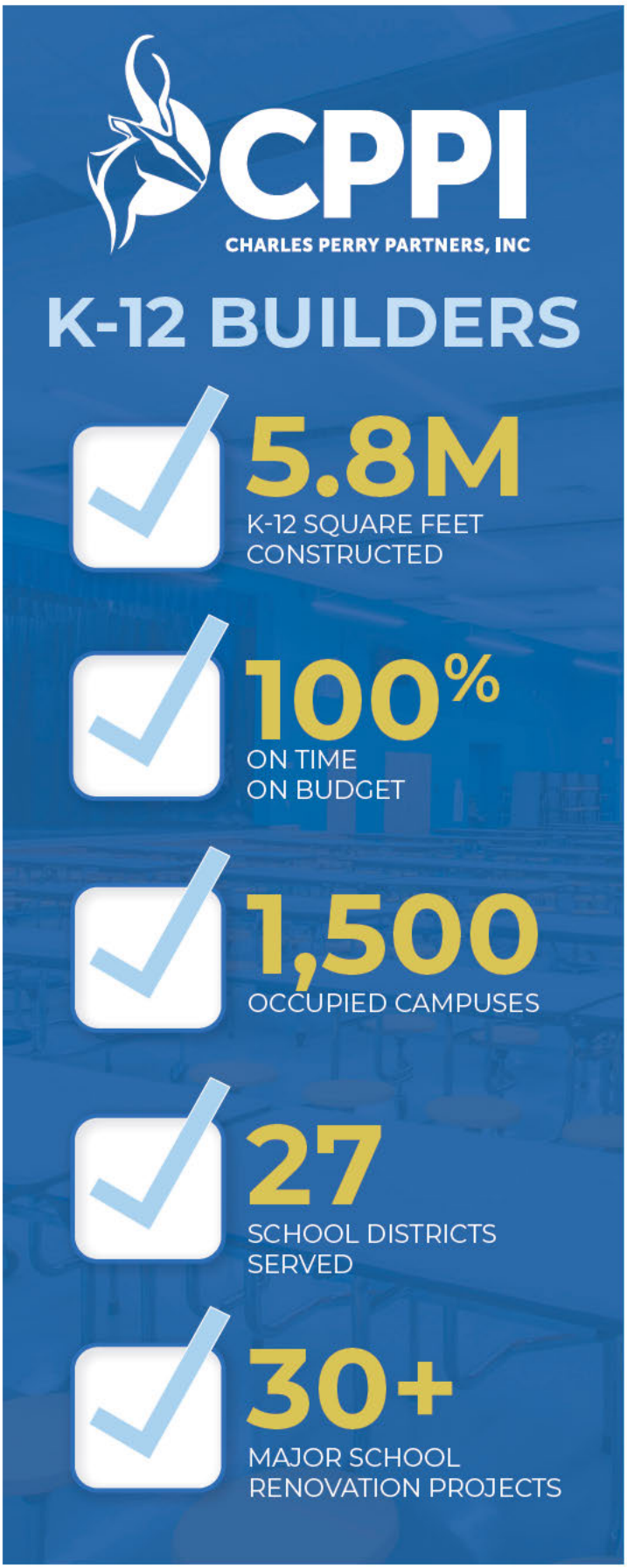
- **ENTIRE proposed project team will have just completed $100M Groves K-12 multi-campus project in Savannah prior to starting your project**
- **Proposed Senior Superintendent Steve Baranello lives in Bluffton and has experience on replacement high school construction**
- **Successful corporate history of K-12 construction**
- **Current working relationship with Beaufort County School District**
- **Extensive experience with phased renovation**
- **Occupied campus experts**
- **Proven track record of budget accuracy and schedule control**
- **Commitment to local community and diversity participation**
- **Strong financial capabilities and resources**

We are confident that our experience, expertise, and capabilities make CPPI the best choice to be your partner in delivering these school facilities. CPPI also knows that part of delivering a successful project is ultimately supporting the students, families and surrounding community.

In closing, you have my personal commitment to bring our team's talented resources to this project and to provide the highest level of service. Together, we can drive success into the classrooms and assure the brightest future possible for DCPS students.

Sincerely,

Jason Morgan
Principal in Charge
Charles Perry Partners, Inc.
jason.morgan@cppi.com



Firm Name
Charles Perry Partners, Inc.

2022 ENR TOP 400

Firm Address
7 E. Congress St., Suite 715
Savannah, GA 31401

History of CPPI

In 1968, Charles R. "Chuck" Perry established a tradition of excellence by providing an impressive array of services for public and private sector clients through Charles Perry Construction.

In 1996, as the market shifted and the construction management methodology became more popular, Chuck established PPI to better serve this client type. After Chuck's passing in 2005, the company continued to expand and build upon his legacy. In 2009, the Perry family of companies established a Georgia office and hired local, knowledgeable management and personnel to complement its existing team and better serve the needs of the Georgia and South Carolina market.

In 2011, Charles Perry Partners, Inc. (CPPI) was created as a strategic merger of these companies, combining the expertise of its staff and the quality of its projects while maintaining the principles established by Chuck 43 years earlier.

CPPI has staffed offices in Savannah, as well as Jacksonville, Gainesville, Orlando, Ft. Myers, Palm Beach, Tampa, Florida, and Lynchburg, Virginia.

CPPI's current ownership consists of five active principals with an average of 20 years of service with the firm. This ownership includes:

- Breck Weingart, Chairman - 40 Years with CPPI
- Brian Leslie, President - 30 Years with CPPI
- Jason Morgan, Executive Vice President - 20 Years with CPPI
- Vinnie Moreschi, Executive Vice President - 24 Years with CPPI

CPPI is a Construction Management, Design Build, and General Contracting firm with over 200 employees. The firm is a leader in sustainability and is dedicated to the communities in which it serves.

Contact Information For The Officer Of The Firm In Charge Of Proposal

CPPI's Officer of the Firm in charge of this proposal is David Hamilton. He is a Vice President and Regional Manager for South Carolina and Georgia and has more than 33 years of construction experience. He will serve as the Project Executive for the Rebuild of Hilton Head Island High School project.



PRIMARY CONTACT

David Hamilton
Vice President / Regional Manager
david.hamilton@cppi.com
o: (912) 232-4544
m: (904) 759-1096

Describe Any Company Changes That Are Anticipated To Occur During The Life Of The Project

CPPI does not anticipate any changes to occur during the life of the project.

Office Locations

The Rebuild of Hilton Head Island High School project will be managed from CPPI's Savannah office, which has previously managed projects for Beaufort County School District. Our office is located at:

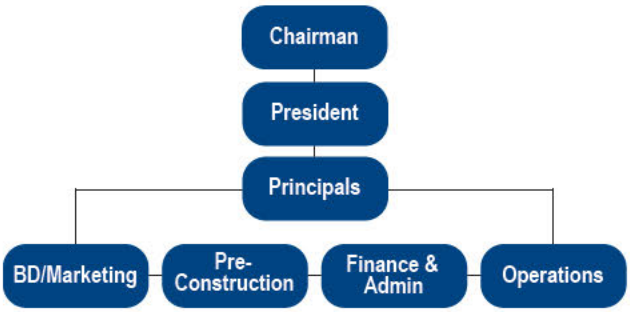
7 E. Congress St., Suite 715
Savannah, GA 31401

Additional resources from all of CPPI's offices are available as needed for the project.



Organizational Structure

CPPI's firm organizational structure consists of the following major components:





CPPI PERSONNEL RESOURCES	
ROLE	STAFF #
Project Managers	49
Field Superintendents	55
Skilled Crafts Personnel	13
Estimators	12
MEP/FP / BIM / VDC	1
Executives	13
Principals	4
Admin / Marketing / Accounting	26
Safety Director	1
	174

Vendor References

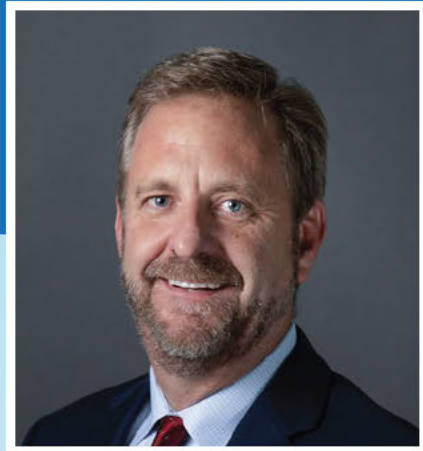
[redacted]





- *Provide resumes describing your anticipated Project Team, along with their invididual and team experiences in projects similar in nature to the proposed project.*

LEADERSHIP



JASON MORGAN

PRINCIPAL IN CHARGE

[redacted]

- *Provide resumes describing your anticipated Project Team, along with their invididual and team experiences in projects similar in nature to the proposed project.*

LEADERSHIP



DAVID HAMILTON

PROJECT EXECUTIVE

[redacted]

[redacted]

- *Provide resumes describing your anticipated Project Team, along with their invididual and team experiences in projects similar in nature to the proposed project.*

DAILY MANAGEMENT



[redacted]

MATT WOZNIAK

SENIOR PROJECT MANAGER

[redacted]

- *Provide resumes describing your anticipated Project Team, along with their invididual and team experiences in projects similar in nature to the proposed project.*

DAILY MANAGEMENT



TAYLOR CARR

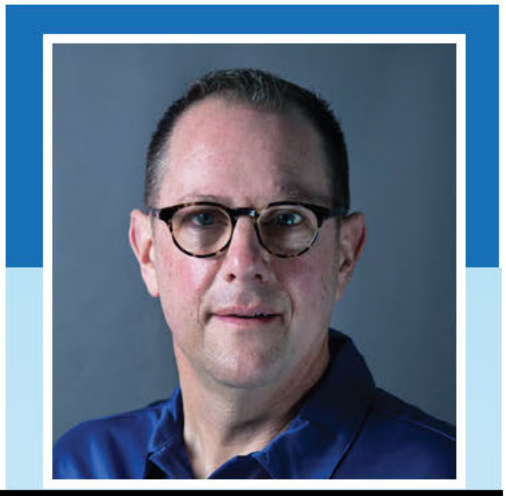
PROJECT MANAGER

[redacted]

[redacted]

- *Provide resumes describing your anticipated Project Team, along with their invididual and team experiences in projects similar in nature to the proposed project.*

FIELD SUPERVISION



STEVE BARANELLO

SENIOR SUPERINTENDENT

[redacted]

[redacted]

- *Provide resumes describing your anticipated Project Team, along with their invididual and team experiences in projects similar in nature to the proposed project.*

PRECONSTRUCTION



JAKE PLEIN

VICE PRESIDENT OF PRECONSTRUCTION

[redacted]

[redacted]

- *Include an organizational chart identifying key individuals and their responsibilities.*

WHERE LEARNING LEADS THE WAY
BEAUFORT COUNTY SCHOOL DISTRICT

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING

PRINCIPAL OVERSIGHT



Jason Morgan
Principal in Charge

CORE TEAM



David Hamilton
VP / Regional Manager



Matt Wozniak
Senior Project Manager



Taylor Carr
Project Manager



Ira Claxton
Assistant Project Manager



Steve Baranello
Senior Superintendent



Josh Shuler
Assistant Superintendent

PRECONSTRUCTION



Jake Plein
VP of Preconstruction



David Lowe
Chief Estimator



Bailey Pittman
Preconstruction Engineer

SUPPORT



Lee Hall
MEPFP Coordinator / Cx



Austin Weingart
Safety Manager

- *Include an organizational chart identifying key individuals and their responsibilities.*

CPPI is a full service construction manager with all of

the technical services needed to work with BCSD from preconstruction, through construction to the warranty period and beyond. We understand how important it is to help maximize every construction dollar to ensure that the original intent and scope of the project can be maintained.

KEY PROJECT TEAM MEMBERS	OPTIONS ANALYSIS	DESIGN REVIEW	BUDGET ESTIMATING	VALUE ENGINEERING	CONSTRUCTION SCHEDULING	QUALITY CONTROL	CONSTRUCTABILITY ANALYSIS	COST CONTROL	CHANGE ORDER NEGOTIATION	CLAIMS MANAGEMENT	PROJECT CLOSEOUT	TRANSITION PLANNING	SECURITY SYSTEMS
David Hamilton *VP / Regional Manager*	X	X	X	X	X	X	X	X	X	X	X	X	X
Matt Wozniak *Senior Project Manager*	X	X	X	X	X	X	X	X	X	X	X	X	X
Taylor Carr *Project Manager*	X	X	X	X	X	X	X	X	X	X	X	X	X
Ira Claxton *Assistant Project Manager*	X	X	X	X	X	X	X	X	X	X	X	X	X
Steve Baranello *Senior Superintendent*	X	X	X	X	X	X	X	X	X	X	X	X	X
Josh Shuler *Assistant Superintendent*	X	X	X	X	X	X	X	X					X
David Lowe *Chief Estimator*	X	X	X	X	X	X	X	X					
SUPPORT STAFF													
Jason Morgan *Principal in Charge*	X	X	X	X	X	X	X	X	X	X	X	X	X
Jake Plein *VP of Preconstruction*	X	X	X	X	X	X	X	X					
Bailey Pittman *Preconstruction Coordinator*	X	X	X	X	X	X	X	X					
Lee Hall *MEPFP Coordinator / Cx*	X	X					X	X			X	X	
Austin Weingart *Safety Manager*					X						X		X

- *Identify current team member obligations, project assignments, and the approximate percentage of time each team member will spend on this project during the different stages of the Project.*

TEAM MEMBER	CURRENT OBLIGATIONS	PERCENTAGE OF TIME ON YOUR PROJECT
David Hamilton *VP / Regional Manager*	**Regional Manager for all Georgia and South Carolina Projects - No Specific Assignment**	**Preconstruction:** *30%* **Construction:** *25%* **Post-Construction:** *25%*
Matt Wozniak *Senior Project Manager*	**Savannah-Chatham County Public School System** Groves K-12 Completion Date: August 2023	**Preconstruction:** *50%* **Construction:** *30%* **Post-Construction:** *50%*
Taylor Carr *Project Manager*	**Savannah-Chatham County Public School System** Groves K-12 Completion Date: August 2023	**Preconstruction:** *50%* **Construction:** *100%* **Post-Construction:** *50%*
Ira Claxton *Assistant Project Manager*	**Savannah-Chatham County Public School System** Groves K-12 Completion Date: August 2023	**Preconstruction:** *20%* **Construction:** *100%* **Post-Construction:** *25%*
Steve Baranello *Senior Superintendent*	**Savannah-Chatham County Public School System** Groves K-12 Completion Date: August 2023	**Preconstruction:** *25%* **Construction:** *100%* **Post-Construction:** *25%*
Josh Shuler *Assistant Superintendent*	**Savannah-Chatham County Public School System** Groves K-12 Completion Date: August 2023	**Preconstruction:** *10%* **Construction:** *100%* **Post-Construction:** *10%*
David Lowe *Chief Estimator*	**Chief Estimator for all CPPI North Projects - No Specific Assignment**	**Preconstruction:** *50%* **Construction:** *10%* **Post-Construction:** *0%*
Jason Morgan *Principal in Charge*	**Principal Oversight - No Specific Assignment**	**Preconstruction:** *30%* **Construction:** *30%* **Post-Construction:** *30%*
Jake Plein *VP of Preconstruction*	**Preconstruction Oversight for all CPPI North Projects - No Specific Assignment**	**Preconstruction:** *30%* **Construction:** *10%* **Post-Construction:** *0%*
Bailey Pittman *Preconstruction Coordinator*	**Preconstruction Coordination for Various Projects - No Specific Assignment**	**Preconstruction:** *30%* **Construction:** *10%* **Post-Construction:** *0%*
Lee Hall *MEPFP Coordinator / Cx*	**MEPFP / Commissioning for all CPPI Projects - No Specific Assignment**	**Preconstruction:** *30%* **Construction:** *20%* **Post-Construction:** *10%*

- *Describe how the construction team would be organized throughout the life of the Project.*
- *Specifically identify your assigned Project Manager and possible Superintendents for the Project. Proposers shall propose a single Project Manager that will be assigned to all project sites. It is the intent of the District to have a single point of contact (per general contractor selected) for all project sites for pre-construction through completion of construction. The proposed Project Manager must be present at the RFP interviews, and the selected firm must commit to maintain the same persons as Project Manager for the entire duration of the Project.*

WE BELIEVE IN A PROACTIVE APPROACH TO COMMUNICATION. THIS OPEN CHANNEL OF THOROUGH COMMUNICATION, COORDINATION & INVOLVEMENT IS INSTILLED AND ENCOURAGED IN ALL OF OUR TEAM MEMBERS.

ORGANIZATIONAL STRUCTURE

CPPI is comprised of a dedicated team of professionals specialized in education construction delivery.

Our management and leadership philosophies start with the Project Executives and Project Managers and are implemented by all supervisors. Our services begin at the planning phase of the project and continue through commissioning and post-occupancy services, with each step involving Beaufort County School District.

Preconstruction

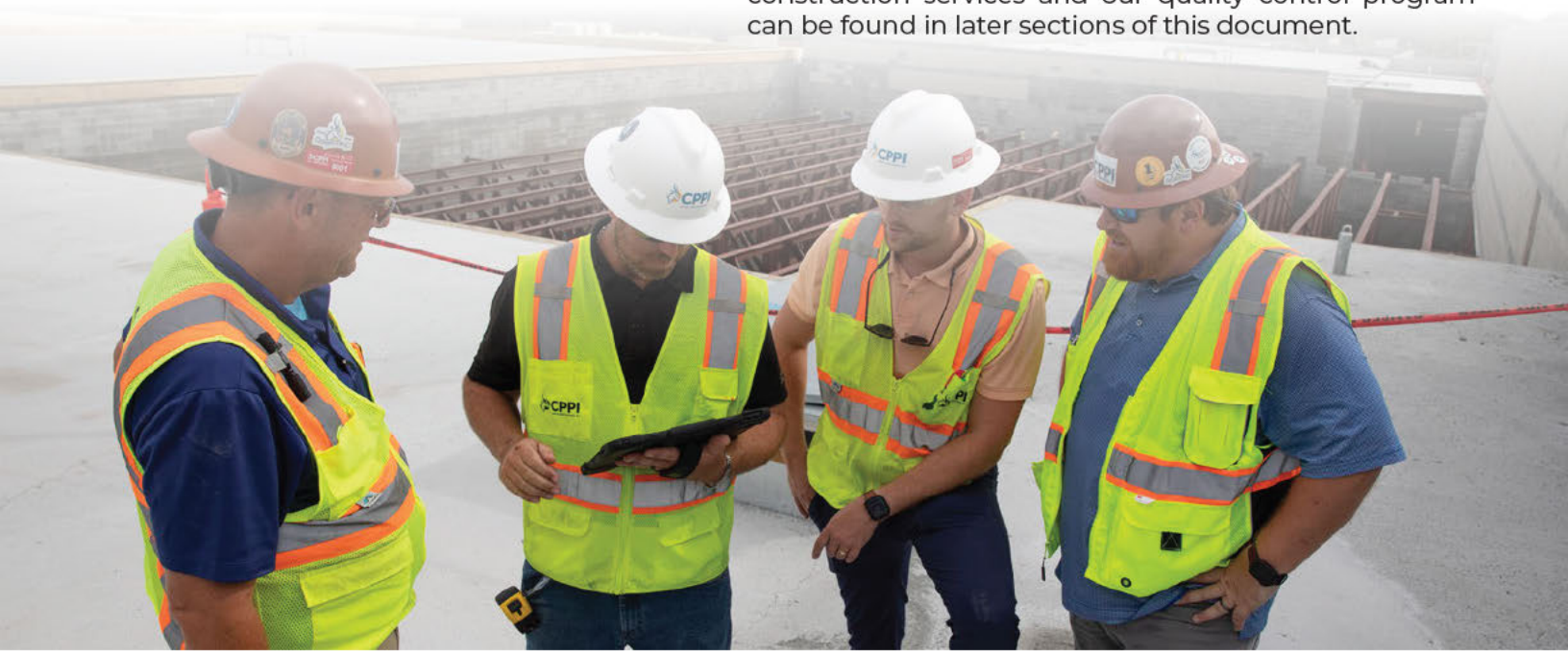
The preconstruction phase will be led by Jake Plein with significant input from David Hamilton. Jason Morgan will provide Principal oversight.

Construction

All proposed team members will serve in the roles outlined in our provided organizational chart. David Hamilton will serve as the executive point of contact. Steve Baranello will be reponsible for the on-site supervision of all construction activity. Support services will be provided as needed.

Post-Construction

Post-construction services will be overseen by David Hamilton, with assistance from the Project Managers and Superintendents. CPPI will provide 7 and 11 month walk-throughs. Further information about our post-construction services and our quality control program can be found in later sections of this document.



- *Describe your team's experience as part of a similar Project Team.*

EXPERIENCE AS PART OF A SIMILAR TEAM

Our entire proposed project team is currently working on Groves K-12 for Savannah-Chatham County Public School System.



METHOD CM at Risk

SIZE 397,000 SF

COST $103,073,007

COMPLETION June 2023

OWNER
Savannah-Chatham County Public School System

ARCHITECT
LS3P

GROVES K-12

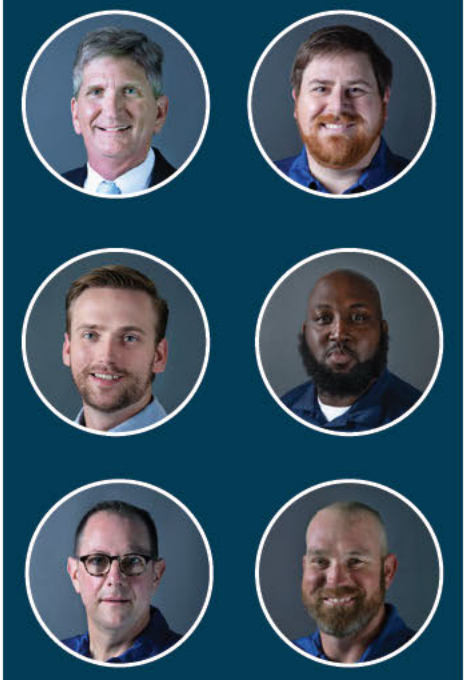
SAVANNAH-CHATHAM COUNTY PUBLIC SCHOOL SYSTEM

SCOPE This new, state-of-the-art facility is close to 400,000 square feet and will have a capacity of 2,400 students. Students from Gould Elementary School, Mercer Middle School, and Groves High School will be housed on a single, large campus. The campus includes a digital media lab, CTAE labs for aviation and logistics as well as business and family consumer sciences. An impressive athletics complex will be on campus also, including a football stadium with a field house and a competitive track & field area, multipurpose soccer fields, tennis courts, a high school baseball field, a high school softball field, a little league field, two indoor gyms, and more. The campus also will feature a two-story, 750-seat auditorium with a full-scale performance production stage. There will also be three paved parking lots with a capacity of more than 660 parking spaces. A new traffic signal will be added to the entrance and exit of the campus on GA Highway 21 to improve the safety of traffic flow.

PROJECT RELEVANCE

- *High School Project*
- *Same Proposed Team*
- *$100M Plus*

SAME PROPOSED TEAM FOR YOUR PROJECT



CPPI
CHARLES PERRY PARTNERS, INC

PREMIER K-12 BUILDERS

CPPI has delivered hundreds of K-12 projects for both public and private clients. This includes 5.8 million square feet in K-12 facility construction across hundreds of campuses.

The heart of our process of engaging with BCSD is CPPI's experience working with local governing authorities and planning construction groups for the last several decades. In that time span, we have built a full range of projects from small continuing projects to multi-million dollar capital projects. With this experience, we are not only familiar with these standards and their intent, but also the personnel and processes behind them. We host scope review meetings to run down the full project goals and operational functions and sequences with the entire team. We perform a review of the standards and compare them to the construction documents and clarify any discrepancies.

Using this information, we develop bid scope documents which contain all the subtle intricacies of the project along with lessons learned from many years of experience working for educational clients.

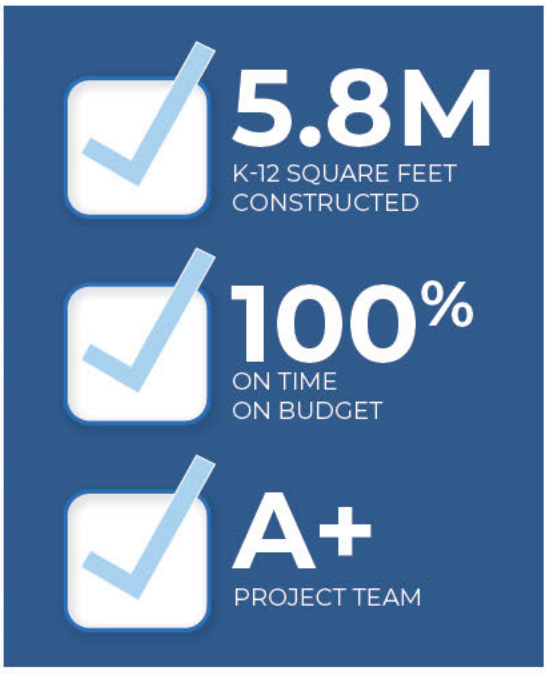
As a team, we review bid scopes to ensure we have captured the intent of the design of Little Architecture. The bid documents are then sent to experienced, prequalified subcontractors and are reviewed in detail with each of them. Any questions or clarifications that arise are addressed and submitted to all bidders. Finally, we prepare a thorough and detailed Guaranteed Maximum Price for review by the project team.

We host in-depth review meetings of the GMP with all stakeholders present to ensure we have the design and requirements covered and that we adequately plan for unforeseen issues.

With CPPI having more than 54 years in building new and renovating educational facilities, we have formed great working relationships with our subconsultants.

This experience combined with our approach to teaming and collaboration allows us to deliver maximum value for our clients.





EDUCATIONAL REFERENCES

TECHNICAL COLLEGE OF THE LOWCOUNTRY

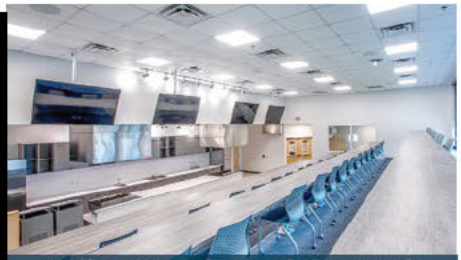
LS3P

OCPS

Alachua County Public Schools

UCF UNIVERSITY OF CENTRAL FLORIDA

[redacted]



Culinary Institute of the South



Groves K-12



ESE Campus Consolidation



Idylwild ES



Research 1 Facility

90% REPEAT CLIENTS

10% NEW CLIENTS

- *For the past three years, provide the following information:*
  a. Identify all projects (name, location, completion date and Contract amount).
  b. Identify all addition projects with similar scope. Additionally:
  i. Indicate any such project where Liquidated Damages were assessed against your firm for failure to achieve substantial completion within the Contract Time, and describe the circumstances of the same;
  ii. Identify any such project in which your firm made a Claim or Change Order Request for acceleration damages, and describe the circumstances of the same;
  iii. Identify any such project in which your firm was terminated (whether for cause or for convenience) by the owner prior to substantial completion, and describe the circumstances of the same;
  iv. Identify all projects which had a negotiated fee or guaranteed maximum price;
  v. Identify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents;

CPPI PROJECTS: 2020-PRESENT

Project Name / Location / Completion Date / Contract Amount	Reno Project?	Liquidated Damages Assessed?	Claim / Change Order for Acceleration Damages?	Terminated Prior to Substantial Completion?	Negotiated Fee or Guaranteed Maximum Price?	Guaranteed Maximum Price Prior to Completion of Documents?
Hillsborough Community College New District Admin Building, Tampa, FL Completion Date: February 2023 Contract Amount: $16.9M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Lane Avenue Free Standing ER, Jacksonville, FL Completion Date: January 2023 Contract Amount: $7.7M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
NCSD Yulee High School Additions, Yulee, FL Completion Date: January 2023 Contract Amount: $11.5M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
UF Health Florida Surgical Center OR #14 Renovation, Gainesville, FL Completion Date: August 2022 Contract Amount: $.8M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Livestock & Pultry – Turkey Grow-Out and Broiler Grow-Out Facilities, Blacksburg, VA Completion Date: August 2022 Contract Amount: $5.8M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
SBAC Idylwild ES Redesign & Redevelopment, Gainesville, FL Completion Date: August 2022 Contract Amount: $16.2M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Trenton High School Cafetorium, Trenton, FL Completion Date: August 2022 Contract Amount: $9.5M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Campus Landscape Master Plan, Gainesville, FL Completion Date: June 2022 Contract Amount: $3.9M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Concentrix Building 285 Renovations, Orlando, FL Completion Date: April 2022 Contract Amount: $8.9M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Blake Medical Center Surgery Expansion / ICU Renovation, Bradenton, FL Completion Date: April 2022 Contract Amount: $22.9M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Soccer & Lacrosse Stadium Expansion & Improvements, Gainesville, FL Completion Date: April 2022 Contract Amount: $5.7M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Reunion Village Free Standing Emergency Room, Orlando, FL Completion Date: April 2022 Contract Amount: $8.9M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
LewisGale Medical Center Blue Hills Free Standing ER, Roanoke, VA Completion Date: March 2022 Contract Amount: $5.9M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**

CPPI PROJECTS: 2020-PRESENT

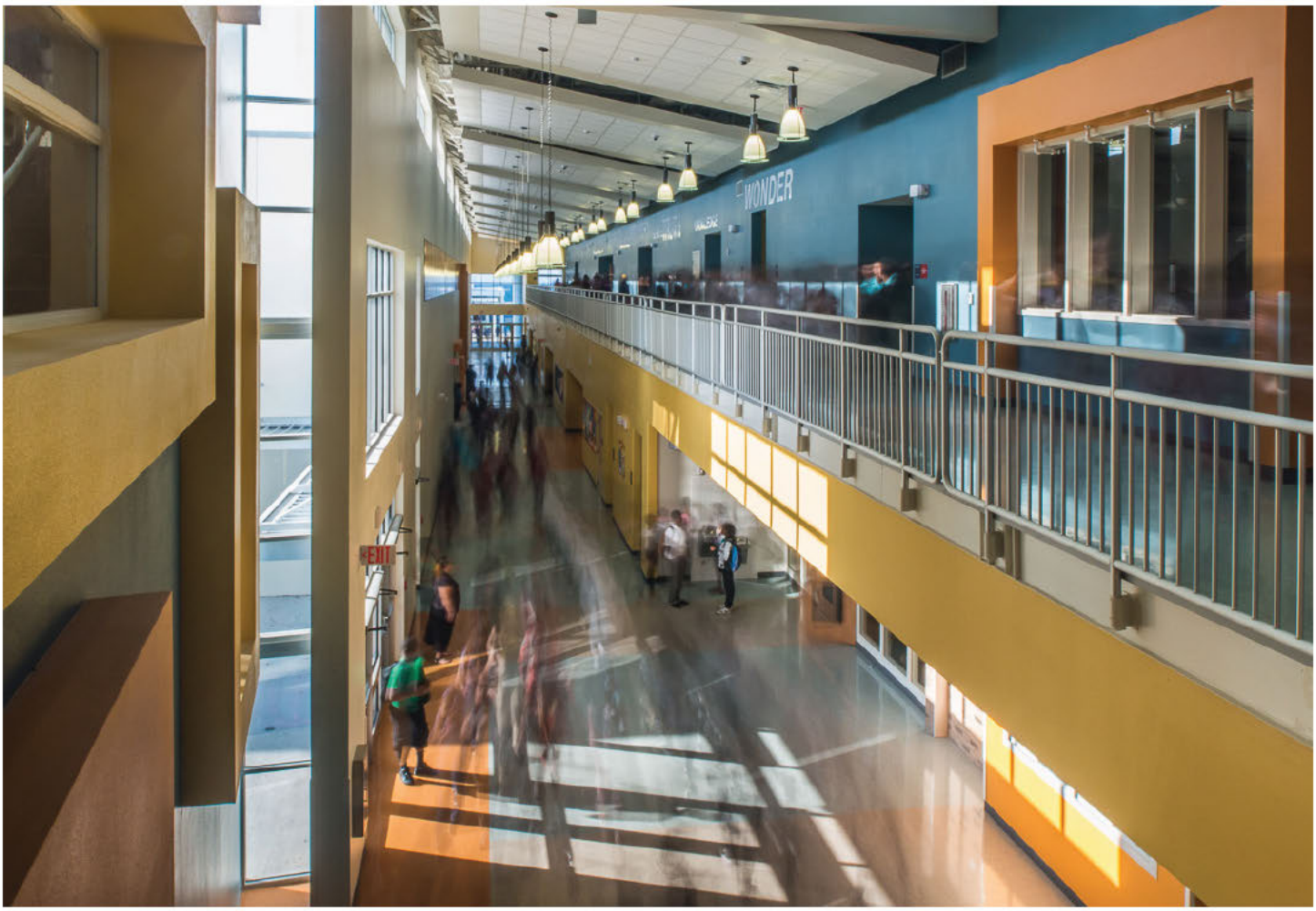
Capital Regional Medical Center Rehab / NICU Expansion / Bi-Plane Addition, Tallahassee, FL Completion Date: March 2022 Contract Amount: $20M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Largo Regional Medical Center Facility Upgrades & Renovation, Largo, FL Completion Date: February 2022 Contract Amount: $6M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Harvest Building C Indoor Grow Facility – Phase I, Alachua, FL Completion Date: December 2021 Contract Amount: $12.7M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Florida Surgical Center 23-Hour Unit Addition, Gainesville, FL Completion Date: December 2021 Contract Amount: $5.6M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
New Hampstead K-8, Savannah, GA Completion Date: December 2021 Contract Amount: $38.5M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Orange Grove Elementary School Phase II, Seminole, FL Completion Date: December 2021 Contract Amount: $14.2M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Reitz Union Lawn Inner Road Thermal Utilities, Gainesville, FL Completion Date: November 2021 Contract Amount: $3.9M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Lowcountry Culinary Arts Institute & Interpretive Center, Beaufort, SC Completion Date: November 2021 Contract Amount: $11M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
James Marlowe Elementary School Classroom Building Addition & School Remodel, New Port Richey, FL Completion Date: October 2021 Contract Amount: $7.1M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
SCPS Teague Middle School HVAC Renovation, Altamonte Springs, FL Completion Date: August 2021 Contract Amount: $3.4M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Midtown Center for Accelerated Skills Training Build-Out, Orlando, FL Completion Date: August 2021 Contract Amount: $1.9	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Pepin Academies Riverview Campus Build-Out, Riverview, FL Completion Date: July 2021 Contract Amount: $1.7M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Palm Coast Campus Building 1 Remodel, Palm Coast, FL Completion Date: June 2021 Contract Amount: $3.6M	**Yes**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**
Orange County Public Schools Exceptional Student Education Campus Consolidation Projects, Orlando FL Completion Date: June 2021 Contract Amount: $38.6M	**No**	**No**	**No**	**No**	**Yes – Guaranteed Maximum Price**	**No**

CPPI PROJECTS: 2020-PRESENT

School Board of Hillsborough County – Referendum Projects (3 Schools – Benito MS, Clark ES, Wharton HS) Tampa, FL Completion Date: June 2021 Contract Amount: $17.8M	Yes	No	No	No	Yes – Guaranteed Maximum Price	No
Children's Board of Hillsborough County Family Resource Center Tampa, FL Completion Date: June 2021 Contract Amount: $1.2M	Yes	No	No	No	Yes – Guaranteed Maximum Price	No
North Florida Regional Medical Center South Tower Vertical Expansion Gainesville, FL Completion Date: May 2021 Contract Amount: $42.8M	Yes	No	No	No	Yes – Guaranteed Maximum Price	No
Pegasus Technologies, Inc. New Operations Center Building Jacksonville, FL Completion Date: May 2021 Contract Amount: $5.1M	No	No	No	No	Yes – Guaranteed Maximum Price	No
Infinite Energy Office Building Gainesville, FL Completion Date: March 2021 Contract Amount: $14.9M	No	No	No	No	Yes – Guaranteed Maximum Price	No
Medical Center of Trinity Women's Services & Surgical Expansion Trinity, FL Completion Date: March 2021 Contract Amount: $12.5M	No	No	No	No	Yes – Guaranteed Maximum Price	No
Harvest – San Felasco Expansion Gainesville, FL Completion Date: December 2020 Contract Amount: $2.8M	No	No	No	No	Yes – Guaranteed Maximum Price	No
Pepin Academy, Tampa FL Completion Date: December 2020 Contract Amount: $6.8M	Yes	No	No	No	Yes – Guaranteed Maximum Price	No
Exactech Renovations Gainesville, FL Completion Date: October 2020 Contract Amount: $14.3M	Yes	No	No	No	Yes – Guaranteed Maximum Price	No
Virginia Tech Kentland Farm – Metabolic Research Lab, Blacksburg, VA Completion Date: October 2020 Contract Amount: $6.3M	Yes	No	No	No	Yes – Guaranteed Maximum Price	No
Virginia Tech Kentland Farm – BETR Building Blacksburg, VA Completion Date: October 2020 Contract Amount: $2.1M	Yes	No	No	No	Yes – Guaranteed Maximum Price	No
Franklin MS HVAC Renovations, Tampa FL Completion Date: August 2020 Contract Amount: $3.6M	Yes	No	No	No	Yes – Guaranteed Maximum Price	No
School Board of Hillsborough County – Referendum Projects (3 Schools – Benito MS, Clark ES, Wharton HS), Tampa FL Completion Date: August 2020 Contract Amount: $17.8M	Yes	No	No	No	Yes – Guaranteed Maximum Price	No
UF Health The Oaks – Surgery Center Gainesville, FL Completion Date: August 2020 Contract Amount: $9.9M	Yes	No	No	No	Yes – Guaranteed Maximum Price	No

CPPI PROJECTS: 2020-PRESENT

Sarasota Memorial Hospital Outpatient Cancer Center, Sarasota, FL Completion Date: July 2020 Contract Amount: $12.1M	No	No	No	No	Yes – Guaranteed Maximum Price	No
UCF Student Union Expansion, Orlando, FL Completion Date: July 2020 Contract Amount: $16M	Yes	No	No	No	Yes – Guaranteed Maximum Price	No
City of Wildwood Police Department Wildwood, FL Completion Date: July 2020 Contract Amount: $6.9M	No	No	No	No	Yes – Guaranteed Maximum Price	No
SBAC Prairie View ES Renovation, Gainesville, FL Completion Date: July 2020 Contract Amount: $4.5M	Yes	No	No	No	Yes – Guaranteed Maximum Price	No
Orange Park Medical Center – Dietary & CEP Expansion/Renovation Jacksonville, FL Completion Date: July 2020 Contract Amount: $18.8M	Yes	No	No	No	Yes – Guaranteed Maximum Price	No
OCPS Vista Pointe Elementary School Orlando, FL Completion Date: June 2020 Contract Amount: $21.7M	No	No	No	No	Yes – Guaranteed Maximum Price	No



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







ESE CAMPUS CONSOLIDATION

ORANGE COUNTY PUBLIC SCHOOLS

SCOPE This project consisted of the replacement of the existing and aged Magnolia School and the construction of the new Silver Pines Academy on an adjacent parcel. Aside from a shared exercise track, the schools have separate identities, addresses, and facilities on the same campus. The Magnolia Academy replacement school project called for a new, 73,000 SF specialized learning building that serves more than 160 students ranging in ages from 12-22 with significant, cognitive, physical or behavioral disabilities, or a combination of these. The Silver Pines Academy is a new facility focusing on the needs of 120 kindergarten to grade twelve students with emotional and behavioral disorders. The new facility is approximately 86,800 GSF of new buildings. Additional work on this project included extensive site work, athletic facilities, and new roads.

METHOD CM at Risk

SIZE 160,000 SF

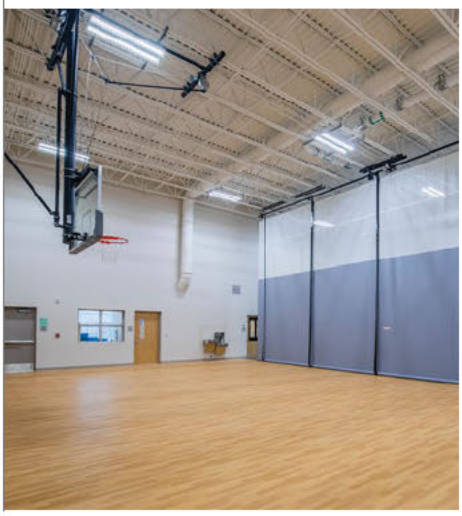
COMPLETION June 2021

OWNER
Orange County Public Schools

ARCHITECT
Harvard Jolly

PROJECT RELEVANCE

- ***Replacement Elementary Schools***
- ***Occupied Campus***
- ***Demolition and Replacement of Existing Facilities***
- ***21st Century Learning Environment***



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







SALLY RIDE ELEMENTARY SCHOOL

ORANGE COUNTY PUBLIC SCHOOLS

SCOPE This project consisted of the replacement of existing buildings and construction of 43,640 SF of new buildings to accommodate 500 student stations as well as 20,164 SF of renovations.

This project's final layout included classrooms, skills/resource labs, administration, art/music, kitchen, dining/multi-purpose room, support spaces and a media center.

METHOD CM at Risk

SIZE 63,844 SF

COMPLETION August 2018

OWNER
Orange County Public Schools

ARCHITECT
Song & Associates, Inc.



PROJECT RELEVANCE

- *Occupied Campus*
- *Demolition and Replacement of Existing Facilities*
- *Renovations*
- *21st Century Learning Environment*

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







IDYWILD ELEMENTARY SCHOOL REDEVELOPMENT

ALACHUA COUNTY PUBLIC SCHOOLS

SCOPE This project consisted of the new construction of a building to replace five buildings that were demolished. The new facility includes classrooms, a cafeteria / auditorium, a kitchen, and the main electrical room. Additional existing spaces were renovated, including the Administration Building, Media Center Building, and five classroom buildings. All of the campus buildings are connected through a brand new canopy system which is fed from new parking areas, a new parent drop off loop, and a new bus loop.

METHOD CM at Risk

SIZE 79,000 SF

COMPLETION August 2022

OWNER
School Board of Alachua County

ARCHITECT
Rhodes + Brito

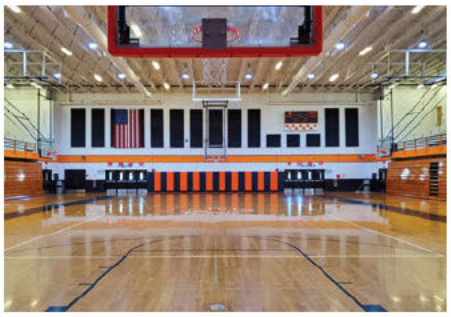


PROJECT RELEVANCE

- ***Demolition and Replacement of Existing Facilities***
- ***Renovations***
- ***21st Century Learning Environment***

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







WINTER PARK HIGH SCHOOL RENOVATION

ORANGE COUNTY PUBLIC SCHOOLS

SCOPE This project will consist of remodeling, renovations and additions to the existing campus of 369,323 SF to provide improved facilities for 2,332 student stations.

The buildings to be renovated/remodeled will include administrative, kitchen/dining, classrooms, skills labs, science labs, art, music suite, career and technical education, exceptional education, media center, auditorium with fly loft, gymnasium, and athletic facility program elements. Remodeling and renovation of the existing buildings will include improvement to structural elements, building envelope, exterior finishes, interior finishes, instructional technologies and mechanical, electrical, lighting, data, communications and security systems. landscaping and irrigation.

PROJECT RELEVANCE

- *Phased High School Renovation*
- *Demolition and Replacement of Existing Facilities*
- *Occupied Campus*
- *21st Century Learning Environment*

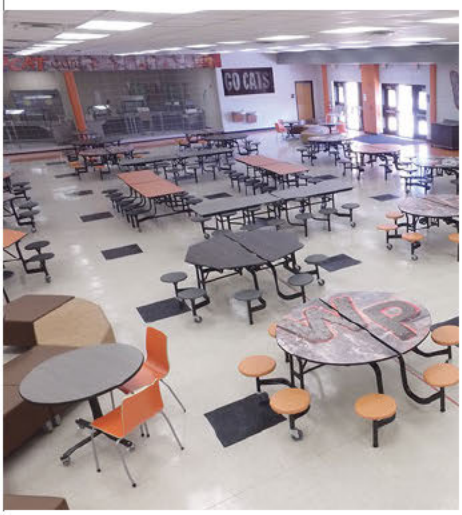
METHOD CM at Risk

SIZE 369,323 SF

COMPLETION December 2025

OWNER
Orange County Public Schools

ARCHITECT
C.T. Hsu



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







ONECO ELEMENTARY SCHOOL RENOVATION

MANATEE COUNTY SCHOOL DISTRICT

SCOPE This project will renovate the entire Oneco Elementary School school campus. The scope will include interior renovations, building envelope, mechanical, plumbing, electrical, fire protection, low- voltage systems, and parking, vehicle stacking, and bus loop.

Additionally, a new building will be constructed on the campus to provide additional student space.

METHOD CM at Risk

SIZE 78,068 SF

COMPLETION July 2024

OWNER
Manatee County School District

ARCHITECT
Zyscovich Architects



PROJECT RELEVANCE

- *Phased K-12 Renovation*
- *Demolition and Replacement of Existing Facilities*
- *Occupied Campus*
- *21st Century Learning Environment*

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

OCCUPIED CAMPUS PROJECT EXPERIENCE

Our project experience includes over 1,500 projects completed on occupied campuses. This experience has included major and minor projects for the following educational entities:

- Beaufort County School District
- Liberty County School District
- Crawford County Schools
- Alachua County School Board
- Charlotte County Schools
- Columbia County Schools
- Duval County Public Schools
- Flagler County Public Schools
- Florida School for the Deaf and the Blind
- Gilchrist County Schools
- Hillsborough County School Board
- Indian River Public Schools
- Lake County Schools
- Manatee County Schools
- Marion County Public Schools
- Nassau County Schools
- Orange County Public Schools
- Pasco County Schools
- Seminole County Public Schools
- St. Johns County School District
- Suwannee County Schools
- Volusia County Schools
- Queen of Peace Academy
- Pepin Academy New Port Richey
- Pepin Academy Riverview
- St. Francis Academy
- Hillsborough Community College
- Seminole State College
- Santa Fe College
- Valencia College
- Daytona State College
- Lake-Sumter State College
- University of South Florida
- University of Florida
- University of Central Florida
- University of North Florida
- Georgia Southern University
- Savannah State University
- Virginia Tech University
- Full Sail University
- Steton University
- Herzing University

In addition, we have completed hundreds of projects on occupied campuses for healthcare, government, and commercial clients.



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

NO IMPACT TO THE EDUCATIONAL PROCESS

Our primary role is to schedule our work around daily school functions such as student drop-off and pick-up. We will work together with BCSD administration to ensure students are safe and daily school operations are not affected.

Having provided construction services on occupied campuses for hundreds of major projects and thousands of minor projects, we understand the needs of BCSD. Below are several of the control aspects included in our site utilization plan. This plan becomes our roadmap for communication for all stakeholders involved in the construction process.

Scheduling -
Our team will work closely with the administration to coordinate our construction work around key school events.

Communication - We have developed a communication plan that will be relayed to school staff daily concerning the departments that may be affected by the construction.

Signage/Wayfinding - Various methods are used to communicate clearly with all who pass the construction area to assist them with new pedestrian and vehicular traffic patterns, as well as updates on the construction process.

Clean Site - We understand it is not only important to keep the campus aesthetically pleasing during construction but it is necessary for the safety of all involved.

Noise - We pay close attention to the campus schedule and are sensitive to the needs of the staff, students, and all departments. We will adjust our activities to accommodate the school.

Construction Traffic - Our team will create a material delivery traffic plan that maintains the daily operation of the campus.

Dust Control - By utilizing the appropriate methods which may include physical barriers between the new construction and existing structure and water trucks for site dust control to consolidate the soil.

WE SEE SOLUTIONS AND WE LISTEN!



OCCUPIED CAMPUS EXPERTISE

We know schools

CPPI has successfully completed major projects on K-12 and higher education occupied campuses for various school districts and collegiate systems throughout the Southeast.

- *Identify your annual volume of Construction Contracts for the last five years. Where a local office is involved, please provide similar information for the local office.*
- *What is the current dollar value of work under Contract?*
- *What is the typical dollar range of projects under Contract with your firm?*
- *Identify what percentage of your work is hard bid and what percentage is based on a CM/GC at Risk or similar approach?*
- *Identify what percentage of your work is renovation versus new construction.*

Annual Volume Of Construction Contracts

[redacted]

Current Dollar Value Of Work Under Contract

[redacted]

Typical Dollar Range Of Projects Under Contract

[redacted]

Percentage Of Hard Bid Work Vs. Cm/Gc At Risk Or Similar Approach

[redacted]

Percentage Of Renovation Work Vs. New Construction

[redacted]

- *Submit your most recent financial statements (at a minimum, balance sheets and income statements for 2017 and 2018) and verification of current bonding capacity.*
- *Provide two bank references.*
- *Describe all instances of project disputes, which, in the last five years, reached the level of:*
- *a. Formal mediation, arbitration, or litigation;*
- *b. Significant settlements with clients, contractors, or sub-contractors; or*
- *c. Current significant pending claims or suits.*
- *For each dispute, describe the parties involved, the nature of the dispute, and the amount of the dispute. Please provide this information for all such disputes arising out of the firm's projects, regardless of whether the firm was a party or witness in the dispute.*
- *Identify any occasion in the past five (5) years where any Surety was required to pay any claim against any Payment Bond furnished by the Proposer for any project.*
- *Identify any occasion in the past five (5) years where any Surety was required to render or secure performance due to any owner under any Performance Bond furnished by the Proposer for any project.*
- *Identify any occasion in the past five (5) years where any Surety requested any owner of a project in which the Proposer had furnished Performance and/or Payment Bonds to make any payment(s) by joint check to the Proposer and Surety.*
- *Provide a certificate showing your current Commercial General Liability (CGL) insurance policy and any other insurance policies (such as professional liability) that would be applicable to the Project.*
- *Provide your current bonding rate schedule.*

Financial Statements & Bonding Capacity

Please see the enclosed confidential financial statement. Bonding capacity letter can be found on following pages.

Bank References

[redacted]

Project Disputes

No significant project disputes in the past five (5) years.

Identify any occasion in the past five (5) years where any surety was required to pay any claim against any payment bond furnished by the proposer for any project.

N/A

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

N/A

Identify any occasion in the past five (5) years where any Surety requested any owner of a project in which the Proposer had furnished Performance and/or Payment Bonds to make any payment(s) by joint check to the Proposer and Surety.

N/A

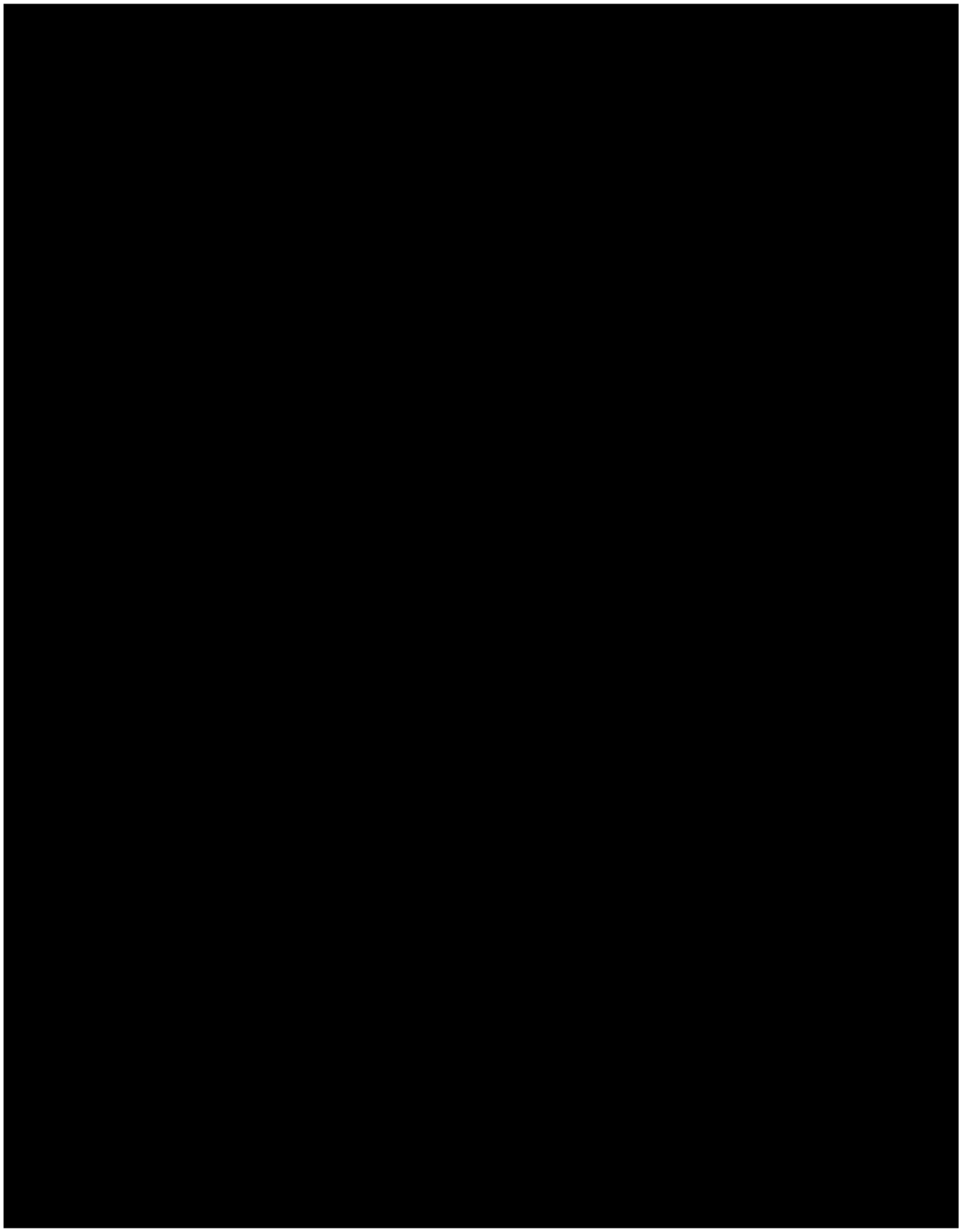
Insurance Certificate

Please see following pages.

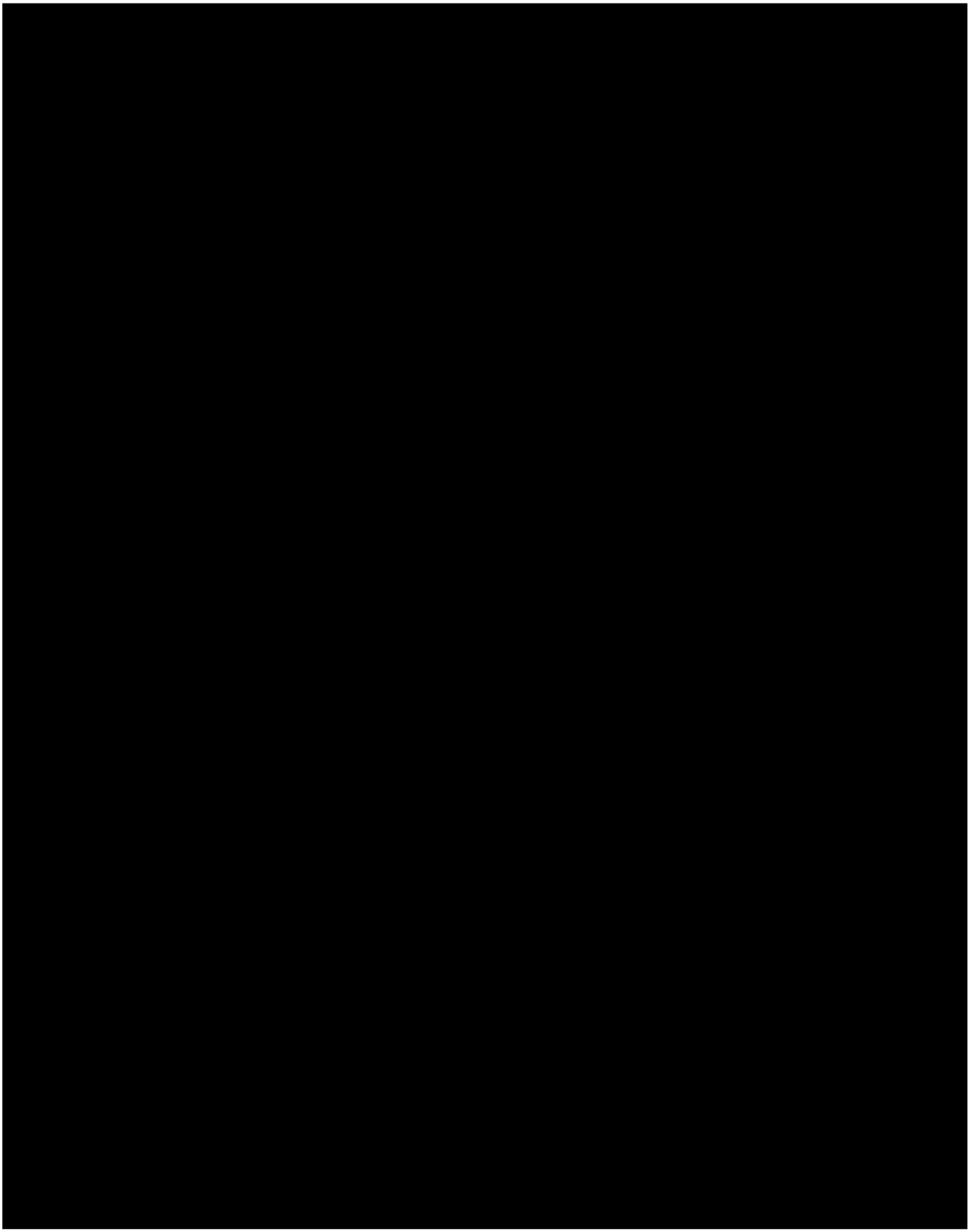
Current Bonding Rate Schedule

Please see following pages.

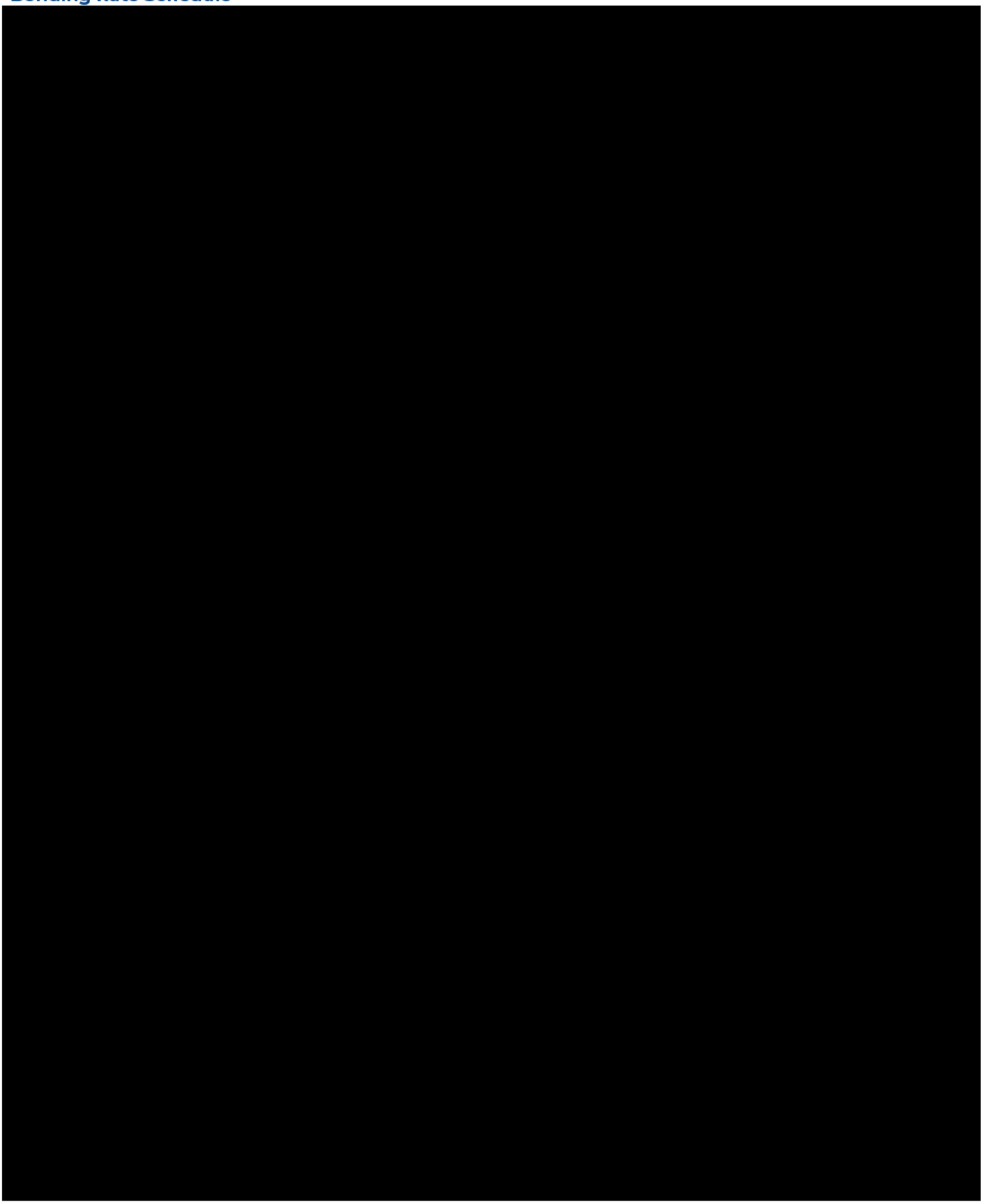
Bonding Capacity



Insurance



Bonding Rate Schedule



Bidding Schedule / Price Business Proposal

Please see the enclosed separate envelope for this information.

- *The selected Contractor shall be required to hold a publically advertised pre-bid meeting, covering all projects, prior to accepting bids to be used in preparation of the GMP.*
- *The selected Contractor shall be required to obtain a minimum of 3 qualified, competitive bids for all work in excess of $100,000.00.. Adequate price competition must exist for all components of the construction work awarded by a construction manager at-risk on the basis of competitive bids. The owner will require that all bids be compiled and presented prior to or at the establishment of the GMP. The owner shall be present when all bids are opened for review.*
- *The contract with a construction manager at-risk cannot involve cost reimbursement.*
- *All construction management services provided by a construction manager at-risk must be paid as a fee based on either a fixed rate, fixed amount, or fixed formula.*
- *Construction may not commence until the bonding requirements have been satisfied. Subject to the foregoing, bonding may be provided, and construction may commence for a designated portion of the construction.*
- *In a construction management at-risk project, construction may not commence for any portion of the construction until after the District and the construction manager at risk contract for a fixed price or a GMP regarding that portion of the construction.*
- *The District shall have the right at any time, and for three years following final payment, to audit the construction manager at-risk to disallow and to recover costs not properly charged to the project. Any costs incurred above the GMP shall be paid for by the construction manager at-risk.*
- *A construction manager at-risk may not self-perform any construction work for which subcontractor bids are invited, unless no acceptable bids are received, or a subcontractor fails to perform. The contract with a construction manager at-risk requires the construction manager at-risk to invite bids for all major components of the construction work.*
- *The Owner reserves the right to pre-qualify and/or approve subcontractors.*

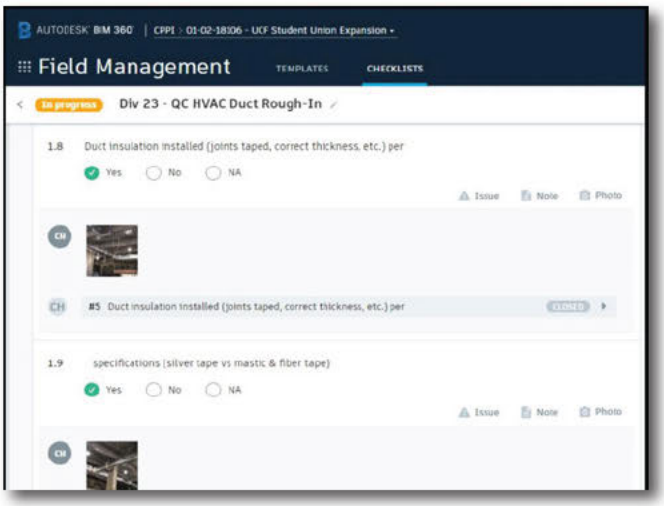
Miscellaneous

CPPI accepts all of the conditions as outlined above.

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

REPORTING

CPPI combines its construction expertise with industry-leading information systems to serve as steadfast stewards of your resources. We prepare and provide detailed project-specific information so the team can collectively **make the right decisions at the right times.**



TYPES OF REPORTS

- Basic administration
- Request for information
- Request for information log
- Submittals
- Meeting Minutes
- Document Control
- Contacts
- Contract Administration



CASH FLOW SUMMARY

The cash flow summary is a living record tracking every dollar shift on the project. This is a form we created to track the following:

- GMP amounts per trade
- Buy-out contingency culmination after bid award
- Buy-out contingency use during the project
- Project contingency use during the project
- ODP amounts deducted from the GMP
- ODP tax savings
- ODP tax savings use during the project
- Allowances and allowance use during the project
- Subtotals for each type of savings or contingency
- Pending change amounts
- Total savings and total saving with pending being removed

This is a great tool to explain where to dollars go, how they were spent and make decisions based on what is remaining in the project.



DAILY REPORTS

These reports have full details of weather and site conditions, contractor's labor force, progress achieved, site visitors, problems, and issues that may impact the project. The superintendent's daily log contains all work activities, personnel, status of materials, deliveries, schedule progress, and inspections records.

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

PROJECT MANAGEMENT SOFTWARE *Autodesk Build* is our real time-tracking and on-line software database that reports all aspects of the project from an updated RFI log and meeting minutes to communication with BCSD, and much more. This software allows the BCSD, CPPI and Little team to view the status of the project at any given point.

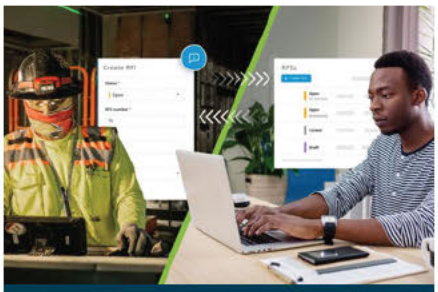
COMMUNICATION AND RECORD KEEPING CPPI brings the latest technology directly to the project site. We deploy portable tablets in the field allowing for immediate information gain and communication on all facets of the project. This paperless technology provides all members of the team with complete access to all documents including purchase orders, drawings, site plans, meeting minutes, requests for information, and more.

CASH FLOW TRACKING A real-time record for tracking every dollar expended on the project is maintained for the team to view at any time. This explains expenditures and documents how funds are being spent. This fiscal knowledge allows the collective team to make decisions based on real-time funds remaining in the project.

SCHEDULE MANAGEMENT The team is provided access to the entire schedule, along with names and contact information of every subcontractor and supplier working on the project. This immediate access to all project information gives our field staff the knowledge necessary to effectively supervise and direct operations, which improves both production and quality.

INFORMATION MANAGEMENT SYSTEMS These systems and controls collectively provide an open and proactive flow of information to all the project's stakeholders. This information allows the team to professionally manage the project's resources to ensure time and money are expended wisely and in accordance with the BCSD's requirements.

MANAGING CONVERSATION AND COMMUNICATION **TO PROMOTE ACTION.**



CLOUD BASED PROJECT MANAGEMENT

CPPI operates a cloud network to share important real-time documentation including:

- ☑ Submittals
- ☑ Request for Information
- ☑ Meeting Minutes
- ☑ Emails
- ☑ ODP Program and Status
- ☑ QC Programs and Checklists
- ☑ Safety Programs and Reports
- ☑ Schedules and Updates

By placing this information and documentation in the cloud, access is immediate and real-time for on-site construction staff, as well as BCSD's staff.



- *Describe the process you would utilize to qualify and bid subcontractors and vendors for the project.*

SUBCONTRACTOR MANAGEMENT

The successful proactive management of trade contractors begins early in the design process. Proper planning, communication, collaboration, and respect are crucial elements that are essential for not only the management and coordination of trade contractors, but also for the delivery of a completed high quality project.

This management approach creates a professional and positive environment that relies on input from all parties involved in a project, and effectively encourages dialogue between team members that can preemptively address any potential conflict that may arise under different conditions.

CPPI is recognized for the excellent jobsite management that is provided, primarily due to strong relationships that have been built over a lengthy period of time with trade contractors throughout the state.

- *Management and coordination of all team members is a vital element of any successful project, but it can be absolutely critical when involving the complexities of multi-phased and occupied building construction.*

CPPI takes all necessary steps to ensure communication and minimize conflicts between trades in the field. Prequalifying trade contractors and providing them with the defined scope of their roles helps to outline the expectations of CPPI, the Owner, and any site or project specific requirements.

- *Our management team supports and respects all trade contractors, and strives to quickly and fairly resolve any minor issues before they become major concerns. This open channel of thorough communication, coordination and involvement is instilled and encouraged in all of our team members.*

Proactive Management

CPPI solicits the involvement of specialty systems trades and local contractors early in the process to generate interest, and to create a pool of pre-qualified contractors to utilize for projects. The primary criteria we base our selection on is whether each trade is capable of meeting the high quality standards that we set for each CPPI project. To help with this process CPPI utilizes experience, references, current and future workloads, the number of personnel in the organization, financial stability, and safety statistics.



CPPI
CHARLES PERRY PARTNERS, INC
construction management | design build | general contracting

SUBCONTRACTOR PREQUALIFICATION FORM

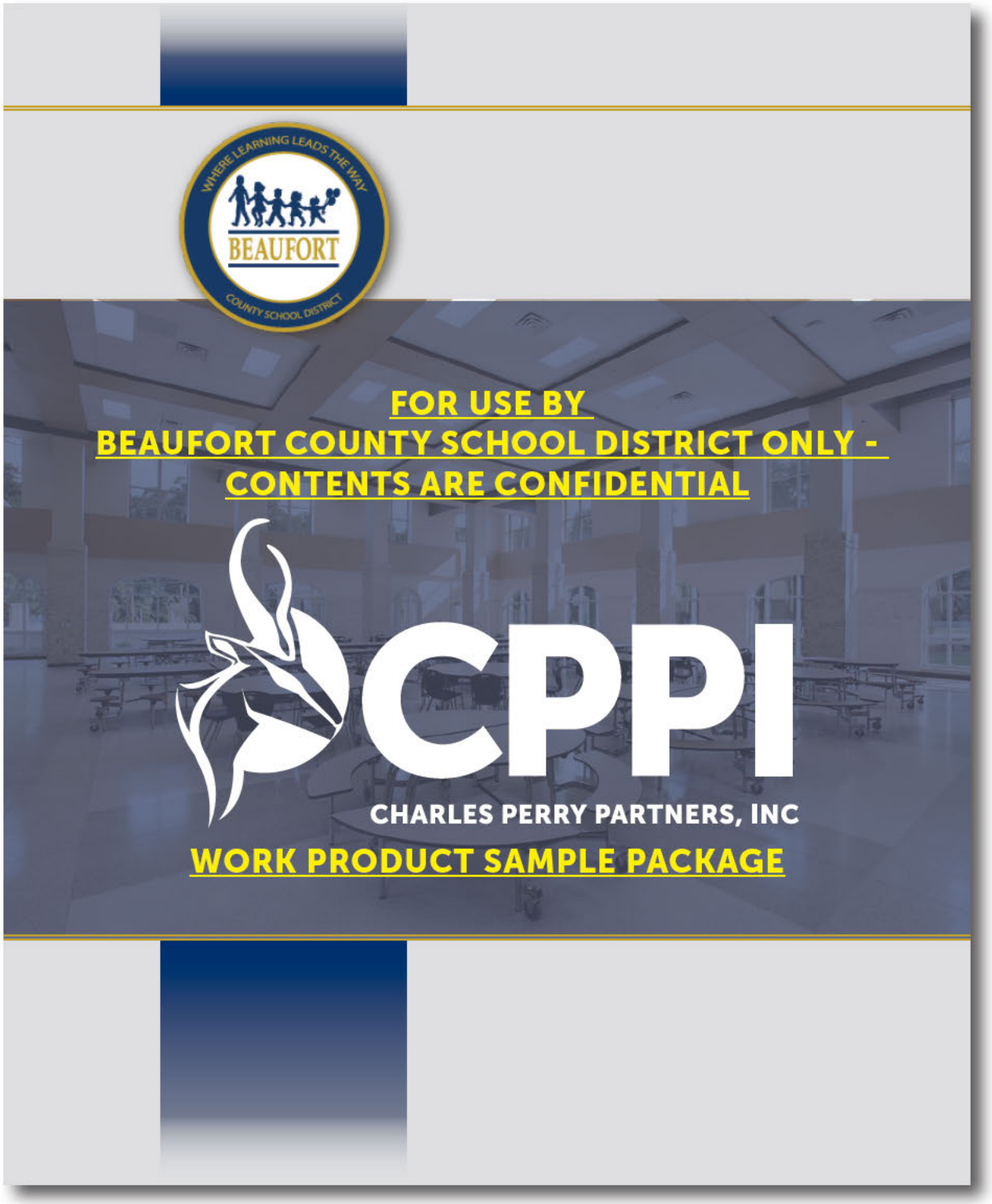
Company Name _____ Date _____
Mailing Address _____
Physical Address _____
City _____ State _____ Zip Code _____
Contact _____ Phone _____ Fax _____
E-Mail _____ MBE ☐ WBE ☐ Other ☐ _____
Principal(s)/Owner(s) _____
Role (Sub, Supplier, etc.) _____ Contractor License No. _____
CSI Divisions/Products Provided _____
Has Your Company Worked with Charles Perry Partners, Inc. in the Past? Y/N
If yes please list projects: _____
_____
Geographic Area of Business (county, region, etc.) _____
Years in Business Under Present Name _____ Years Performing Work Specialty _____
Value of Work Presently Under Contract $ _____ Value of Work in Place Last Year $ _____
Value of Work Presently Bonded $ _____
Bonding Surety _____
Bonding Agent Name & Phone # _____
Total Bonding Capacity $ _____
Percentage of Work Performed by Own Forces _____
Number of Field Personnel _____ Number of Office Staff _____
Average Work Force for the Past Five Years _____
Is Firm in Compliance with EEO Requirements? _____ In House Engineering Capability ☐
If YES to any of the following, submit details on a separate sheet. In House Fabrication Capability ☐
Has Firm Ever Failed to Complete a Contract? _____
Has Firm Ever Been Involved in Bankruptcy or Reorganization? _____
Has Firm Ever had Pending Judgment Claims or Suits Against it? _____ Approximate Value of Equipment Owned by Firm $ _____
Has Firm Ever Been Assessed Liquidated Damages on Any Project? _____

Once a contractor is pre-qualified, CPPI works to develop relationships with each company and their key staff. We include contractors during preconstruction and encourage their input to confirm that all personnel have a clear definition of the overall and individual goals for the project. Allowing contractors to participate in the early-stage decision making process has proven to be an effective way to avoid conflict resolution from the very beginning and throughout the life of a project.

- *Include one sample of the following items with your response to the Request for Proposal (if these have been done previously with project management software as mentioned in Item 8 above, please submit printed examples in that format):*
  a. Project Cost Estimate (similar format to the one proposed for this project)
  b. Daily and Monthly project report to the Owner
  c. Log(s) for tracking work progress
  d. Other tracking items you feel would be helpful in showing how you would assure the Project is delivered on time and on budget.

SAMPLE ITEMS

Please see the enclosed Work Product Sample Package under separate cover.



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

INCLUSIVITY

CPPI has a strict policy of non-discrimination, within our organization and with our clients and subcontractors. We understand the importance of valuing all individuals, talents and abilities and take a proactive approach to creating new opportunities for employees, subcontractors, vendors and suppliers. CPPI is committed to fairness and equity in contracting for every project.



EQUAL OPPORTUNITY PROVIDER

CPPI's objective is to ensure that all qualified firms have an equal opportunity to participate on our projects.

- We work to partner with suppliers and vendors who understand the value of a diverse workforce as well as supporting the communities in which they live and serve.
- This determination ensures that the subcontractor can perform the work and will devote their best people to the project.
- We seek out these firms to ensure they are contacted and have a chance to bid, and if needed, we will pair smaller businesses with larger 'mentor' firms.
- This allows them the opportunity to work on projects they might otherwise not be qualified for based on any number of factors.
- Careful consideration is given to all local trade contractors through local community outreach workshops and "meet and greet" functions.
- These functions are conducted by CPPI to educate the subcontractor market about the project and generate local subcontractor excitement.

We have found this process results in higher quality subcontractors and better overall pricing.

MENTORSHIP PROGRAM

CPPI designed a Mentorship Program to provide MBE and WBE owners the opportunity to win contracts while simultaneously training their management in all aspects of construction management on projects which the minority contractor cannot, or has not, had the opportunity to serve as sole contractor.

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

SUBCONTRACTOR PARTICIPATION

CPPI understands the importance of utilizing local area business vendors and suppliers. Our proactive approach and commitment to the process has afforded us the opportunity to continue to nurture existing relationships and create new opportunities for subcontractors, vendors and suppliers, and small construction firms. We are committed to fairness and equity in contracting with small business enterprises for this and all projects. CPPI is poised to provide the District exceptional performance while meeting your intent to include local area providers. Our approach to maximize participation includes:

OUTREACH

- ☑ Announce, advertise, solicit, and attract interested firms.
- ☑ Conduct training, seminars, and workshops to make firms aware of the opportunities and requirements.
- ☑ Collect the contact information of all interested firms.
- ☑ Based on firm engagement, package select segments of the work to favorably align with the interests and capabilities of the competitive marketplace.
- ☑ Introduce and connect small firms that could gain an advantage through a teaming arrangement with larger firms.

BID PROCESS

- ☑ Conduct pre-bid sessions to explain the process and requirements.
- ☑ Prequalify potential bidders.
- ☑ Follow-up with network of interested firms – both small and large to promote teaming arrangements.
- ☑ Review bid responses for compliance, competitiveness, and participation.
- ☑ Directly prior to the bid dates, actively engage the marketplace to maximize participation, responsiveness, and bid submission.
- ☑ Evaluate and level the responsive bids. Determine package recipient.
- ☑ Present list of intended recipients to BCSD and confirm level of participation.

We have found this approach provides considerable opportunities for small and minority firms to earn awards, while also generating competitive proposals in accordance with owner requirements.



RECENT K-12 M/WBE PERFORMANCE	
Idylwild ES Redevelopment	35%
Prairie View ES Renovation	46%
Vista Pointe ES	38%
Sally Ride ES	43%
Haven ES	32%
Isle of Hope K-8	30%
Cypress Park ES	24%
Dover Shores ES	24%
Engelwood ES	31%
Dream Lake ES	27%

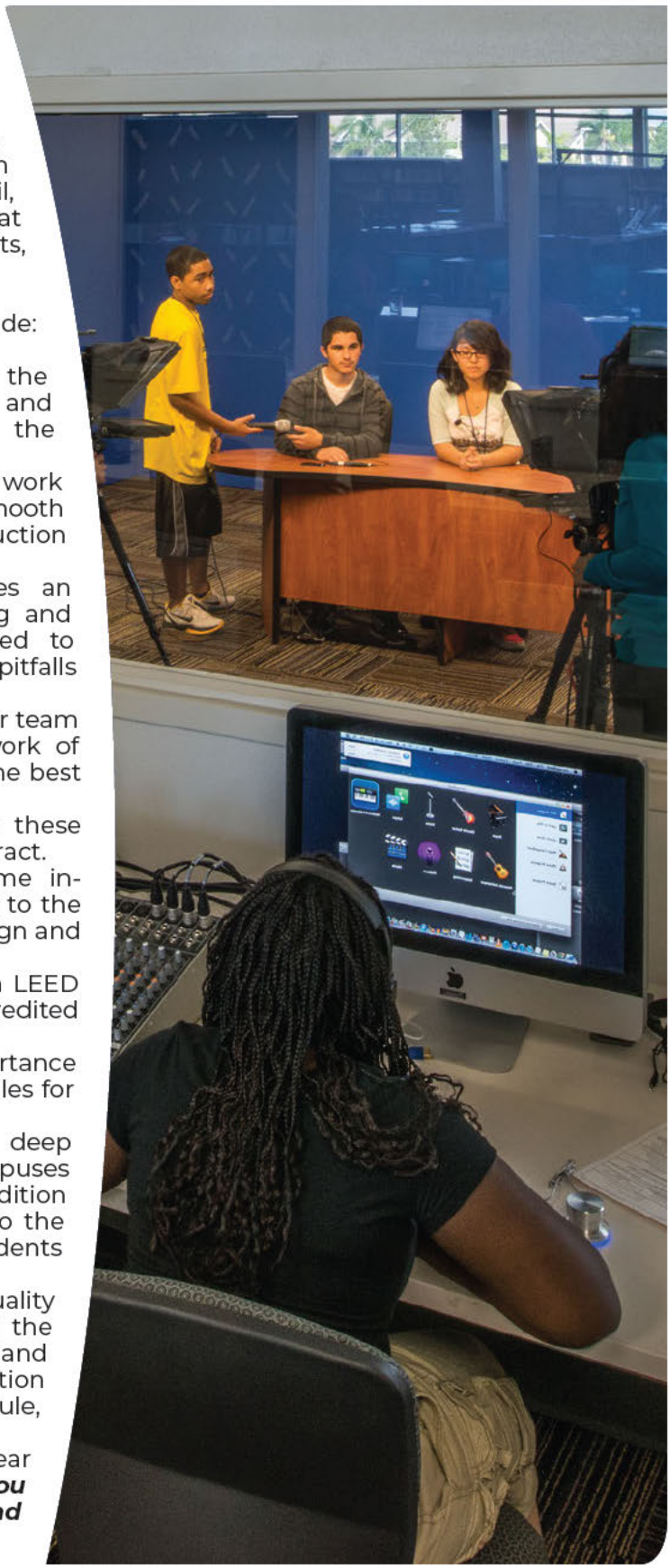
- *Any other information that you believe may assist the Owner in deciding that your firm is best qualified for the Project.*

ENSURING SUCCESS

Each member of our team has proven they possess the personal characteristics to meet not only an Owner's expectations, but CPPI's expectations. Our team believes in continuing our legacy of providing quality construction services. Approaching each project with open communication, organization, attention to detail, and a strong work ethic, we offer you a team that will deliver a successful project to your students, staff, and community.

Our proposed team's special characteristics include:

- **Open Communication** – We understand the importance of keeping the students, staff, and community informed while aligning with the goals of the Beaufort County School District.
- **Collaboration** – Our team has the ability to work closely with campus staff to provide smooth campus operation while critical construction activities are ongoing.
- **Coordination** - Our proposed team does an exceptional job in coordinating, forecasting and communicating upcoming activities related to construction and how to avoid potential pitfalls related to construction.
- **Excellent Subcontractor Relationships** - Our team has worked extensively with a large network of subcontractors and will be able to provide the best value for this project.
- **Dedication** – Our team is committed to these projects throughout the duration of the contract.
- **MEPFP Coordinator** - We have a full time in-house MEPFP Coordinator that is dedicated to the systems review and coordination during design and construction.
- **Sustainable Construction** - Experience with LEED accreditation practices, multiple LEED Accredited Professionals on our proposed teams.
- **Scheduling** – Our team understands the importance of the schedule and how to expedite schedules for an on-time completion of projects.
- **Occupied Campuses** – Our team has a deep understanding of working on occupied campuses for multiple phased renovation and addition projects with the least amount of impact to the daily activities of the campus. Safety of students and staff is our priority.
- **Quality** – CPPI has a commitment to quality while offering the best value by engaging the Beaufort County School District's personnel and subcontractors in the analysis of all information related to design, cost management, schedule, and the sensitivity of construction activities.
- **Commitment** – The CPPI team won't disappear when the project is complete. ***We offer you a strong track record of reliability and continued service on completed projects.***





Commitment. Integrity. Teamwork. Excellence. Stewardship.

We're passionate about the work we do because the structures we build provide opportunities to learn, train, heal, grow, and lead. Construction is the heart of America - a country known for buildings that energize and inspire. It's a privilege to be a part of it. To work in an industry whose veins run deep through the streets of our cities and hometowns. To turn brick and mortar into shelter and safety. To build something greater than ourselves.

Relationships – We've built upon a cornerstone of reliability, quality and honesty to establish valued working relationships with clients and construction professionals.

Principal Involvement – The Team's principals are directly involved on each and every project.

Employee Dedication – Your job will be managed by individuals who take pride in their work and responsibility for their decisions. We work in concert, with mutual appreciation and respect being the hallmark of our team.

Commitment to Quality & Cost Effectiveness – Our experience in delivering quality while carefully measuring value will maximize your investment dollar.

We don't disappear when the project is complete. - We offer you a strong track record of reliability and continued service on completed projects.

Thank you for the opportunity to submit our qualifications. We believe that our experience, expertise, and capabilities make CPPI the best choice to be your partner for your project.

Business Enterprise Utilization Report

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

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

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

Sub-Contractor Name	Gender Group	Address	Phone #	Other	E-Mail
TBD upon project award					

Statement of Intent

We, the undersigned have prepared and submitted all the documents required for this project. We have prepared these documents with a full understanding of the Beaufort County School District's goal to ensure equal opportunities in the proposed work to be undertaken in performance of this project. Specifically, the BCSD seeks to encourage and promote on an inclusionary basis contracting opportunities without regard to the race, gender, national origin or ethnicity of the ownership or management of any business and that it is an equal opportunity employer and contracting entity. We certify that the representations contained in the Minority/Woman Business Enterprise (M/WBE) Utilization Report, which we have submitted with this solicitation, are true and correct as of this date. We commit to undertake this contract with the Minority/Woman Business Utilization Report we have submitted, and to comply with all non-discrimination provisions of the Minority/Woman Business Enterprise Program in the performance of this contract.



Signature

February 22, 2023

Date

Name: **Jason Morgan**

Title: **Executive Vice President / Principal**

Project: **RFP #23-012 Construction Management At-Risk Services Rebuild of Hilton Head Island High School**



CCB 1073134

SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING AND REGULATION

CONTRACTOR'S LICENSING BOARD

LICENSE#: CLG.120758 LICENSE#: CLG.120758

CHARLES PERRY PARTNERS INC
8200 NW 15TH PLACE
GAINESVILLE FL 32606

Has been qualified by the laws of the State of South Carolina and is duly entitled to practice as a:

GENERAL CONTRACTOR

for each Classification and Group Limitation listed below:

Building-BD5

(If this license has a "Limited Building" classification, licensee is limited to 3 stories in height)

LICENSE NUMBER: CLG.120758
Initial License Date:.....04/24/2017
EXPIRATION DATE:.....10/31/2024

Administrator

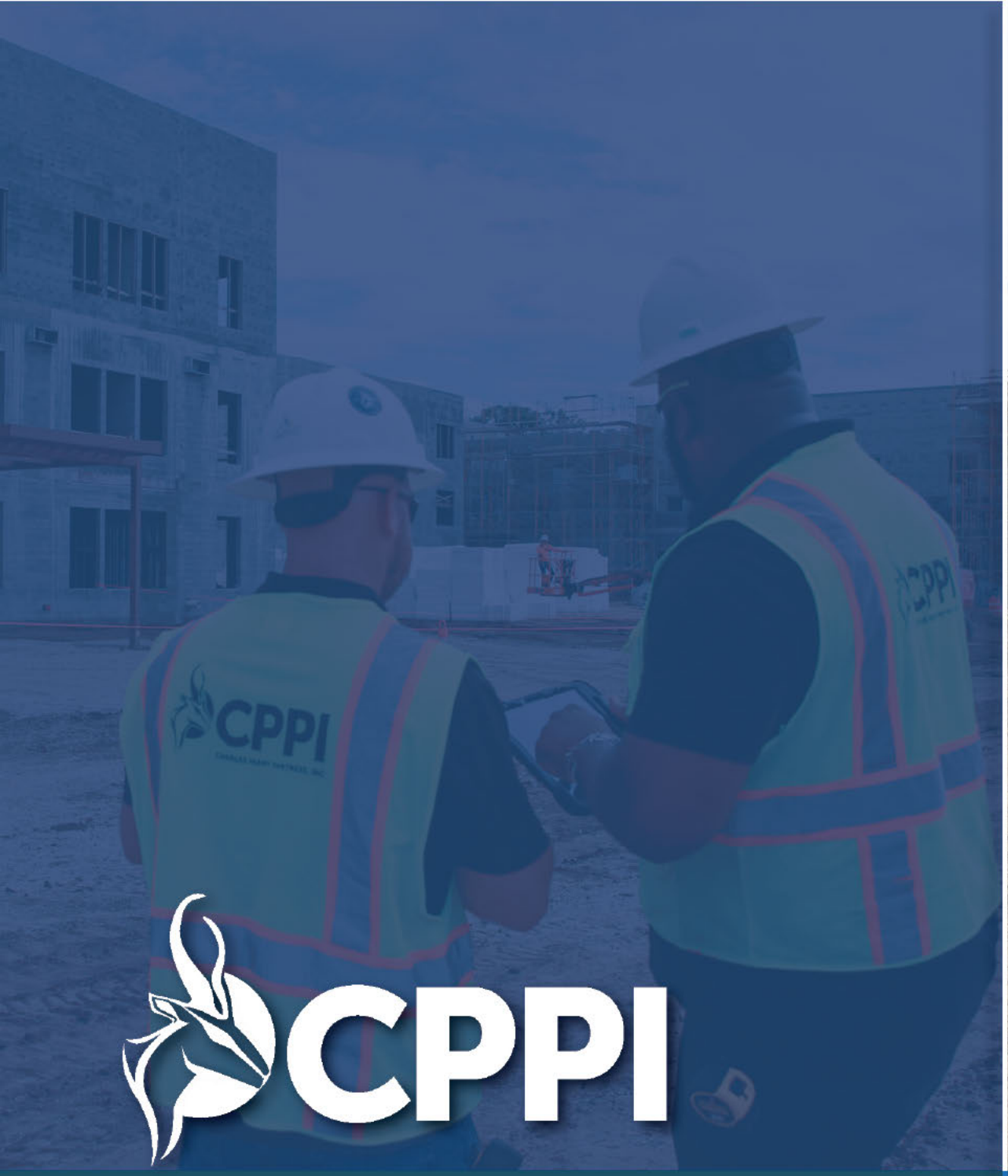
Group Limitation Amounts Per Job:
Group #1 - $50,000 Group #2 - $200,000
Group #3 - $500,000 Group #4 - $1,500,000
Group #5 - $Unlimited

Qualifying Party(s): DAVID W HAMILTON

(It is at the discretion of this licensee to designate whomever they choose to pull permits and conduct business in their behalf.)

CPPI is an established entity in Hilton Head - Account #25463.

CPPI is currently doing work in Beaufort County. Beaufort County documentation can be provided upon request. CPPI will purchase any additional business licenses necessary upon project award.





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