



**Thompson Turner**  
Construction



GOOSE CREEK  
HIGH SCHOOL

# TECHNICAL

QUALIFICATIONS FOR BEAUFORT COUNTY SCHOOL DISTRICT



## Construction Management At-Risk Services – Rebuild of Hilton Head Island High School

23-012 | February 23, 2023 at 4:00 PM

4.0.1.1. SIGNED COVER PAGE & PAGE TWO

REQUIRED FORMS



**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](mailto: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) ENTITY TYPE: \_\_\_\_\_  
Thompson Turner Construction \_\_\_\_\_ S-corp \_\_\_\_\_

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

Hal Turner \_\_\_\_\_ Vice President \_\_\_\_\_  
PRINTED NAME TITLE

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



# QUALIFICATIONS FOR BEAUFORT COUNTY SCHOOL DISTRICT

*for Construction Management At-Risk Services | February 23, 2023 at 4:00 PM*

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



**ThompsonTurner**  
Construction

A division of Thompson Construction Group, Inc.

## 4.0.1.2. COVER LETTER

Dear Ms. Yinger and Members of the Selection Committee;

We are always appreciative of the opportunity to submit our qualifications to Beaufort County School District (BCSD) to serve as your construction manager at-risk. Thompson Turner Construction is excited to pursue the opportunity to rebuild your Hilton Head Island High School project and provide your community and students with a state-of-the-art learning space that enhances the environment of your students and faculty. ***We bring your District our expertise in pre-planning and safely executing phased construction on occupied campuses along with our attention to detail, customer service, and successful collaborative relationship with Little | Diversified Architectural Consulting (Little) required for this type of complex project.***

Thompson Turner Construction's core focus has always been on South Carolina public education projects. As documented in this qualification package, we have successfully completed similar projects under your chosen delivery method with great success, using the preconstruction phase as our strong foundation. Our proposed and local team members arguably have more cumulative school construction experience than any other company headquartered in South Carolina! We possess the talented construction professionals who are right for this job, the relationship with your architect, and the immediate capacity to begin planning for your success at Hilton Head Island High School. We are also including our long-time minority subconsultant, ***Construction Dynamics, Inc. (CDI)*** on our team to ***engage the local and minority community to participate*** in this exciting endeavor.

Safety is always a top priority for Thompson Turner Construction. You will find that our safety program is world-class, which means that you can maintain peace of mind that, while we are ***working on your occupied campus, utilizing swing space to potentially eliminate the use of modulars***, our team will do what is inherently necessary to keep your students, faculty, staff, and community safe at all times.

Thompson Turner Construction is committed to being your trusted partner and providing you with a safe and successful renovation and addition. I personally would like to offer my continued thanks in the trust you have placed in me since 1986 to play a part in the growth and evolution of your District. We welcome any questions and very much appreciate the opportunity to earn our right to remain a trusted part of your construction team.

Sincerely,

Hal Turner

Vice President - Primary point of contact during clarifications and negotiations  
hturner@thompsonturner.com

*(Please copy all correspondence to Liz Rhoads, Director of Marketing, at lrhoads@thompsonturner.com)*



## TABLE OF CONTENTS

<b>A</b>	Firm Information
<b>B</b>	Project Team
<b>C</b>	Previous Experience
<b>D</b>	Workload
<b>E</b>	Financial Stability
<b>F</b>	Cost Proposal <i>(under separate cover)</i>
<b>G</b>	Miscellaneous
<b>H</b>	Appendix



## FIRM INFORMATION

# A

**Philip Simmons High School**  
*Berkeley County School District*



#### Firm name



**Thompson Turner**  
Construction

**Headquartered in Sumter with offices in Charleston, Columbia, and Greenville, Thompson Turner Construction has worked with numerous owners constructing and renovating state-of-the-art, high quality facilities.**

#### Firm address

100 North Main Street  
Sumter, SC 29150

#### Contact information for Officer in charge of this proposal

Hal Turner  
803.773.8005 (o)  
803.972.1011 (c)  
lrhoads@thompsonturner.com (Liz Rhoads' email)

#### 4.0.1.3. FIRM INFORMATION

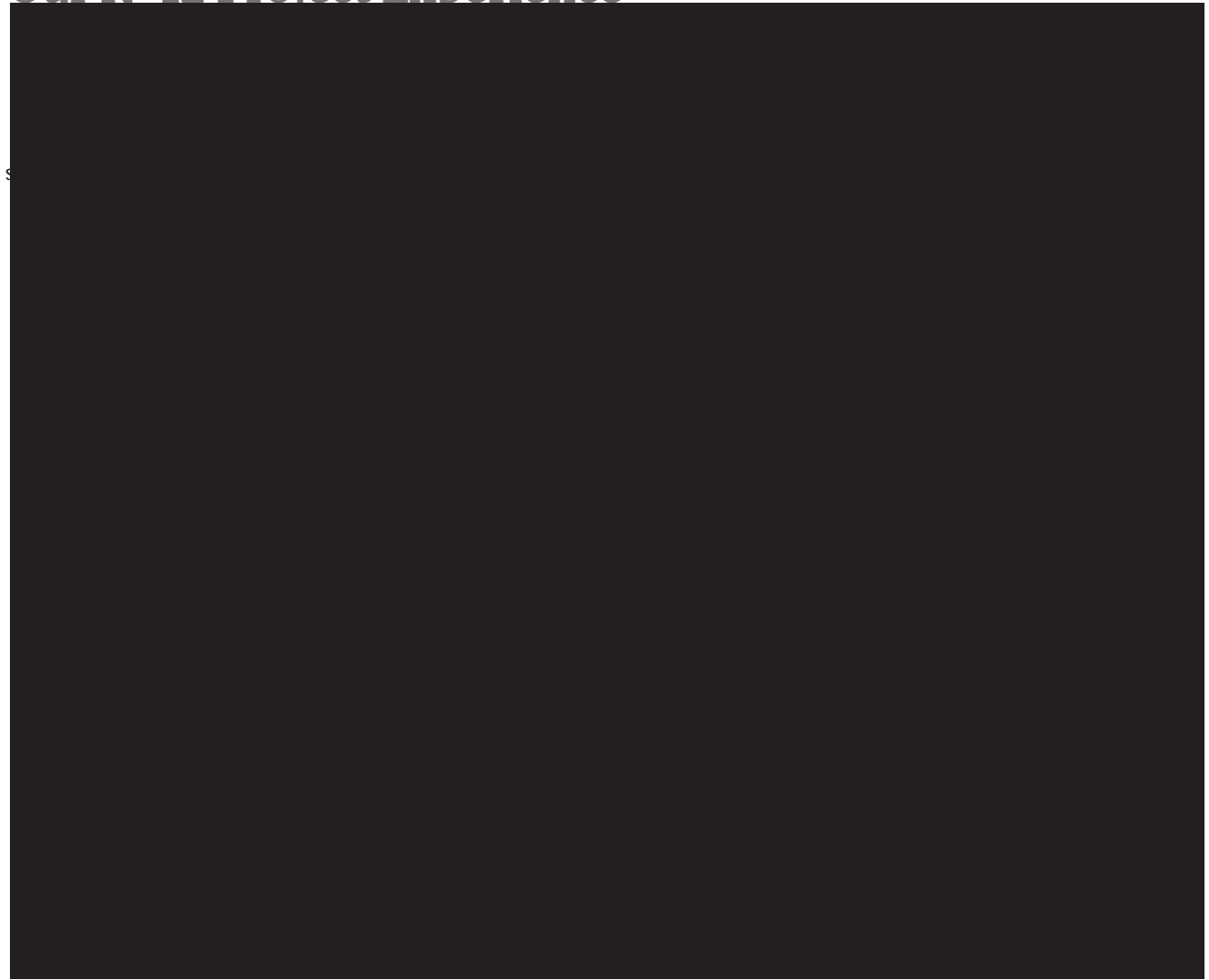
*History of company, including ownership and key management.*

Thompson Construction Group Inc. is a privately-held, progressive corporation that serves the Carolinas and neighboring states. Incorporated in South Carolina and headquartered in Sumter with offices in Charleston, Columbia, and Greenville, the stockholders include Greg Thompson and Hal Turner. **Thompson Turner Construction, a division of Thompson Construction Group**, has built a reputation through years of delivering quality services on time with competitive pricing. **To us, every job matters.** We partner with our clients to be a part of your community for the long term.

Thompson Turner Construction was formed in 2001 by Hal Turner, Vice President, and Greg Thompson, President, to further develop our potential to be a major provider of building construction services, both large and small, and to focus on new construction, additions, and renovations. Since inception, Thompson Turner Construction has utilized traditional Design-Bid-Build as well as Design-Build, Construction Management At-Risk (CM At-Risk), and Integrated Project Delivery. We have **extensive experience with complex building systems throughout South Carolina** and have **completed many renovations and rebuilds of K-12 facilities** on including occupied campuses over multiple years with great success, **emphasizing our success in our coordination efforts** with your chosen architect during the preconstruction phase.

Thompson Turner Construction's core focus has always been public sector projects, **primarily educational**, municipal, and community facilities. We take great pride in knowing 90% of our work comes from repeat clients, and we want to continue to earn the privilege of being asked to return. We have pioneered the use of CM At-Risk for public sector construction in South Carolina and believe that this **team-oriented approach greatly benefits our owners.** Over the past 15 years, Thompson Turner Construction has successfully completed over 200 CM At-Risk projects within the state, many on occupied campuses; our team understands this delivery method as well as the challenges and unique issues of working on K-12 campuses, the need to be flexible, and above all else, how to maintain a safe environment for all involved. Proposed senior project manager, Blake Stancil, has recently relocated to Beaufort County and is dedicated to furthering our relationship with your District and be better positioned to serve you in the future.

## Our K-12 Project Experience



*Describe any company changes that are anticipated to occur during the life of the Project.*

Thompson Turner Construction has **no anticipated changes** that will occur during the life of the project.

*Location of corporate headquarters and other divisional offices, and location of office(s) which will be involved in the project during both preconstruction and construction*

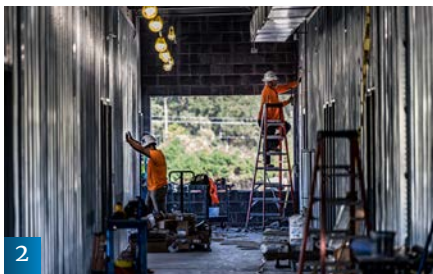
100 N. Main Street, Sumter, SC 29150 (*headquarters*)  
111 Coleman Blvd., Suite 401, Mt. Pleasant, SC 29464  
75 Beattie Place, Suite 1200, Greenville, SC 29601,  
1116 Henderson Street, Columbia, SC 29201  
**\*Beaufort Office - to be opened in 2023**

The preconstruction phase of this project will be managed out of Thompson Turner Construction's office in Charleston with support from our onsite Beaufort staff. The construction management phase will be managed out of **Beaufort and Charleston in addition to our HHHS office trailer** located onsite at a mutually-agreeable location between ourselves and the District.

Organizational chart of the company, showing authority, structure, and depth of resources.



Vendor references: References must be for the **proposer's firm** that has provided verifiable commercial accounts of the approximate size and locations of the District for the past 24-36 months. Please provide name, address, telephone number, email address, and a contact person for each reference. Please submit five (5) references.





PROJECT TEAM

B

**May River High School**  
*Beaufort County School District*

4.0.1.4. PRE-CONSTRUCTION & CONSTRUCTION PROJECT TEAM

Provide resumes describing your anticipated Project Team, along with their individual and team experience in projects similar in nature to the proposed project. Include an organizational chart identifying key individuals and their responsibilities.



PROGRAM LEADERSHIP — EXEC. SUPPORT



**Ginny Kirk\***  
LEED® AP  
Director of Strategic Planning



**Will Ligon\***  
LEED® AP  
Director of Construction



**Hal Turner\***  
Vice President



**Todd McElveen**  
Project Executive

PRECONSTRUCTION

CONSTRUCTION



**Rob Major**  
Preconstruction Executive



**Blake Stancil**  
LEED® AP, AC  
Senior Project Manager



**Jim Stiteler**  
Superintendent



**Stephanie Morgan**  
Senior Preconstruction Manager



**Taylor Sams**  
Project Manager



**Bill Morris**  
Assistant Superintendent



**Nate Spells, Jr.**  
Local & Minority Outreach, Construction Dynamics, Inc.



**Sandeep Bacham**  
Project Manager



**Lance Kinard**  
Project Engineer



**Parker Carlton**  
Project Engineer



**Jesse Leigh**  
Safety Manager





## Hal Turner

Vice President

Hal is the Building Division Manager for Thompson Turner Construction and brings to the team over thirty years of construction industry experience in Construction Management and General Construction. As the company owner, Hal is intimately involved during all phases of the projects, working with the team on constructability reviews, budgeting, and overall project management to ensure attention to detail and quality at every level is maintained.





## Will Ligon

Director of Construction

Will has over 24 years of experience in project management, corporate leadership, estimating, scheduling, and quality assurance in every facet of the construction industry. He is responsible to ensure that the construction of all of Thompson Turner Construction's projects occur according to schedule and within budgetary guidelines with superior quality and safety. He communicates with clients to ensure their satisfaction from preconstruction throughout construction to the completion of each project.





## Ginny McGill Kirk

Director of Strategic Planning

Ginny has over 23 years of professional experience in the fields of architecture, construction, and information technology with emphasis on project management, consulting, contracts, purchasing, design, and business development. She works with school districts during preconstruction to provide guidance and knowledge to determine complete scopes of work related to program budget and schedule. She facilitates early and effective communication between the client and our team members.





## Todd McElveen

### Project Executive

Todd has over 20 years of experience in project management, estimating, scheduling, and quality assurance. He is responsible for leading the Thompson Turner Construction Lowcountry construction team and establishing the overall direction, completion, and financial outcome of simultaneous construction projects within his region. He communicates with all clients located in the Lowcountry to make sure each of the construction teams is performing to their required satisfaction level.





## Rob Major

### Preconstruction Executive

Rob has over 20 years of experience in estimating and project management, focusing on projects in a variety of industries. He works effectively and collaboratively with architects and designers, in partnership with the project owner, from the outset of a project to completion. Additionally, he works with estimating personnel and project teams to deliver highly detailed and accurate budgets from Conceptual Design Phase into Construction Documents.





## Stephanie Morgan

### Senior Preconstruction Manager

Stephanie has over 22 years of experience in estimating and project management, focusing on projects in a variety of industries. She works effectively and collaboratively with architects and designers, in partnership with the project owner, from the outset of a project to completion. Additionally, she works with estimating personnel and project teams to deliver highly detailed and accurate budgets from Conceptual Design Phase into Construction Documents.





## Nathaniel Spells, Jr.

Local & Minority Outreach, CDI

Nathaniel brings to the team over 19 years of experience in local and minority outreach throughout the State of South Carolina. He oversees the daily technological and office operations of Construction Dynamics along with preconstruction services for all construction projects. He provides bid promotion assistance to the CDI estimating department and assists in marketing and business development to the local and minority subcontractor community.





## Blake Stancil

Senior Project Manager

**A recent Beaufort County resident,** Blake has over 12 years of experience in project management, estimating, scheduling, and quality assurance. He is responsible for leading the Thompson Turner Construction construction project team and establishing the overall direction, completion, and financial outcome of the project. He communicates with the client to make sure the construction team is performing to their required satisfaction level.





## Jim Stiteler

### Superintendent

Local to Bluffton, SC, Jim has over 20 years in the field of construction supervision on high profile projects ranging from new educational facilities on occupied campuses to multiple renovations and additions with compressed schedules. As your project superintendent, he supervises and coordinates overall field level construction activities. This includes coordination with the owner, problem solving with architects and engineers, managing and coordinating trade contractors, maintaining quality control, adhering to the project schedule, and providing a safe working environment.





# Taylor Sams

## Project Manager

Taylor has over eight years of construction management experience and divides his time between field and project management. He has the knowledge and skills to oversee daily field operations as well as subcontractor management. When not in the field, he prioritizes the management and coordination of submittals, schedules, closeout documentation, and overall construction activities.



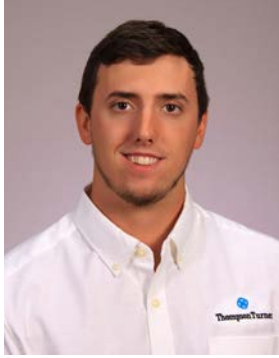


## Sandeep Bacham

### Project Manager

Sandeep has over seven years of management experience and divides his time between field and project management. He has the knowledge and skills to oversee daily field operations as well as ensuring efficiency and productivity of subcontractors. When not in the field, he prioritizes the management and coordination of submittals, schedules, closeout documentation, and overall quality of construction activities.





## Bill Morris

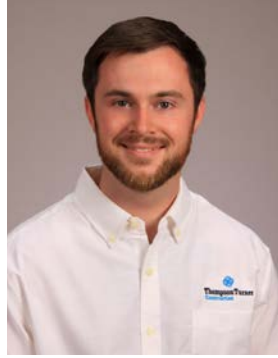
### Assistant Superintendent

Bill has over five years of construction management experience and divides his time between assisting with field and project management. He has the knowledge and skills to assist the project team with daily field operations as well as subcontractor management. When not in the field, he helps the project manager with the management and coordination of submittals, schedules, closeout documentation, and overall construction activities.





**Parker  
Carlton**  
Project Engineer



**Lance  
Kinard**  
Project Engineer

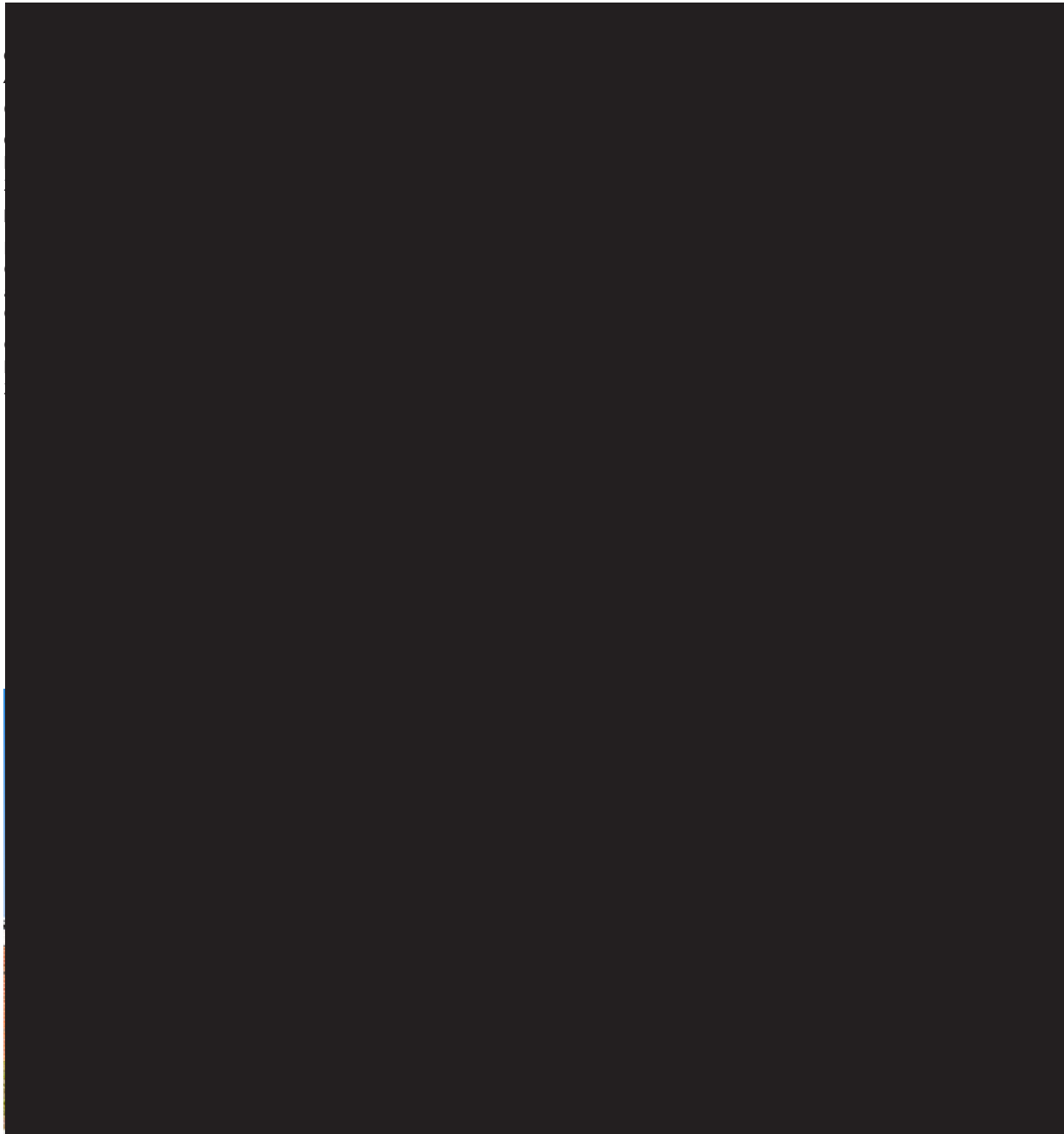




## Jesse Leigh

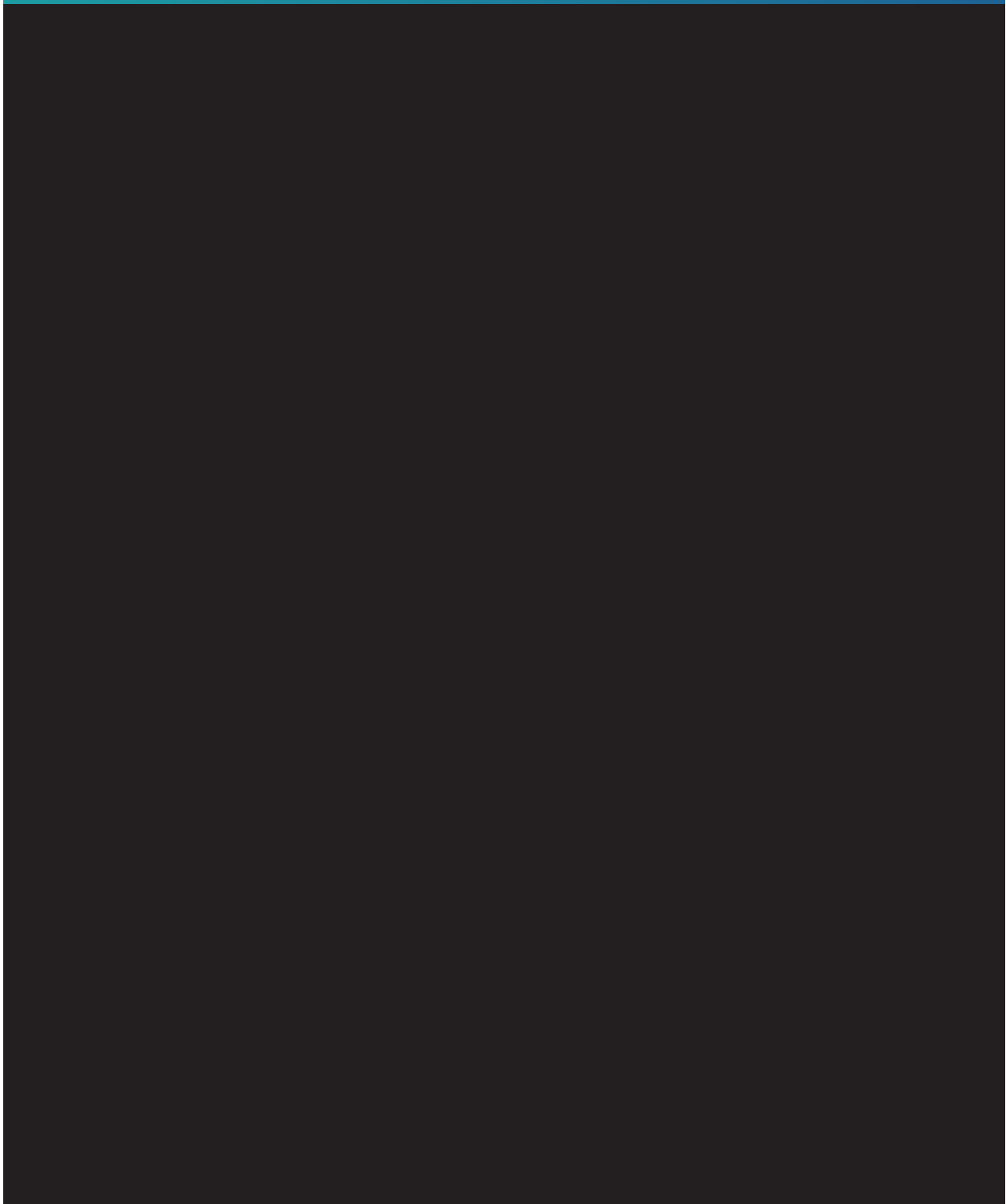
Safety Manager

Jesse has more than 34 years of experience in the health and safety field working in the industrial and commercial safety management, emergency response, and process safety management. He worked in the commercial, chemical and pharmaceutical industry writing safety procedures, job hazard analysis assessments, conducting on-site training, and performing safety audits among other hazard-related responsibilities. Jesse oversees the safety for all Thompson Turner Construction jobs from the midlands to the Lowcountry.



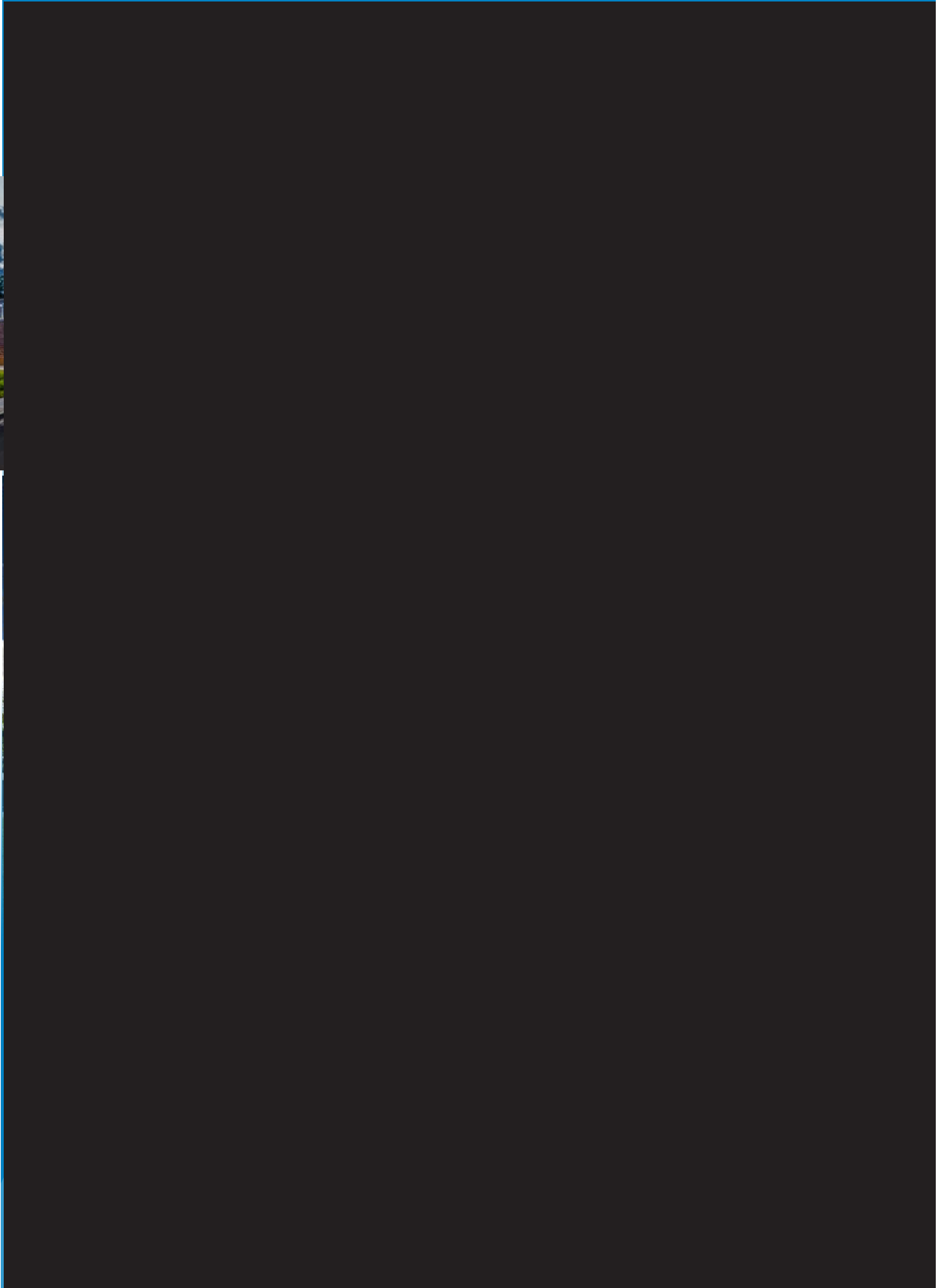
*Identify current team member obligations, project assignments, and the approximate percentage of time each team member will spend on this project during the different stages of the project.*

Please refer to the chart below for our proposed team members' current obligations and project assignments. Also included is the proposed percentage of time each team member will spend on your project during the different stages of the CM At-Risk process:



*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.*



**Blake Stancil**

*Senior Project  
Manager*



**Jim Stiteler**

*Superintendent*



Describe your team's experience as part of a similar project team.

OUR EXPERIENCE AS A TEAM ON SIMILAR PROJECTS

## Goose Creek High School

(with Don Baus of Little)



## Strom Thurmond High School



## Denmark-Olar High School



## Hilton Head Island Middle School



OUR EXPERIENCE AS A TEAM ON SIMILAR PROJECTS

B | PROJECT TEAM



PREVIOUS EXPERIENCE



**Strom Thurmond High School Renovations & Additions**  
*Edgefield County School District*

#### 4.0.1.5. PREVIOUS EXPERIENCE

*Describe your previous experience in providing similar services as described above. Provide a minimum of three references of similar projects for these services.*

Thompson Turner Construction is experienced in managing the construction of **both new K-12 construction projects and simultaneous additions and renovations**, delivering them safely, on time, and on budget utilizing the CM At-Risk delivery method. We take great pride in **maximizing owner savings during preconstruction and construction** while also ensuring safety on our jobsites.

Many of Thompson Turner Construction's completed projects are representative of the **successful implementation of our pre-planning services for extensive building renovations and additions** similar to those required here by BCSD.



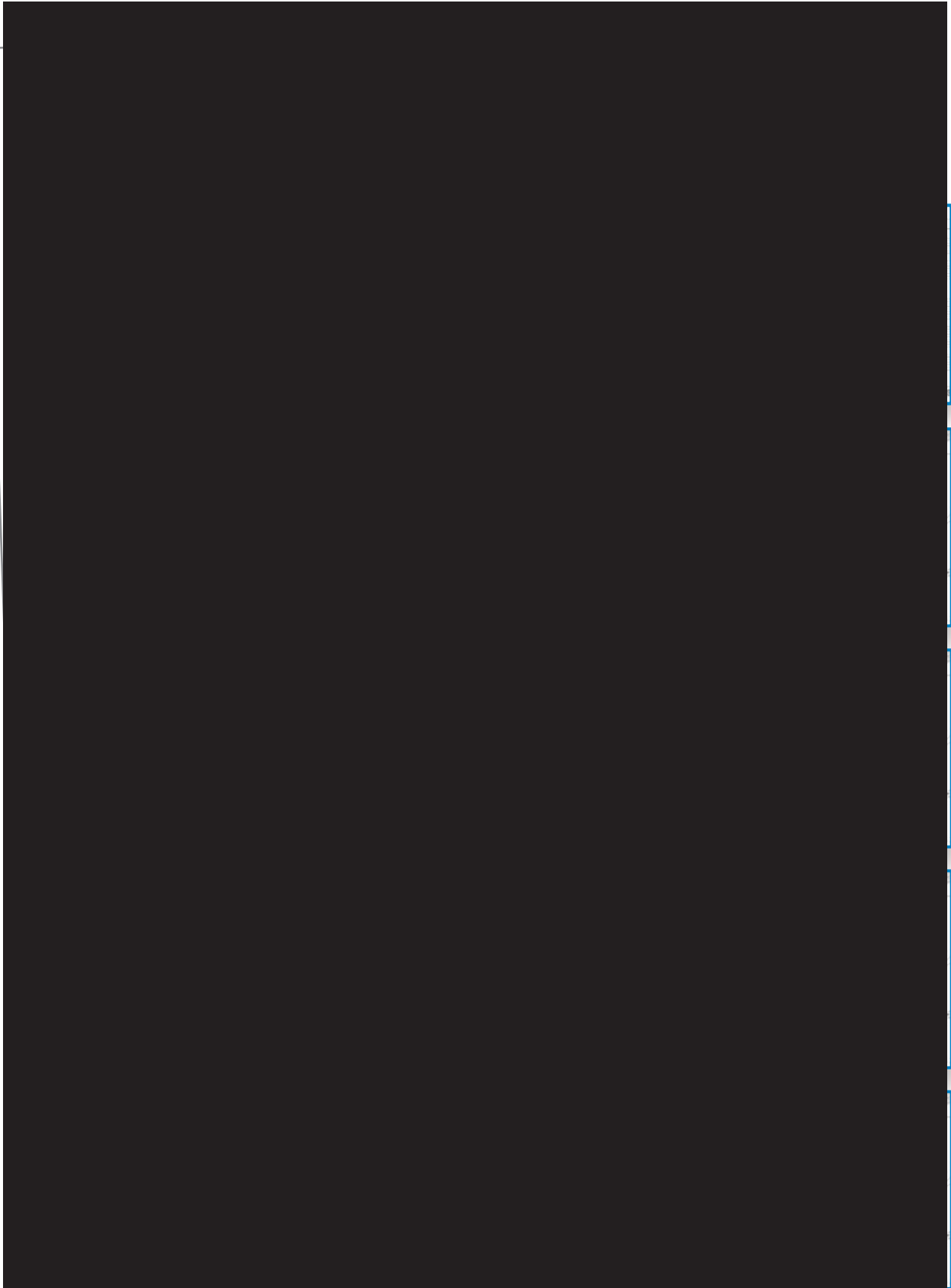
REFERENCE LETTER



REFERENCE LETTER



REFERENCE LETTER



REFERENCE LETTER



For the past three years, provide the following information: a. Identify all projects (name, location, completion date and contract amount), and b. Identify all renovation projects with similar scope.

Project Name	Location	Completion Date
Citadel Capers Hall Replacement	Charleston, SC	August 2023
BCSD Summer Projects (various renovation projects since 2010)	Beaufort, SC	August 2022, completed on time each summer since 2010
Clemson University Memorial Stadium Renovations	Clemson, SC	August 2022
Clemson University 100 Yards of Wellness	Clemson, SC	August 2022
Sugar Ridge Elementary School	Spartanburg Two	August 2022
Rainbow Lake Middle School	Spartanburg Two	August 2022
Forest Lake Elementary School	Richland Two	August 2022
Southside Middle School	Florence One	August 2022
Chesnee High School Athletic Renovations	Spartanburg Two	July 2022
W. Florence High School Classroom Addition	Florence One	July 2022
Anderson Five District Office Renovation	Anderson Five	July 2022
East Edisto Middle School <i>with Little</i>	Summerville, SC	July 2022
Liberty Steam Charter School	Sumter, SC	June 2022
Strom Thurmond High Addition & Renovation	Johnston, SC	August 2021
Lexington Three Capital Improvement Projects	Batesburg-Leesville, SC	August 2021
Marlboro School District Capital Improvement Projects	Marlboro	August 2021
Lancaster School District Capital Improvement Projects	Lancaster	August 2021, renewed for another three (3) years
Francis Marion University Freshwater Ecology Research Center	Florence, SC	August 2021

SIMILAR SCOPE

Contract Amount



C | PREVIOUS EXPERIENCE

For the past three years, provide the following information: a. Identify all projects (name, location, completion date and contract amount), and b. Identify all renovation projects with similar scope, continued.

Project Name	Location	Completion Date
Florence One Adult Education Center & Administrative Offices Renovation	Florence One	July 2021
Boiling Springs Freshman Academy	Boiling Springs, SC	August 2020
Greenwood 50 Performing Arts Center	Greenwood 50	August 2020
Denmark-Olar High School Renovation & New K8	Denmark, SC	August 2020
Francis Marion University Medical Education Complex	Florence, SC	August 2020
Spartanburg Two Bus Parking Facility	Spartanburg Two	March 2020
Clemson University IPTAY Center	Clemson, SC	November 2019
Howard Adult Education Center	Georgetown, SC	August 2019
Boiling Springs High School	Boiling Springs, SC	August 2019
Georgetown High School Renovation & Addition	Georgetown	August 2019
Northside Elementary School Addition	Rock Hill, SC	August 2019
Saluda River Academy of the Arts Addition & Renovation	Columbia, SC	August 2019
The Continuum for Francis Marion University & Florence-Darlington Technical College	Lake City, SC	August 2019



SIMILAR SCOPE

Contract Amount



C | PREVIOUS EXPERIENCE



**Boiling Springs High School - \$96 million project value**

*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;*

Thompson Turner Construction has **never failed to complete a project and has never been assessed any liquidated damages** for failure to achieve substantial completion.

*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;*

Thompson Turner Construction has **never made a claim or change order request** for acceleration damages.

*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;*

Thompson Turner Construction has **never been terminated** by an owner prior to substantial completion.

*iv. Identify all projects which had a negotiated fee or guaranteed maximum price;*

**All** of Thompson Turner Construction’s projects in the preceding list 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;*

Thompson Turner Construction works with the owner, design team, and local subcontractors to carefully monitor and maintain budgets throughout the entire design process. While the design team nears completion of construction documents and specifications, Thompson Turner Construction solicits and evaluates bid proposals from multiple subcontractors in each trade in order to ensure the most competitive pricing.

The Thompson Turner Construction preconstruction team thoroughly reviews scopes with subcontractors, making sure to provide budget for items such as OSF or Existing Conditions requirements that may be added or clarified in final drawings. We established the Guaranteed Maximum Price (GMP) prior to the receipt of 100% construction documents for **all projects listed in the previous table.**

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.

We have included five projects from the past five years that are similar in size, nature, and complexity to your proposed HHHS Rebuild. These projects feature our relationship with your chosen architect, Little, our expertise working on occupied campuses to execute phased additions and renovations, and our experience in successfully delivering high schools of similar project value and of the highest quality.





# 1 East Edisto Middle School

LITTLE  
DIVERSIFIED ARCHITECTURAL CONSULTING

*Project Info* East Edisto Middle School | Summerville, SC

*Architect Info* **Little with SGA | NarmourWright** | Charleston, SC

*Project Reference*



*Services Provided* Construction Manager at-Risk services

*Project Schedule* December 2020 - July 2022

*Brief Narrative*

Thompson Turner Construction was hired by Dorchester District Two to provide preconstruction and construction manager at-risk services for the new middle school which will serve a capacity of 1,000 students. This new facility serves grades 6-8 with 36 instructional classrooms, nine (9) science labs, 12 additional flex classrooms for band, orchestra, foreign language, choral, art, and Project Lead the Way, four (4) special needs classrooms and administrative areas. School-wide facilities include a gymnasium with full basketball court and bleachers to seat 500 spectators, a cafeteria with stage area and curtain, sound system and lighting with a capacity for 500 people also, and a nurse office/station. ***This middle school is located directly behind the occupied Beech Hill Elementary School so special consideration will be made to allow traffic to flow from Beech Hill Road into the elementary school as well as the new middle school during arrival and dismissal times.*** The project value was \$28 million.

*Team Members*

Hal Turner, Todd McElveen, Adam Frantz, John Bigler, Taylor Sams, Jesse Leigh



# 2 Strom Thurmond High School



*Project Info* Strom Thurmond High School | Johnston, SC

*Architect Info* Jumper Carter Sease Architects | W. Columbia, SC

*Project Reference*



*Services Provided* Construction Manager at-Risk services

*Project Schedule* January 2019 - August 2021

*Brief Narrative*

The scope of this project includes 12,000 SF of renovations to the existing CATE Center and other main campus areas, new weight room, front office, and nurses clinic. Additions included a new 15,000 SF classroom wing, 6,000 SF agriculture program building, auditorium, and competition gym. The exterior scope included new parking lots, parent drop off loop, bus loop, and SCDOT road widening to alleviate traffic and safety concerns. All construction was completed over six (6) phases while the campus was occupied



*Team Members* Hal Turner, Will Ligon, Ginny Kirk, Blake Stancil



C | PREVIOUS EXPERIENCE

## 3

## Denmark-Olar High School &amp; New K8



*Project Info* Denmark Olar High School & K8 | Denmark, SC

*Architect Info* SSOE | Columbia, SC

*Project Reference*



*Services Provided* Construction Manager at-Risk services

*Project Schedule* August 2018 - August 2020

*Brief Narrative*

Thompson Turner Construction was hired by Denmark-Olar School District Two of Bamberg County to provide CM At-Risk services for construction of the new, 75,000 SF K8 school as well as the renovation of the existing 85,000 SF Denmark-Olar High School. **The shell of the high school remained and the interior was completely renovated.** High school students were rotated around the existing facility through five phase as outlined on the following page. The new PK-8 facility adjoined the high school by a joint cafeteria and kitchen area. Along with this renovation, a 1,500-seat football stadium was built. Both schools welcomed its students back for the 2020 - 2021 school year. The project value was \$38 million.

*Team Members* Hal Turner, Will Ligon, Ginny Kirk, Todd McElveen



C | PREVIOUS EXPERIENCE



## 4

## Boiling Springs High School & Freshman Academy



*Project Info* Boiling Springs High School & Freshman Academy | Boiling Springs, SC

*Architect Info* Jumper Carter Sease Architects | W. Columbia, SC

*Project Reference*

*Services Provided* Construction Manager at-Risk services

*Project Schedule* August 2017 - July 2020 (High School completed six months early)

*Brief Narrative*

Thompson Turner Construction was hired by Spartanburg School District 2 for the new construction of the Boiling Springs High School replacement and the subsequent renovation of the existing Boiling Springs High School to serve as the new Freshman Academy. The renovation scope included asbestos abatement as well as new flooring, ceilings, casework, and painting. Completely new HVAC, sprinkler, and access control systems were installed, and roof replacement was also performed. **As part of this contract, Thompson Turner Construction first constructed the new 320,000 SF High School adjacent to the existing High School which remained operational during construction. The team worked closely with the district to erect construction fencing, directional construction signage, and entrances that were distinctly separated from the occupied facilities (above).** After students were relocated to the new facility, similar efforts were made to maintain safety while new Freshman Academy underwent extensive renovations. **A clearly delineated and fenced laydown area was utilized in close proximity to the building and away from students and teachers. Construction parking and traffic were also separated from those of the New High School.** Project value was \$108 million.

*Team Members* Hal Turner, Will Ligon, Ginny Kirk, Blake Stancil, Bill Morris



## 5

Philip Simmons  
High School

*Project Info* Philip Simmons High School | Charleston, SC

*Architect Info* McMillan Pazdan Smith Architects | Charleston, SC

*Project Reference*



*Services Provided* Integrated Project Delivery services

*Project Schedule* June 2015 - August 2017

*Brief Narrative*

Thompson Turner Construction was hired to provide Integrated Project Delivery (IPD) services for design and construction phases of the new Philip Simmons High School. The new high school is a 230,000 SF facility and was constructed in the development of the Cainhoy Community. Opened in August 2017, the high school houses 1,400 students with core facilities to accommodate a potential expansion to 1,600 students. The design of the school was planned around learning communities or academies that create smaller schools within the realm of a larger high school. The new high school features a 1,000-seat theater, a full-size gymnasium with an auxiliary gym, a STEM facility, a health science academy, outdoor learning centers, and a business and hospitality academy. The budget for this project is \$69.4 million.

*Team Members* Hal Turner, Will Ligon, Todd McElveen, Jay Lee





WORKLOAD

D

**Brookland Cayce High School Additions and Renovations**

*Lexington County School District Two*

**4.0.1.6. WORKLOAD**

*Identify your annual volume of Construction Contracts for the last five years. Where a local office is involved, please provide similar information for the local office.*

Thompson Turner Construction’s annual volume of Construction Contracts for the last five years are:

YEAR	ANNUAL VOLUME
2022	
2021	
2020	
2019	
2018	

The annual volume of work performed out of our Lowcountry office is **approximately 35%** of the total annual volume each year.

*What is the current dollar value of work under Contract?*

Thompson Turner Construction’s current dollar value of work under contract is approximately [REDACTED]

*What is the typical dollar range of projects under Contract with your firm?*

Thompson Turner Construction’s projects range from \$500,000 to \$160,000,000.

*Identify what percentage of your work is hard bid and what percentage is based on a CM/GC at Risk or similar approach?*

Thompson Turner Construction’s percentage of negotiated work is 90% and percentage of hard bid work is 10%.

*Identify what percentage of your work is renovation versus new construction.*

Thompson Turner Construction’s percentage of renovation versus new construction is:

- 40% Renovation
- 60% New Construction





# FINANCIAL STABILITY



**Denmark-Olar High School Renovations & Additions**  
*Denmark-Olar School District Two of Bamberg County*

4.0.1.7. FINANCIAL STABILITY

Submit your most recent financial statements (at a minimum, balance sheets and income statements for 2020 and 2021) and verification of current bonding capacity.

Please refer to the Appendix for a copy of our most recent financial statements and letter of verification for our current bonding capacity.

Provide two bank references.

COMPANY	ADDRESS

Describe all instances of project disputes, which, in the last five years, reached the level of:

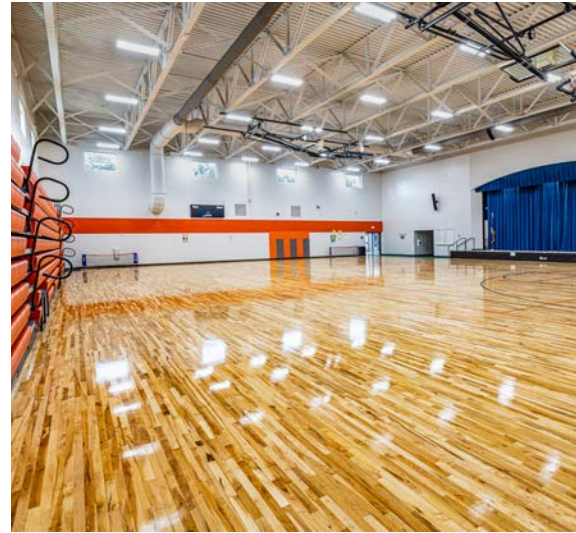
- a. Formal mediation, arbitration, or litigation;
- b. Significant settlements with clients, contractors, or sub-contractors; or
- c. Current significant pending claims or suits.

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.

Thompson Turner Construction has **no formal mediation arbitration, or litigation nor any significant settlements** with clients, contractors, or subcontractors. Currently, we have **no** current significant pending claims or suits. Thompson Turner Construction has **never been in litigation** with a K-12 Owner or Designer.

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.

Thompson Turner Construction has had **no** claims in the past five years and **never** in our **history** where the Surety was required to pay a claim against any Payment Bond furnished by Thompson Turner Construction for any project.



East Edisto Middle School with Little

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

Thompson Turner Construction has had **no** claims in the past five years and **never** in our **history** where the Surety was required to render or secure performance due to any owner under any Performance Bond furnished by the Thompson Turner Construction 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.*

Thompson Turner Construction has had **no** claims in the past five years and **never** in our **history** requiring joint checks.

*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.*

Please see our **sample certificate of insurance** to the right that shows our current CGL insurance policy and other insurance coverages applicable to this project.

*Provide your current bonding rate schedule.*

Please see our bonding rate schedule to the right of this page.

### SAMPLE CERTIFICATE OF INSURANCE



### BONDING RATE SCHEDULE

Tier	Amount	Rate
[Redacted content]		



MISCELLANEOUS

G

**Brookland Cayce High School Additions and Renovations**

*Lexington County School District Two*



**Thompson Turner Construction understands and agrees to comply with the following criteria listed in the RFP:**

- 

The selected Contractor shall be required to hold a publicly advertised pre-bid meeting, covering all projects, prior to accepting bids to be used in preparation of the GMP.

---

- 

The selected Contractor shall be required to obtain a minimum of 3 qualified, competitive bids for all work in excess of \$100,000. 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 failed 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.

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

**At Thompson Turner Construction, we use the latest project controls and collaboration tools to make sure we provide information as efficiently and accurately as possible to BCSD and Little. These resources, along with our proven approach to preconstruction and construction, allow us to keep the entire team up to date with the progress of your rebuild and provide the information needed to make informed decisions quickly.**



## PROCORE PROJECT MANAGEMENT

Through this software, we **manage project documentation** including RFI's, change requests, change orders, contingency, meeting minutes, contracts, and submittal documents. This software is integrated with our accounting software to provide us real-time cost information and several other key reports that allow us to stay on top of outstanding issues, who should be responsible for them, and when they should be expected to be resolved.



## TIMBERLINE ESTIMATING

This sophisticated estimating software provides detailed estimates based on minimal information quickly. We are constantly updating our database to reflect real-world values. Timberline also allows us to provide in-depth reporting to indicate precisely where costs have increased or decreased throughout the estimating process. We can quickly and accurately provide information such as "how much brick is in building A" or "which would have better value – block or structural stud construction with brick exterior?". This **detailed cost and quantity information** is easily modified and updated.



## ONSCREEN TAKEOFF

Our preconstruction team regularly utilizes Onscreen Takeoff during all phases of design in order to quantify materials and systems as shown on the drawings at any given time. During initial cost projections, utilizing these accurate quantity take-offs enables our team to quickly assign costs to scopes of work based on unit cost data from our recent jobs. As the design progresses and take-offs are updated accordingly, our team is able to quickly identify where scopes have increased or decreased. This assists BCSD and Little in preventing, or at least predicting, budget increases. Use of the data from Onscreen Takeoff is also invaluable when bidding the final construction documents. We update the quantities reflected in the construction documents and compare our data to that of bidding subcontractors. This process helps identify errors in subcontractor proposals, ensuring that we include accurate values in the final estimate/GMP.



## PRIMAVERA

This software is used to **create schedules** that are updated over the life of your project. By using Primavera, we can **anticipate scheduling conflicts before they happen** and see what materials our subcontractors are going to need weeks in advance so we can allow them adequate time to prepare for the upcoming work.



## BUILDING INFORMATION MODELING (BIM)

We utilize BIM as an integral tool on most projects. Once the Revit model is created, we compile it into one 3D model of the school, complete with structural steel, mechanical, plumbing, etc. We view it in Navisworks which allows us a **view from many angles and sections** and even remove certain elements from the building for better viewing. Using this allows us to see your project more in depth and run **clash detection** to identify conflicts/issues and correct them in the model before the field work begins, **saving both time and money**. We will involve BCSD and Little in this clash detection process and ask them to provide input, thus enhancing collaboration on these issues.



## GROUND RULES EARTHWORK

Using our sitework estimating software, GroundRules Earthwork, the preconstruction team quickly and accurately evaluates sitework costs. This in-house capability allows Thompson Turner Construction to rapidly compare options for the site and building locations during early cost budgeting. Collaborating closely with your civil engineer, we use these studies to determine the most economical and efficient solution for each, thereby positively affecting the project and ultimately, the final estimate.



## Proven Trade Partners

*Thompson Turner Construction has developed a comprehensive database of subcontractors and suppliers who have successfully helped complete our resume of K-12 projects across the state.*

*The proven track record that we have established with these trade partners has been an integral factor in the pre-qualification process of bidders for all of our jobs.*

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

Samples of Thompson Turner Construction's reports listed above are attached in the Appendix section of our proposal.

*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 subcontractor participation.*



*Lowcountry Minority Outreach Session  
February 2021*





Thompson Turner Construction is committed to achieving over a **10% goal of minority utilization** on this project and assures BCSD that we are dedicated to executing our detailed approach described in this section to maximize participation for your project. We continue to maintain **mutually beneficial relationships with minority contractors** who have been with us from the beginning and who hold capacity for our projects. Additionally, our non-minority subcontractor partners are committed to providing cost proposals utilizing lower-tier minority and women-owned vendors, suppliers, and subcontractors. These lower-tier, smaller contracts are advantageous in helping us all to achieve our goals for SWMBE participation.

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

BCSD seeks to select a construction manager who demonstrates project and team member experience which will prove the most advantageous to the Hilton Head Island High School (HHIHS) Rebuild during both the preconstruction and construction phases of work.

The sections below elaborate upon Thompson Turner Construction's ability to apply the relevant experience described throughout this proposal to the scopes and constraints of HHIHS and the work requisite to successfully design, budget, plan, and construct this complex, phased rebuild.

#### *Our Experience with Your District*

We have enjoyed the **past 13 summers** spent in Beaufort County completing your CIP Renovation Projects, are proud of the work we have accomplished together, and look forward to our projects this upcoming summer in 2023. As noted earlier in this proposal, several of these projects have been completed in collaboration with team members who will also be involved at HHIHS. We have enjoyed working with Don Baus, your chosen lead architect at Little, and feel confident **our relationship with him will be advantageous to the success of the HHIHS rebuild.**

In addition to understanding the expectations of your District when completing complicated renovations, Thompson Turner Construction has experience completing complicated renovations on occupied campuses in your District. For example, proposed Senior Project Manager, Blake Stancil, led the project team who successfully constructed the addition to the Hilton Head Early Childhood Center without disrupting the education of students in this occupied facility. He is also currently working on the **extensive renovation to your Hilton Head Island Middle School** and he, and **proposed team members Jim Stiteler and Bill Morris** would make seamless transitions over to this project, if so fortunate to be awarded this.

We believe that the success of past collaborations with your District and chosen architect is a great predictor of the future for the renovation of HHIHS if you select Thompson Turner Construction.



*Hilton Head Island Middle School*

# Hilton Head Island Middle School Addition & Renovation

Our Understanding of Your Hilton Head Island High School Campus

Our team understands the obstacles presented by the site constraints of the HHIHS campus. The ability to help manage the traffic flow will be paramount in keeping our construction activities from impacting the school’s academic programs. Coordination, scheduling, safety, and clear daily communication will play a vital role in the success of this project, and our proposed team has a proven track record of executing this on similar projects.

Project Schedule

June 2022 - December 2024

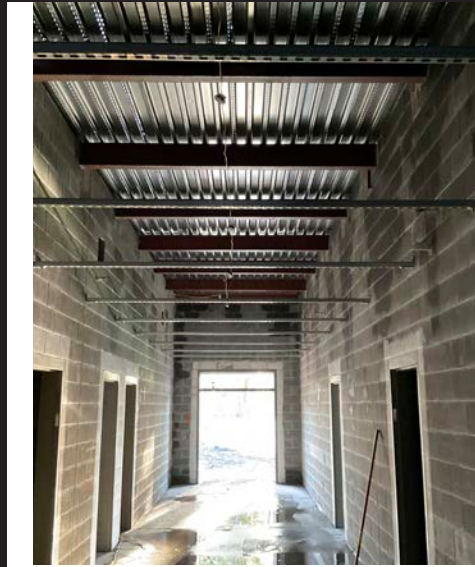
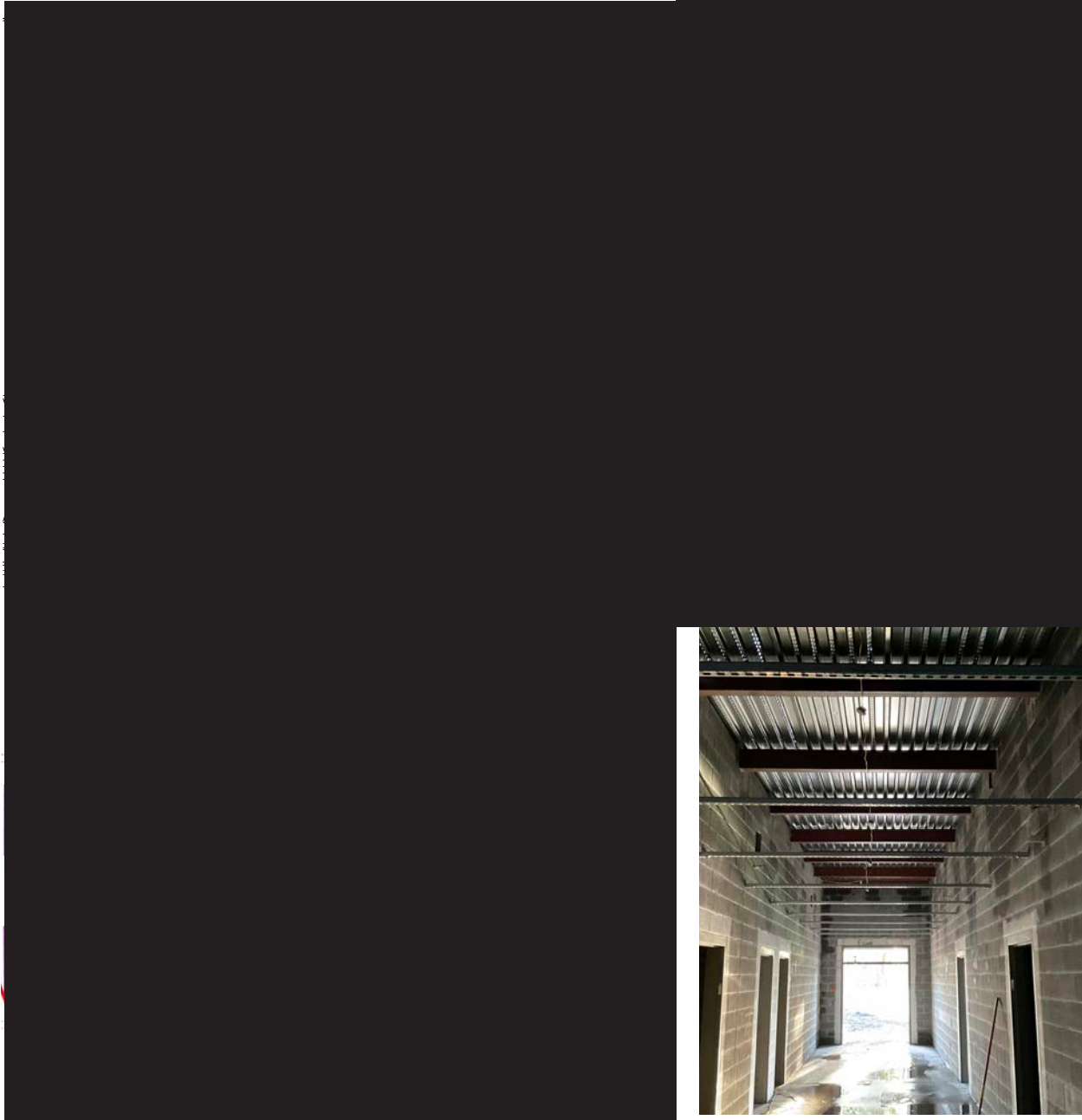
Brief Narrative

Thompson Turner Construction was hired by Beaufort County School District for the extensive renovation and addition to Hilton Head Island Middle School using funds from their bond referendum program. The existing facility is 134,000 SF with a capacity for 1,007 students. **The plan for this school is to execute a phased renovation of the existing building as well as a significant addition all while the school remains occupied.** A mobile village will be constructed to house the displaced students during each phase of construction. Currently under construction, the budget for this project is \$30 million.

Team Members

Hal Turner, Will Ligon, Blake Stancil, Jim Stiteler, Bill Morris





*Our Experience with Don Baus and Phased Addition / Rebuild Projects*



Thompson Turner Construction is fortunate enough to have a **long and successful working relationship with Don Baus of Little**, your chosen architect for this project. Together, we successfully pre-planned the execution of the **complex phased renovation and addition of Goose Creek High School** (phasing aerial photos to the left) that took place on an occupied campus over a period of three (3) years without the use of modular units to house the students during construction. This was a highly complex project that **restructured the entire campus** while providing additional space for learning. These necessary updates were combined with a brand new look and identify for this school including an entryway to connect the school's parking areas with not only the high school but its athletic facilities and fields.



Todd McElveen overseeing a fire drill at Goose Creek High School while under construction

# Goose Creek High School Renovation & Addition



*Project Info* Goose Creek High School Renovation & Addition | Goose Creek, SC

*Architect Info* SGA | NarmourWright | Charleston, SC

*Project Reference*



*Services Provided* Integrated Project Delivery (IPD) services

*Project Schedule* March 2014 - July 2016

*Brief Narrative*

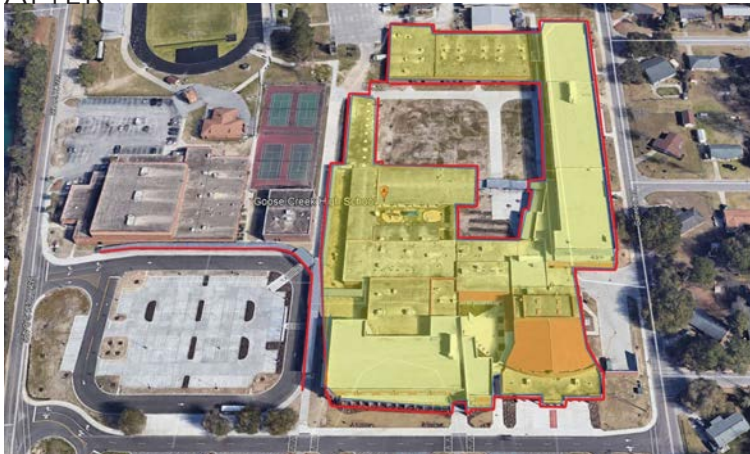
Thompson Turner Construction was hired by Berkeley County School District to provide IPD services for the 130,000 SF addition and renovation of Goose Creek High School. The project consisted of two-story classroom building, new kitchen and cafeteria, front entry, hardscape, and parking. The old kitchen and cafeteria were converted into band/chorus spaces. To facilitate the uninterrupted educational process, the Fire Marshal, State Officials, and OSF were consulted for approvals and advice. Temporary protection/walkways were installed to protect students and staff and deliveries were scheduled around arrivals, departures, testing, and special events. **All work was completed while keeping the existing school fully operational with minimal interruptions or impacts.** The project value was \$27.1 million

*Team Members* Hal Turner, Todd McElveen, Blake Stancil, Bobby Russell, Richard Harker

BEFORE



AFTER



### Building Information Modeling

Building Information Modeling, or BIM, is a critical tool for a project such as this and can help our team to **lay out our logistics plan, trailers, deliveries, laydown areas, material storage, etc.**, and even **access to operation and maintenance information**.

There is potential to use BIM to **construct project elements offsite**, whether to mitigate weather impacts or save on schedule duration.

During our construction of the new 230,000 SF Philip Simmons High School, we encountered a 1,000 year flood and two mandatory hurricane evacuations.

Though **12 workdays were lost** for these events, we **utilized our BIM model to construct certain elements of the building offsite, such as the electrical duct banks**, when possible due to the lost weather days and site conditions so as to **not impact our scheduled completion date**. These were then brought onsite for installation.



## Safety in Numbers

Thompson Turner Construction's proven approach to safety is the cornerstone of our success.

Thompson Turner Construction's strong safety track record is reflected in our EMR for the past five (5) years:

YEAR	EMR
2022	0.68
2021	0.59
2020	0.57
2019	0.56
2018	0.58



## Our Safety Culture

Our safety personnel make weekly visits to the jobsite to monitor safety and all Thompson Turner Construction's employees are empowered to stop any work that is deemed unsafe. We develop a **site-specific safety plan and logistics plan with input from BCSD** to ensure constant communication with all personnel involved.



Thompson Turner Construction understands that we are **guests on your campus**, and we intend for everyone to behave that way and not interrupt your primary mission of educating your students or the normal operations of HHIHS. We also involve local jurisdictions to consult on the best methods to ensure the safety of everyone during construction. This includes **protective walkways and emergency fire drills**. We conduct weekly toolbox safety meetings and specialized safety planning meetings prior to beginning various stages of work and bring to the attention of all on site the associated hazards specific to that task.



With over 19 million square feet of K-12 construction on our resume, Thompson Turner Construction is very familiar working with the Office of School Facilities (OSF) during preconstruction and construction.

#### *Relationship with OSF*

Our team **has worked with every OSF inspector currently on staff** and our **Director of Construction, Will Ligon, sits on the OSF Steering Committee** as a representative of all South Carolina contractors to understand what **new policies and regulations** are coming down the line and will be implemented across K-12 construction projects.



We continually maintain an open line of communication from the beginning with the OSF inspectors by having our project manager **attend the OSF drawing review and conduct an OSF kickoff meeting** with all subcontractors to establish project expectations, review logistics, and allow the OSF inspector time to voice any particular concerns. Thompson Turner Construction **actively engages with OSF and throughout the construction progress** to keep them abreast of progress, request any guidance, and involve them in decisions. This includes the local Fire Marshal, DHEC, and SCDOT.



We consider our relationship with OSF to be a collaborative one, thus **reducing risk and yielding a higher success rate with all of our inspections.** Our team will request a page turn with OSF early during design development to ensure that **our vision aligns with OSF concerns and requirements related to life safety for your addition.**

## Our proposed team's ability to solve complex issues

*During preconstruction and construction with integration of architect and consultants*



CAPERS HALL REPLACEMENT ON THE CAMPUS OF THE CITADEL

### PRECONSTRUCTION

Many **proposed team members for your HHHS project** are working on the nearly completed Capers Hall Replacement project on the active campus of The Citadel. This project began during a volatile construction market with fluctuating commodity prices. Our preconstruction team worked diligently to **establish a GMP in record time** for our subcontractors to lock in pricing with suppliers and vendors and provide our client with the most current pricing available to offset any future price increases. Given the uniform nature of the buildings on campus, **our team employed the help of many building envelope** and stucco specialists to dissect and finalize the design for the building's exterior envelope. Through this, we were able to achieve a unique design unlike any other Lowcountry structure using state-of-the-art construction materials and products to ensure a long-lasting and watertight envelope while achieving the standard facade of the campus.

### CONSTRUCTION

This project is located on an **active campus and surrounded by four roads** owned by the City of Charleston and The Citadel. Our scope included road and sidewalk closures with both entities. The team established parking adjacent to the main entrance of campus and continuously work in direct contact with a student body of 2,500 to maintain a secure construction perimeter to ensure our activities stay separate from those of the campus.

During demolition of the original facility, we **encountered unknown asbestos** which changed the means and methods of the asbestos abatement scope of work. We reconfigured the demolition and abatement strategy to meet DHEC requirements. Then, we regrouped and planned these activities to **occur during the summer while the college was on break to minimize any impact to campus.**

The pile driving activities required close coordination with the owner to minimize noise and vibration to campus. We followed the campus's schedule regarding exams and special events to not inhibit the educational process. We provided a Vibration Monitoring Plan to SCDHEC-OCRM Coastal Zone Consistency Section detailing ways in which we were minimizing vibrations and potential cracking to surrounding historic structures.

**We believe Thompson Turner Construction’s proven track record of success with your chosen architect, our extensive renovation and phasing experience with K-12 construction projects, and our commitment of resources to your District’s growth, standards, and understanding of the Beaufort community differentiates us as the most appropriate construction manager at-risk to deliver the rebuild of Hilton Head Island High School.**

We have extensive experience in K-12 construction projects on occupied campuses that require extensive phasing and pre-planning efforts, both in South Carolina, and within Beaufort County School District.

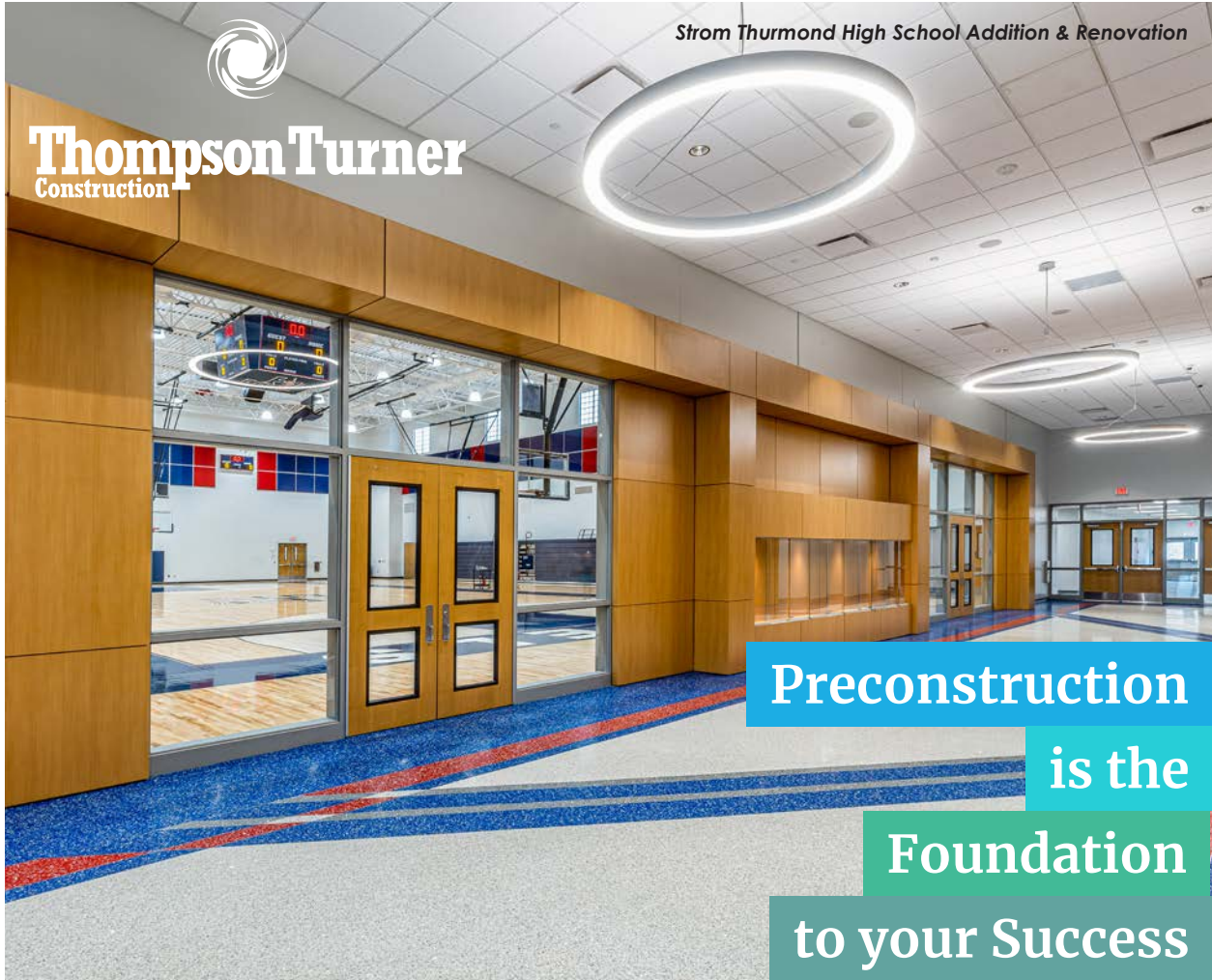
Thompson Turner Construction has completed over \$1.3 billion of K-12 facilities across our state. What this means for BCSD is that we can provide an **experienced team that has worked on some of the most logistically-challenged campuses in the state**, we are familiar with the particular project requirements stated in the RFP, and have a **long working relationship with both Office of School Facilities (OSF) and Don Baus of Little** to ensure your successful project delivery. Our team of experts are proactive in their approach to decision-making, nimble in their ability to manage logistics and schedule, overly communicative with owners to ensure the highest level of safety for the active BCSD campus, and above all, have never missed an opening date or failed to deliver or exceed a guaranteed maximum price.

We have a well-established and successful local and minority business enterprise plan.

Thompson Turner Construction is **strongly committed to diversity and inclusion on all of our projects**, whether it is a requirement or not. Our focus is on building sustainable relationships and growing the capabilities of historically underutilized business partners, while exceeding our clients’ participation goals. We have joined forces with **Construction Dynamics, Inc. to assist in reaching your local/minority participation goals for this project**. Together, they will lead the charge through an inclusive process that relies on community outreach and engages business owners representing the diverse communities where Thompson Turner Construction lives and builds. The end result is a **stronger community, increased local employment and meaningful construction workforce development**.

We possess a working relationship with you.

Thompson Turner Construction has been fortunate to have a working relationship with BCSD **dating back to Hal Turner beginning to work with your District’s building programs since 1986**. We have enjoyed this relationship and appreciate the trust and confidence you have placed in our team as our relationship continues to grow and strengthen. **Blake Stancil has recently relocated to Beaufort to solidify our commitment to your District and community and remain engaged in each of our projects with you**. We believe our experience and knowledge of your District, your programs, this facility in particular, and our experience with Don Baus at Little uniquely positions us in a manner that is **unmatched by any other construction manager**. Building off our core values of trust, respect, and integrity, we will deliver your HHIHS project with the highest quality, on time, and within budget by drawing off our experience, collaborative approach, local knowledge, and strong subcontractor relationships.



## Our Preconstruction Process







## Our Experience at Brookland-Cayce High School

Cayce, SC

**Managed by your proposed senior project manager, Blake Stancil,** this project scope included the extensive renovation to Brookland-Cayce High School that was built in 1933.

Renovations included converting the existing vocational building into health and wellness laboratories, updating the group restrooms, constructing new studio spaces, and a complete renovation of their historic auditorium, all on an active campus.



### 5.1 QUALIFICATIONS - REQUIRED INFORMATION:

Submit the following information or documentation for you and for any subcontractor (at any tier level) that you identify pursuant to the clause titled Subcontractor - Identification. Err on the side of inclusion. You represent that the information provided is complete.

Proposers must meet or exceed these qualifications to be considered for award. Any exceptions to the requirements listed should be on a separate sheet marked "Exceptions" and clearly detailed in the proposer's response.

a) The general history and experience of the business in providing work of similar size and scope.

b) Information reflecting the current financial position. Include the most current audited financial statement and audited financial statements for the last three (3) fiscal years.

c) A detailed, narrative statement listing the three (3) most recent, comparable contracts (including contact information) which have been performed.

d) A list of similar projects for which Offeror has performed, at an time during the past three (3) years, services substantially similar to those sought with this solicitation. Err on the side of inclusion; by submitting an Offer, Offeror represents that the list is complete. School District Experience is desired.

a) Must have a clear understand of industry standards and best practices.

b) Offeror shall provide with their proposal copies of all appropriate certifications, licenses and permits, as well as evidence to support the documentation.

c) Must have knowledge of and comply with all currently applicable, and as the become enacted during the contract term, federal, state and local laws, statutes, ordinances, rules and regulations. All laws of the South Carolina, whether substantive or procedural, shall apply to the contract, and all statutory, charter, and ordinance provisions that are applicable to public contracts in the District shall be followed with respect to the contract.

d) List of failed projects, suspensions, debarments, and significant litigation.

e) List of at least five (5) references of similar projects for these services.

f) Pictures showing implementation of vendor's equipment/solution.

Thompson Turner Construction has included the information required in this section within this qualification package. Inherent to the CM At-Risk delivery method, Thompson Turner Construction intends to contract with subcontractors to perform the scopes of work for the rebuild of HHIHS.

**At this stage, we do not know which subcontractors we will contract with**, but we have **provided a list within this section of those pre-qualified subcontractors** that we will reach out to and that have already expressed interest in this project. Once they have been vetted and come on board with our team, we will provide all necessary documentation to BCSD pertaining to each subcontractor.

If BCSD does not see a particular subcontractor on this list that you would like to be included in the HHIHS project, Thompson Turner Construction will **gladly add the subcontractor to this outreach list** to make sure they are aware of this project opportunity.

We will also **add other subcontractors that we discover through our L/SWMBE outreach events** to this list if they are not already included here.



**Please see the following pages of Thompson Turner Construction's Pre-qualified Subcontractor List for the Beaufort Area. We look forward to reviewing this list with you and make sure we are engaging those subcontractors with whom you have had a positive experience.**

**5.2 SUBCONTRACTOR INDEMNIFICATION:**

*If you intend to subcontract with another business for any portion of the work and that portion exceeds 10% of your price, your firm must identify that business and the portion of work that they are to perform.*

*Identify potential subcontractors by providing the business' name, address, phone, taxpayer identification number, and point of contact.*

*In determining your responsibility, the BCSD may evaluate your proposed subcontractors.*

Additionally, as previously stated, we have been using the talents of **Construction Dynamics, Inc. (CDI)** for our 13 years of work in BCSD as well as other districts across the state.

We firmly believe that CDI plays a vital part in the outreach of both local and minority subcontractors in every area where we work, and we are again proud to have them on our team for this opportunity. We have included their information in this section, but it is important to note that the services for which we employ them will **not exceed 10% of our price for this project.**

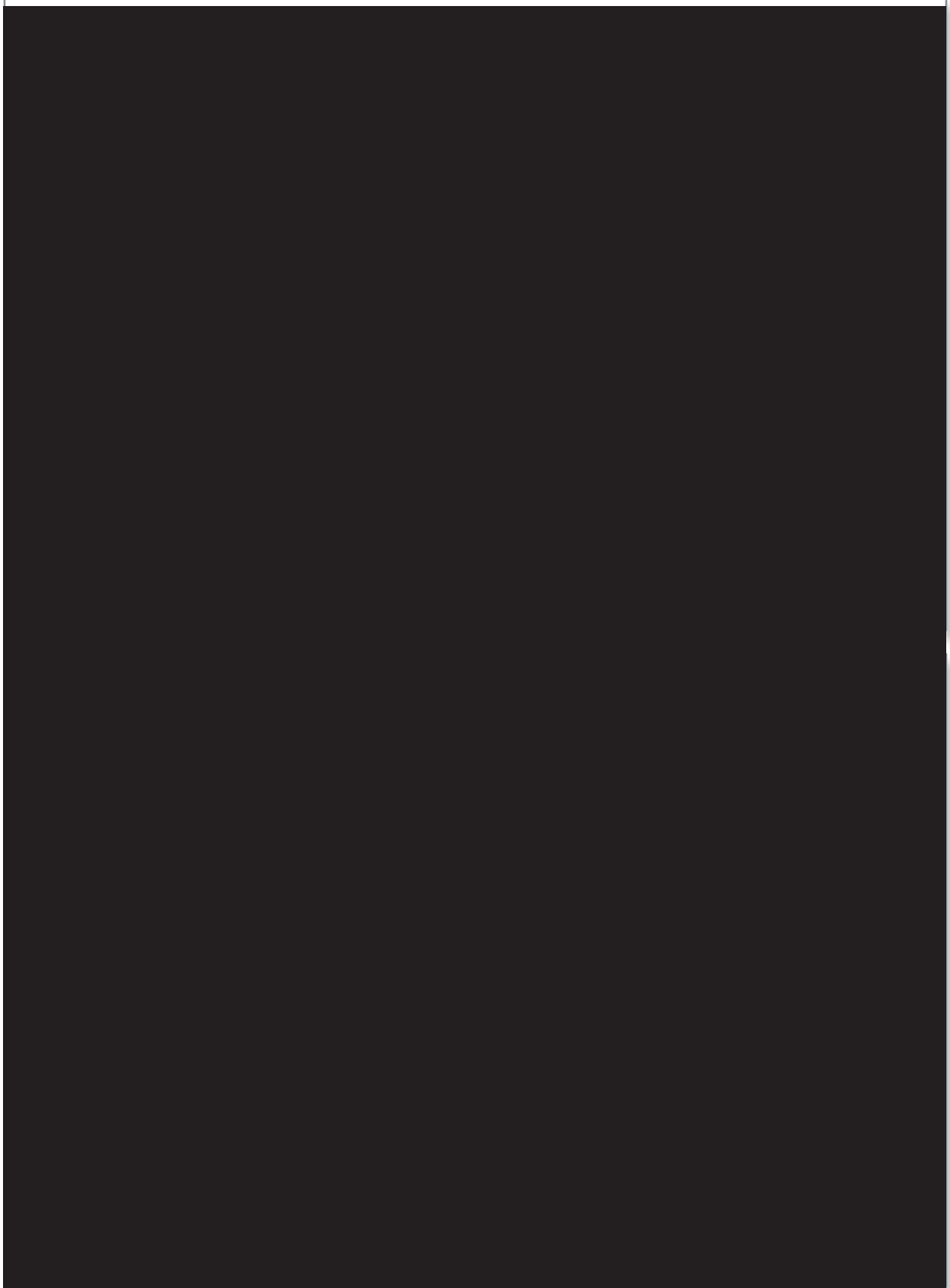
**POTENTIAL SUBCONTRACTORS FOR PROFESSIONAL SERVICES**

Name	Construction Dynamics, Inc.
Address	6417 Fairfield Rd Columbia, SC 29203
Telephone	803.754.3395
Taxpayer ID	57-0865077
Contact	Nathaniel Spells, Jr.
Services	L/SWMBE Outreach



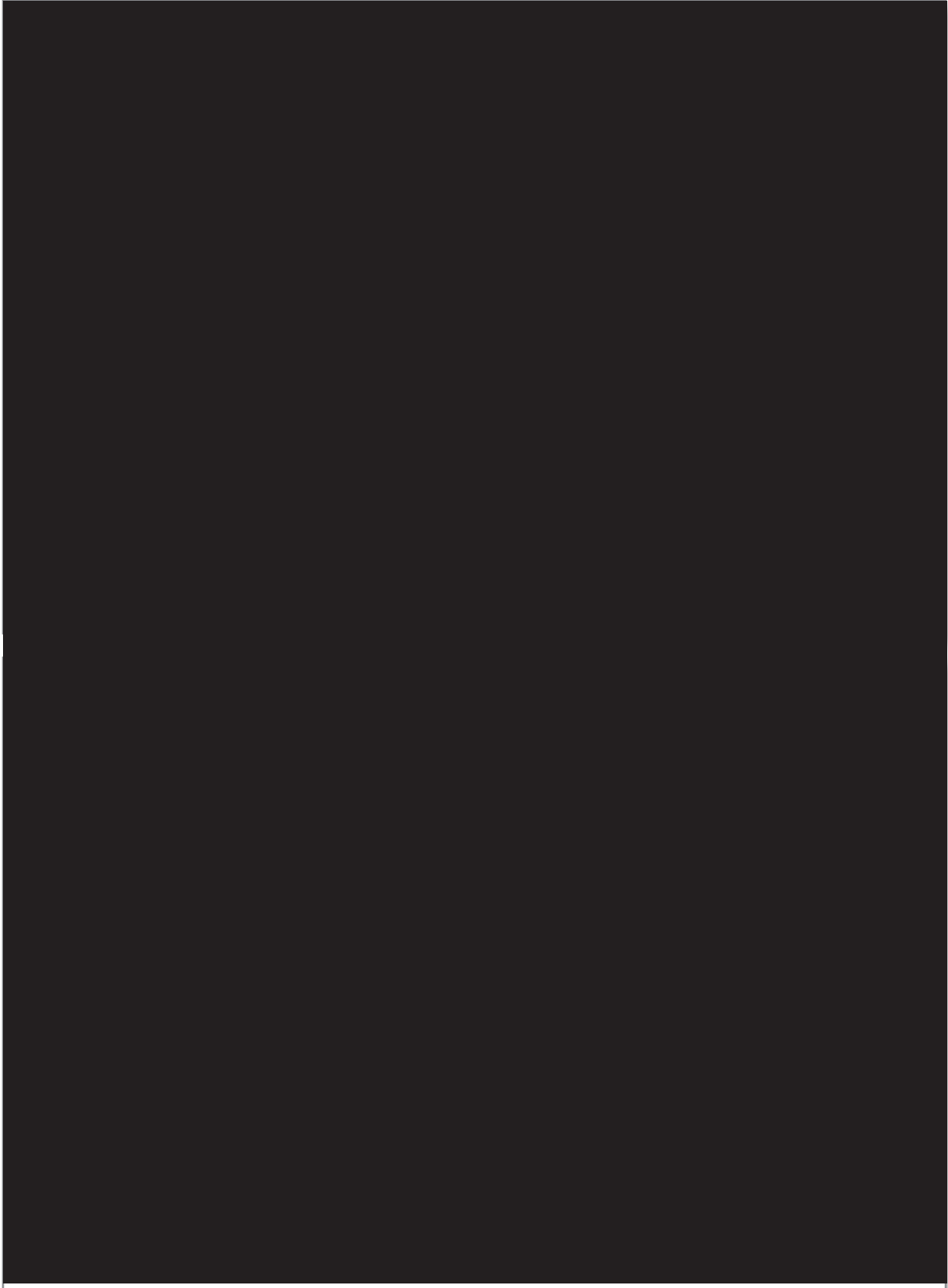
*Local & Minority Outreach Session held by Construction Dynamics, Inc. for the new Wellford K8 Academy*

POTENTIAL SUBCONTRACTOR LIST FOR HHIHS



G | MISCELLANEOUS

POTENTIAL SUBCONTRACTOR LIST FOR HHIHS



POTENTIAL SUBCONTRACTOR LIST FOR HHIHS



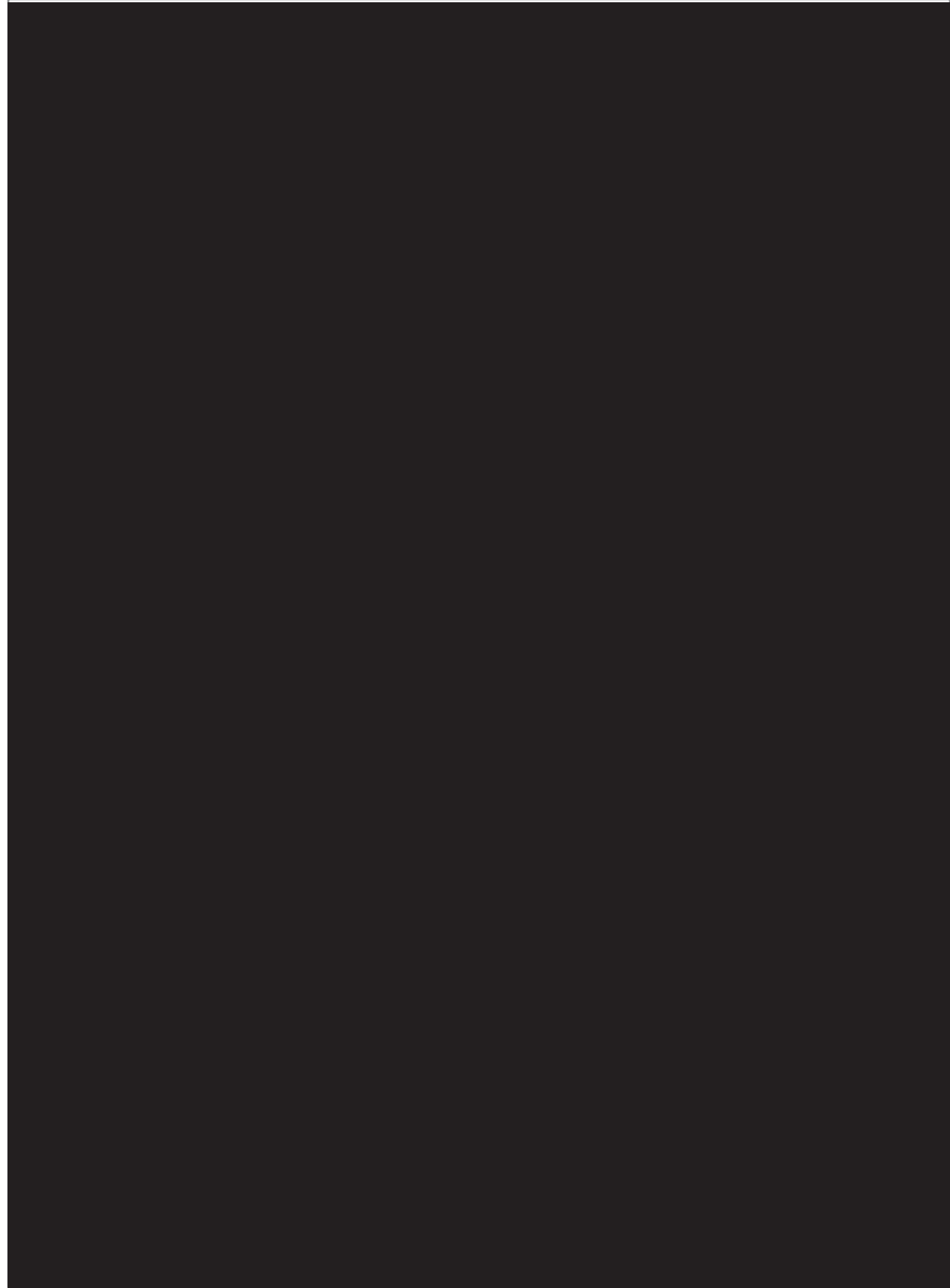
G | MISCELLANEOUS



## APPENDIX



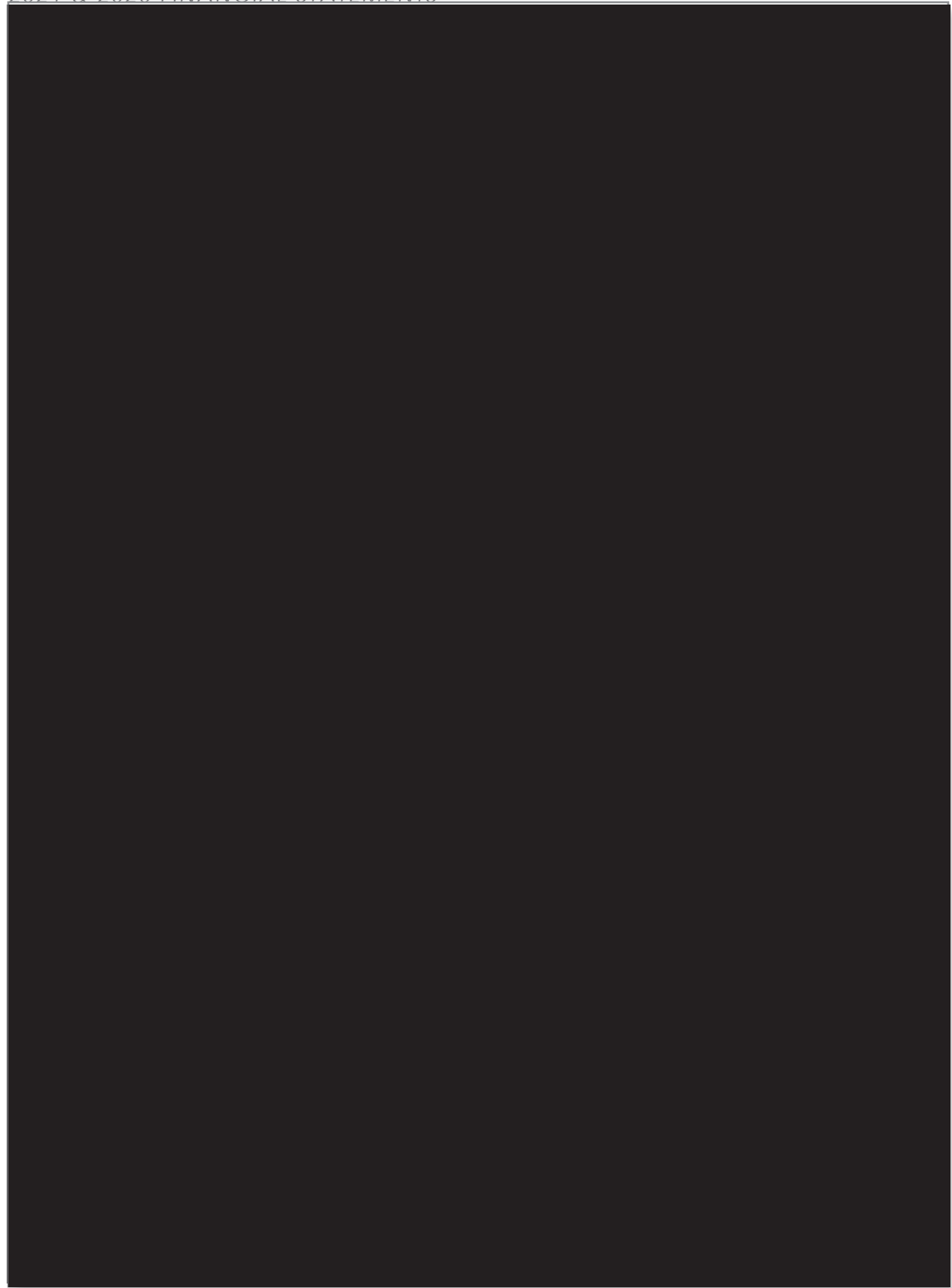
**Greenwood High School Auditorium Addition**  
*Greenwood 50 School District*











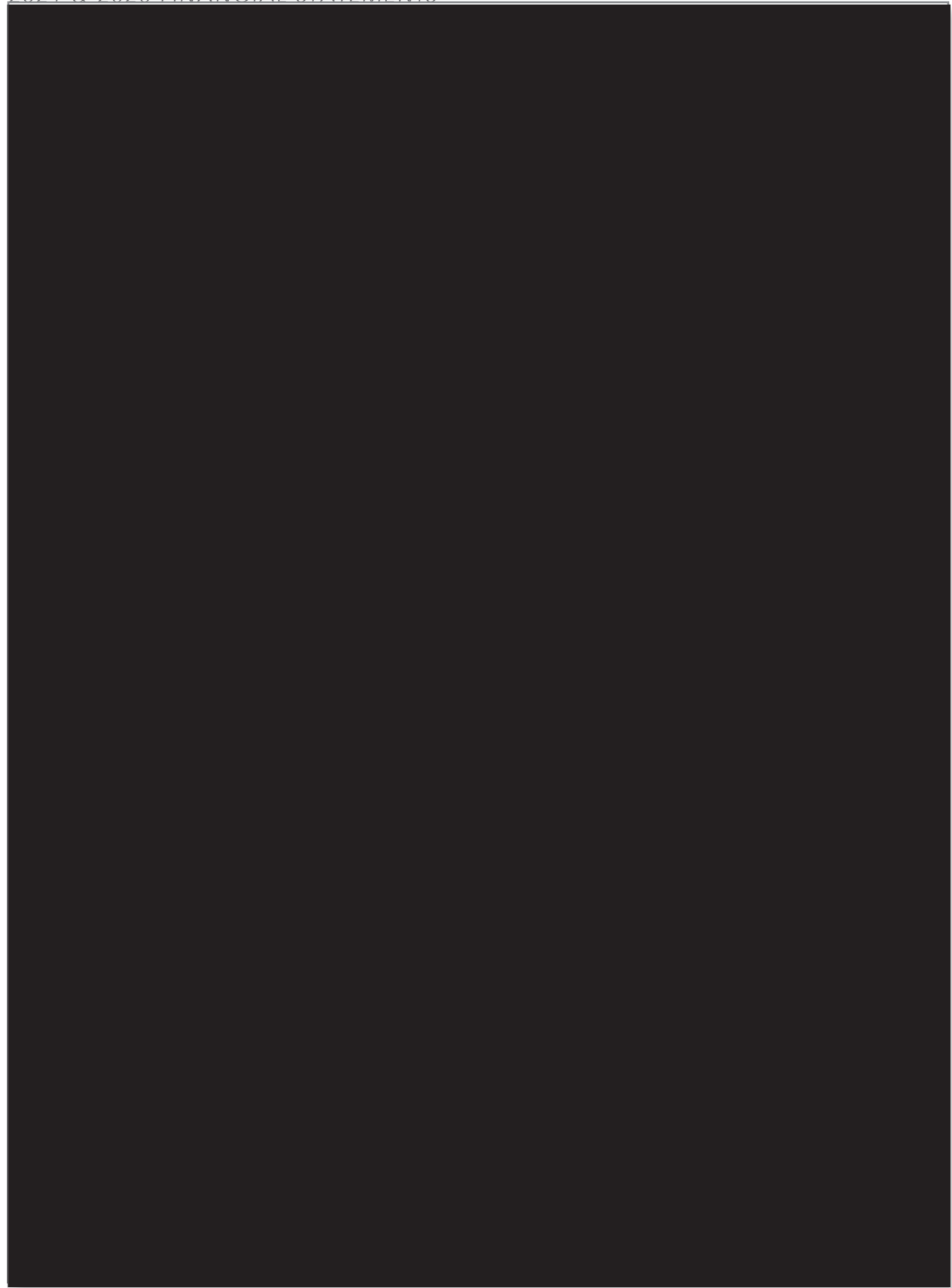








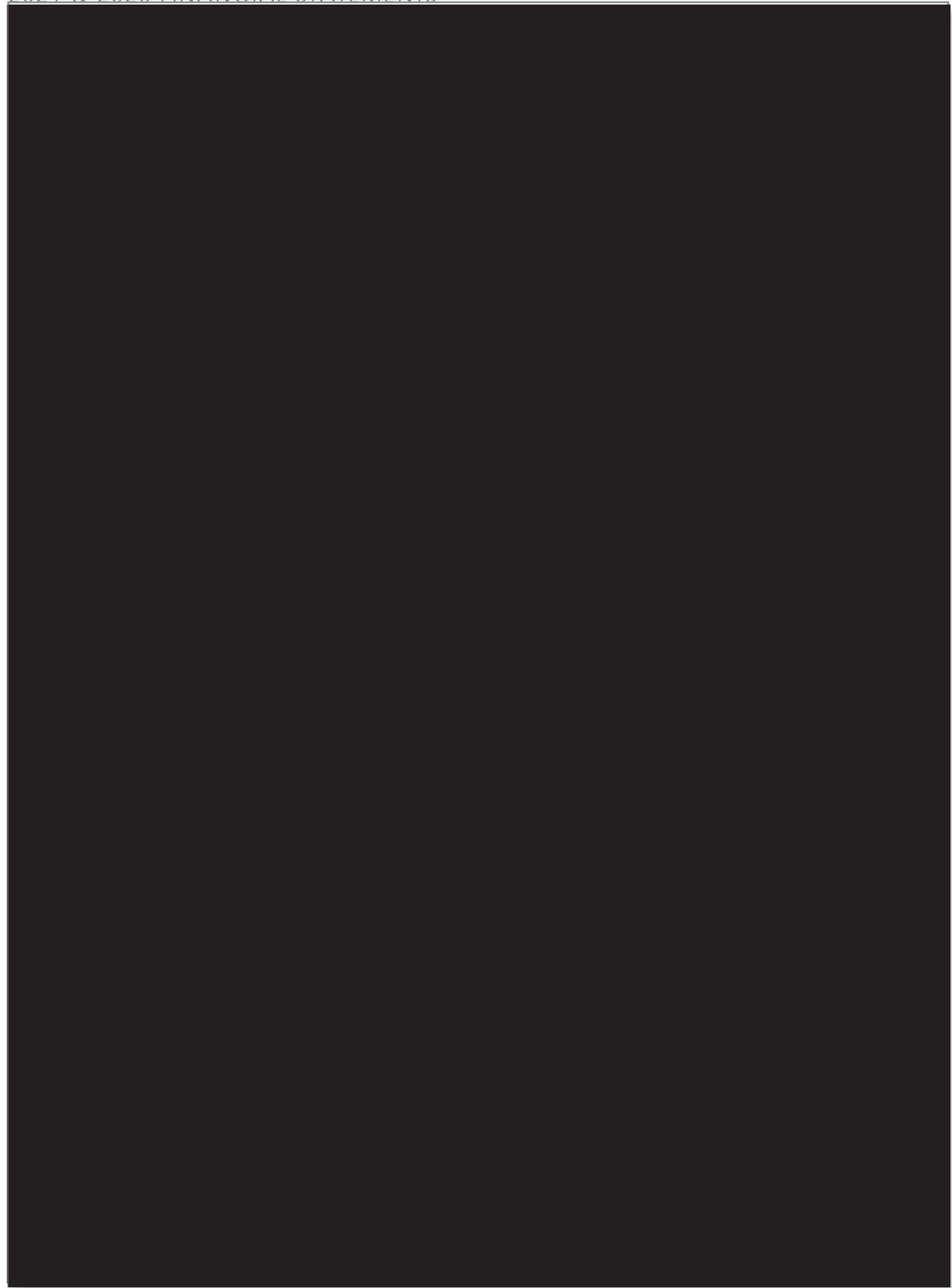


































































*VERIFICATION OF BONDING CAPACITY*



*PROJECT COST ESTIMATE REPORT*





*PROJECT COST ESTIMATE REPORT*





ON SCREEN TAKE-OFF REPORT



ON SCREEN TAKE-OFF REPORT



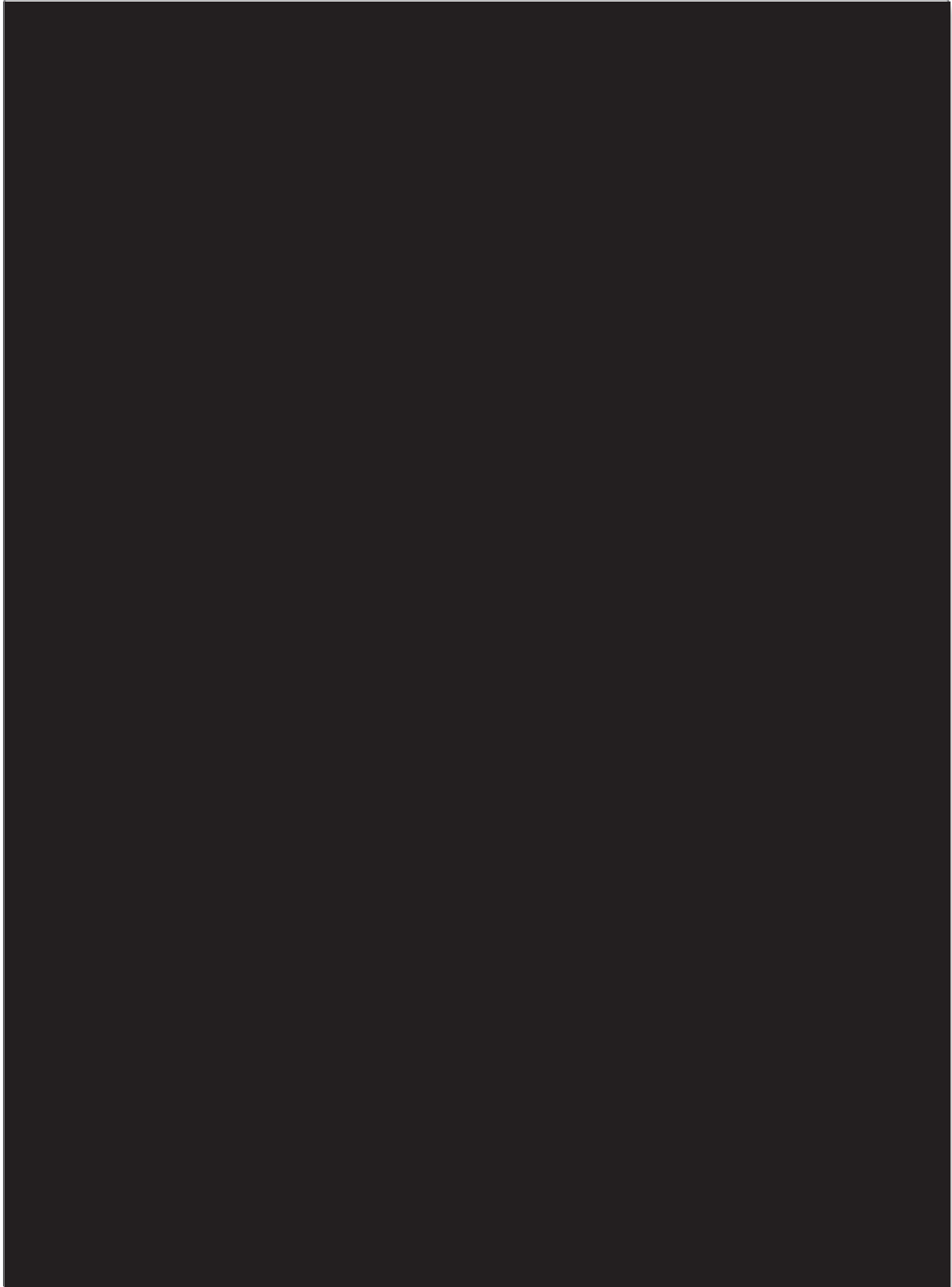
DAILY REPORT TO OWNER





WEEKLY REPORT TO OWNER





MONTHLY REPORT TO OWNER





MONTHLY REPORT TO OWNER





MONTHLY REPORT TO OWNER





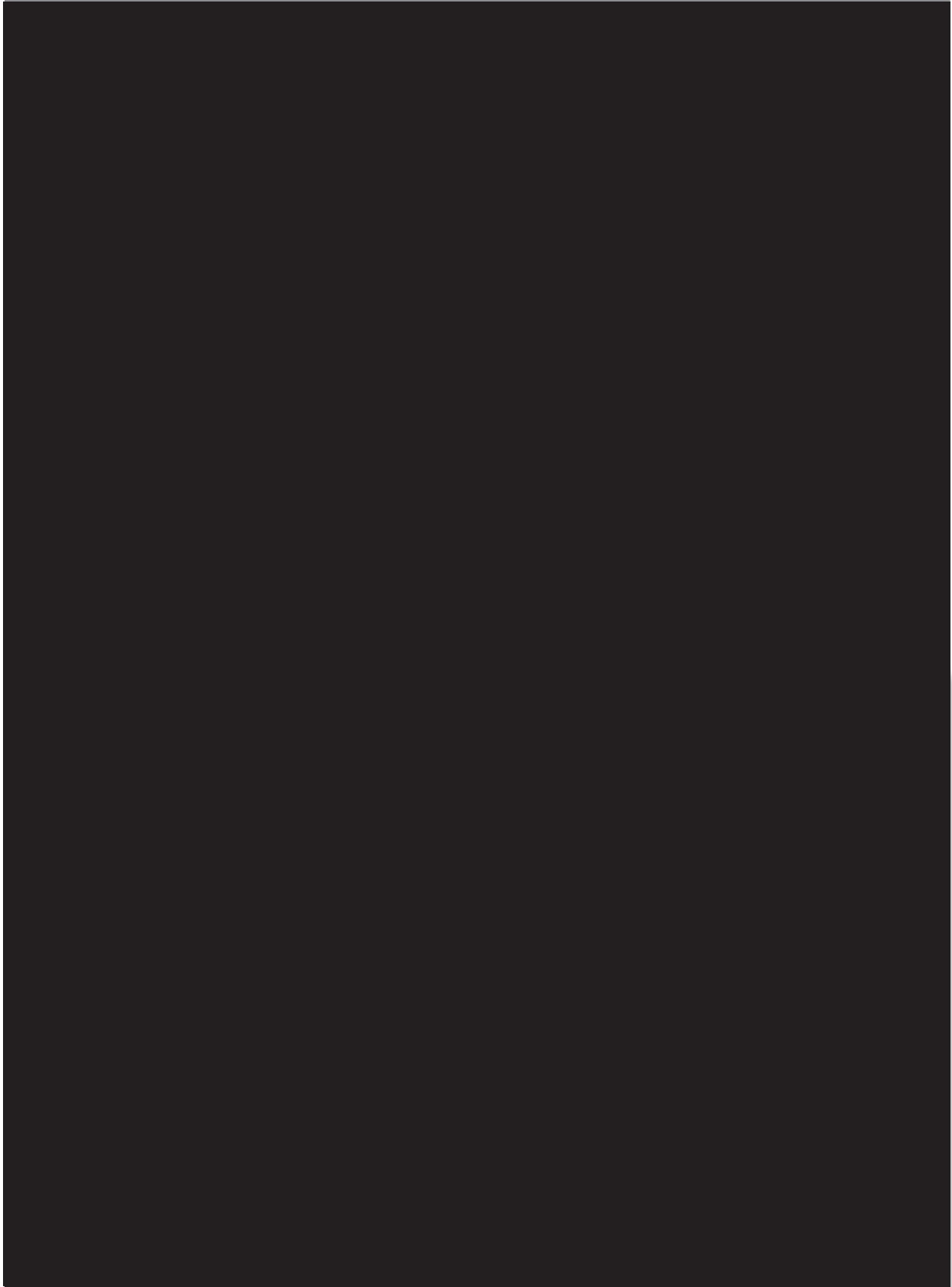
MONTHLY REPORT TO OWNER





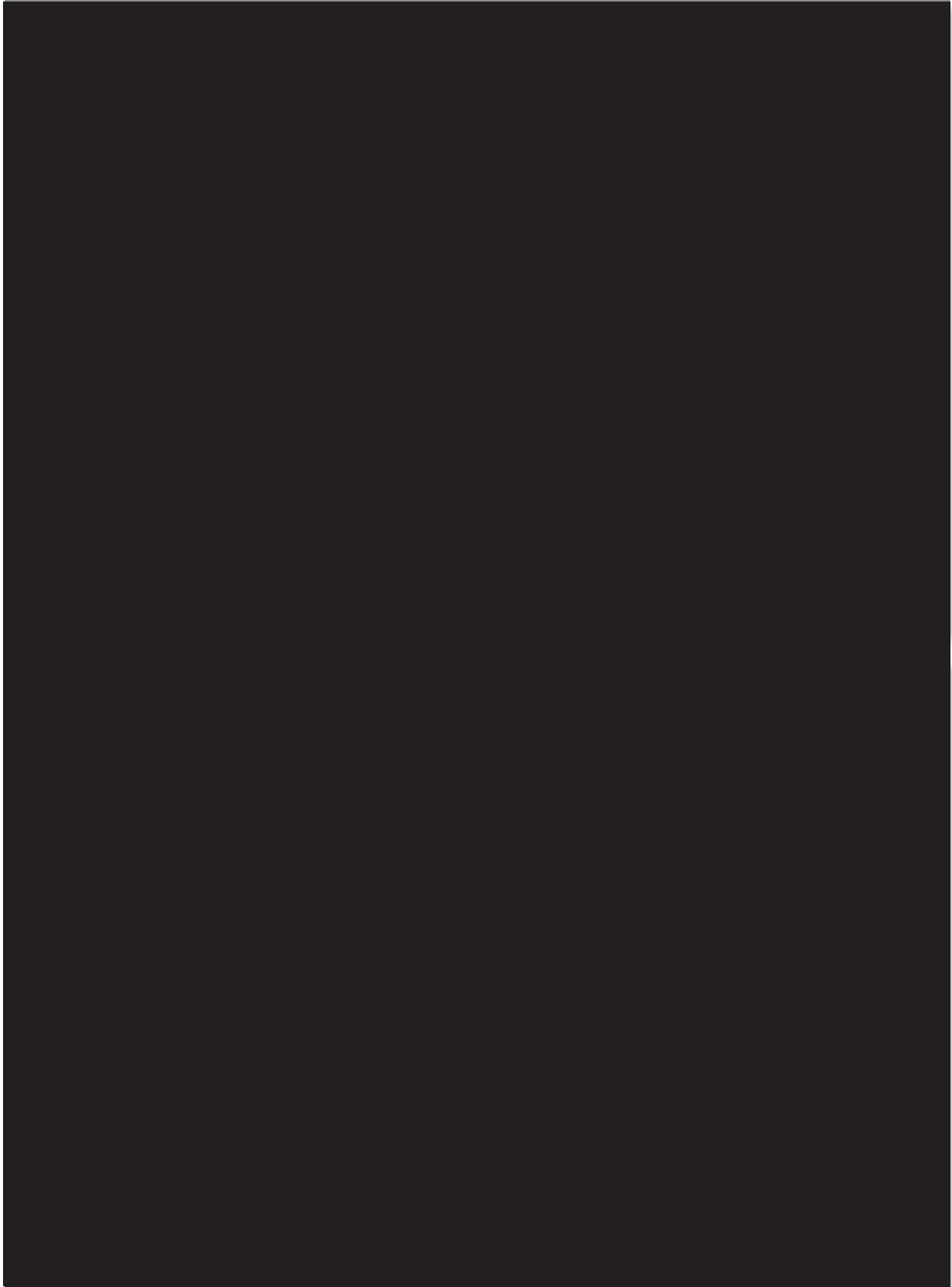
MONTHLY REPORT TO OWNER





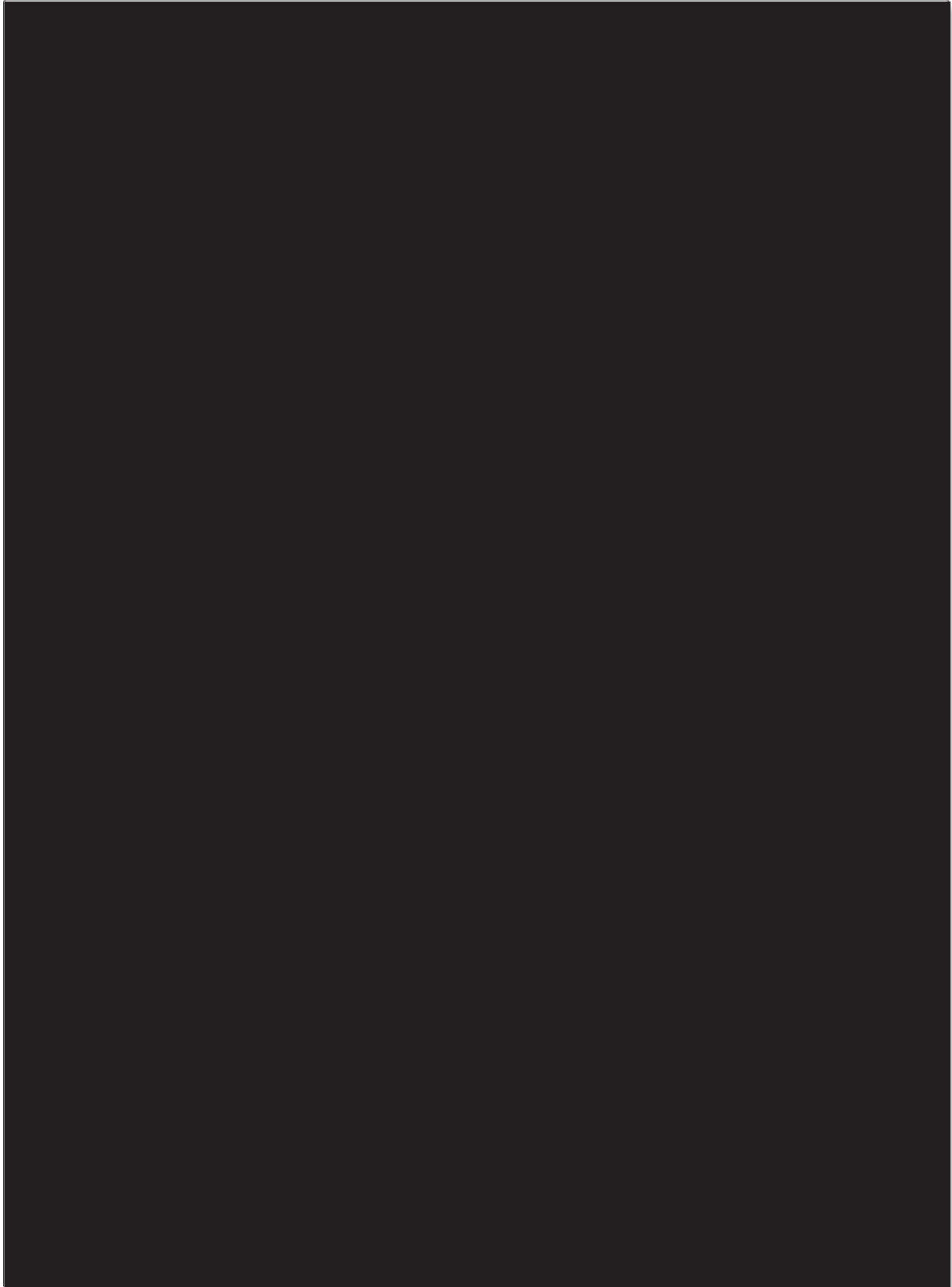
MONTHLY REPORT TO OWNER





MONTHLY REPORT TO OWNER





MONTHLY REPORT TO OWNER





MONTHLY REPORT TO OWNER





MONTHLY REPORT TO OWNER





MONTHLY REPORT TO OWNER





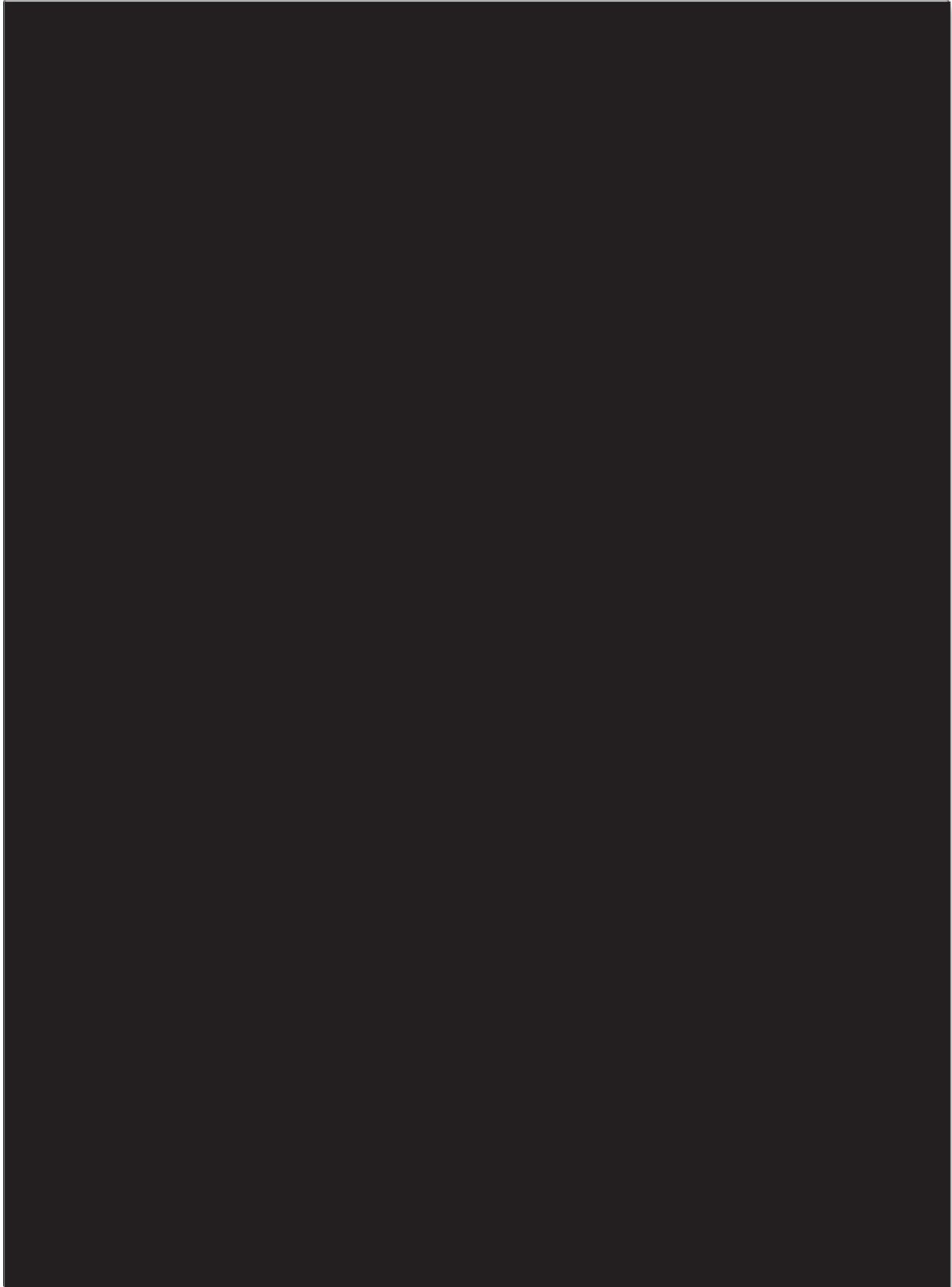
MONTHLY REPORT TO OWNER



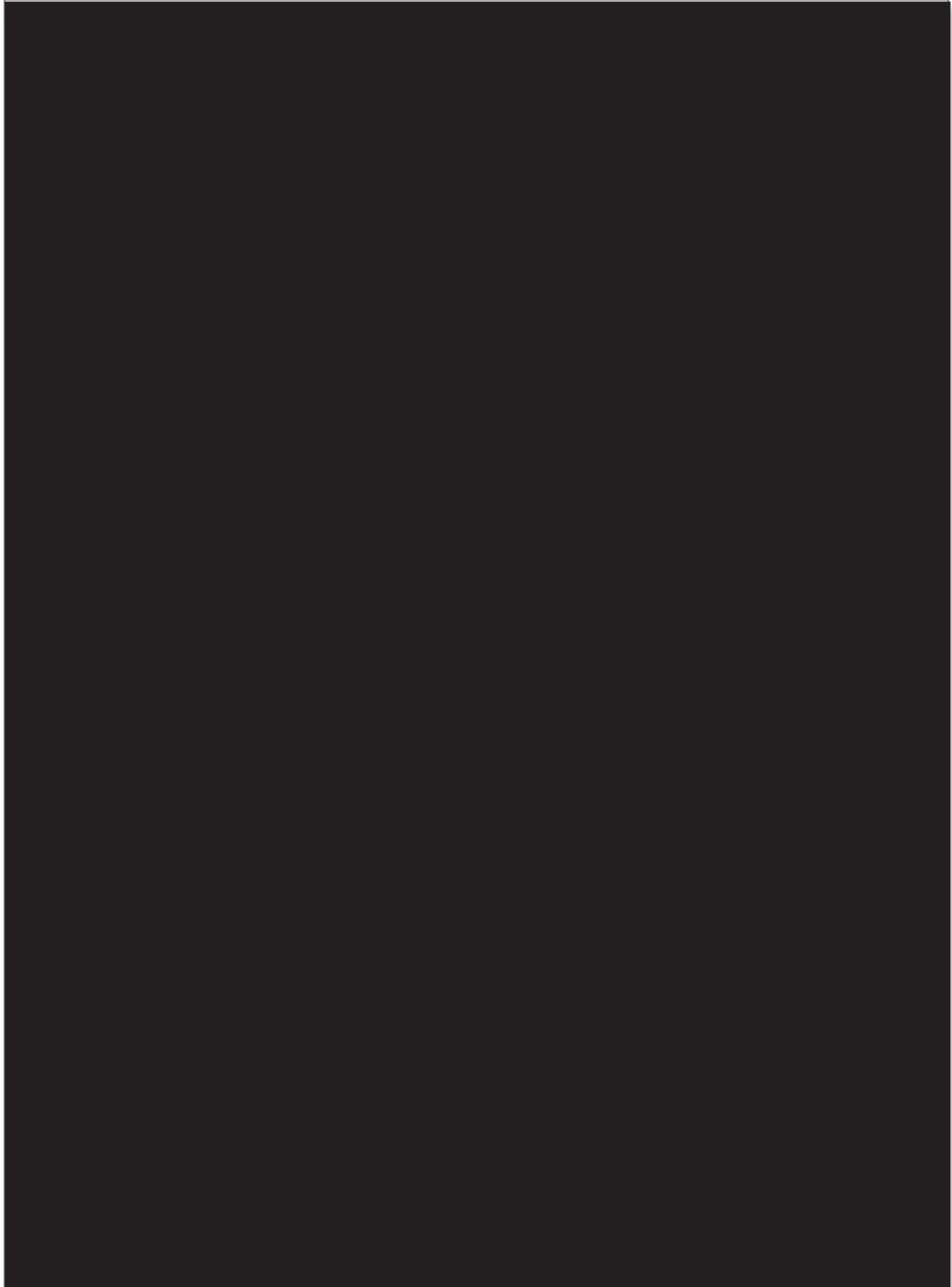


MONTHLY REPORT TO OWNER





MONTHLY REPORT TO OWNER





MONTHLY REPORT TO OWNER





MEETING MINUTES



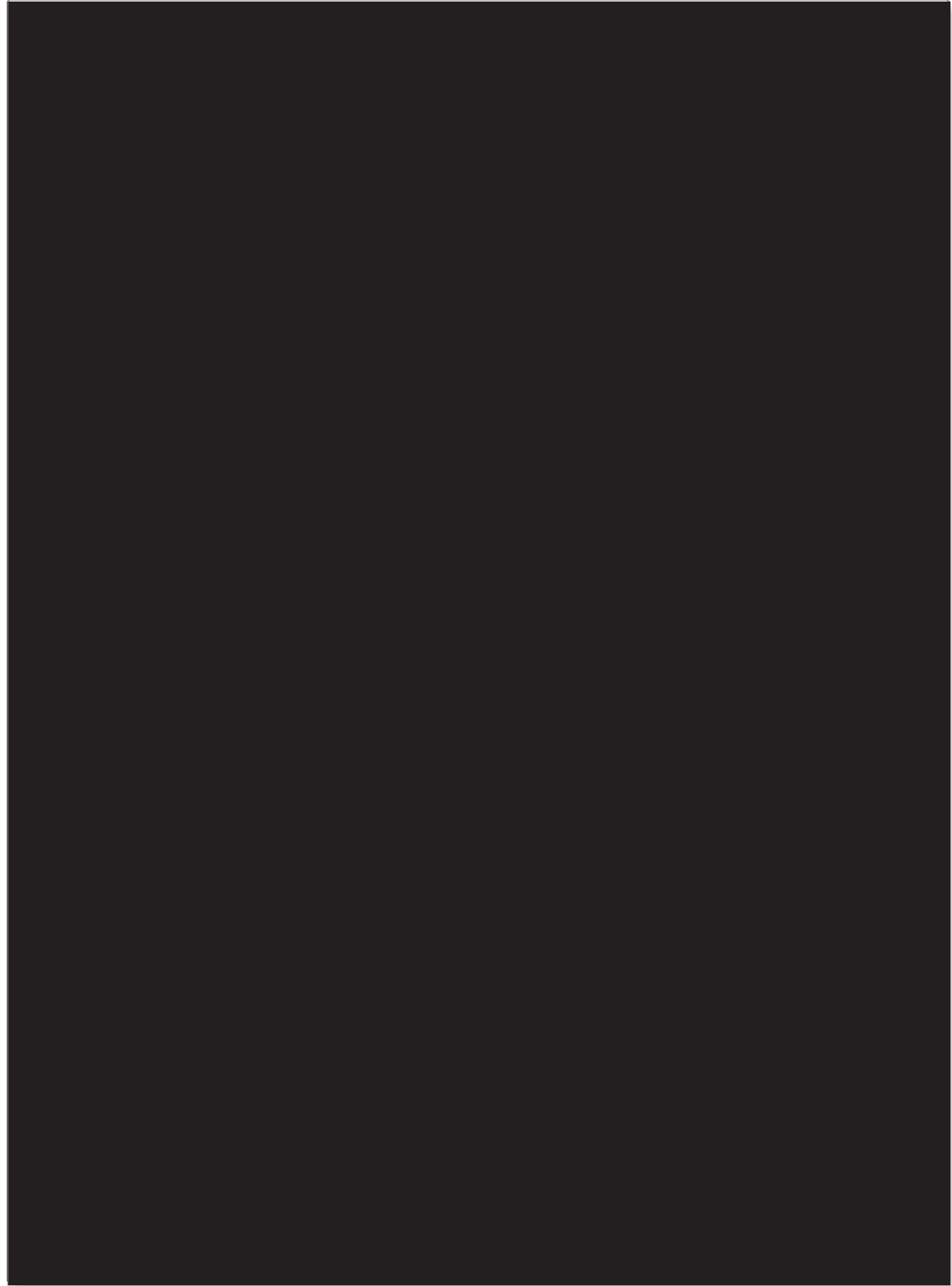
MEETING MINUTES



MEETING MINUTES



MEETING MINUTES



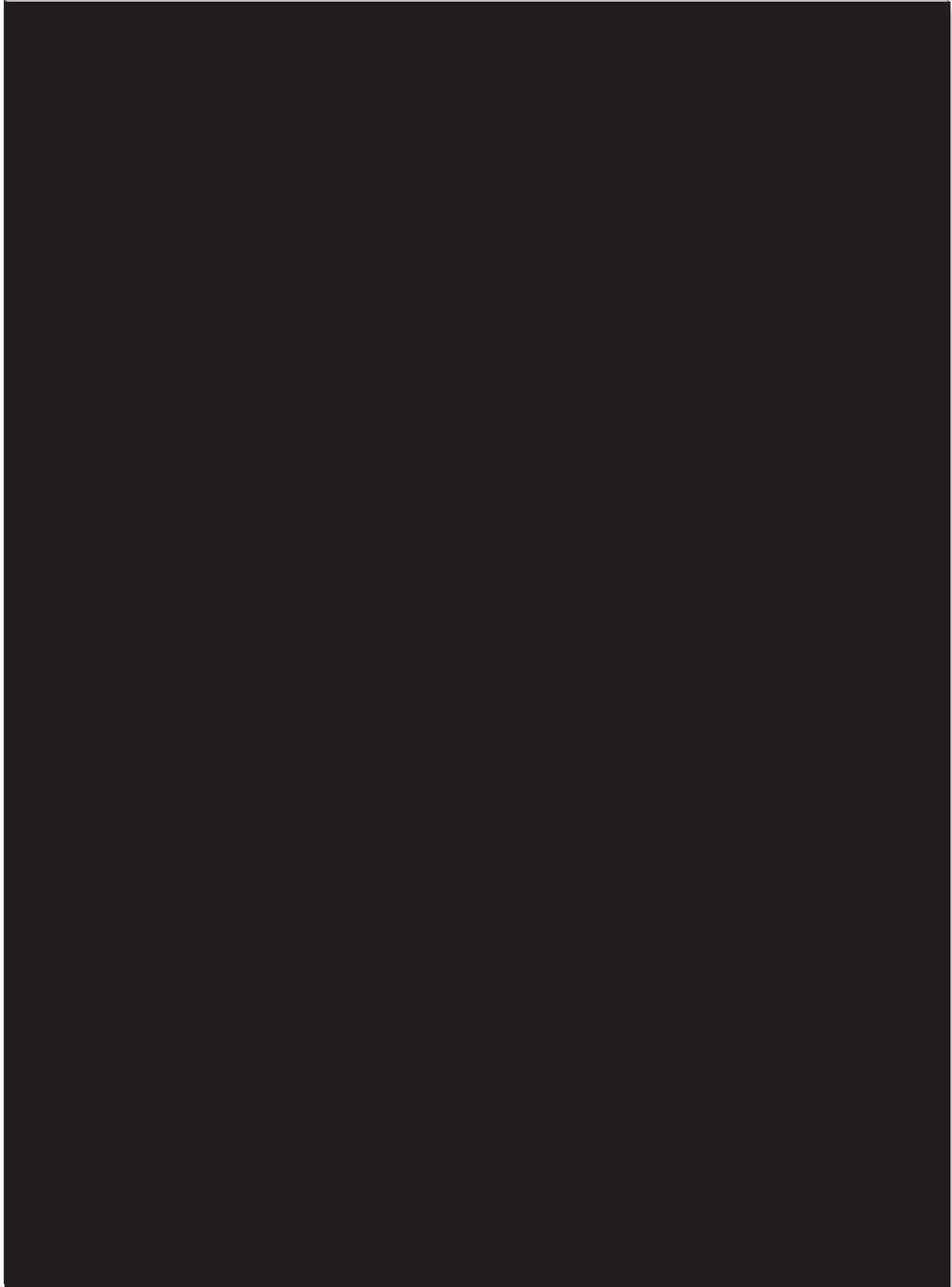
MEETING MINUTES



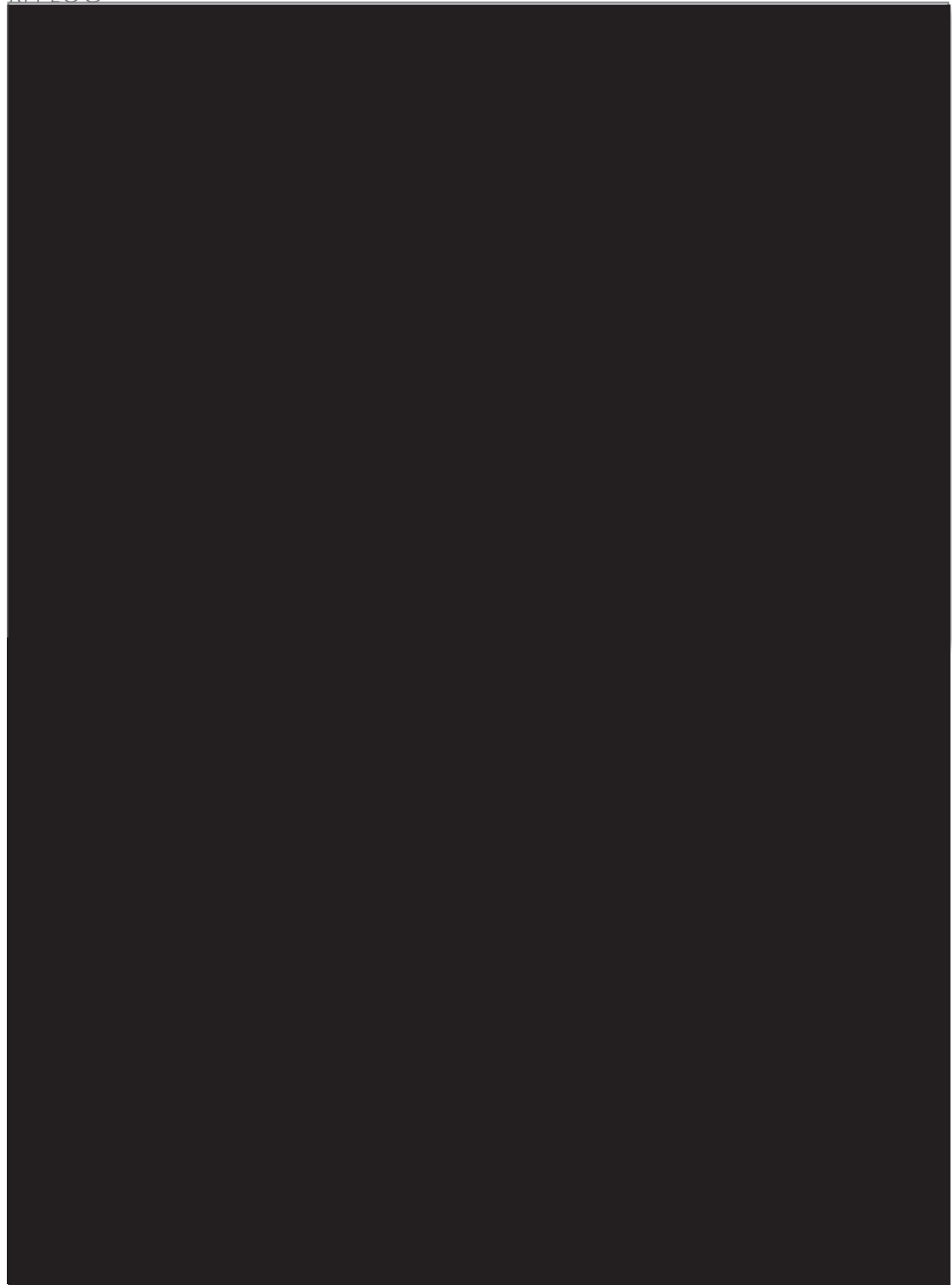
MEETING MINUTES



MEETING MINUTES



RFI LOG

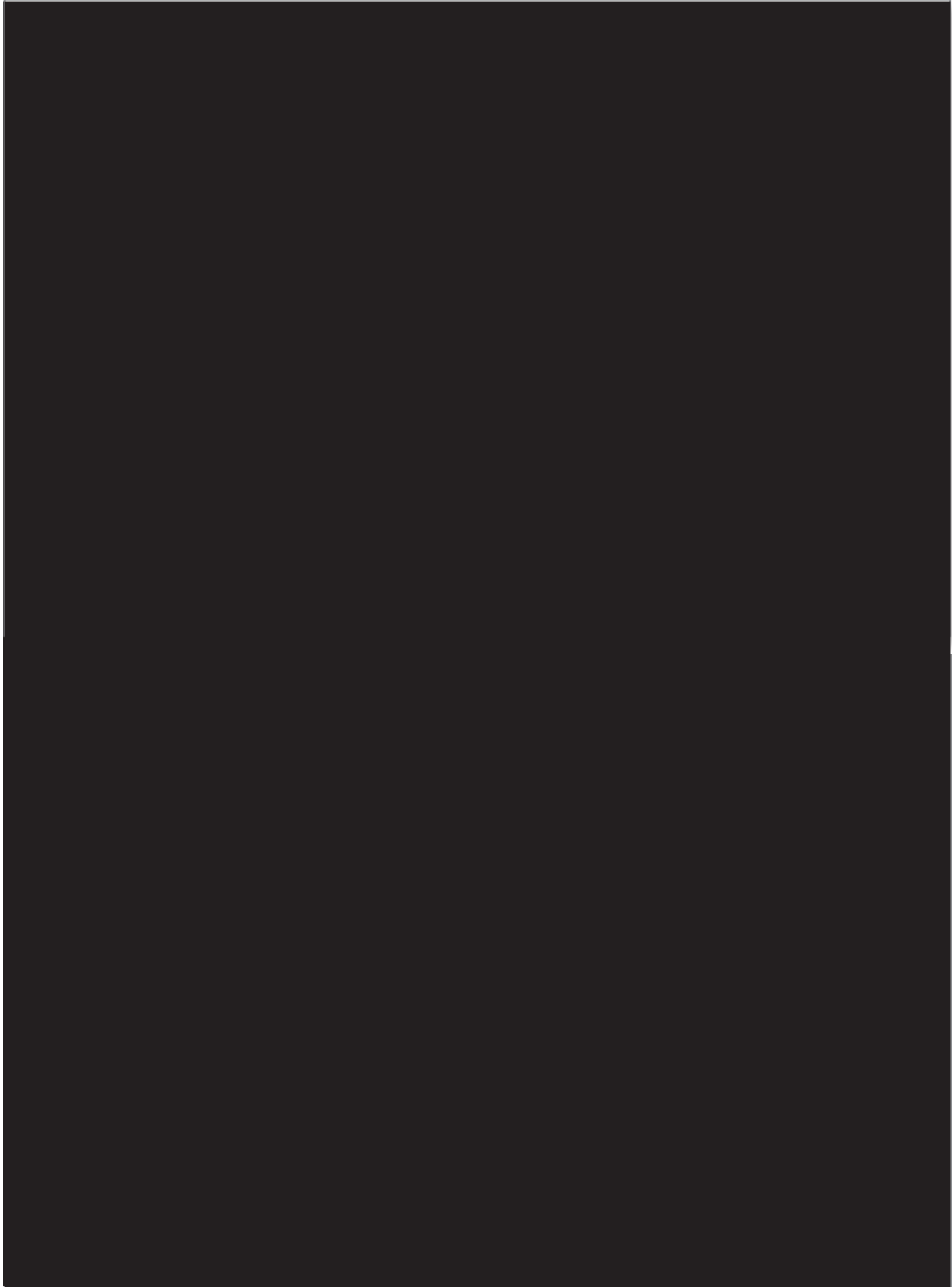


H | APPENDIX

SUBMITTAL LOG



PROCUREMENT LOG



SCHEDULE



SCHEDULE



SCHEDULE



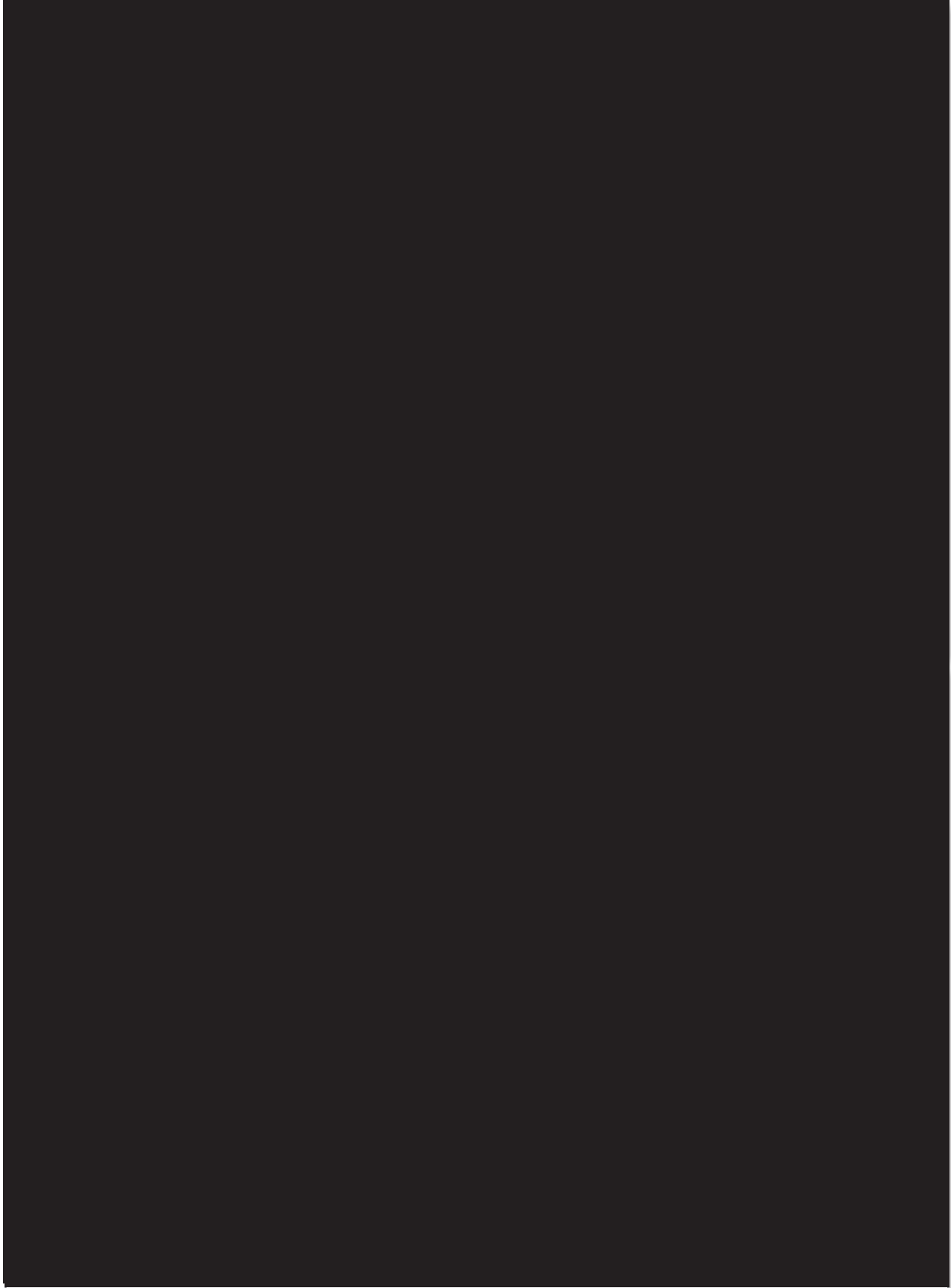
SCHEDULE



SCHEDULE



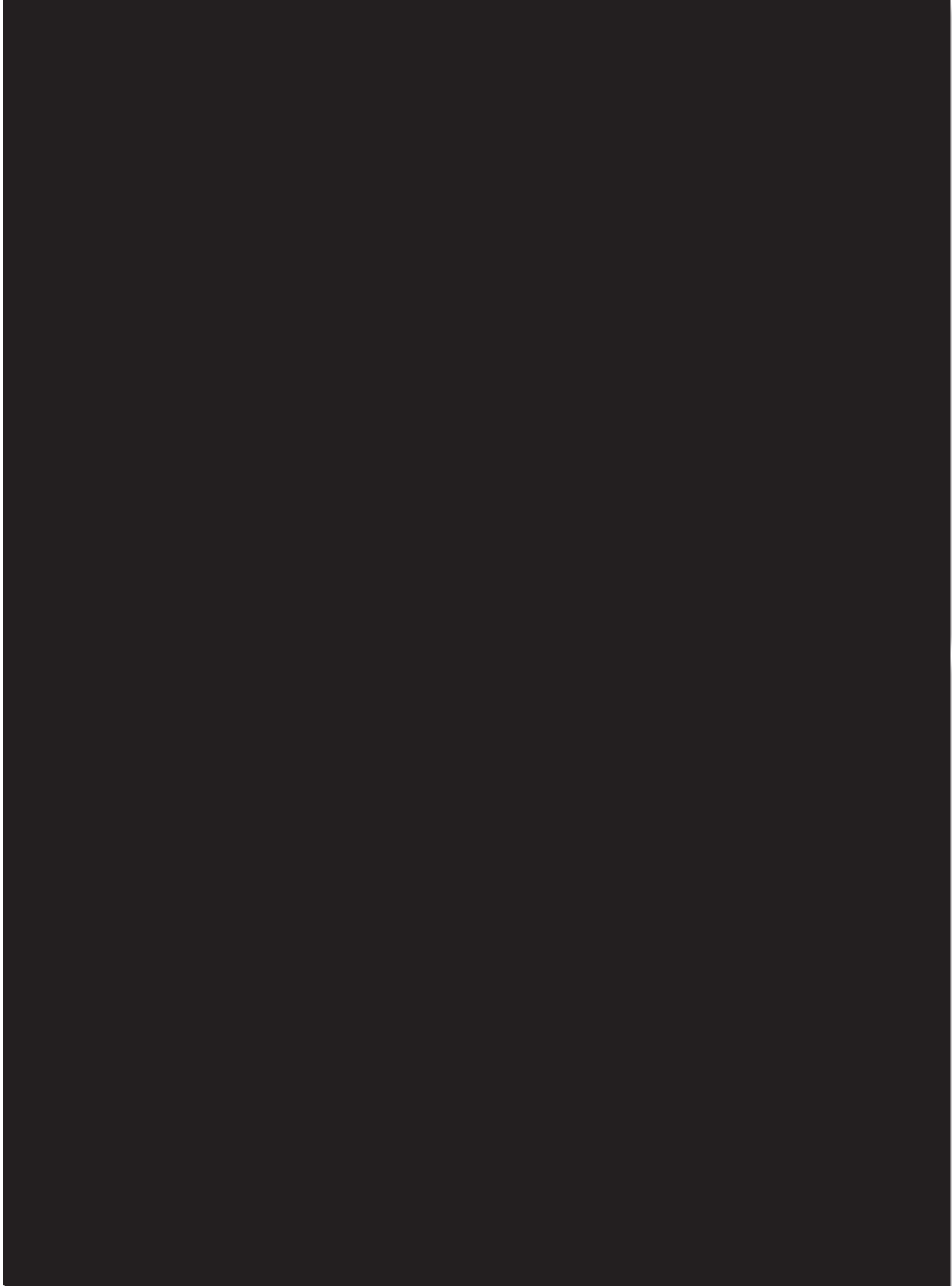
SCHEDULE



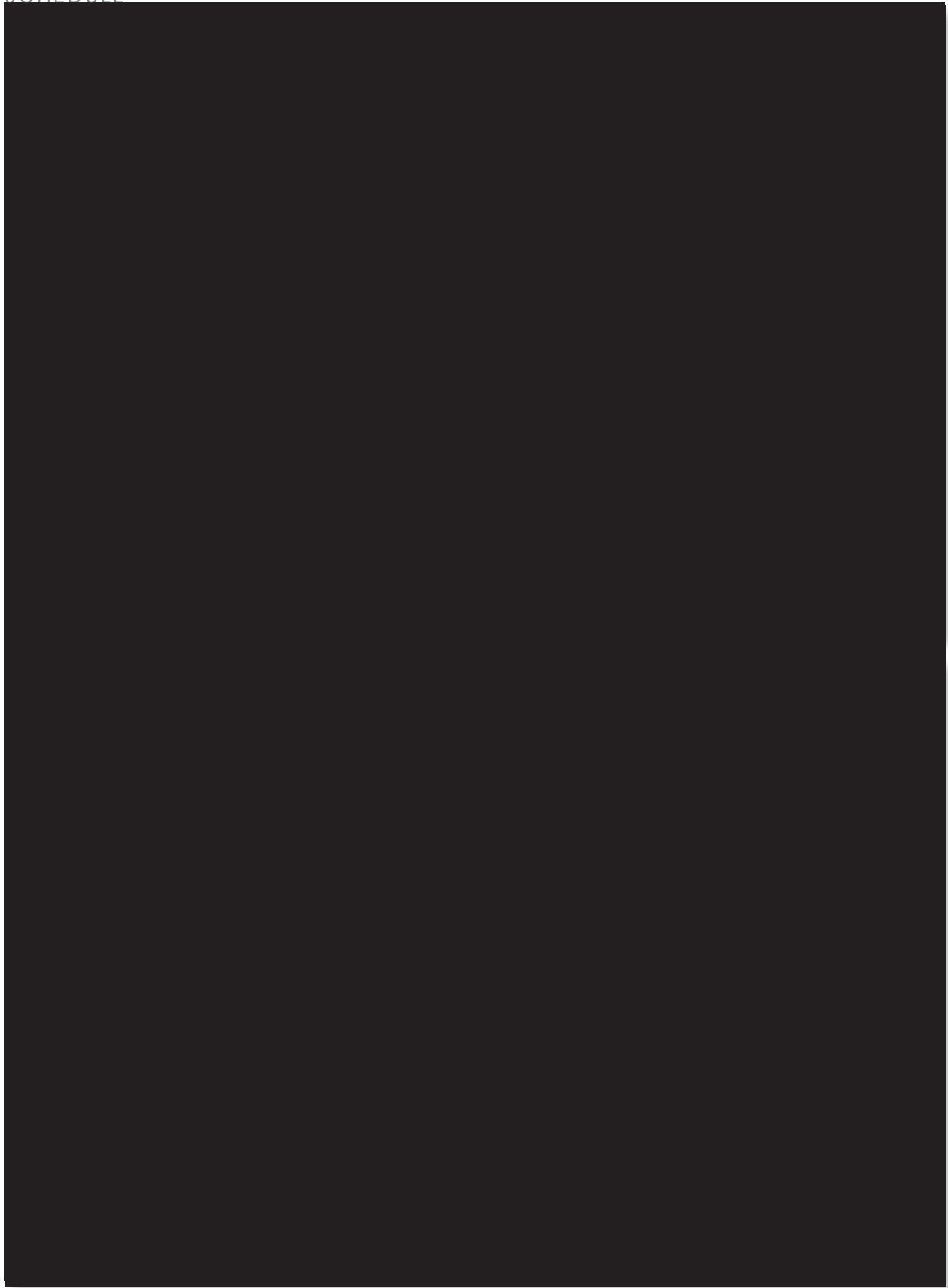
SCHEDULE



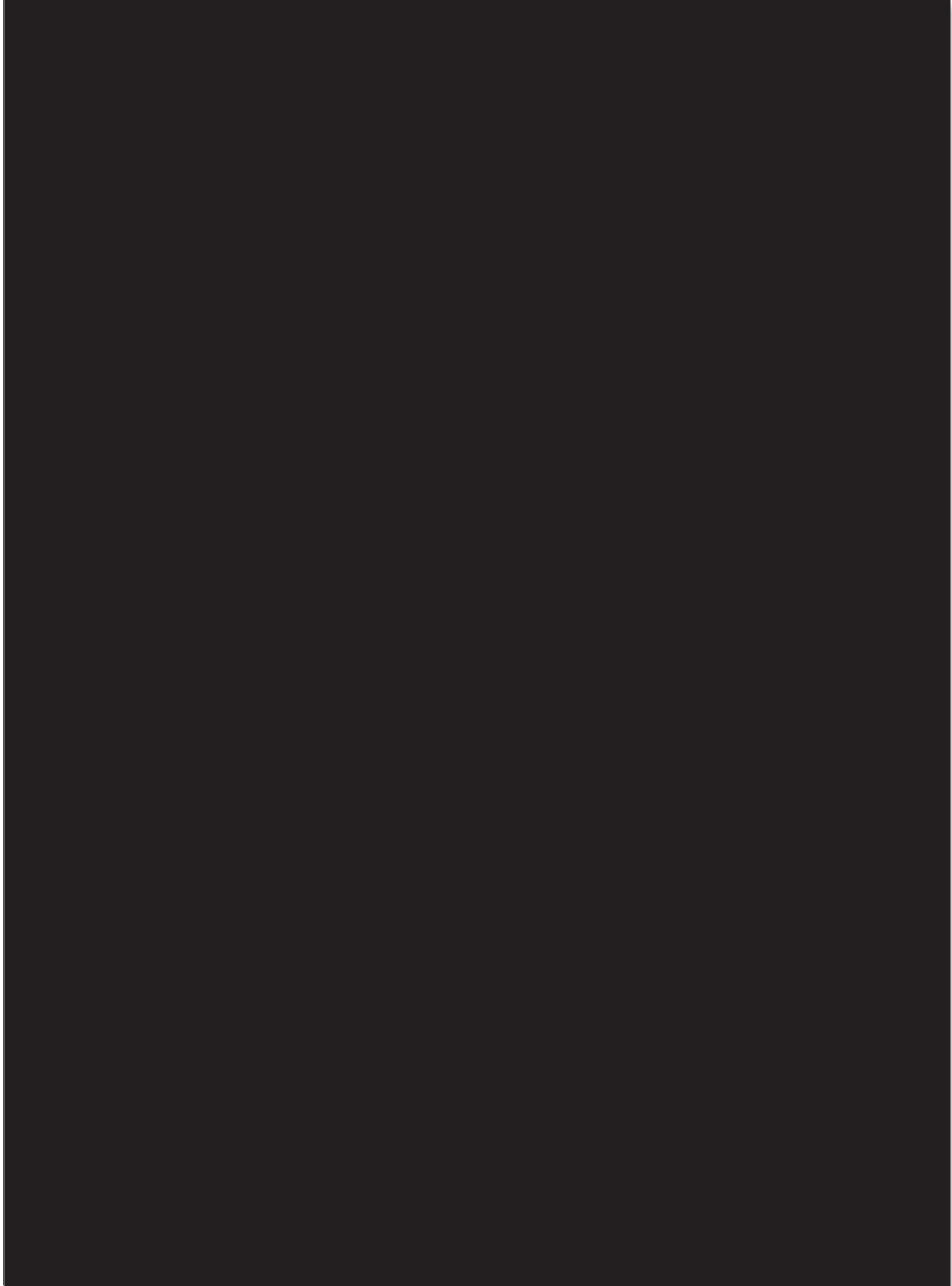
SCHEDULE



SCHEDULE




THREE-WEEK LOOKAHEAD SCHEDULE



MANPOWER LOG



MANPOWER LOG



COMMITTED COST REPORT



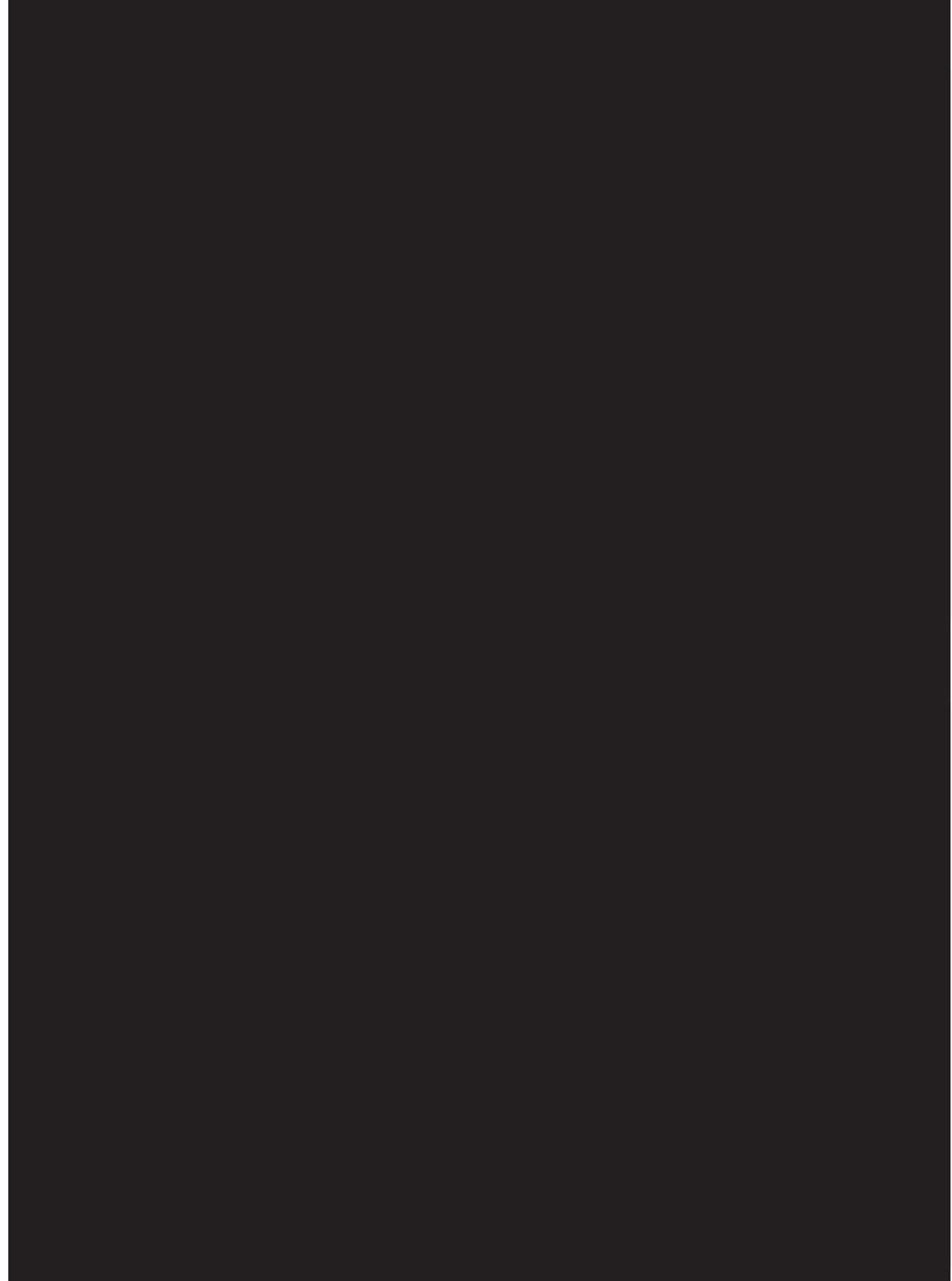
CASH FLOW REPORT



CONTINGENCY LOG



REQUIRED LICENSES



SAMPLE CERTIFICATE OF INSURANCE



## 9.0 ATTACHMENTS TO SOLICITATION

Potential bidders must demonstrate their process for contracting or utilizing businesses as subcontractors or suppliers for work on projects undertaken is open to businesses regardless of race, gender or ethnicity, by fulfilling one (1) of three (3) alternative eligible bidder categories.

1. Documentation of prior M/WBE on projects undertaken in South Carolina during the previous two (2) years at the level of availability.
2. Documentation of prior good faith outreach efforts on all projects undertaken in South Carolina during the previous two (2) years.
3. Commitment to future good faith outreach efforts in all projects undertaken in South Carolina.

Thompson Turner Construction has included our detailed efforts for M/WBE outreach on all of our projects in Section G - Miscellaneous. These are **documented efforts that we employ on all of our projects regardless of whether there is a minority participation requirement from the owner or not.** Please refer to that section for an infographic that shows our success in minority utilization as it compares to the entire contract value.

These efforts have been very successful on garnering high minority utilization in the past on our BCSD projects. Following this section you will find a list of minority subcontractors that we have contracted with for our previous two years of BCSD Summer CIP work.

Thompson Turner Construction understands that this scope of work is valued at over \$5 million and therefore we will make a good faith effort to enter into a joint venture or Mentor/Protege arrangement. To this end, we have included **Construction Dynamics, Inc. (CDI)** on our team to maximize the minority participation utilization for the Rebuild of HHIHS.

Following this section is our signed Statement of Intent, confirming our commitment to ensure equal opportunity goals for this proposed work, as well as a sample report of W/MBE participation that we can send to our Owners.

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

<u>Sub-Contractor Name</u>	<u>Gender Group</u>	<u>Address</u>	<u>Phone #</u>	<u>Other</u>	<u>E-Mail</u>
Construction Dynamics Inc.	AABE	6417 Fairfield Rd. Columbia, SC 29203	803.754. 3395.		nspellsjr@cdi-sc.com

**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

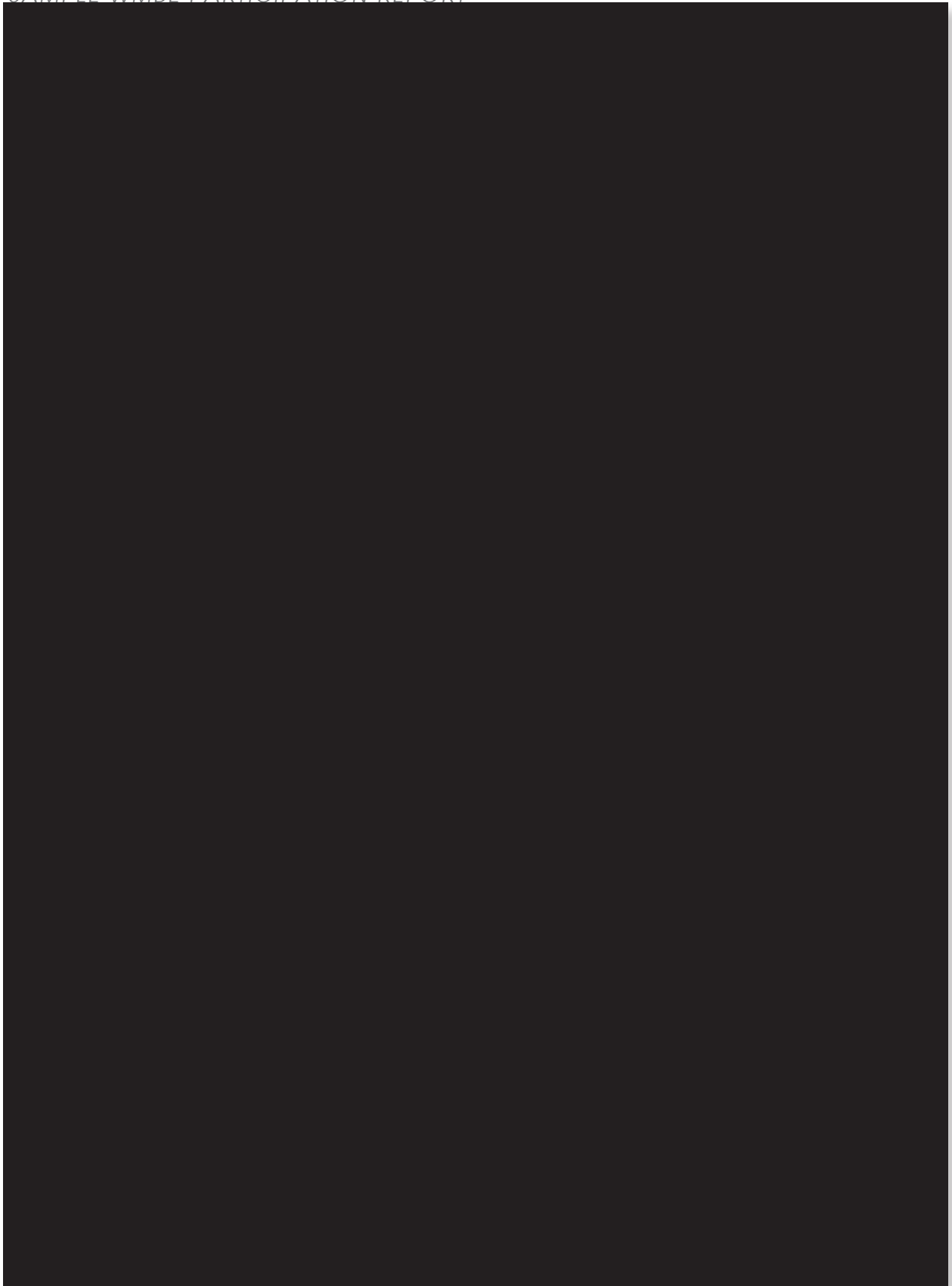
2.22.23

\_\_\_\_\_  
Date

Name: Hal Turner

Title: Vice President

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





**Goose Creek High School Renovation**

*Berkeley County School District  
(front & back covers)*



**ThompsonTurner**  
Construction

111 Coleman Blvd, Suite 401  
Mt. Pleasant, SC 29464  
843.225.6066  
thompsonturner.com

Liz Rhoads, Director of Marketing  
lrhoads@thompsonturner.com