

Thompson Turner Construction

TECHNICAL

QUALIFICATIONS FOR BEAUFORT COUNTY SCHOOL DISTRICT

WHERE LEARNING LEADS THE WAY
BEAUFORT COUNTY SCHOOL DISTRICT

Construction Management at-Risk Services - Campus Masterplan Update & New PK-5 Elementary School

23-022 | July 18, 2023 @ 4:00 PM EST

4.0.1.1. SIGNED COVER PAGE & PAGE TWO

Beaufort County School District

Solicitation Number:	23-022
Date Printed:	May 30, 2023
Date Issued:	June 22, 2023
Procurement Officer:	Kaylee Yinger, NIGP-CPP,CPPB
Phone:	843-322-2349
Email:	Kaylee.Yinger@beaufort.k12.sc.us

Request for Proposals (RFP)

DESCRIPTION: **Construction Management at-Risk Services – Campus Masterplan Update & New PK-5 Elementary School**
SUBMIT OFFER BY (Opening Date & Time): **July 18, 2023 @ 4:00 PM EST**
QUESTIONS MUST BE RECEIVED BY: **July 11, 2023**
NUMBER OF COPIES TO BE SUBMITTED: **Six (6) Original Signed Copies**

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

SUBMIT YOUR SEALED OFFER TO FOLLOWING ADDRESSE VIA UPS, FEDEX, COURIER OR HAND DELIVER:

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 **July 18, 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) Thompson Turner Construction

ENTITY TYPE: S-corp

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

PRINTED NAME: Hal Turner

TITLE: Vice President

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.

4.0.1.1. SIGNED COVER PAGE & PAGE TWO

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):
100 North Main Street Sumter, SC 29150	100 North Main Street Sumter, SC 29150
PHONE NUMBER: 803.773.8005	
EMAIL ADDRESS: amoseley@thompsonturner.com	

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 (check one only)	☐ Payment Address Same as Notice Address (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.	No. 1	6.26.2023
	No. 2	6.28.2023
	No. 3	7.5.2023
	No. 4	7.11.2023

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

4.0.1.2. COVER LETTER

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

Thompson Turner Construction
A division of Thompson Construction Group, Inc.

Thompson Turner Construction is very excited to submit our qualifications for the Beaufort County School District Construction Manager at Risk (CM at-Risk) project to ***build your new PK-5 Elementary School***. We understand the crucial role that educational facilities play in fostering a conducive learning environment for students and educators. As documented in this package, we are qualified and prepared to deliver an exceptional facility within agreed-upon budgets and timelines without compromising quality, and while evaluating cost savings and construction efficiencies together with your team.

Thompson Turner Construction was formed in 2001 to further develop our potential to be a major provider of building construction services, and our core focus has always been South Carolina public education. We have efficiently and effectively managed over 10 million square feet of new K-12 construction and 9 million square feet of renovations and additions across the state. Additionally, we have ***completed over 200 projects under your chosen CM at-Risk delivery method, and we have successfully delivered over 2 million square feet of NEW Elementary School projects to our clients.***

We offer Beaufort County School District (BCSD) a ***team of highly skilled professionals who are deeply familiar with the May River campus and with the expectations of the BCSD staff***. Our expertise allows us to provide innovative solutions and ensure that your projects are executed to the highest standards, and our team has the immediate capacity to begin planning for this project's success. We are proud to partner with our long-time subconsultant, ***Construction Dynamics, Inc.***, to immediately engage the local and minority subcontractor community to participate in this project.

Thompson Turner Construction is committed to being your trusted partner to deliver a safe and successful project, and our ***Project Manager, Blake Stancil, will lead this team with great enthusiasm. Blake has been working in the Beaufort County School District since 2011***. He is intimately acquainted with the ***May River Campus, having worked on the High School team***, and he has enjoyed the collaborative ***relationship that he has built with Quackenbush Architects*** working on BCSD projects. His commitment to your District is evident in his recent relocation to Beaufort. He is active in your community and will soon send his children to BCSD Schools. I would like to offer my continued appreciation for the trust you have placed in me and my team over our many years working here, and we all hope to continue to contribute to your evolution in the delivery of your new Elementary School. We welcome any questions should you need to discuss our proposal further.

Sincerely,



Hal Turner, Vice President
Thompson Turner Construction
(Please direct all correspondence to amoseley@thompsonturner.com)

Cayce Elementary School
Lexington School District Two



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FIRM INFORMATION

A

May River High School

Beaufort 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 to construct state-of-the-art, K-12 facilities.

Firm address

111 Coleman Blvd
Suite 401
Mt. Pleasant, SC 29464

Contact information for Officer of the Firm in charge of this Proposal

Hal Turner
803.773.8005 (o)
803.972.1011 (c)
hturner@
thompsonturner.com
Please copy Amy Moseley at amoseley@thompsonturner.com on emails related to this proposal.

4.0.1.3. FIRM INFORMATION

History of company, including ownership and key management.

Thompson Construction Group Inc. is a privately-held corporation serving the Carolinas and neighboring states. Incorporated in South Carolina and headquartered in Sumter with offices in Charleston, Columbia, and Greenville, stockholders include Greg Thompson and Hal Turner.

Thompson Turner Construction, a division of Thompson Construction Group, delivers quality construction services on time with competitive pricing. 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 and to focus on new construction, additions, and renovations.

We have significant experience with the Construction Management at-Risk (CM at-Risk) delivery method, with a strong emphasis on public, K-12 education. ***Having successfully completed many new elementary schools across South Carolina***, we are well-versed in addressing the programming, budgets, and schedules required for new elementary schools. Inherent to the successful CM at-Risk delivery of your project is the preconstruction phase, which is the foundation for our many project successes. We implement a goal-oriented approach that focuses on collaboration, constant conversation, open and honest dialog, and transparency. ***We have never missed an opening date or exceeded a GMP for a CM at-Risk project***.

Leading our team is your proposed senior project manager and main point of contact, Blake Stancil. ***Blake and his familiy are proud residents of Beaufort County***. Blake is dedicated to helping the District create a safe, nuturing, and engaging elementary learning environment on the May River Elementary School campus that supports a diverse and thriving community.

Thompson Turner Construction's core focus has always been public sector projects, primarily educational facilities. Our team understands 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. We partner with our clients to be a part of your community for the long term. ***We are honored that 90% of our work comes from repeat clients, including the Beaufort County School District, and we strive to earn the privilege of being asked to return***.

Our K-12 Project Experience



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

Thompson Turner Construction does ***not anticipate any company changes*** during the life of the BCSD Campus Masterplan Update & New PK-5 Elementary School project.

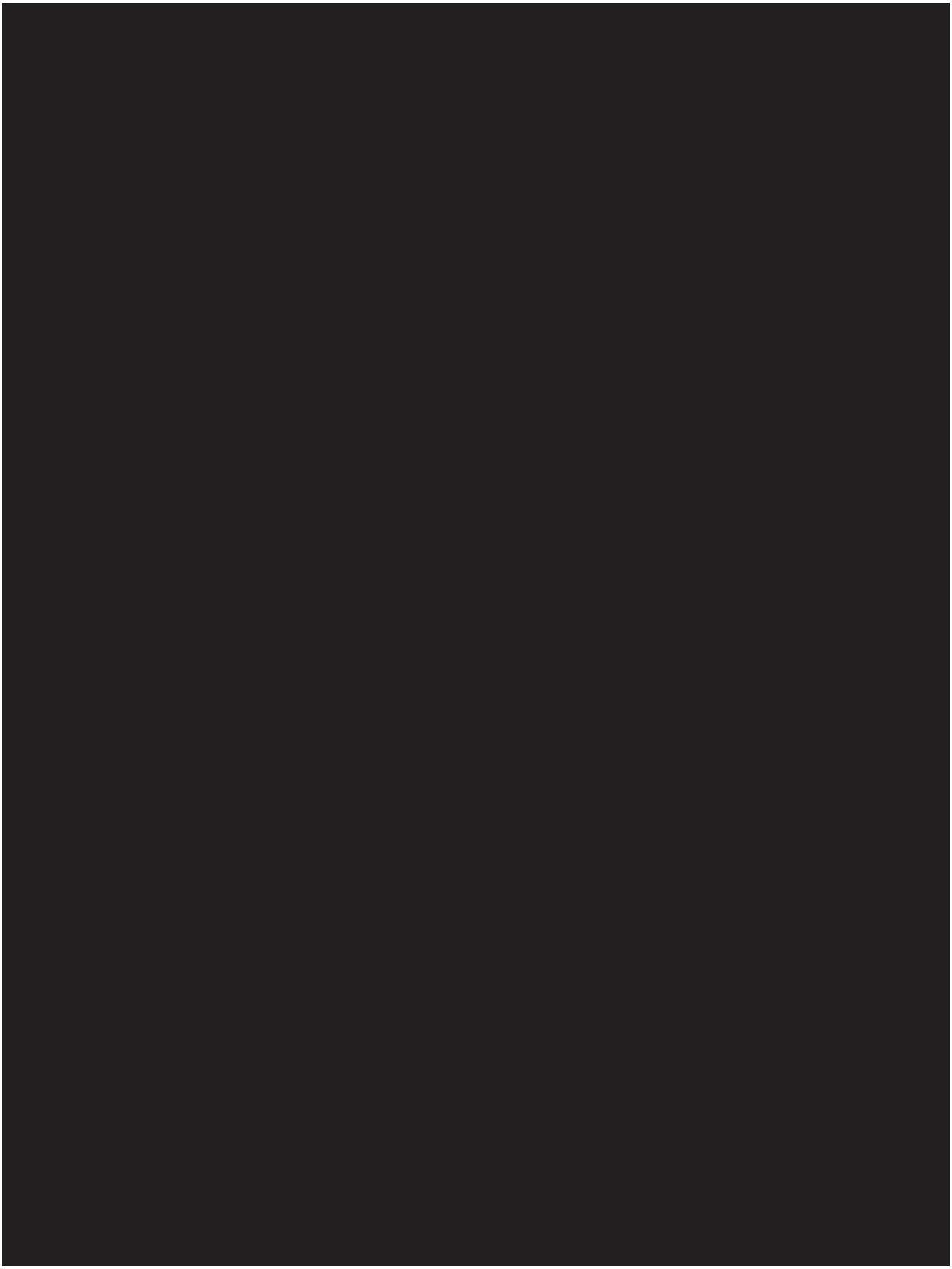
*Location of corporate headquarters and other divisional offices, **and** location of office(s) which will be involved in the project during both preconstruction and construction*

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

The preconstruction phase of this project will be managed out of Thompson Turner Construction's office in Mt. Pleasant with support from our onsite Beaufort personnel. The construction phase will be managed out of ***Mt. Pleasant in addition to our office trailer*** located onsite at a mutually-agreeable location between our team and BCSD.

(PROTECTED)

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



(PROTECTED)

*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, e-mail address and a contact person for each reference. Please submit five (5) references.*













PROJECT TEAM B

Jackson Creek Elementary School

Richland School District Two

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.

WHERE LEARNING LEADS THE WAY
BEAUFORT COUNTY SCHOOL DISTRICT

EXECUTIVE SUPPORT



Ginny McGill Kirk*
LEED® AP
Director of Strategic Planning



Will Ligon*
LEED® AP
Director of Construction



Hal Turner*
Vice President

PRECONSTRUCTION



Stephanie Morgan
Preconstruction Executive



Nate Spells, Jr.
L/SWMBE Outreach Consultant

[redacted]

CONSTRUCTION

Blake, a Beaufort County resident, will serve as your single point of contact for the duration of your project.



Blake Stancil
LEED® AP, AC
Senior Project Manager and Single Point of Contact



Cole Smith
Assistant Project Manager



Buck Hinson
Superintendent



Cody Roberts
Project Engineer



Jay Rye
Assistant Superintendent



Jesse Leigh
Safety Manager



HAL TURNER

Vice President | 38 Years Experience

Hal is the Building Division Manager for Thompson Turner Construction and brings to the team over 38 years of construction industry experience in construction management and general construction. As the company owner, Hal is 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. Hal holds a Bachelor of Science in Mechanical Engineering from Clemson University.



WILL LIGON

Director of Construction | LEED® AP | 23 Years Experience

As Director of Construction, Will has experience in project management, corporate leadership, estimating, scheduling, and quality assurance in every facet of the construction industry. He is responsible for the scheduling, planning, coordination, and execution of work on time, within budget and maintaining a safe work environment. Will holds a Bachelor of Science in Construction Science and Management from Clemson University.



GINNY KIRK

Director of Strategic Planning | LEED® AP | 23 Years Experience

Ginny is experienced in 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 help determine complete scopes of work related to program budget and schedule. She holds a Master of Landscape Architecture degree from the University of Virginia and a Bachelor of Arts degree from Wake Forest University.



STEPHANIE MORGAN

Preconstruction Executive | 22 Years Experience

Stephanie is an expert in estimating and project management. She works collaboratively with architects and designers, in partnership with the 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. Stephanie holds a Bachelor of Arts and Master of Architecture degree from Clemson University.



BLAKE STANCIL

Senior Project Manager | 12 Years Experience

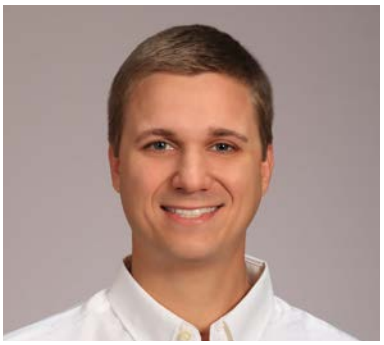
A Beaufort County resident, Blake is experienced in project management, estimating, scheduling, and quality assurance. He is responsible for leading the Thompson Turner Construction construction project team and establishing the overall direction, completion, and financial outcome of the project. He communicates with the client to make sure the construction team is performing to their required satisfaction level. Blake holds a Bachelor of Science in Construction Science & Management from Clemson University.



BUCK HINSON

Superintendent | 31 Years Experience

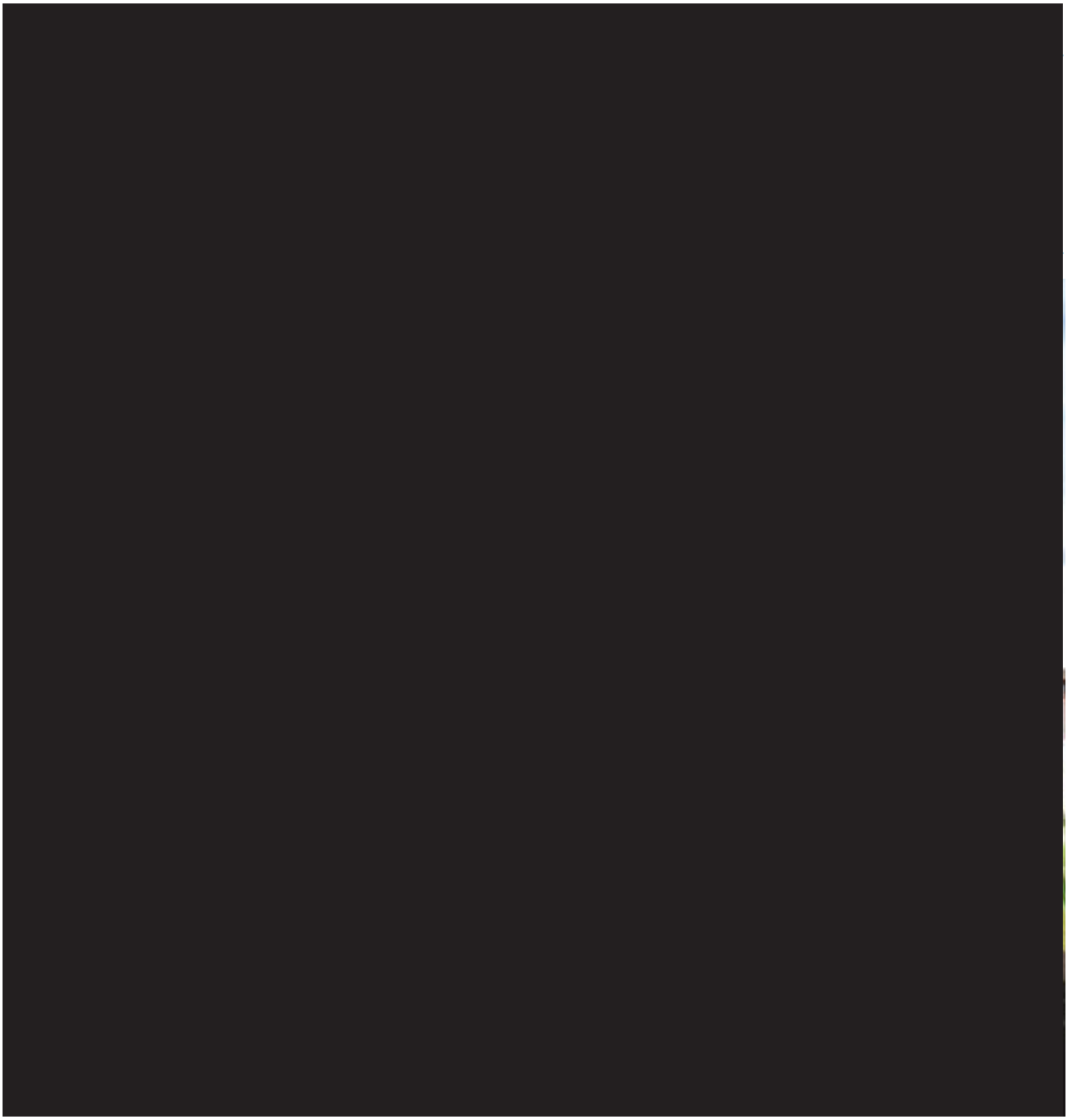
Buck has experience with several significant new elementary school projects. As your superintendent, he will supervise and coordinate overall field level construction activities. This includes coordination with BCSD, problem solving with architects and engineers, managing and coordinating trade contractors, maintaining quality control, adhering to the project schedule, and providing a safe working environment.



COLE SMITH

Assistant Project Manager | 6 Years Experience

Cole 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. Cole holds a Bachelor of Science degree in Retail Management from the University of South Carolina.





JAY RYE

Assistant Superintendent | 11 Years Experience

Jay has construction supervision experience on high profile projects ranging from new educational facilities on occupied campuses to multiple renovations and additions with compressed schedules. As your assistant 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



CODY ROBERTS

Project Engineer | 2 Years Experience

Cody 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.



JESSE LEIGH

Safety Manager | 34 Years Experience

Jesse brings decades of experience working in the industrial and commercial safety management, emergency response, and process safety management fields. 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.



NATE SPELLS JR.

Local & Minority Outreach, CDI | 19 Years Experience

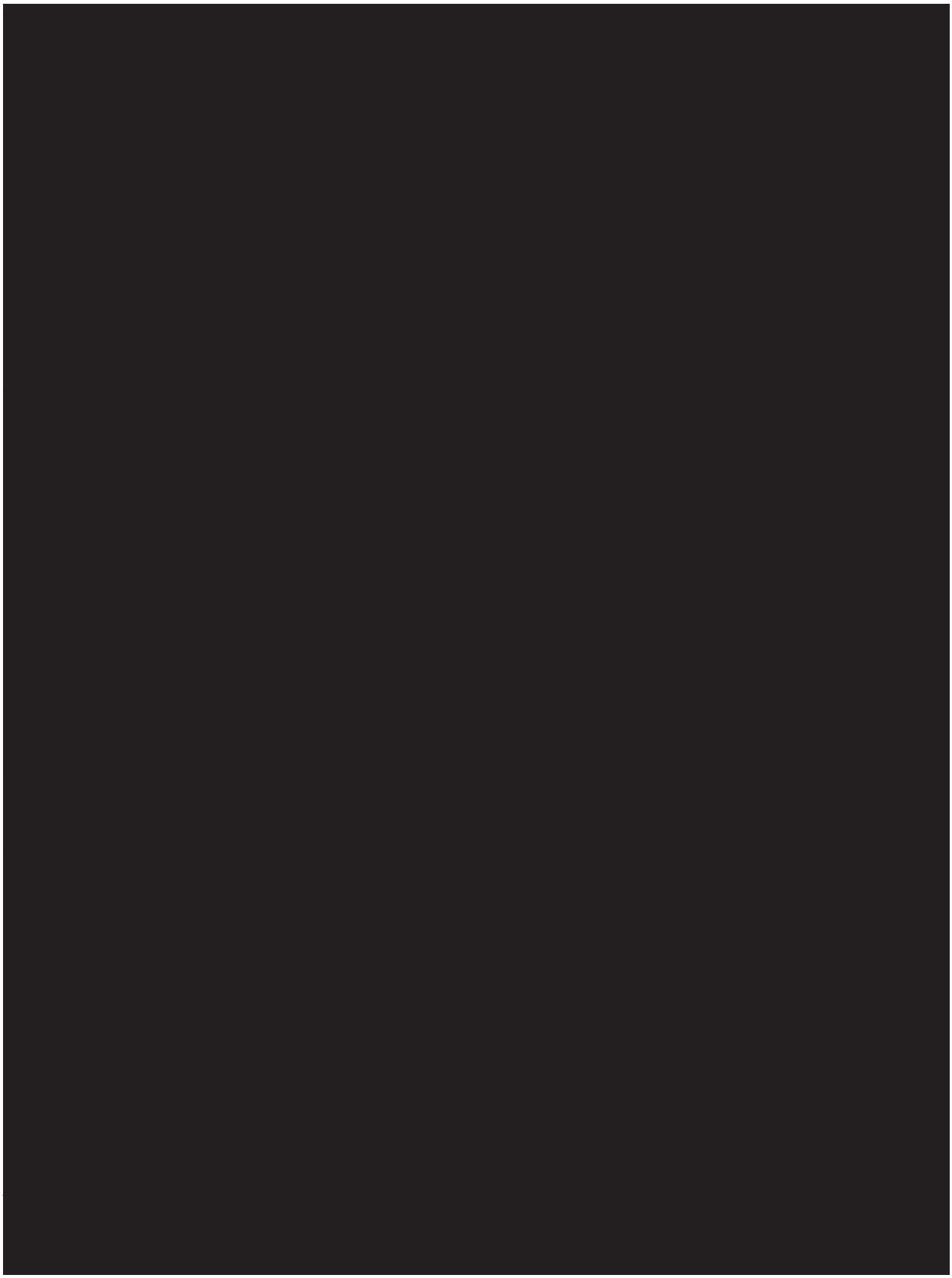
Nate brings a wealth of knowledge with regards to local and minority outreach to your team. He oversees the daily technological and office operations of Construction Dynamics, Inc., along with preconstruction services for all construction projects. He provides bid promotion assistance to the CDI estimating department and assists in marketing and business development to the local and minority subcontractor community. Nate holds a Bachelor of Science in Communication from West Virginia State University.

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.

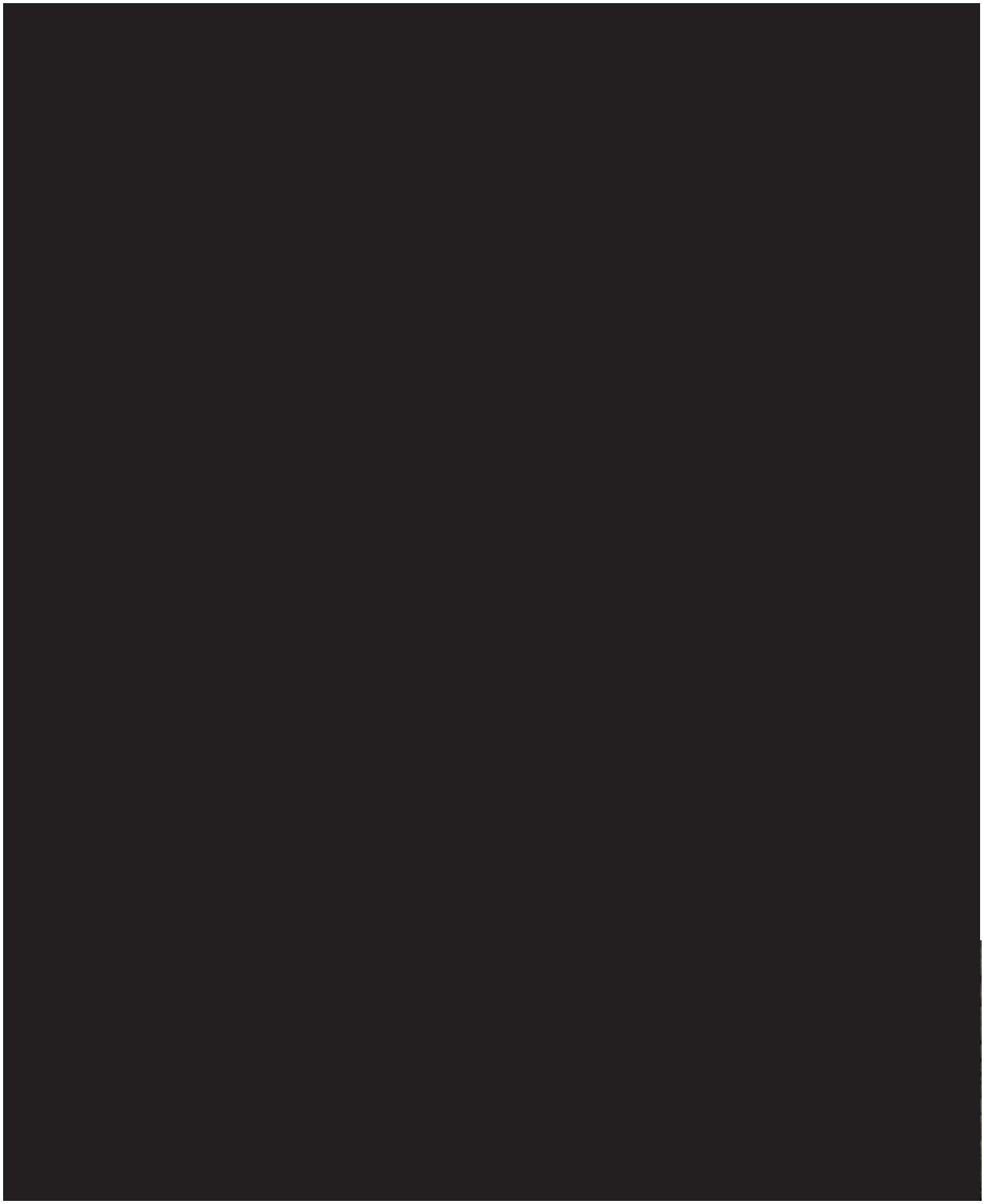
Please refer to the chart below for our proposed team members' current obligations and project assignments. Also included is the proposed percentage of time each team member will spend on your project during the different stages of the CM At-Risk process:



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.



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

OUR EXPERIENCE AS A TEAM ON SIMILAR PROJECTS

North Vista Elementary School



[redacted]

Riverbank Elementary School



[redacted]

May River High School

[redacted]



Hilton Head Island Middle School

[redacted]



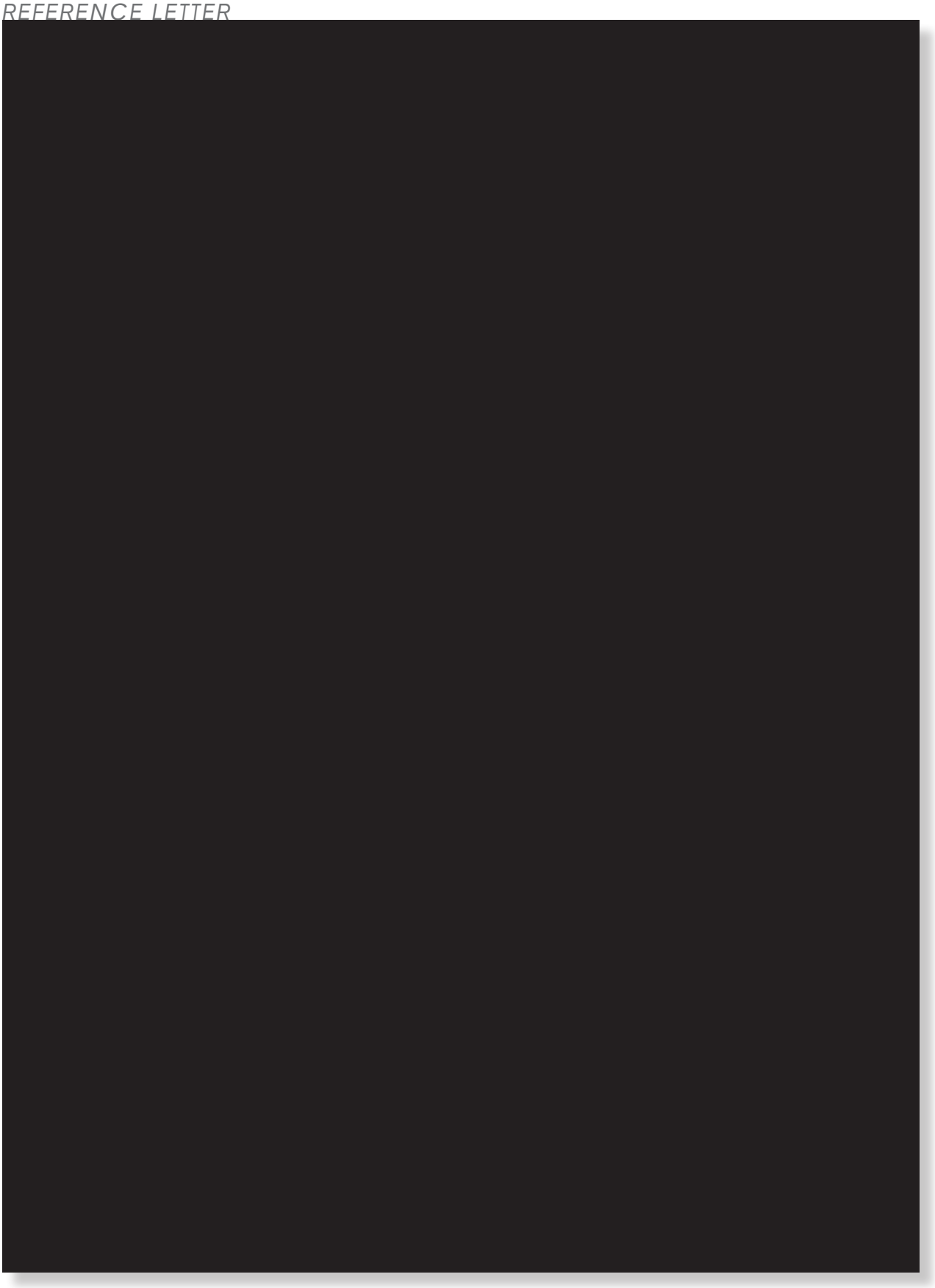


PREVIOUS EXPERIENCE C

Denmark-Olar Elementary School
Denmark-Olar School District 2 of Bamberg County

PROJECT REFERENCES FOR SIMILAR SERVICES

REFERENCE LETTER



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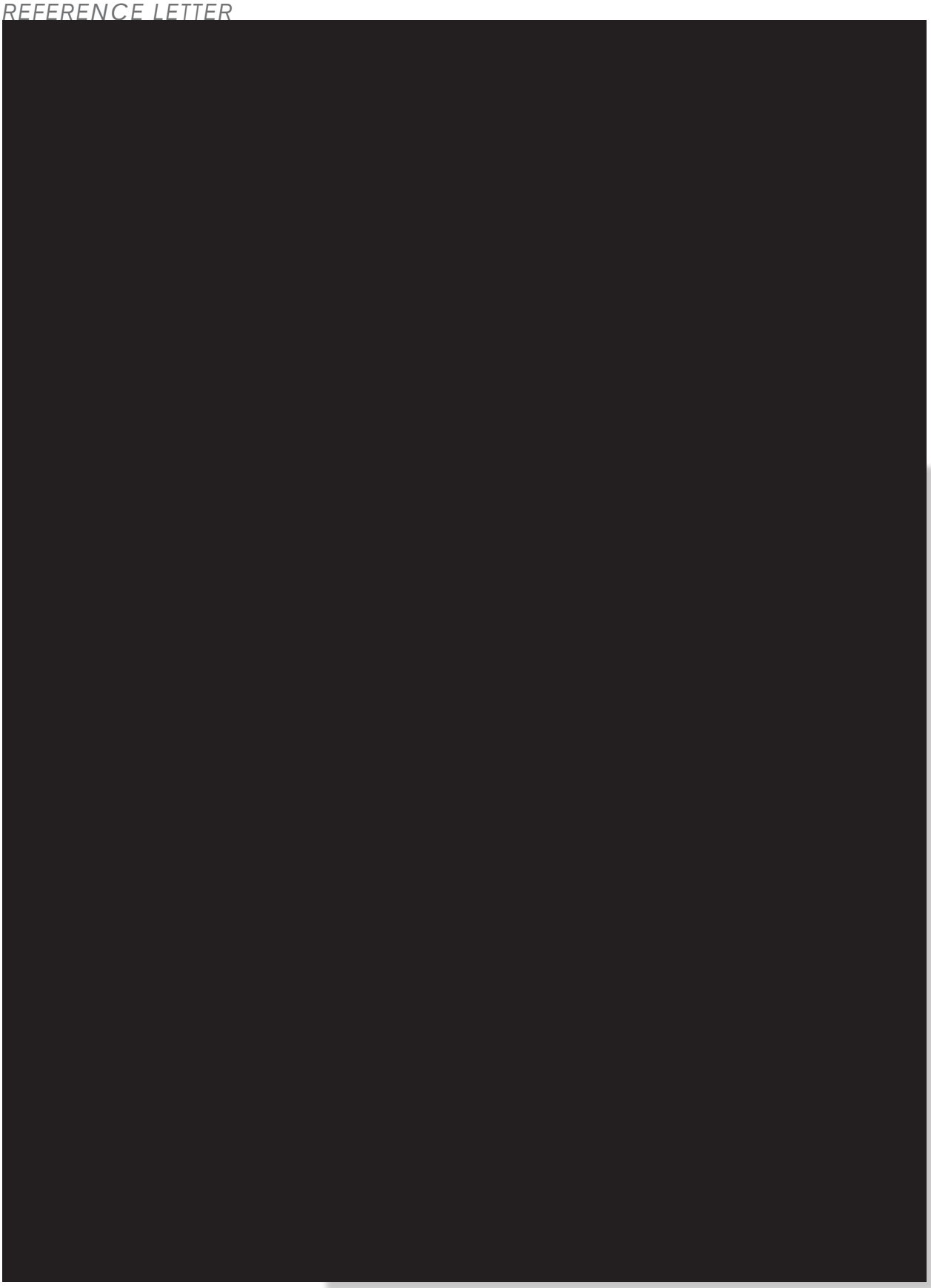

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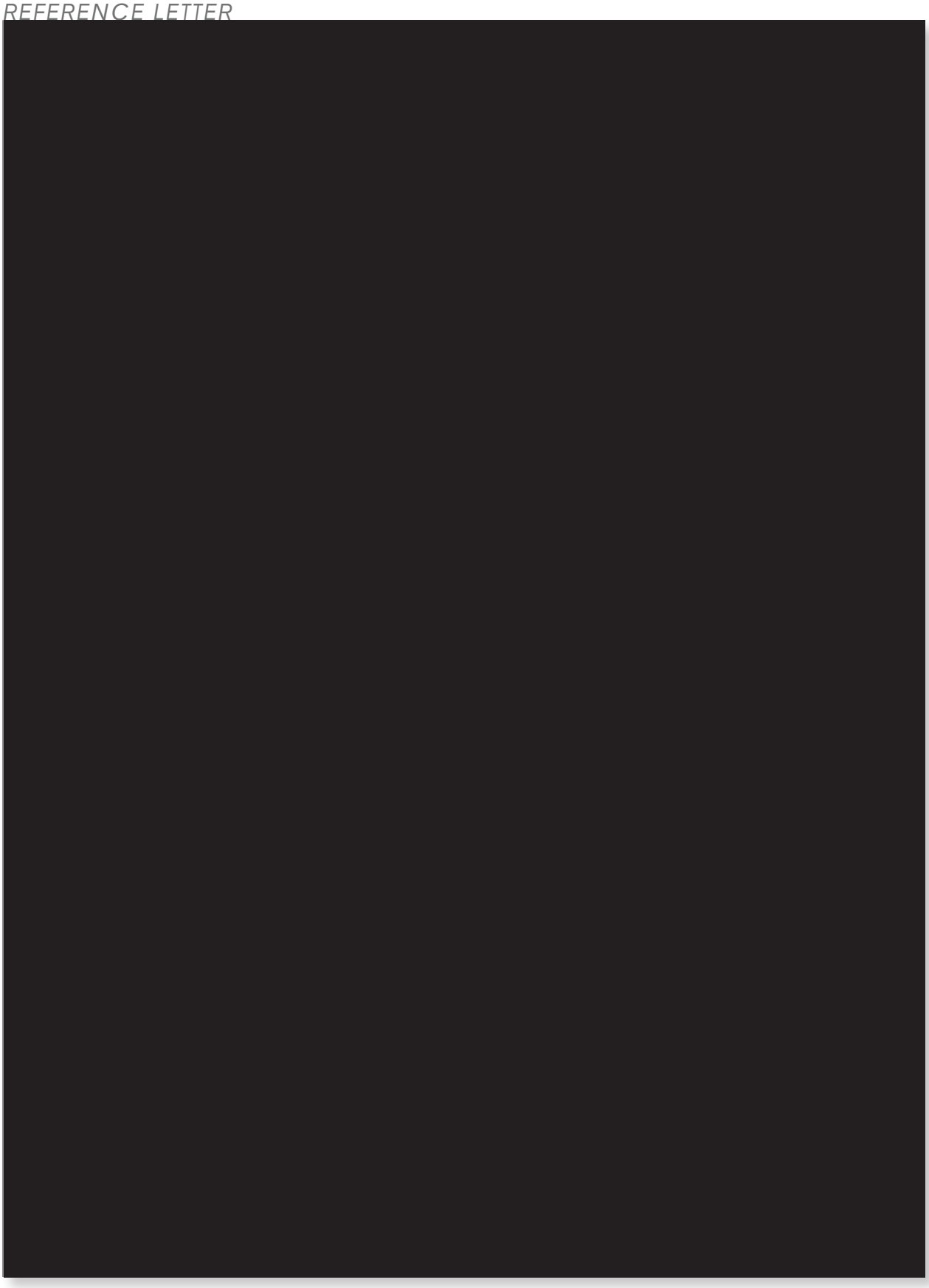

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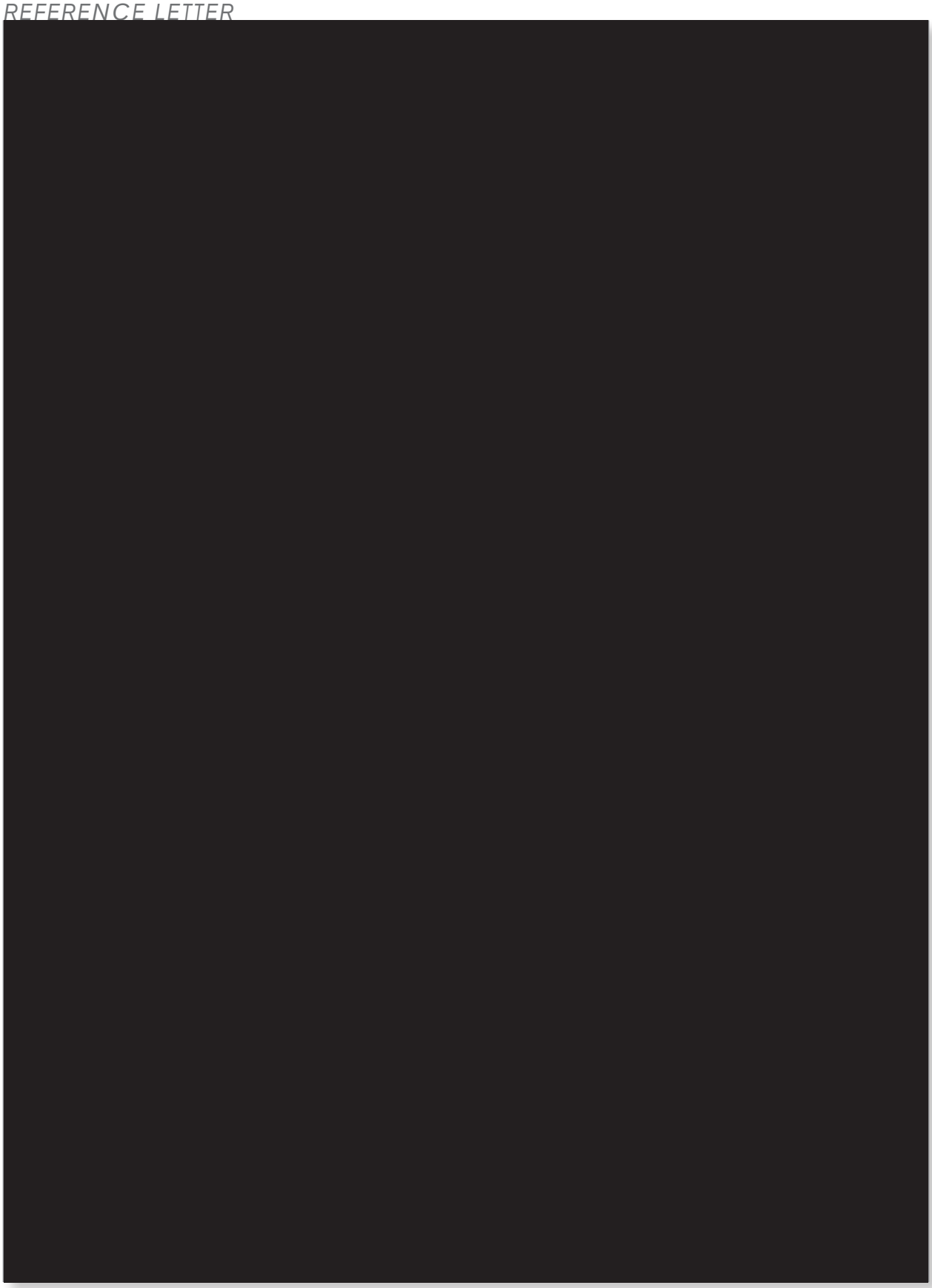

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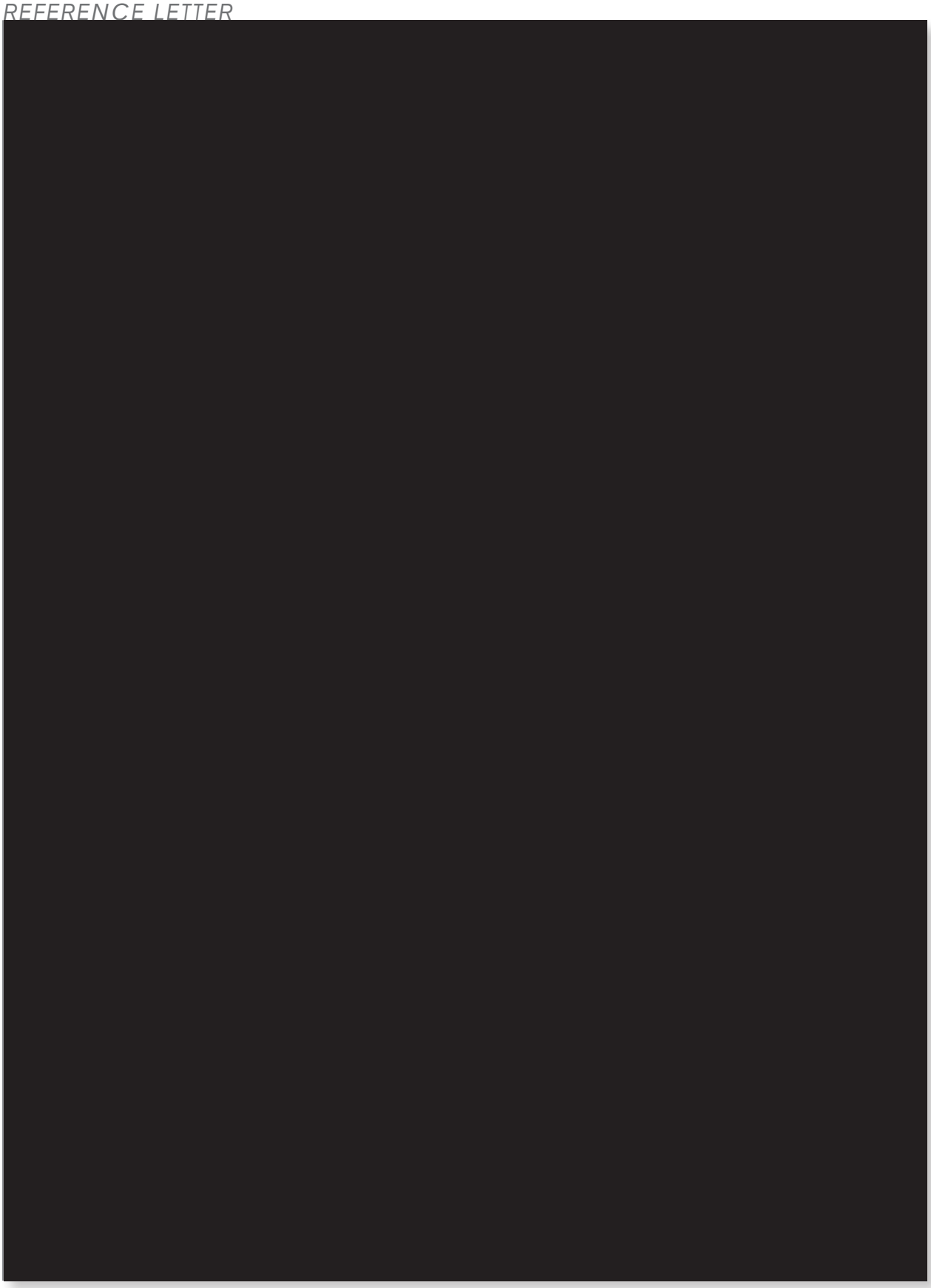

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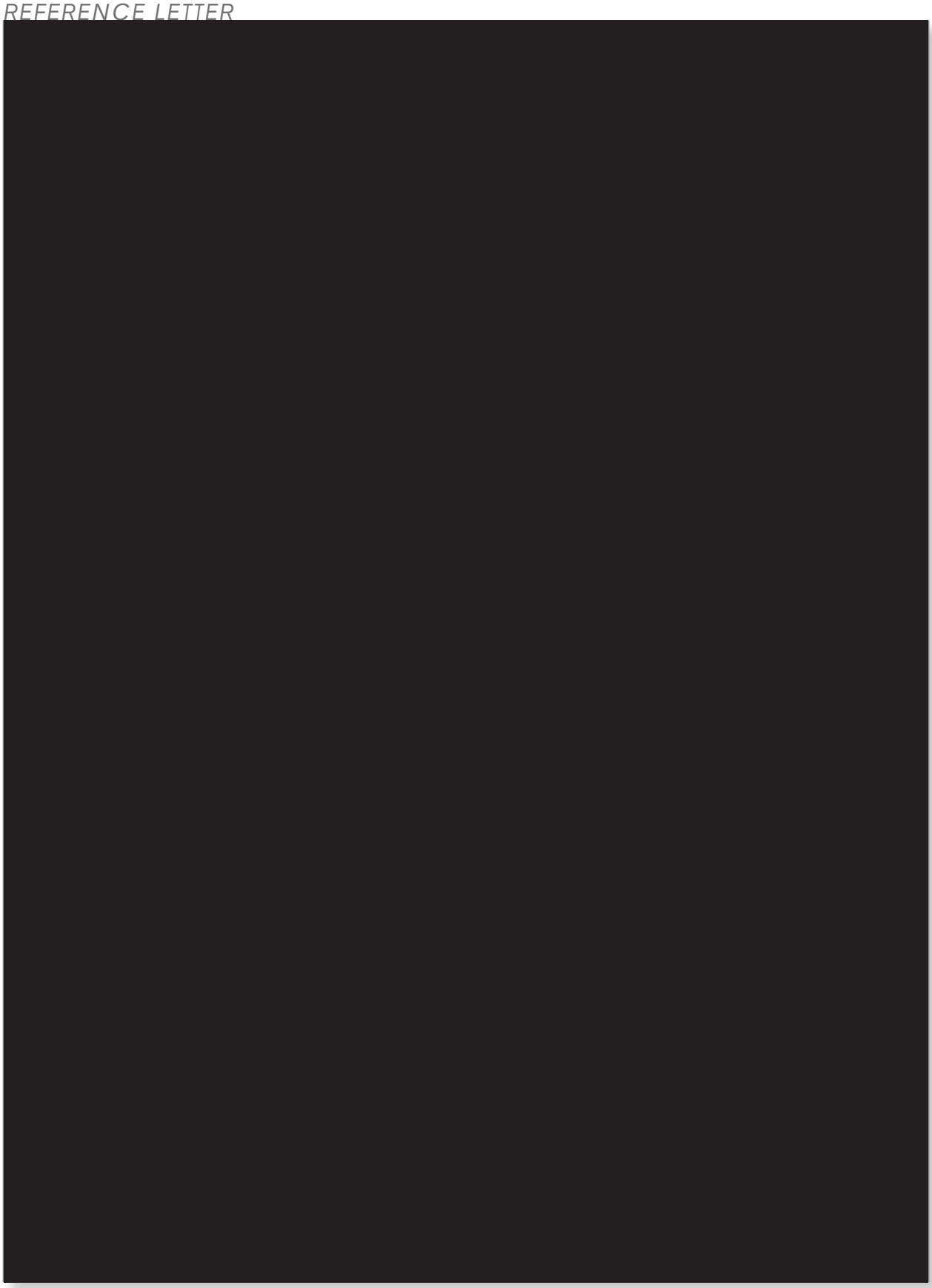


For the past three years, provide the following information: a. Identify all projects (name, location, completion date and Contract amount), and b. Identify all renovation projects (corrected by Addendum 3 to new construction projects) with similar scope.

Note: **Bold** type denotes K-12 sector projects

Project Name	Location	Completion Date
Hilton Head Island MS Addition & Renovation	Hilton Head, SC	December 2024
College of Charleston Silcox Building Reno	Charleston, SC	October 2023
Citadel Capers Hall Replacement	Charleston, SC	August 2023
BCSD CIP Projects	Beaufort, SC	August 2023
Clemson University Memorial Stadium Reno	Clemson, SC	August 2023
Westside HS Science Wing Renovation	Anderson, SC	June 2023
Karesh Senior Living Center	Camden, SC	April 2023
MUSC Black River Medical Center	Cades, SC	December 2022
Prisma Tuomey MOB II Cardiology	Sumter, SC	October 2022
Clemson University 100 Yards of Wellness	Clemson, SC	August 2022
Sugar Ridge Elementary School	Boiling Springs, SC	August 2022
Rainbow Lake Middle School	Boiling Springs, SC	August 2022
Forest Lake Elementary School	Columbia, SC	August 2022
Southside Middle School	Florence, SC	August 2022
Clemson Reeves Football Complex Expansion	Clemson, SC	August 2022
Prisma Tuomey Mammography Suite	Sumter, SC	July 2022
Chesnee High School Athletic Renovations	Chesnee, SC	July 2022
W. Florence High School Classroom Addition	Florence, SC	July 2022
Anderson Five District Office Renovation	Anderson, SC	July 2022
East Edisto Middle School	Summerville, SC	July 2022
Liberty Steam Charter School	Sumter, SC	June 2022
Strom Thurmond High Addition & Renovation	Johnston, SC	August 2021

SIMILAR SCOPE

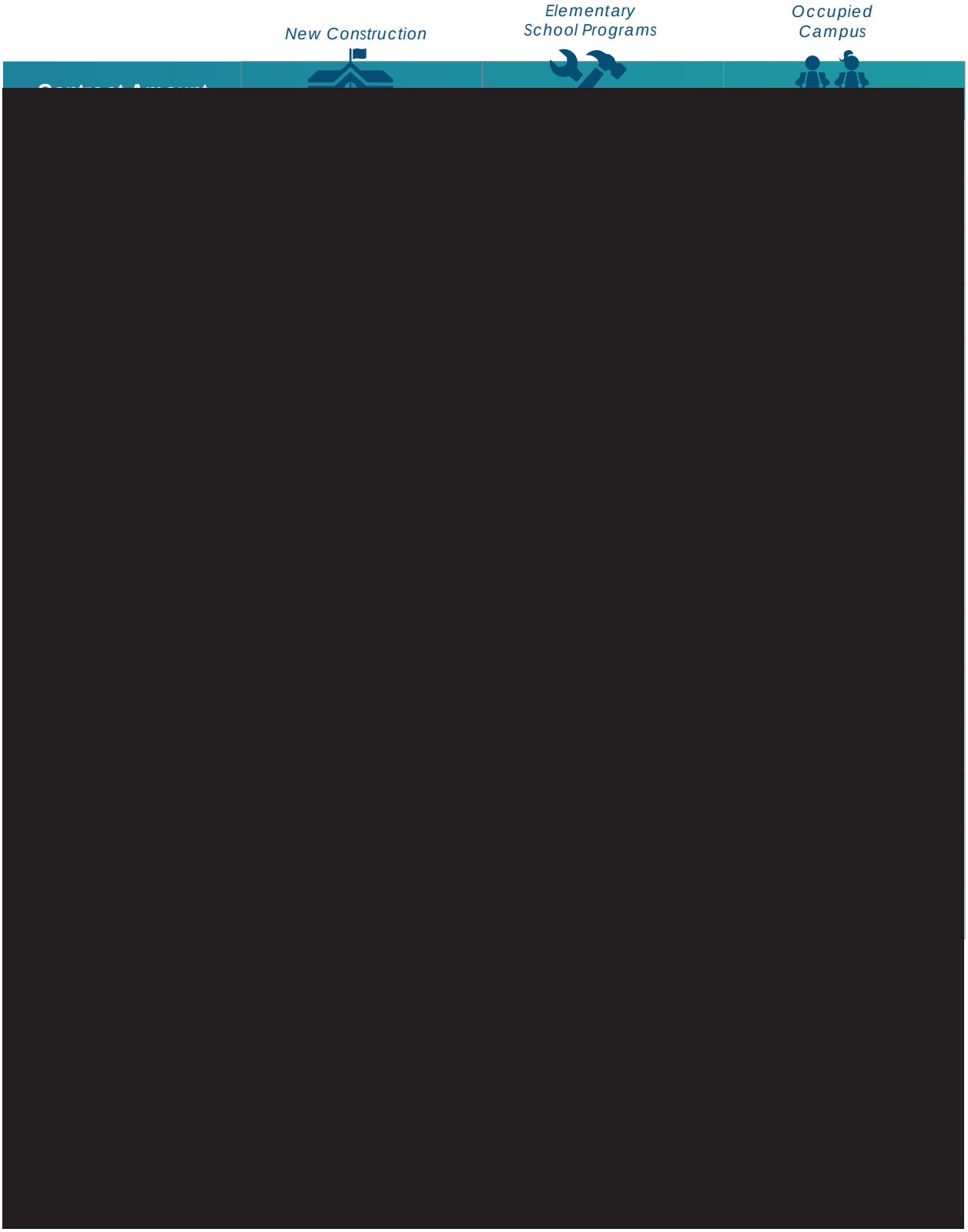
	New Construction	*Elementary School Programs*	*Occupied Campus*
Contract Amount			

(Continued)
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 (corrected by Addendum 3 to new construction projects) with similar scope.

Note: **Bold** type denotes K-12 sector projects

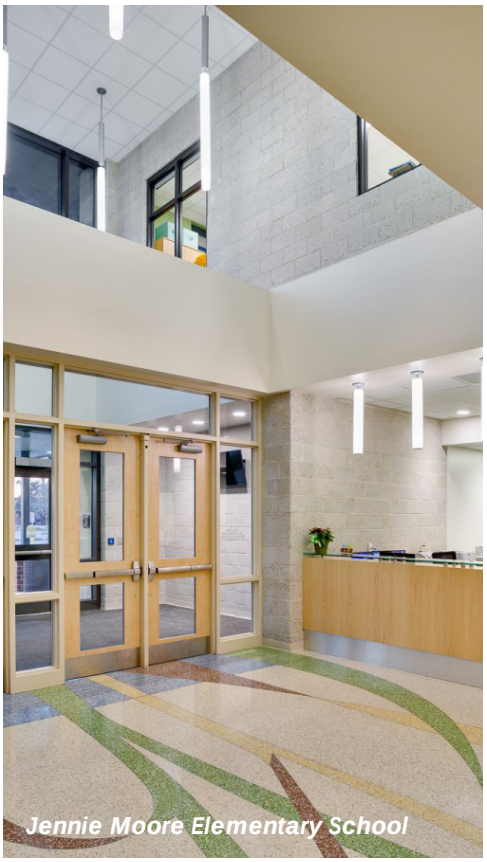
Project Name	Location	Completion Date
Lexington Three CIP	Batesburg-Leesville, SC	August 2021
Marlboro School District CIP	Marlboro, SC	August 2021
Lancaster School District CIP	Lancaster, SC	August 2021
Francis Marion University Freshwater Ecology	Florence, SC	August 2021
Florence One Adult Education Center	Florence, SC	July 2021
Bethea Senior Living Facility	Darlington, SC	December 2020
College of Charleston Physical Plant Reno	Charleston, SC	November 2020
Florence County Parking Deck	Florence, SC	September 2020
Boiling Springs Freshman Academy	Boiling Springs, SC	August 2020
Greenwood 50 Performing Arts Center	Greenwood, SC	August 2020
Denmark-Olar ES, MS, HS	Denmark, SC	August 2020
Francis Marion University Medical Education	Florence, SC	August 2020
Clemson West Campus Switching Station	Sumter, SC	August 2020
Palmetto Lincoln	Charleston, SC	August 2020
Spartanburg Two Bus Parking Facility	Boiling Springs, SC	March 2020

SIMILAR SCOPE





Jennie Moore Elementary School



Jennie Moore Elementary School

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 subcontractors to carefully monitor and maintain budgets throughout the entire design process. When 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 tables.***

c. Provide descriptions of five renovation projects (corrected by Addendum 3 to new construction 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 Campus Masterplan and new PK-5 Elementary School.

1



Forest Lake Elementary School

2



Riverbank Elementary School

3



Denmark-Olar Elementary School

4



Tyger River Elementary School

5



North Vista Elementary School



1 FOREST LAKE ELEMENTARY SCHOOL

After the success of our Jackson Creek Elementary School project completed for Richland Two School District, Thompson Turner Construction was selected to construct their Forest Lake Elementary School.

Forest Lake Elementary is a ***162,000 square foot, two-story school that was built on an occupied campus immediately adjacent to the existing elementary school that the new construction would replace***. Completed in time for the commencement of the 2022-2023 school year, Forest Lake Elementary School houses 800 students in grades Kindergarten through 5th grade.

Services Provided:
Construction Management at-Risk

Project Team Members:
Hal Turner, Will Ligon, Ginny Kirk, Nate Spells Jr., and Stephanie Morgan

Schedule:
October 2020 - August 2022













Previously completed for Richland Two

Jackson Creek Elementary School



2 RIVERBANK ELEMENTARY SCHOOL

Riverbank Elementary School is a two-story structure that houses Kindergarten through Grade 2 on the ground floor and Grades 3, 4, and 5 on the second floor. The facility is 155,000 square feet, and features project labs, collaborative class areas, expansive windows for natural light, and an energy-efficient heating and cooling system. ***This school was built with funds from a $225 million bond referendum passed by district voters in November 2014***.

New technology used by the school includes Promethium Boards and active panels, installed in every classroom and conference room, to allow projection of an image from a laptop or a computer. Riverbank also is equipped with a top-of-the-line security system with electronic ID badges required for all staff. There are also safety surveillance cameras in all of the school's areas.

Services Provided:
Construction Management at-Risk

Project Team Members:
Hal Turner, Will Ligon, Blake Stancil, and Ginny Kirk

Schedule:
June 2017-August 2018









Owner Savings

Thompson Turner Construction completed Riverbank Elementary School after successfully delivering Cayce Elementary School for Lexington School District Two. We were selected for both projects at the same time. The design houses students in Kindergarten through Grade 2 on the first floor and grades 3, 4, and 5 on the second floor. The efficiencies developed during construction of the Cayce project and applied to the Riverbank project saved the Owner $900,000.



Cayce Elementary School



3 DENMARK-OLAR ELEMENTARY SCHOOL

Thompson Turner Construction was hired by Denmark-Olar School District Two of Bamberg County to provide CM at-Risk services for construction of a ***new, 75,000 square foot elementary school (grades PK-5)***.

We simultaneously renovated space for the Middle School in addition to renovating the existing 85,000 square foot 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 phases.

Services Provided:
Construction Management at-Risk

Project Team Members:
Hal Turner, Will Ligon, and Ginny Kirk

Schedules:
August 2018-August 2020











4 TYGER RIVER ELEMENTARY SCHOOL

Tyger River Elementary sits on 40+ acres of developed land with separate road routes providing staff entrance access to ***parking, parent drop-off and pick-up area, and a bus route for drop-off and pick-up***.

The parent drop-off/pick-up route, from the property entrance to the front of the school building, is approximately 0.85 miles, allowing for the adequate staging of vehicles without impact to the public highway and roads. The building will be ***utilized for Grades K4 – 5th grade***, with 6 classroom wings, 2 art rooms, a cafeteria and stage, a gym, and outdoor playground and recess areas for the student body.

Services Provided:
Construction Management at-Risk

Project Team Members:
Hal Turner, Will Ligon, Ginny Kirk, and Stephanie Morgan

Schedules:
Under Construction









$31.6 MILLION | UNDER CONSTRUCTION



5 NORTH VISTA ELEMENTARY SCHOOL

This two-story structure houses Kindergarten through Grade 2 on the ground floor and Grades 3, 4, and 5 on the second floor. Designed by Jumper Carter Sease, this 90,000 square foot facility boosts a modern aesthetic and energy-conscious design.

A major component of this project scope is to complete D.O.T. (Department of Transportation) road work inclusive of adding a new turning lane and traffic light for the new facility. Thompson Turner Construction's preconstruction department worked hand-in-hand with Florence School District One and Jumper Carter Sease to provide $1.5 million in project savings before a shovel hit the ground.

Services Provided:
Construction Management at-Risk

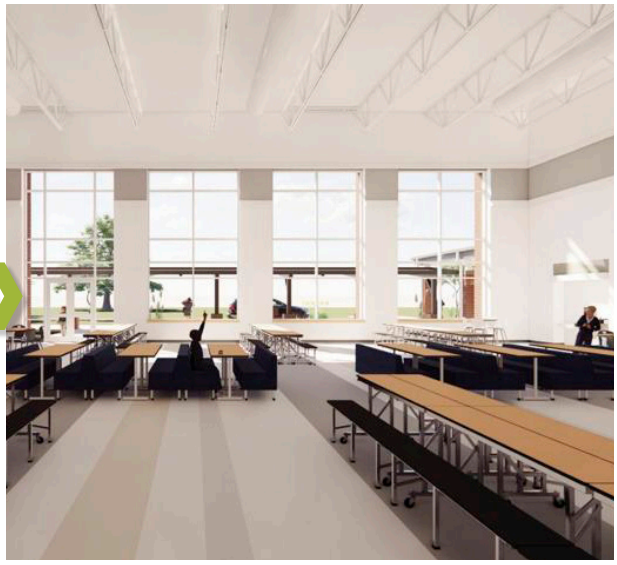
Project Team Members:
Hal Turner, Will Ligon, Ginny Kirk, and Cole Smith

Schedules:
Under Construction











QUACKENBUSH ARCHITECTS + PLANNERS



WORKLOAD D

Northside Elementary School
Rock Hill School District 3 of York County

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:



The annual volume of work performed out of our Charleston office including our local Beaufort Team is approximately 40% of the total annual volume each year.

(CONFIDENTIAL)

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 in value from $500,000 to $120,000,000.

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:

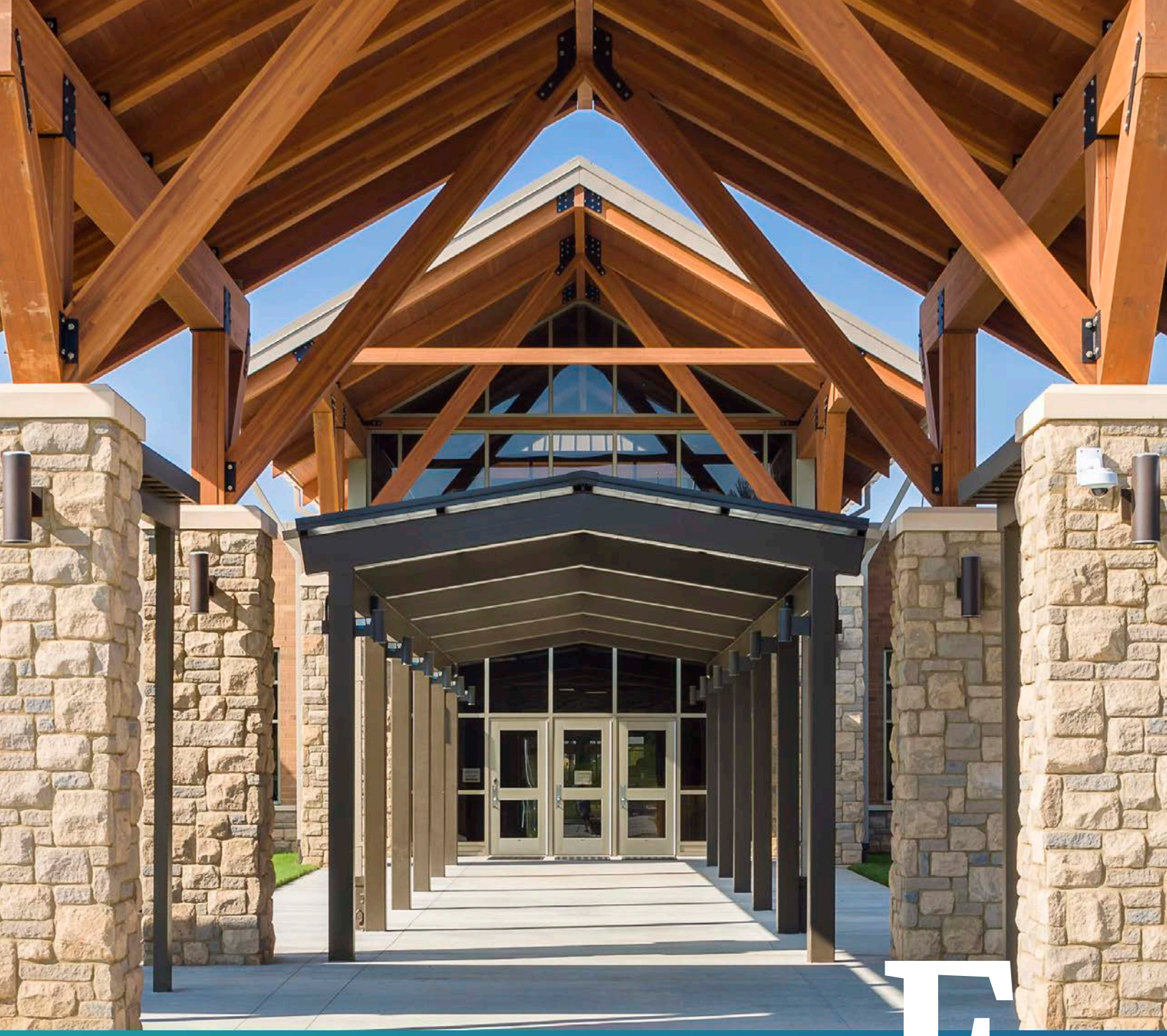
- 30% Renovation
- 70% New Construction

Client Testimonial

"I felt it was important to express my appreciation of the construction team working here at Hilton Head Island Middle School (HHIMS). On behalf of the Beaufort County School District, and HHIMS staff, I would like to commend Thompson Turner Construction (TTC) on their work and professionalism to preserve smooth school operations while our construction project continues.

To uphold the professionalism above, TTC maintains a high level of communication so that we receive important details that allow us to understand the scope of work. Not only is the TTC team visible and accessible to us, but they go out of their way to include us in meetings and conversations as work is planned so that school can continue like normal."

Clint Austin
Principal-Director
Hilton Head Island Middle School



FINANCIAL STABILITY

E

Shoally Creek Elementary School
Spartanburg County School District Two

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
[redacted]	

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 or 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 our surety has ***never been required to pay a claim*** against any Payment Bond furnished by Thompson Turner Construction for any project.







Northside Elementary School with Quackenbush Architects + Planners

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 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.





MISCELLANEOUS G

Carolina Park Elementary School
Charleston County School District

4.0.1.9 MISCELLANEOUS

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

✓	The selected Contractor(s) shall be required to hold a publicly advertised pre-bid meeting(s), 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.

Project Cost Estimating (initial cost projections, final estimate and final cost)

Thompson Turner Construction utilizes a number of systems during preconstruction and construction to accurately track and report all facets of the job, demonstrating and predicting overall project success. By maintaining a rigorous hold on these project controls, our team can focus on the budget and seek to maximize savings during preconstruction and construction activities. To date, we have never missed an opening date for a project and have never exceeded a GMP for a project. The processes described in this proposal are responsible for this success.

We develop a cost model utilizing a combination of quantitative take-offs from the design development sets of drawings and project data from those projects recently constructed in your local market and input from pre-qualified subcontractors as a baseline for unit costs. In order to accurately build this Target Cost Model, the preconstruction team ***starts very early developing a detailed scope narrative including scope not shown but that we ascertain could be required***. Tracking all scope in this type of narrative helps the design team track their own drawings and ensures that scope is not omitted. At a minimum, all required costs will be captured in the GMP as a result of this detailed evaluation of scope. This process provides for ***early evaluation of the overall budget and gives a framework around which your District and Quackenbush can prioritize scope and identify potential add alternates for incorporation into the final documents***, if necessary.

We will continue this process throughout design to ensure there are ***no surprises on bid day***. To accomplish this quickly and accurately, we use electronic take-off and ***Timberline® estimating software*** that allows us to produce reports that are fast and easily interpreted but are backed by quantified values. We have customized our estimating system to provide reports which identify where cost differences are from estimate to estimate, ***a valuable tool in tracking project "scope/cost creep" during the design phase***.

Thompson Turner Construction's definition of value analysis is that basic functions be preserved and not be reduced as a consequence of pursuing value improvements. It is a technique in which the value of the systems output is optimized by crafting a mix of performance and cost. Anticipatory value analysis helps the construction management team to formulate and express its system preferences early, and it helps to solidify the design process.

Value analysis is not a one-time event, rather an ***interactive process in which Thompson Turner Construction will offer design and construction alternatives to ensure your District receives the highest quality project in the most cost effective manner***. Thompson Turner Construction's experience and knowledge of similar facilities and new construction projects support the choice of basic design and engineering elements for your projects. With practical expertise in executing all manner of design, engineering, and construction, we are the best source for cost data and identifying the constructability of design alternatives. The culmination of Thompson Turner Construction's efforts will result in ***complete satisfaction with alternative design, materials, and equipment***.

Proper and constant management of this scope narrative throughout all phases of design is an effective tracking mechanism for your budget. We constantly update your budgets each time a design decision is conveyed to our team. By managing the implications of all design decisions and existing conditions, and incorporating required scope into our subcontractors' contracts, we minimize missed scope, greatly reducing our use of construction contingency.

Our thorough preconstruction process allows us to focus on the design, site conditions, and constructability of your projects. These efforts, along with our rigorous subcontractor bid evaluation, help to minimize or negate potential change orders and any schedule impacts on your projects.

Daily and monthly project report to the District

During the construction phase, we use ***Procore® Project Management software to communicate with the entire project team and manage cost***. This system is directly linked to our ***Sage® Accounting accounts payables and receivables*** and provides up-to-the-minute cost information on the project as well as change management tools such as potential change order logs, contingency logs, and executed change order logs. This information will provide BCSD and Quackenbush with ***real-time, accurate cost information*** on the project, any potential cost issues that may exist, and any request for information that may affect cost. These logs are reviewed at every weekly stakeholders meeting, providing the team with the necessary information to make informed decisions. It is a fundamental belief within our approach that an informed architect and Owner are better equipped to make optimum management decisions regarding cost impacts and changes.

We also believe as construction manager, that it is our job to provide creative and well-developed options in order to meet budgets and expectations. In addition to managing cost, Procore® is key in maintaining resources related to a project's schedule that can affect cost including request for information responses (RFIs), architectural clarifications, and bulletin drawings that are reviewed on a weekly basis in both the Owner/Architect/Contractor (OAC) meetings and the subcontractor weekly coordination meetings. In some cases, by keeping the project team informed of the schedule progress, it helps the group decide when it is appropriate or too late to attempt to implement a change. It is important to proactively manage changes early to effectively manage the project. Our onsite management and field staff will ***review all changes for any potential schedule impact upon receipt***. We will then work with the project team to minimize any potential impacts.

During construction, Thompson Turner Construction uses Procore® for managing all cost changes as well as contingency items, schedules, and RFI Logs that correlate to our change management process. Cost reports are reviewed on a weekly basis in both the OAC meetings and the subcontractor weekly coordination meetings. During construction, Thompson Turner Construction requires monthly pay applications that follow our transparent accounting procedures and account for every dollar spent on your job. These are reviewed thoroughly by our project team for accuracy and compliance.

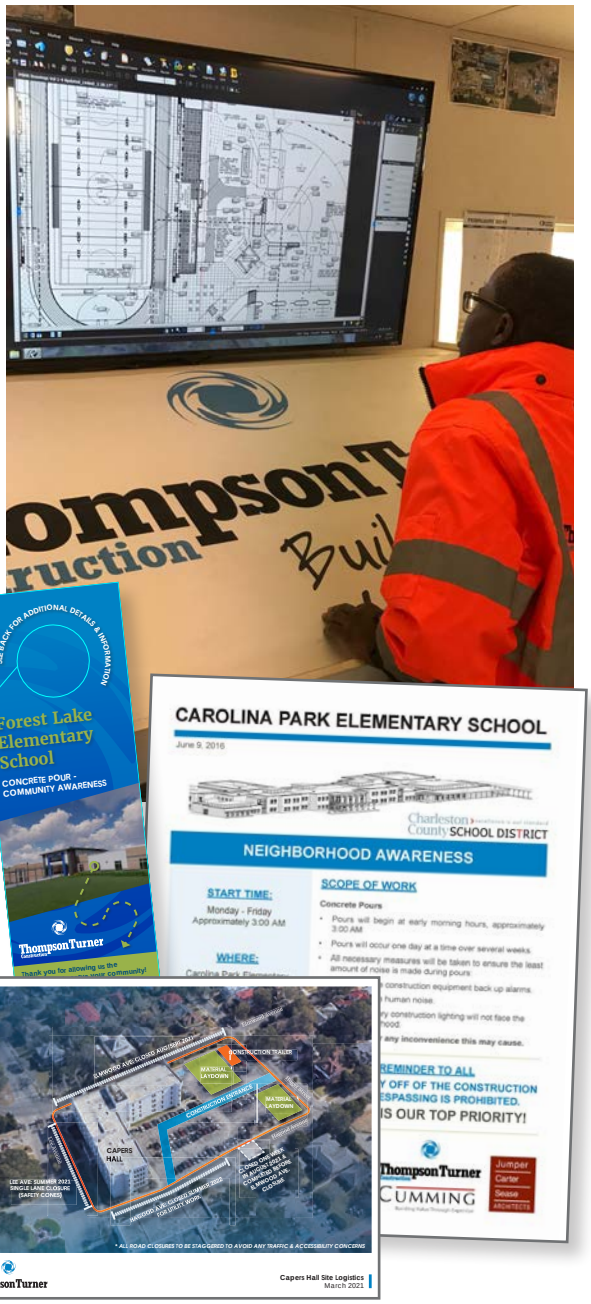
Procore® Management Software Dashboard



Log(s) for tracking work progress

Communication is at the center of each project's success. It is imperative that your chosen construction manager includes all project team members in an environment that fosters collaboration, partnership, and transparency. All parties involved are responsible for creating an atmosphere of shared ideas and proposed alternate solutions while achieving your project goals. Thompson Turner Construction implements our use of Procore® Project Management software, the construction industry's premier project management software, that serves as our collaborative environment and centralized location for all communication regarding your new high school and other potential projects. Every stakeholder will be given access to real-time project information such as drawings, RFIs, change requests, meeting minutes, subcontracts, submittal documents, phasing plans, value analysis options, and more. We manage all job costs against the final approved Timberline® estimate which is uploaded to Procore® prior to the start of construction. Reports from Procore are available to each team member at anytime, but are formally reviewed at our weekly OAC meetings and subcontractor meetings.

We can create a variety of reports using Procore® that are customized to the wants and needs of your District; these can include such items as weather and subsequent weather delays, site activity, inspection status, jobsite visitors, schedule progress and updates, RFI/ change order logs, budget information, and meeting minutes. These can be emailed to team members to use as a communication tool at your District's discretion. In addition to these reports, we create custom communications that can be used with staff, neighboring residents, school board meetings, and parents to alert them to construction activities, work hours, traffic patterns, and other items of interest.



Procore® implementation in jobsite planroom & three examples of custom communication



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 your District and Quackenbush. 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 new elementary school and provide the information needed to make informed decisions quickly.




BIM in Action
Philip Simmons High School BIM model and electrical duct banks (model and construction)

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.

Subcontractor management plan

We recognize our responsibility is to attain the most accurate and complete subcontractor and supplier pricing based on current market conditions for your projects. Thompson Turner Construction has ***extensive relationships with an in-depth network of local subcontractors and suppliers who can provide adequate and thorough cost estimates.*** We work diligently to get the best quality and value subcontractors for the preferred design, and our subcontractors are asked to provide their expertise and input if there are value analysis exercises necessary to ensure the desired designs are within BCSD's budgets.

Subcontractor pre-qualification

Thompson Turner Construction has developed a comprehensive database of subcontractors and suppliers who have successfully helped complete our resume of K-12 projects in the Lowcountry and 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. We believe that the strength of the project team begins with hiring the "right" subcontractors and that it is just as important for Thompson Turner Construction to evaluate our team as it is for BCSD to evaluate your construction manager.

Subcontractors are asked to provide the following information for pre-qualification:

- Financial strength
- Past proven history
- Available trained workforce
- Personnel proposed for project
- Bonding ability, if required
- Capable Drug-free workforce
- Proven relevant experience completing work on schedule
- Safety record
- Ability to work in a relationship-driven environment in order to solve problems

Once Thompson Turner Construction receives the subcontractors' completed pre-qualification forms, we ***interview each and call references*** to evaluate their ability to bid and complete the scope of work specific to each project. Subcontractors invited to bid include those previously pre-qualified, new companies who successfully meet pre-qualification criteria, and of course, those whom we have recently partnered with on similar projects.

We also enroll subcontractors in our ***Subcontractor Default Insurance (SDI) program*** to protect ourselves and our Owners against failure of performance from subcontractors, and each must meet specific requirements in order to qualify for this program. Specifically, our Director of Finance ***evaluates each***





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)

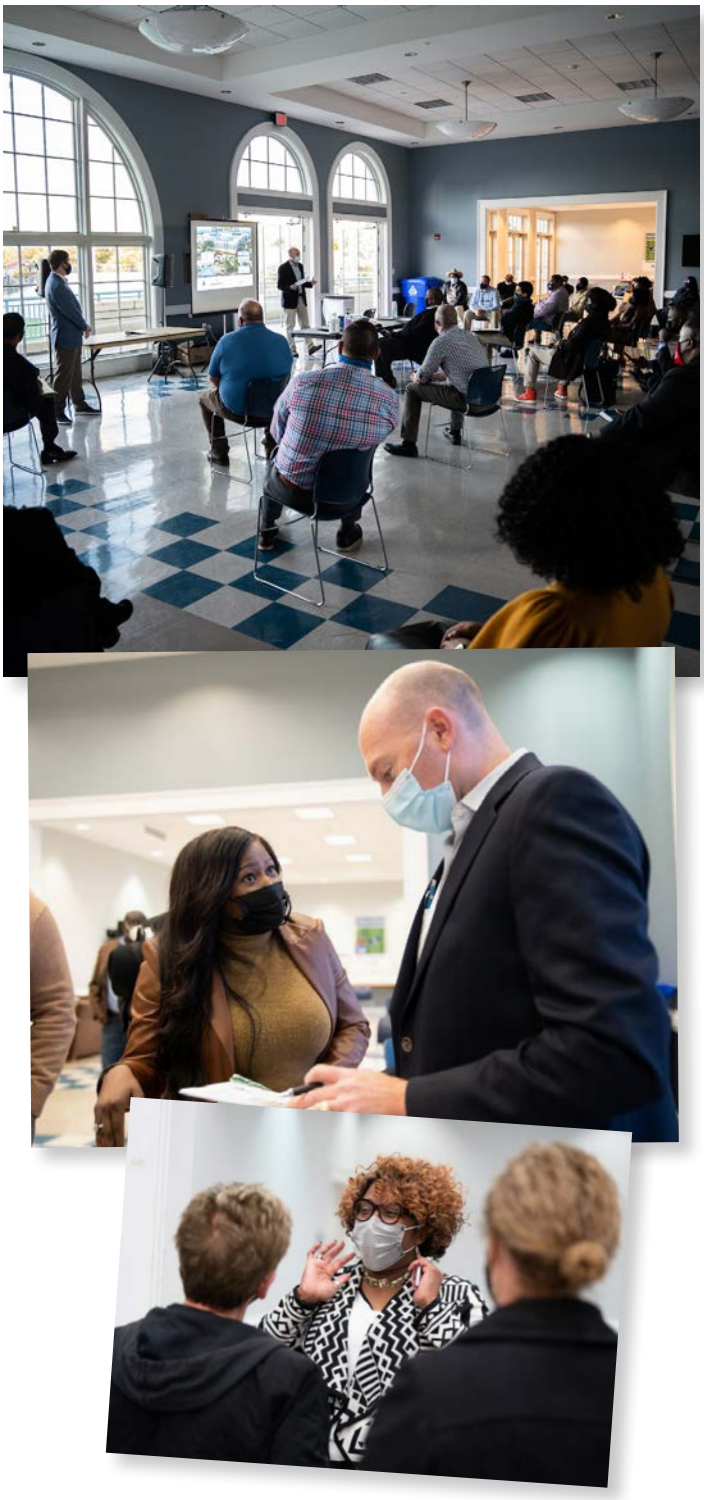
b. Daily and Monthly project report to the Owner

c. Log(s) for tracking work progress

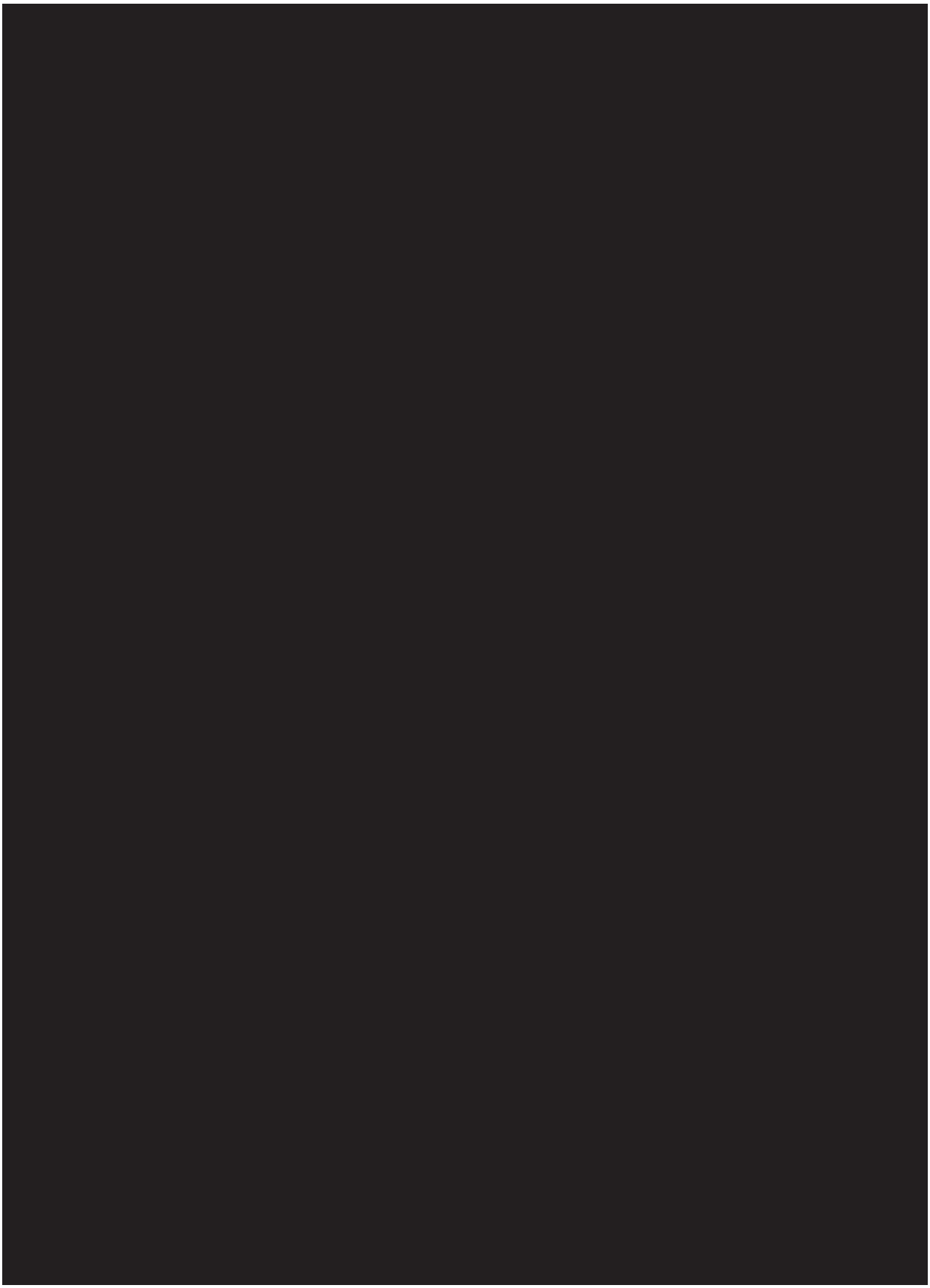
d. Other tracking items you feel would be helpful in showing how you would assure the project is delivered on time and on budget.

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.

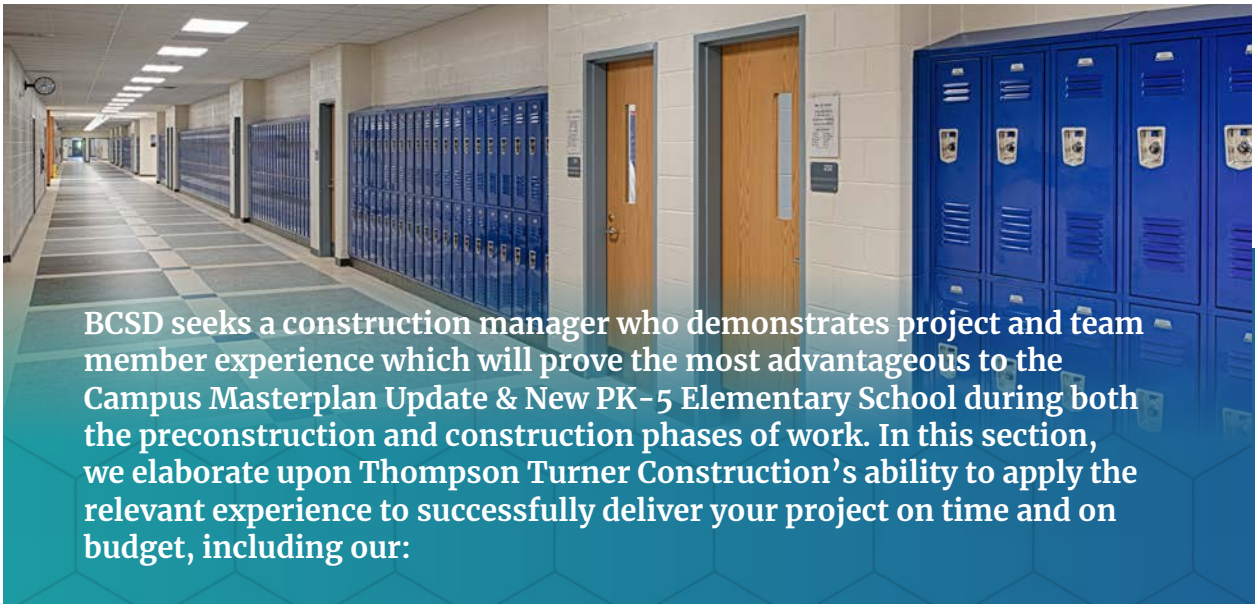


Lowcountry Minority Outreach Session
February 2021



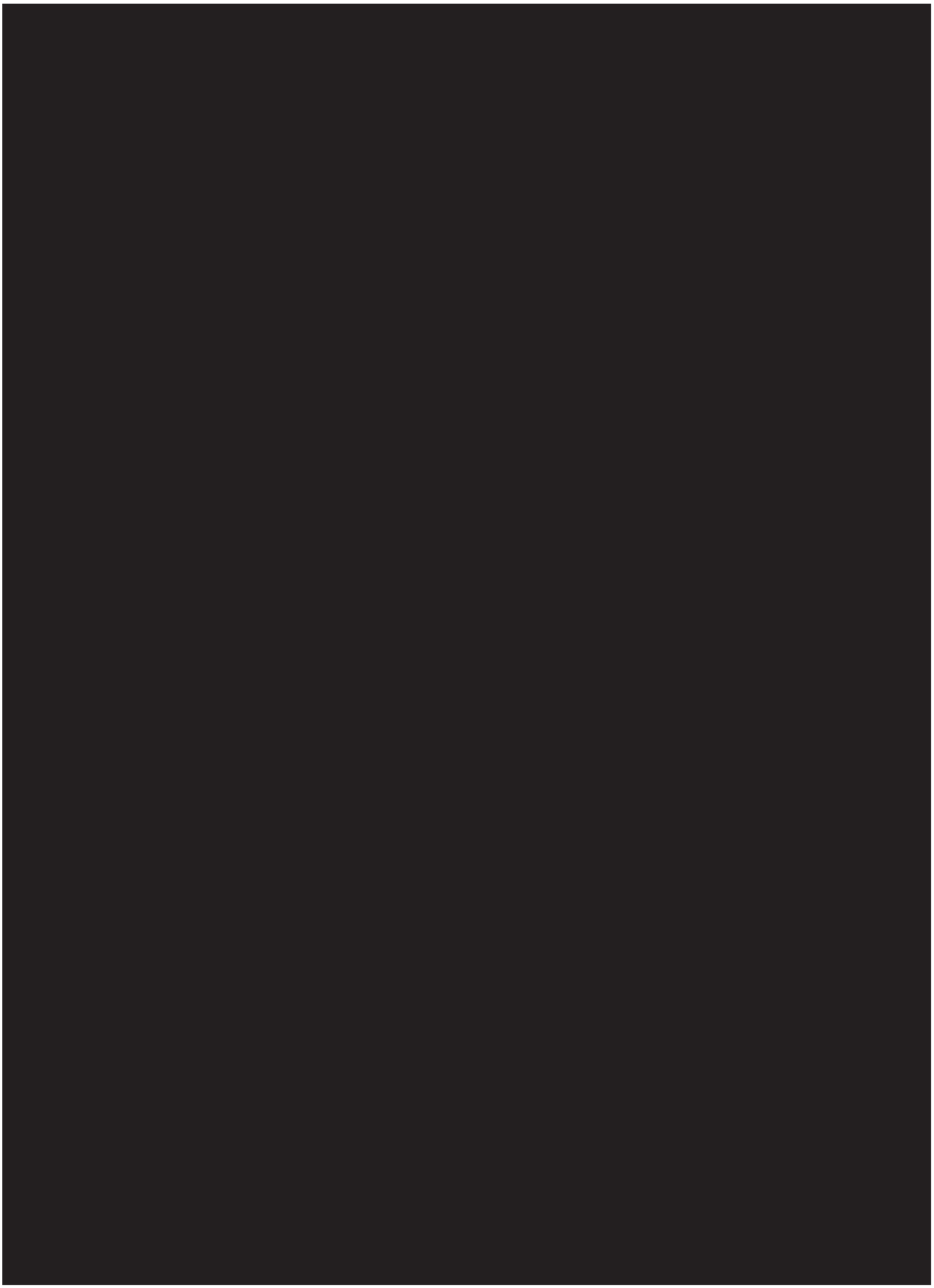
Thompson Turner Construction is committed to achieving over a ***10% goal of minority utilization*** on this project and assures BCSD that we are dedicated to executing our detailed approach described in this section to maximize participation for your project. We continue to maintain ***mutually beneficial 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.



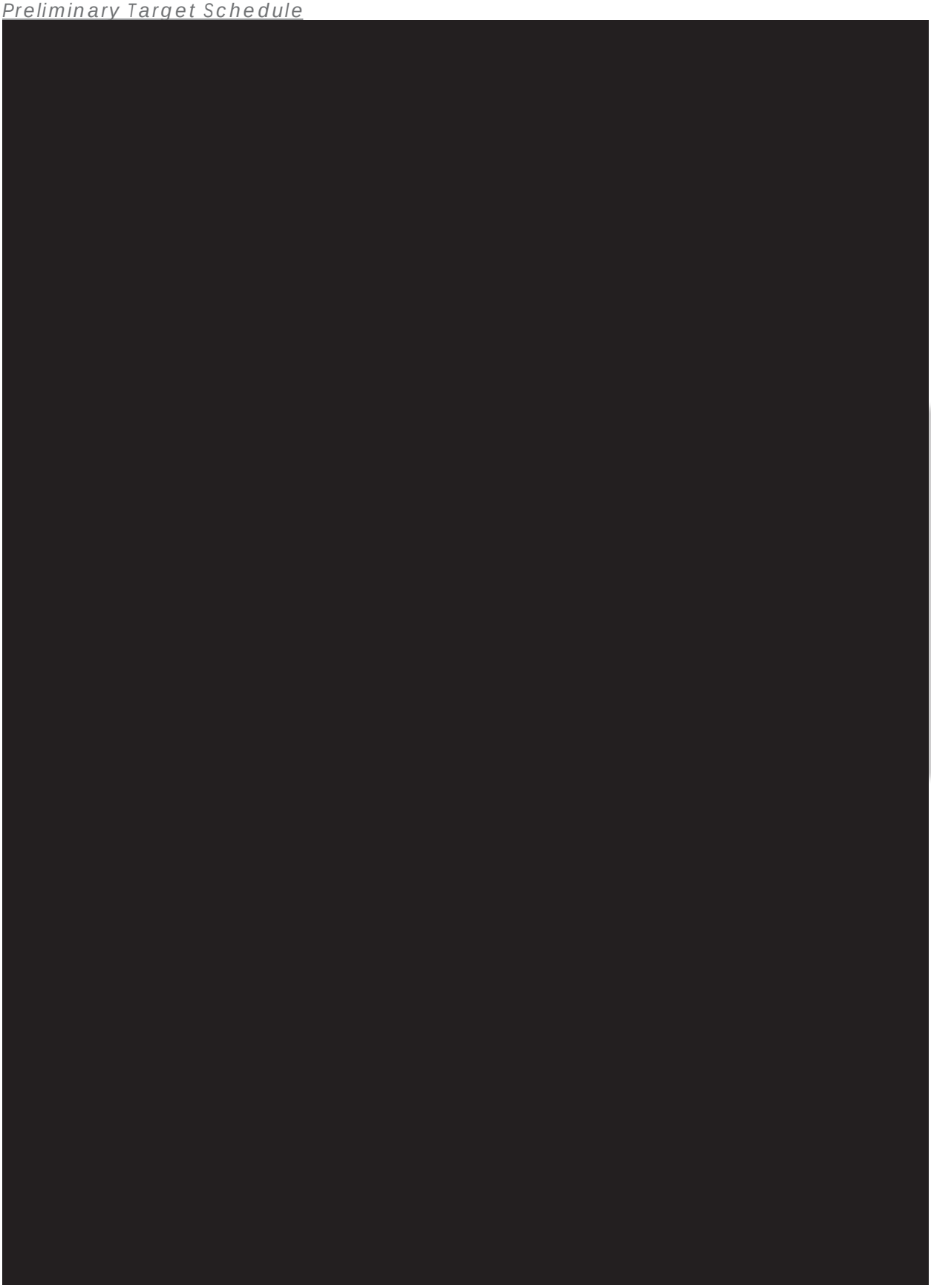
BCSD seeks a construction manager who demonstrates project and team member experience which will prove the most advantageous to the Campus Masterplan Update & New PK-5 Elementary School during both the preconstruction and construction phases of work. In this section, we elaborate upon Thompson Turner Construction's ability to apply the relevant experience to successfully deliver your project on time and on budget, including our:

- PROVEN EXPERIENCE WITH YOUR DISTRICT
- UNDERSTANDING OF YOUR MAY RIVER PROJECT
- ELEMENTARY SCHOOL CONSTRUCTION EXPERIENCE
- COLLABORATIVE RELATIONSHIP WITH YOUR ARCHITECT
- DEDICATION TO SAFETY EVERY DAY
- WORKING RELATIONSHIP WITH OSF
- EXPERIENCE WORKING ON OCCUPIED CAMPUSES
- EXPERIENCE WITH ENERGY CONSCIOUS BUILDING
- EFFECTIVE PRECONSTRUCTION PROCESS

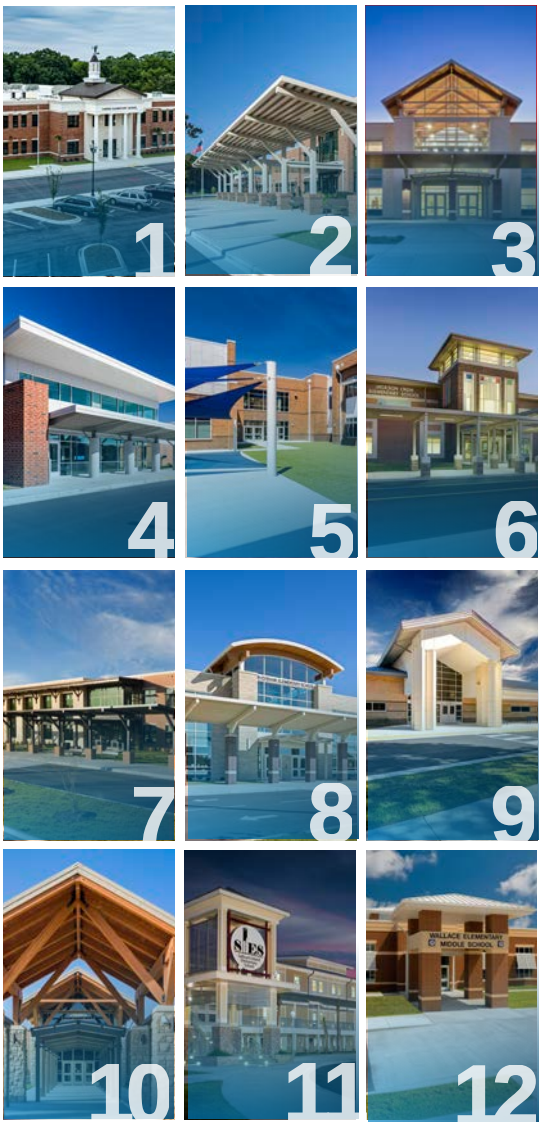


UNDERSTANDING OF YOUR MAY RIVER PROJECT

Preliminary Target Schedule



ELEMENTARY SCHOOL CONSTRUCTION EXPERIENCE



COLLABORATIVE RELATIONSHIP WITH YOUR ARCHITECT

DEDICATION TO SAFETY EVERY DAY

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.

[redacted]

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 the May River campus. 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.

[redacted]

WORKING RELATIONSHIP WITH OSF

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.

[redacted]

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.

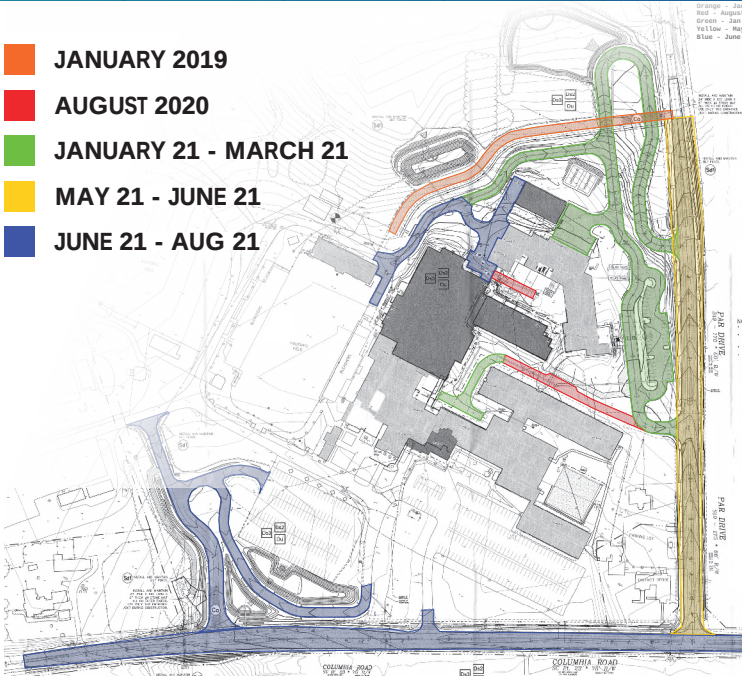
We consider our relationship with OSF to be a collaborative one, thus ***reducing risk and yielding a higher success rate with all of our inspections.*** Our team will request a page turn with OSF early during design development to ensure that ***our vision aligns with OSF concerns and requirements related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

[redacted]

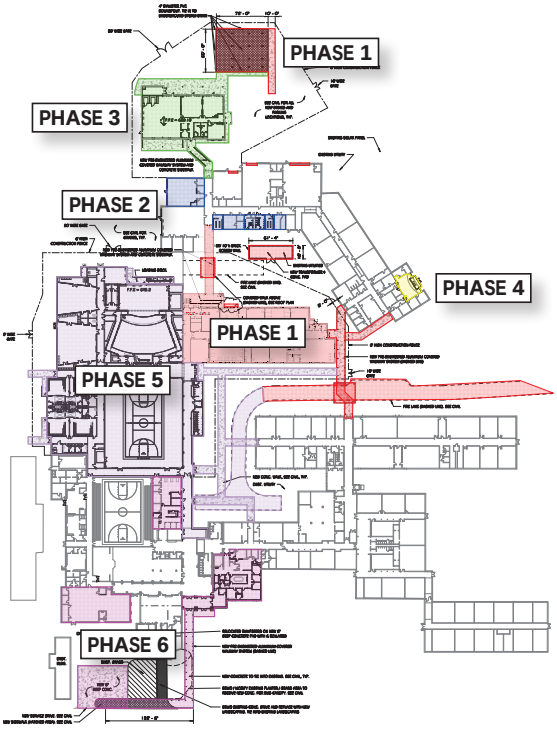
EXPERIENCE WORKING ON OCCUPIED CAMPUSES

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

Thompson Turner Construction has completed over $1.3 billion of K-12 facilities across our state. This means that we will 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 the Office of School Facilities*** to ensure your successful project delivery.



Our team of experts take an active approach to decision-making and are nimble in their ability to manage logistics and schedule, communicate effectively with Owners to ensure the highest level of safety for the active May River campus, and above all, have never missed an opening date or failed to deliver or exceed a guaranteed maximum price.



Thompson Turner Construction completed the ***extensive renovation and addition to Strom Thurmond High School.*** The scope of this project included ***12,000 square feet of renovations to the existing CATE Center and other main campus areas,*** new weight room, front office, and nurses clinic. Additions include a ***new 15,000 square foot classroom wing, 6,000 square foot agriculture program building, auditorium, and competition gym, all within very tight parameters.*** The exterior scope included ***new parking lots, parent drop off loop, bus loop, and SCDOT road widening*** to alleviate traffic and safety concerns. Thompson Turner Construction ***coordinated with the Architect and OSF to develop a 6-Phase Site Plan (above)*** which was driven by the requisite Car and Bus Stacking, Staff Parking, Delivery Traffic, Emergency Vehicle Access, and Construction Parking, all defined by each Phase of Building Work. Logistics Plans were ***modified to accommodate the changing constraints of each building and site work phase.***

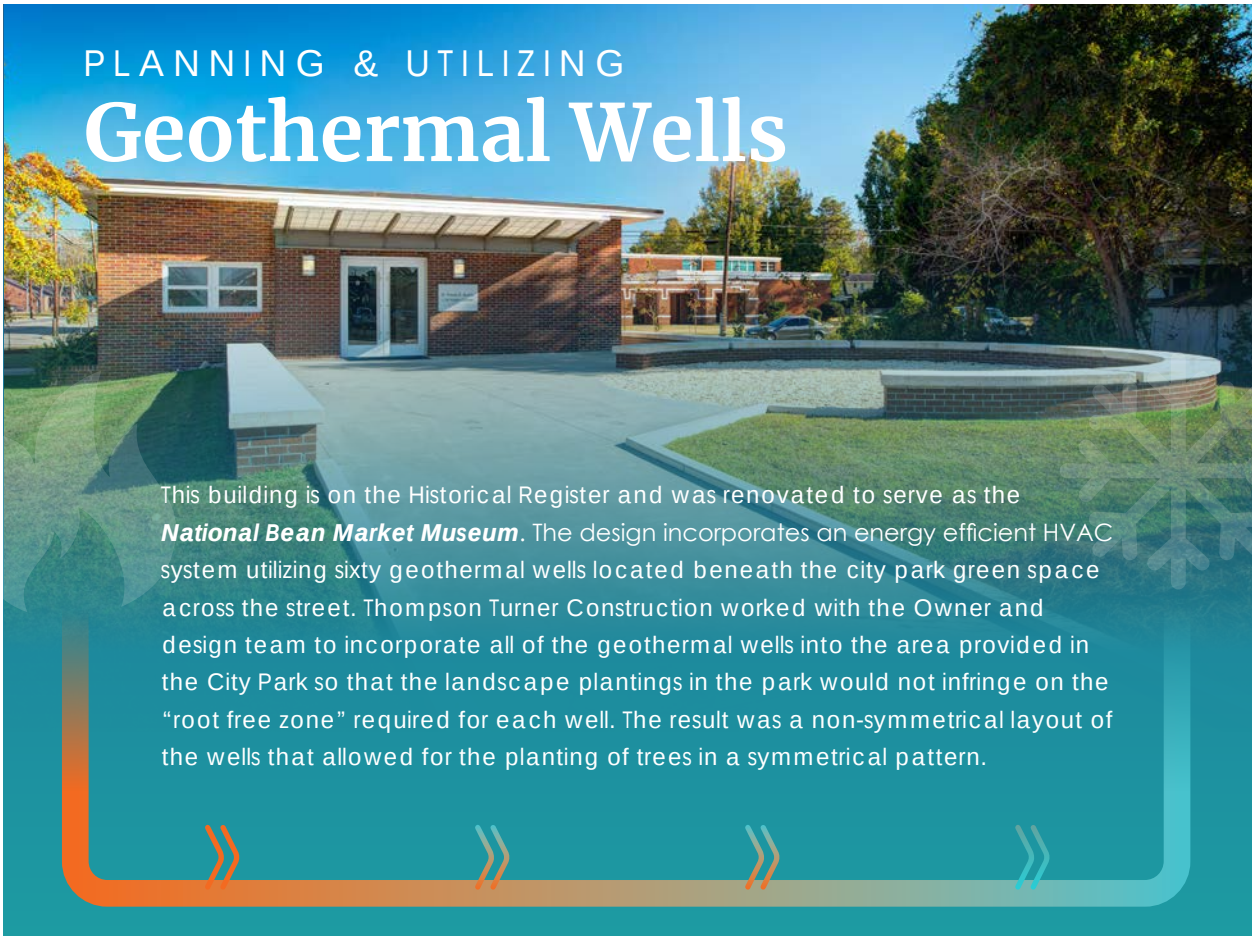
EXPERIENCE WITH ENERGY CONSCIOUS BUILDING

We believe in SUSTAINABLE DESIGN.

Thompson Turner Construction strives to be environmentally conscious and is completely equipped to provide LEED® construction support for all of our clients, if desired. Several of our team members have achieved their LEED® Professional Certification, LEED® Green Associate Certification, or are Green® Globes certified.

Our professionals at Thompson Turner Construction attempt to be environmentally conscious on every project whether it is a requirement or not. We make it a priority to do the following in order to be good stewards of the environment:

- Encourage the recycling of construction materials.
- Ensure that all silt fences and erosion controls are maintained properly.
- Protect all open ductwork to reduce air contaminants during construction until start up.
- Monitor lighting and power usage during construction to ensure lights and equipment are not left on unnecessarily.
- Turn off machinery when not in use.
- Ensure that equipment is well maintained to minimize leaks, noise, and air pollution.
- Maintain a policy of removing spills associated with fuels, liquids, or other contaminants.



PLANNING & UTILIZING

Geothermal Wells

This building is on the Historical Register and was renovated to serve as the ***National Bean Market Museum***. The design incorporates an energy efficient HVAC system utilizing sixty geothermal wells located beneath the city park green space across the street. Thompson Turner Construction worked with the Owner and design team to incorporate all of the geothermal wells into the area provided in the City Park so that the landscape plantings in the park would not infringe on the "root free zone" required for each well. The result was a non-symmetrical layout of the wells that allowed for the planting of trees in a symmetrical pattern.

EFFECTIVE PRECONSTRUCTION PROCESS



Sullivan's Island Elementary School

Our Preconstruction Process





Our Competitive Edge

During the early iterative Design Phase, Thompson Turner Construction will facilitate the competitive process of bringing on certain trade contractors to help with pricing and assist in constructability reviews and design considerations. This method will be very beneficial to the overall success of the projects.

Our extensive experience in this type of approach will ensure that a competitive and highly collaborative selection process will be utilized to pick the best trade contractors available and ones that can bring the best value to your projects. We seek to receive at least three competitive proposals for every major trade.

We will take the lead in developing a very detailed subcontract agreement specifically for these projects that will clearly define the team's expectations for trade contractors.



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 State of 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 Campus Masterplan Update and New PK-5 Elementary School project.

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.

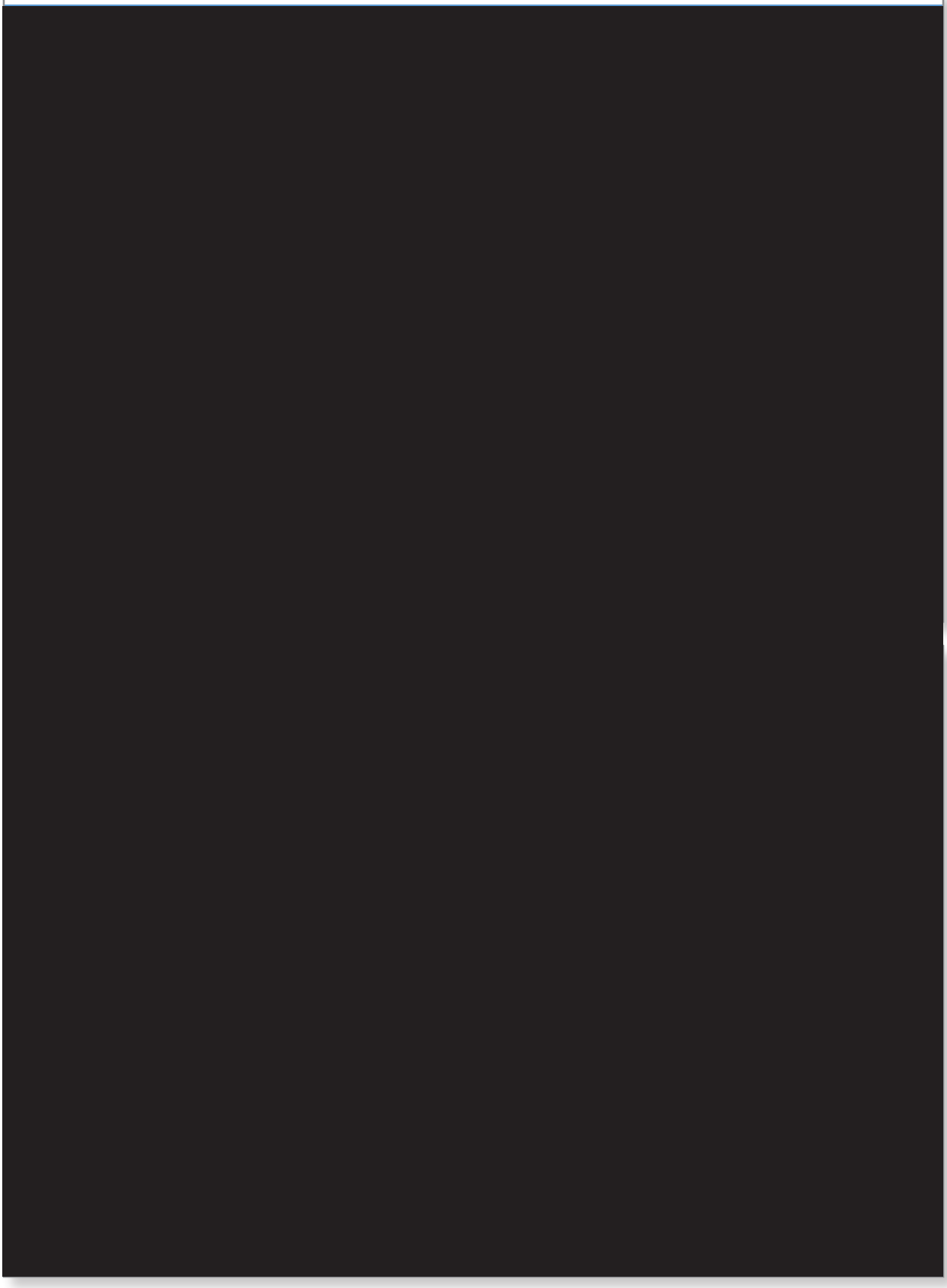
If BCSD does not see a particular subcontractor on this list that you would like to be included in this project, Thompson Turner Construction will ***add the subcontractor to this outreach list*** to ensure they are aware of this opportunity.

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.

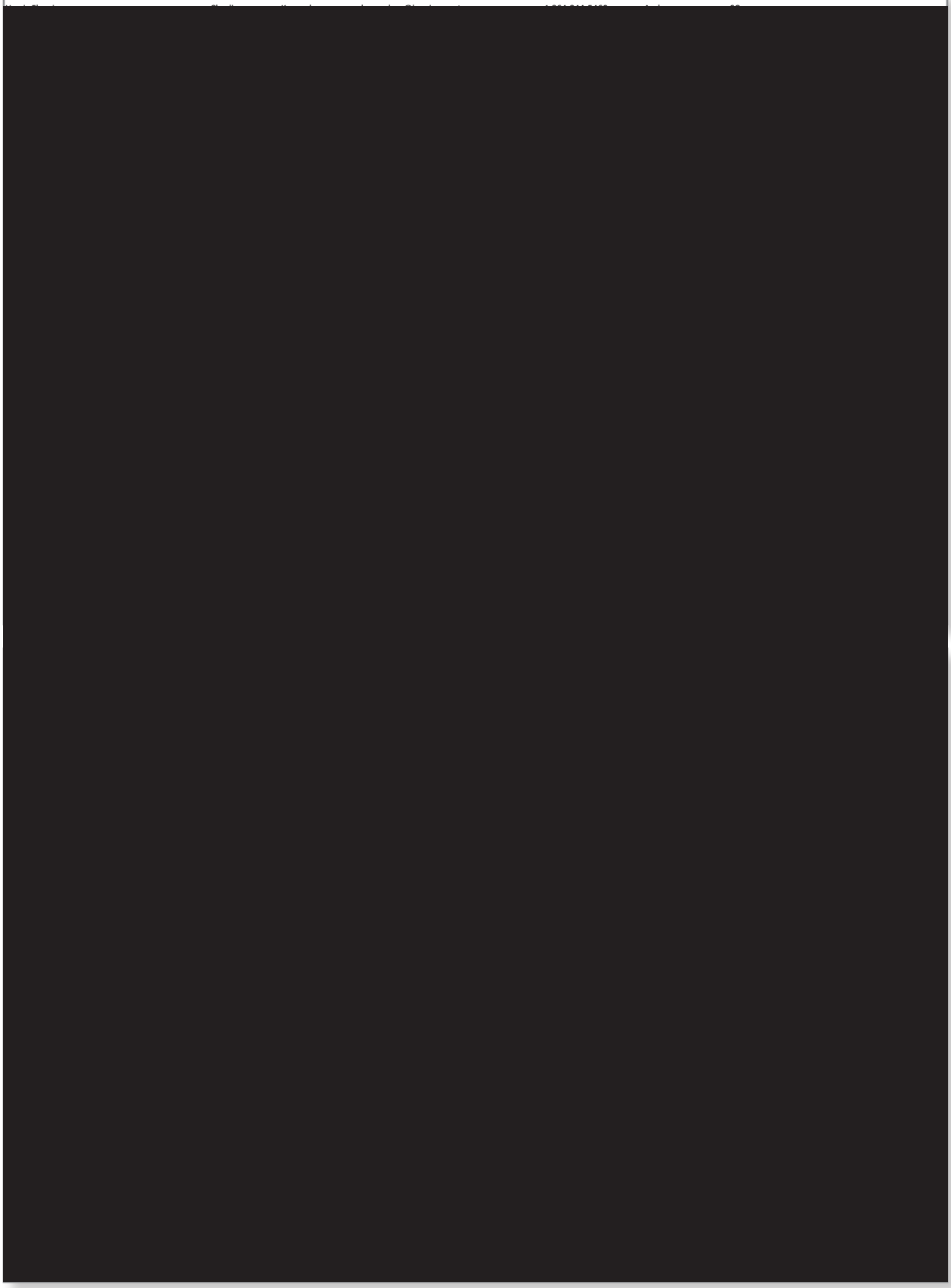
Please see the following pages of Thompson Turner Construction's Pre-qualified Subcontractor List for the Beaufort Area. We look forward to reviewing this list with you and make sure we are engaging those subcontractors with whom you have had a positive experience.

POTENTIAL SUBCONTRACTOR LIST FOR THE NEW PK-5 ELEMENTARY SCHOOL

(PROTECTED)



POTENTIAL SUBCONTRACTOR LIST FOR THE NEW PK-5 ELEMENTARY SCHOOL



(PROTECTED)

POTENTIAL SUBCONTRACTOR LIST FOR THE NEW PK-5 ELEMENTARY SCHOOL

[redacted]



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 offer 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.



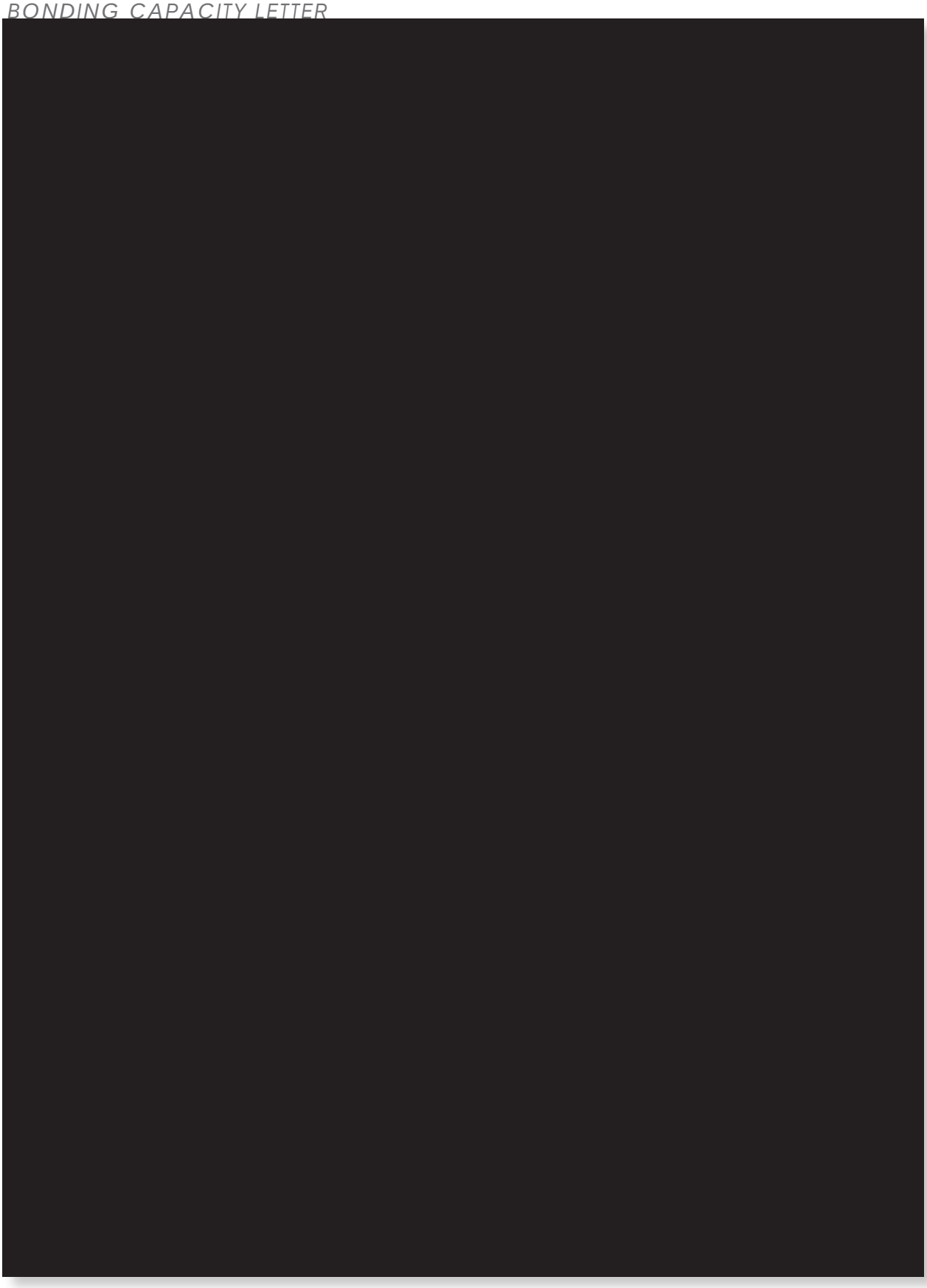
Local & Minority Outreach Session held by Construction Dynamics, Inc. for the new Wellford K-8 Academy



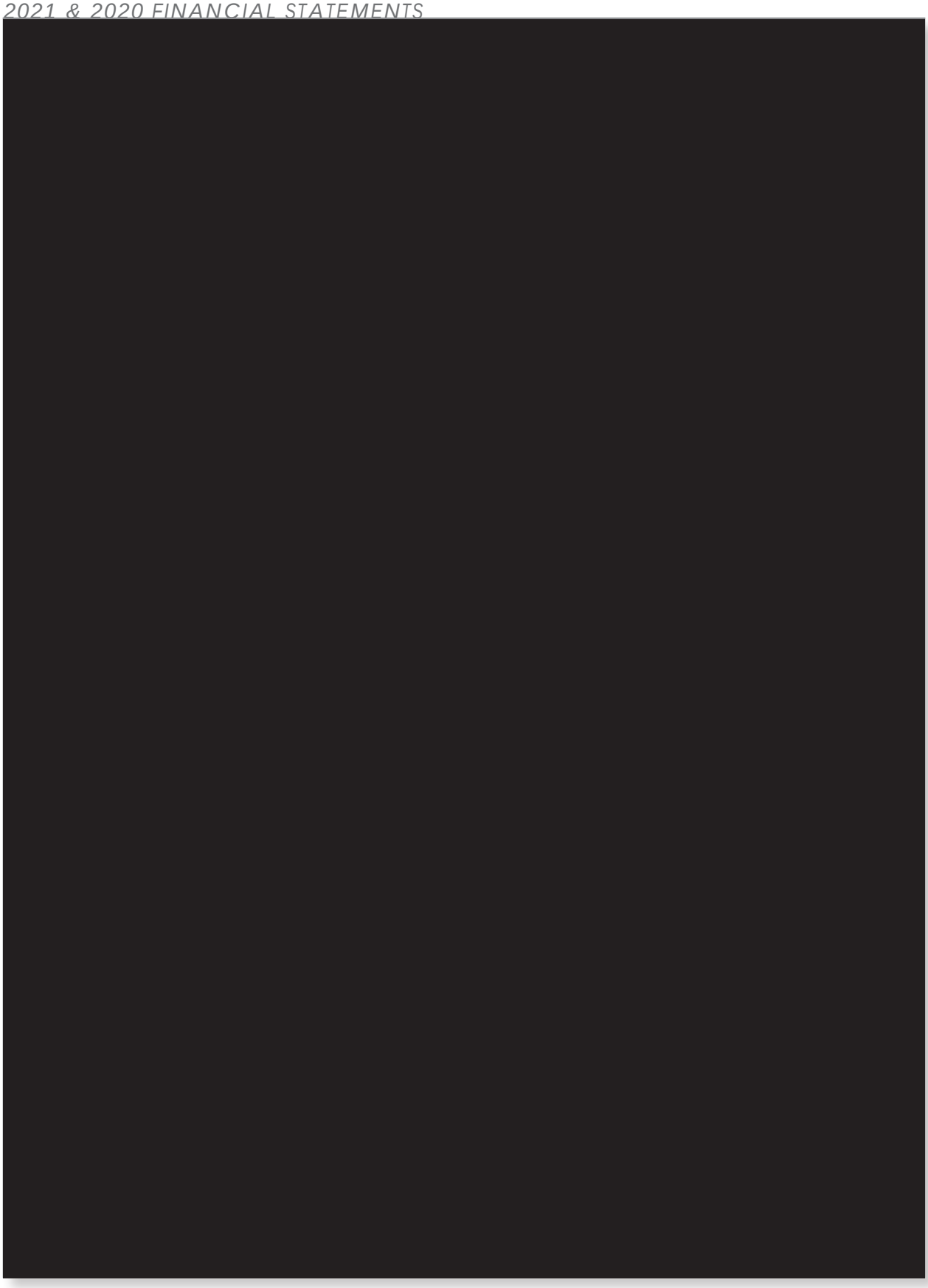
ATTACHMENTS H

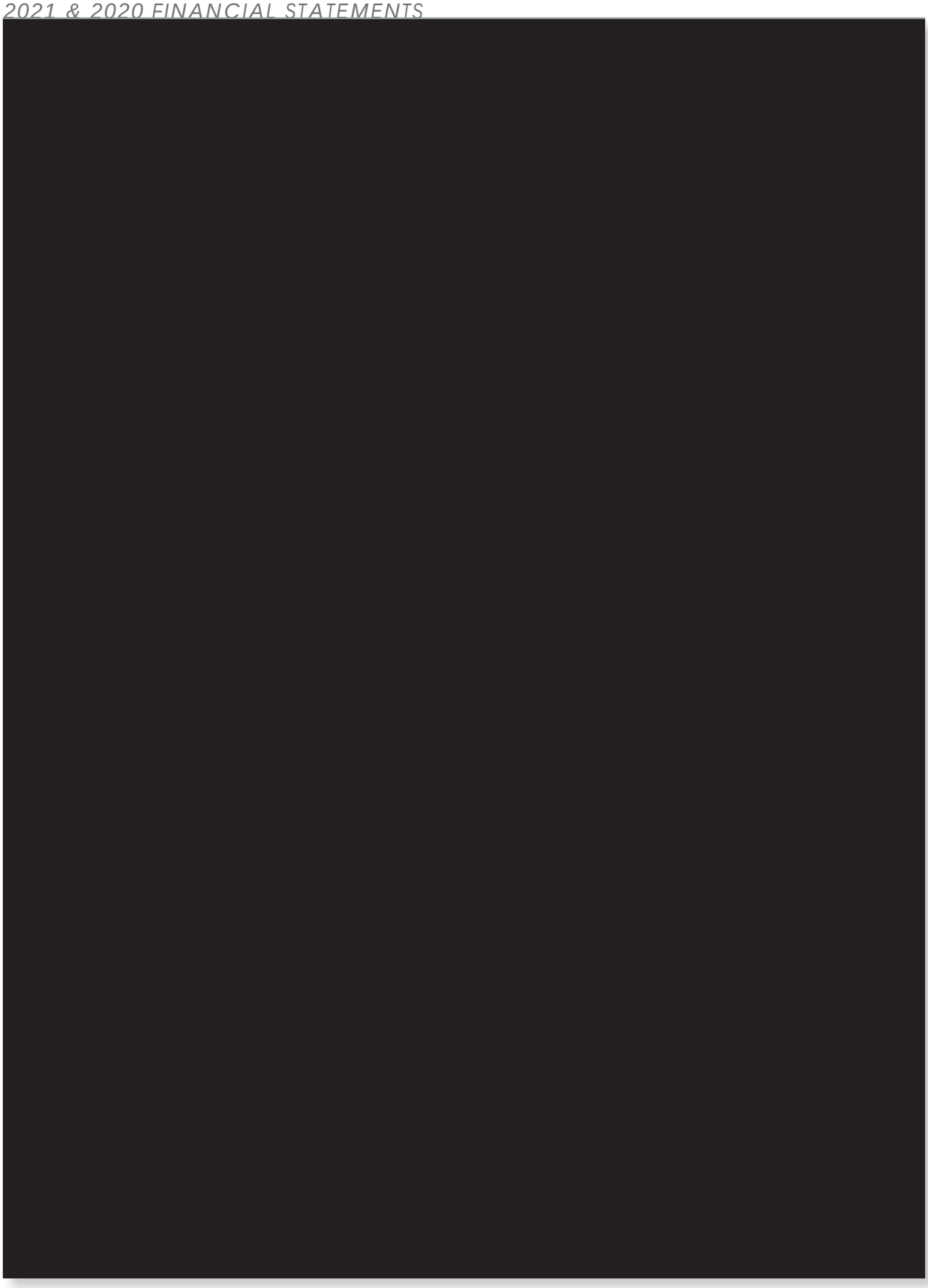
Riverbank Elementary School
Lexington School District Two

BONDING CAPACITY LETTER



2021 & 2020 FINANCIAL STATEMENTS





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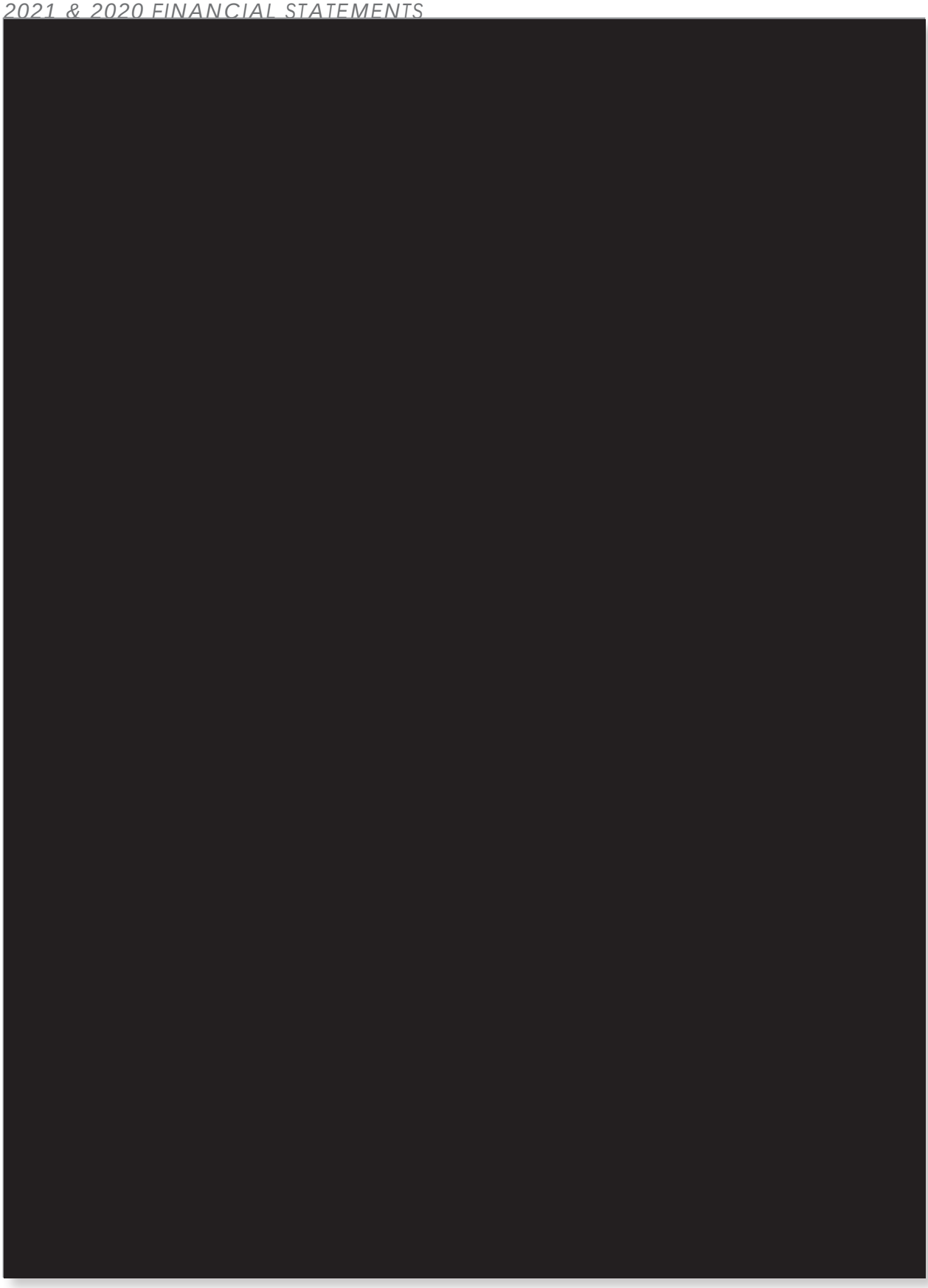

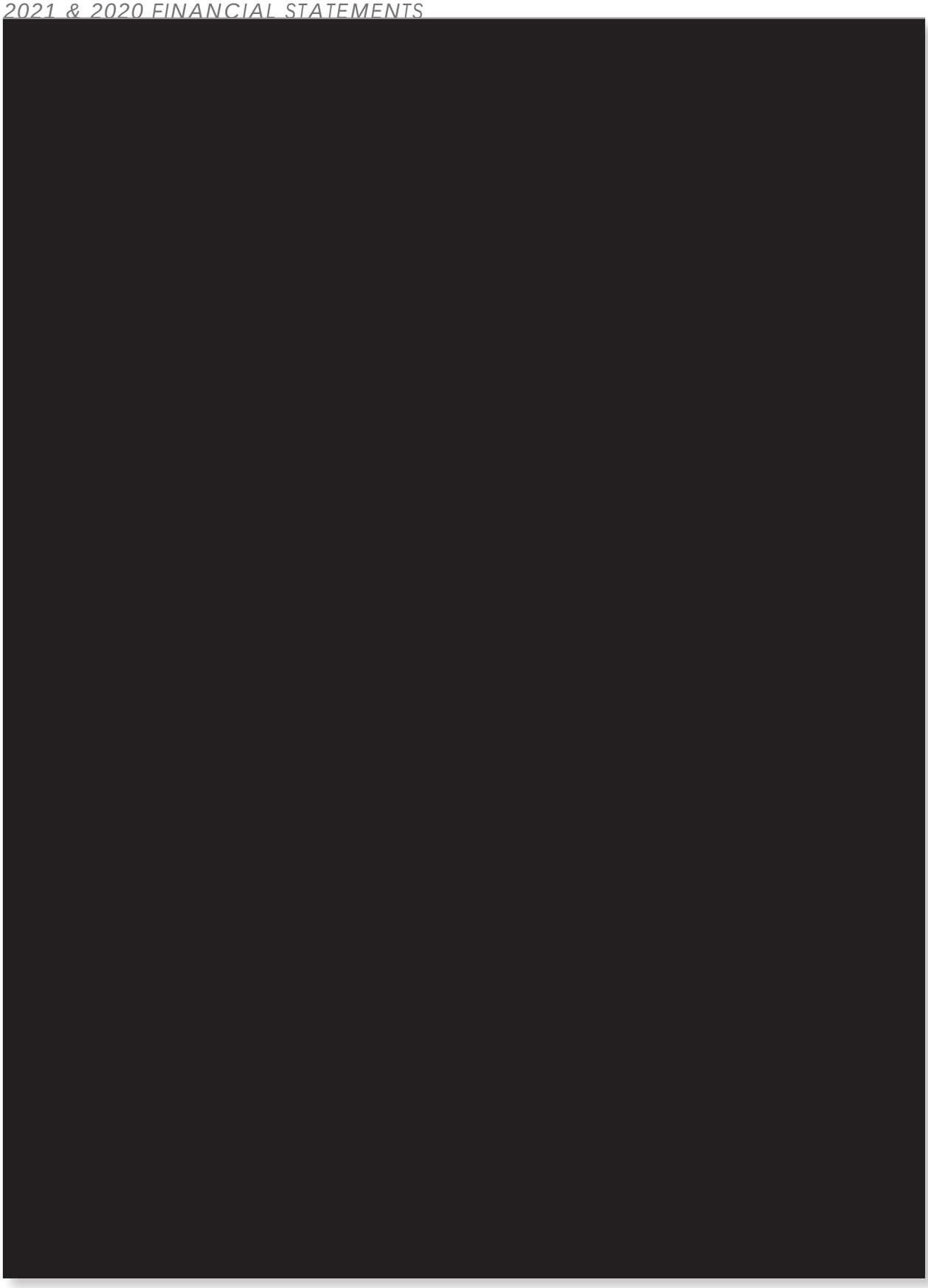

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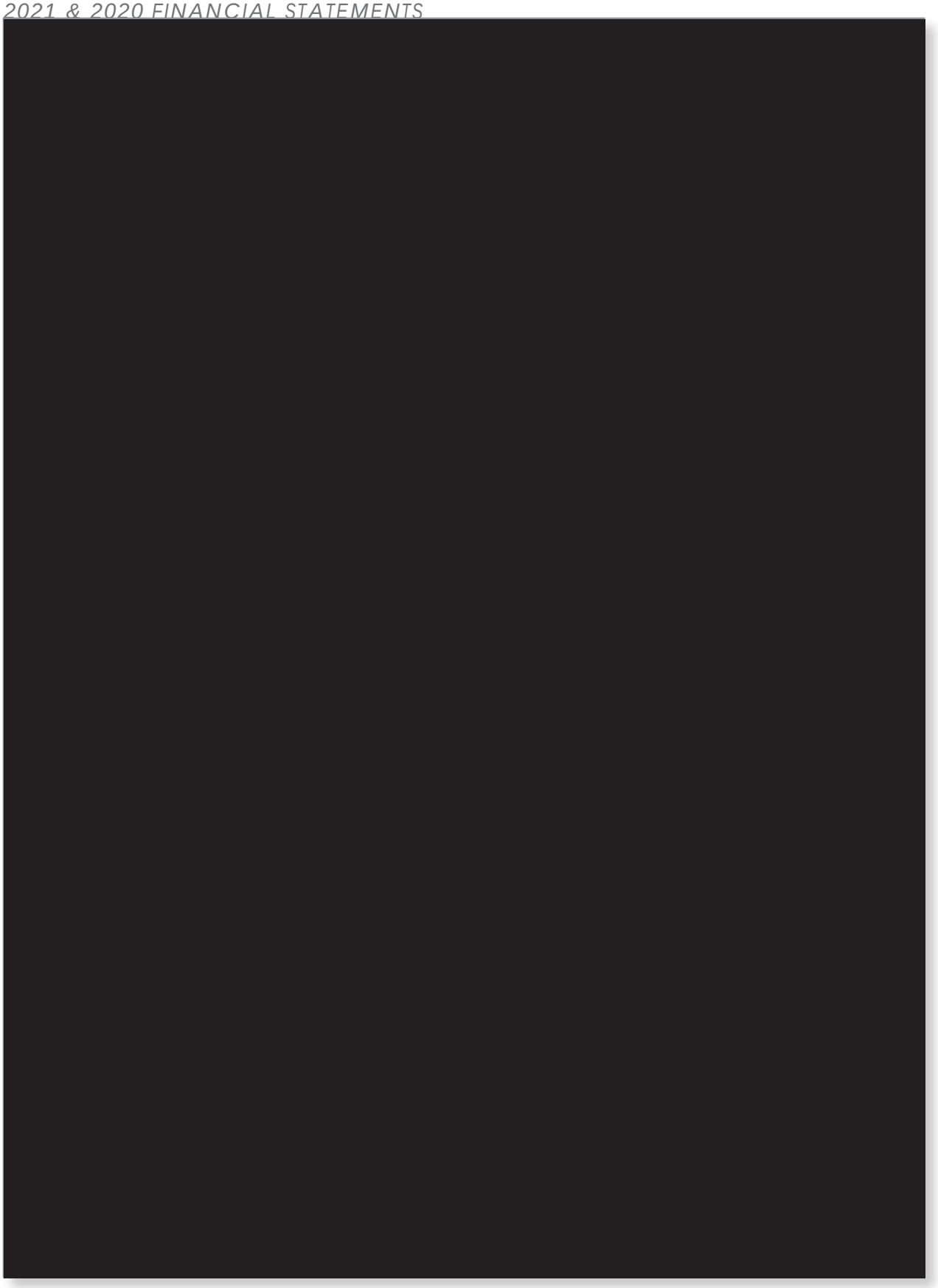

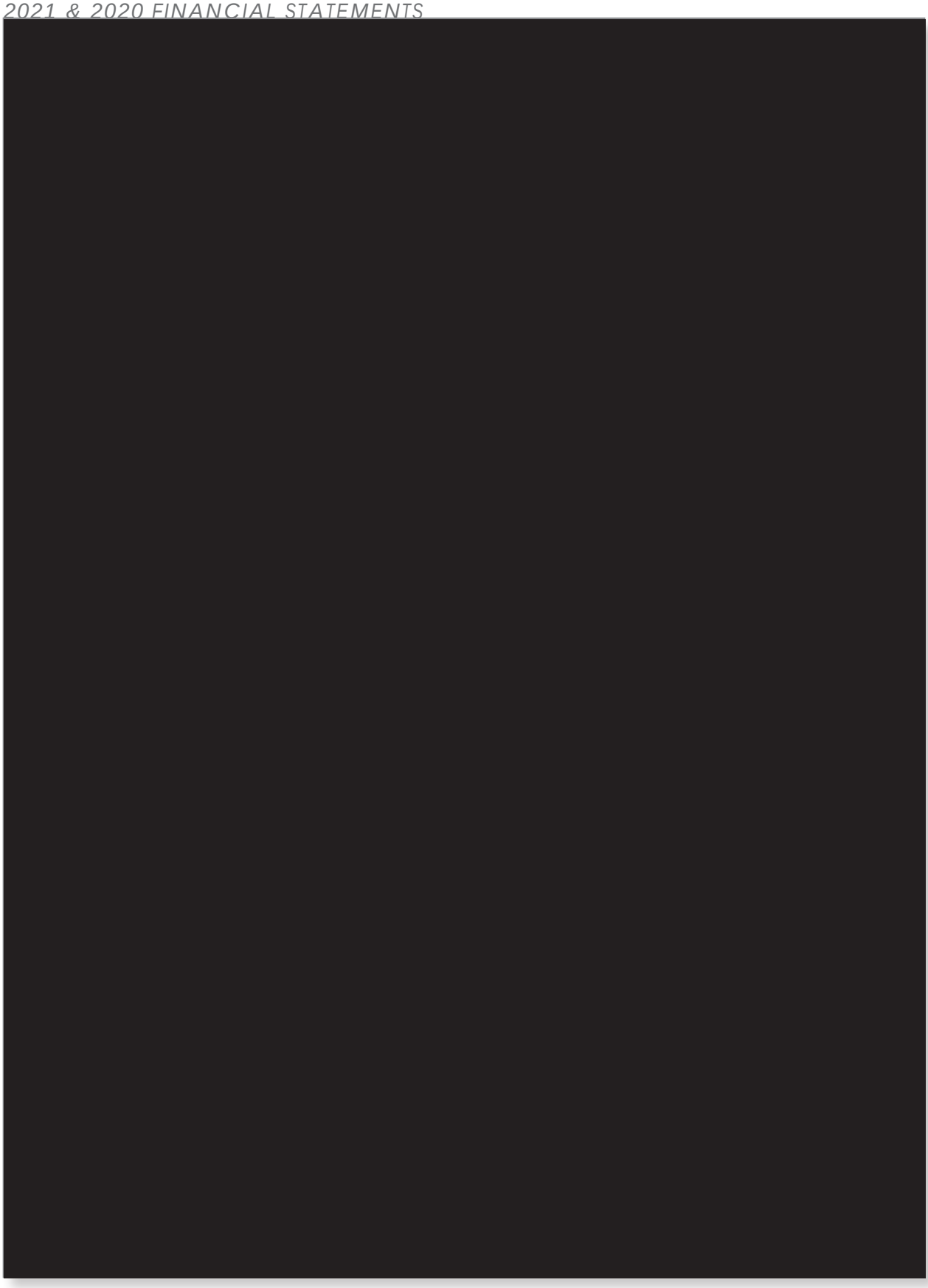

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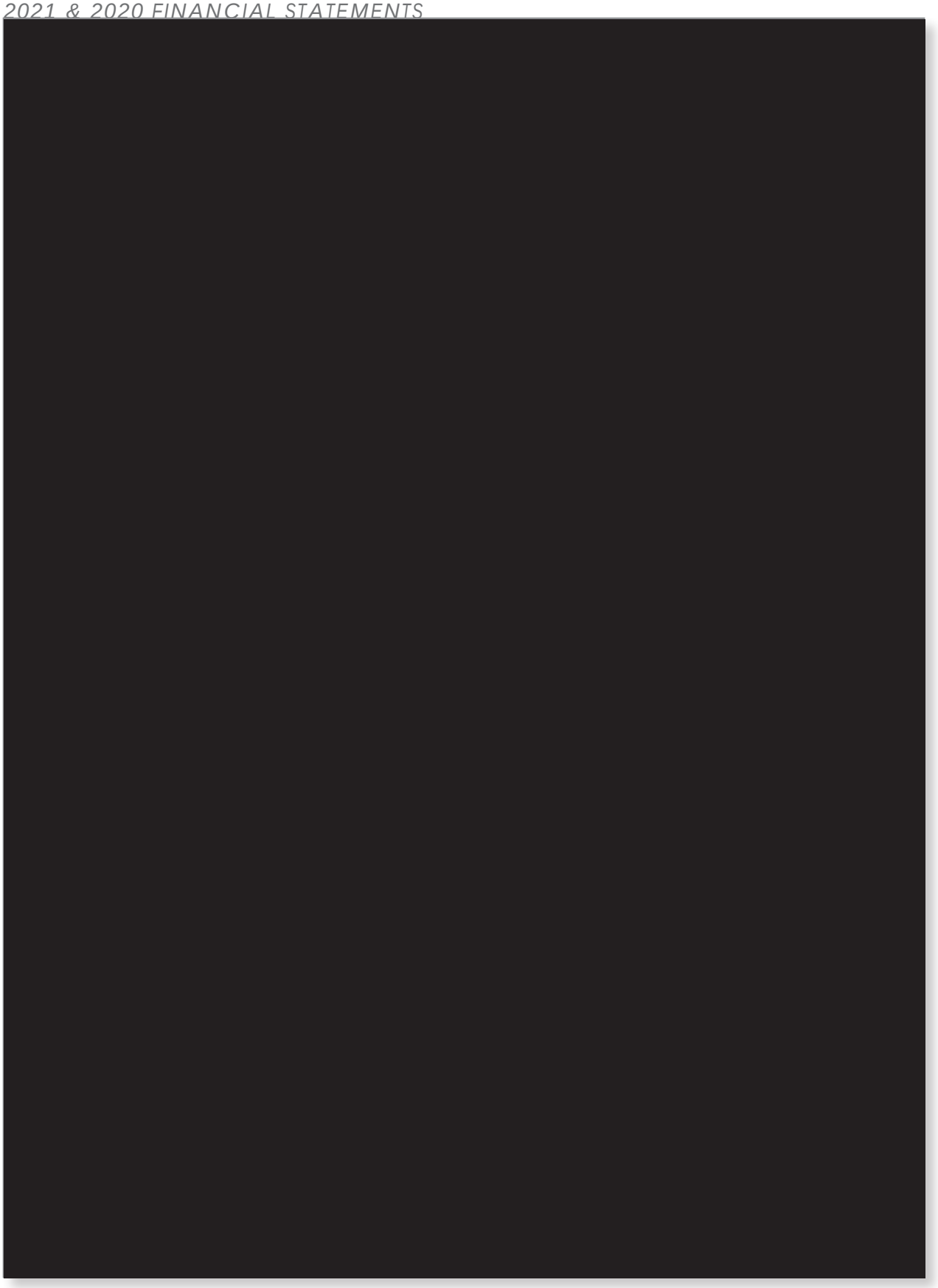

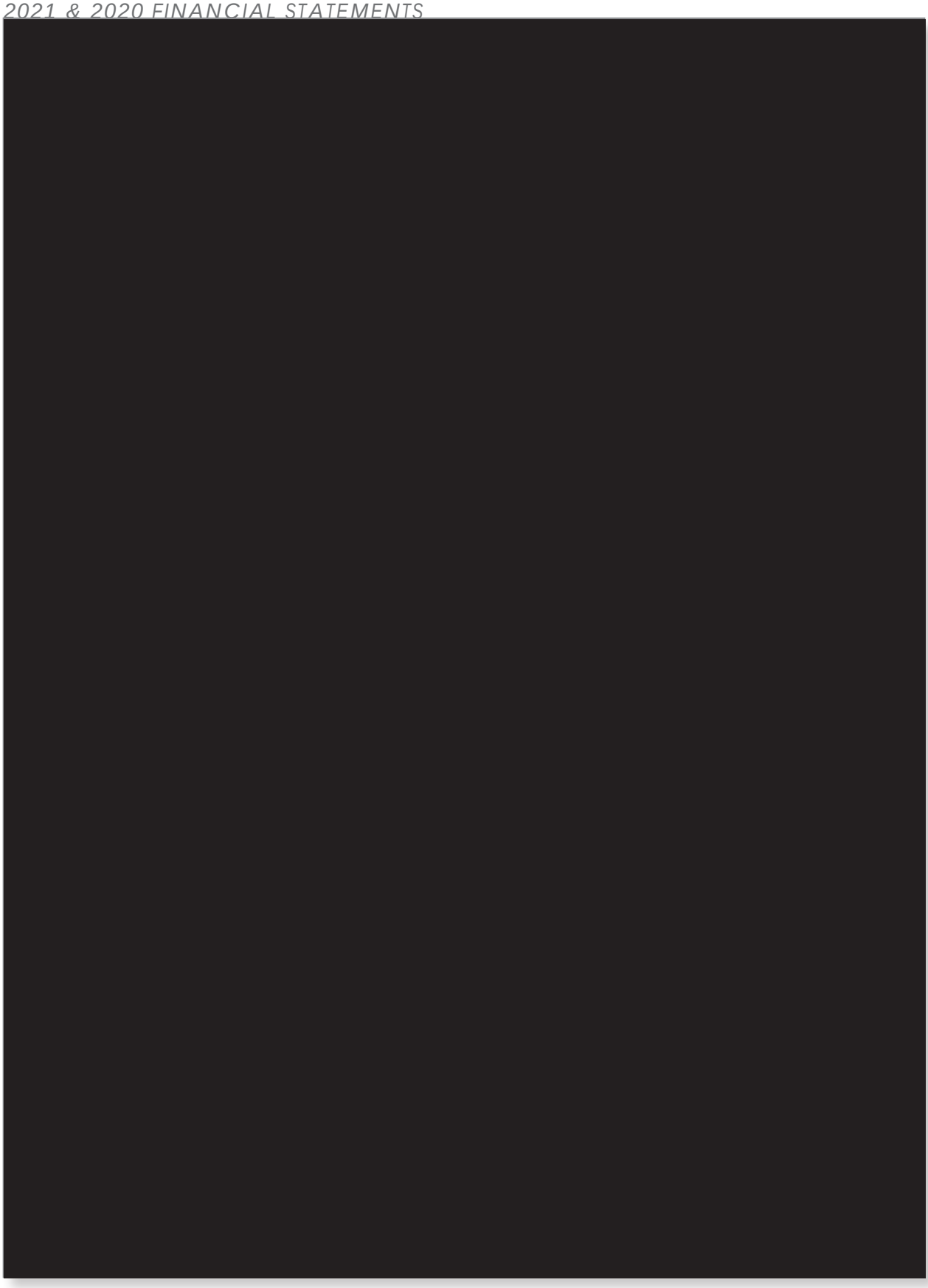

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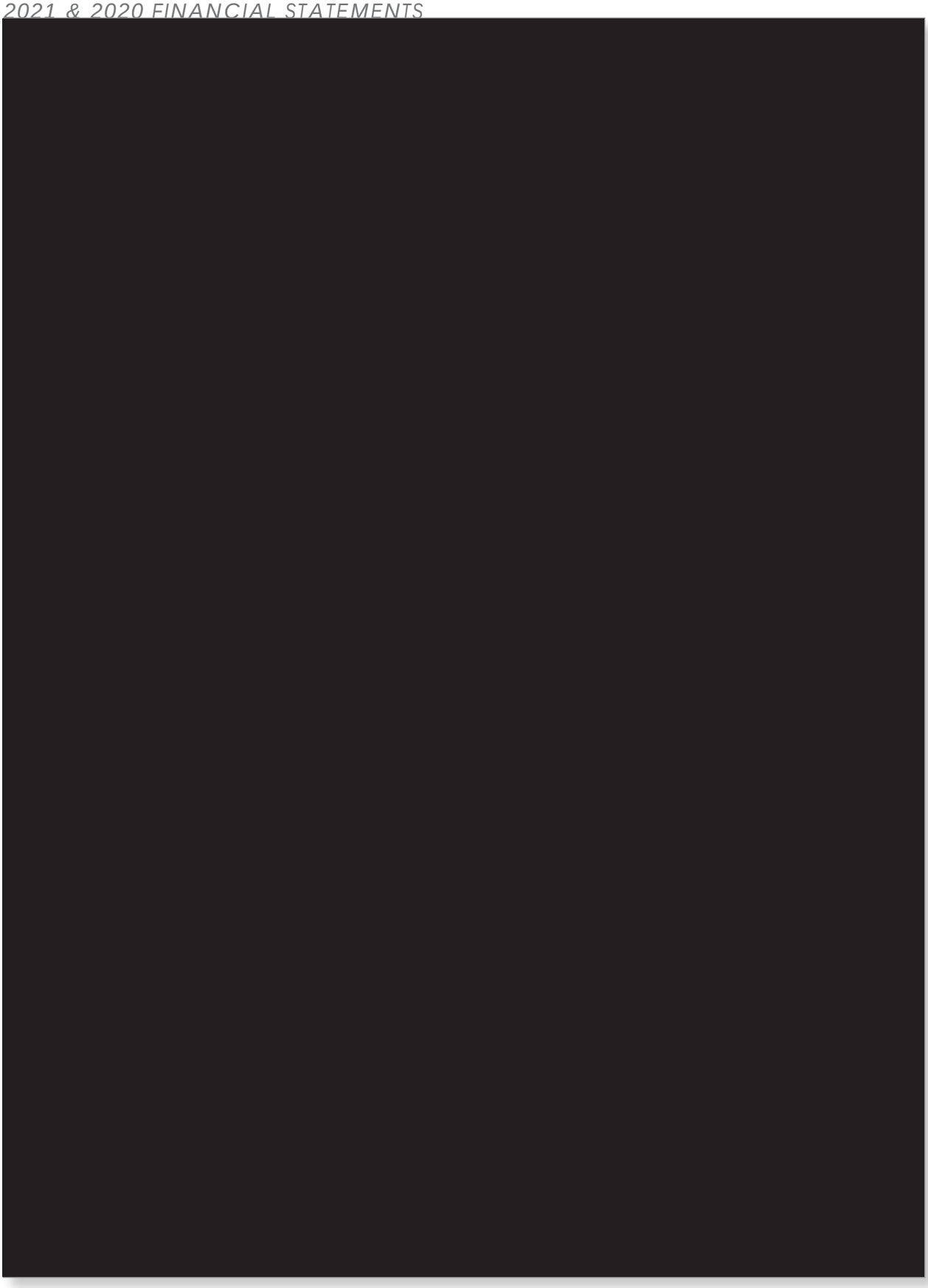

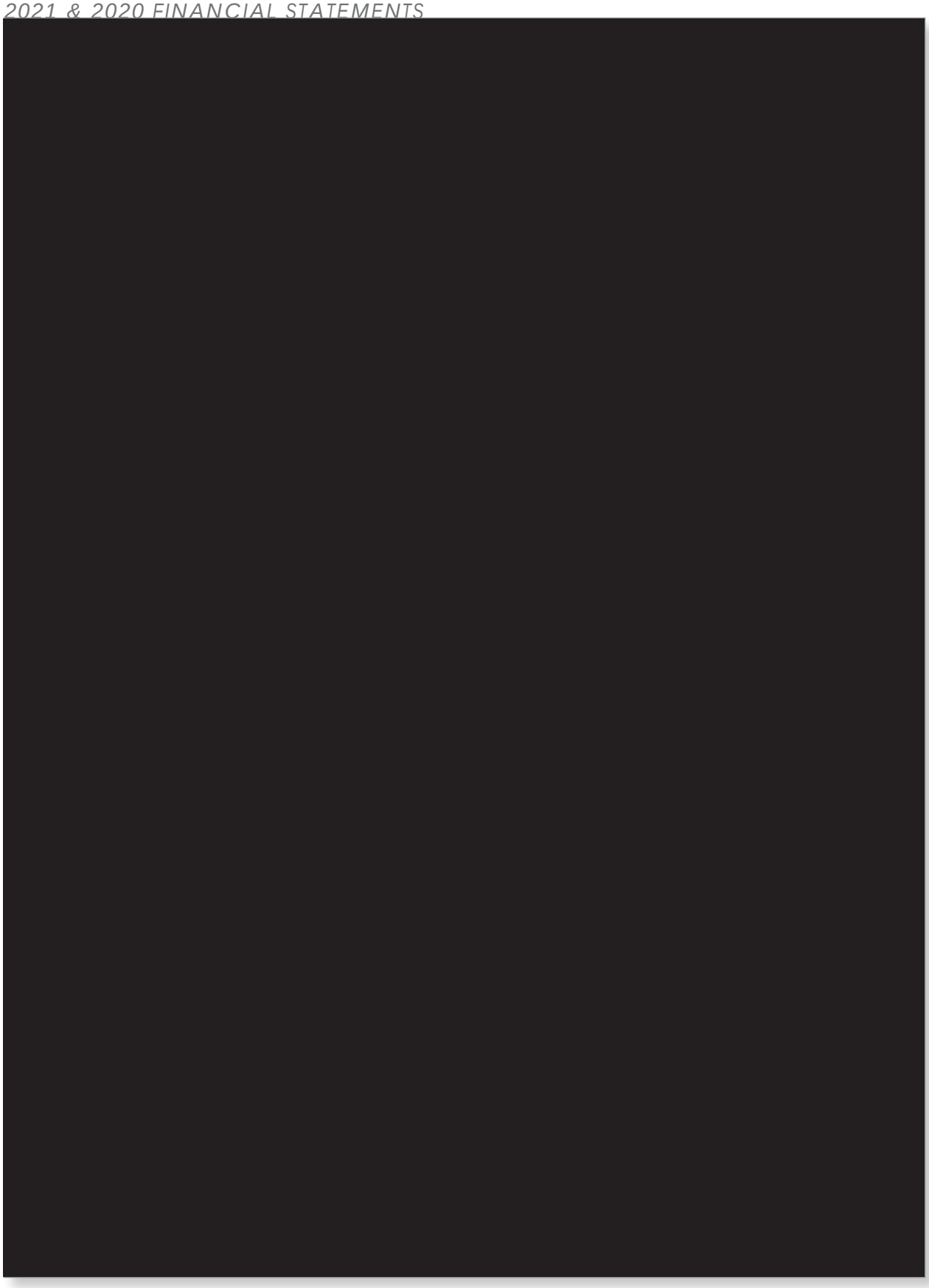

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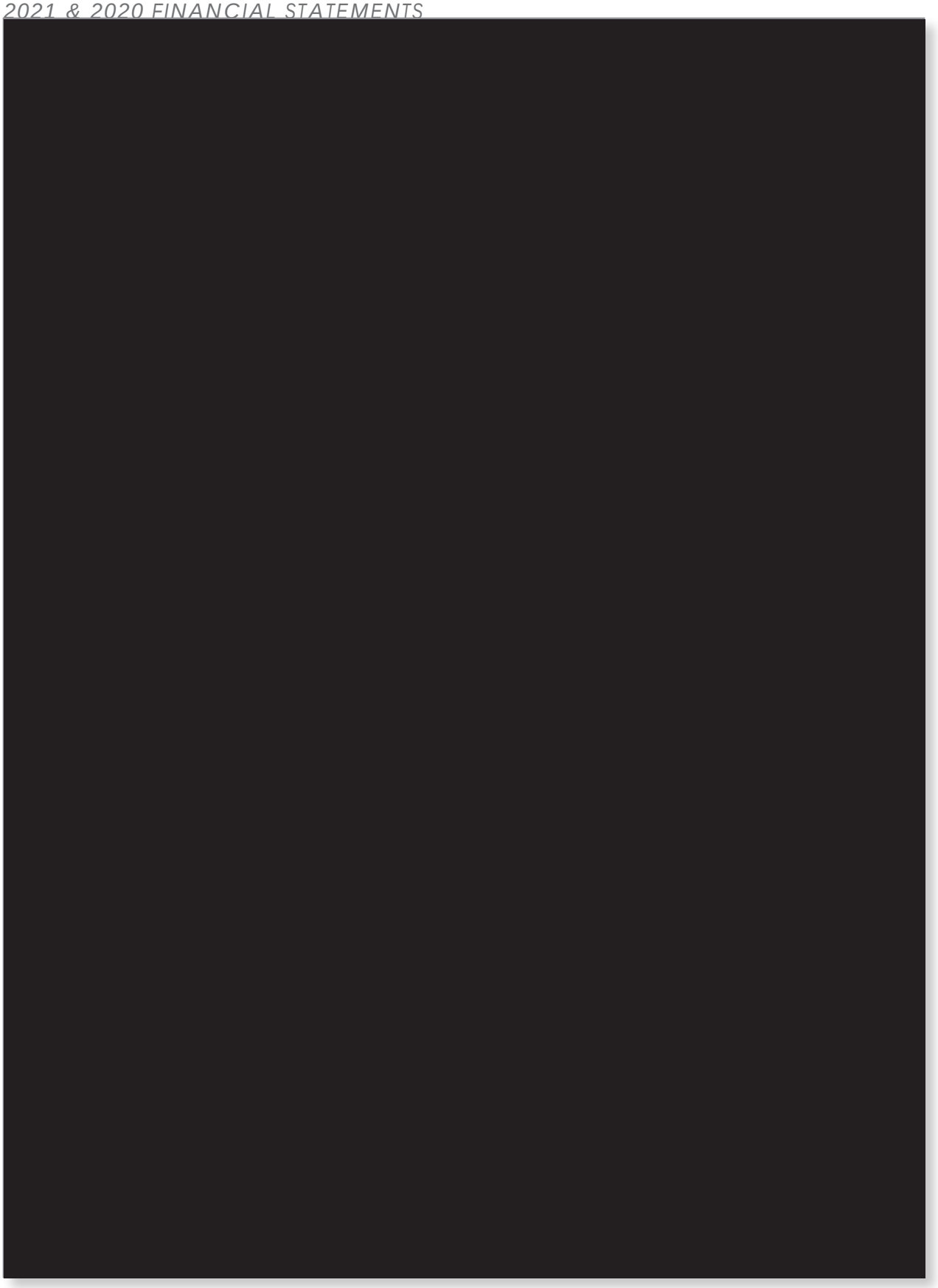

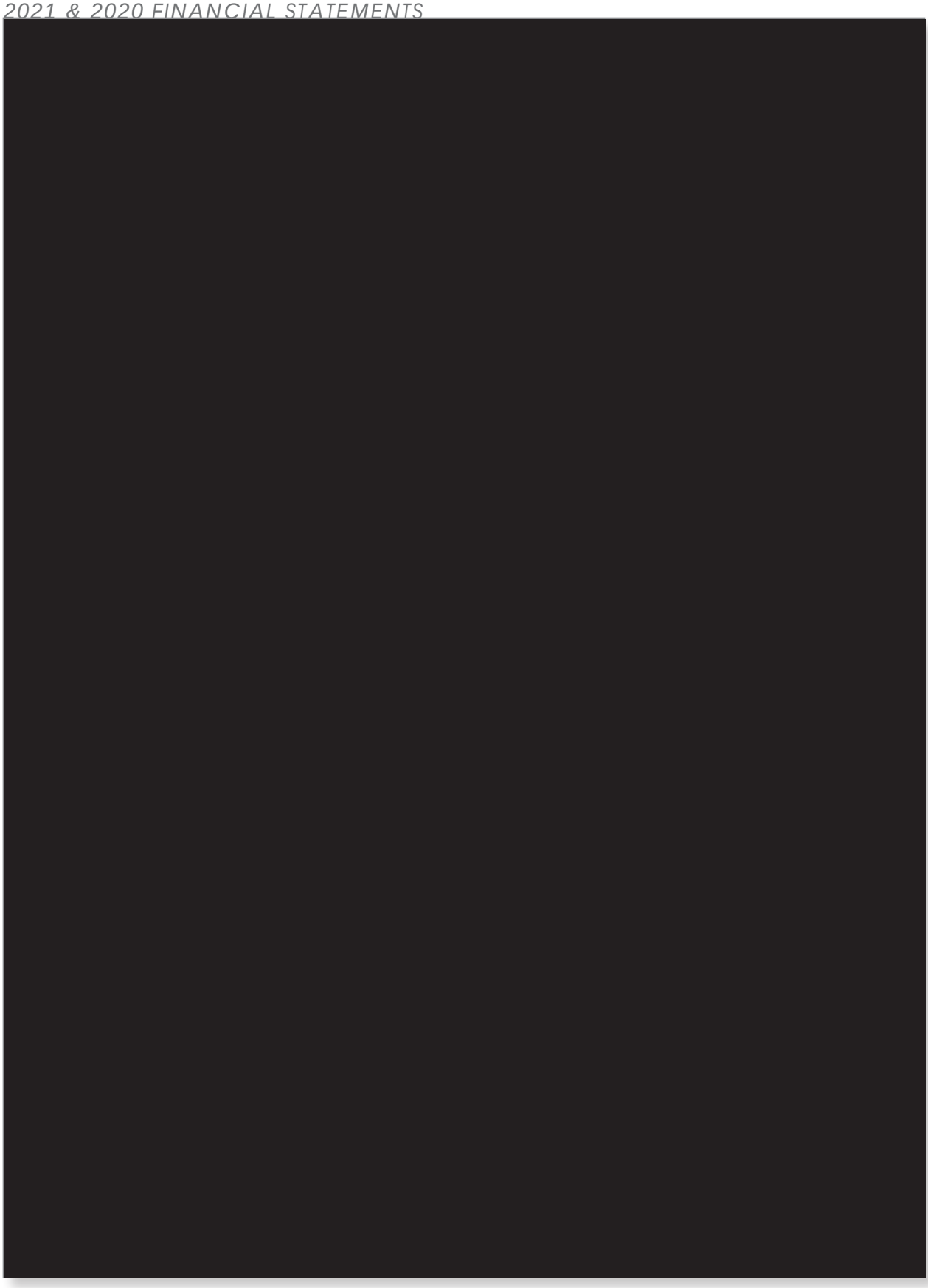

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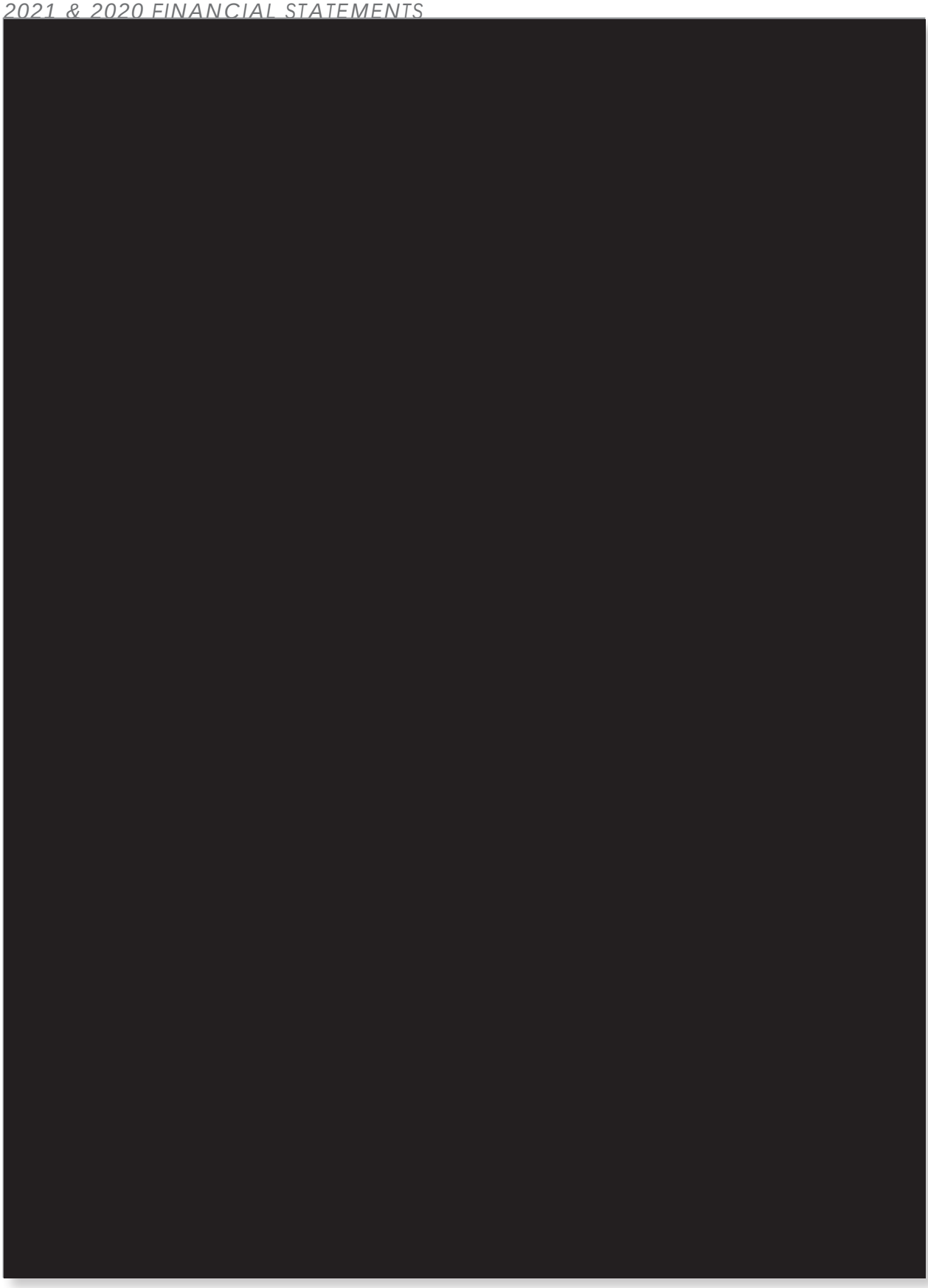

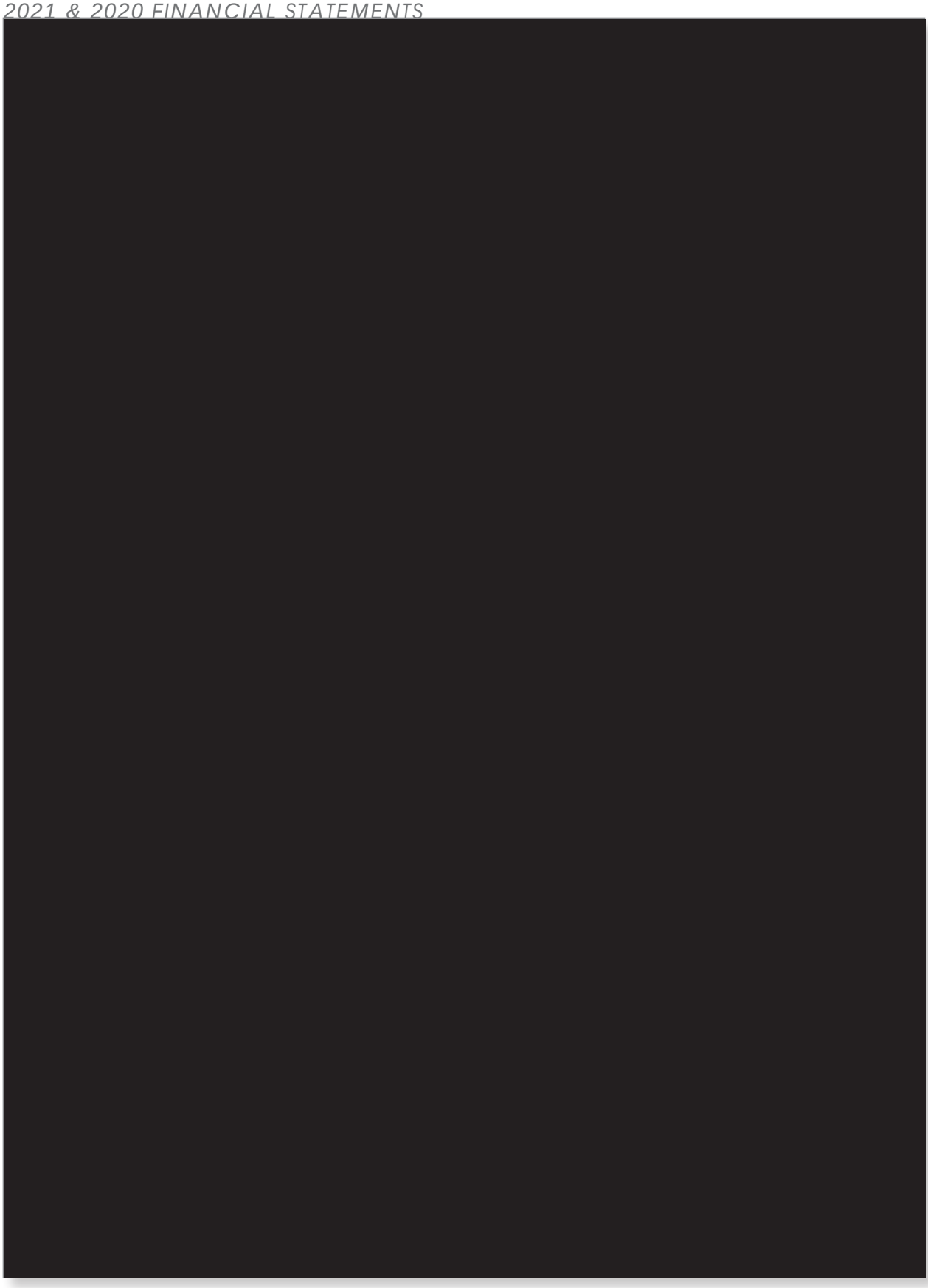

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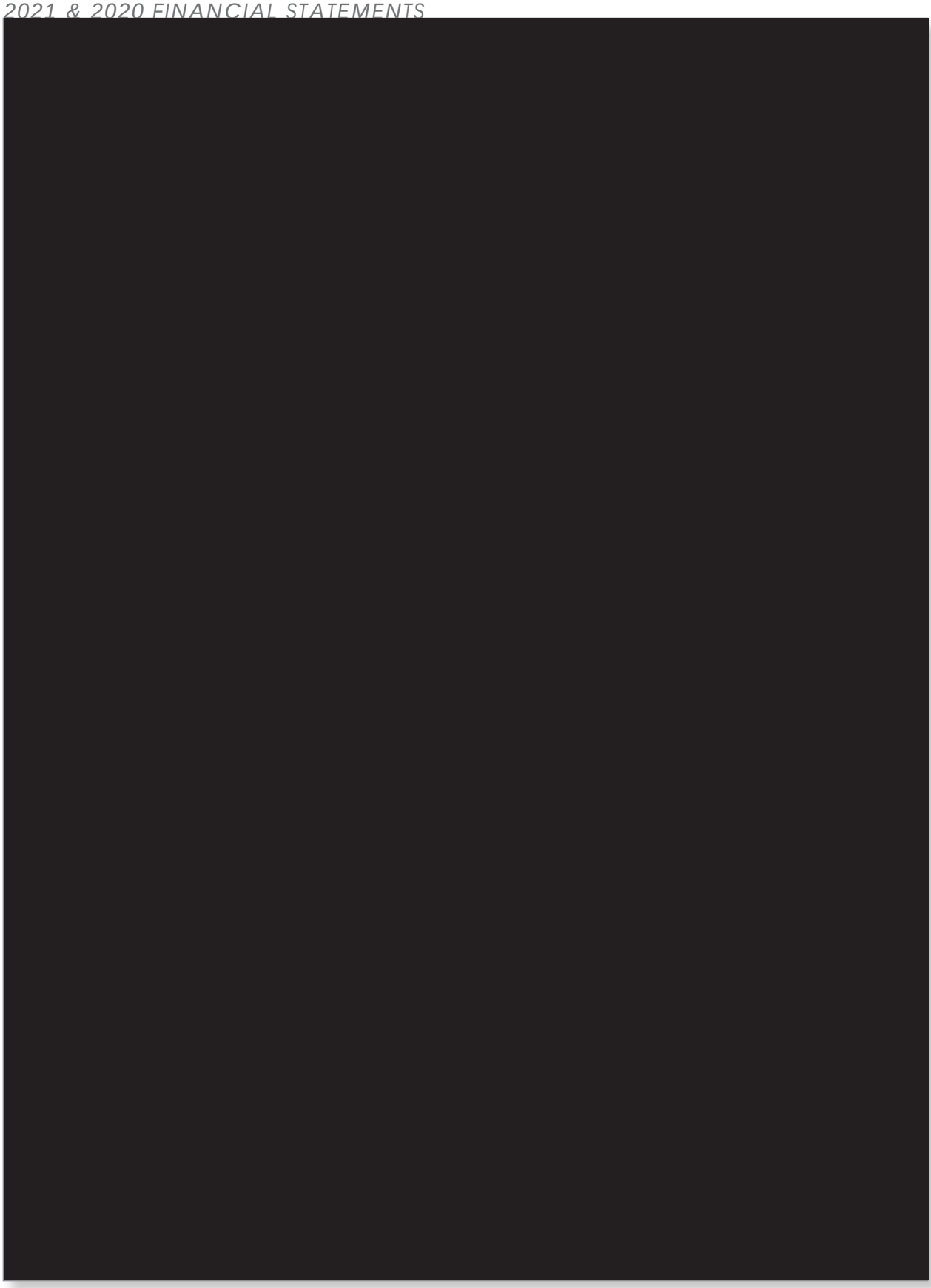

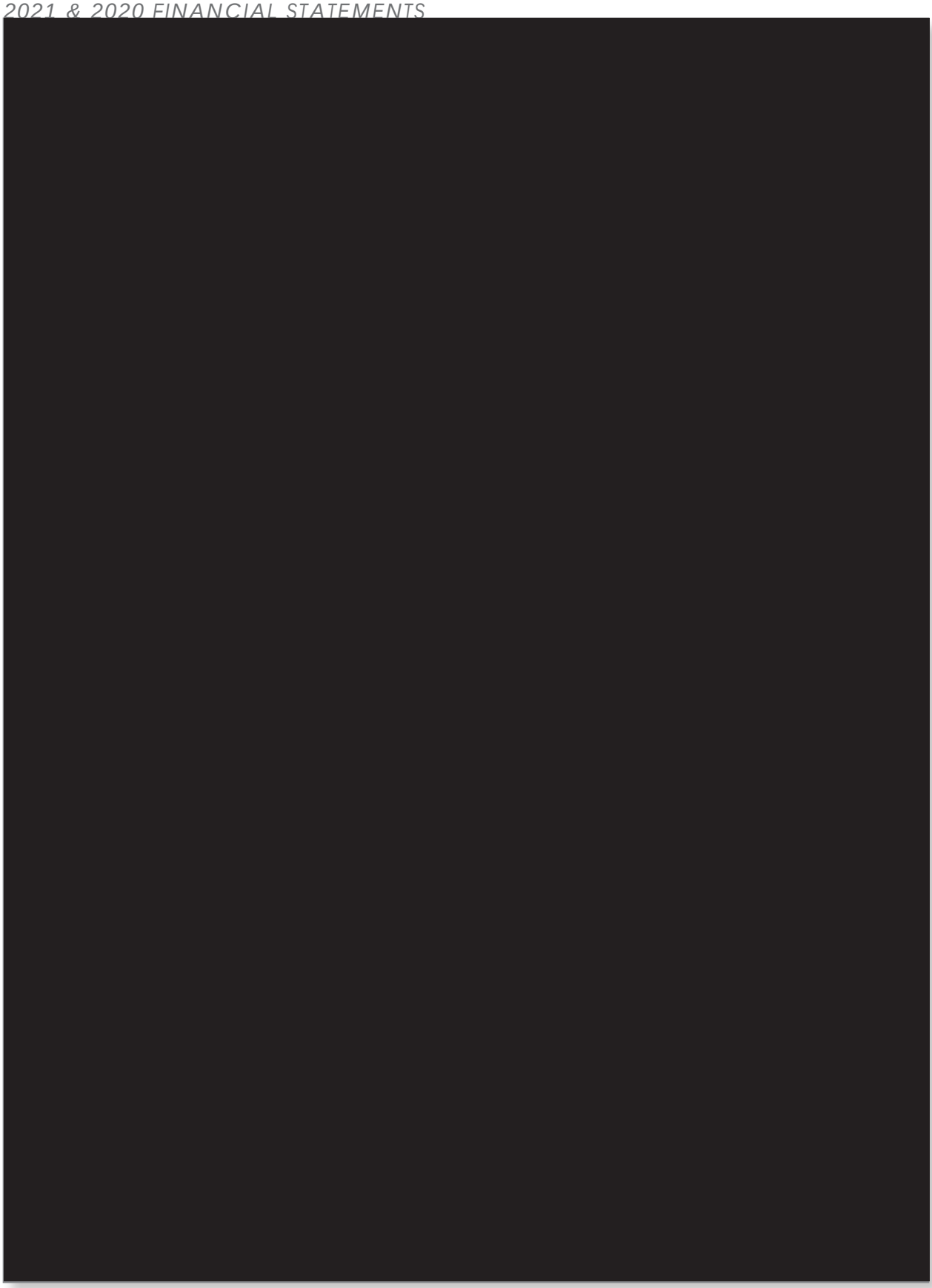

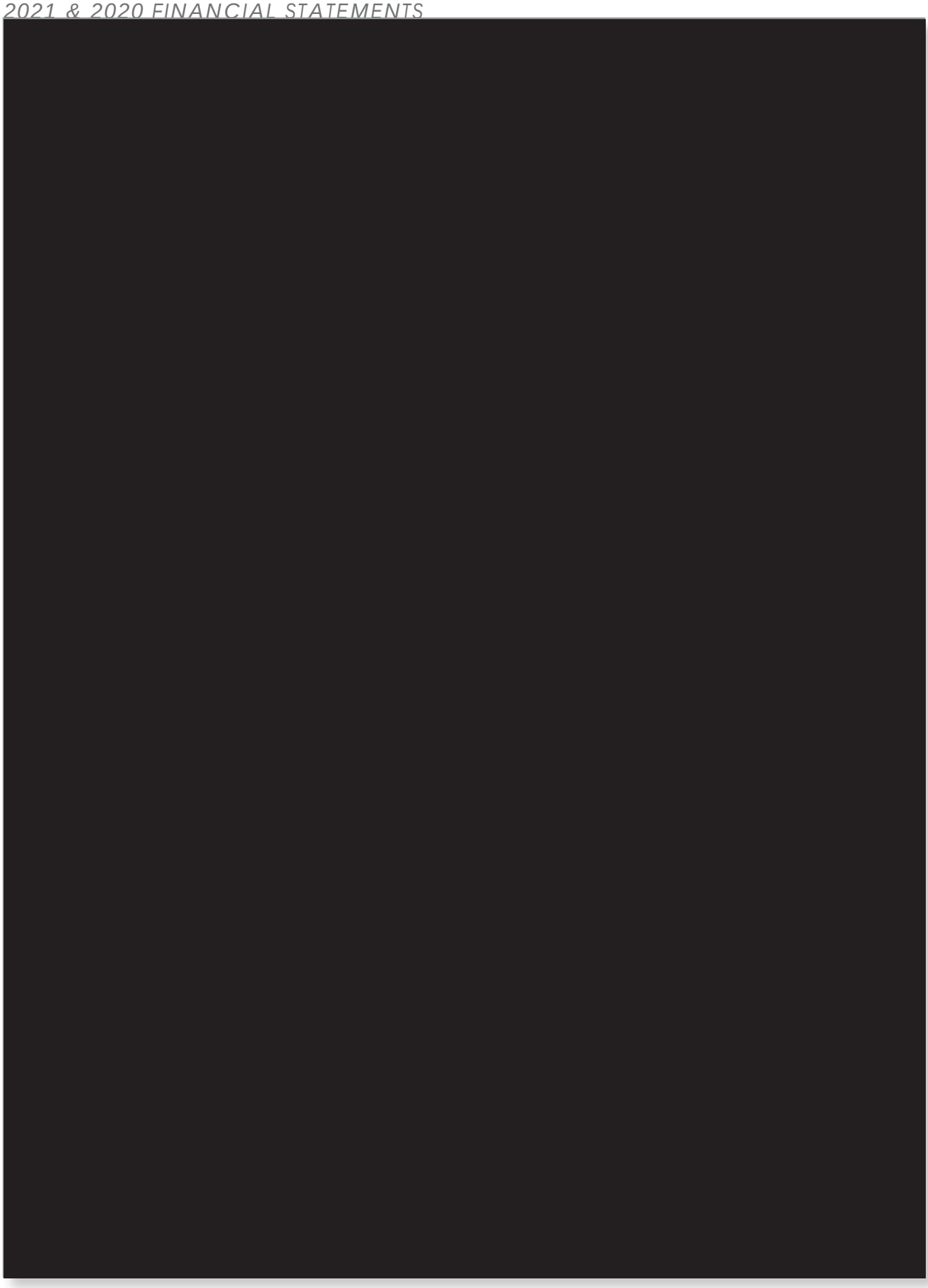

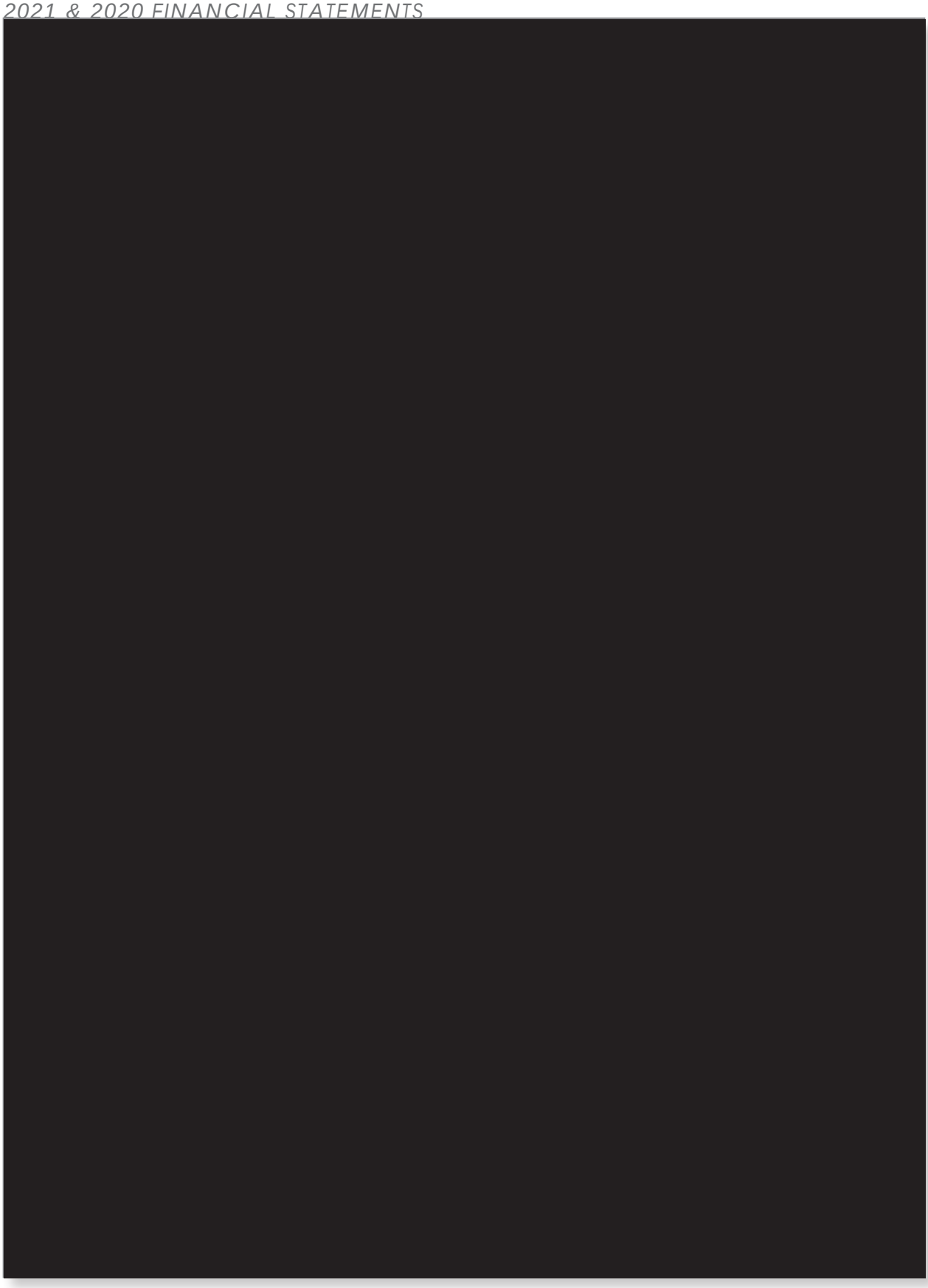

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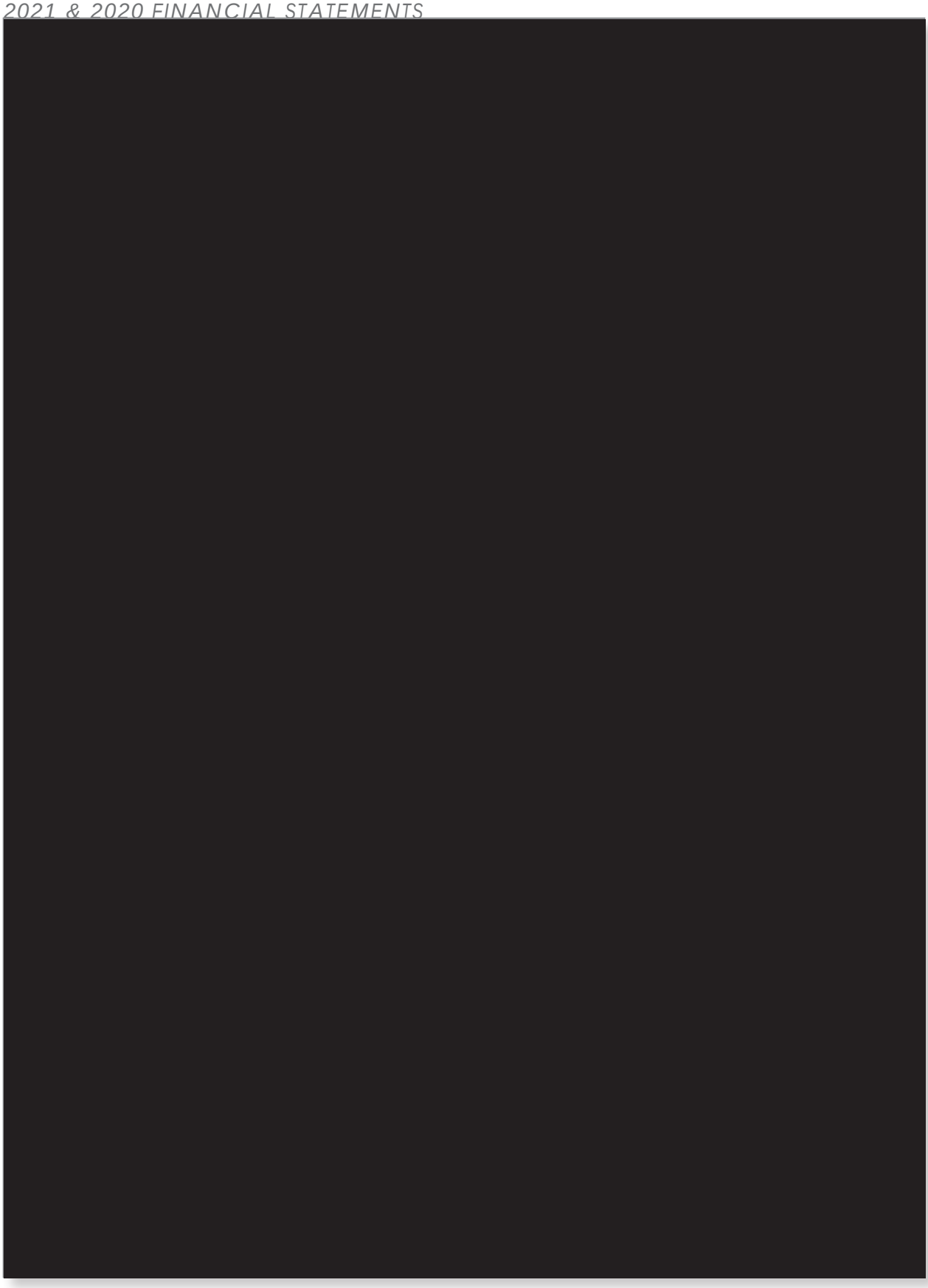

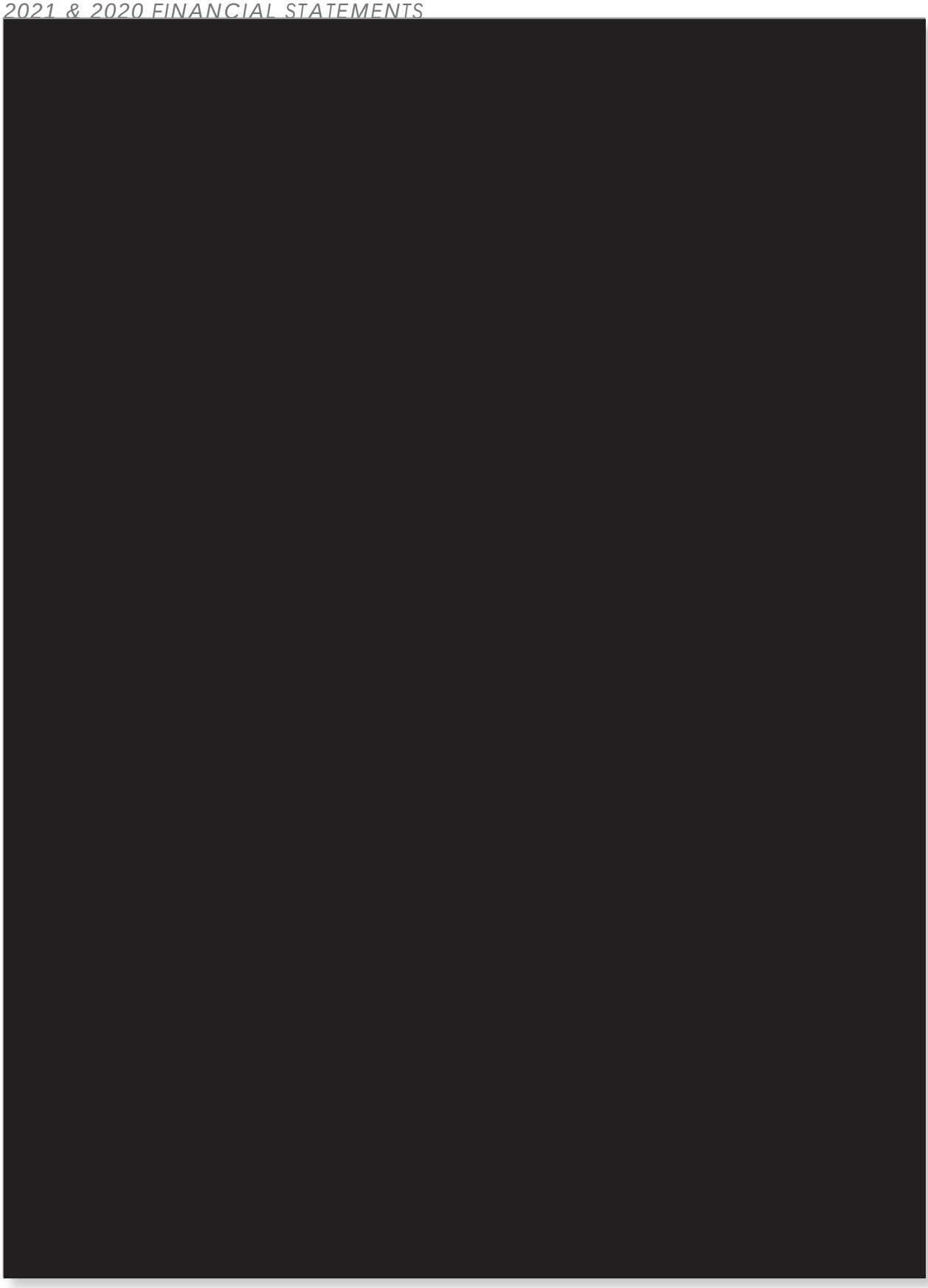

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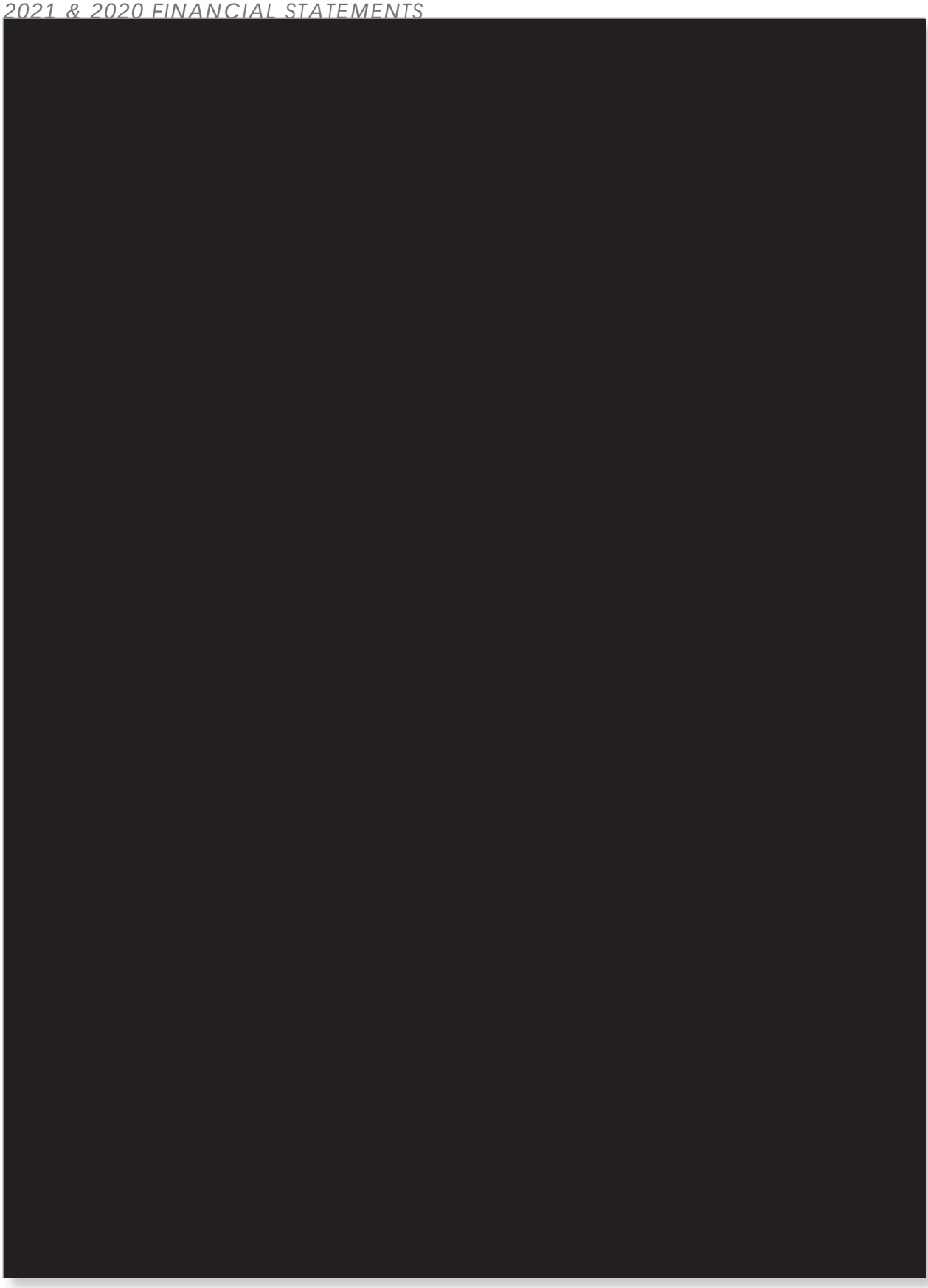
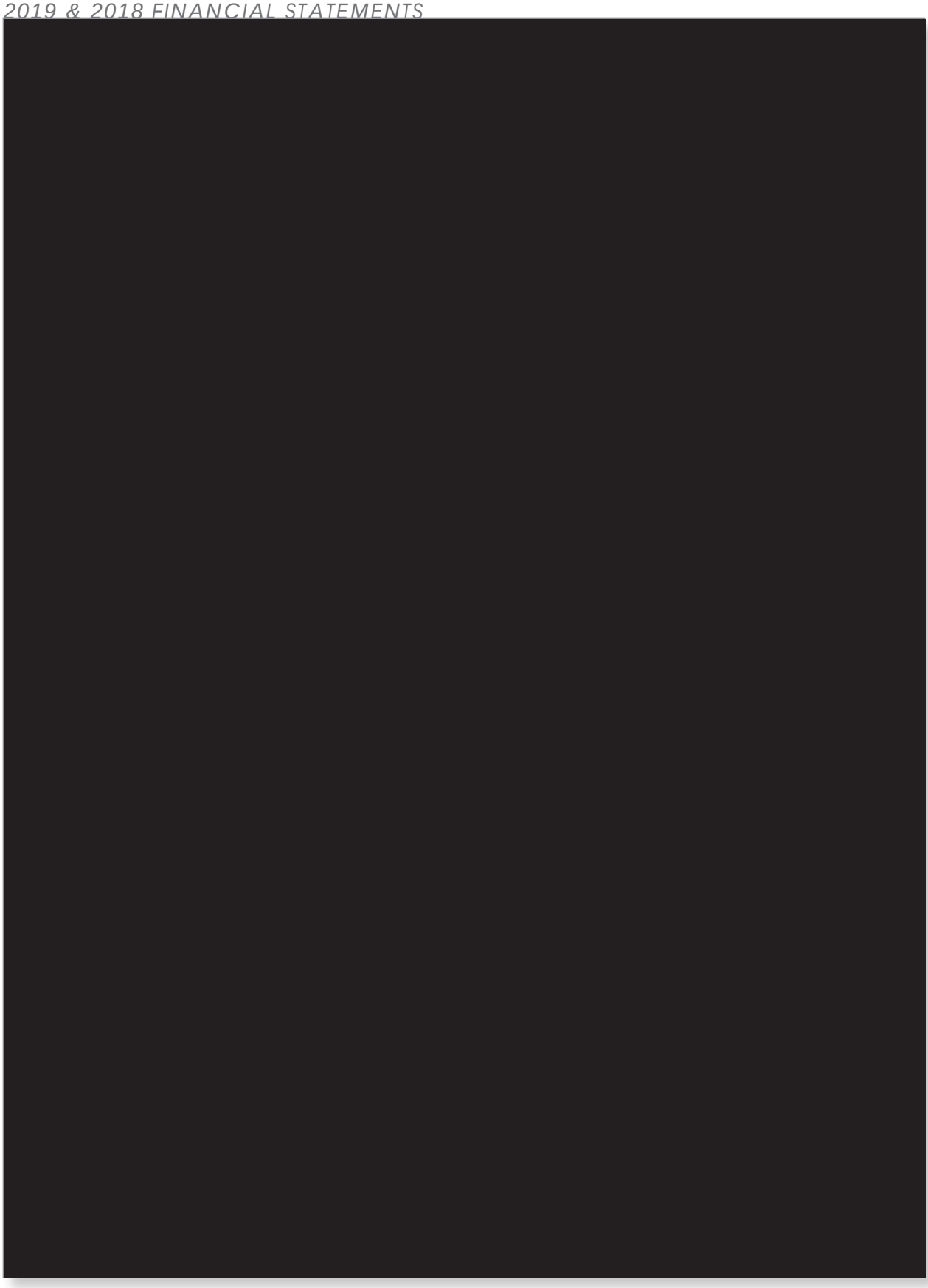
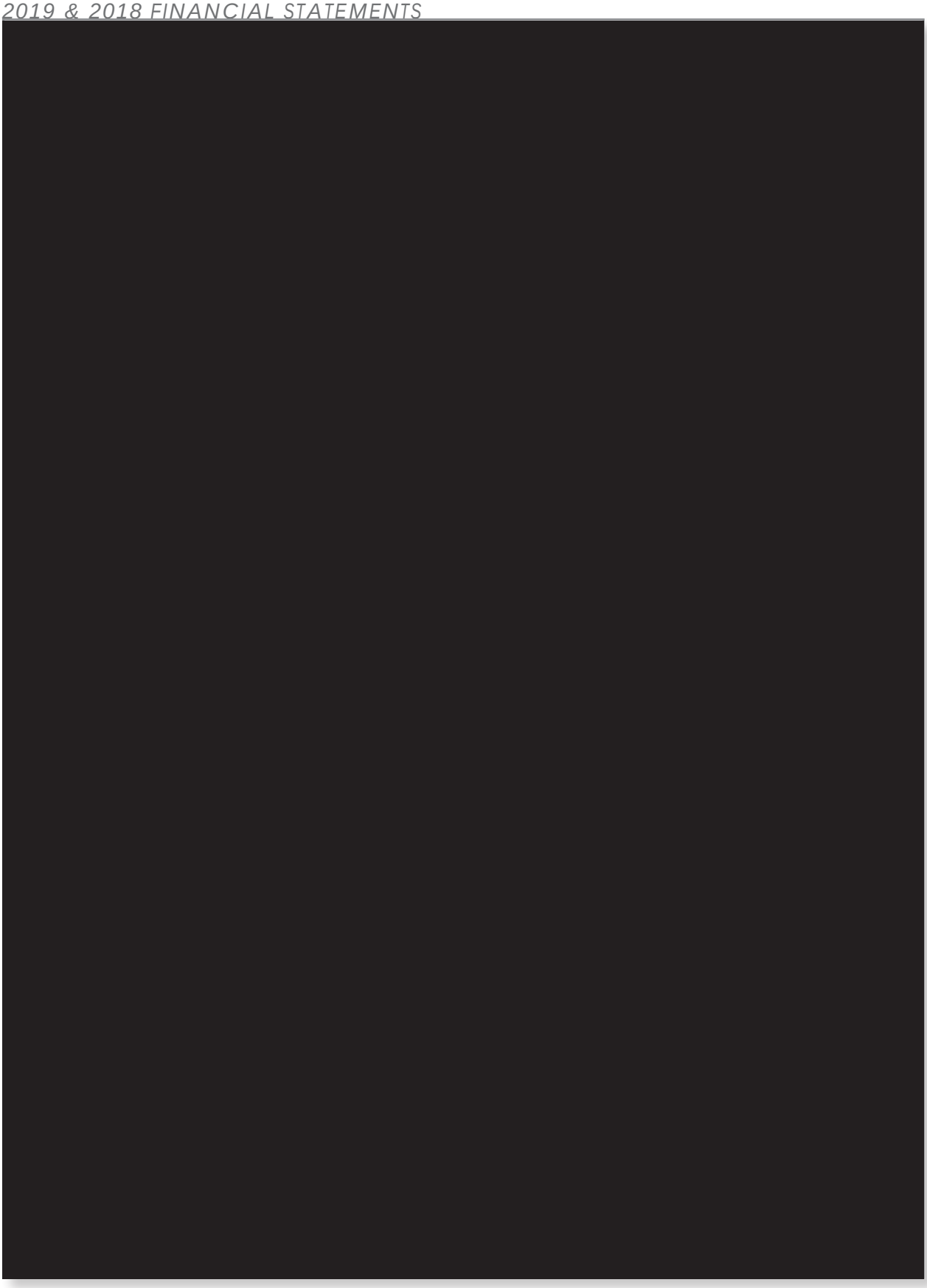
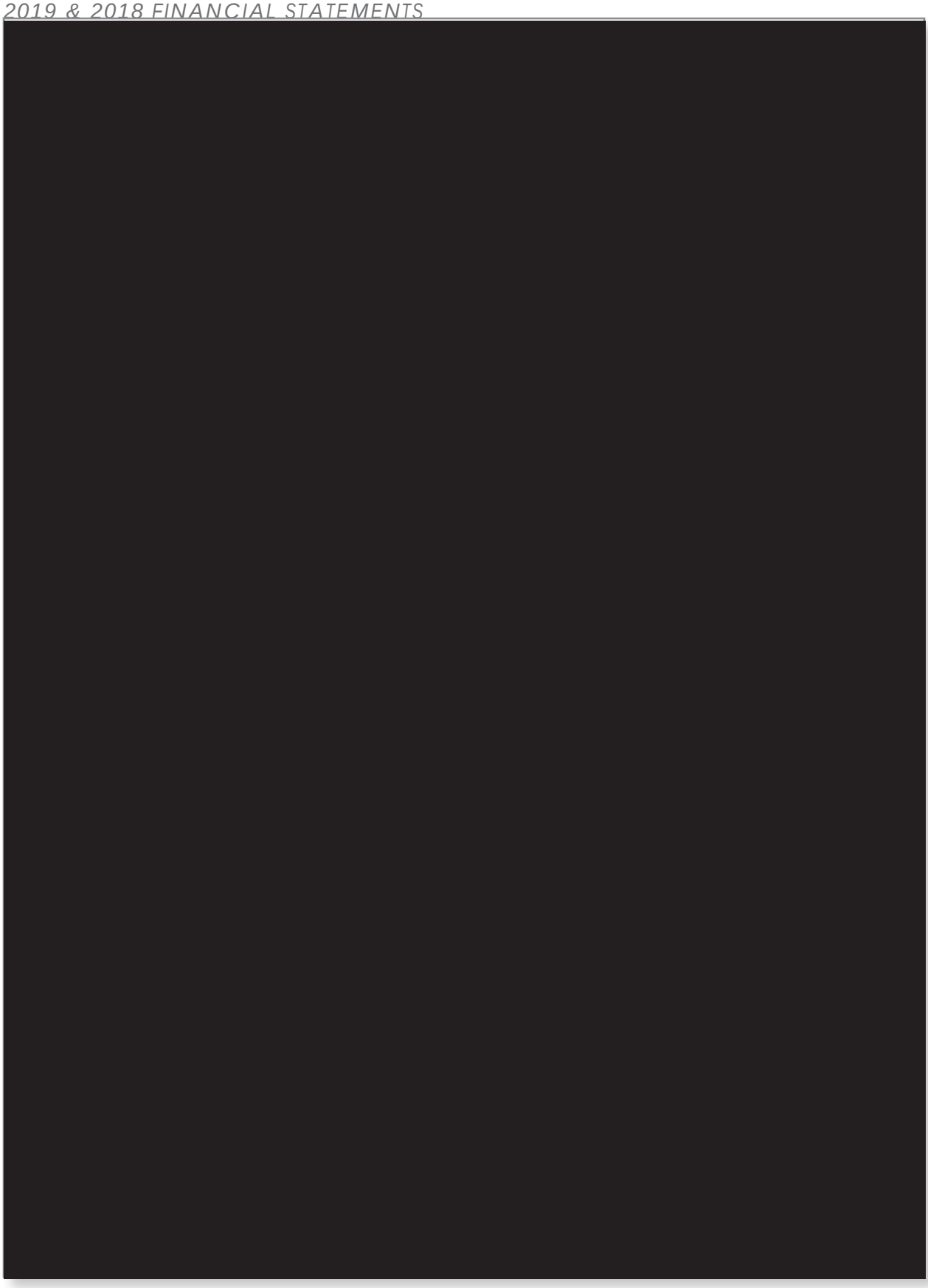
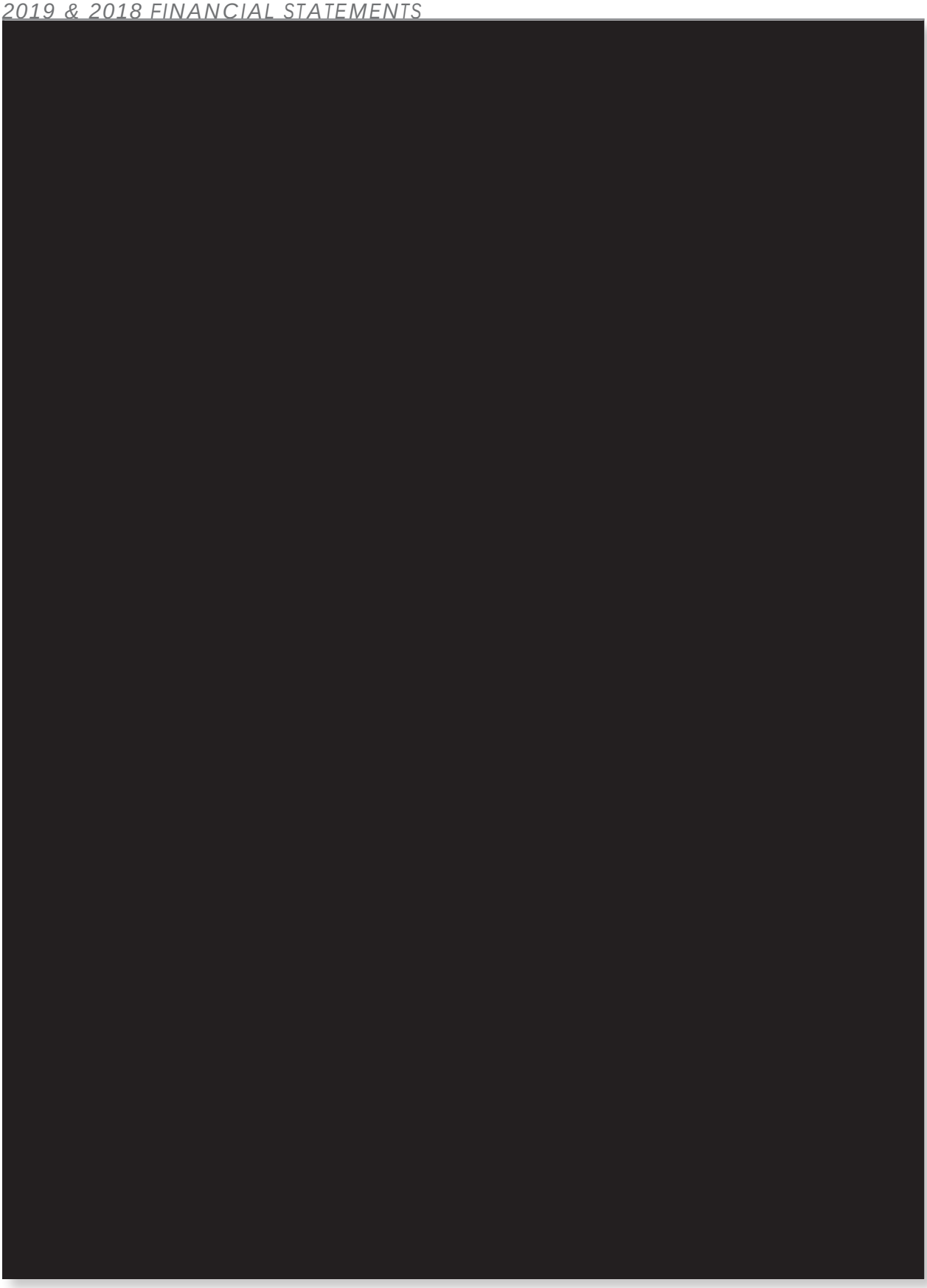
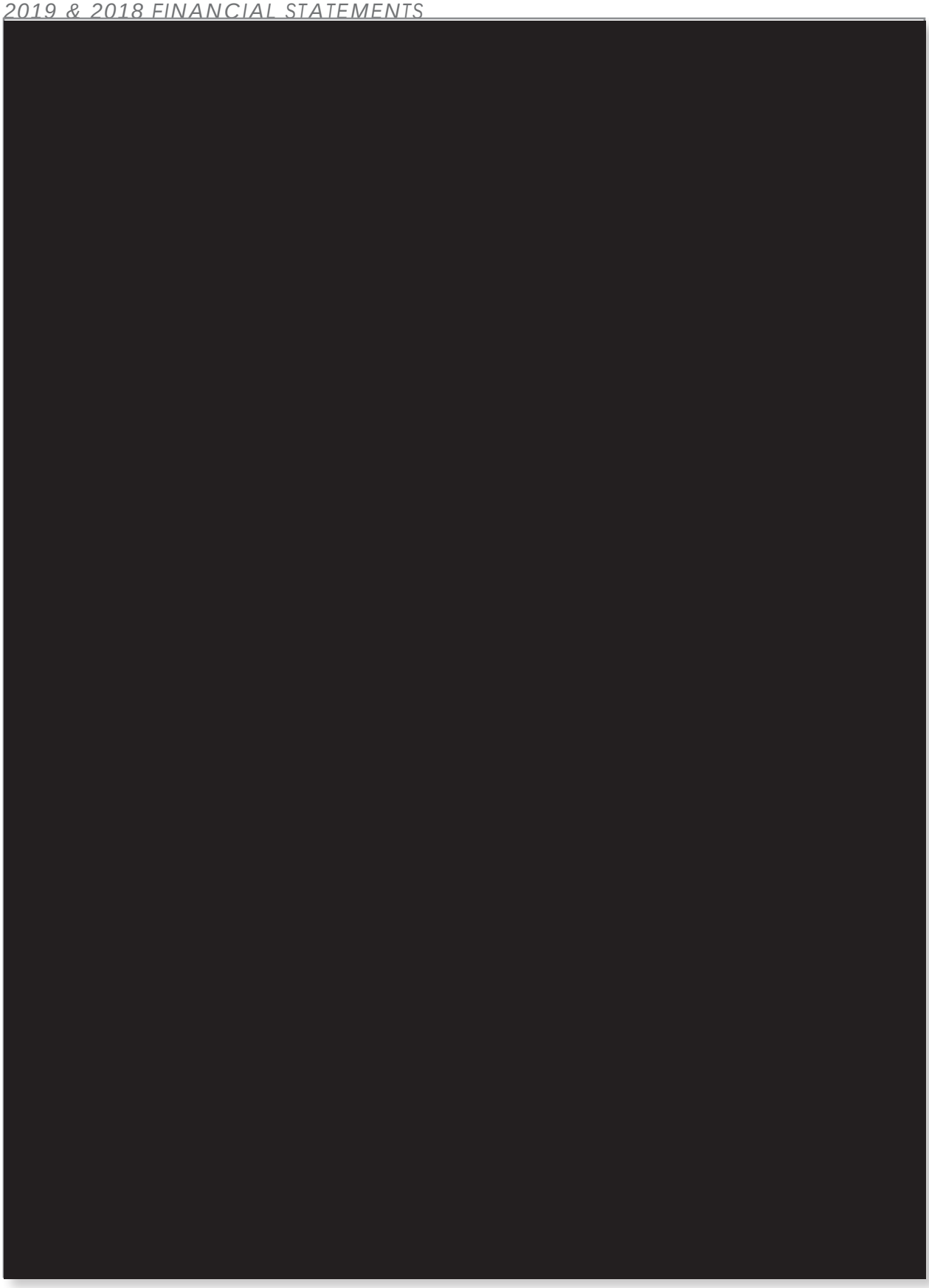




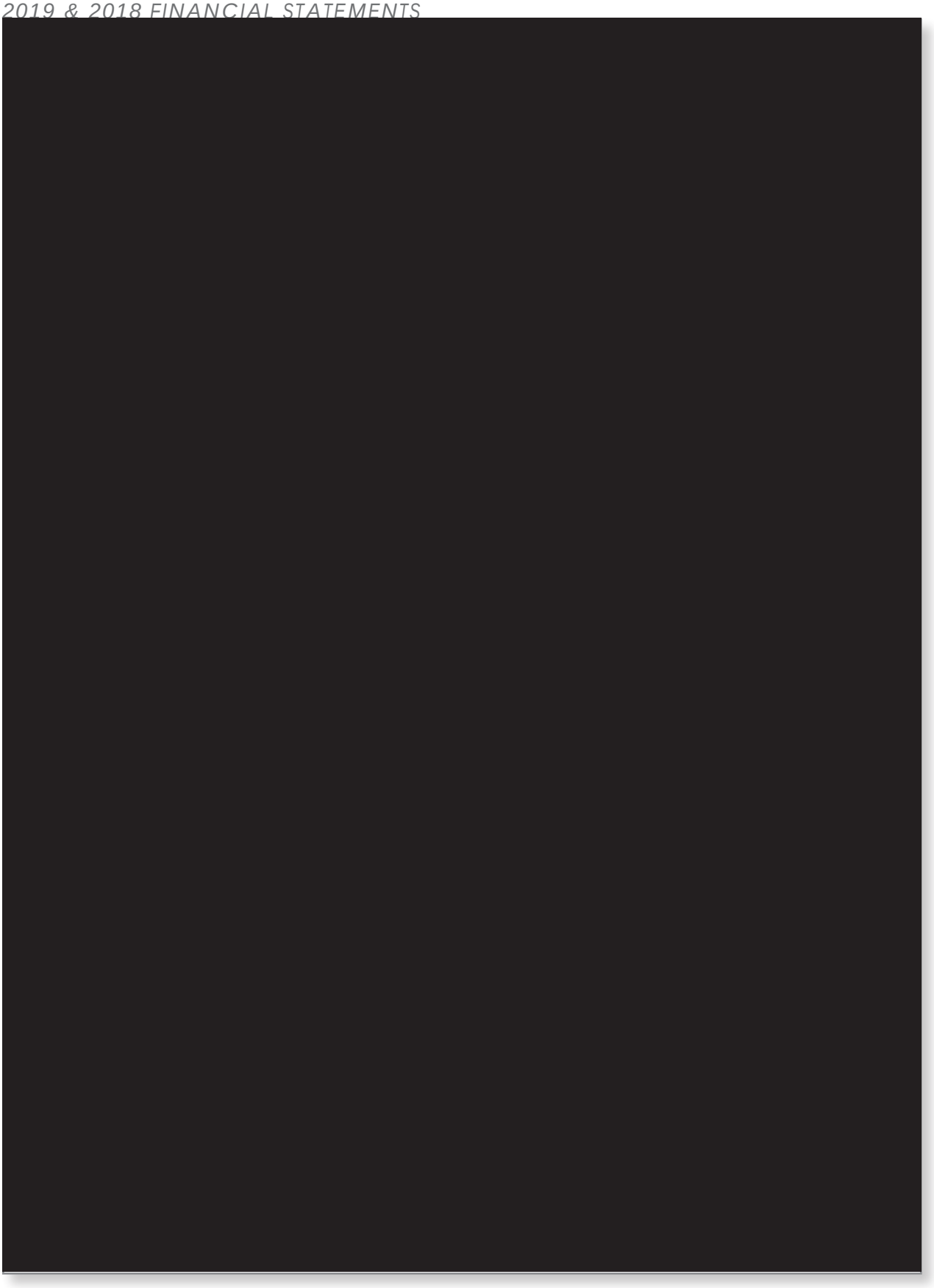


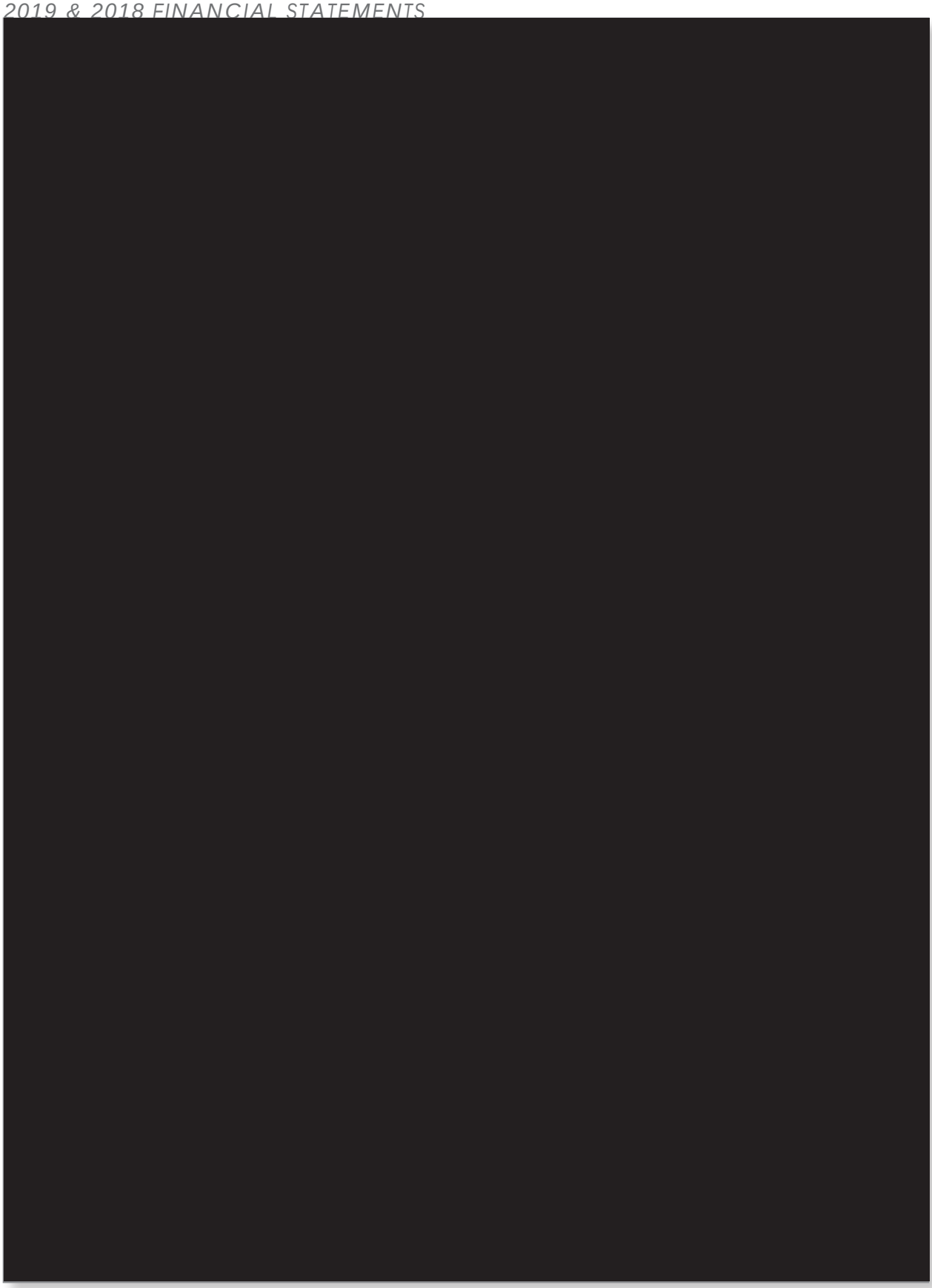


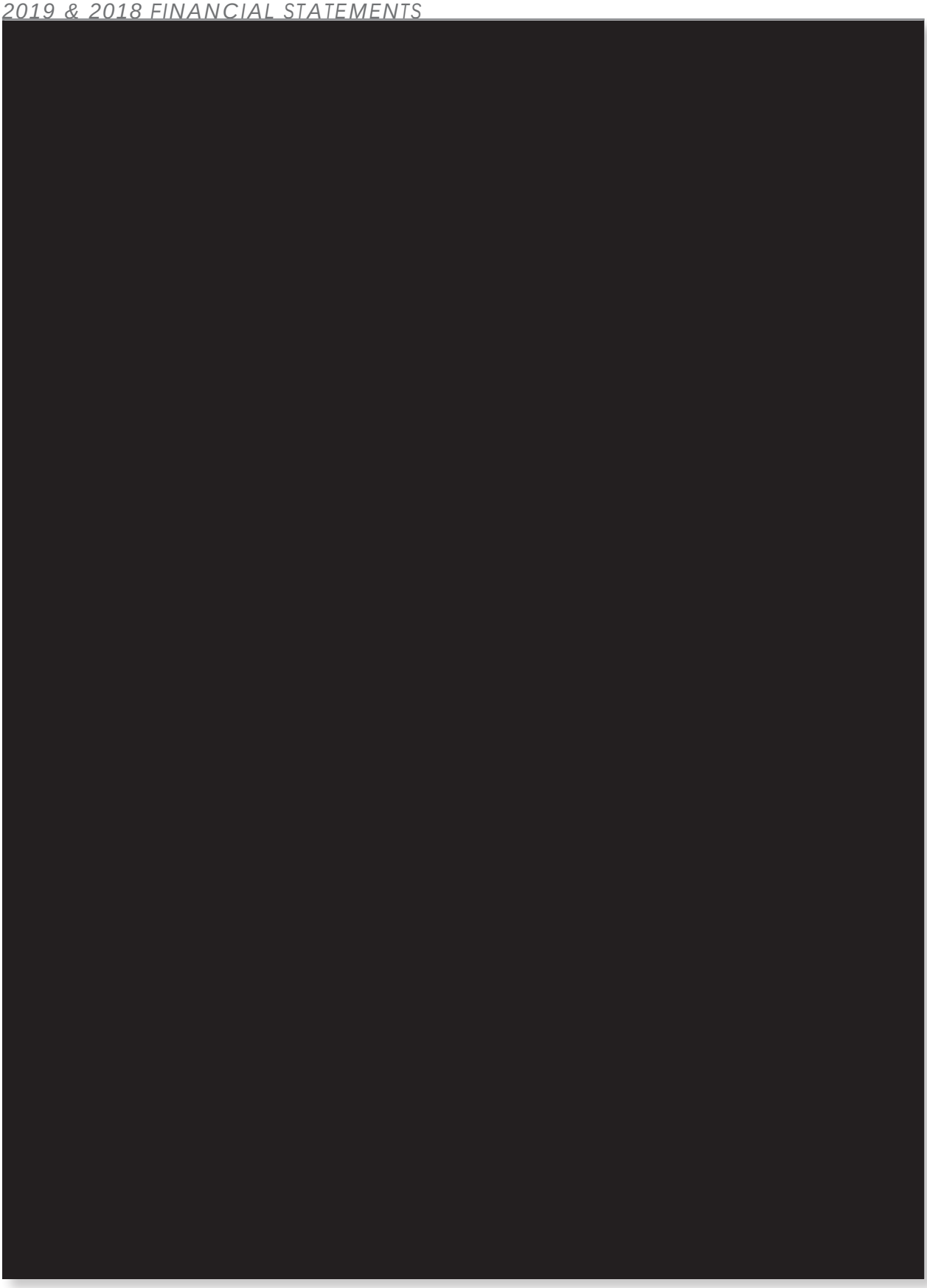


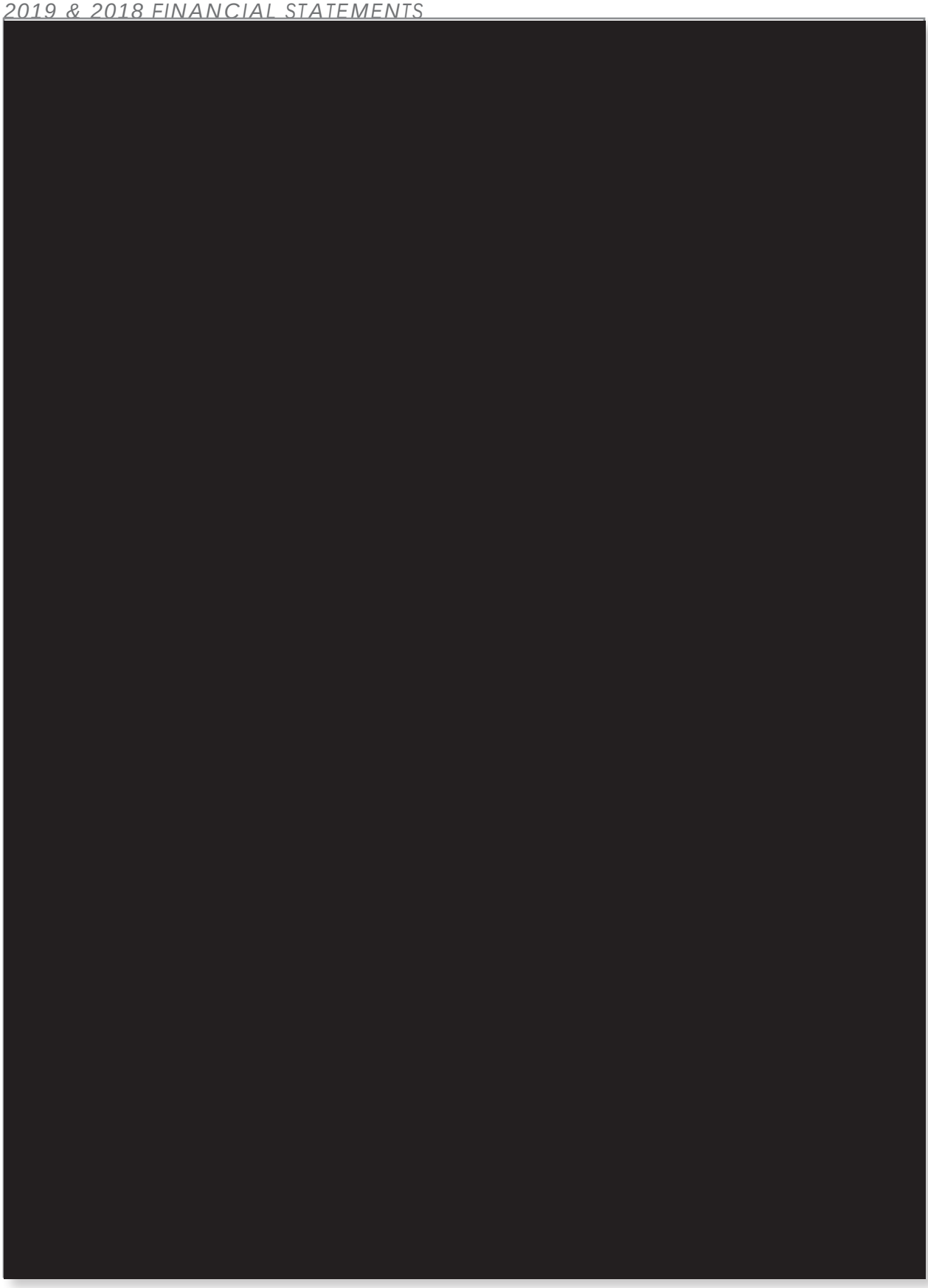


2019 & 2018 FINANCIAL STATEMENTS



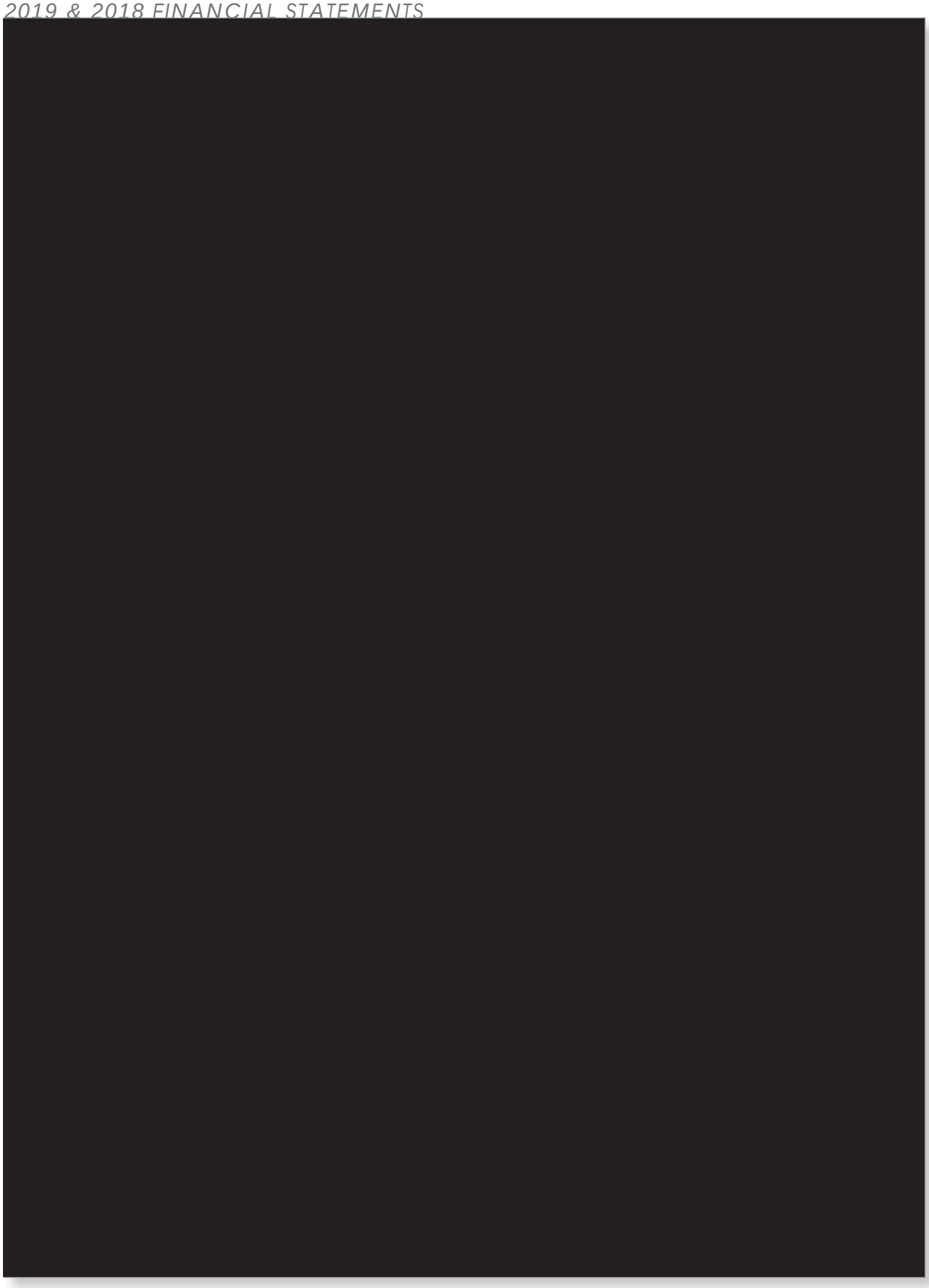


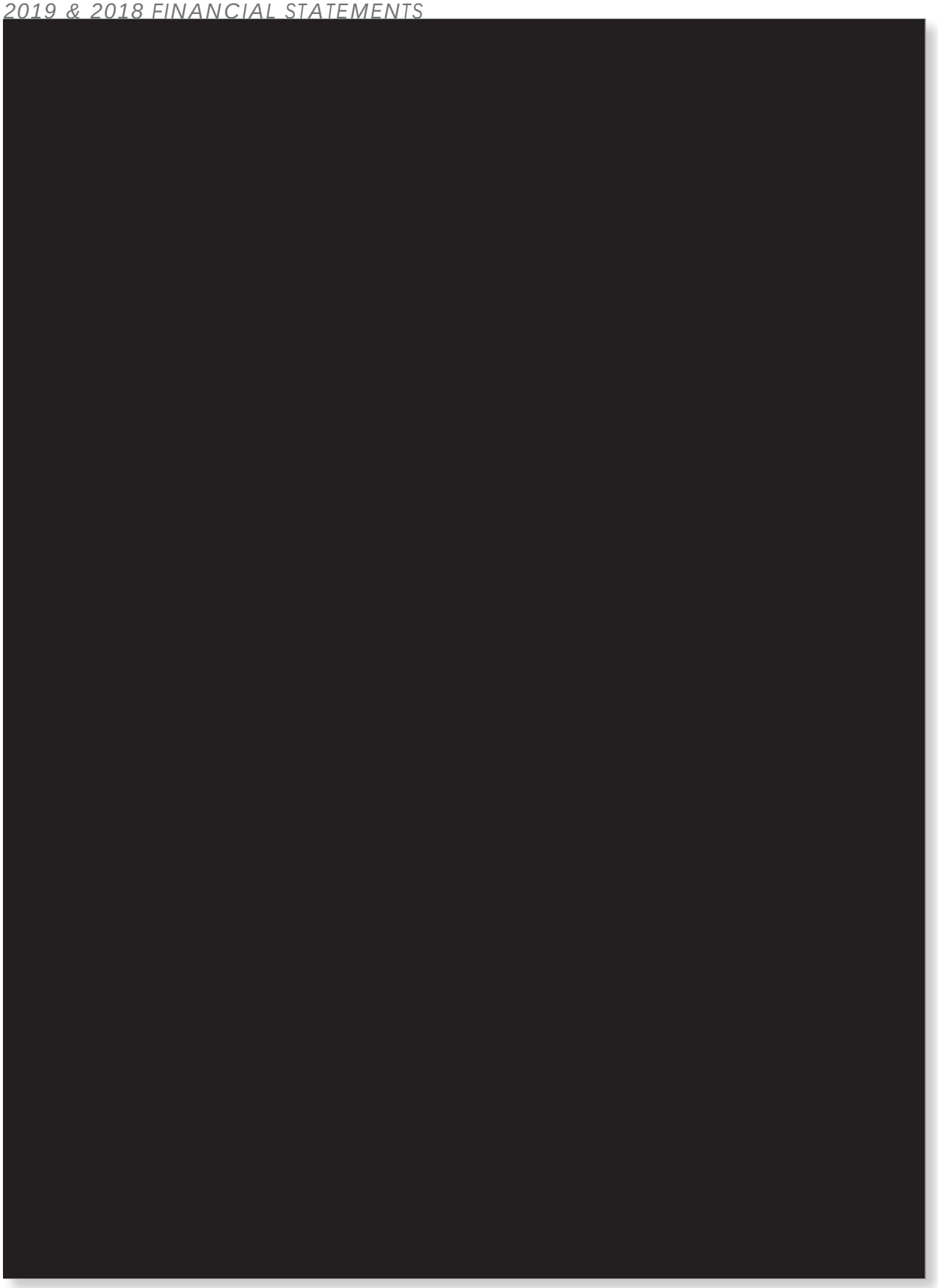


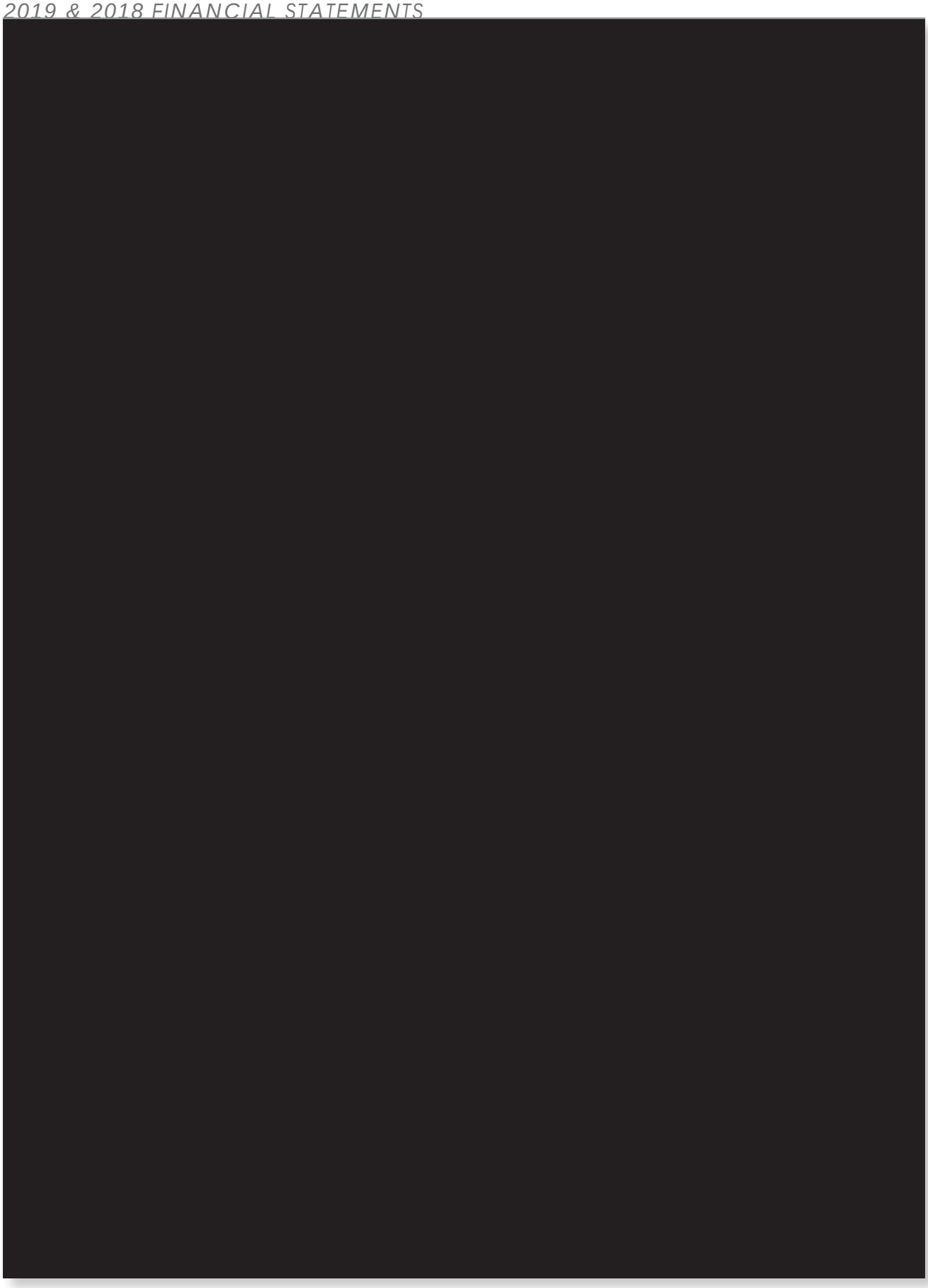


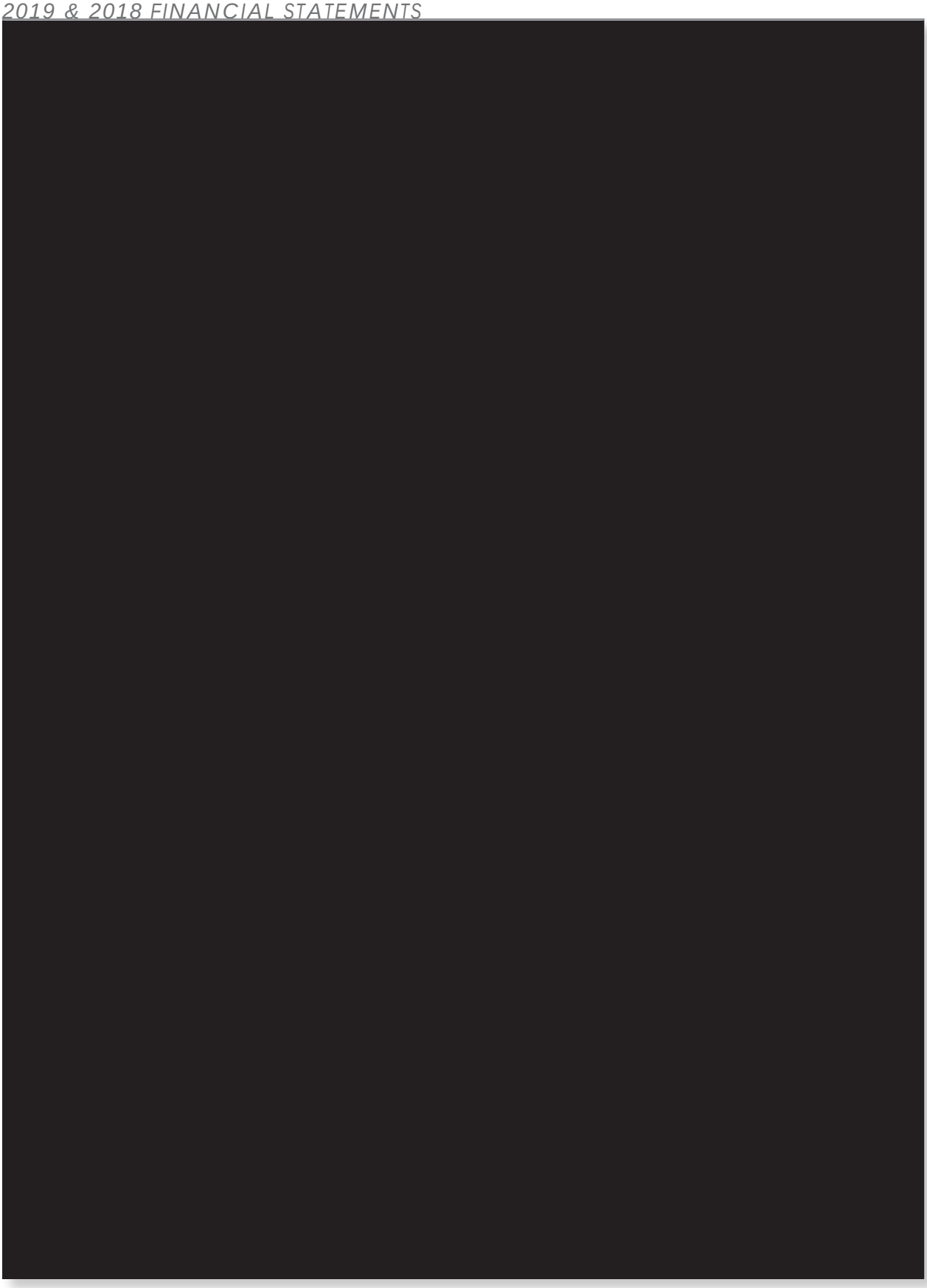
2019 & 2018 FINANCIAL STATEMENTS

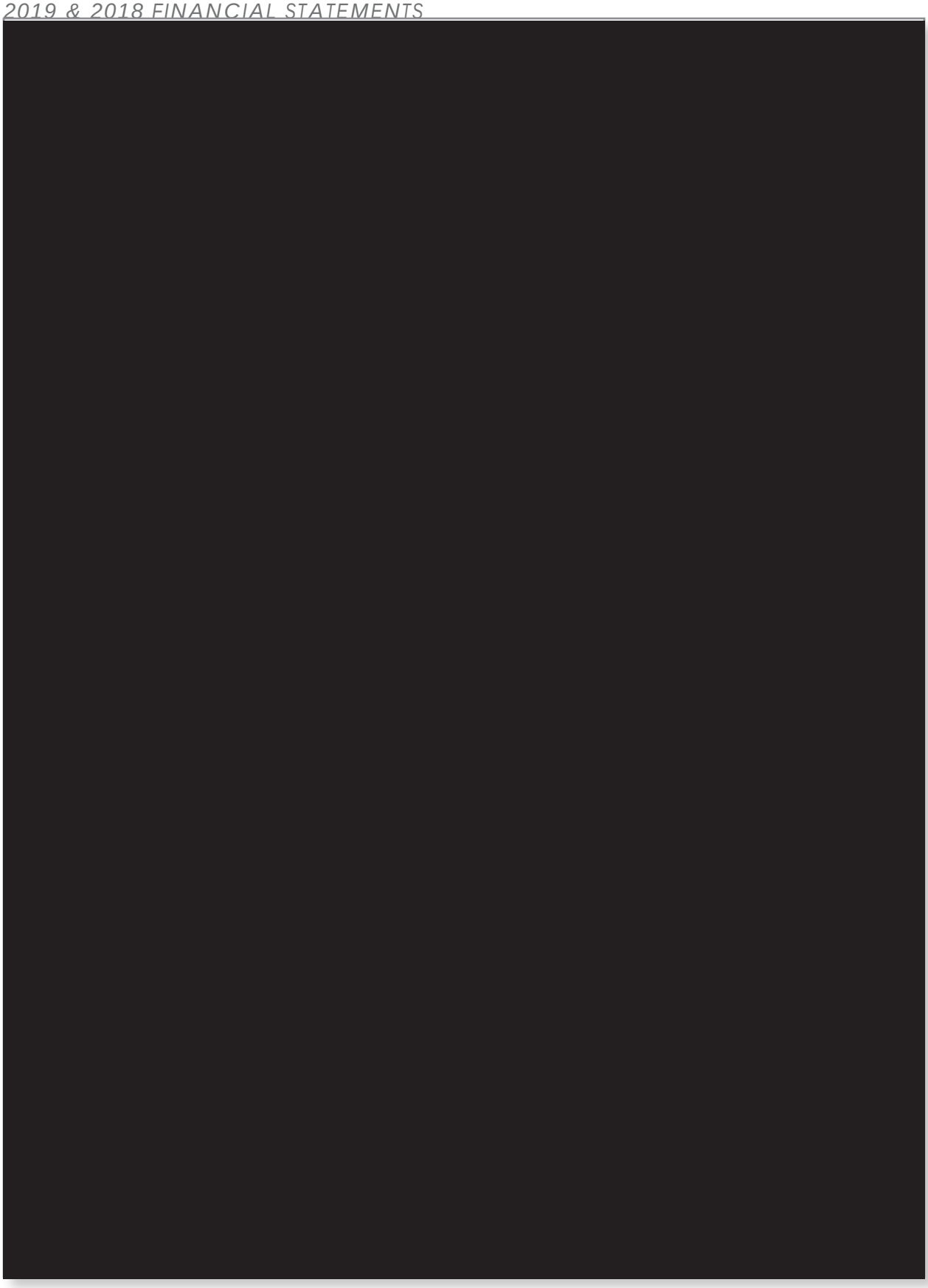


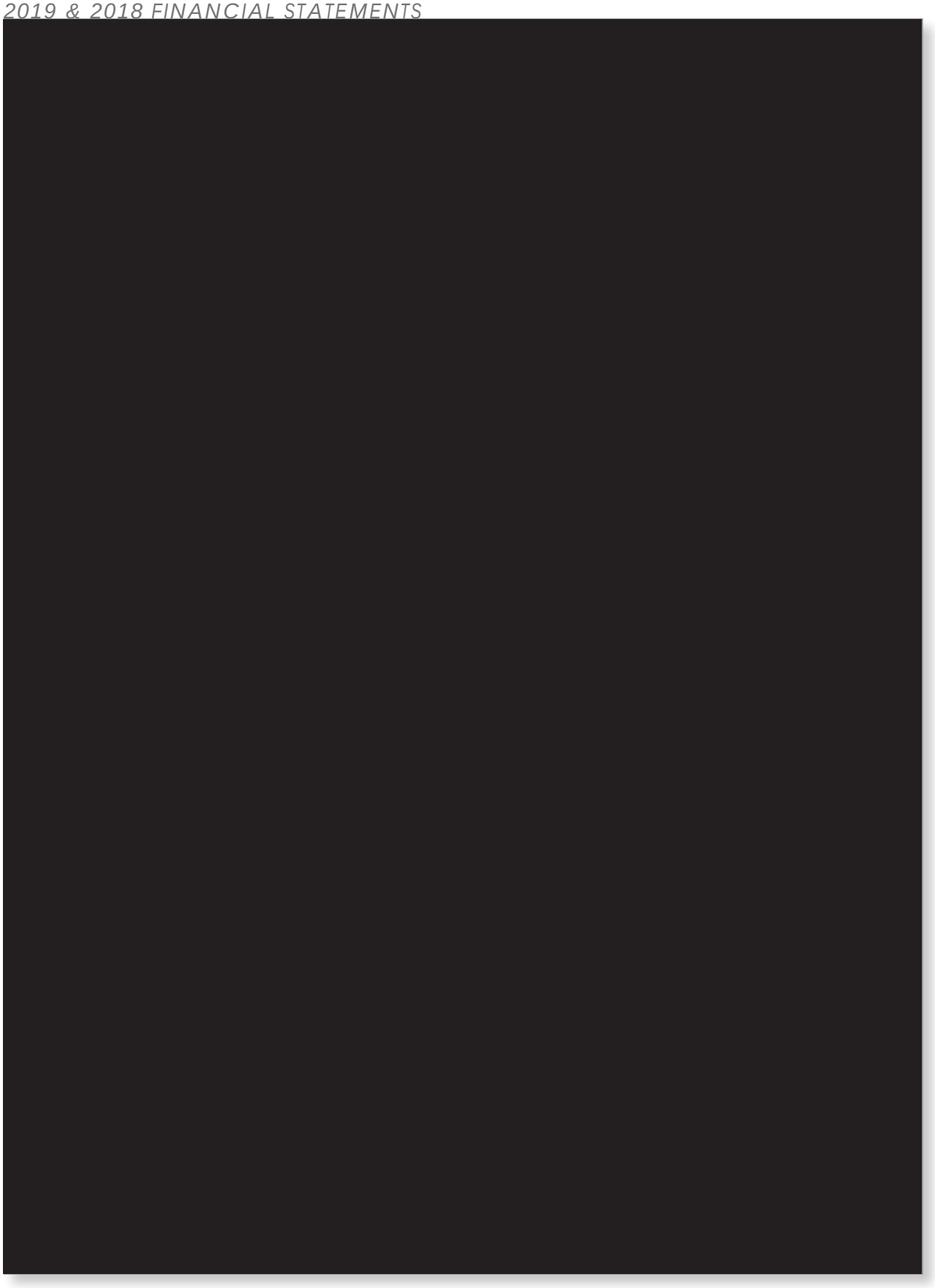


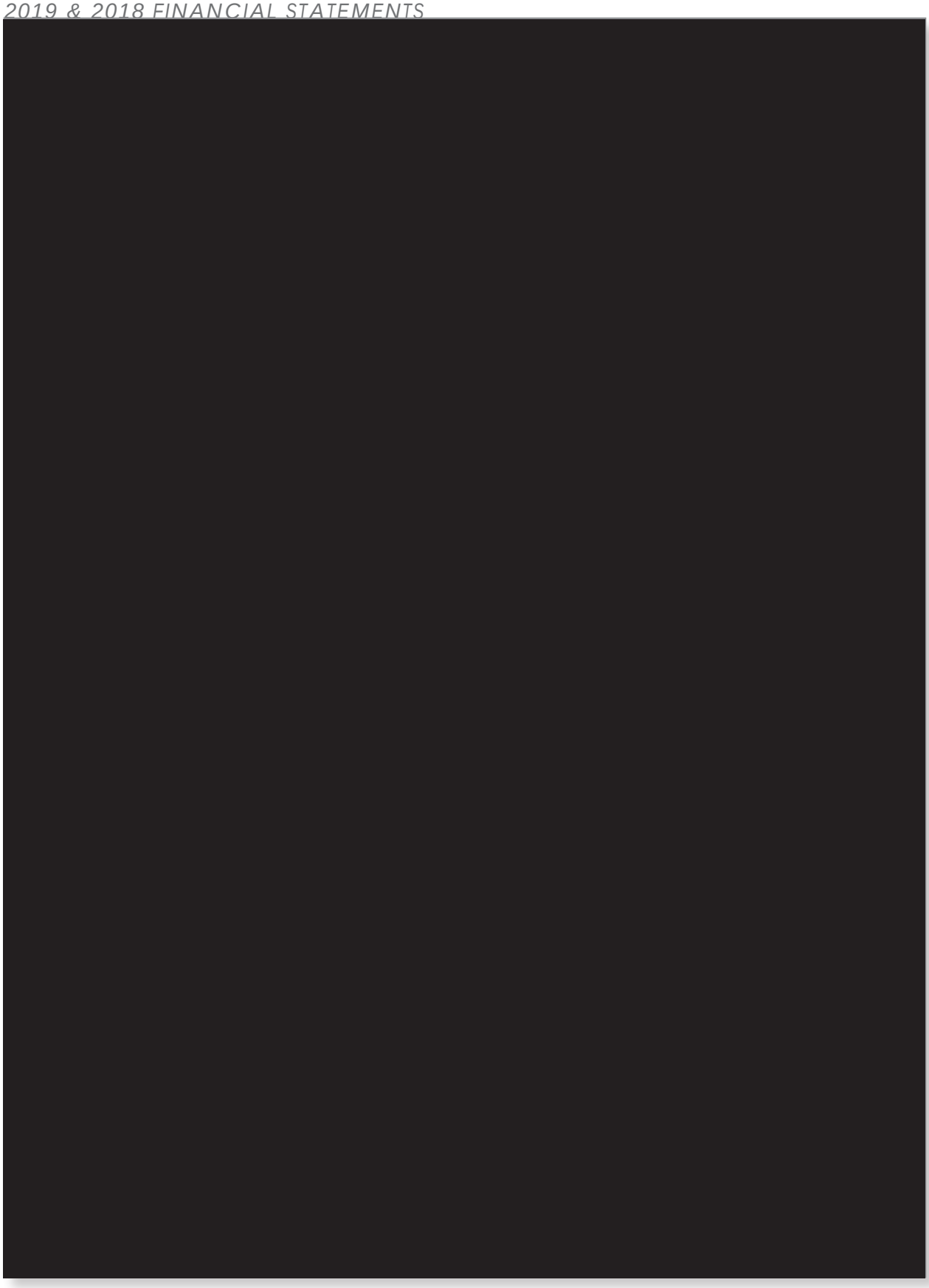




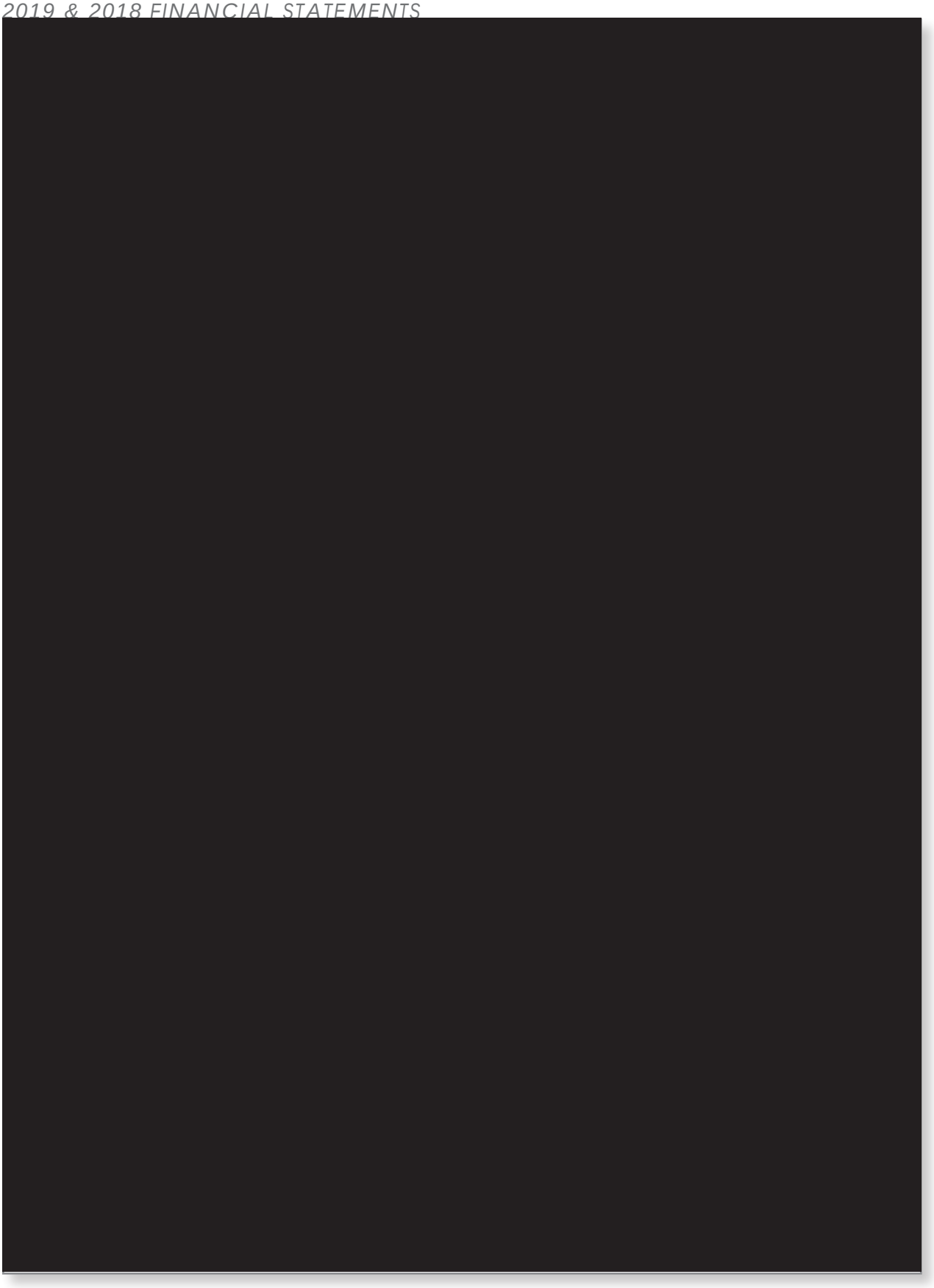


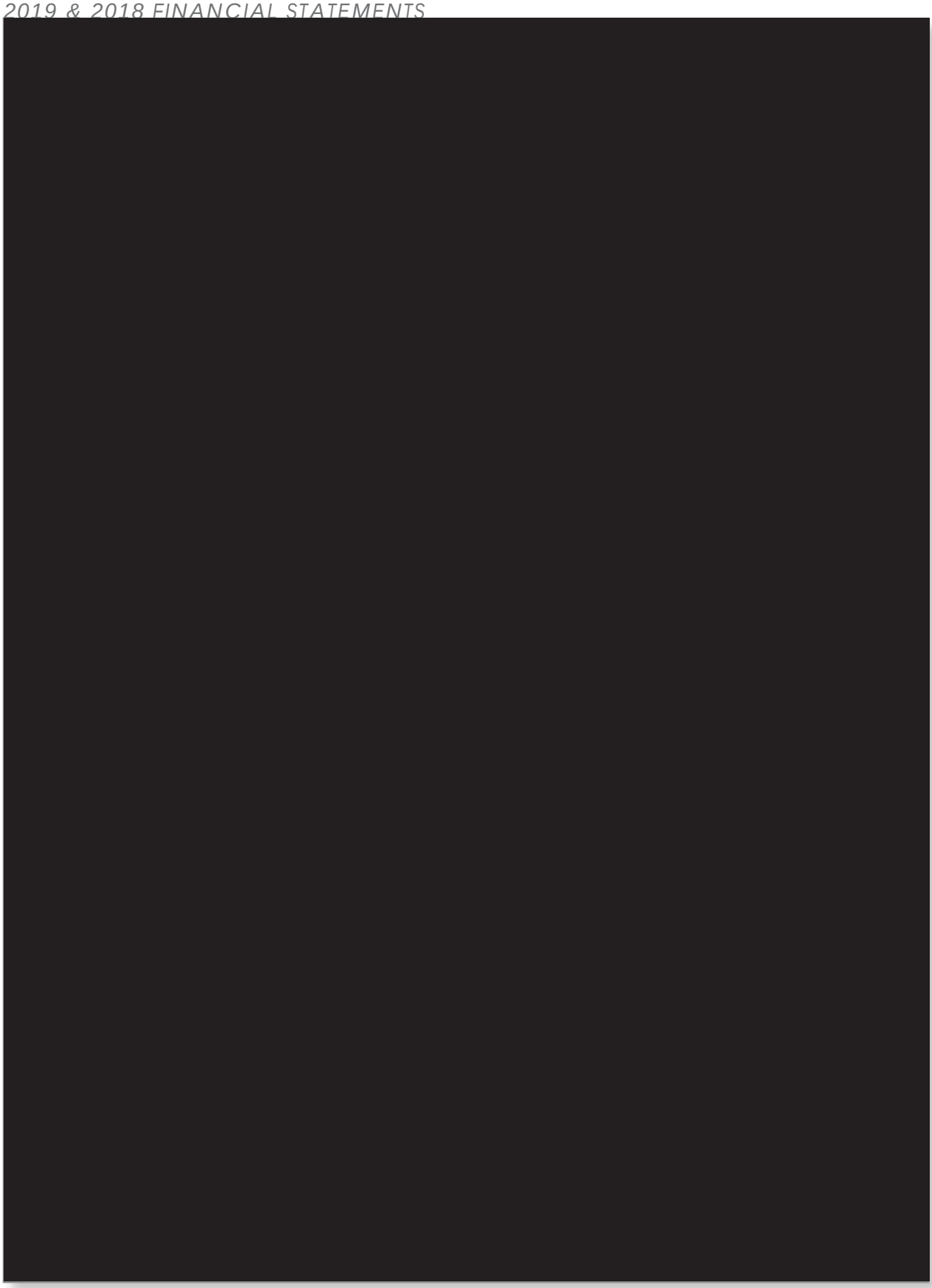






2019 & 2018 FINANCIAL STATEMENTS





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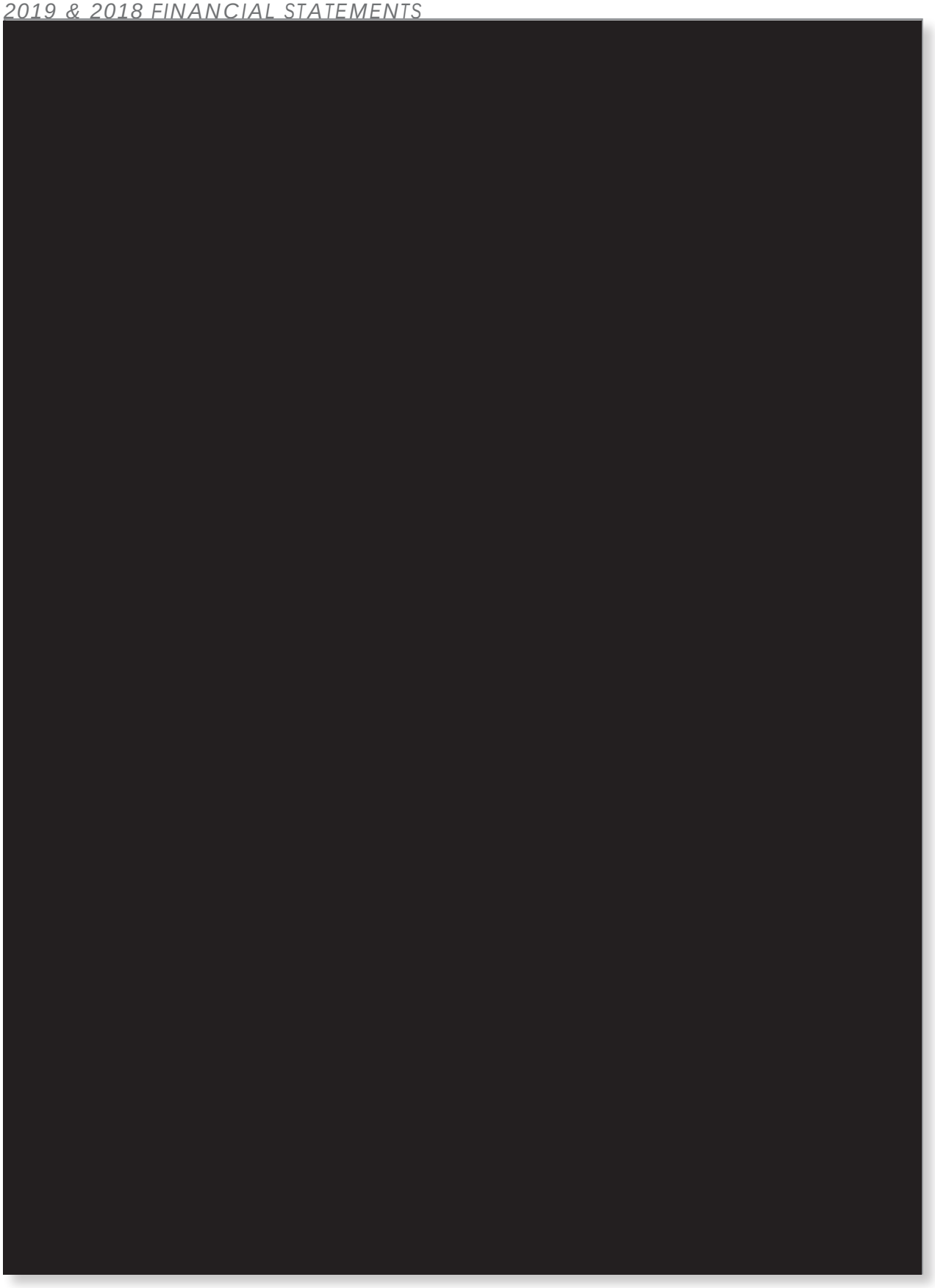
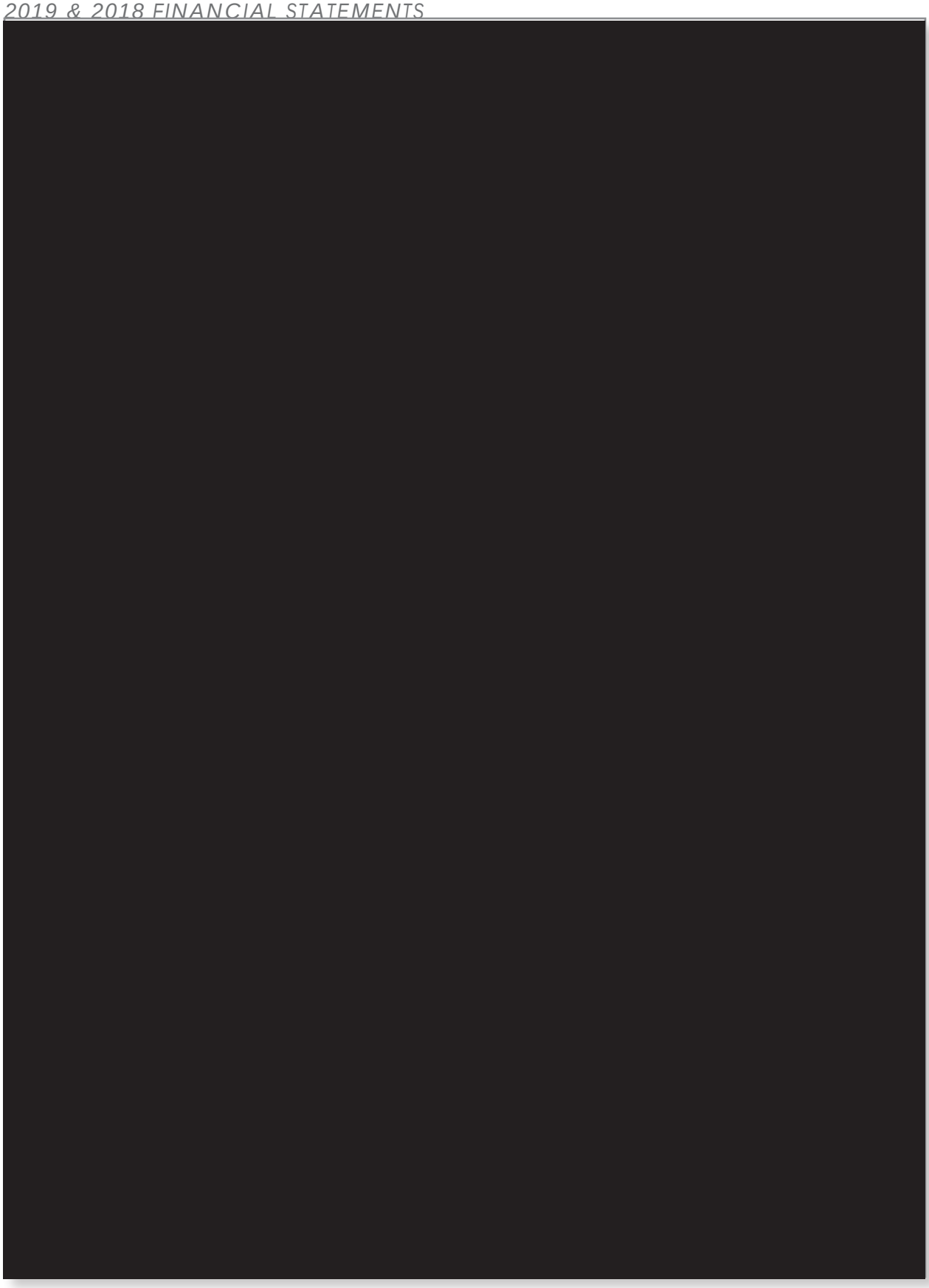
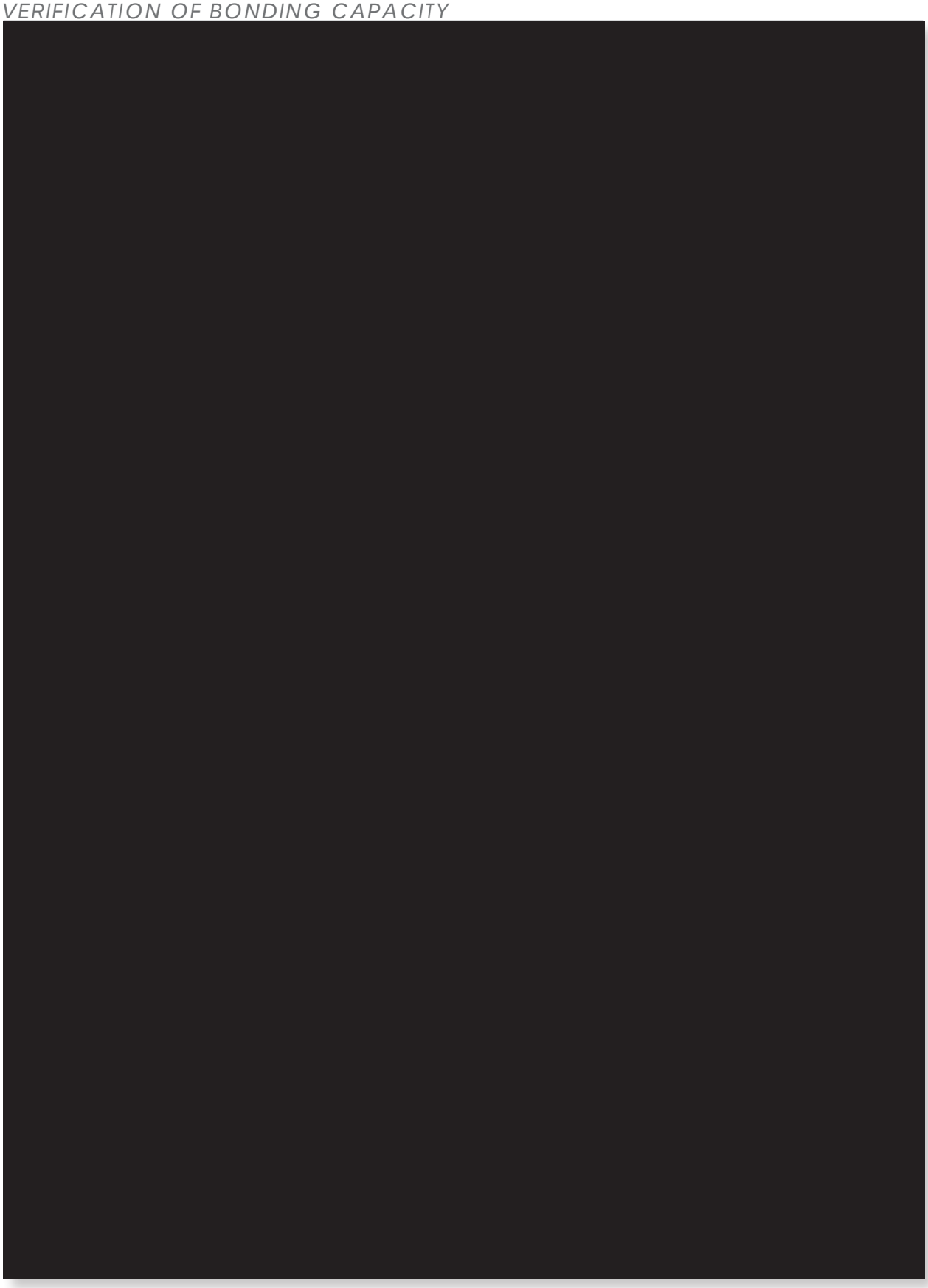




VERIFICATION OF BONDING CAPACITY





PROJECT COST ESTIMATE REPORT

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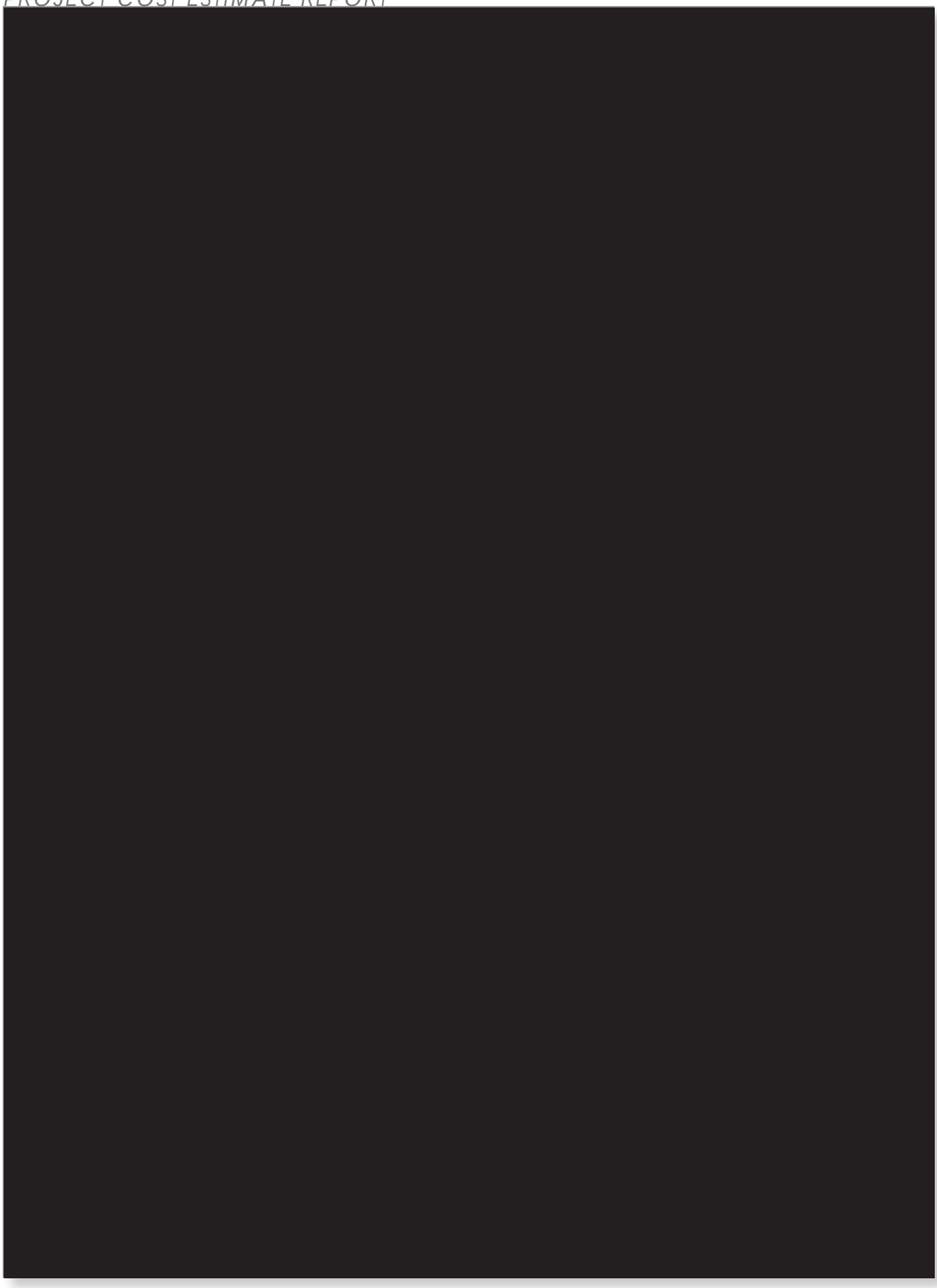

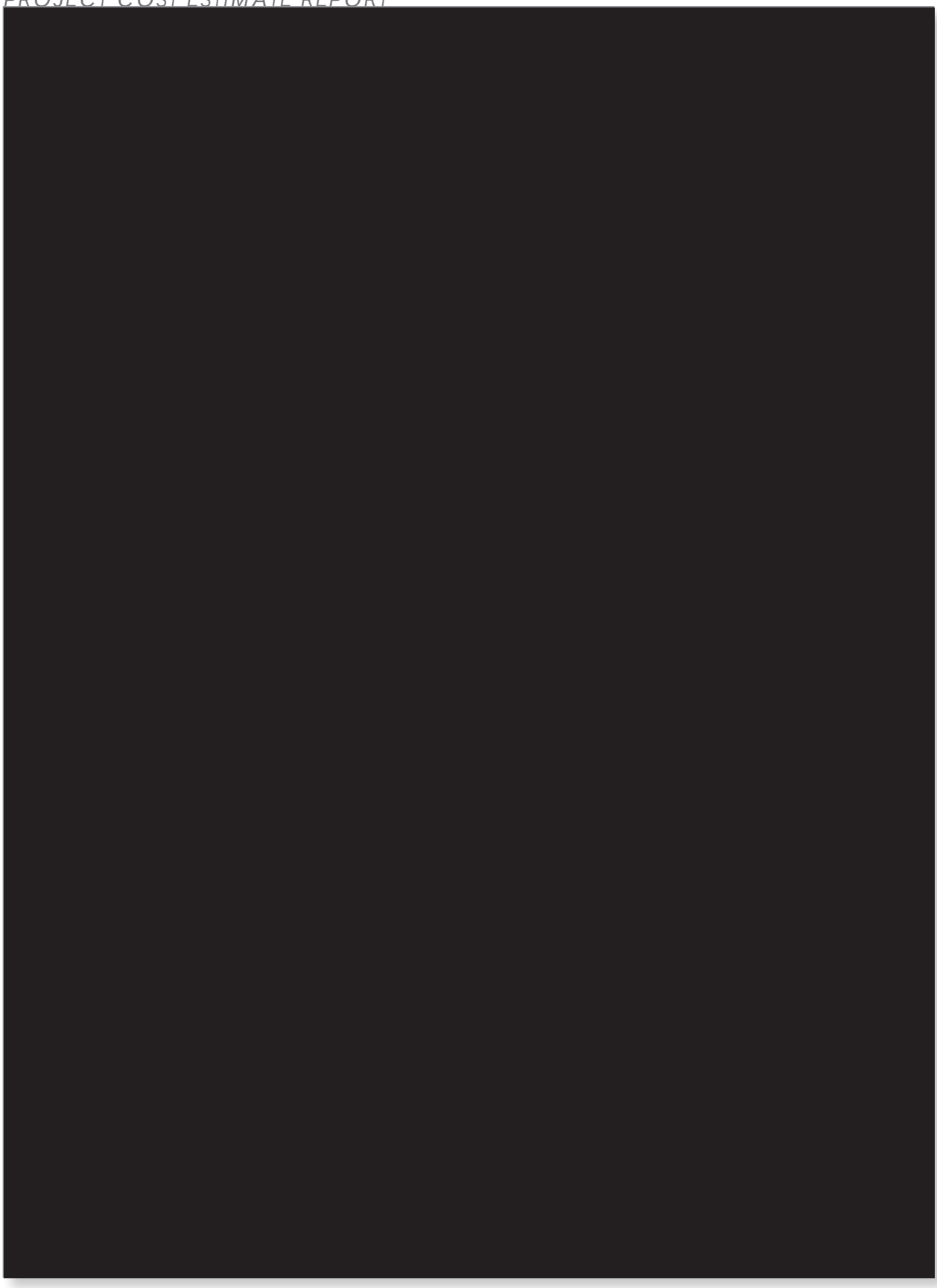

PROJECT COST VARIANCE REPORT

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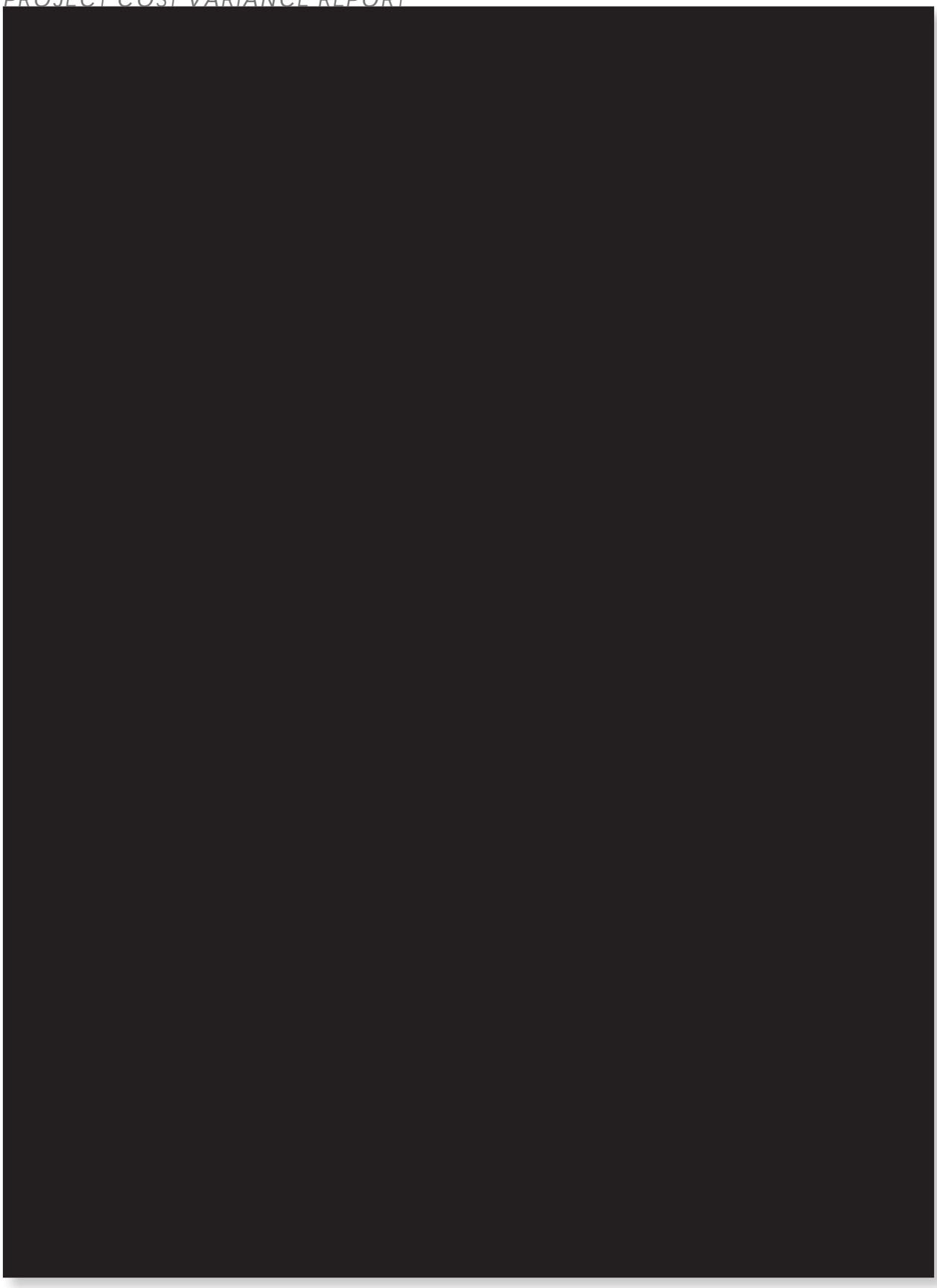
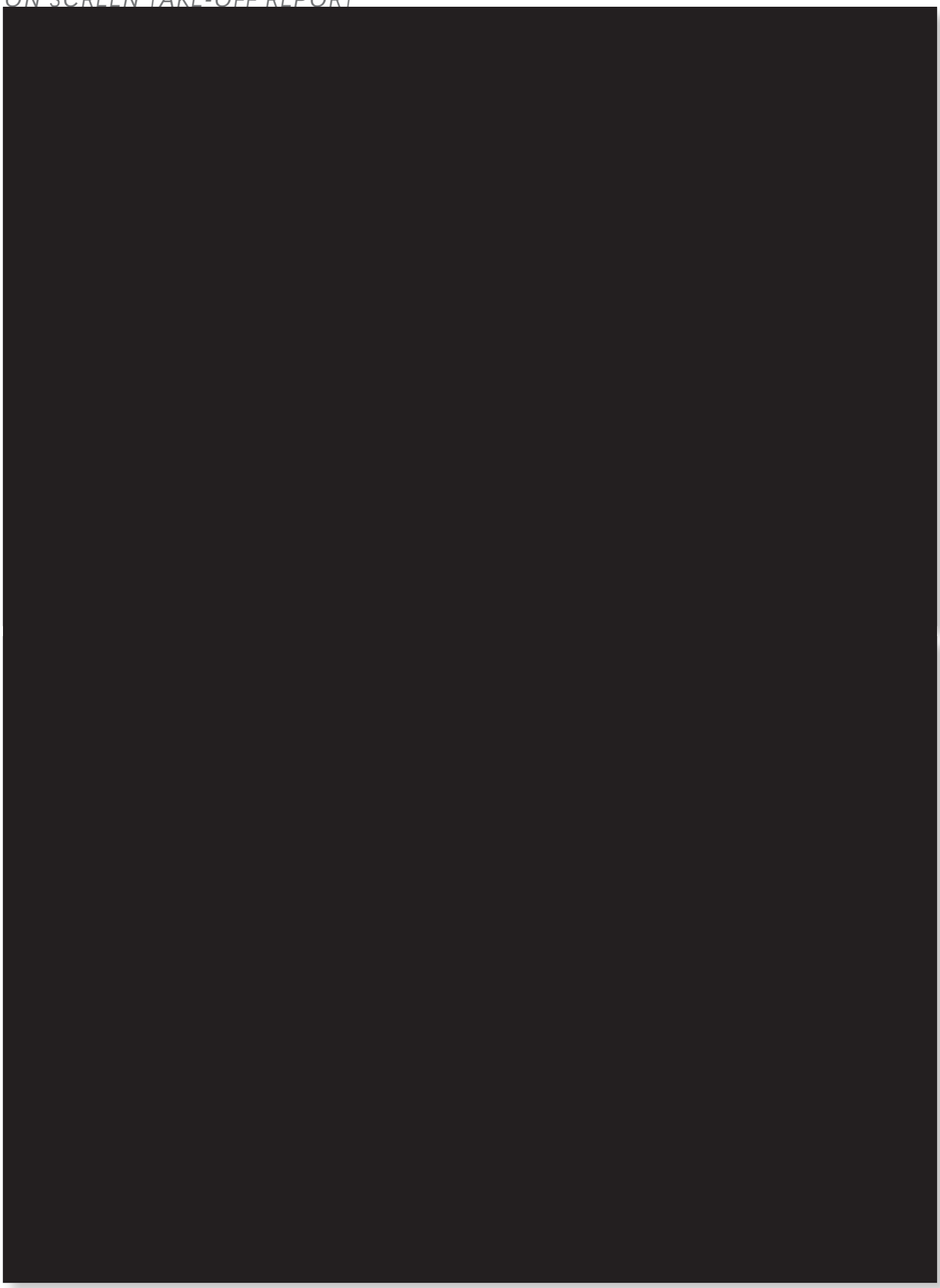


ON SCREEN TAKE-OFF REPORT



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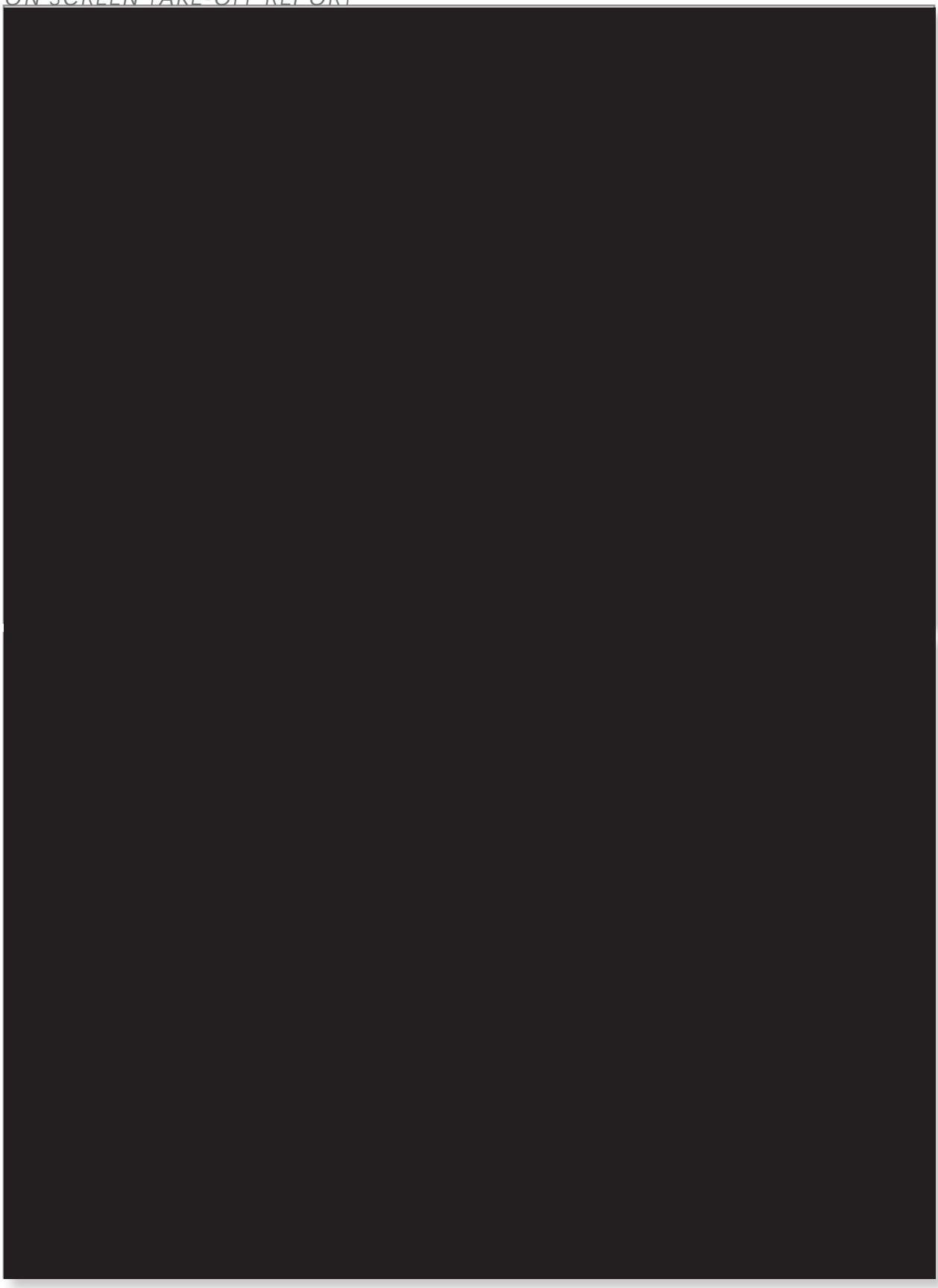

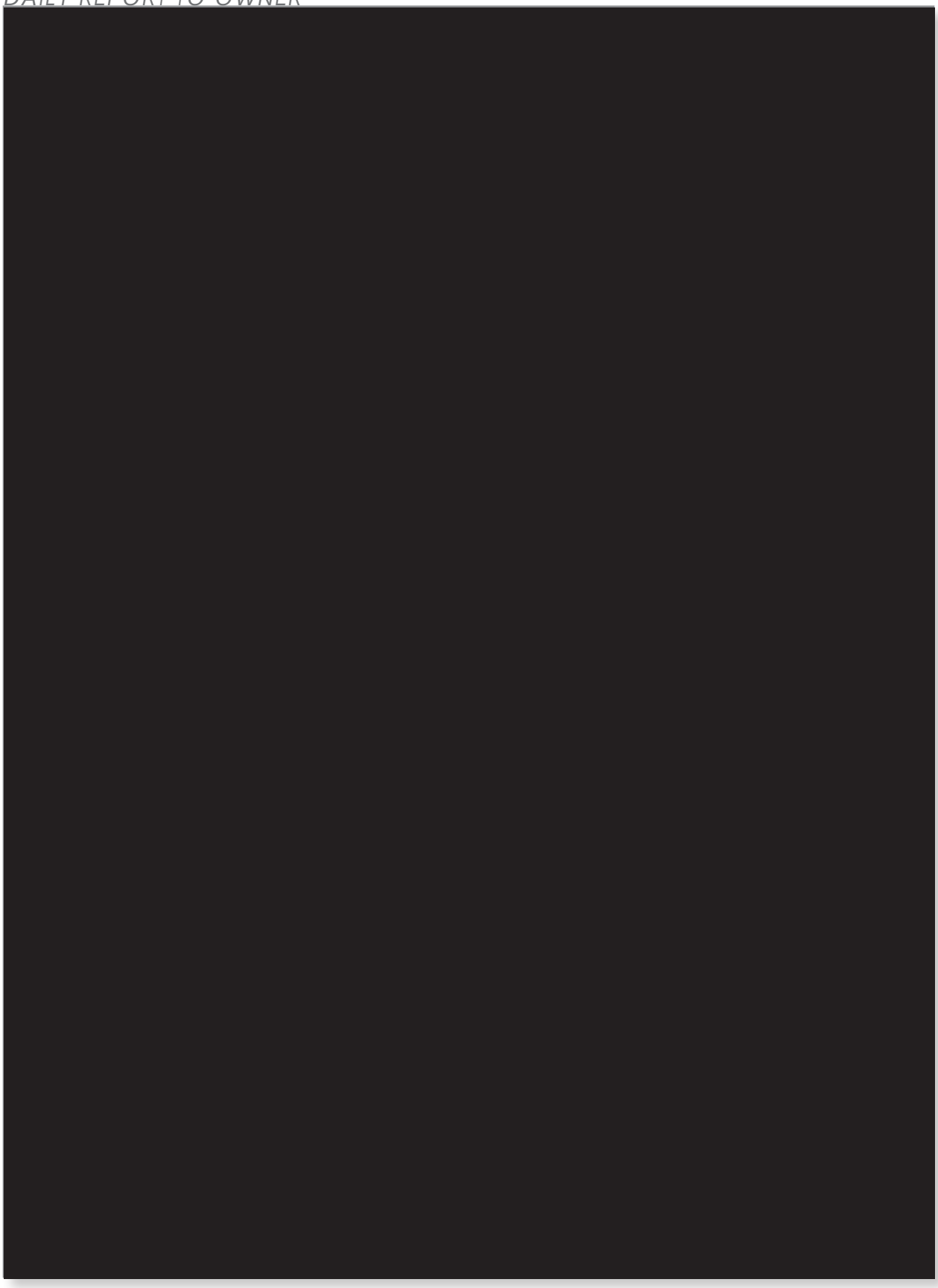

DAILY REPORT TO OWNER

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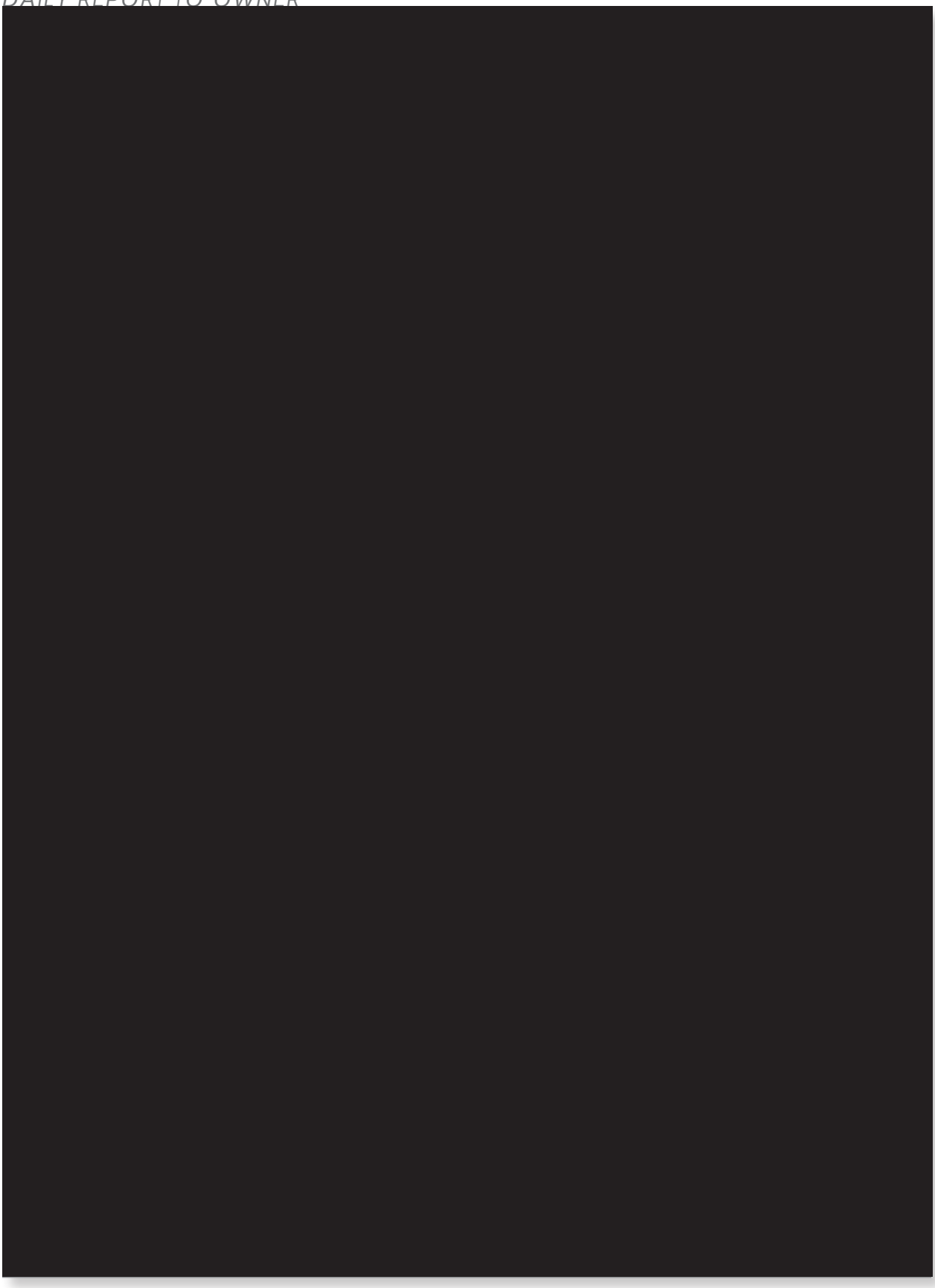

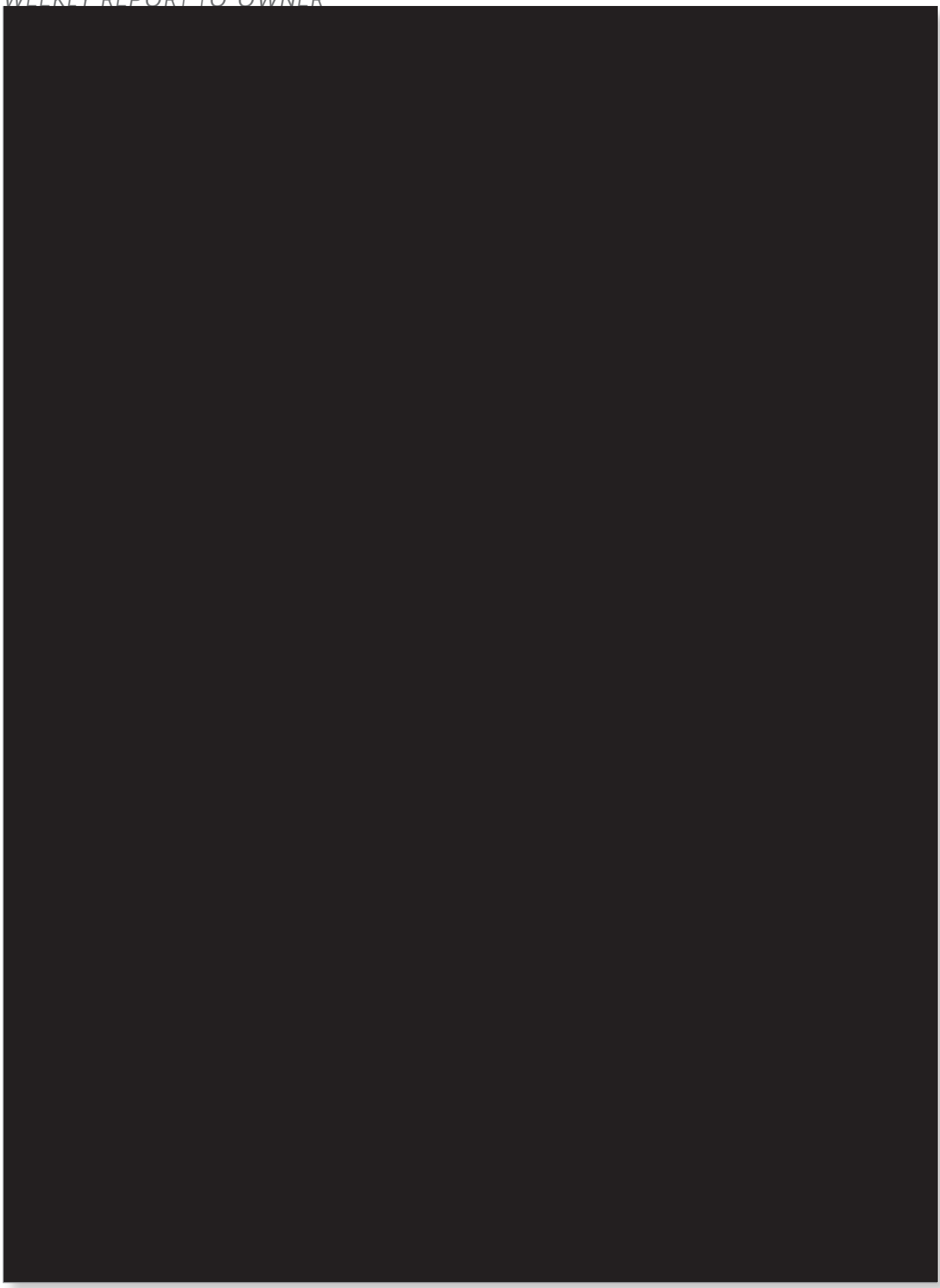

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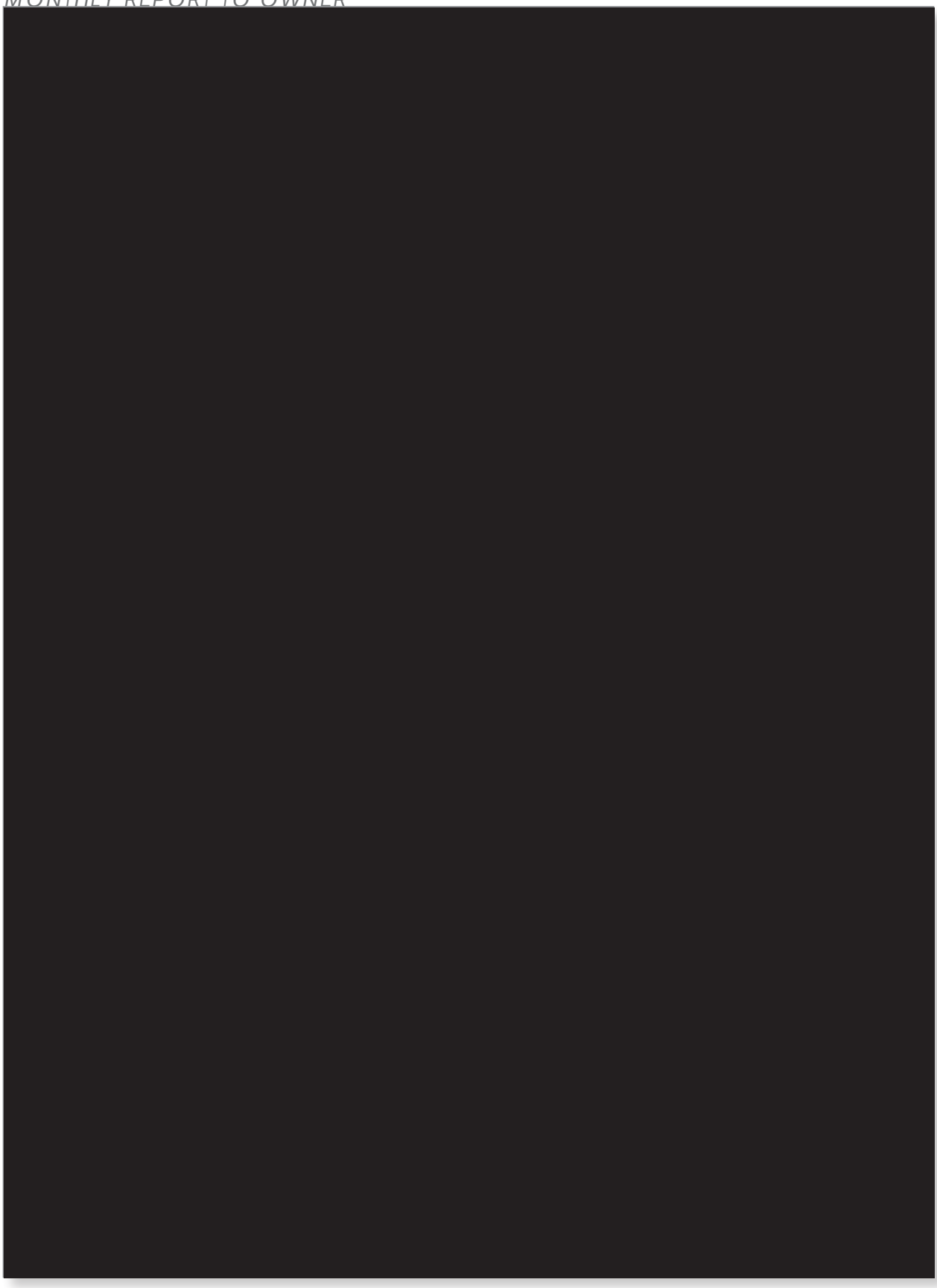

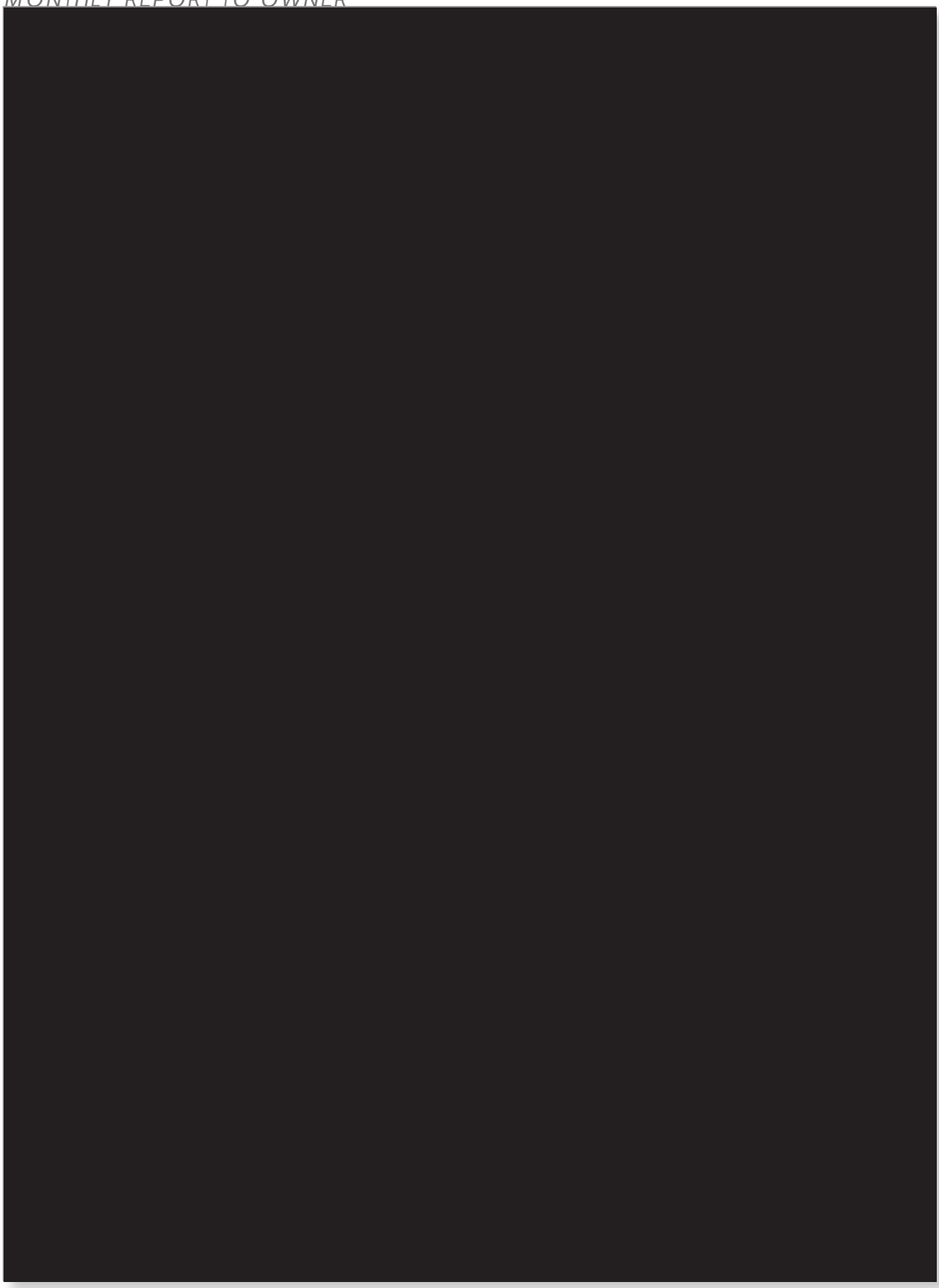

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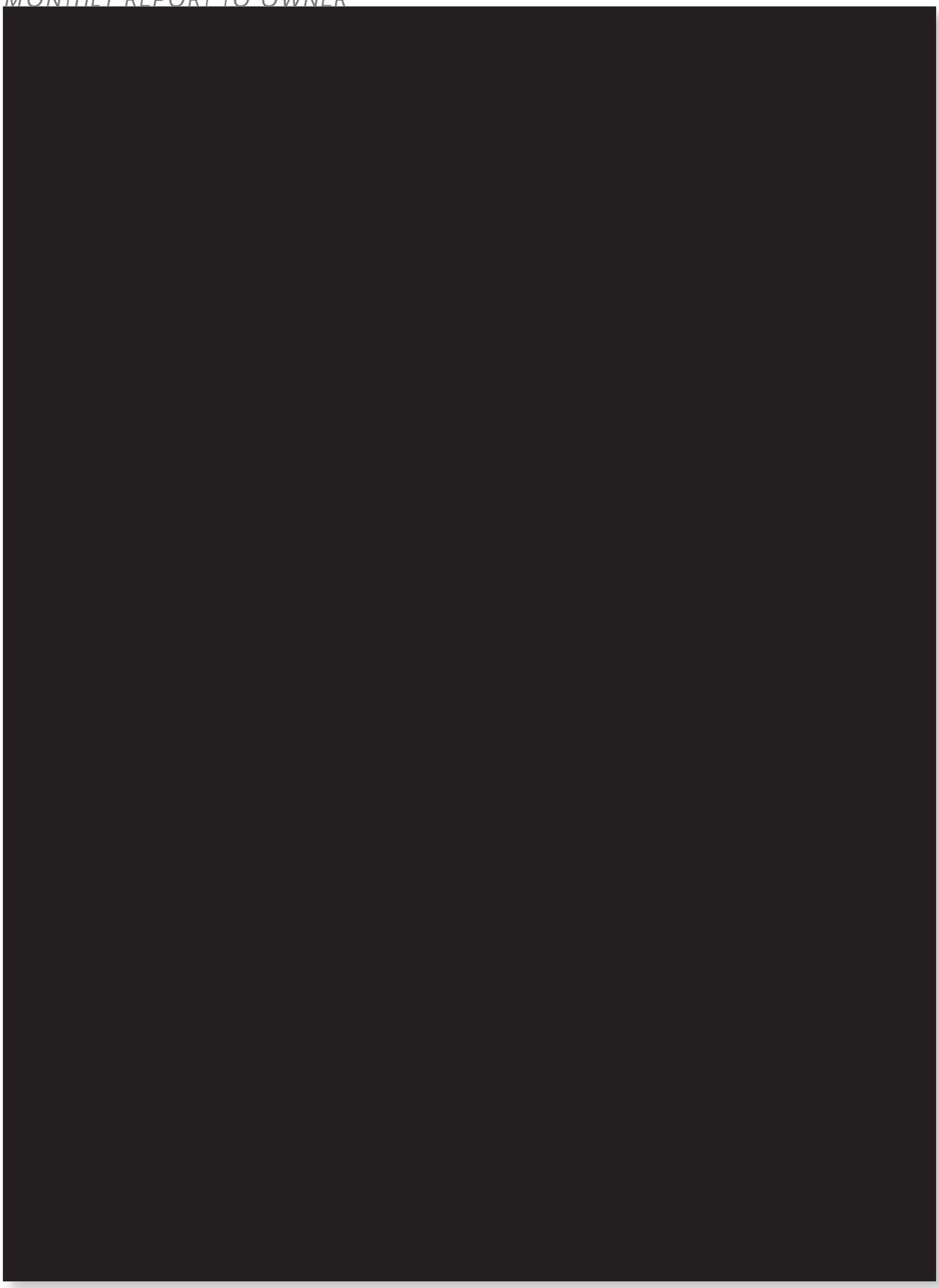

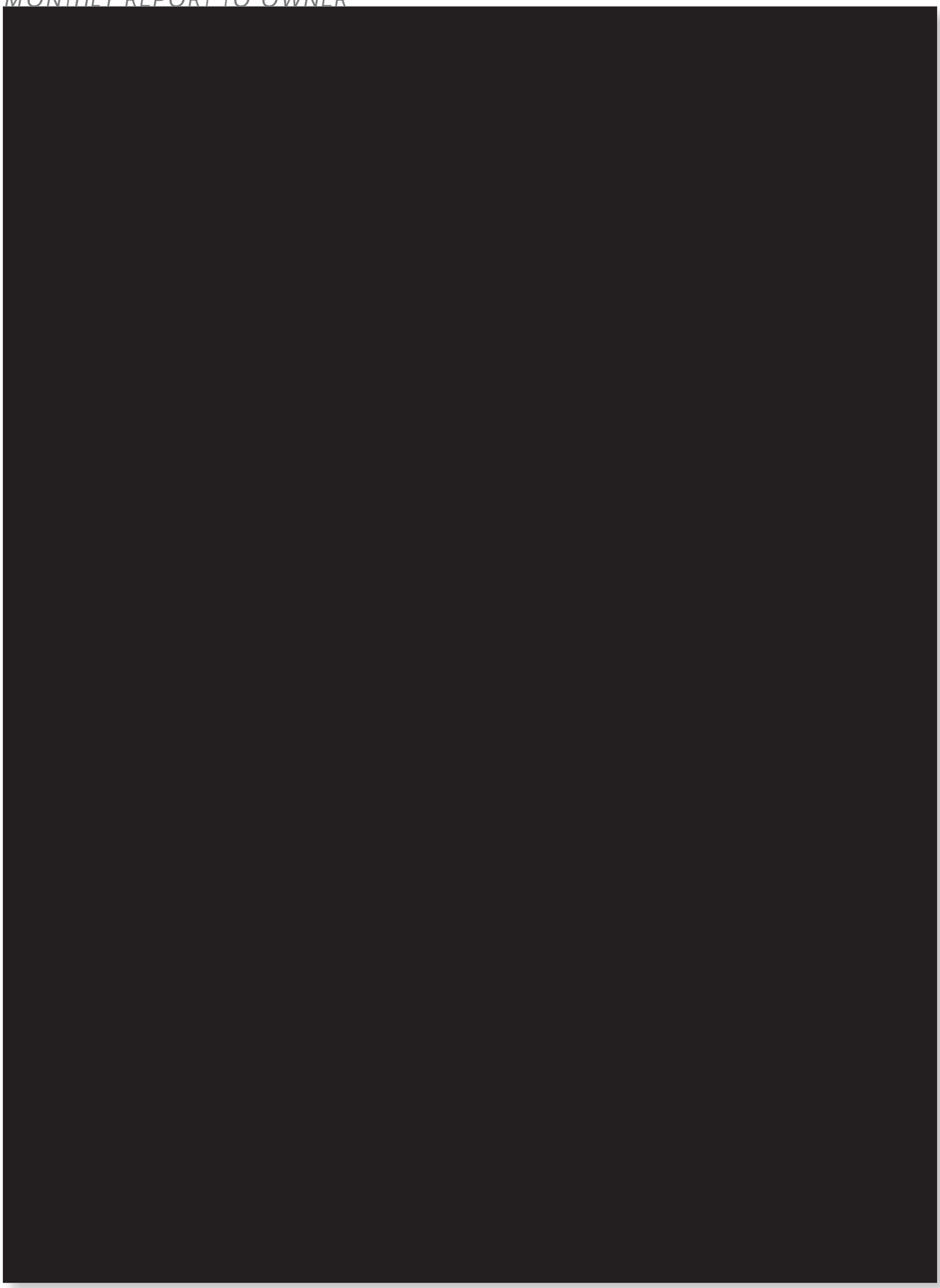

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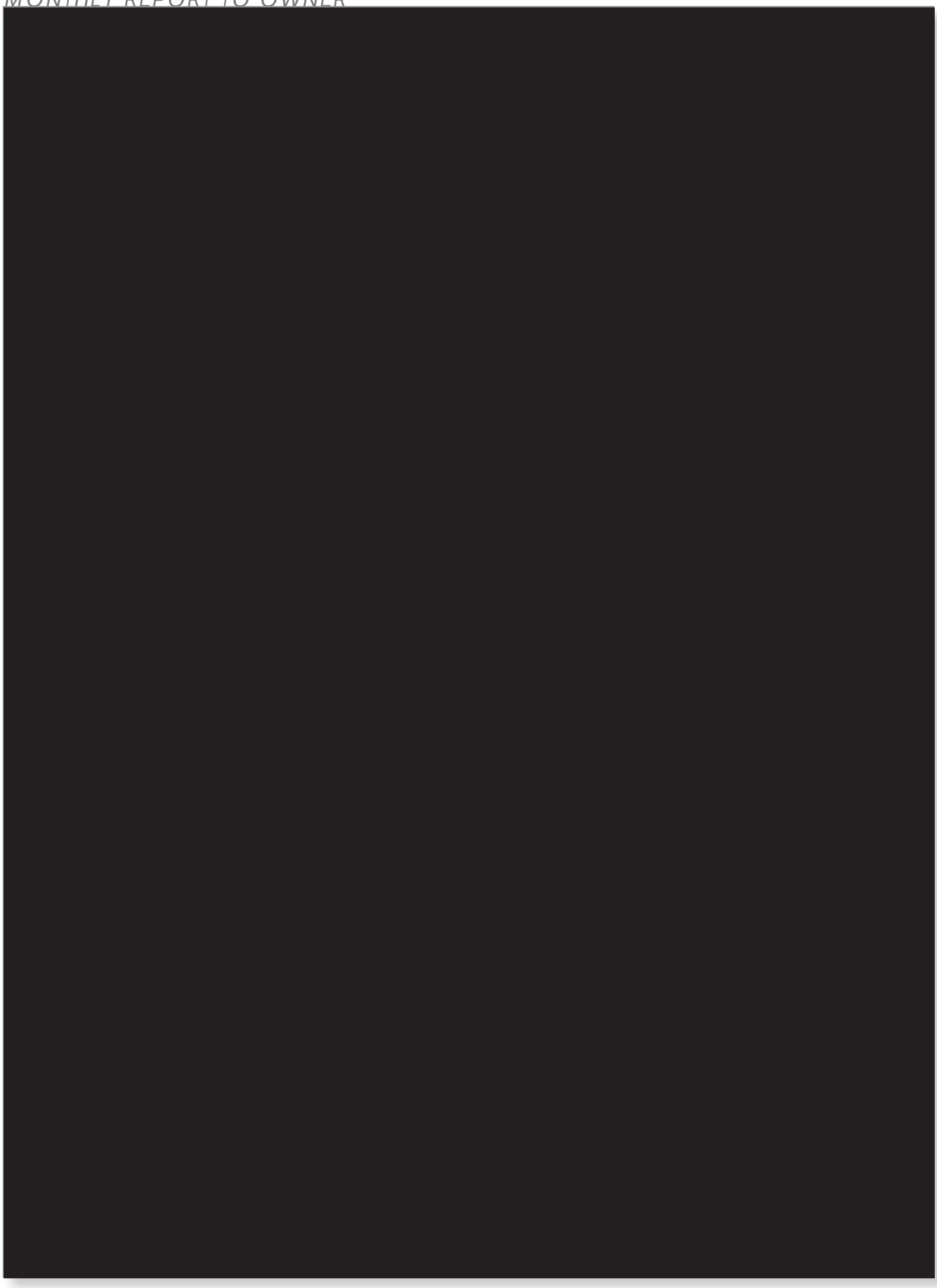

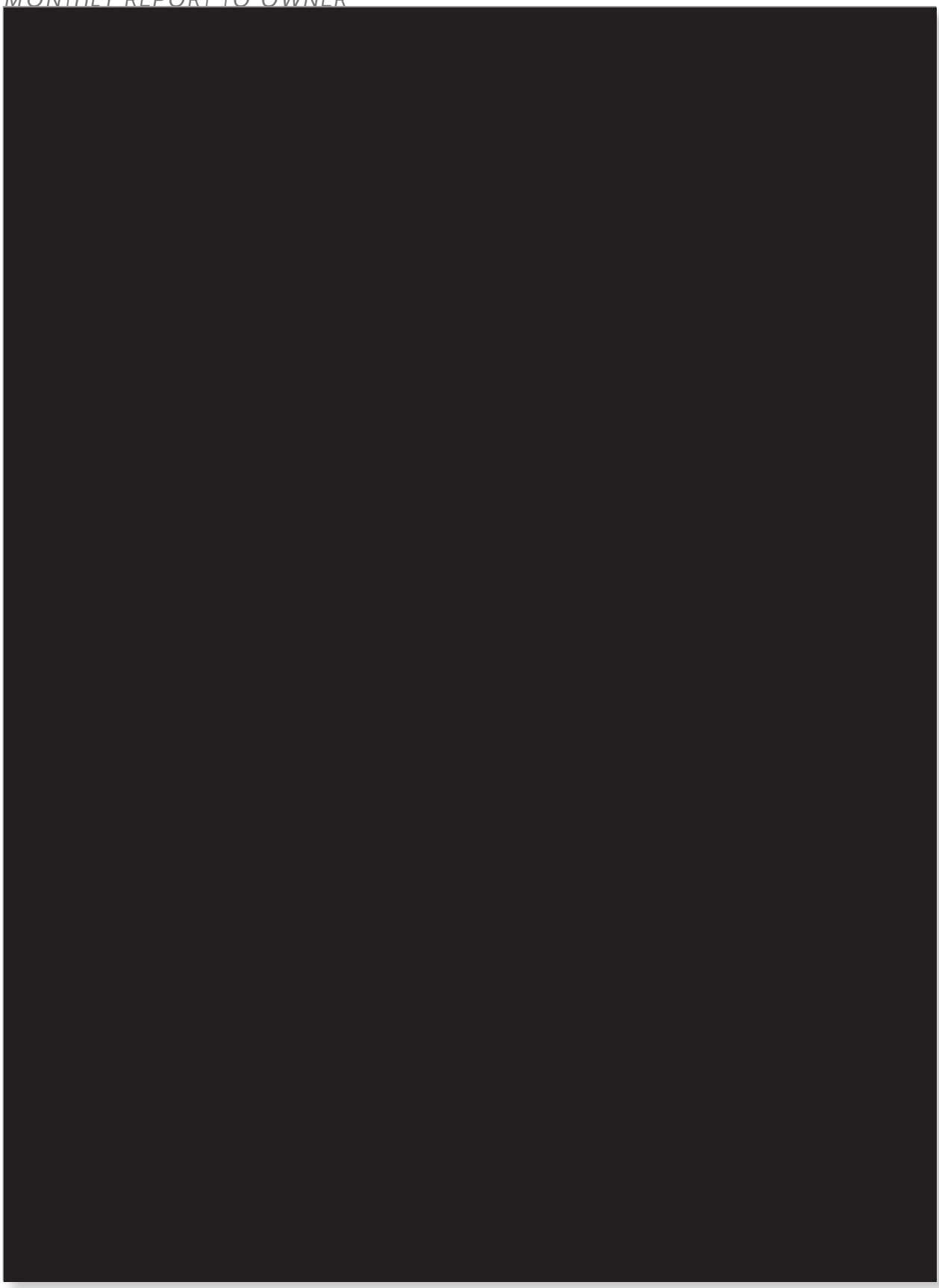

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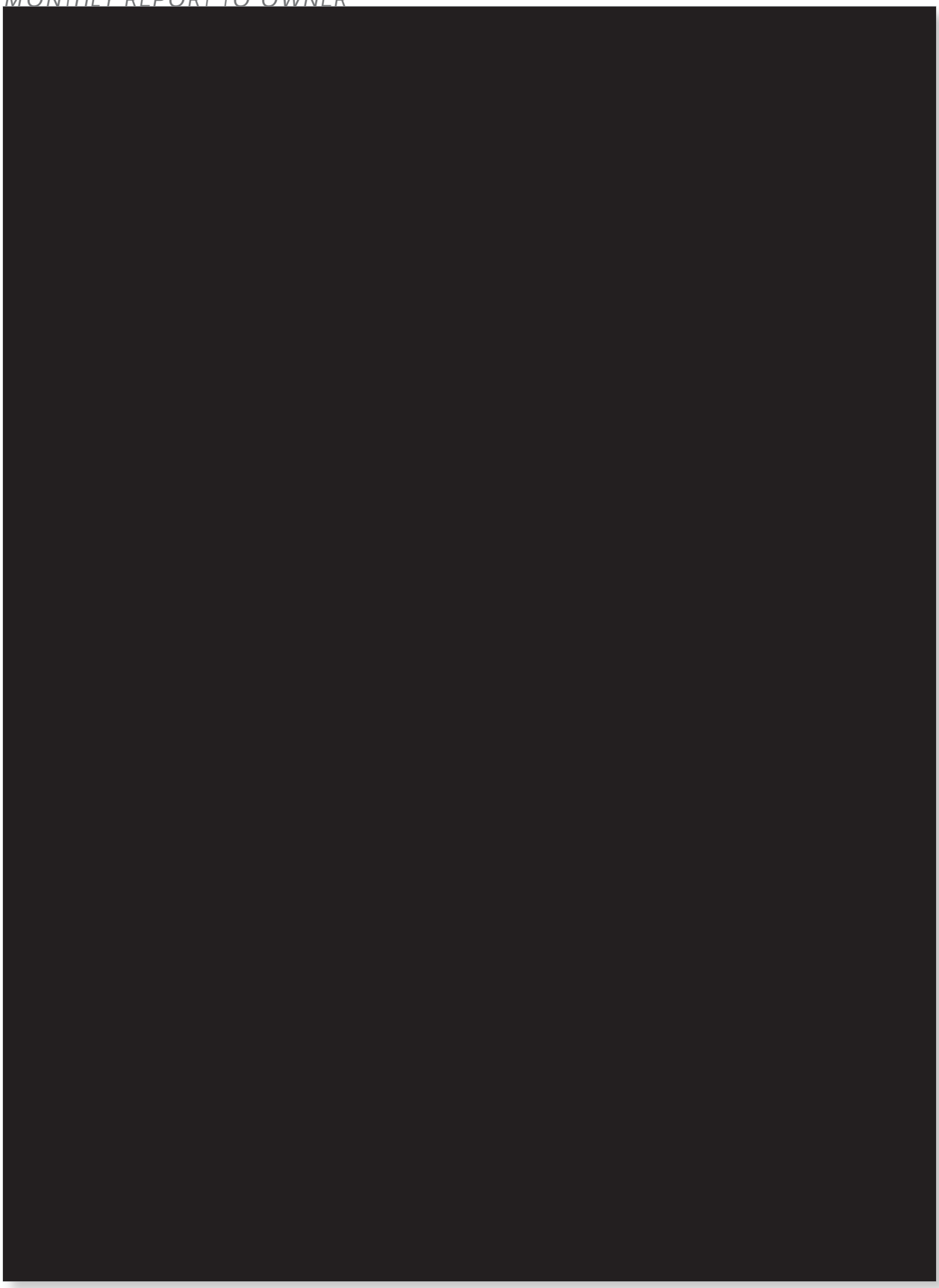

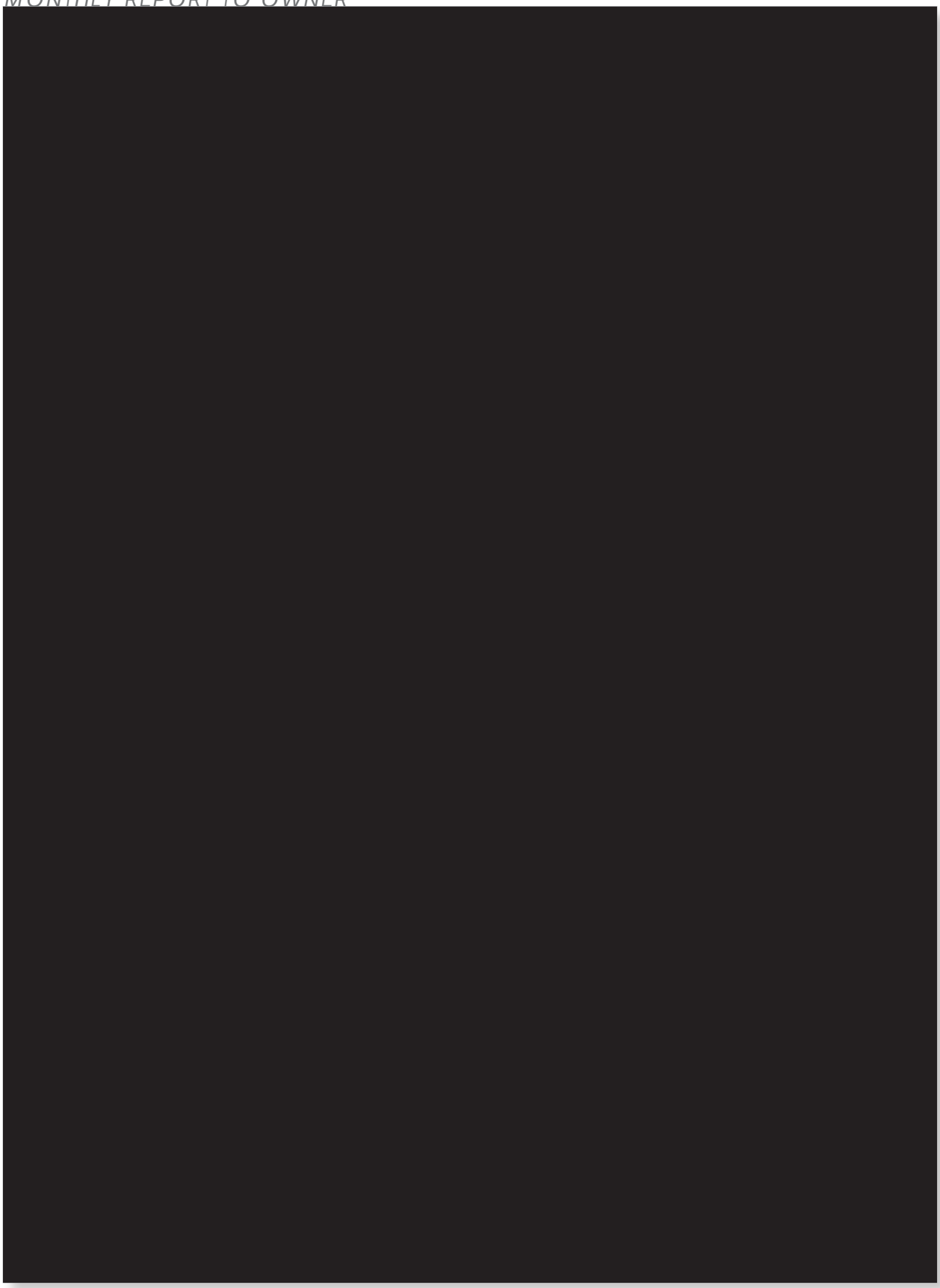

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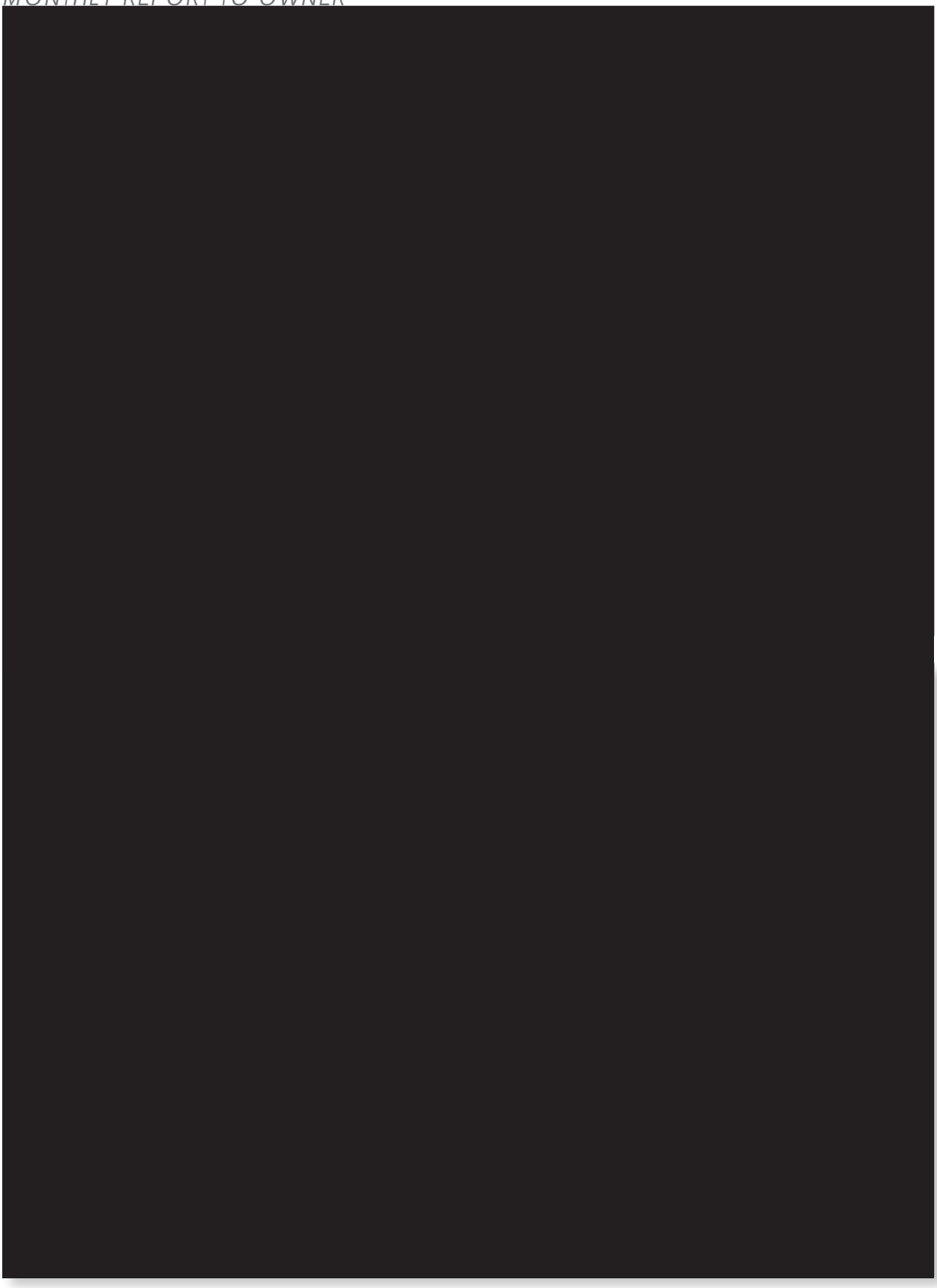

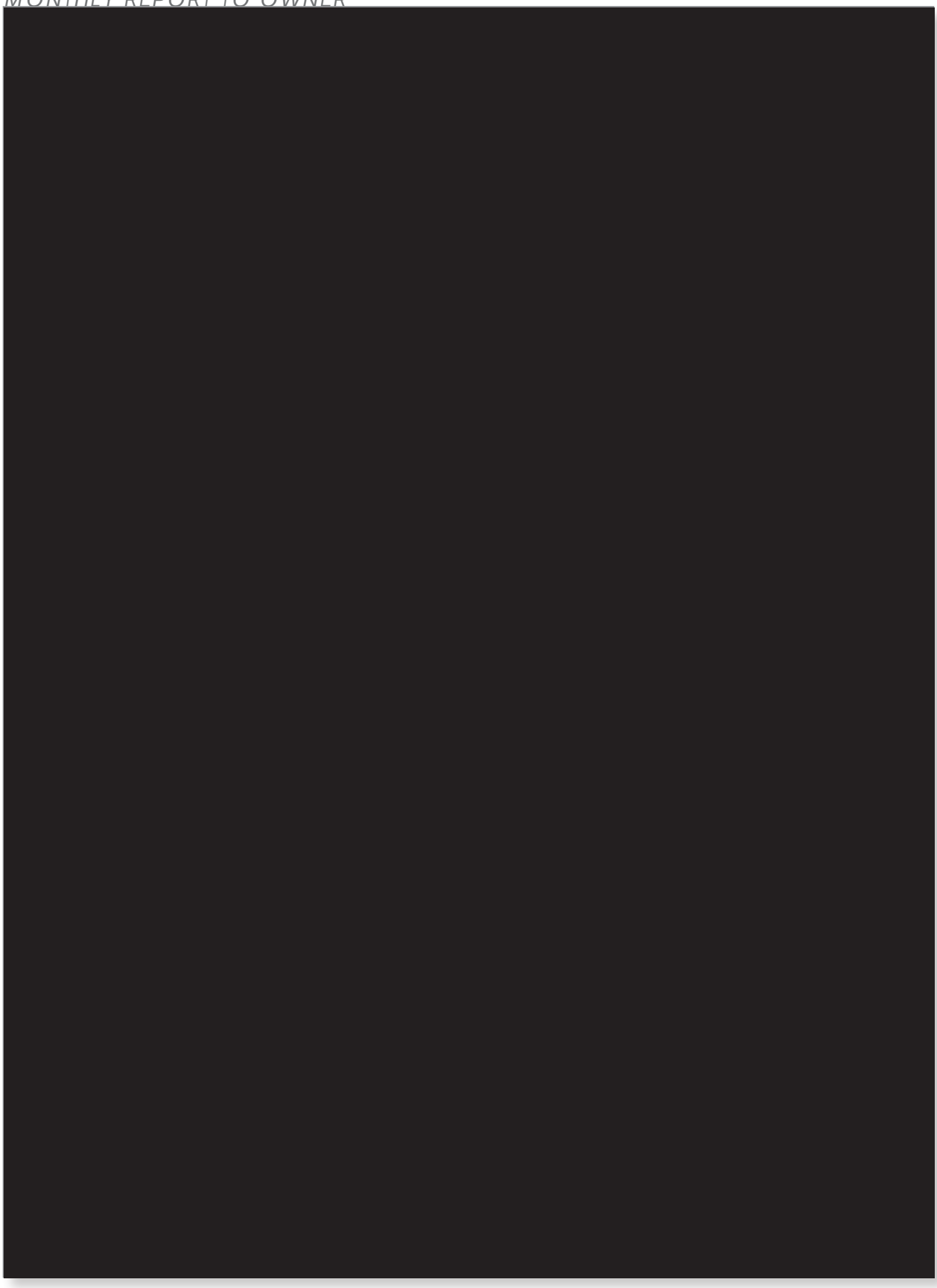

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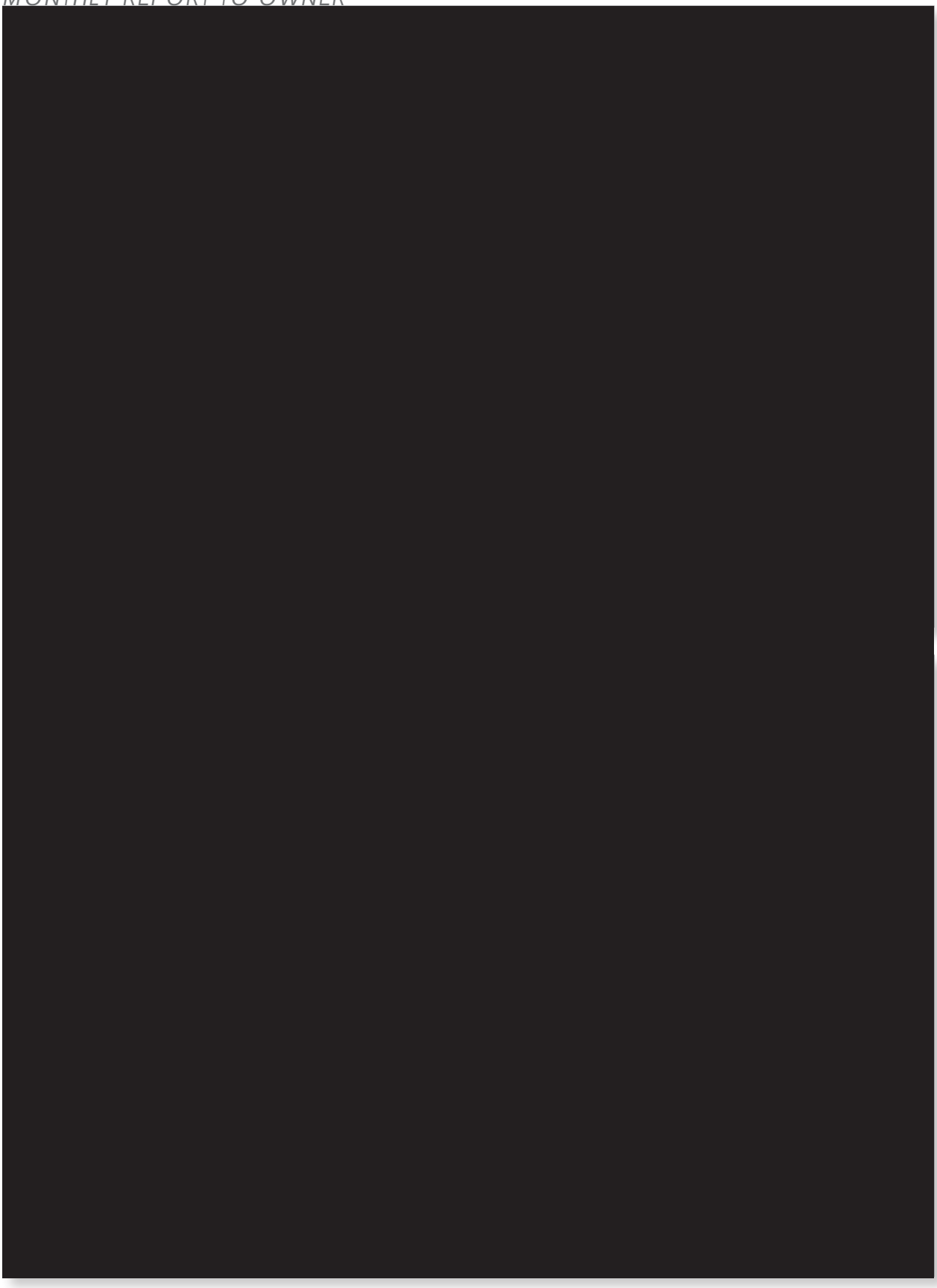

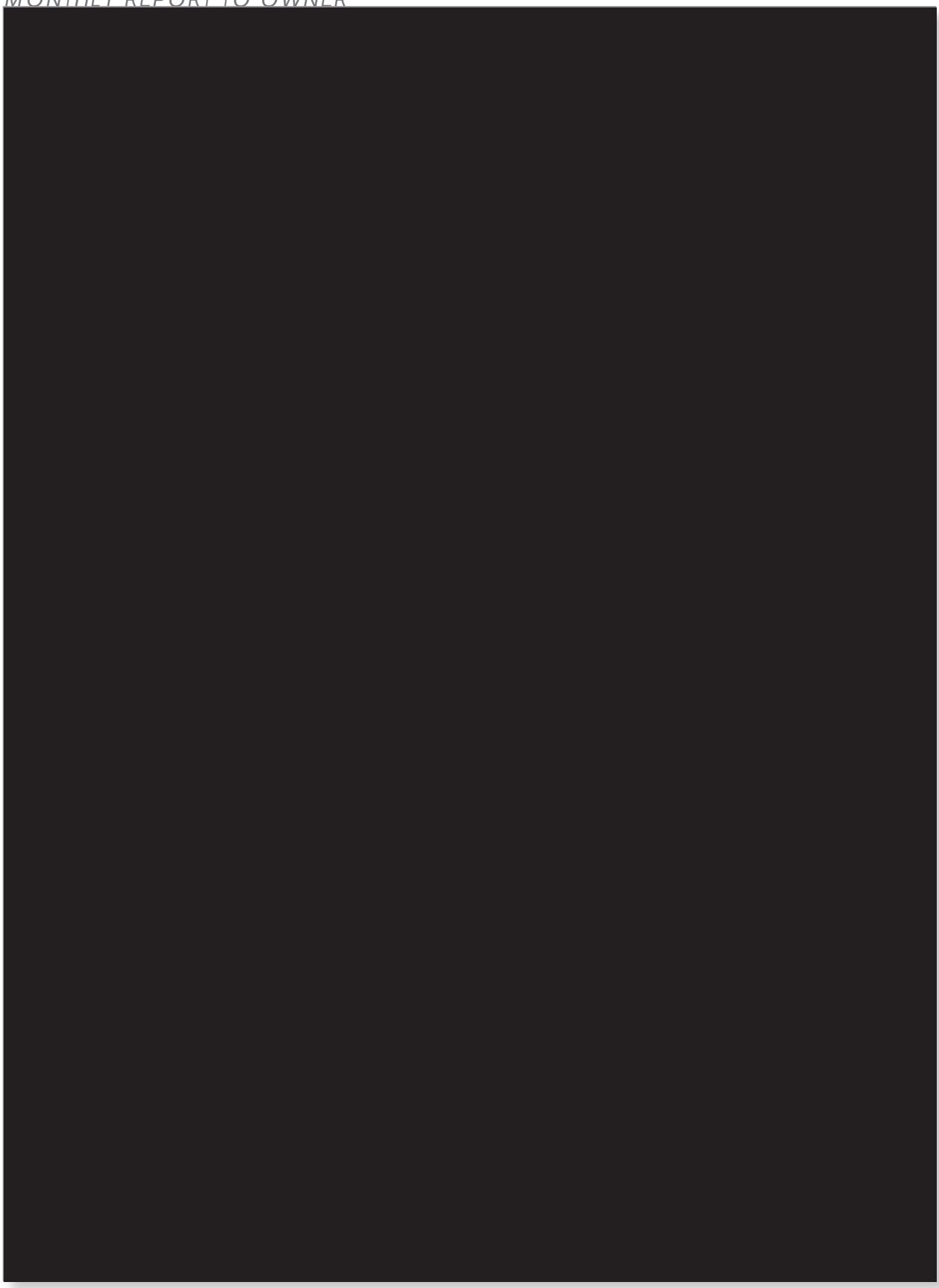

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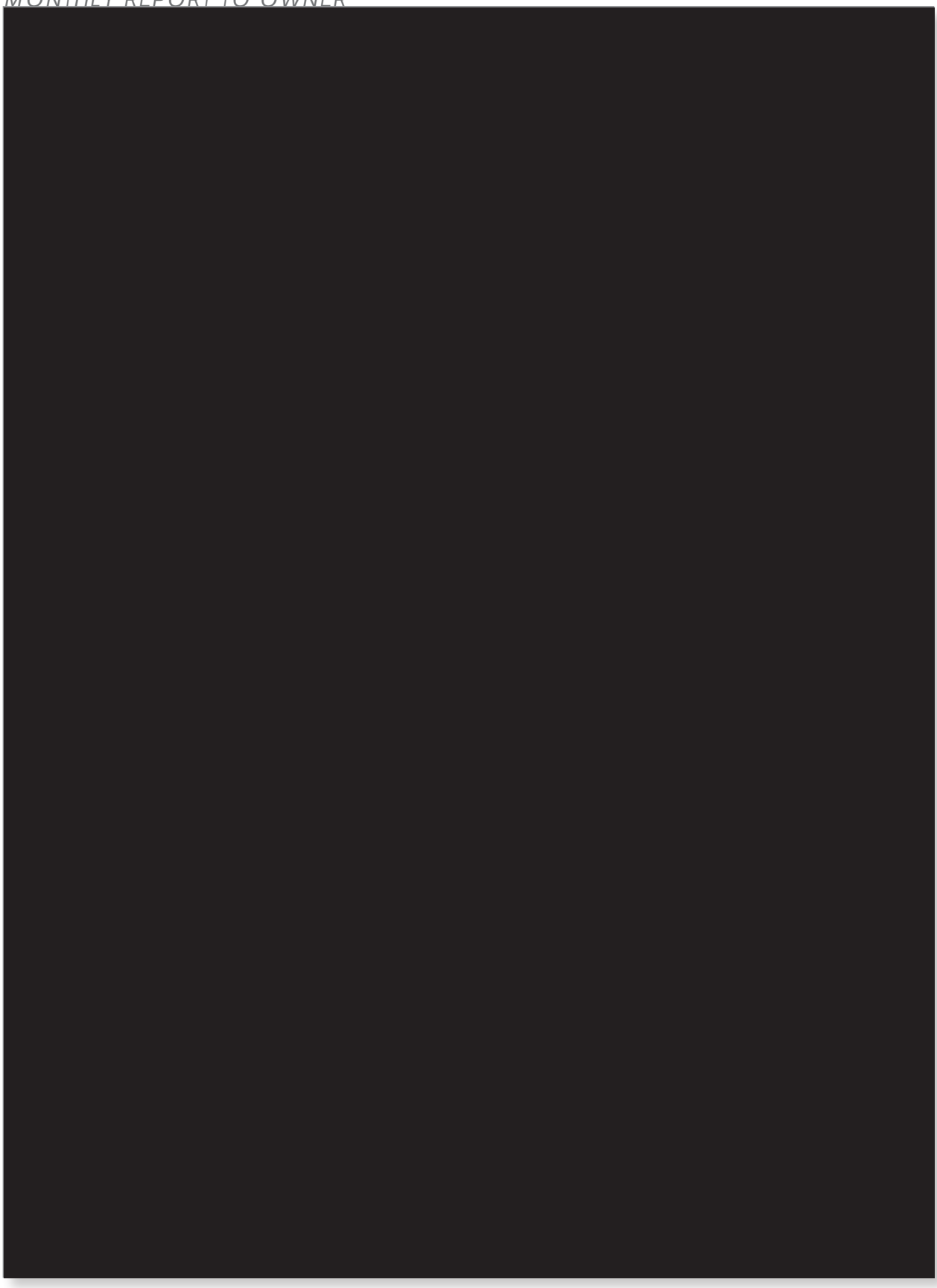

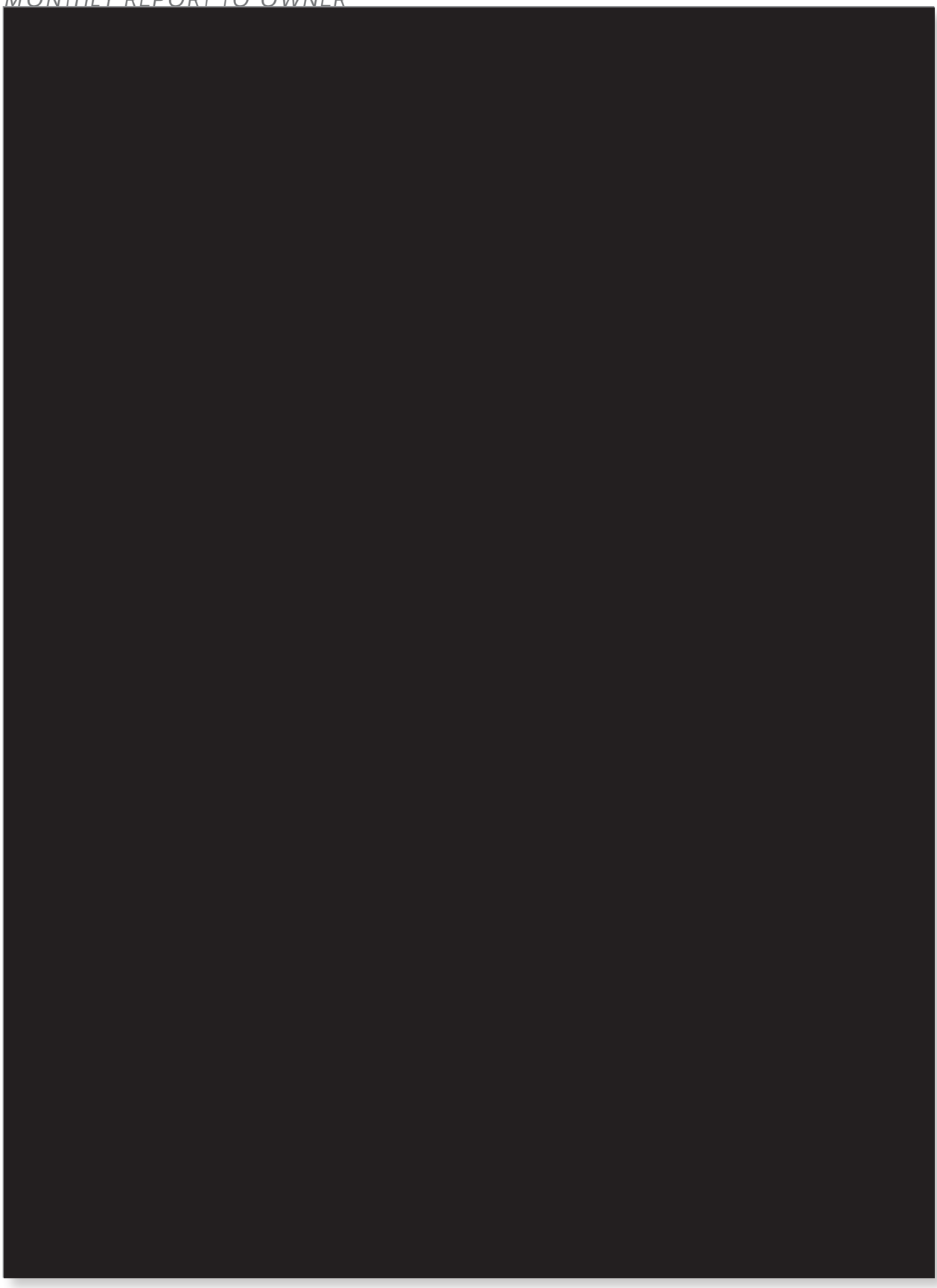

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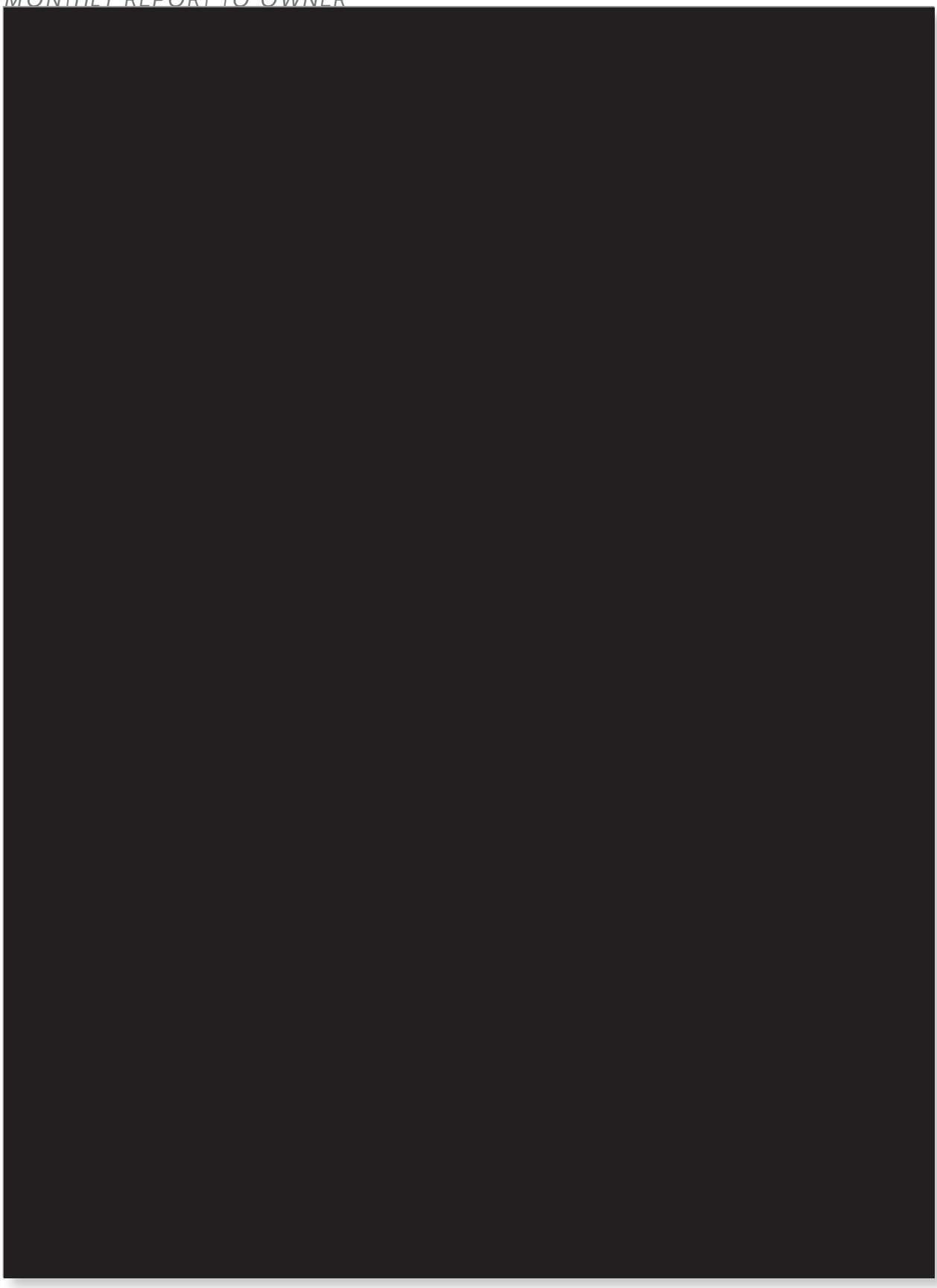

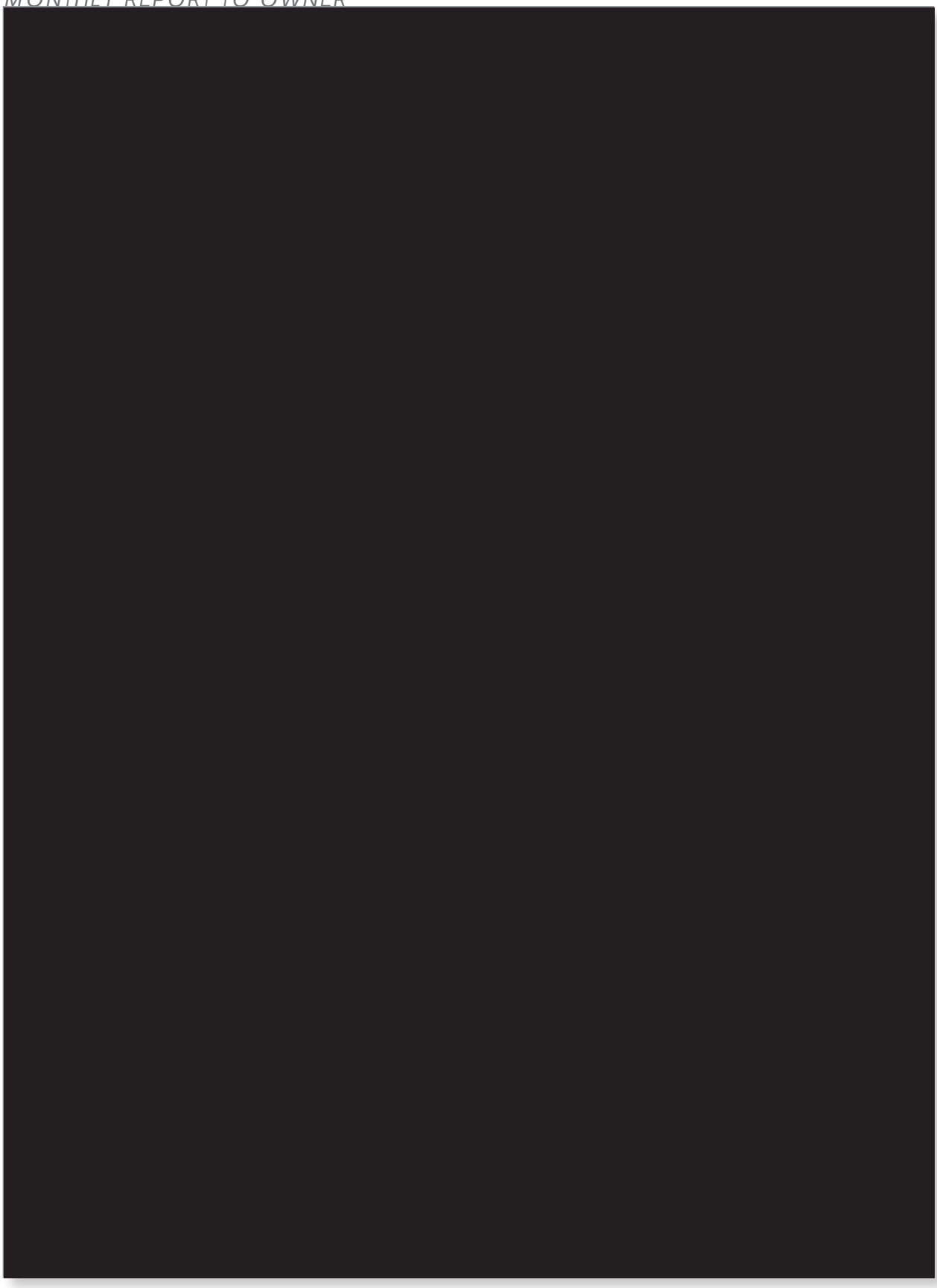

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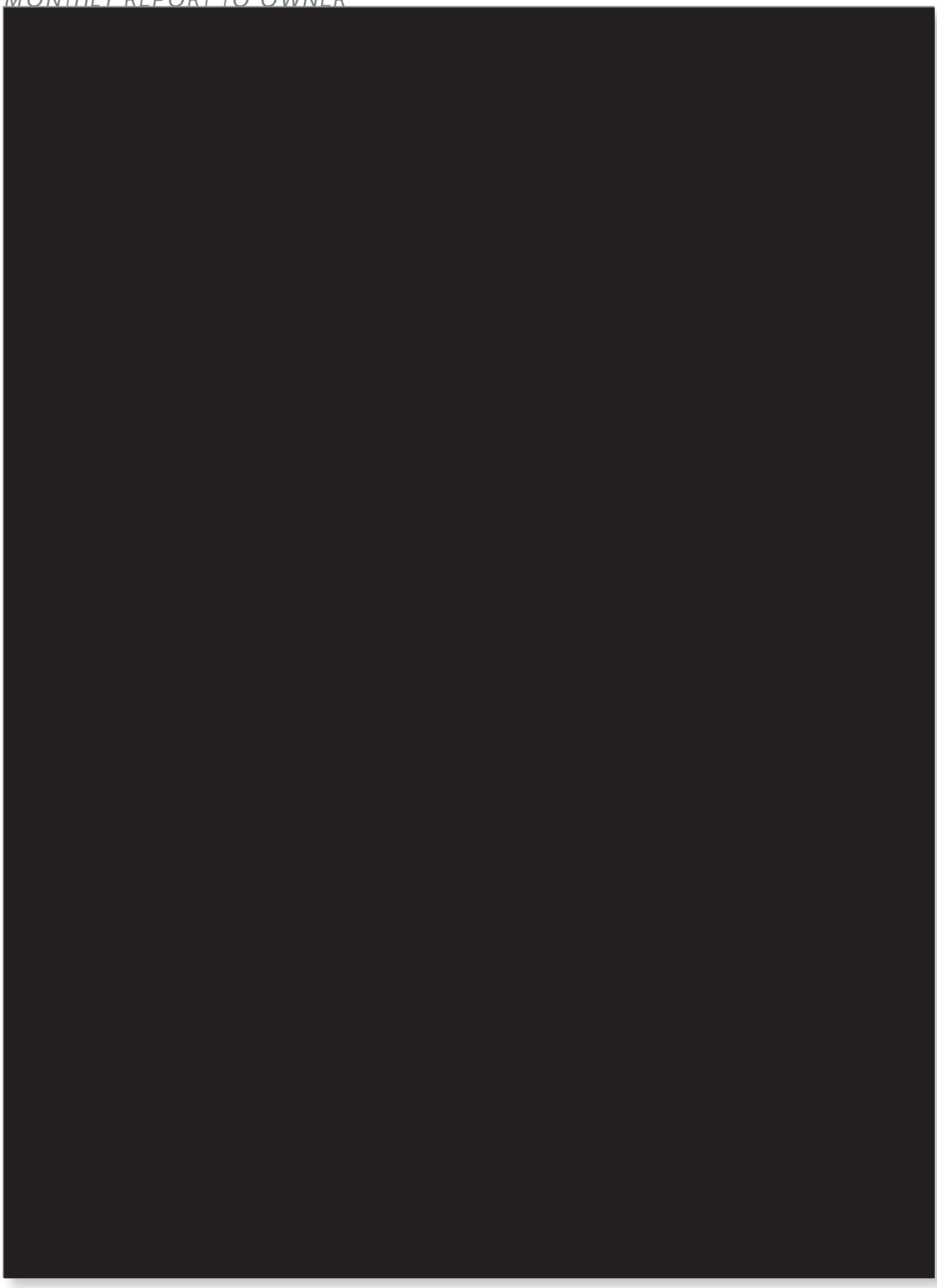

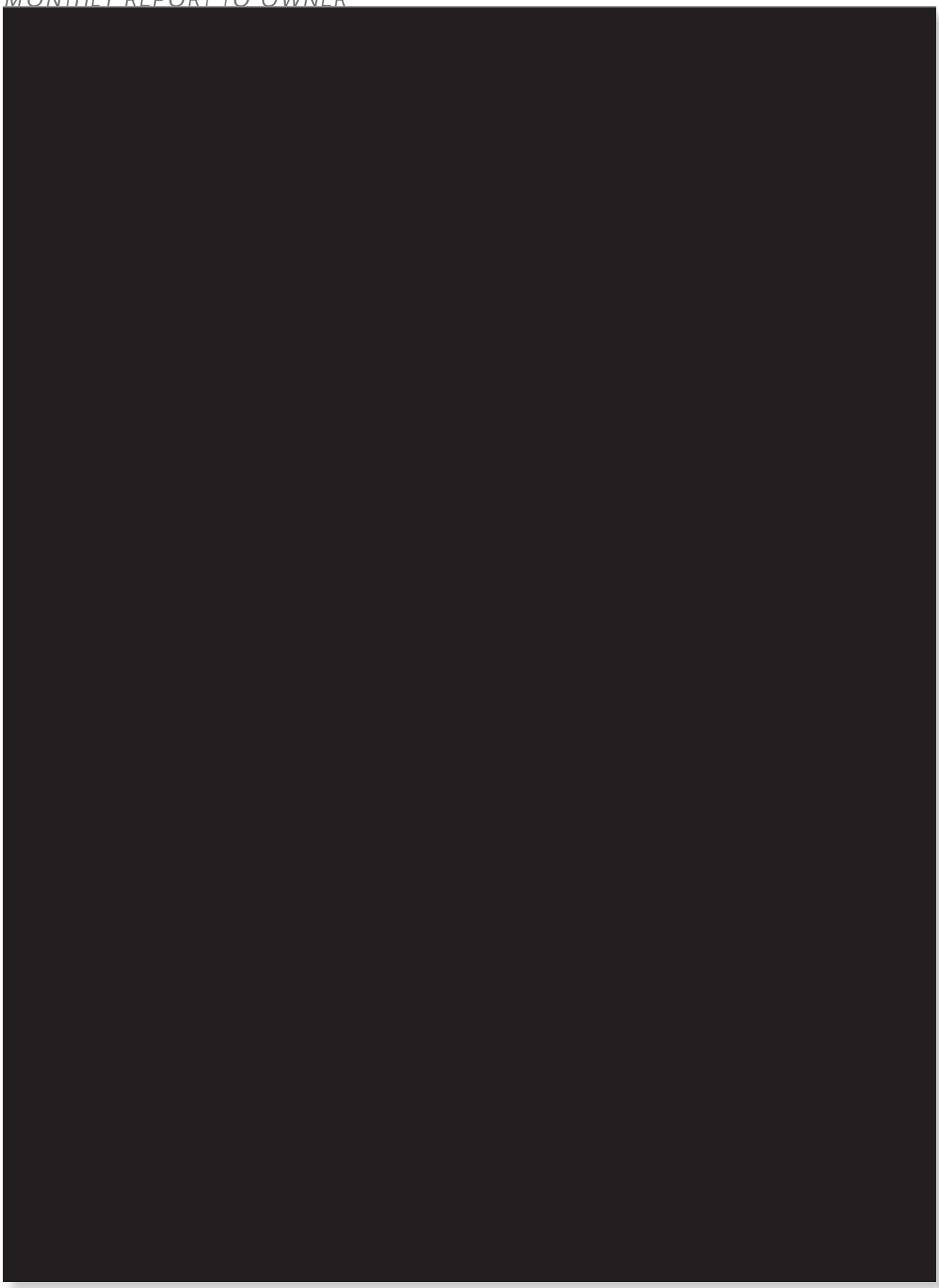

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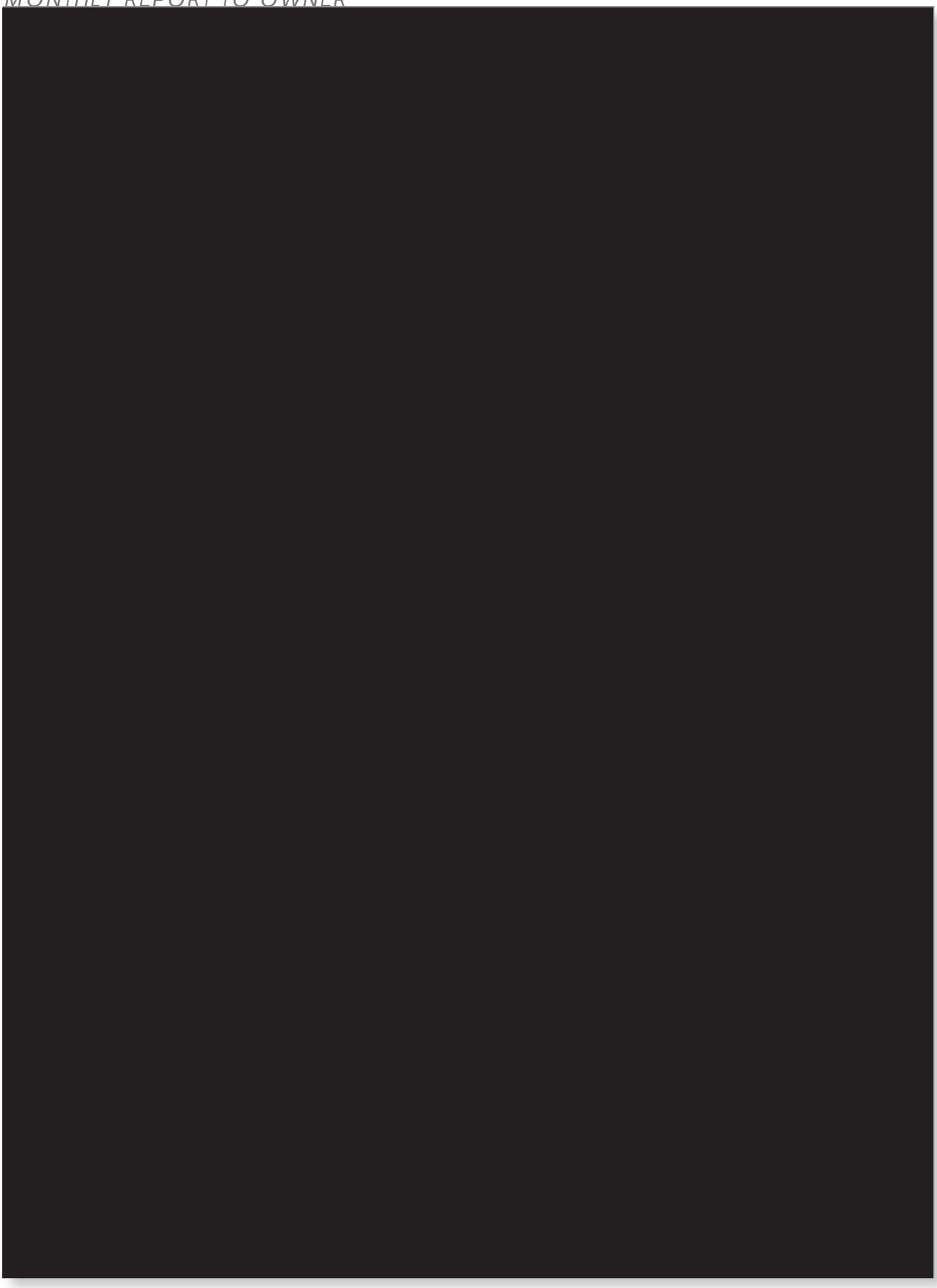

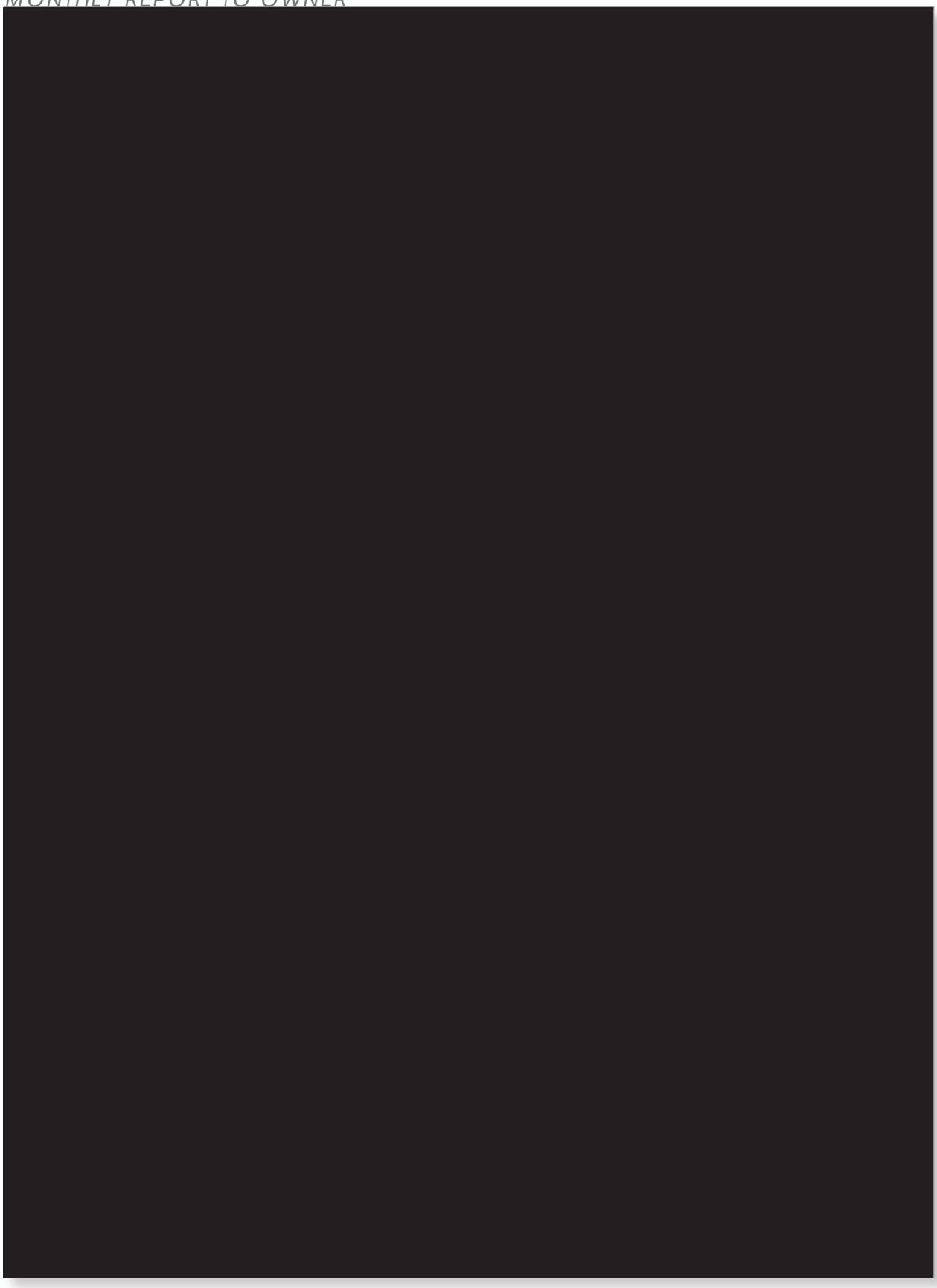

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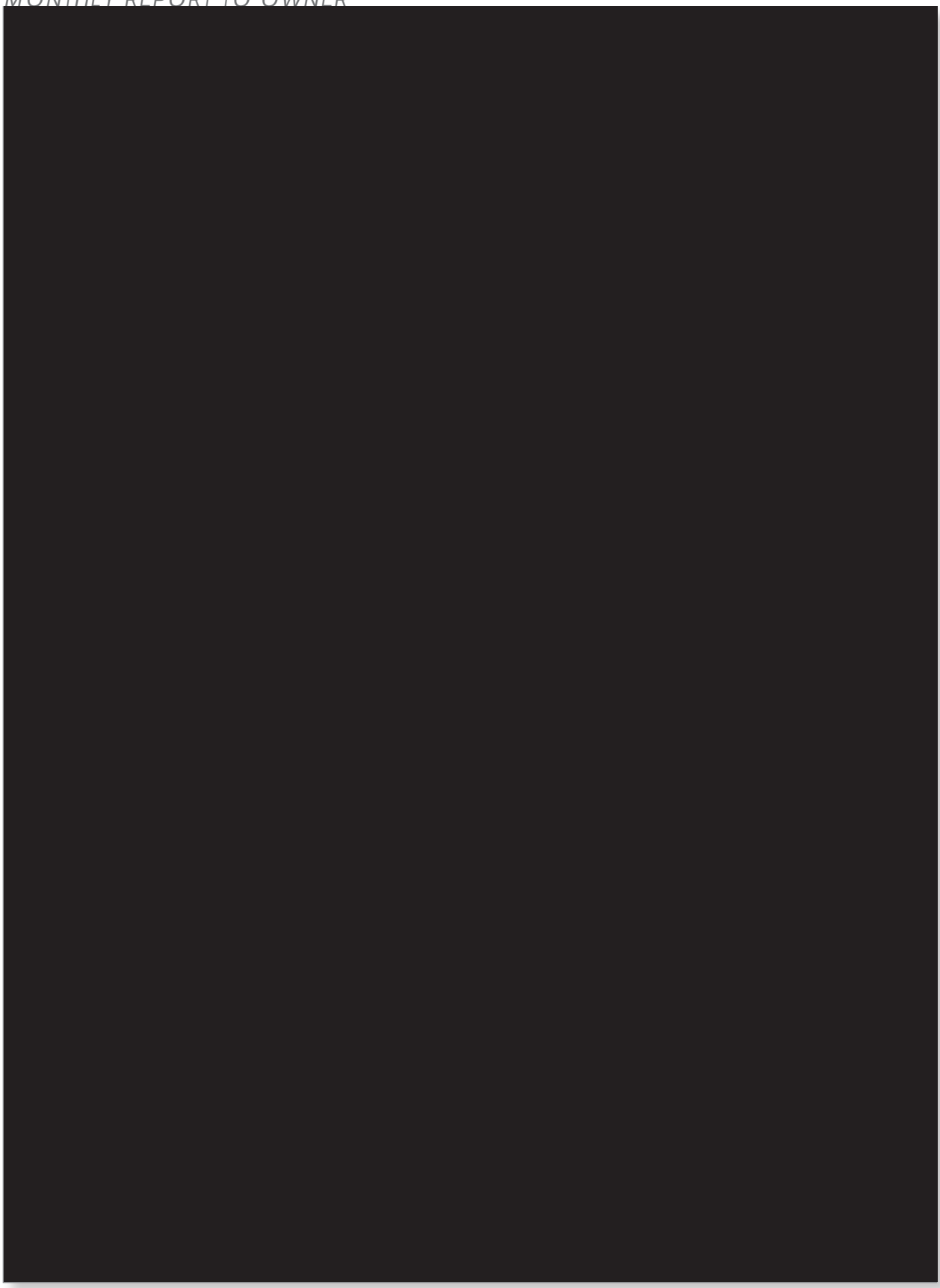

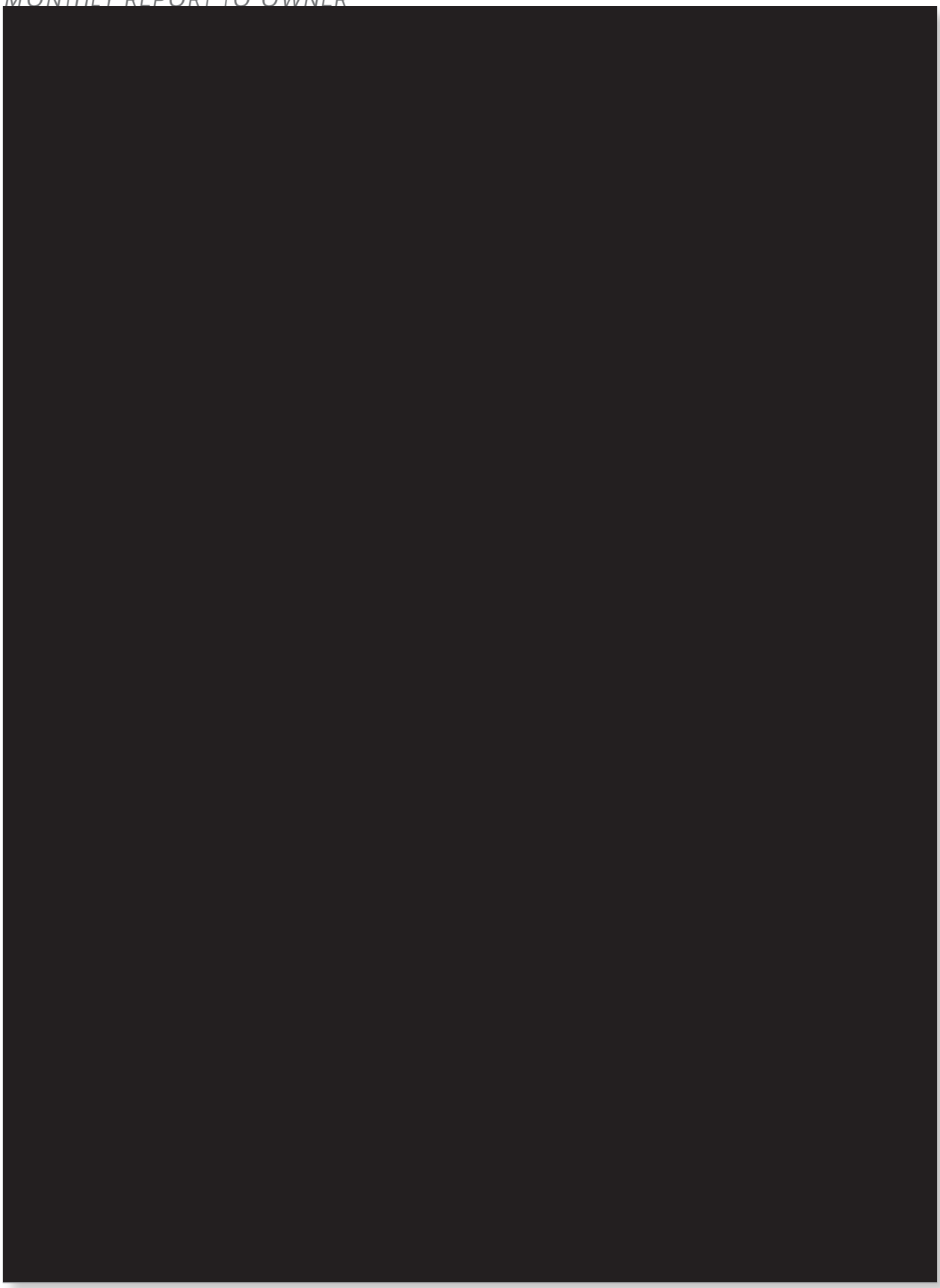

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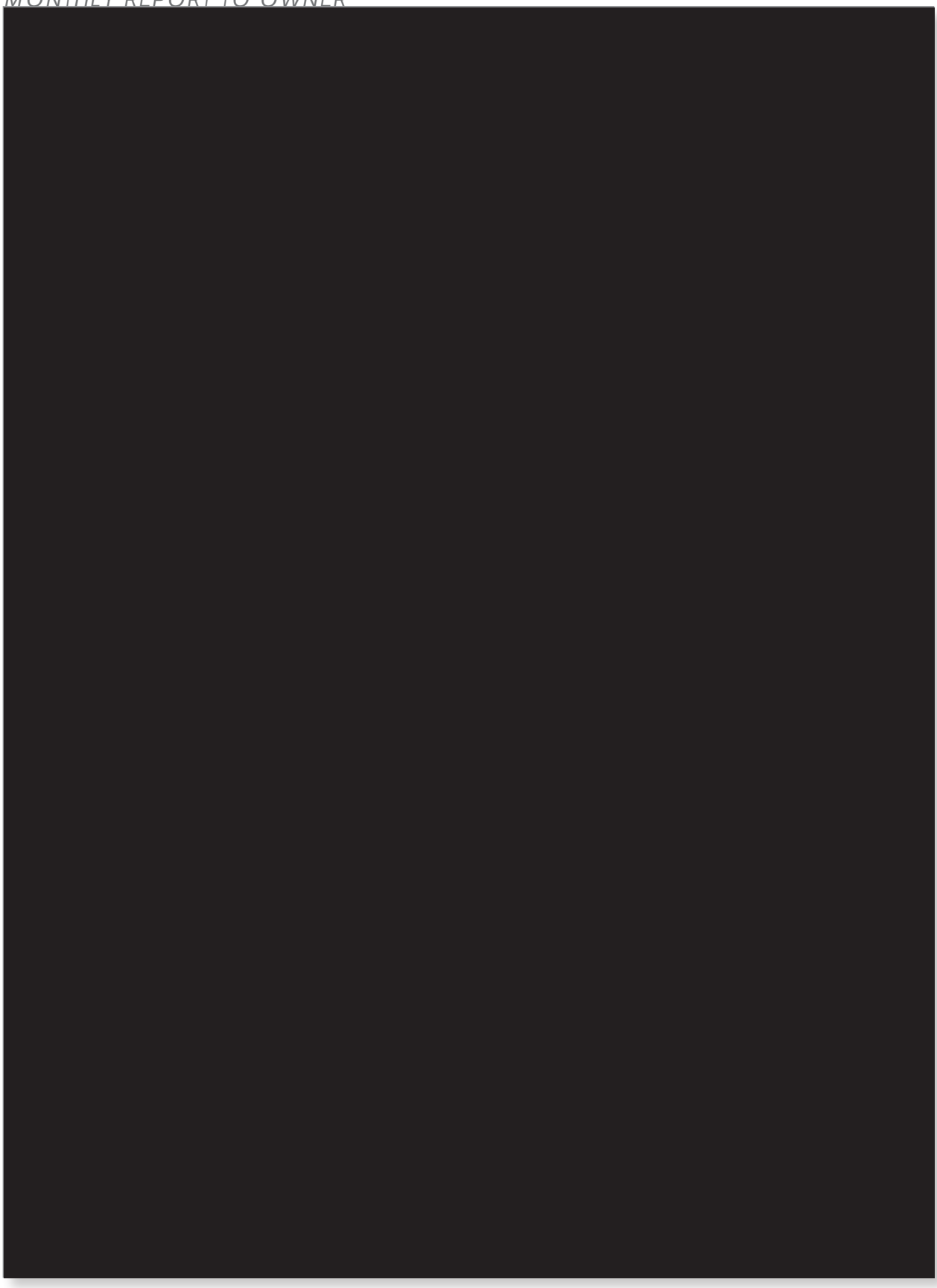

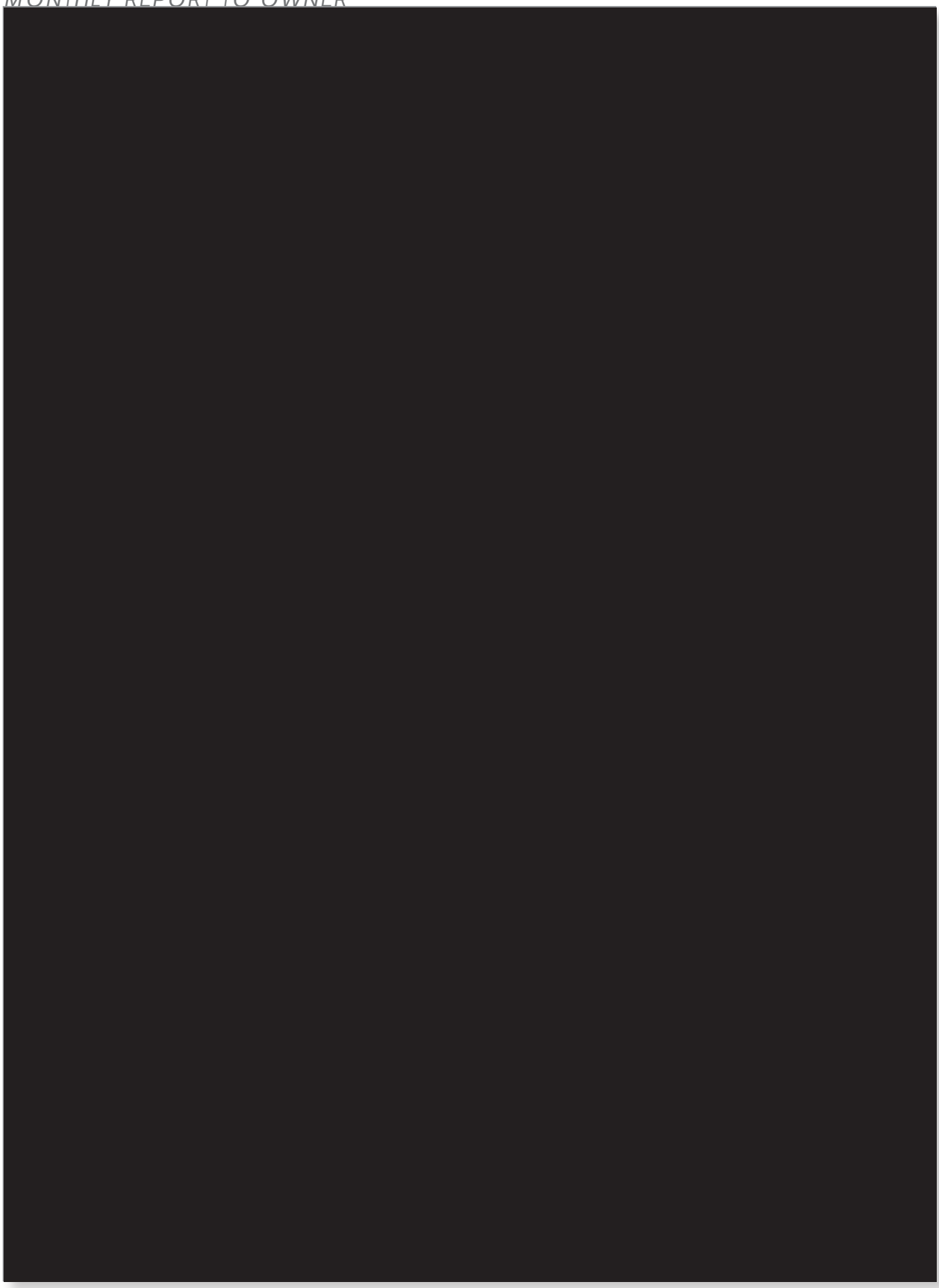

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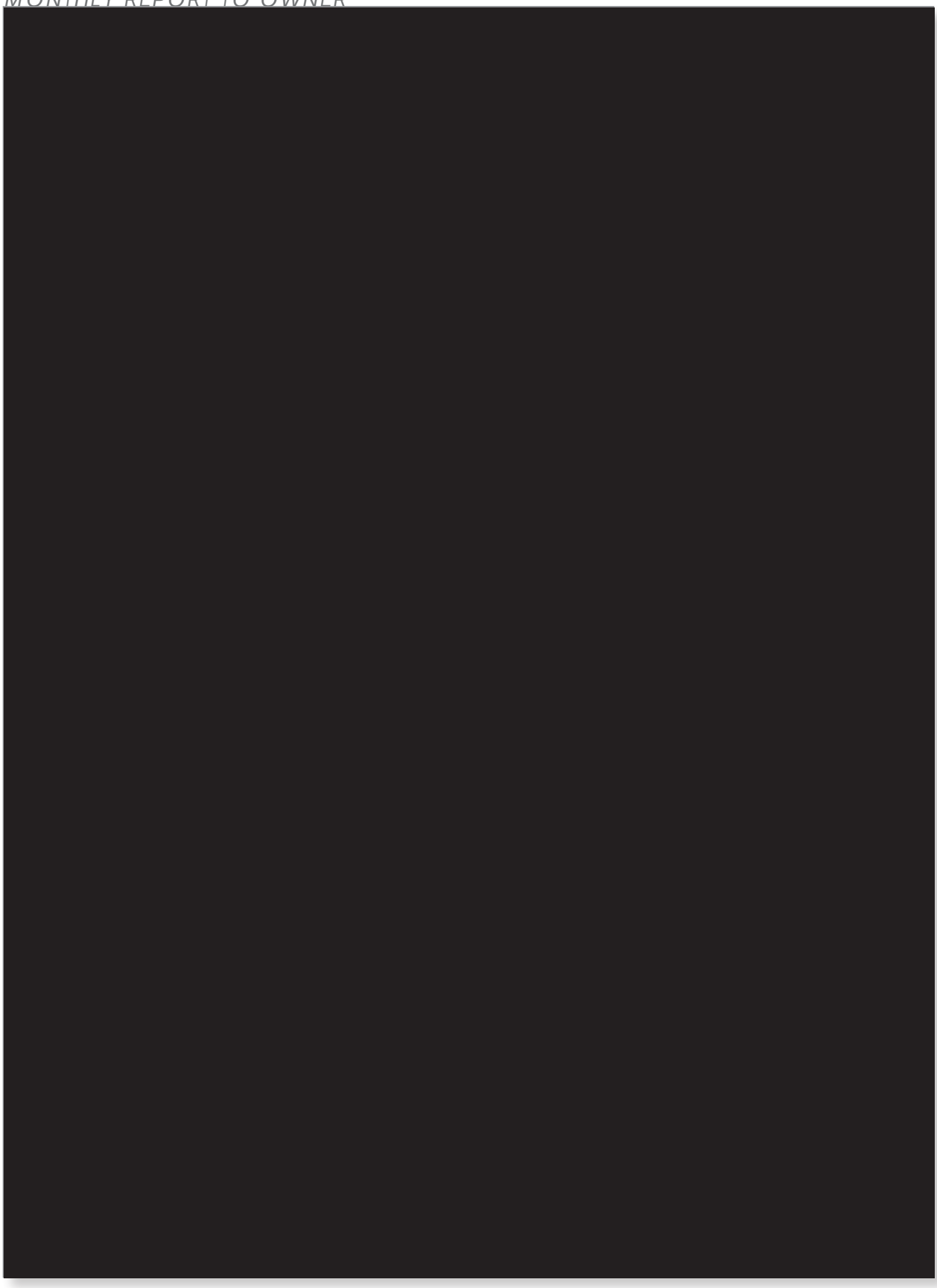

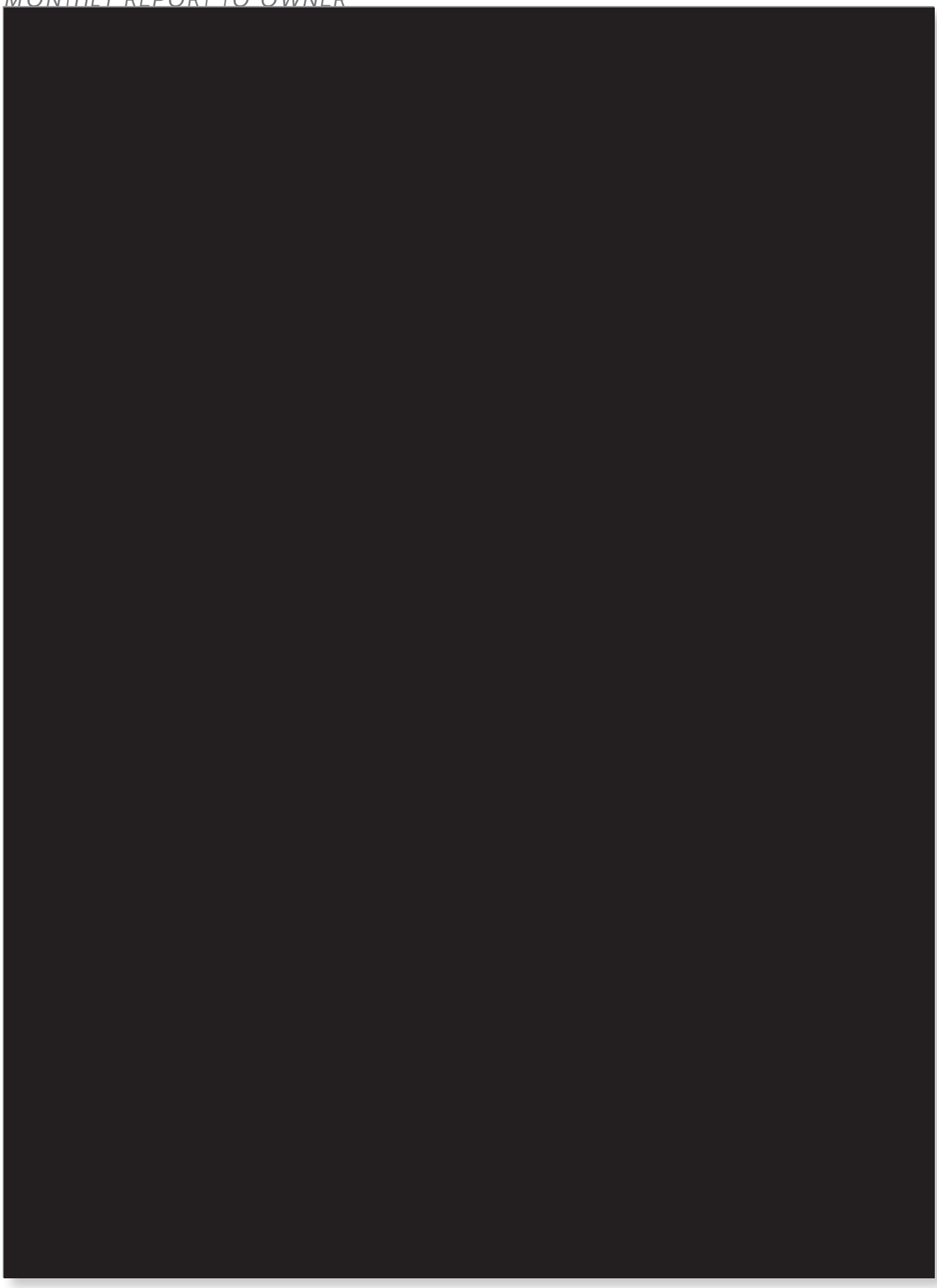

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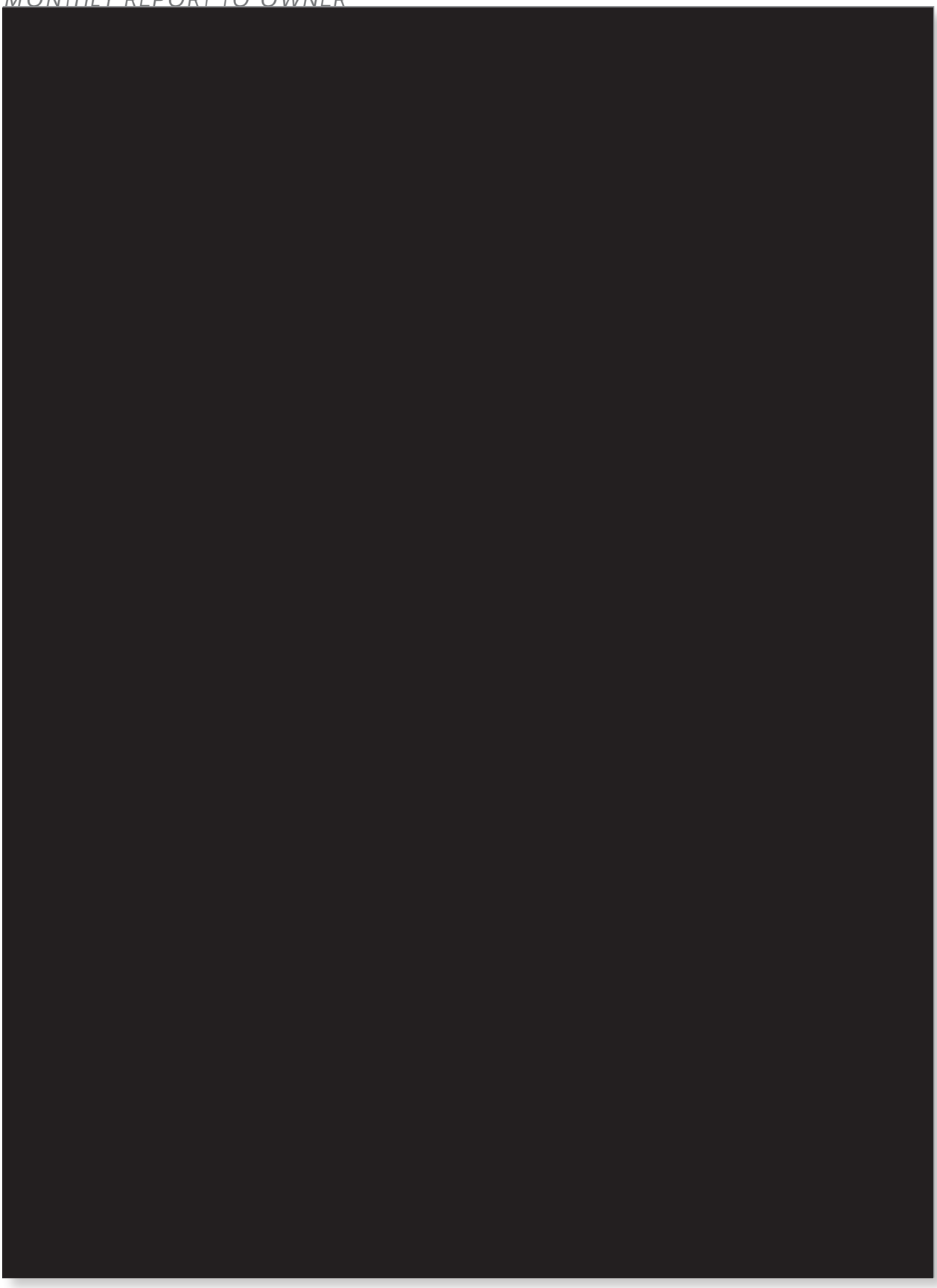

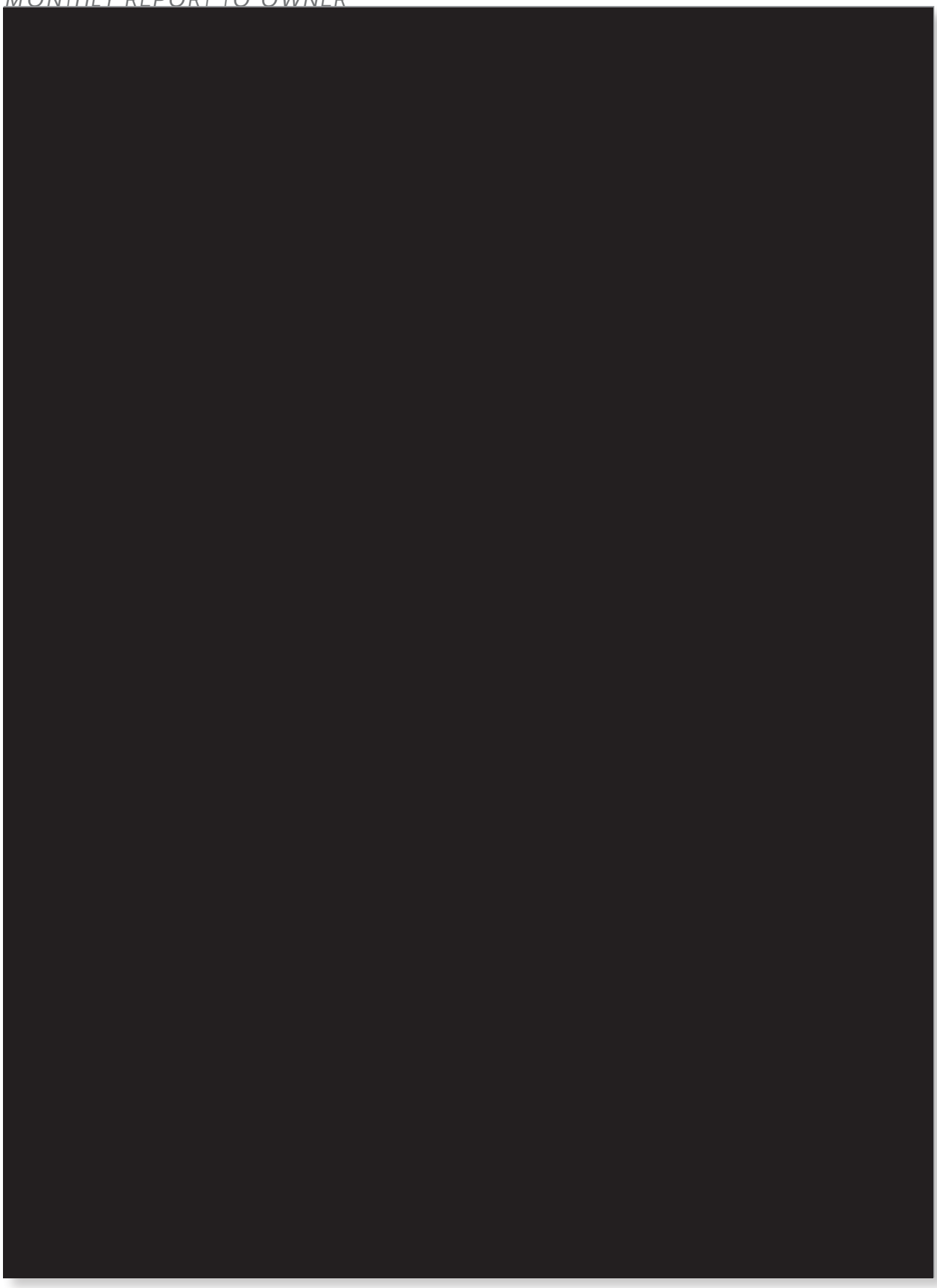

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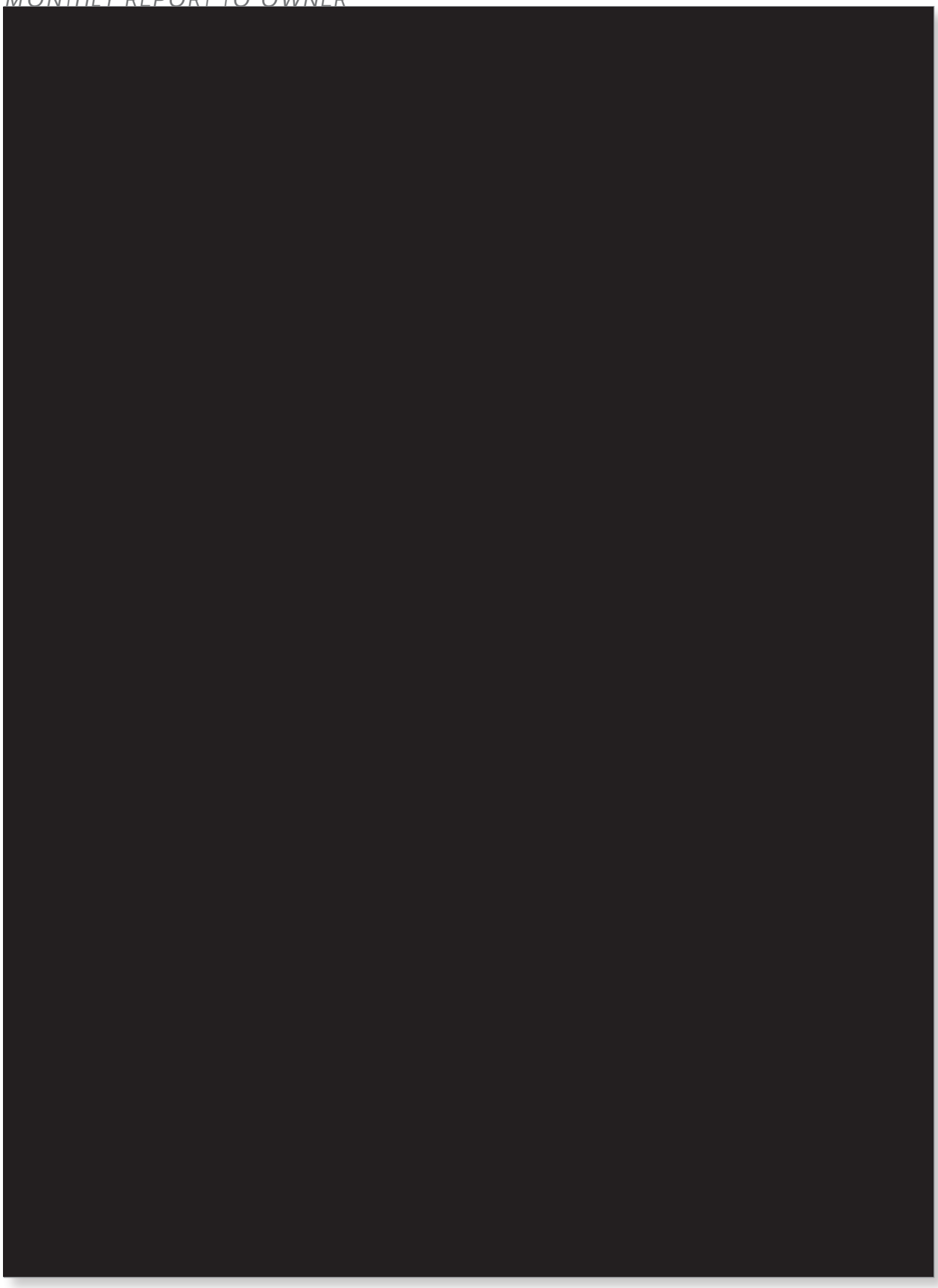

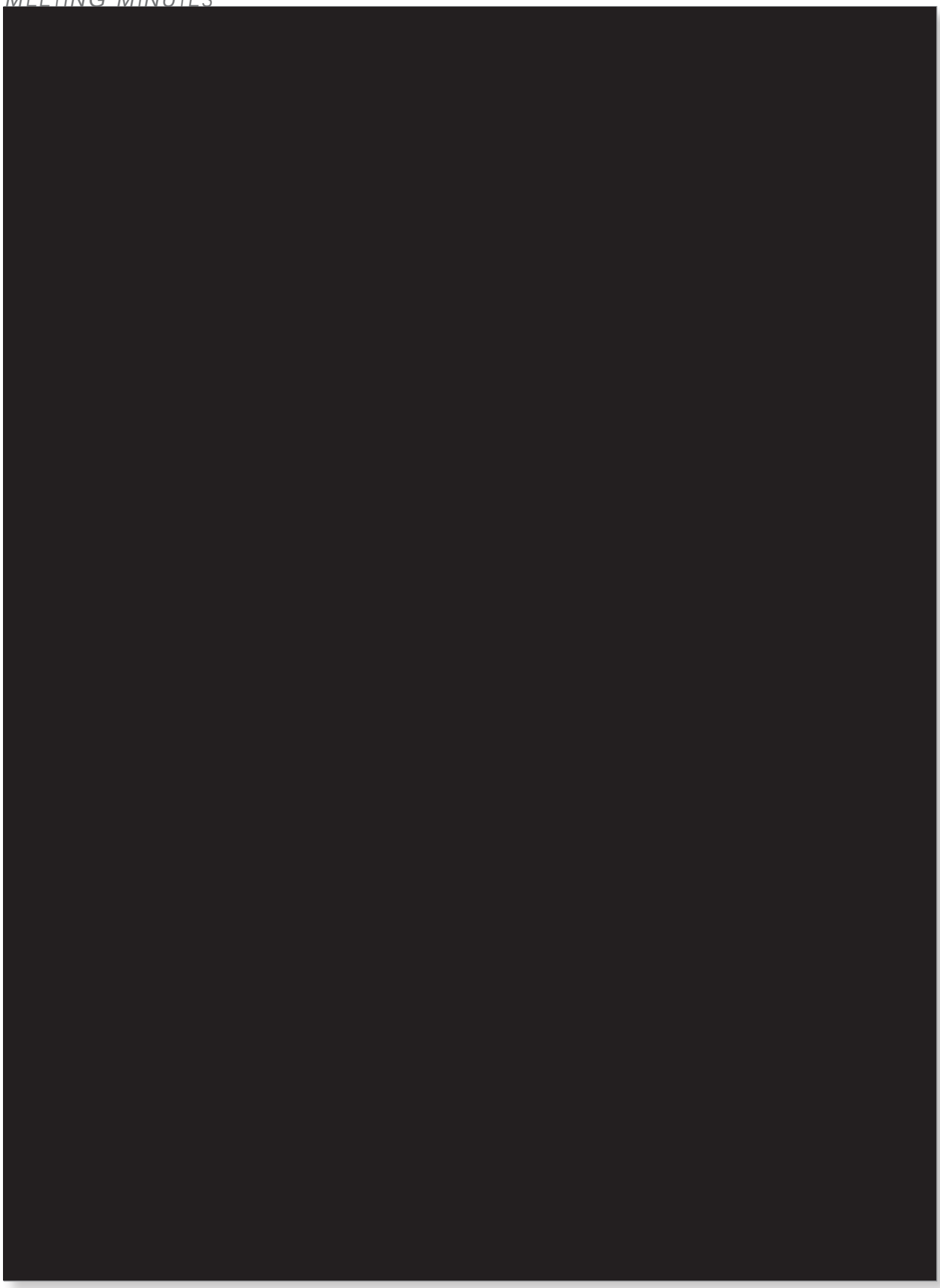

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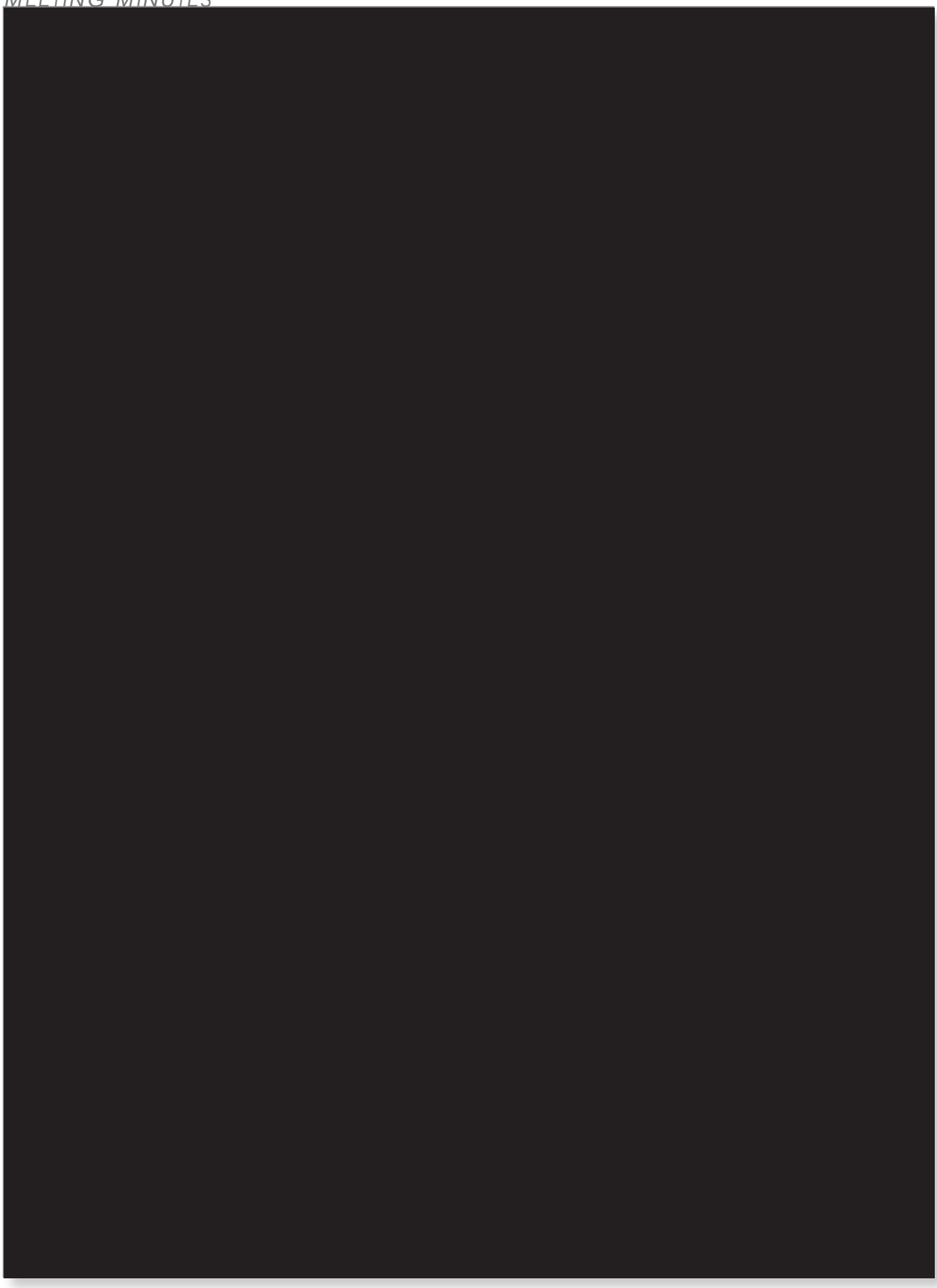

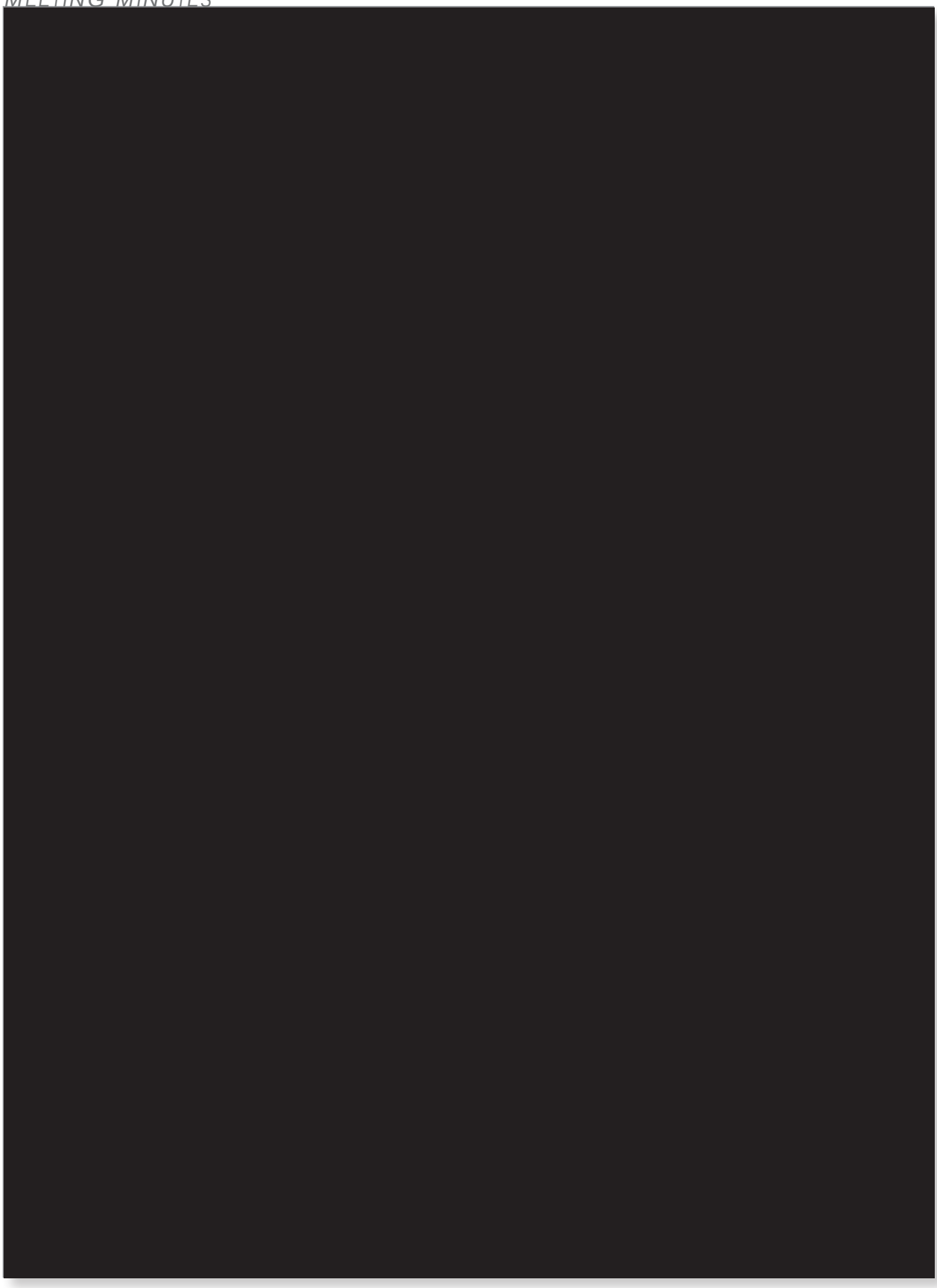

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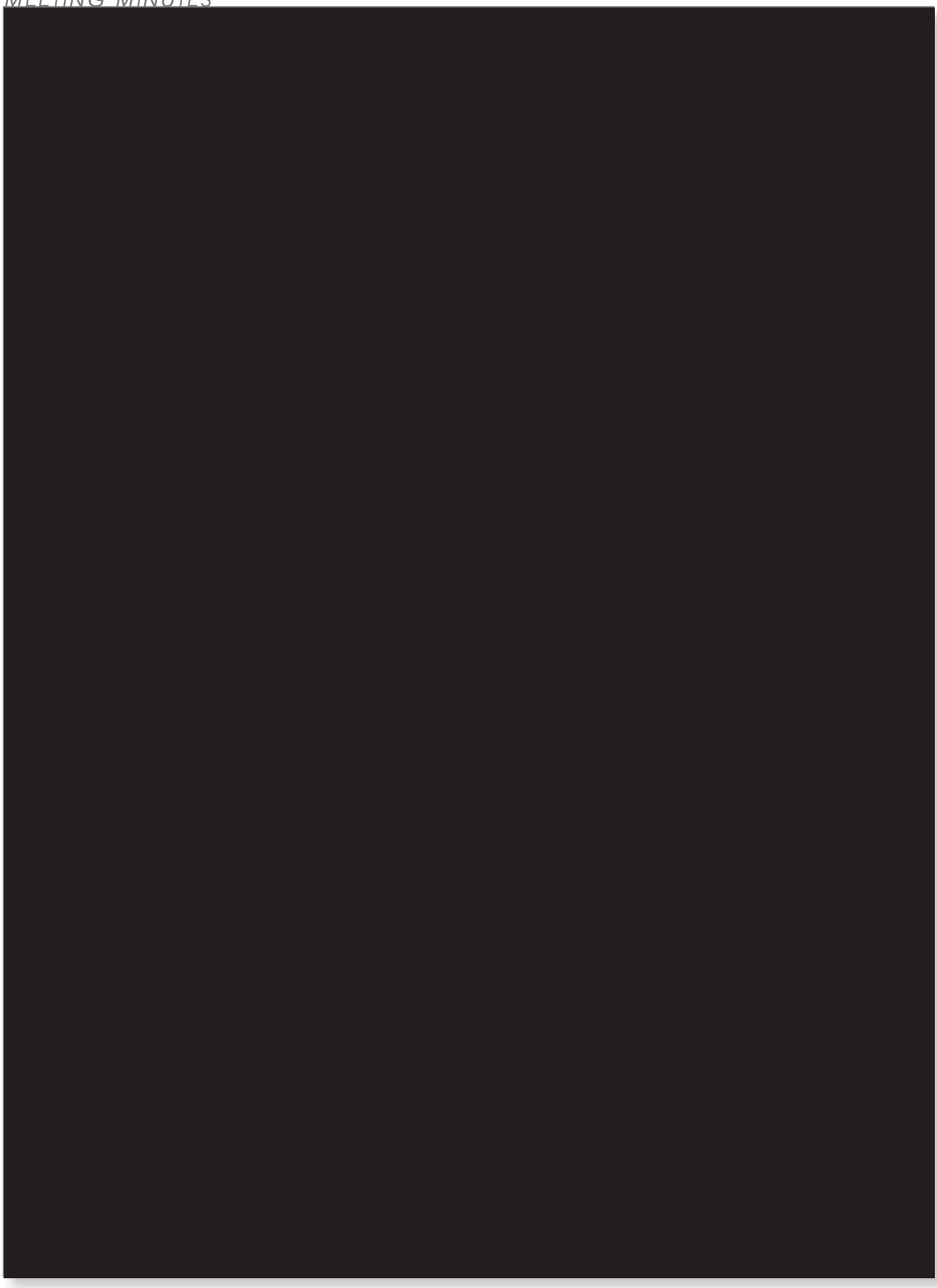

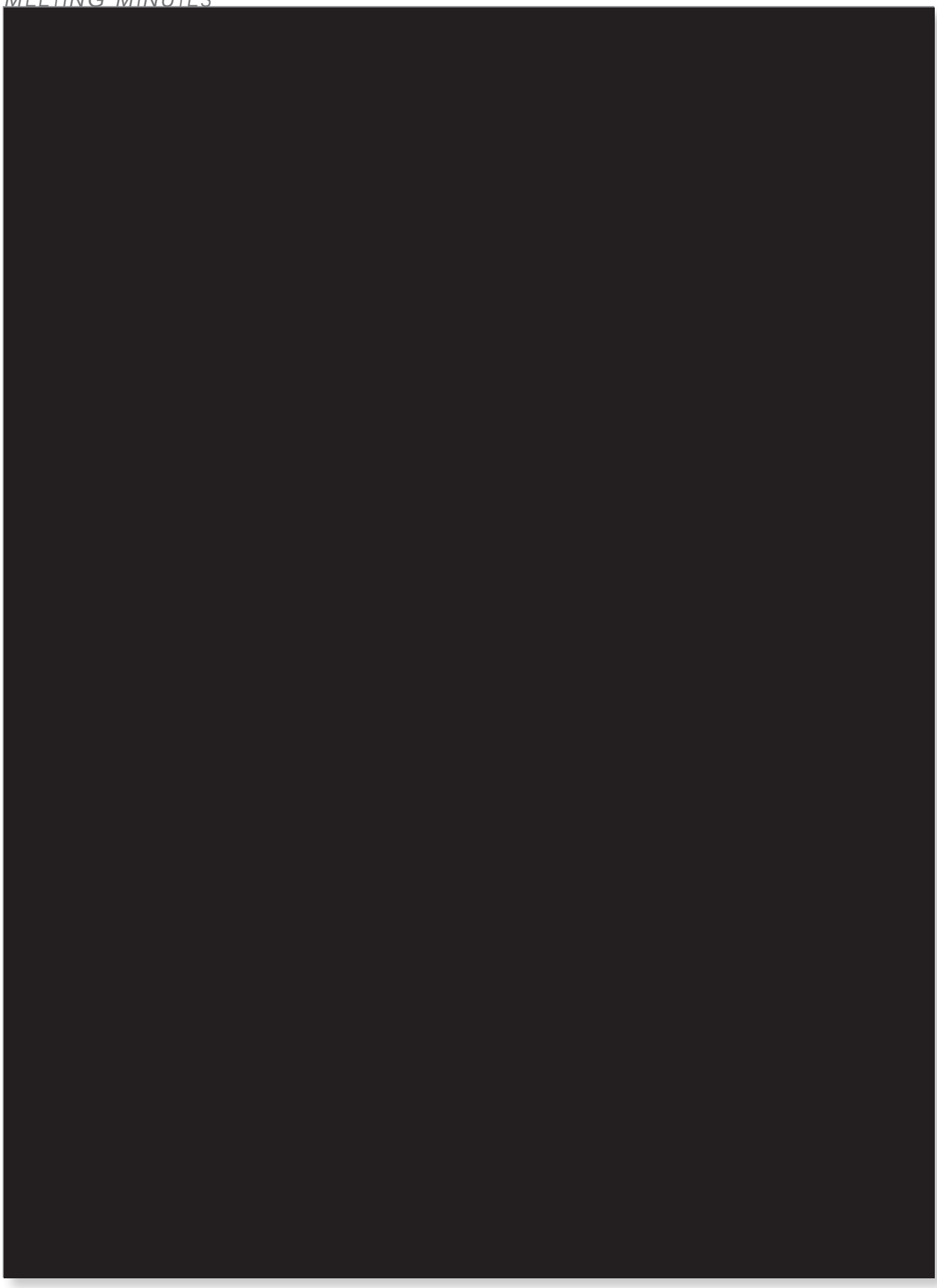

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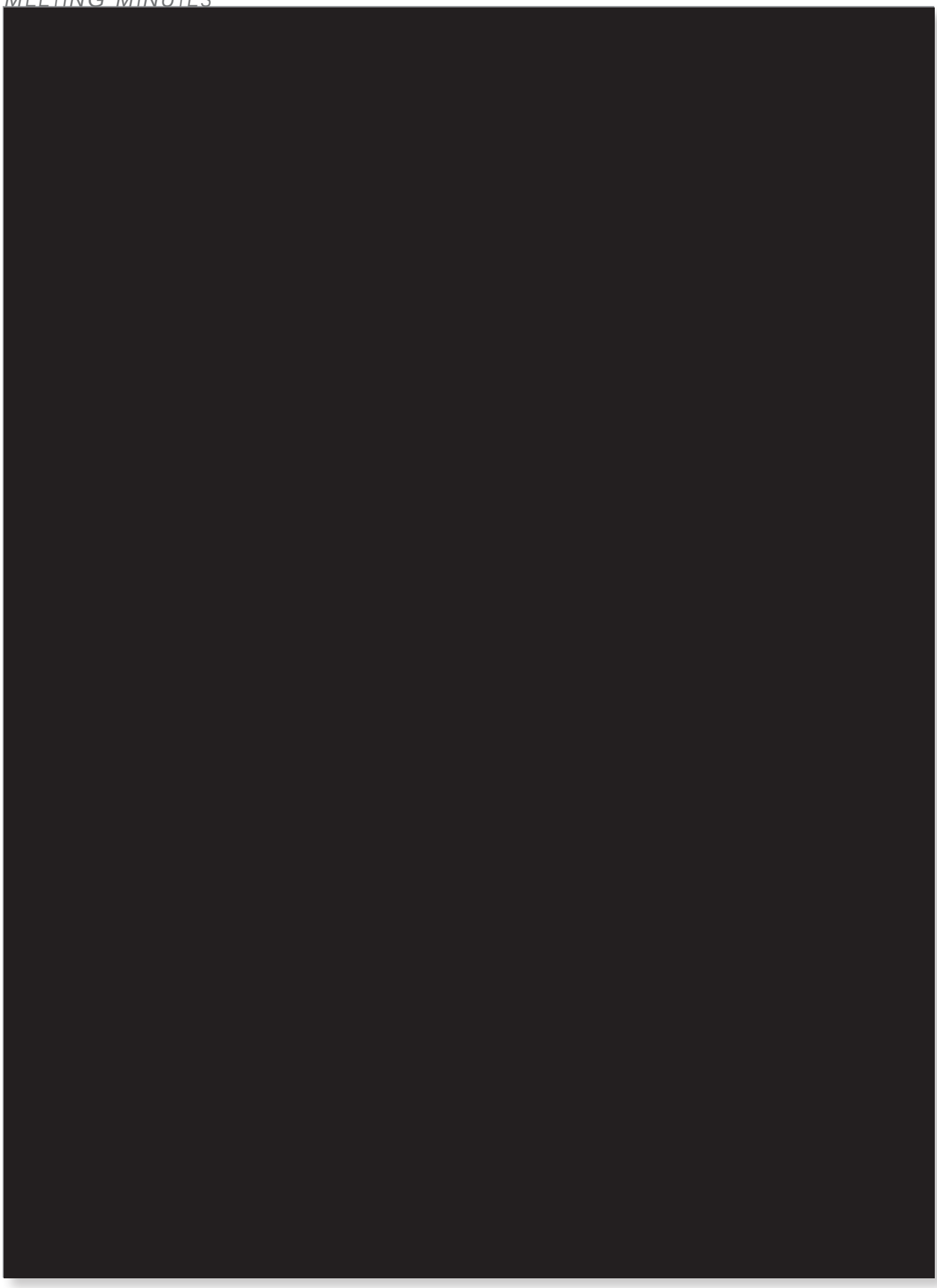

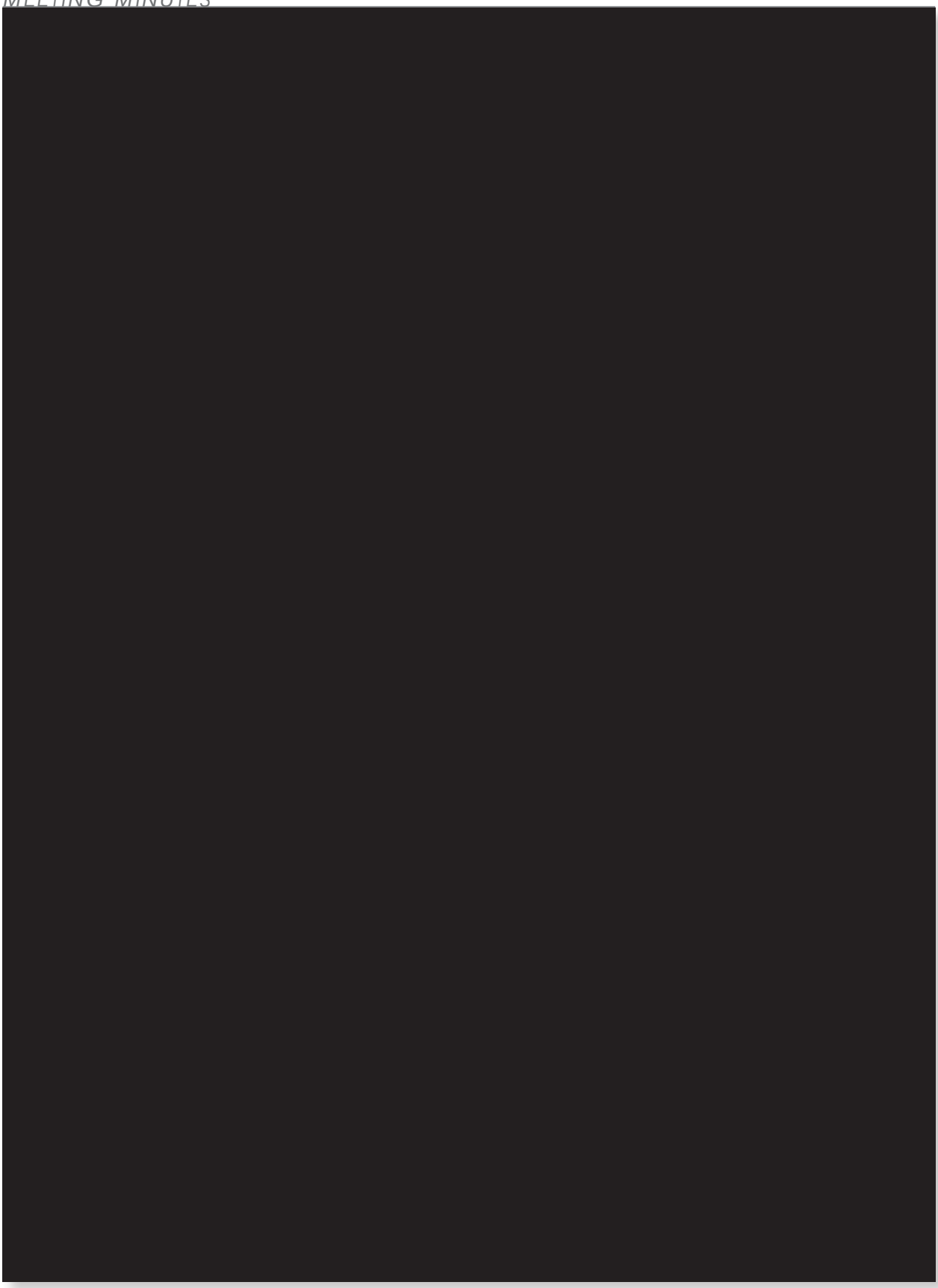

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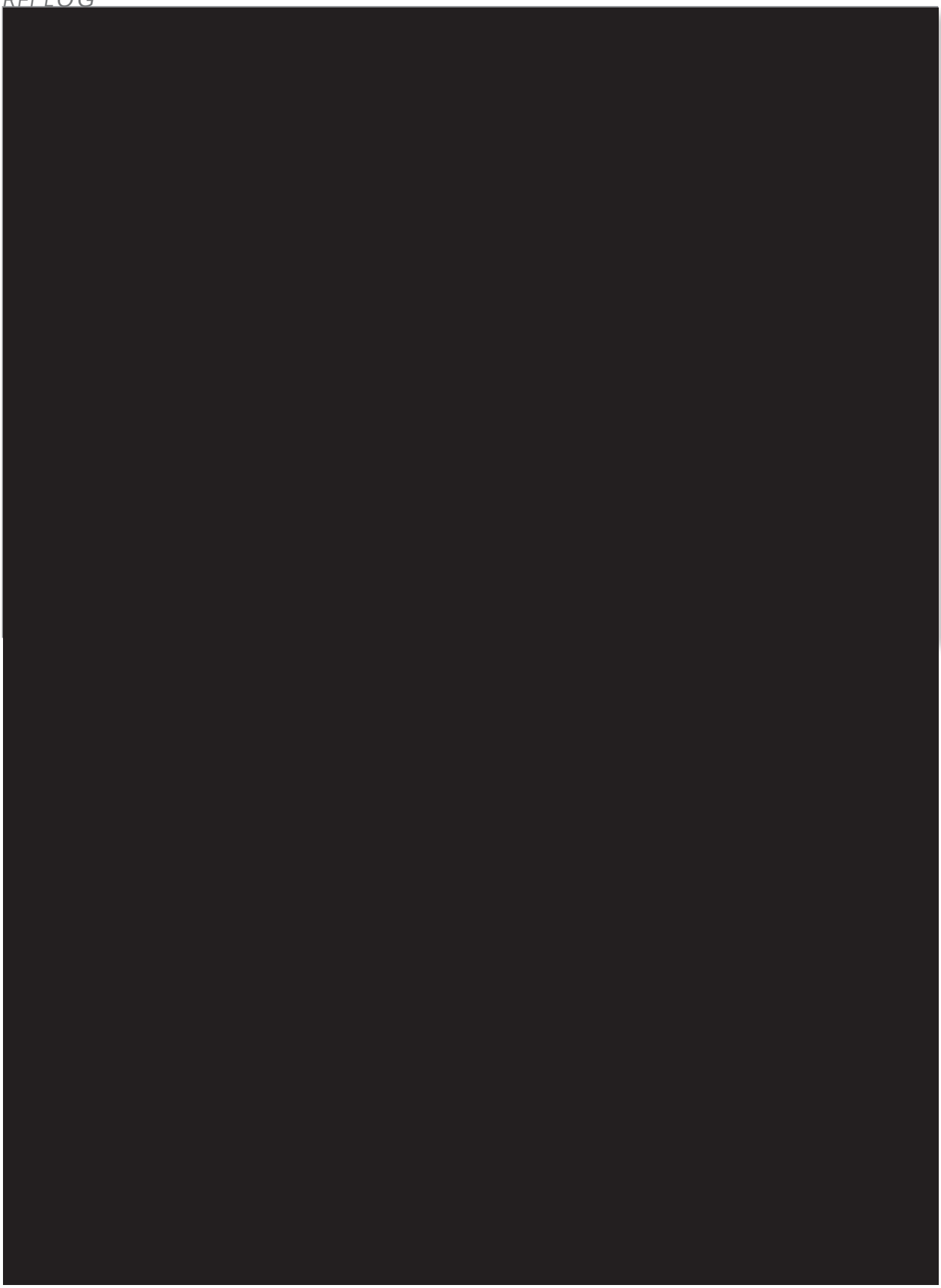

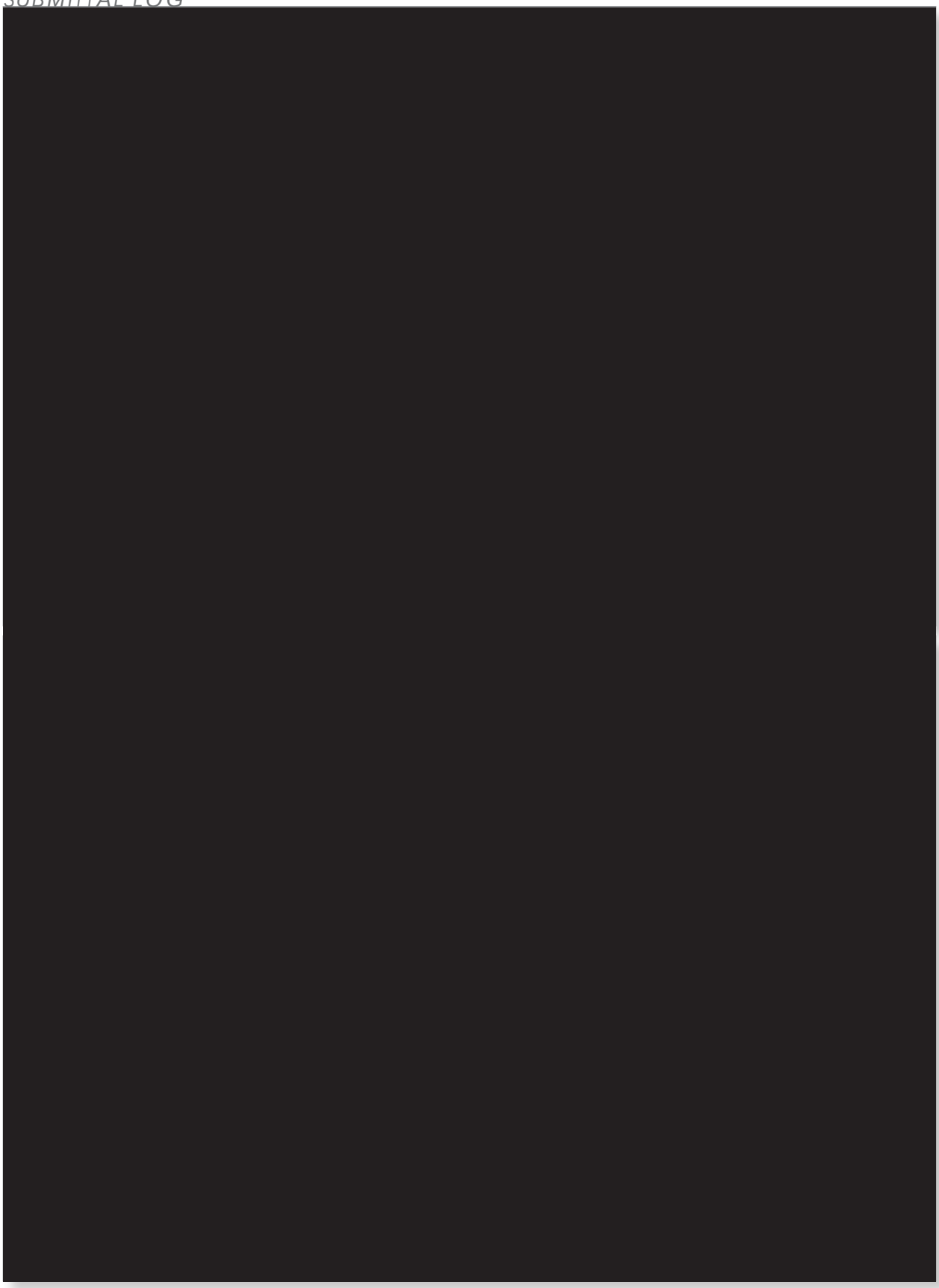

PROCUREMENT LOG



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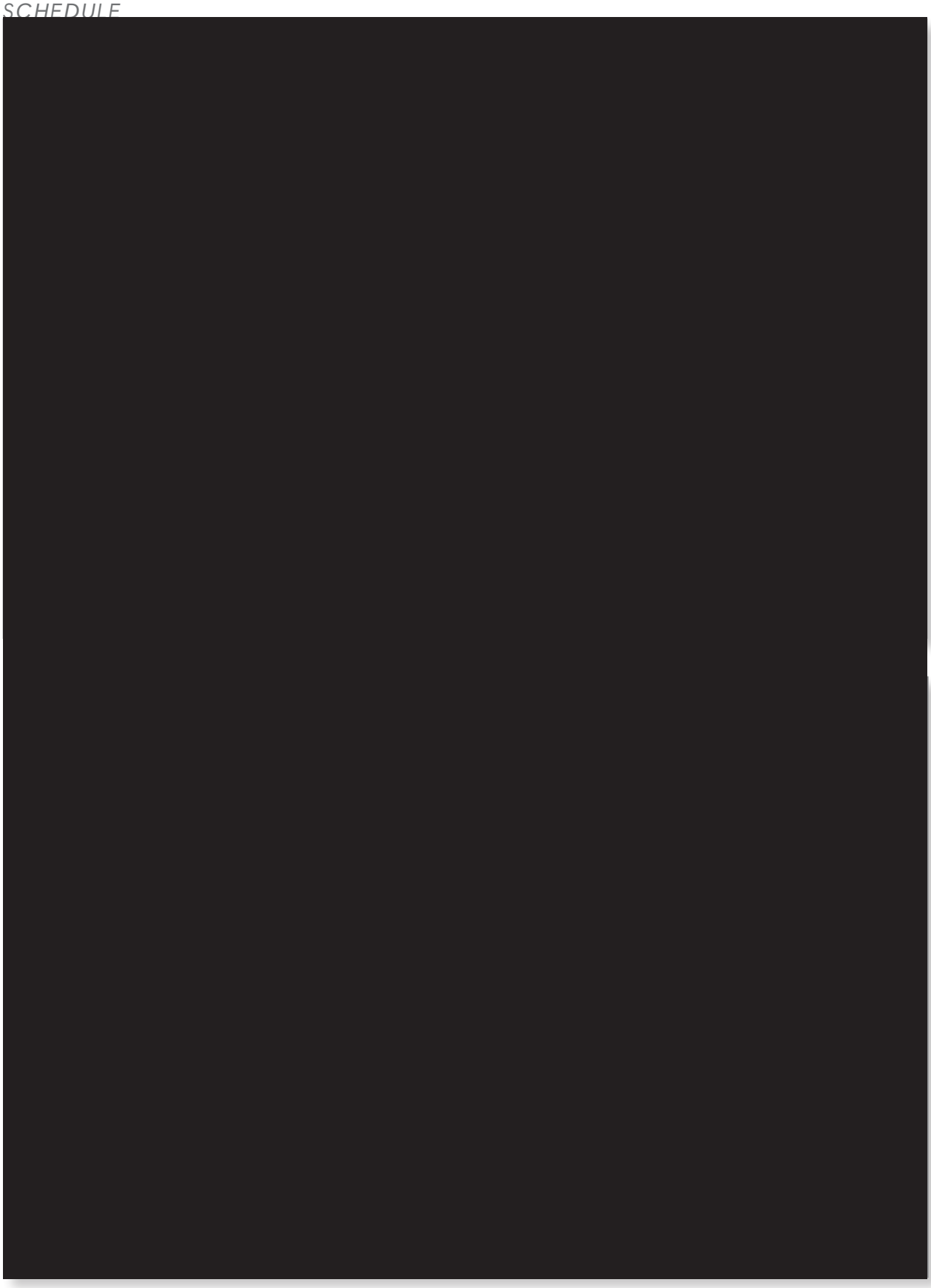

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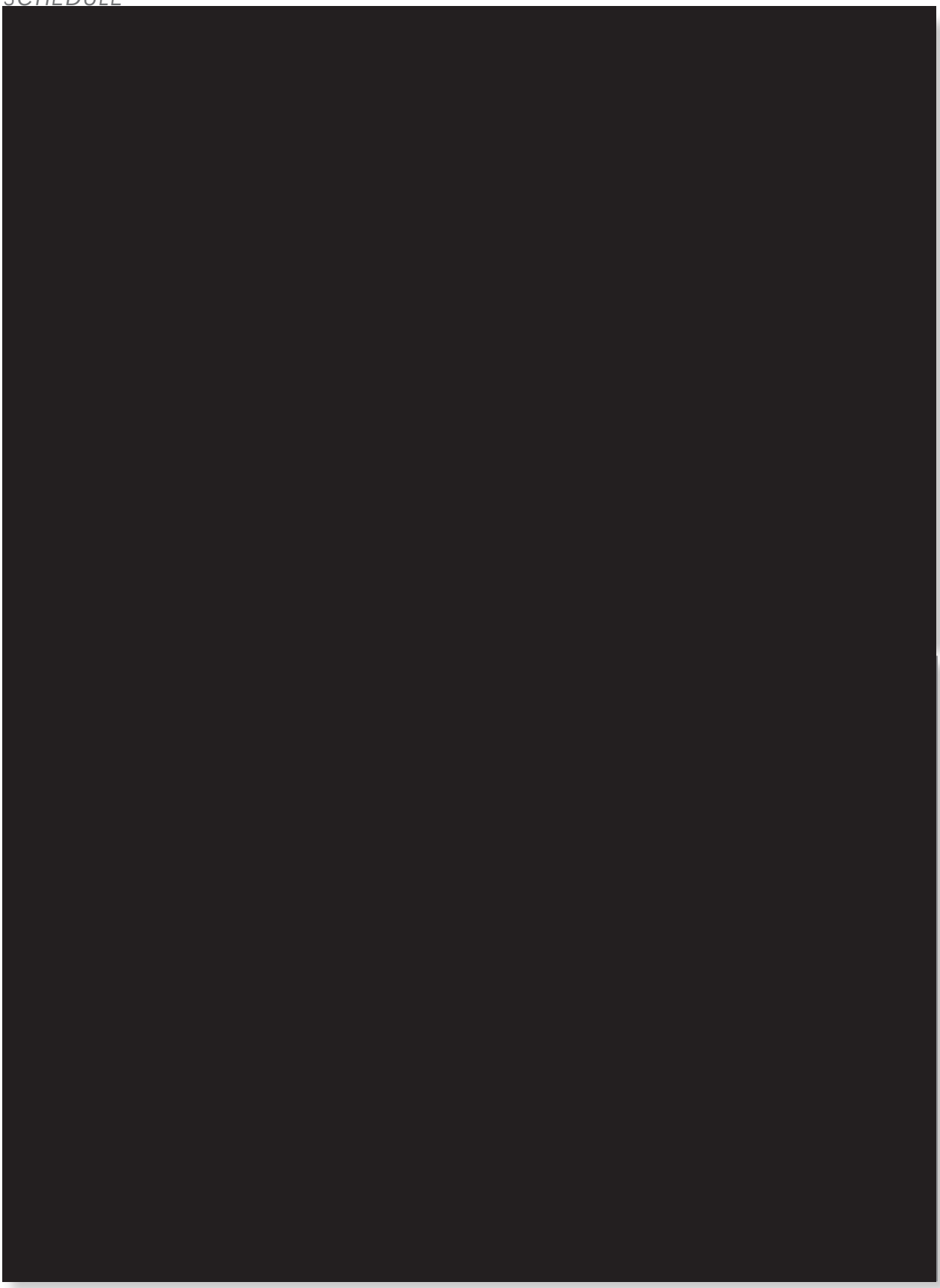
SCHEDULE



SCHEDULE



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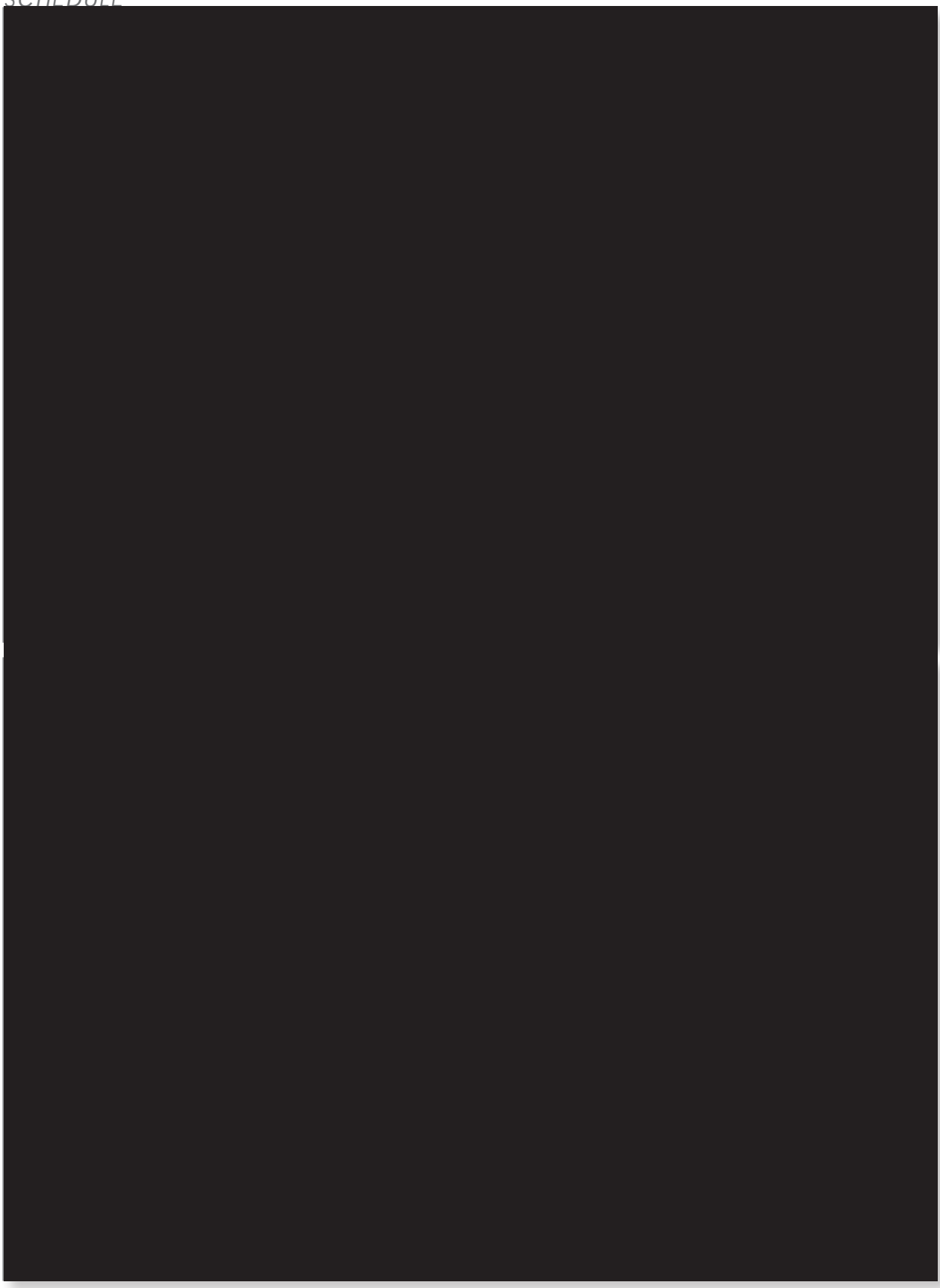

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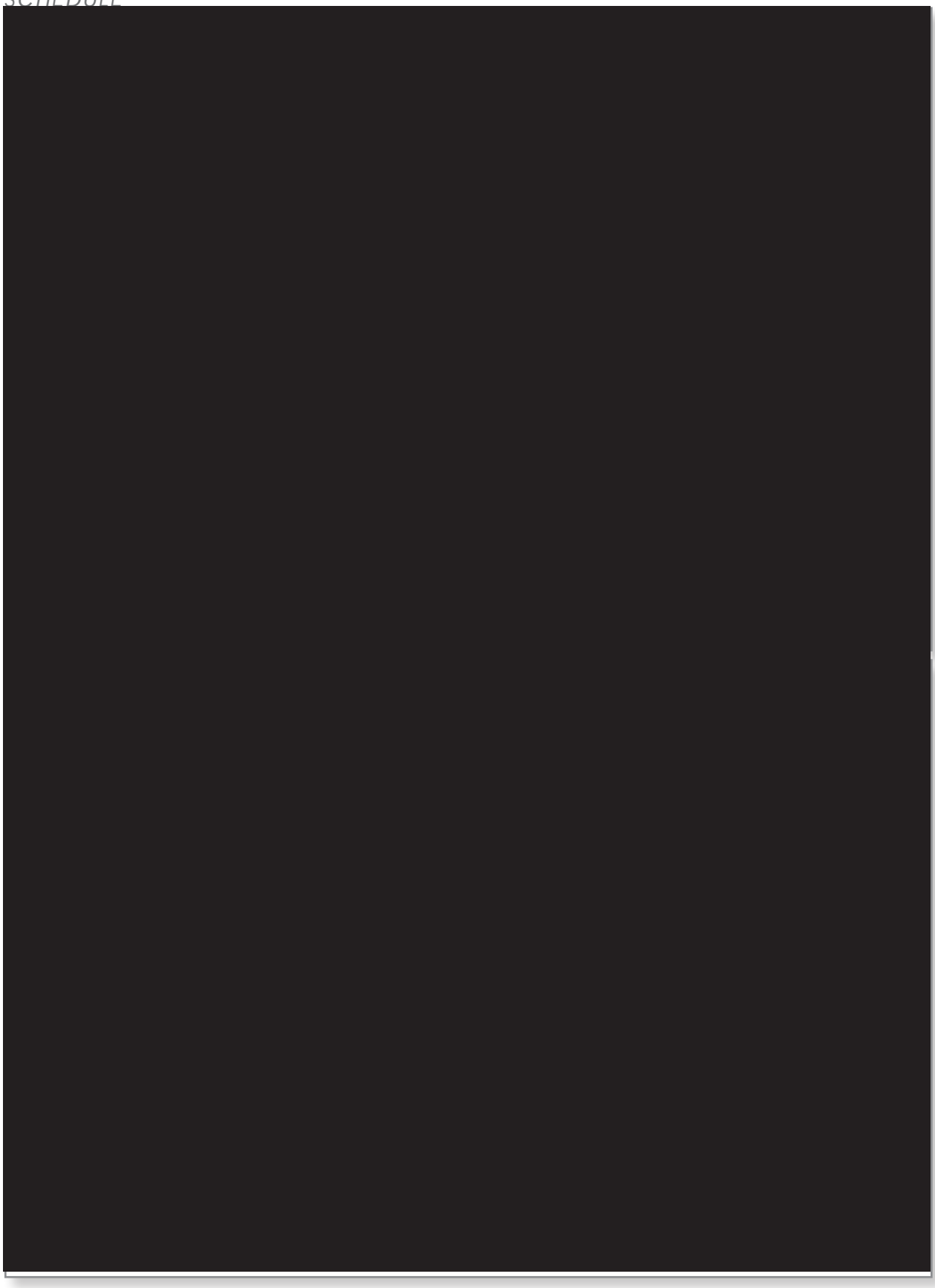

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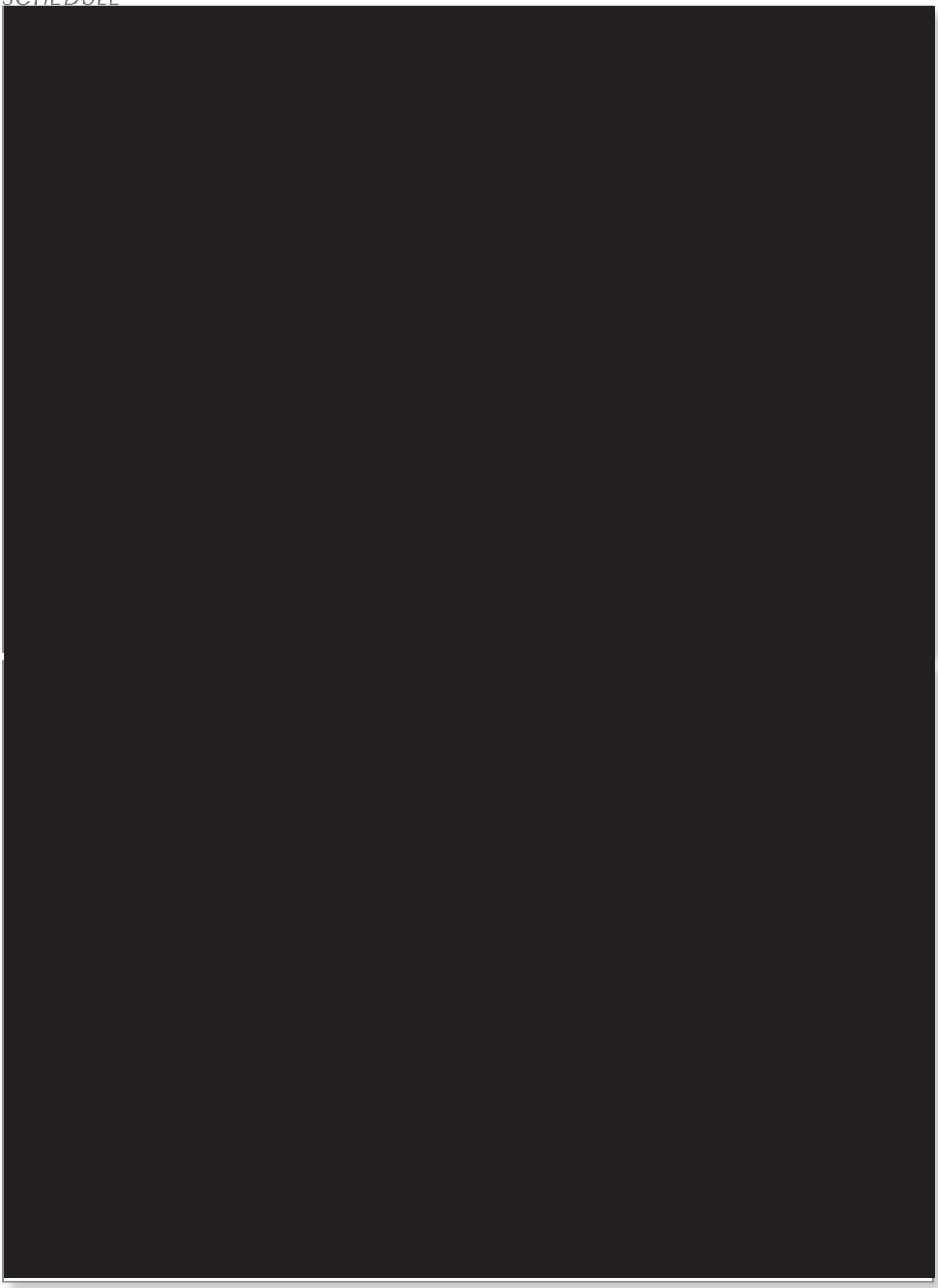

SCHEDULE



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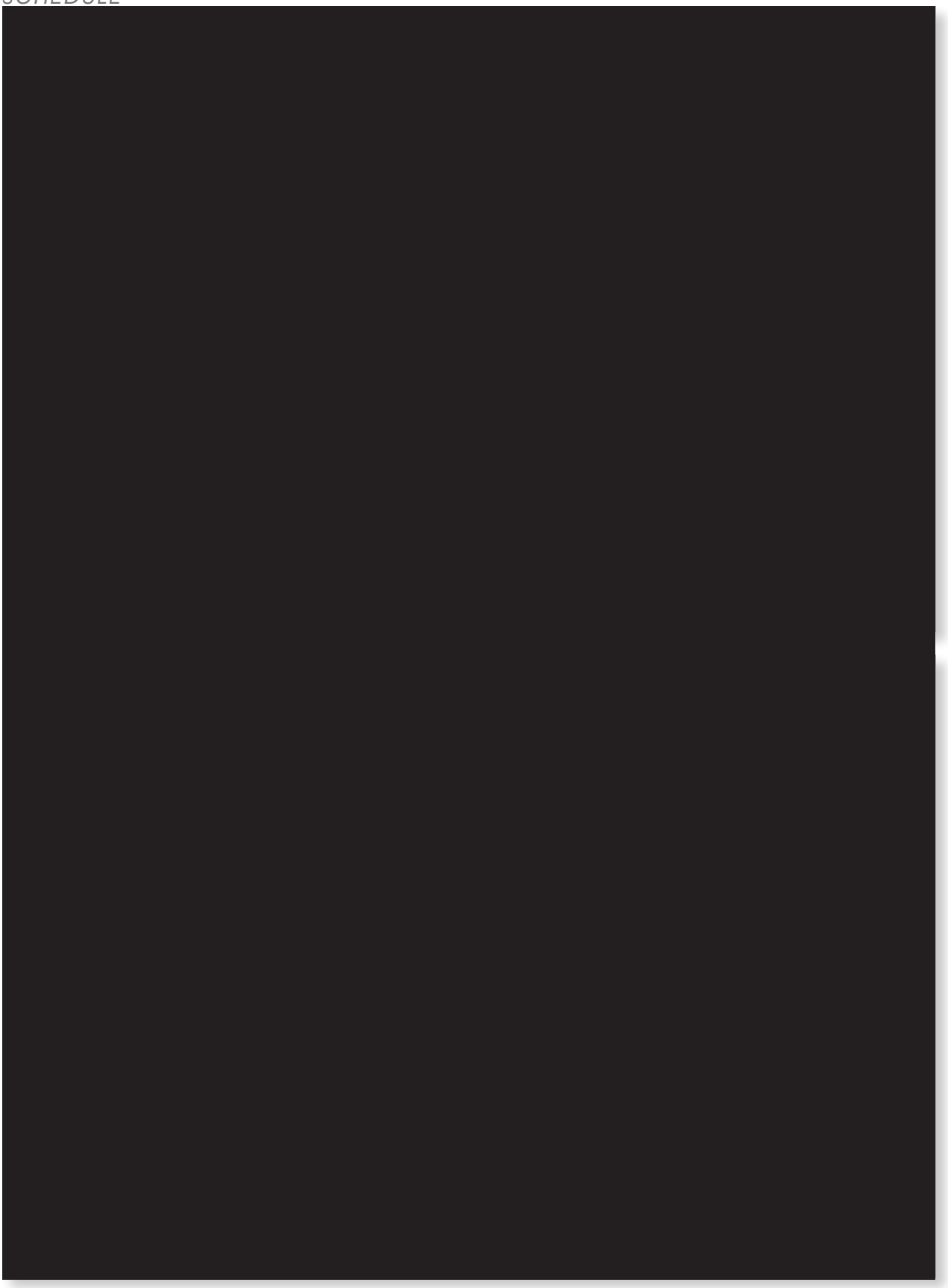

SCHEDULE



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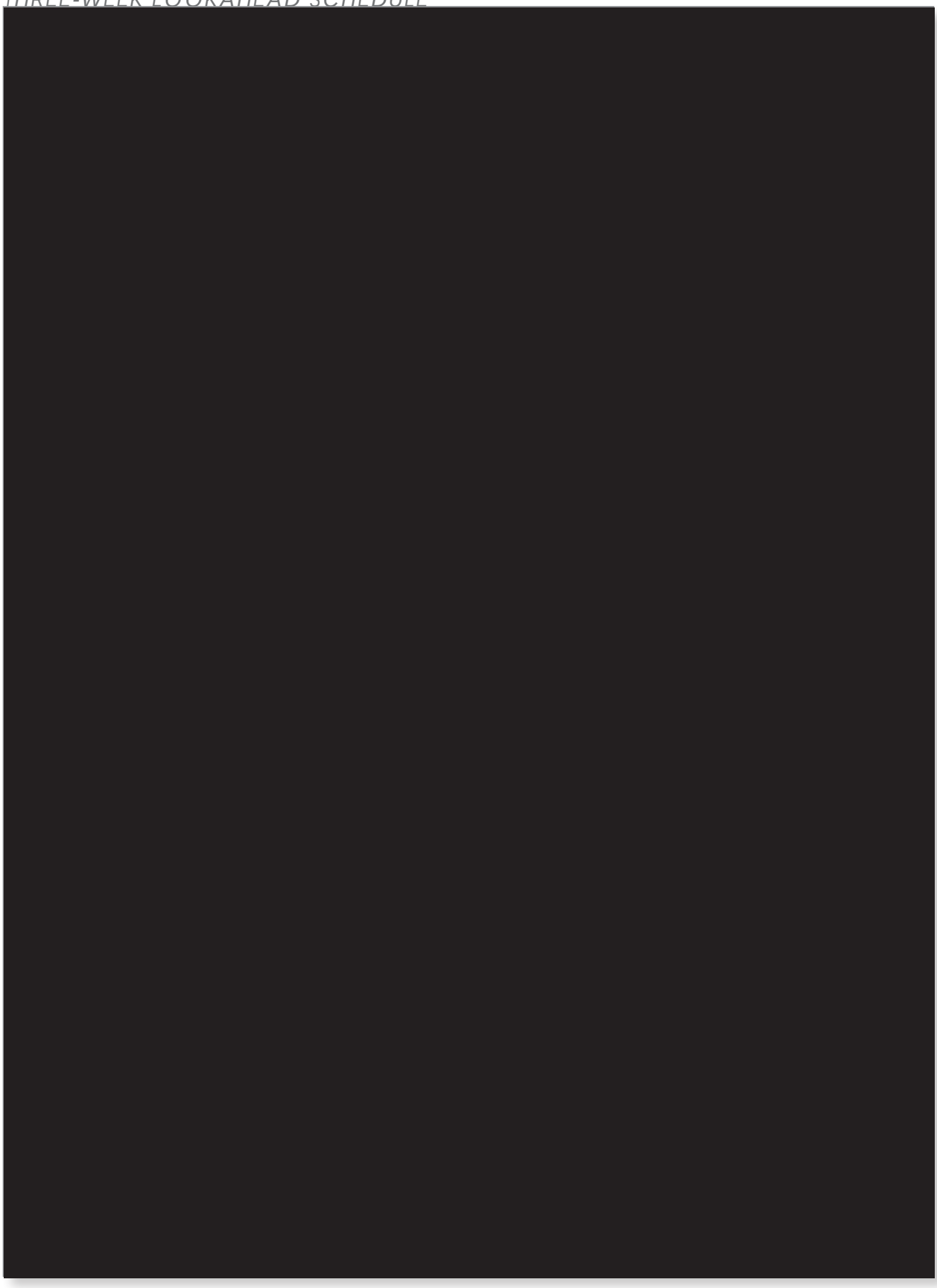
THREE-WEEK LOOKAHEAD SCHEDULE



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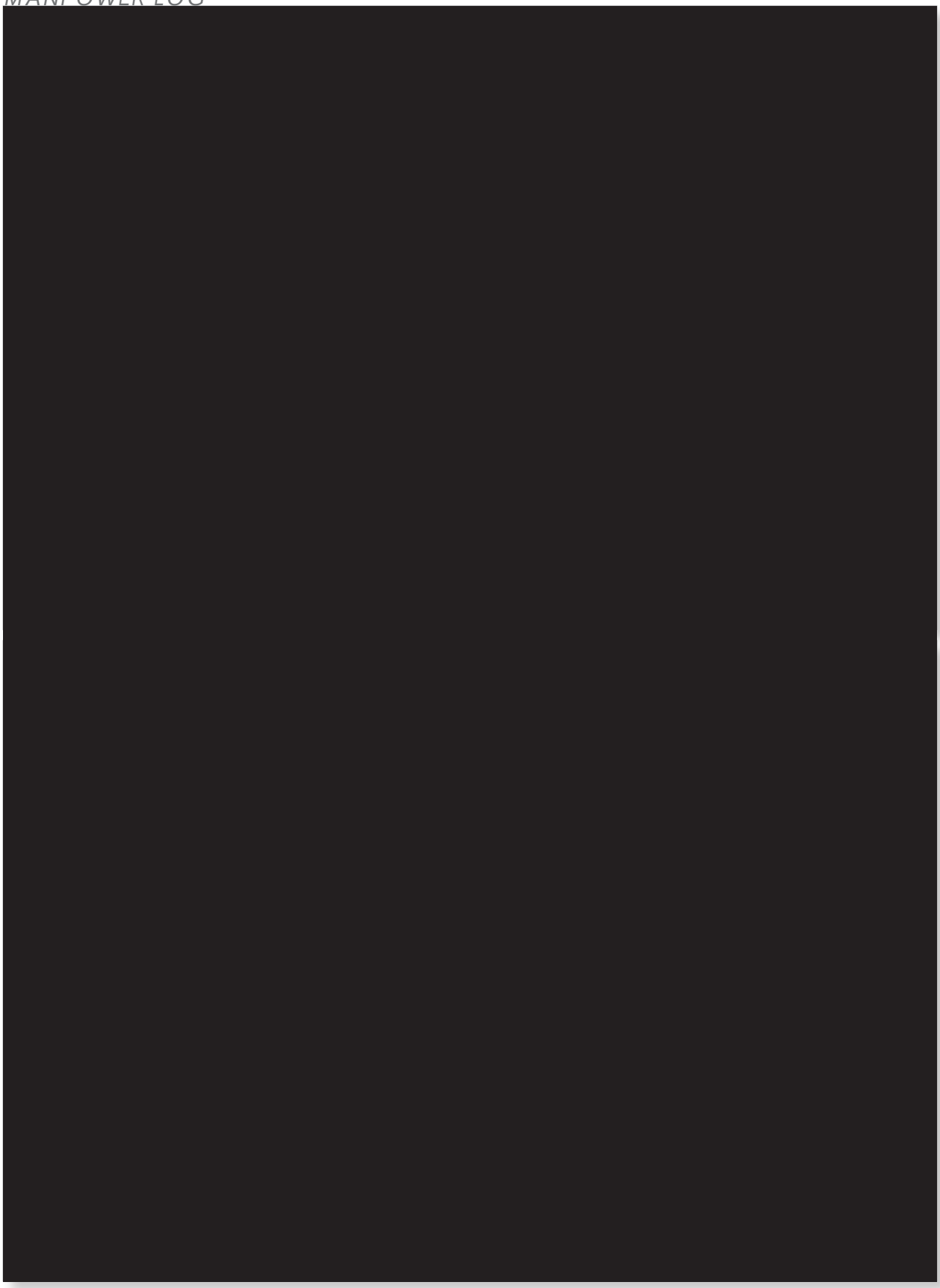

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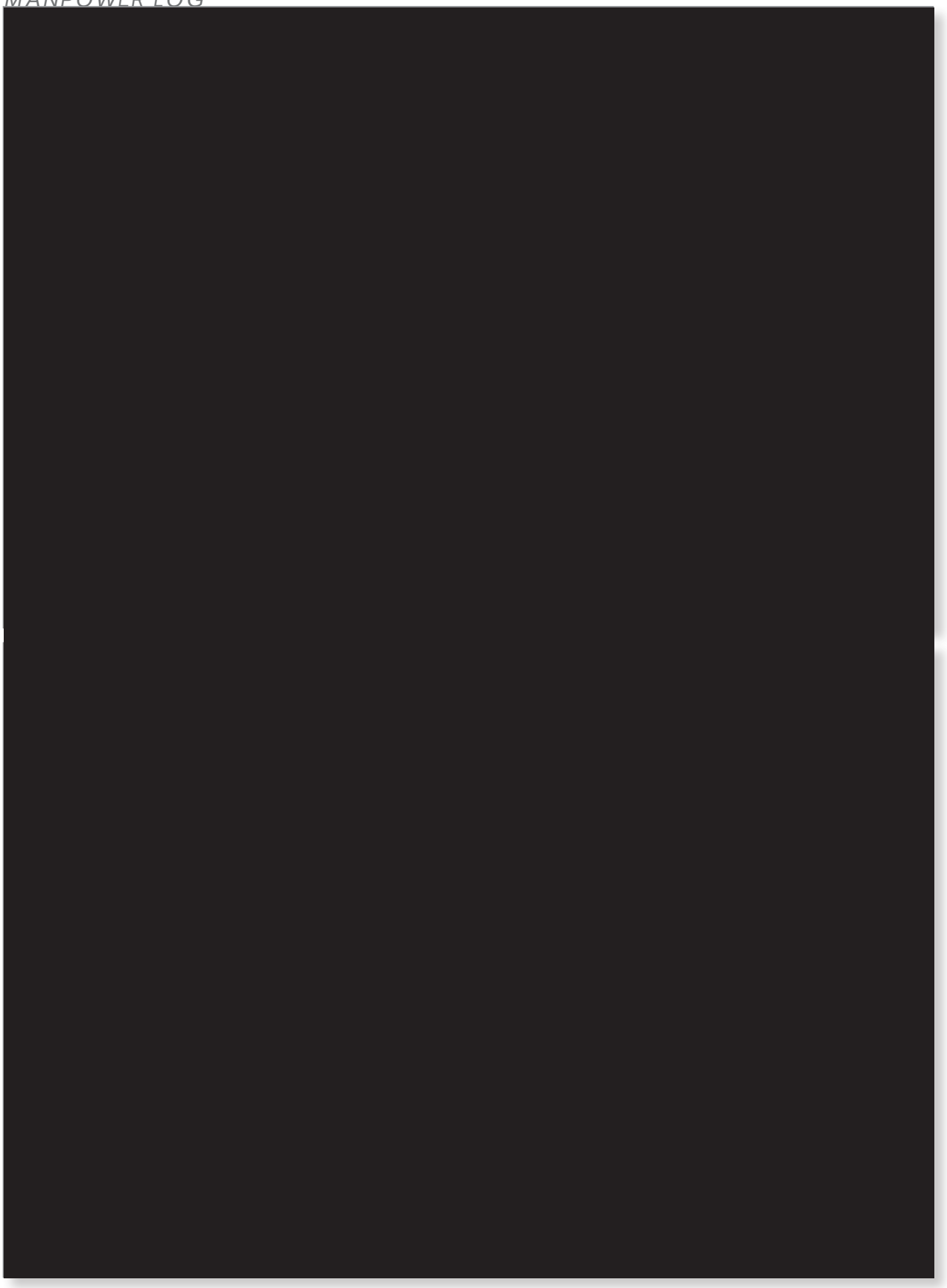

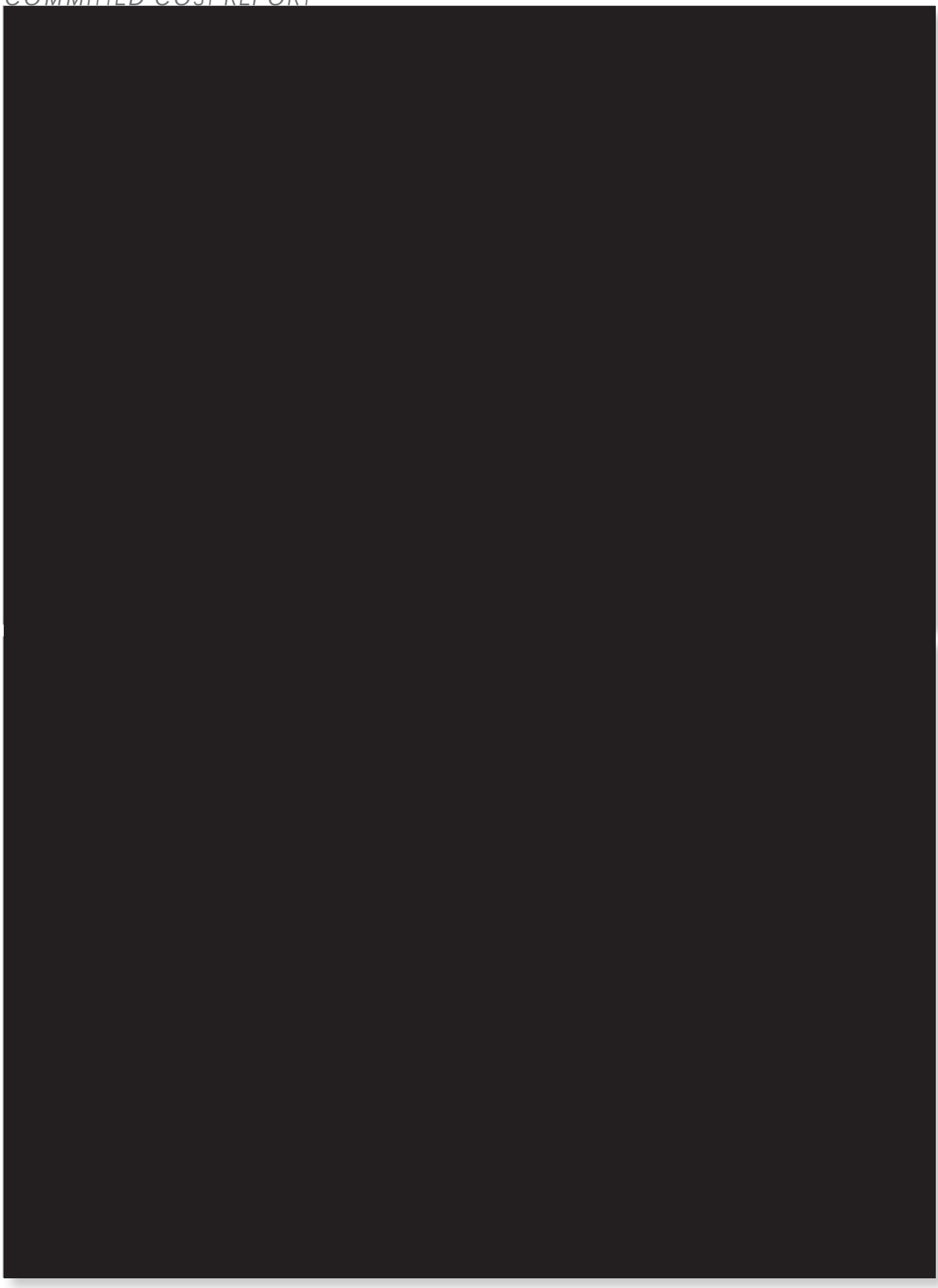

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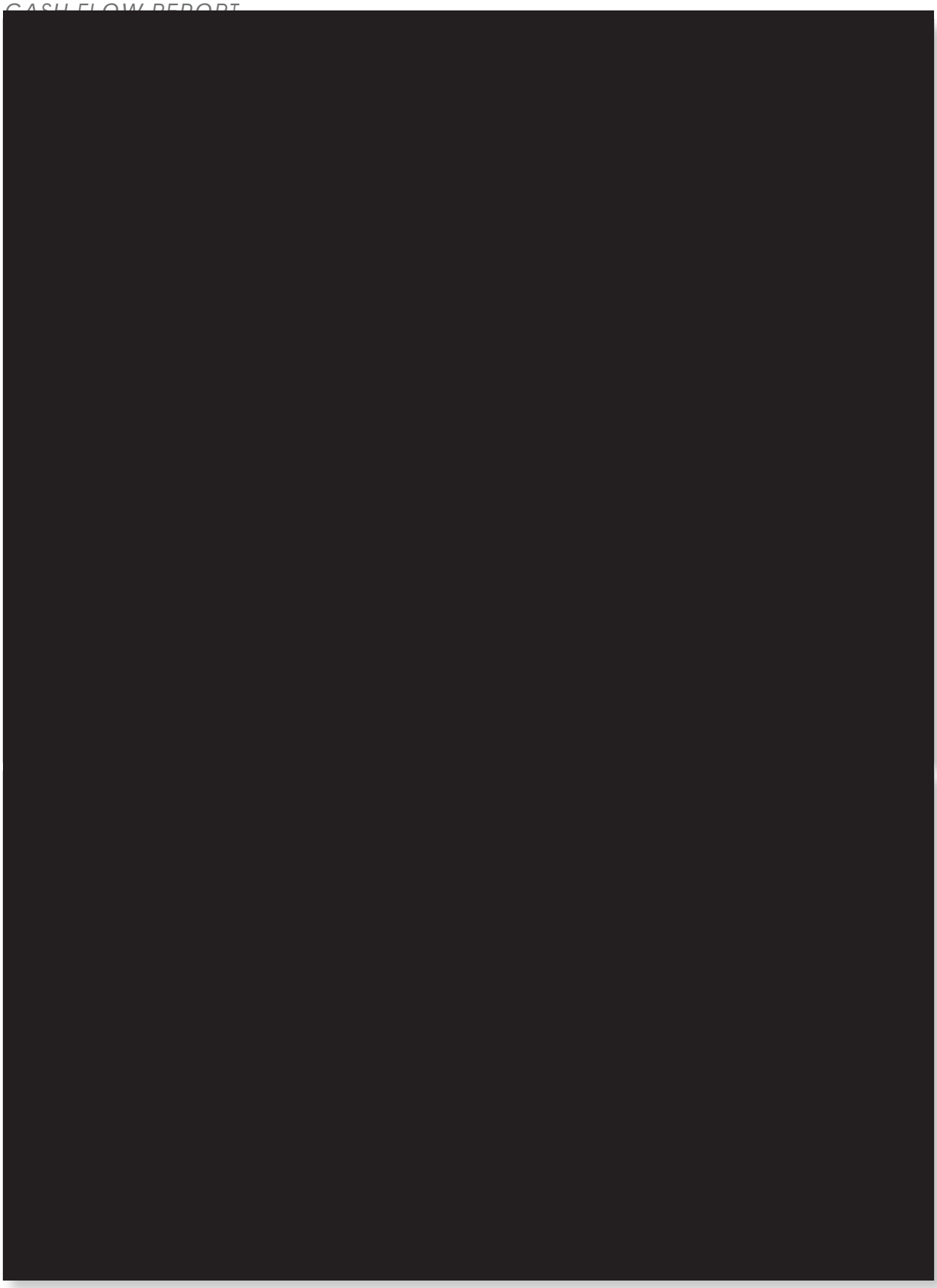
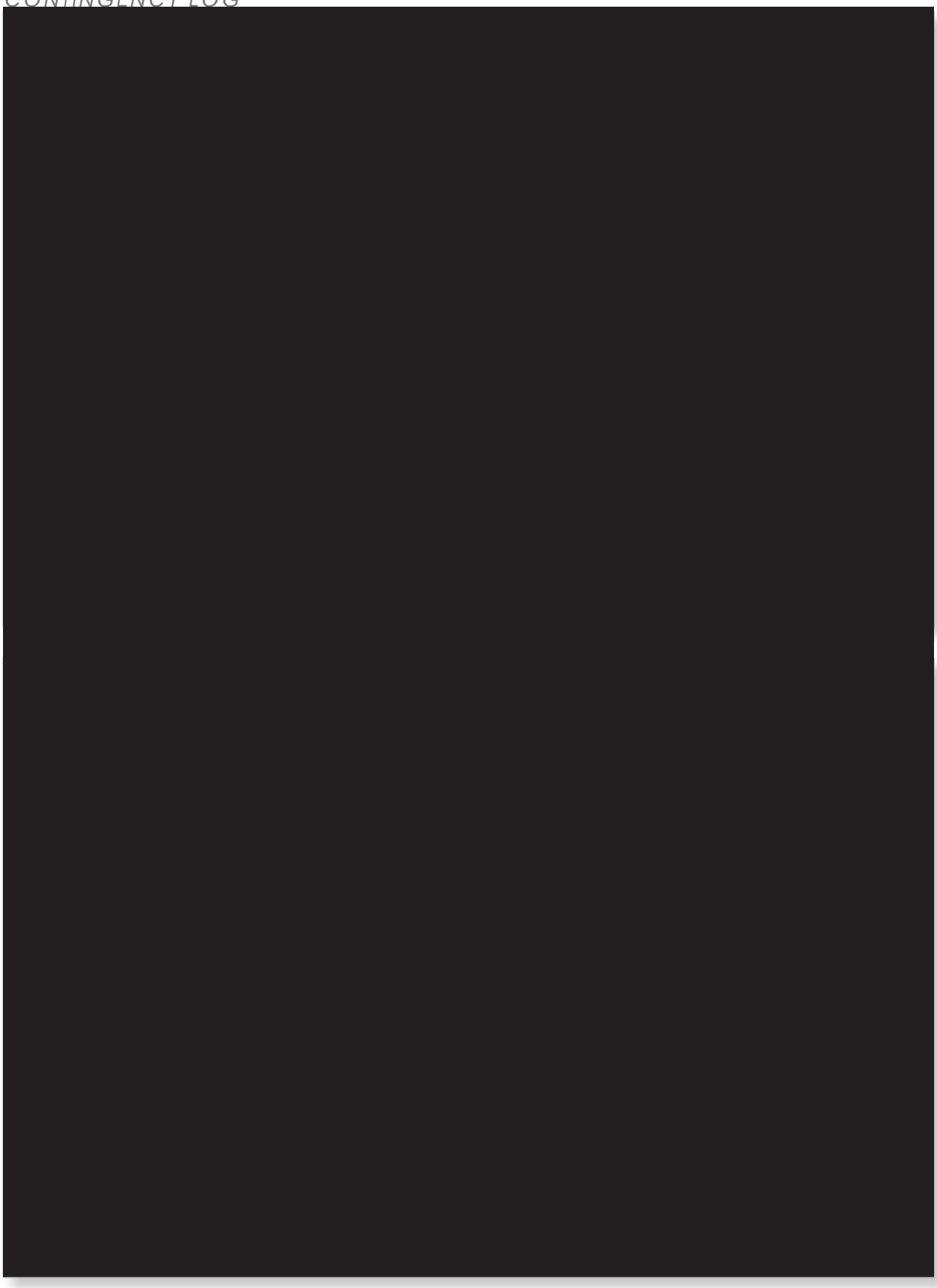
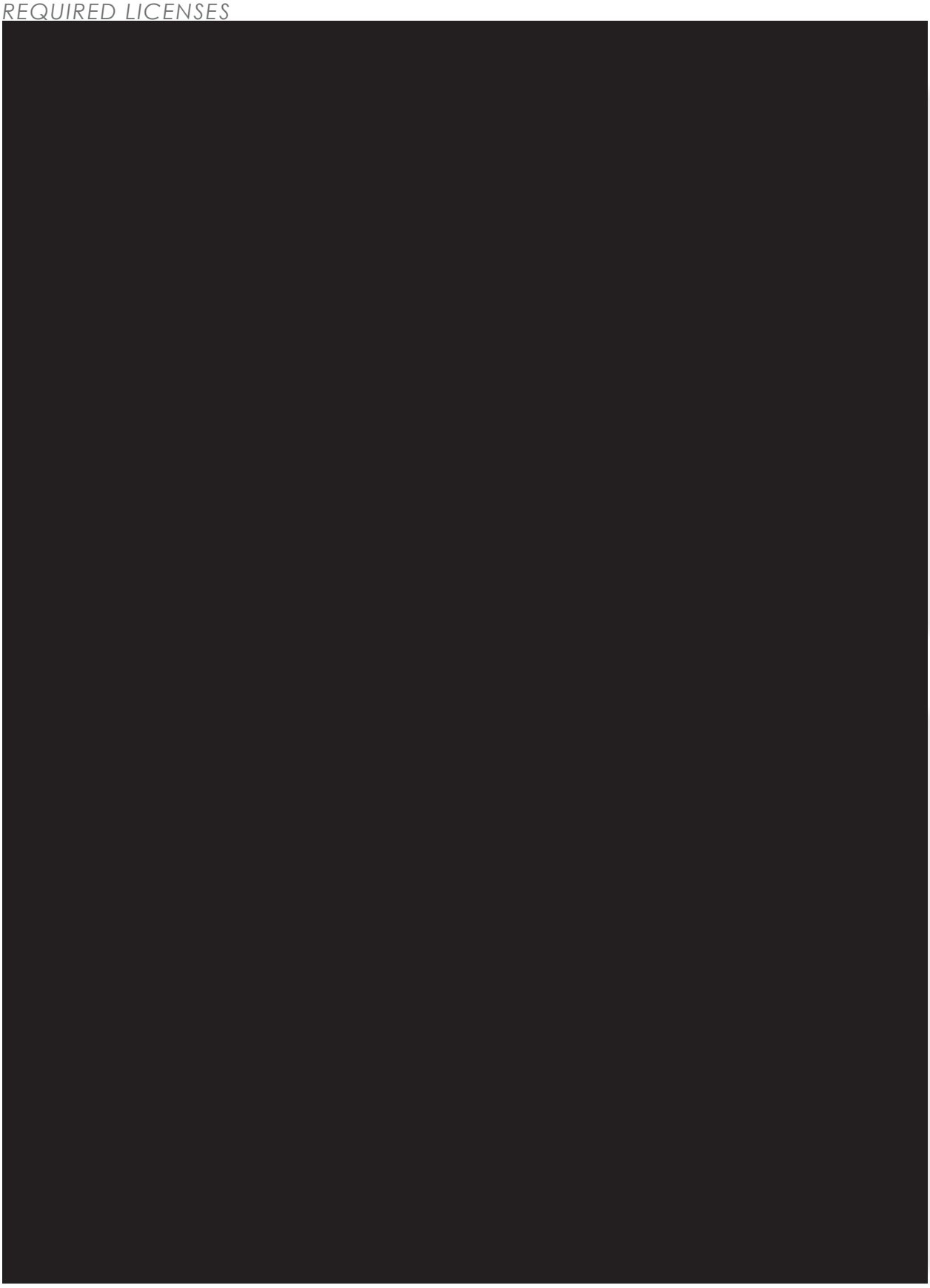
CASH FLOW REPORT

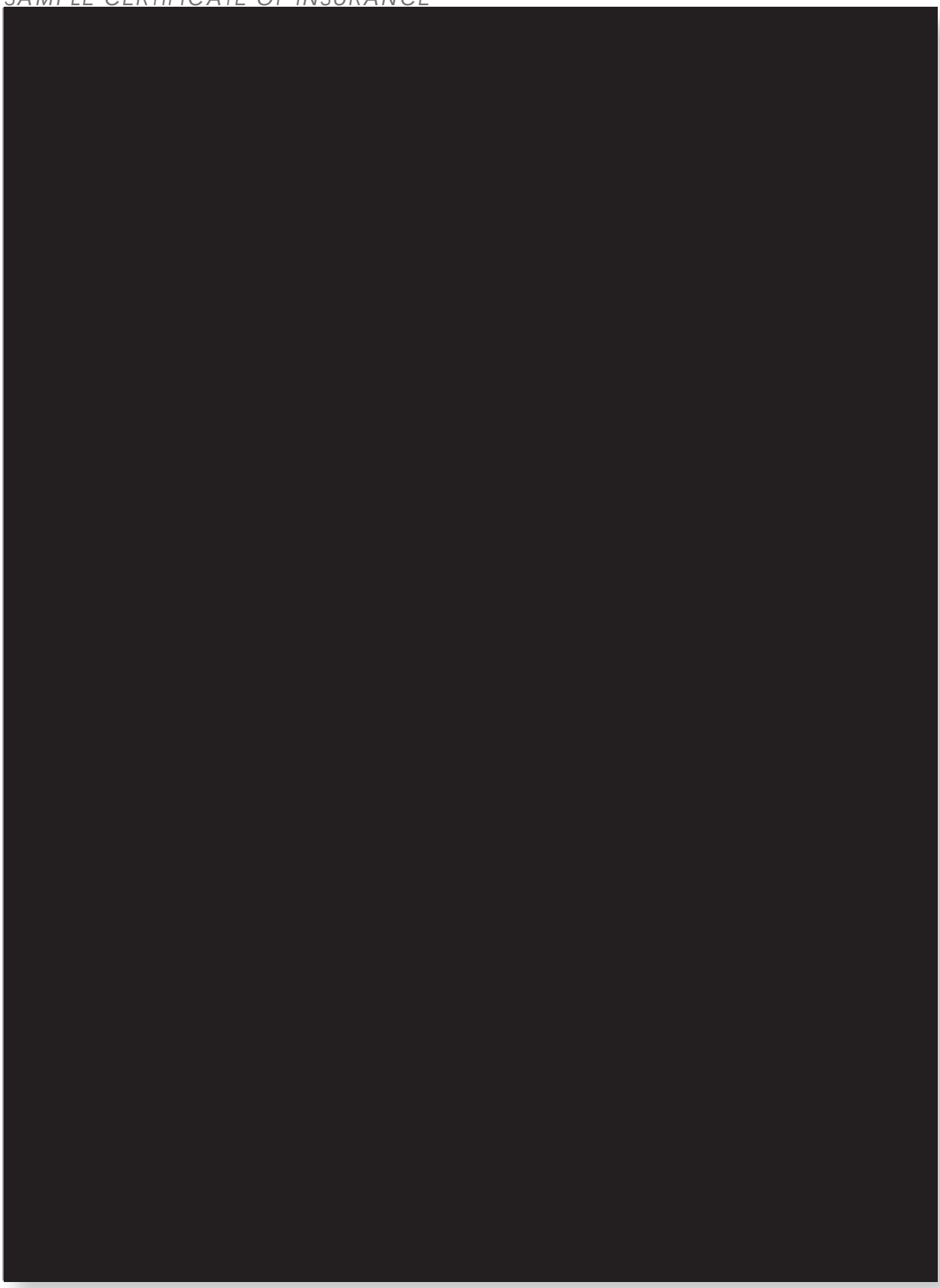




REQUIRED LICENSES



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 your Campus Masterplan Update and New PK-5 Elementary School.

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

Sub-Contractor Name	**Gender Group**	**Address**	**Phone #**	**Other**	**E-Mail**
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

7.17.2023

Date

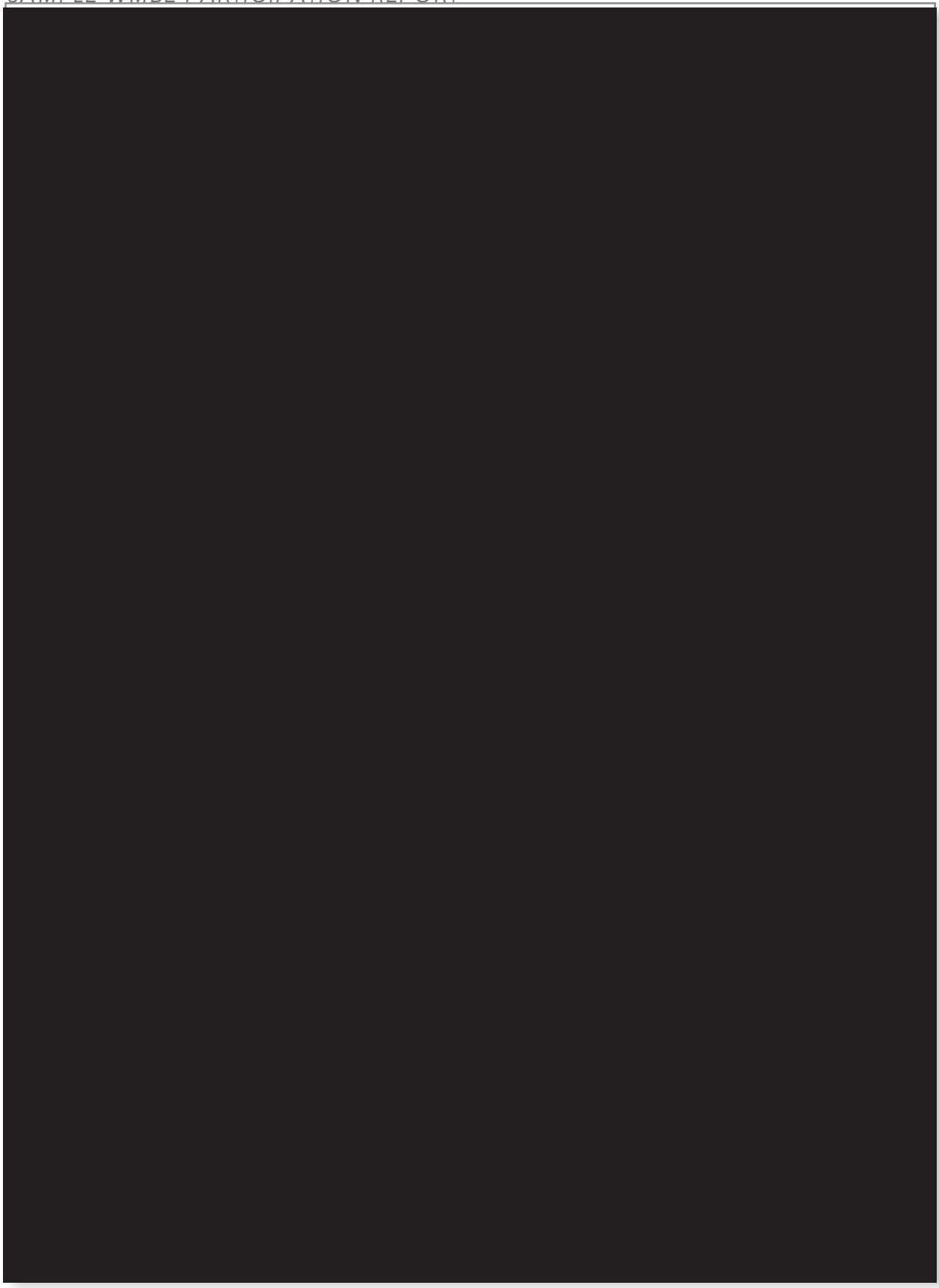
Name: Hal Turner

Title: Vice President

Project: 23-022 Construction Management At-Risk Services - Campus Masterplan Update & New PK-5 Elementary School

SAMPLE WMBE PARTICIPATION REPORT

(PROTECTED)





River Ridge Academy
Beaufort County School District
(front & back covers)

Thompson Turner Construction

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