

Thompson Turner Construction

TECHNICAL

QUALIFICATIONS FOR BEAUFORT COUNTY SCHOOL DISTRICT

WHERE LEARNING LEADS THE WAY
BEAUFORT COUNTY SCHOOL DISTRICT

Construction Management at-Risk Services – Renovation and Modification Projects

24-007 | November 13, 2023 @ 4:00 PM EST

4.0.1.1. SIGNED COVER PAGE & PAGE TWO

Beaufort County School District

Solicitation Number:	24-007
Date Printed:	September 25, 2023
Date Issued:	TBD
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 – Renovation and Modification Projects**
SUBMIT OFFER BY (Opening Date & Time): **November 13, 2023 @ 4:00 PM EST**
QUESTIONS MUST BE RECEIVED BY: **November 6, 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 ADDRESS 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 **November 13, 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	☐ Payment Address Same as Notice Address
(check one only)	(check one only)

ACKNOWLEDGEMENT OF AMENDMENTS:	Amendment Number	Amendment Issue Date
Offeror acknowledges. receipt of amendments by indicating amendment number and its date of issue.	No. 1 No. 2	10.16.2023 10.18.2023

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.

Dear Ms. Yinger and Members of the Selection Committee;

We are pleased to once again submit our qualifications to ***serve as Construction Manager At-Risk for the Beaufort County School District (BCSD) Renovations and Modification Projects***. We have been honored to be entrusted with many of your past capital renewal programs and greatly value the working relationship between your staff and our team members. We ***propose to you a qualified team of professionals with the requisite knowledge of and experience with your District*** to continue to make this program a success for you and your constituents.

As you know, Thompson Turner Construction's core business is the construction and renovation of K-12 schools across South Carolina. ***We understand your chosen delivery method and the logistics required to successfully execute a summer program within the 45-day window*** and ensure that your students and faculty return to upgraded facilities in the fall. We will provide all licenses required for doing business in your area once obtained.

At Thompson Turner Construction, we believe that history is an excellent predictor of the future. ***Our proposed team has worked well with your professionals for many consecutive years on this program***. If so fortunate to be selected, we have the immediate capacity to begin planning for your program's success with Blake Stancil who relocated to Beaufort to fully dedicate his efforts to you and our Beaufort team.

Congratulations on the recent passage of your Bond Referendum which is a statement of the confidence that this community places in Beaufort County School District and which ensures the continued growth and maintenance of your facilities in the coming years. We are thankful for the opportunity to submit our qualifications to continue our work on your Capital Renewal Renovations and Modifications program, and help you to enhance the educational experience of your students.

Sincerely,

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

Hilton Head Island Middle School
Beaufort County School District



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FIRM INFORMATION

A

Beaufort 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 and renovate quality 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 incorporated in South Carolina and headquartered in Sumter with offices in Greenville, Columbia, and Charleston. Stockholders include Greg Thompson and Hal Turner.

Thompson Turner Construction, a division of Thompson Construction Group, has built a reputation through years of delivering quality services on time with competitive pricing. ***To us, every job matters***. We partner with our clients to be a part of your community for the long term. Thompson Turner Construction was formed in 2001 by Hal Turner, Vice President, and Greg Thompson, President, with a core focus on public sector educational, municipal, and community facilities.

Our team has completed ***200+ projects with your chosen Construction Management At-Risk (CM At-Risk) delivery method***. We have extensive experience with complex building systems throughout South Carolina and have successfully ***completed many new facilities, renovations, and rebuilds of K-12 facilities on occupied campuses.***

We are honored that ***90% of our work comes from repeat clients, including BCSD***, and we strive to earn the privilege of being asked to return.

Leading our team for your renovation and modification projects is your ***proposed Senior Project Manager and main point of contact, Blake Stancil***. Blake and his family are residents of Beaufort County, and Blake has taken the lead on numerous projects for the district.



Thompson Turner Construction understands how to keep BCSD students, staff, and families safe while coordinating construction with your academic and school-based activities.



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

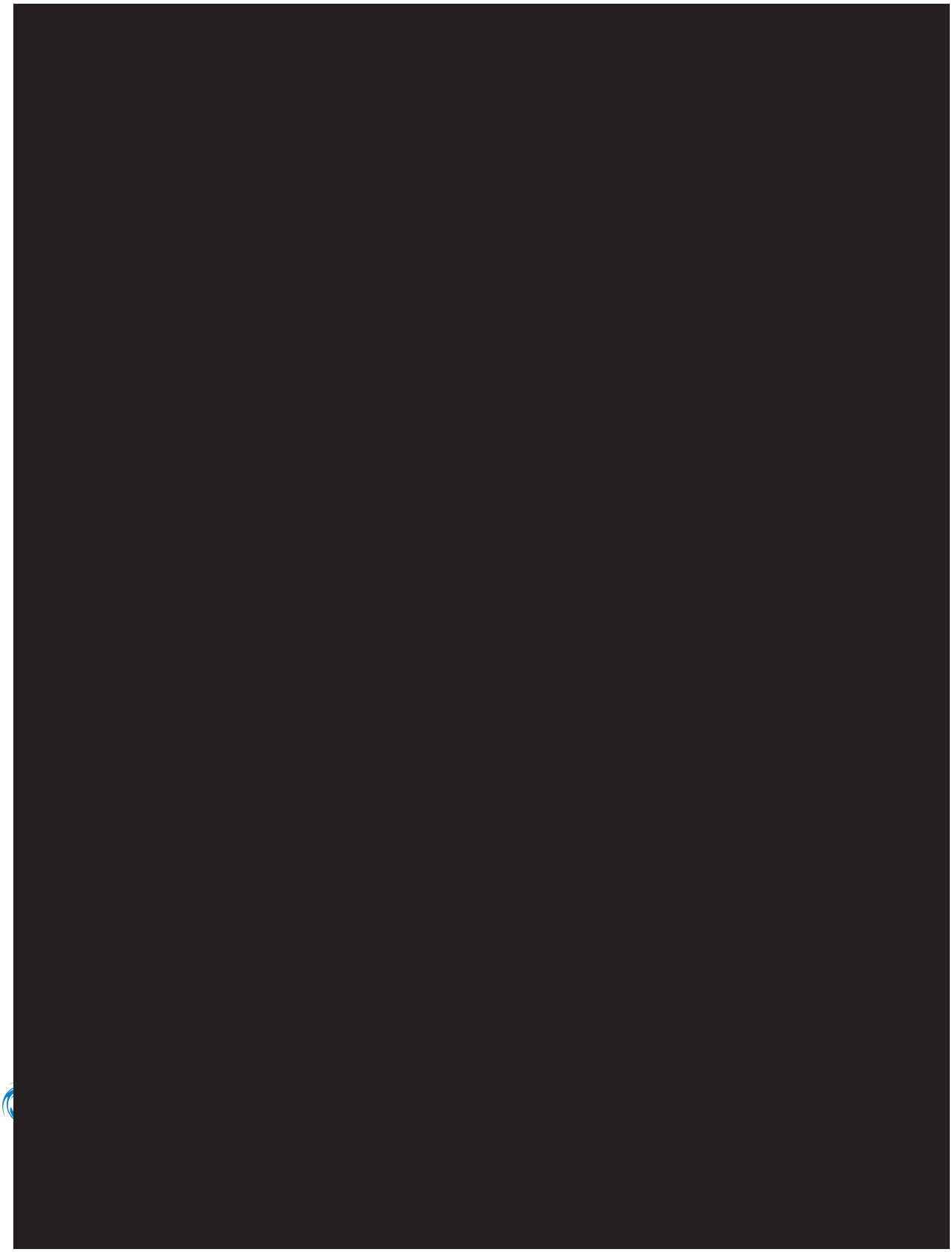
Thompson Turner Construction does ***not anticipate any company changes*** during the life of your renovation and modification projects.

*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

Thompson Turner Construction will manage preconstruction from our offices in Mt. Pleasant and Columbia with support from our Beaufort personnel. We will manage construction from our office in Mt. Pleasant ***as well as strategically placed temporary construction trailers North and South of Broad*** in order to encompass the entire district.

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.*













B

PROJECT TEAM

Hilton Head Island Middle School

Beaufort County School District

4. Provide an organizational chart showing the team that you will be using on this project, including consultants, and describe, or reiterate, the role of each of the team members.

Thompson Turner Construction has proposed the following team members who have the experience and capacity to manage and execute numerous renovation and modification projects across the entirety of the Beaufort County School District.

EXECUTIVE LEADERSHIP



Hal Turner*
Vice President



Will Ligon*
Director of Construction



Ginny Kirk*
Director of Strategic Planning



Rodney Thompson*
Director, Special Projects

LOWCOUNTRY LEADERSHIP



Todd McElveen
Project Executive



Jesse Leigh
Safety Manager

PRECONSTRUCTION



Adam Lynch
Preconstruction Executive



Matt Trail
Preconstruction Manager



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

[redacted]

CONSTRUCTION



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

NORTH OF BROAD



Sandeep Bacham
Project Manager



Bobby Russell
Project Superintendent



Jay Rye
Project Superintendent



Cody Roberts
Project Engineer



Project Engineer
In place by May 2024

SOUTH OF BROAD



Carrie Kalachik
Project Manager



Cole Smith
Assistant Project Manager



Jim Stiteler
Project Superintendent



Bill Morris
Assistant Superintendent



Keegan Sherman
Project Engineer



Hal Turner

Vice President
Executive in Charge

Hal is the Building Division Manager for Thompson Turner Construction and brings to the team over 38 years of experience in construction management and general construction. As the company owner, Hal is intimately involved during all phases of 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.

Education
Bachelor of Science in Mechanical Engineering, Clemson University





Will Ligon

Director of Construction

Will has over 25 years of experience in project management, corporate leadership, estimating, scheduling, and quality assurance in every facet of the construction industry. He is responsible for all construction operations of Thompson Turner Construction including direct supervision of the project team. Will ensures that projects are executed according to schedule and budget; additionally, he makes sure they are completed safely and with superior quality.

Education
Bachelor of Science in Construction Science & Management, Clemson University

Associate's Degree in Civil Engineering Technology, Midlands Technical College





Ginny McGill Kirk

Director of Strategic Planning

Ginny has over 25 years of experience in the fields of architecture, construction, and information technology with emphasis on project management, consulting, contracts, purchasing, design, and business development. She is responsible for facilitating early and effective communication between the client and our team members and assisting K-12 school districts with the evaluation and compilation of project options in order to assemble total program budgets.

Education

Master of Landscape Architecture, University of Virginia School of Architecture

Bachelor of Arts in German, Wake Forest University

[redacted]



Rodney Thompson

Director of Special Projects

Rodney spent 25 years as a teacher, administrator, and superintendent in South Carolina public schools. He served four years as a faculty member in The Citadel's Zucker Family School of Education. Now with Thompson Turner Construction, Rodney assists school districts in planning future building needs, student growth projections, facility assessments, safety and technology upgrades, and budgeting strategies.

Education

Bachelor of Science in Education, Clemson University

Masters in Educational Administration/Specialist in Educational Administration, The Citadel

Doctor of Philosophy in Educational Leadership, University of South Carolina

[redacted]



Todd McElveen

Project Executive

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

Education

Bachelor of Science in Business Administration, The Citadel.





Jesse Leigh

Safety Manager

Jesse has more than 35 years of experience in the health and safety field working in industrial and commercial safety management, emergency response, and process safety management. He worked in the commercial, chemical, and pharmaceutical industry writing safety procedures, job hazard analysis assessments, conducting on-site training, and performing safety audits among other hazard-related responsibilities. Jesse oversees the safety for all Thompson Turner Construction jobs from the Midlands to the Lowcountry.

Certifications & Achievements

OSHA OTI 502. 2013-2018

Certified Occupational Hearing Conservationist 2013

National Center for Construction Education and Research Proctor / Coordinator, 2011-2013

CAOHC Occupational Hearing Conservationist, 2018-2023





Adam Lynch

Preconstruction Executive

Adam has over 12 years of professional experience in preconstruction and construction, focusing on a variety of industries including K-12, higher education, commercial, life science, and industrial. He focuses on leading the preconstruction team from initial project pursuit through to estimating, constructability reviews, project planning, permitting, design assistance, and buyout to achieve the greatest level of success for each of his clients.

Education
Bachelor of Science in Construction Science and Management, Clemson University



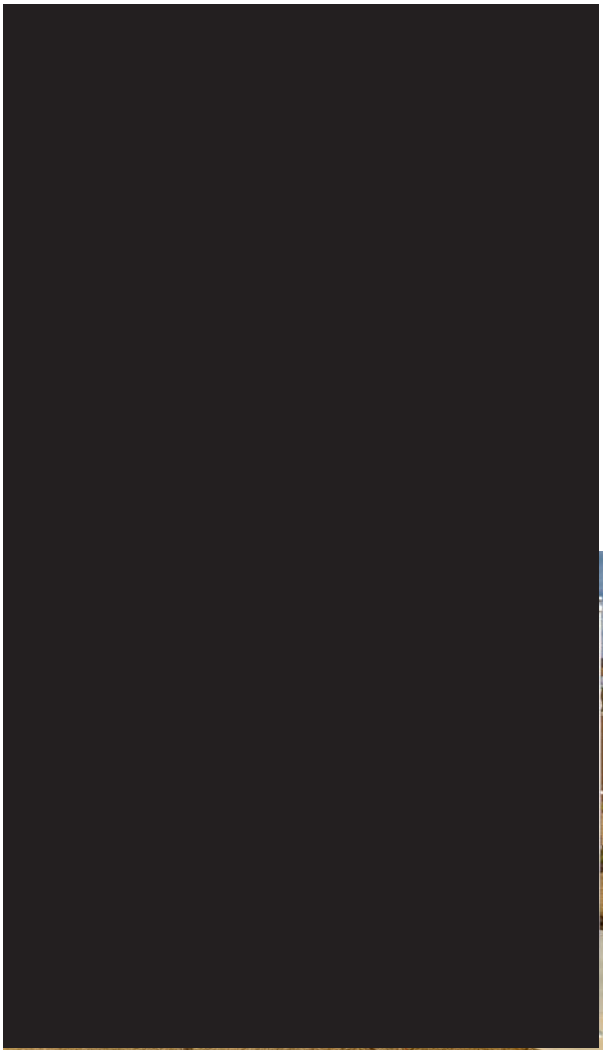


Matt Trail

Preconstruction Manager

Matt has over 13 years of experience in estimating and project management, focusing on projects in a variety of industries. He works effectively and collaboratively with architects and designers, in partnership with the project Owner, from the outset of a project to completion. Additionally, he works with estimating personnel and project teams to deliver highly detailed and accurate budgets from conceptual design phase into construction documents.

Education
Bachelor of Science in Political Science, Presbyterian College





Nate Spells, Jr.

Vice President of Operations, Construction Dynamics, Inc.

Nate brings to the team over 19 years of experience in local and minority outreach throughout South Carolina. He oversees the daily technological and office operations of CDI 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.

Education
Bachelor of Science in Communication and Minor in Drafting and Design, West Virginia State University



Blake Stancil

Senior Project Manager

A Beaufort County resident, Blake has over 13 years of project management, estimating, scheduling, and quality assurance experience. 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.

Education
Bachelor of Science in Construction Science & Management, Clemson University



Sandeep Bacham

Project Manager

NORTH OF BROAD

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

Education
Master in Construction Management, University of Texas at Arlington

Bachelor of Science in Civil Engineering, Amrita University



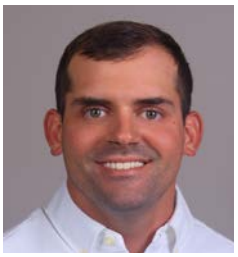
Bobby Russell

Project Superintendent

NORTH OF BROAD

Bobby has over 35 years in the field of construction supervision on high profile projects ranging from new educational facilities on occupied campuses to multiple renovations and additions with compressed schedules. As your project superintendent, he supervises and coordinates overall field level construction activities. This includes coordination with the Owner, problem solving with architects and engineers, managing and coordinating trade contractors, maintaining quality control, adhering to the project schedule, and providing a safe working environment.

Education
Bachelor of Science in Building Science, Clemson University



Jay Rye

Project Superintendent

NORTH OF BROAD

Jay has over 11 years in the field of construction supervision on high profile projects ranging from new educational facilities on occupied campuses to multiple renovations and additions with compressed schedules. As your superintendent, he supervises and coordinates overall field level construction activities. This includes coordination with the Owner, problem solving with architects and engineers, managing and coordinating trade contractors, maintaining quality control, adhering to the project schedule, and providing a safe working environment.

Education

Bachelor of Science in Business Administration, The Citadel





Carrie Kalachik

Project Manager

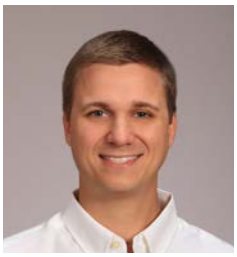
SOUTH OF BROAD

Carrie has over 17 years of management experience, and divides her time between field and project management. She has the knowledge and skills to oversee daily field operations as well as subcontractor management. When not in the field, she prioritizes the management and coordination of submittals, schedules, closeout documentation, and overall construction activities.

Education

Bachelor of Science in Civil Engineering, Clemson University





Cole Smith

Asst. Project Manager

NORTH OF BROAD

Cole has over six years of management experience, and divides his time between assisting with field and project management. He has the knowledge and skills to support the project manager with daily field operations as well as helping ensure efficiency and productivity of subcontractors. When not in the field, he prioritizes the management and coordination of submittals, schedules, closeout documentation, and overall quality of construction activities.

Education
Bachelor of Science in Retail Management, University of South Carolina





Jim Stiteler

Project Superintendent

SOUTH OF BROAD

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

Certifications & Achievements
OSHA 30 Hour Trained





Bill Morris

Asst. Superintendent

SOUTH OF BROAD

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

Education
Bachelor of Science in Construction Science and Management, Clemson University

[redacted]



Keegan Sherman

Project Engineer

SOUTH OF BROAD

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

Education
Bachelor of Science in Construction Engineering, The Citadel

[redacted]



Cody Roberts

Project Engineer

NORTH OF BROAD

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.

Certifications & Achievements
OSHA 30 Hour Trained

[redacted]


Richland Two School District


Lexington/Richland 5


Lancaster County Schools

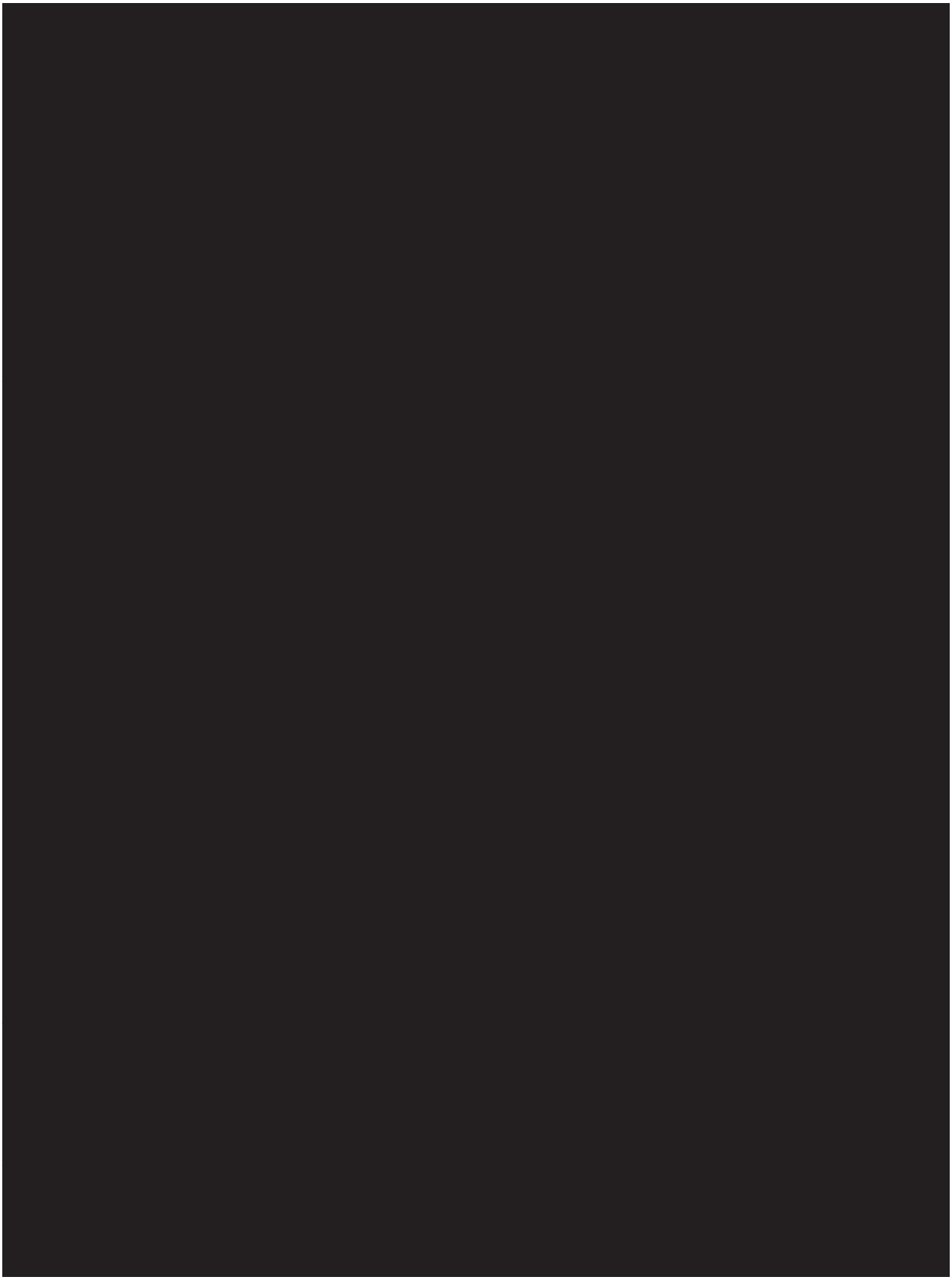
Statewide Summer Work:

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 preconstruction and construction team members' current obligations, project assignments, and proposed percentage of time each will spend on your project. Ginny Kirk, Will Ligon, Hal Turner, and Rodney Thompson will serve as available resources as needed. They will be actively involved during preconstruction and construction phases of the work.

TEAM MEMBER	% OF TIME	CURRENT PROJECT	FINISH DATE

Describe how the construction team would be organized throughout the life of the Project.



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

OUR EXPERIENCE AS A TEAM ON SIMILAR PROJECTS

Port Royal Elementary School Safety

[redacted]



BCSD CIP Media Center Finish Work

[redacted]



School District of Pickens County CIP



[redacted]

Dorchester County District 4 CIP



[redacted]



PREVIOUS EXPERIENCE C

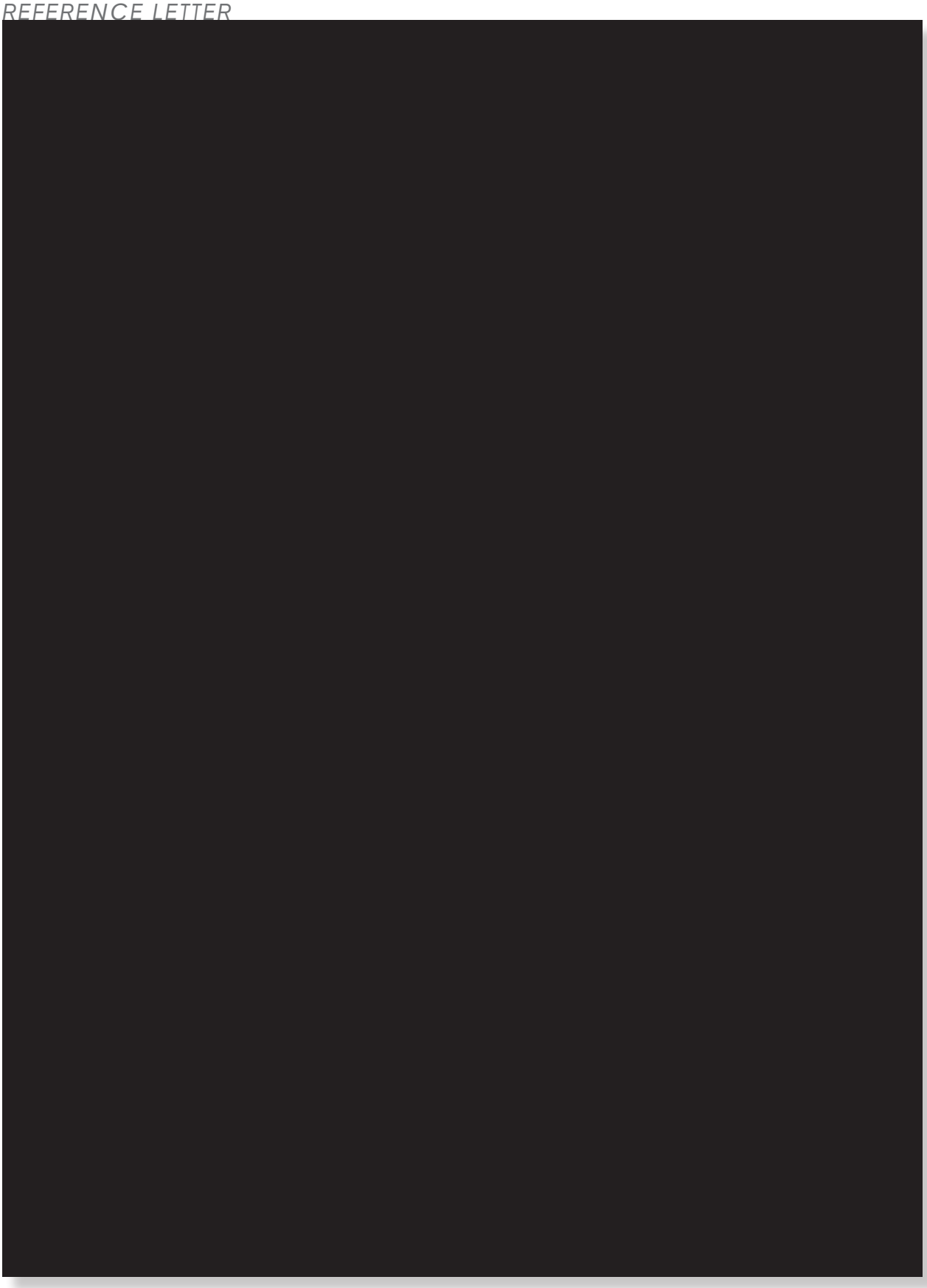
Hilton Head Island Early Childhood Center

Beaufort County School District

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

PROJECT REFERENCES FOR SIMILAR SERVICES

REFERENCE LETTER



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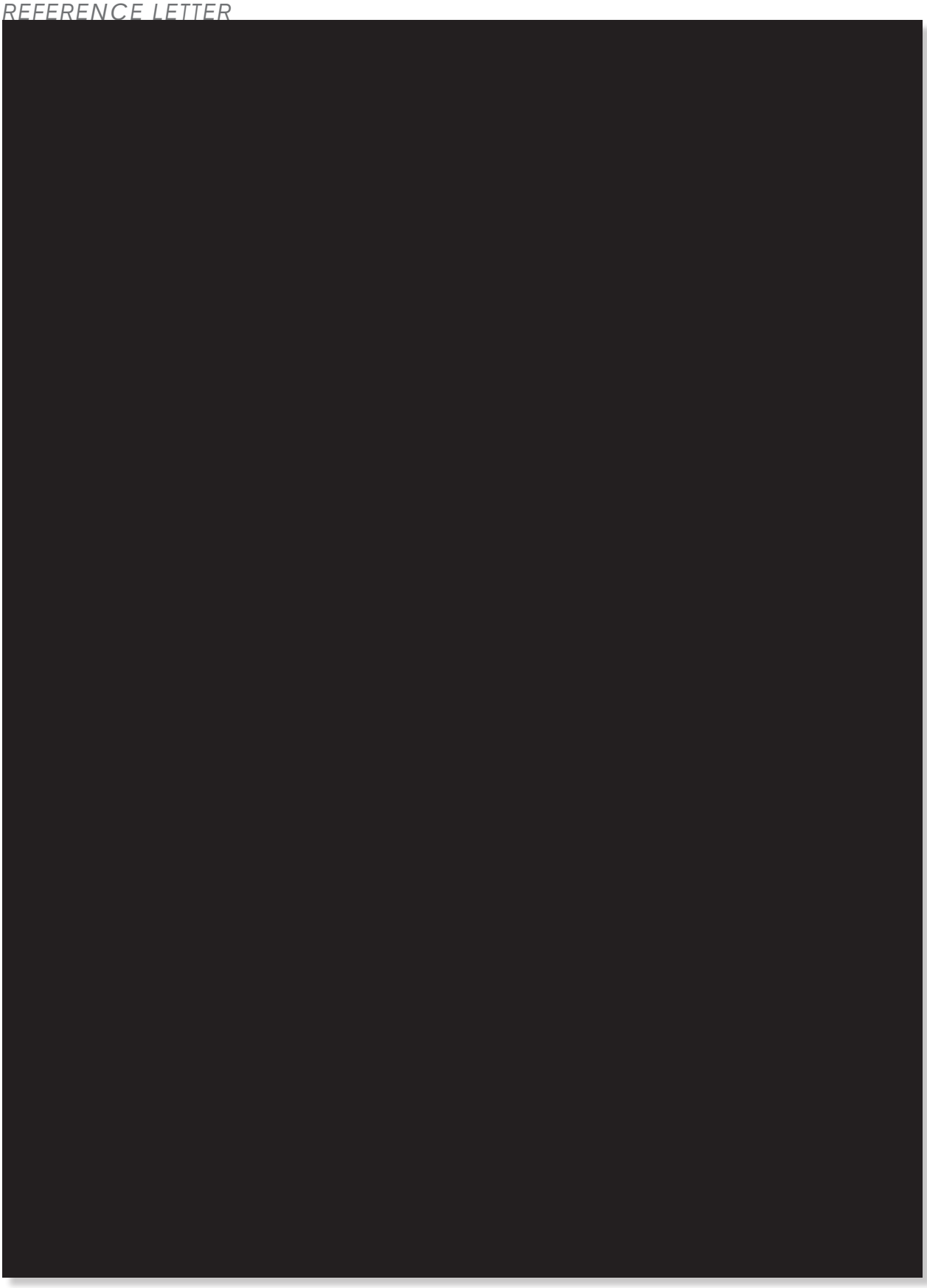
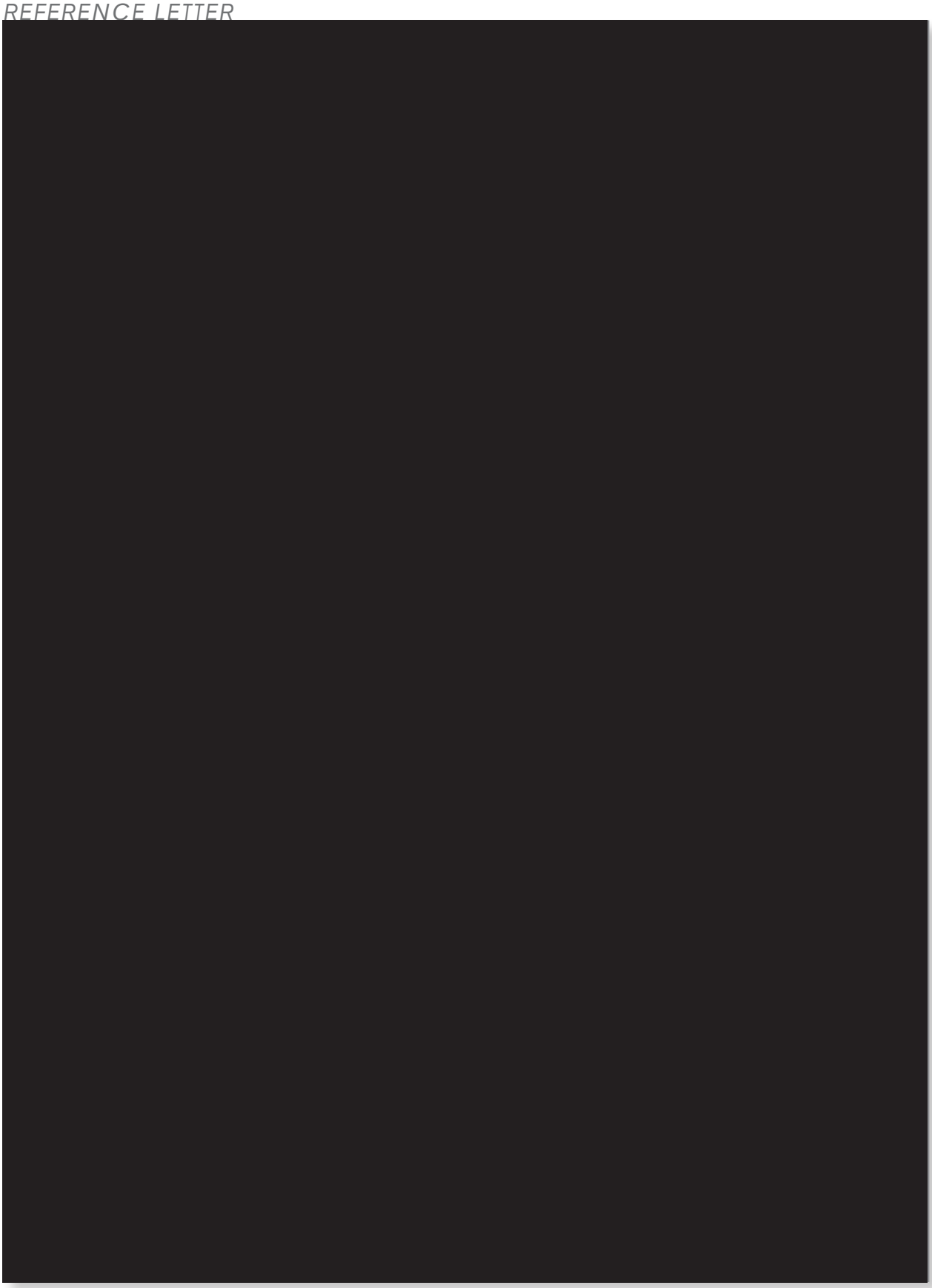


REFERENCE LETTER



REFERENCE LETTER



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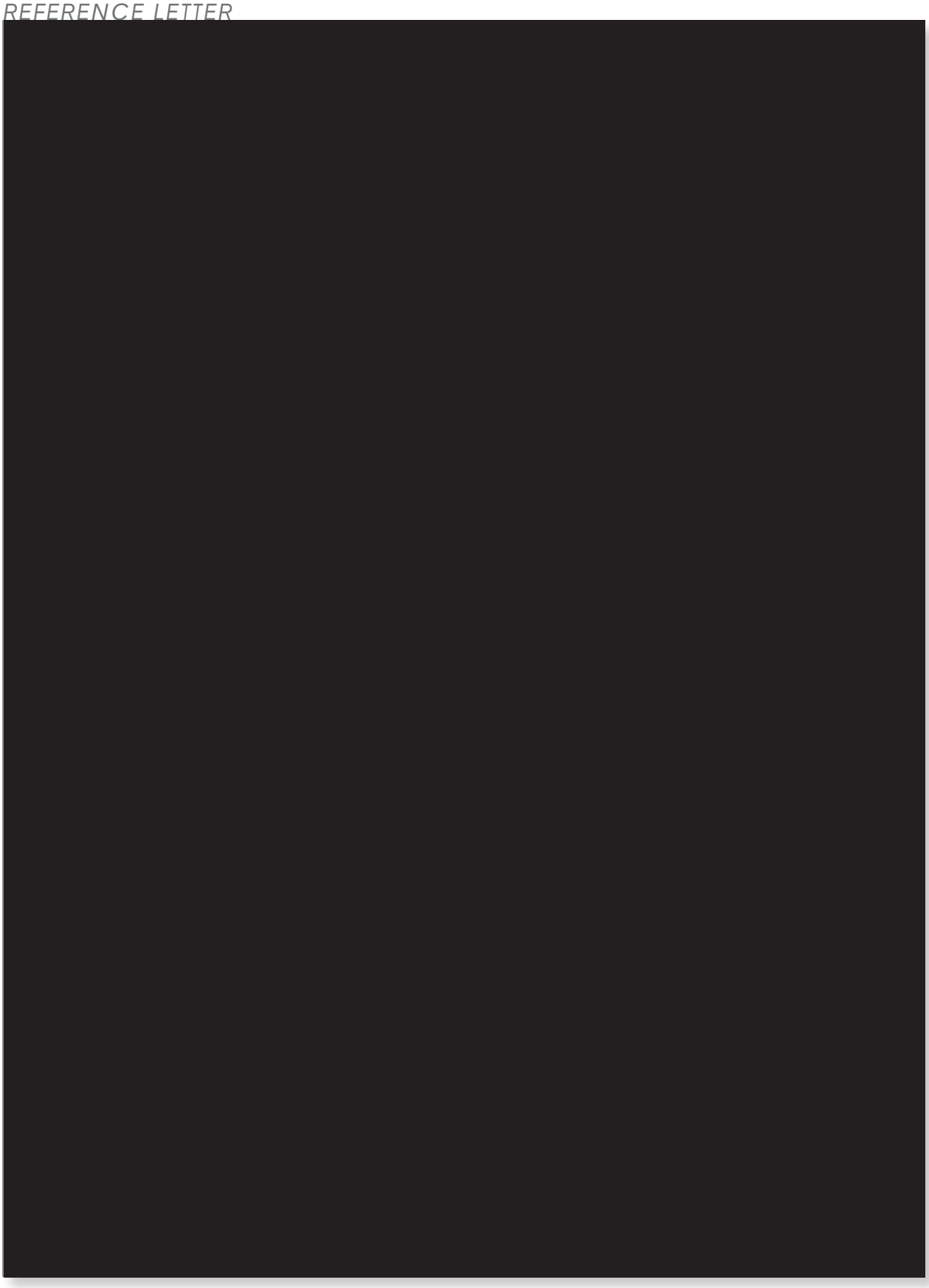

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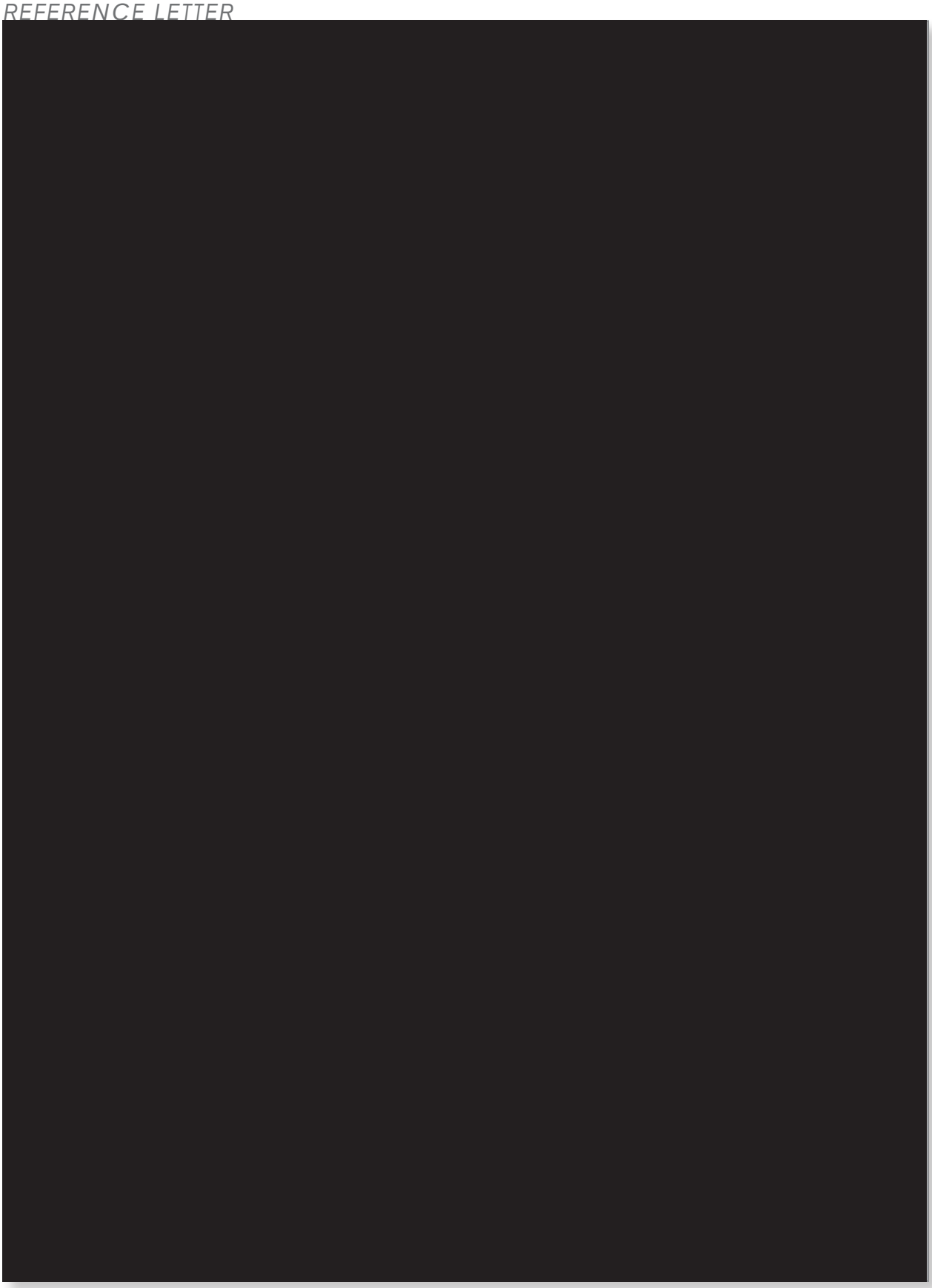


For the past three years, provide the following information: a. Identify all projects (name, location, completion date and Contract amount), and b. Identify all renovation projects with similar scope.

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

Project Name	Location	Completion Date
Hilton Head Island MS Addition & Renovation	Hilton Head, SC	December 2024
Carlisle-Foster's Grove ES Classroom Addition	Chesnee, SC	December 2023
Dorchester District 4 CIP	St. George, SC	August 2023
Berry Shoals Elementary School Addition	Duncan, SC	August 2023
Lady's Island ES Media Center Renovation	Lady's Island	July 2023
Citadel Capers Hall Replacement	Charleston, SC	June 2023
Westside HS Science Wing Renovation	Anderson, SC	June 2023
Clemson Memorial Stadium Renovation	Clemson, SC	May 2023
Hendrix Elementary Classroom Addition	Boiling Springs, SC	April 2023
Erwin Elementary Freezer/Cooler Pad	Lancaster, SC	March 2023
MUSC Black River Medical Center	Cades, SC	December 2022
Prisma Tuomey MOB II Cardiology	Sumter, SC	October 2022
Southside Middle School	Florence, 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 Expansion	Clemson, SC	August 2022
Clemson University 100 Yards of Wellness	Clemson, SC	August 2022
Sugar Ridge Elementary School Renovation	Boiling Springs, SC	August 2022
Prisma Tuomey Mammography Suite	Sumter, SC	July 2022
Chesnee High School Athletic Renovations	Chesnee, SC	July 2022
Lexington Three CIP	Batesburg-Leesville, SC	August 2021

SIMILAR SCOPE

Contract Amount	*New Construction*	*Addition/ Renovation*	*Occupied Campus*
[redacted]			

(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 with similar scope.

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

Project Name	Location	Completion Date
Strom Thurmond High Addition & Renovation	Johnston, SC	August 2021
Marlboro School District CIP	Marlboro, SC	August 2021
Lancaster School District CIP	Lancaster, SC	August 2021
FMU Freshwater Ecology Center	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 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 K8 Addition & HS Addition	Denmark, SC	August 2020
FMU Medical Education Center	Florence, SC	August 2020
Clemson West Campus Switching Station	Sumter, SC	August 2020
Spartanburg Two Bus Parking Facility	Boiling Springs, SC	March 2020





SIMILAR SCOPE

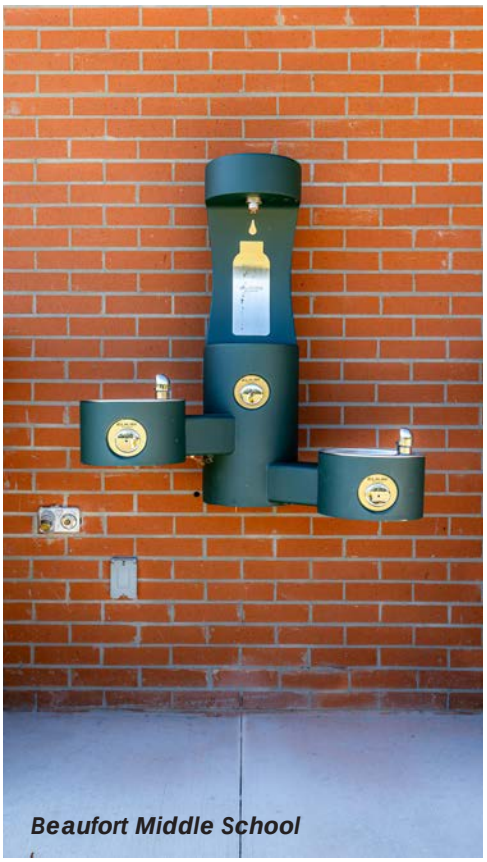
Contract Amount	New Construction	Addition/ Renovations	Occupied Campus
[redacted]			







Port Royal Elementary School



Beaufort Middle 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 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 nature and complexity to your proposed modification and renovation projects.



1 PORT ROYAL ELEMENTARY SCHOOL SAFETY & SECURITY UPGRADES



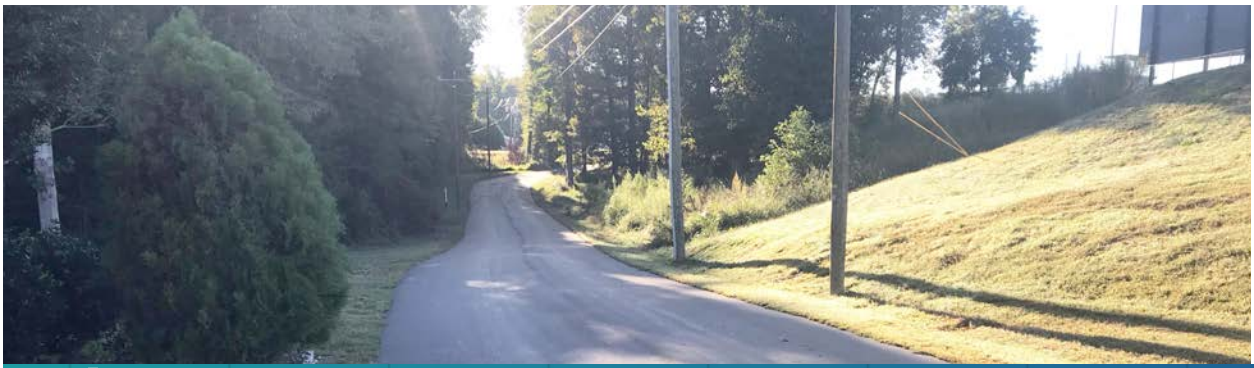
2 BEAUFORT MIDDLE SCHOOL ATHLETIC & IT UPGRADES



3 BEAUFORT HIGH SCHOOL ARTIFICIAL TURF UPGRADES



4 DORCHESTER COUNTY SCHOOL DISTRICT 4 CIP WORK



5 LANCASTER COUNTY SCHOOL DISTRICT CIP WORK



1 PORT ROYAL ELEMENTARY SCHOOL - SAFETY

Beaufort County School District

Thompson Turner Construction was asked to provide a proposal for ***completing the technology and security upgrades for Port Royal Elementary School*** after the contractor that was initially awarded the work could not complete the project within the District's budget and compressed schedule. Our team utilized our IT expertise and established relationships with trusted trade contractors to ***devise a plan that expedited the District's schedule into seven weeks and accomplished all scope items under budget***. Students returned to school under the protection of fully operational, upgraded safety measures.

The scope of work included ***replacement of doors and door hardware, installation of a mass notification system with a public address system upgrade, installation of bullet-resistant entryways, upgrades for camera systems and exterior lighting, wiring and programming upgrades, and improved fencing***. Card readers now afford keyless entry to staff. Specific doors are programmed to allow school entry during set times.

Services Provided:
CM at-Risk

Project Team Members
Sandeep Bacham, Cody Roberts, Blake Stancil

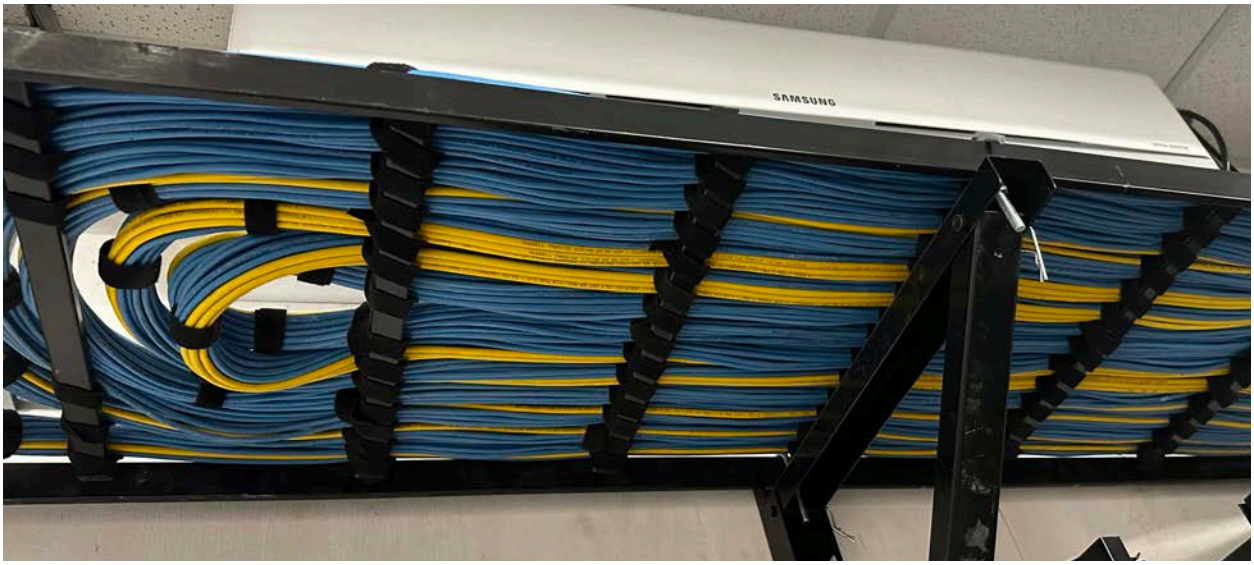
Schedule:
June 2023 - August 2023

Reference:

[redacted]






SAMSUNG



2. BEAUFORT MIDDLE SCHOOL - ATHLETICS & IT
Beaufort County School District

Thompson Turner Construction worked with BCSD to accomplish numerous athletic and IT improvements at Beaufort Middle School. ***The athletic scope of work included*** new football field lights, restroom building, batting cage, baseball dugouts, football bleachers, football field sound system, baseball/softball field lighting, baseball/softball press box, football stadium scoreboard, and baseball/softball field irrigation system. ***The IT scope of work included*** safety/security upgrades, server room improvements, cabling, and sound and lighting systems. ***We overcame long lead times with electrical equipment to have the football field lights burning before the Eagles' first game***.

We were required to maintain an exceptionally ***high degree of organization and communication while working with multiple design teams on this project.***

We were asked by the District to change the structural design of the restroom and concessions building to pre-fabricated concrete structures. ***We were able to return money to BCSD*** upon accomplishing this design change. Thompson Turner Construction also returned savings from IT and drainage projects to BCSD.

Services Provided:
CM at-Risk

Project Team Members
Sandeep Bacham, Bobby Russell, Bill Morris, Blake Stancil

Schedule:
IT: December 2023
Athletics: April 2024

Reference:
[redacted]













3 BEAUFORT HIGH SCHOOL - ATHLETICS & IT

Beaufort County School District

Thompson Turner Construction delivered numerous athletic and IT improvements for Beaufort High School. ***The athletic scope of work included*** a new turf field and wrestling/weight room addition, as well as new stadium sound system, gym scoreboards, gym bleachers, press boxes, dugouts, and ticket office.

The IT scope of work included safety and security upgrades, server room improvements, cabling, and new sound and lighting systems.

With the additions, ***there is now expanded storage for the softball and baseball fields and safe, professional dugouts***. The foul ball areas and surrounding fence lines, with all new fencing, now extend around each playing field.

The ***addition of artificial turf to replace grass at "The Eagles Nest" has lowered maintenance costs and improved durability***. The track surface has enabled Beaufort High to host state championship-level track meets because the surface is now the same standard as other high schools around the state.

Services Provided:
CM at-Risk

Project Team Members
Bobby Russell, Bill Morris, Carrie Kalachik, Blake Stancil

Schedule:
Various - Work began after BCSD's bond referendum was approved in 2019. The new turf field was installed before the 2021 - 2022 school year

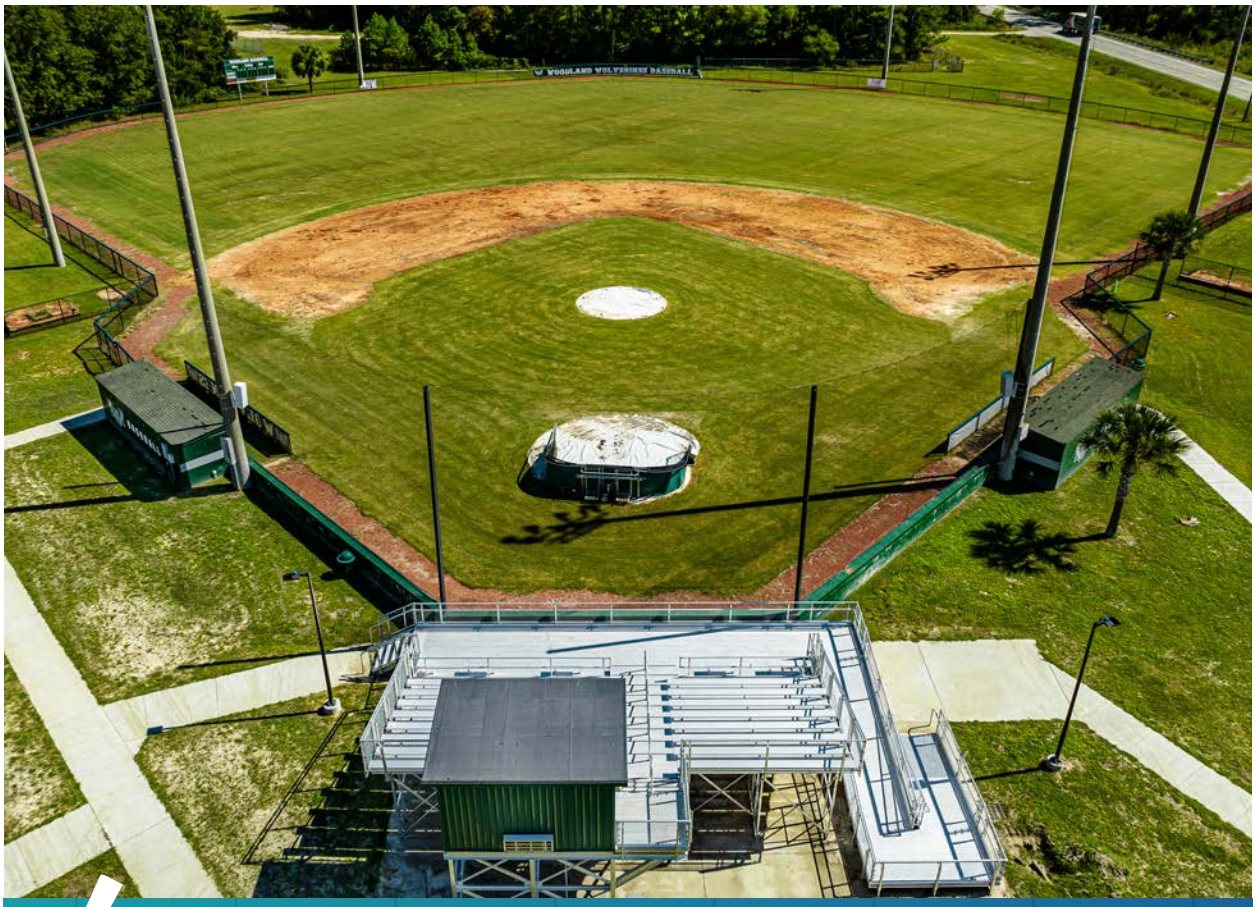
Reference:

[redacted]


EAGLES
BOSS
KEEN




BEAUFORT EAGLES
EAGLES
T. O. L.
T. O. L.
GUESTS
DOWN
YDS TO GO
BALL ON
QUARTER
3
NEVCO



4 DORCHESTER DISTRICT 4 CIP WORK

Dorchester County School District 4

Thompson Turner Construction ***was hired by Dorchester County School District 4 to perform a District-wide facility study***. We visited and analyzed each school site/facility to develop a forecasted budget for maintenance, renovations, expansions, or required new construction.

After this extensive process, ***the District chose to move forward with our team on their Capital Improvement Program*** which included projects such as track resurfacing, new baseball/softball fields and bleachers, new flooring, door and window replacements, new lighting systems, secured entryways, parking lot paving, new fencing, media center finishes, and HVAC replacements across numerous facilities.

In a single month, September 2021, for a single school, Woodland High School, Thompson Turner Construction provided updates to DD4 on completion of a security gate for the bus parking lot, installation of panic doors, completion of track paving, progress of baseball and softball field work, progress on new bleacher design, installation of new LED lighting, installation of new carpet, completion of seal coating and striping of a parking lot, and progress on HVAC mechanical design.

Services Provided:
CM at-Risk

Project Team Members
Bill Morris, Blake Stancil

Schedule:
June 2021 - July 2022

Reference:
[redacted]


Bard









5 LANCASTER COUNTY SCHOOL DISTRICT

CIP Work

Thompson Turner Construction ***was hired by Lancaster County School District to begin strategic planning efforts to prepare the District for facility needs over a 10 year period***. As part of this process, we assisted with faculty and administration interviews and visited each property. Our final written report detailed the physical condition of each property as well as a priority list of needs and associated anticipated budgets for each item.

As a result of this process, Lancaster County School District chose to move forward with Thompson Turner Construction on a variety of projects, including renovations and modifications at multiple schools schedule around the academic calendar. The ***scope of work included improved car rider drop-offs, new secure entries, additional parking areas, grading and paving of new athletic field access driveways, new fire lanes, renovations of food service areas, renovations of administration areas, renovations of media centers, renovations of group toilets with ADA code upgrades, fire alarm and PA system upgrades, and renovations to gymnasiums.*** At one facility, we renovated an existing shop area into four new classrooms.

Services Provided:
CM at-Risk

Project Team Members
Rodney Thompson, Blake Stancil

Schedule:
August 2018 - August 2023

Reference:
[redacted]











WORKLOAD D

Hilton Head Island Middle School

Beaufort County School District



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:

(CONFIDENTIAL)

YEAR	ANNUAL VOLUME
[redacted]	

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?

[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 $70,000,000.

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:

- 25% Renovation
- 75% 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

Port Royal Elementary School MDF Room
Beaufort County School District

4.0.1.7. FINANCIAL STABILITY

Submit your most recent financial statements (at a minimum, balance sheets and income statements for 2021 and 2022) 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.



BCSD Summer Work

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.

Provide your current bonding rate schedule.





MISCELLANEOUS G

Hilton Head Island Middle School

Beaufort 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***.

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 as well as input from pre-qualified subcontractors as a baseline for unit costs. In order to accurately build this Target Cost Model, the preconstruction team ***starts 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(s) 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 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 ***Sage® 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 renovations 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 project team and manage cost***. This system is 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 the design team(s) 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 meetings.

In some cases, by keeping the project team informed of the schedule progress, it helps the group decide whether it is appropriate or not to attempt to implement a change. It is important to manage changes early to effectively guide 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. 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.

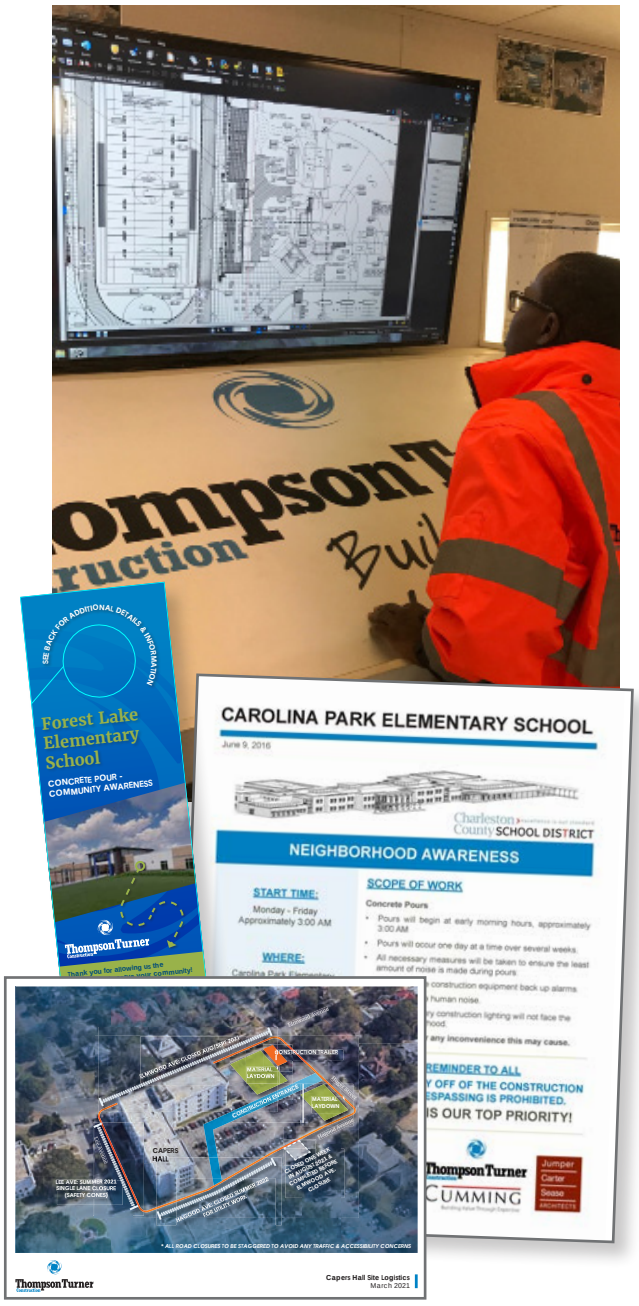
Procore® Management Software Dashboard



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 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 Sage® 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 members, and families 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

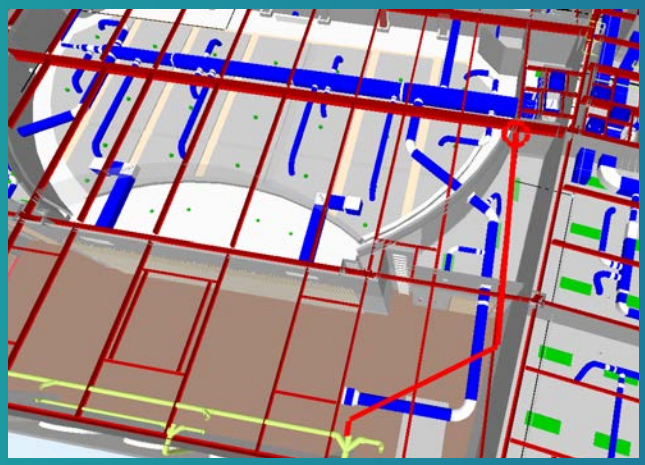


Thompson Turner Construction uses the latest project controls and collaboration tools to make sure we provide information as efficiently and accurately as possible to your District and design team(s). These resources, along with our proven approach to preconstruction and construction, allow us to keep the entire team up to date with the progress of your summer work projects and provide the information needed to make informed decisions quickly.



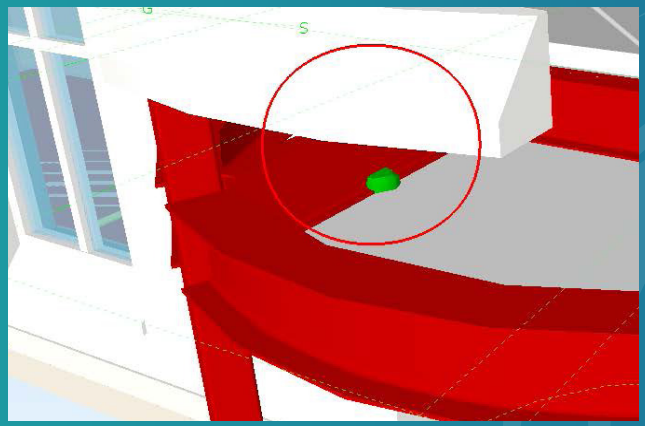
[redacted]

BIM CLASH DETECTION EXAMPLES



BIM DETECTION
Can we stay in the overhead and drop down as shown? This would eliminate the clean out from the stage floor and eliminate the conflict with sewer line and grade beams. Response to follow after discussion with plumbing engineer.

RESPONSE
Proposed routing is acceptable and must be coordinated in the field. Contractor to provide on as-built drawings.



BIM DETECTION
The lights are at the center of the staircase landing, along with the beam. If the lights are moved they will not look symmetrical.

RESPONSE Per email with electrical engineer, the lights will be shifted to avoid the beam and will be symmetrical in the ceiling.

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 those whom we have recently partnered with on similar projects.

We also enroll subcontractors in our ***Subcontractor Default Insurance 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 company's***





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 Attachments section of our proposal.

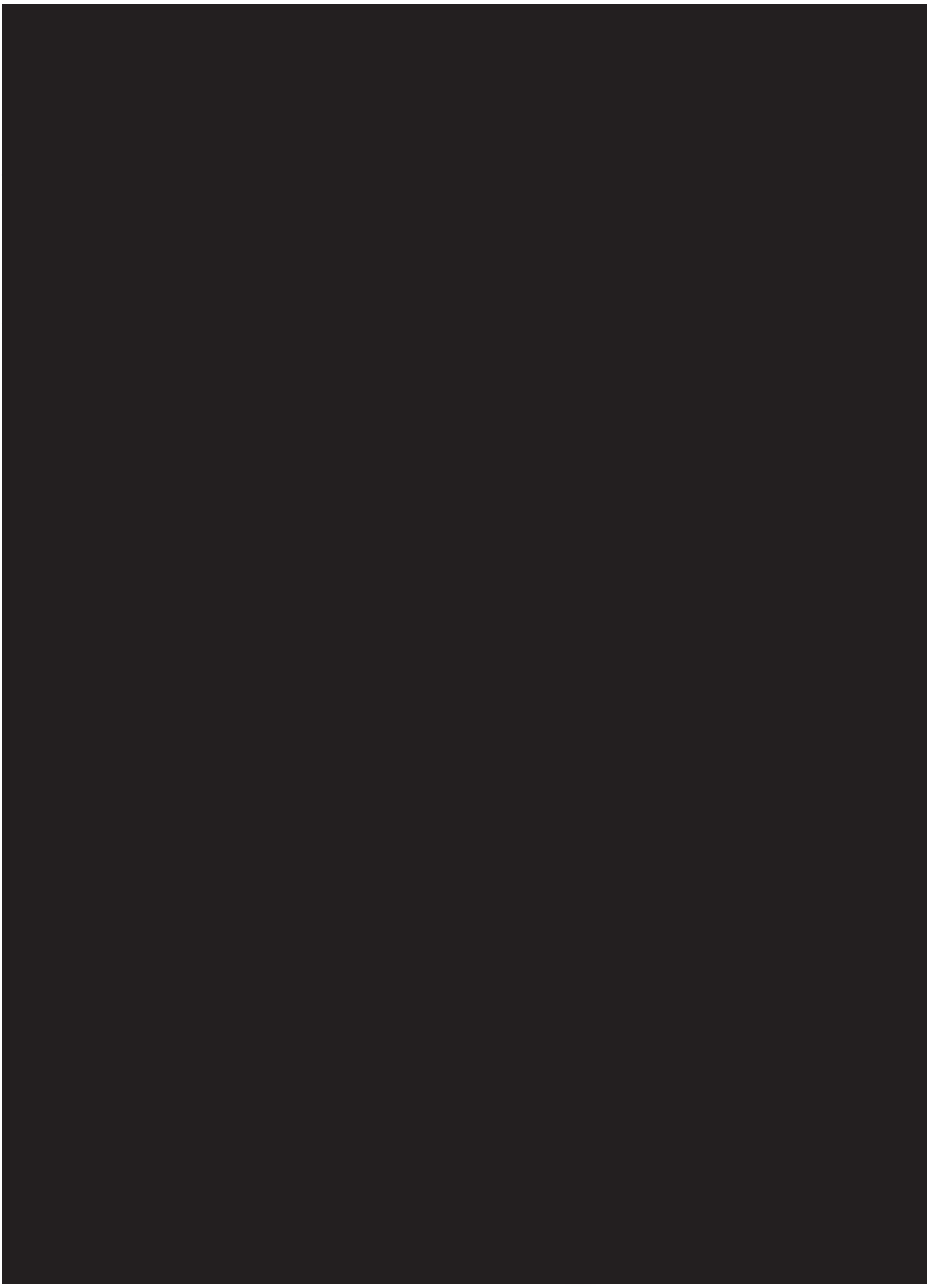
Describe how you will address and promote the Owner's M/WBE Policy in the Construction Phase. All selected contractors will be expected to participate in District sponsored meetings promoting minority/local subcontractor participation.







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 local and minority participation.

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



In this section, we elaborate upon Thompson Turner Construction's ability to apply the relevant experience to successfully deliver your renovation and modification projects on time and on budget, including our:

- PROVEN EXPERIENCE WITH YOUR DISTRICT
- K-12 CONSTRUCTION & RENOVATION EXPERIENCE
- DEDICATION TO SAFETY EVERY DAY
- WORKING RELATIONSHIP WITH OSF
- UNDERSTANDING OF ACADEMIC OPERATIONS
- EXPERIENCE WORKING ON OCCUPIED CAMPUSES
- EFFECTIVE PRECONSTRUCTION PROCESS

PROVEN EXPERIENCE WITH YOUR DISTRICT

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.



Thompson Turner Construction understands that we are ***guests on your campuses,*** and we intend for everyone to behave that way and not disrupt normal academic operations. We also involve local jurisdictions to consult on the best methods to ensure everyone's safety. 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.



In addition, Thompson Turner Construction routinely provides unannounced safety audits at construction sites. We screen all employees with yearly and random drug tests. All personnel have ***SLED background checks*** done before being allowed on any occupied educational facility to help ensure the safety of your students, families, faculty, and community.

WORKING RELATIONSHIP WITH OSF

With over 20 million square feet of K-12 construction/renovations 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, SCDHEC, 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.***

UNDERSTANDING OF SCHOOL OPERATIONS









For more than a decade, our proposed team has had a ***proven track record of working on various projects throughout the District with multiple design firms and school District project managers***. Our team has also shown great competency in the ability to handle multiple projects in different stages; i.e., Preconstruction, Construction, and Warranty Phase. ***The team we are presenting to you understands*** that we are guests on the campuses where we work, and that these campuses are always active. Outside of the daily academic schedule, there are after-school programs and athletics. ***Our team has the experience and flexibility to efficiently schedule work around your normal school operations*** while maintaining the overall construction schedule and budget. We even study your school's schedules to plan work schedules around testing times. We seek to avoid any heavy construction work and limit noise at those important times.

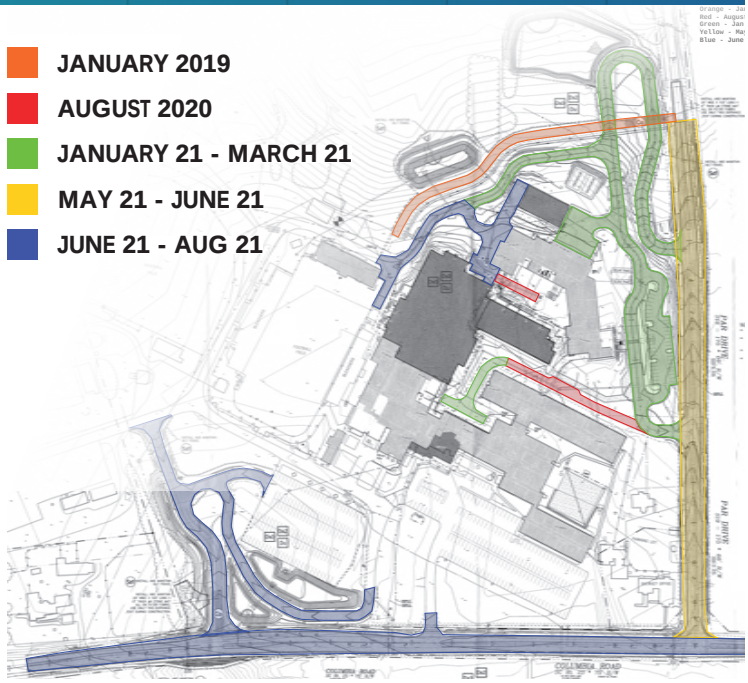
Safety is always top of mind on our jobsites, and our proposed team understands that school security and student safety are key. Thompson Turner Construction has the expertise to tightly control our sites and keep construction activities separate from academic spaces. It is customary for our site management team members to meet daily with school faculty while we are conducting work onsite to keep them up-to-date on work plans and maintain an open line of communication.

Our team has seen material lead times increase in recent years, and we have ***adapted to help mitigate potential risks to your highly compressed schedule by utilizing early material procurement techniques***. Additionally, while working within your District's compressed schedule parameters, our team has become proficient at running multiple shift work efforts. ***We have a proven track record of running second shift, where our team members begin work in the late afternoon and continue into the night, during the academic year to shorten the amount of contract work that has to be put in place during academic breaks***. We are mindful of the need to maintain positive relationships with neighboring residents while conducting this type of work.

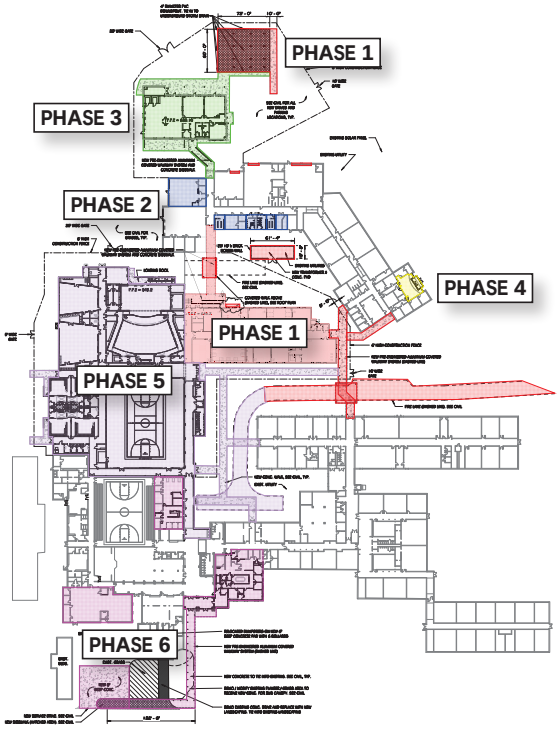
EXPERIENCE WORKING ON OCCUPIED CAMPUSES

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 agile in their ability to manage logistics and schedule, communicate effectively with Owners to ensure the highest level of safety for all of your projects, 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 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.***

EFFECTIVE PRECONSTRUCTION PROCESS



Broad River Elementary School

Preconstruction is the Foundation to your Success



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.



Lady's Island Middle School

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 your District's renovation and modification summer work projects.

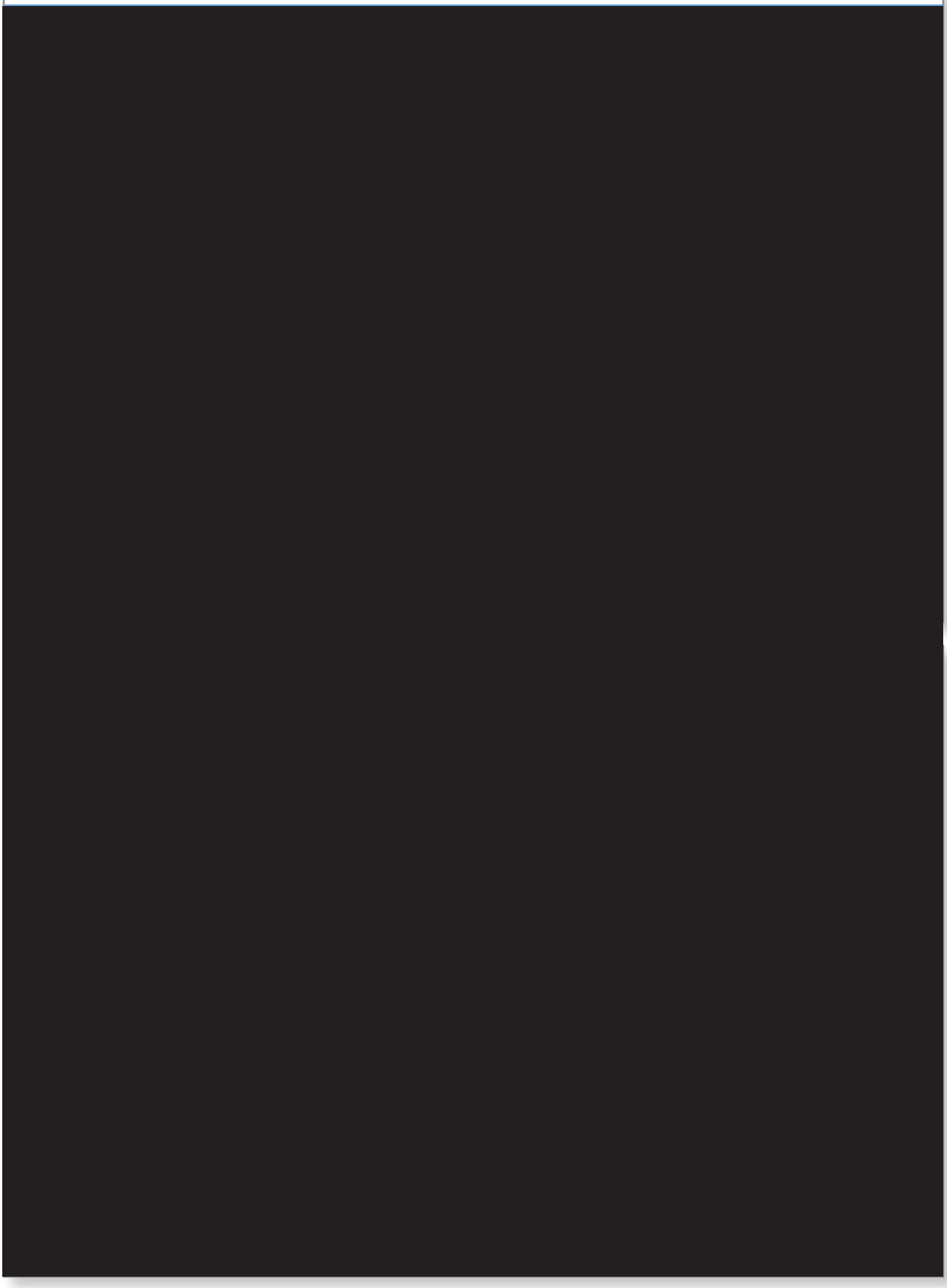
At this stage, we do not know which subcontractors we will contract with, but we have ***provided a list within this section of those pre-qualified subcontractors*** that we will reach out to and that have already expressed interest in this project. Once they have been vetted and come on board with our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

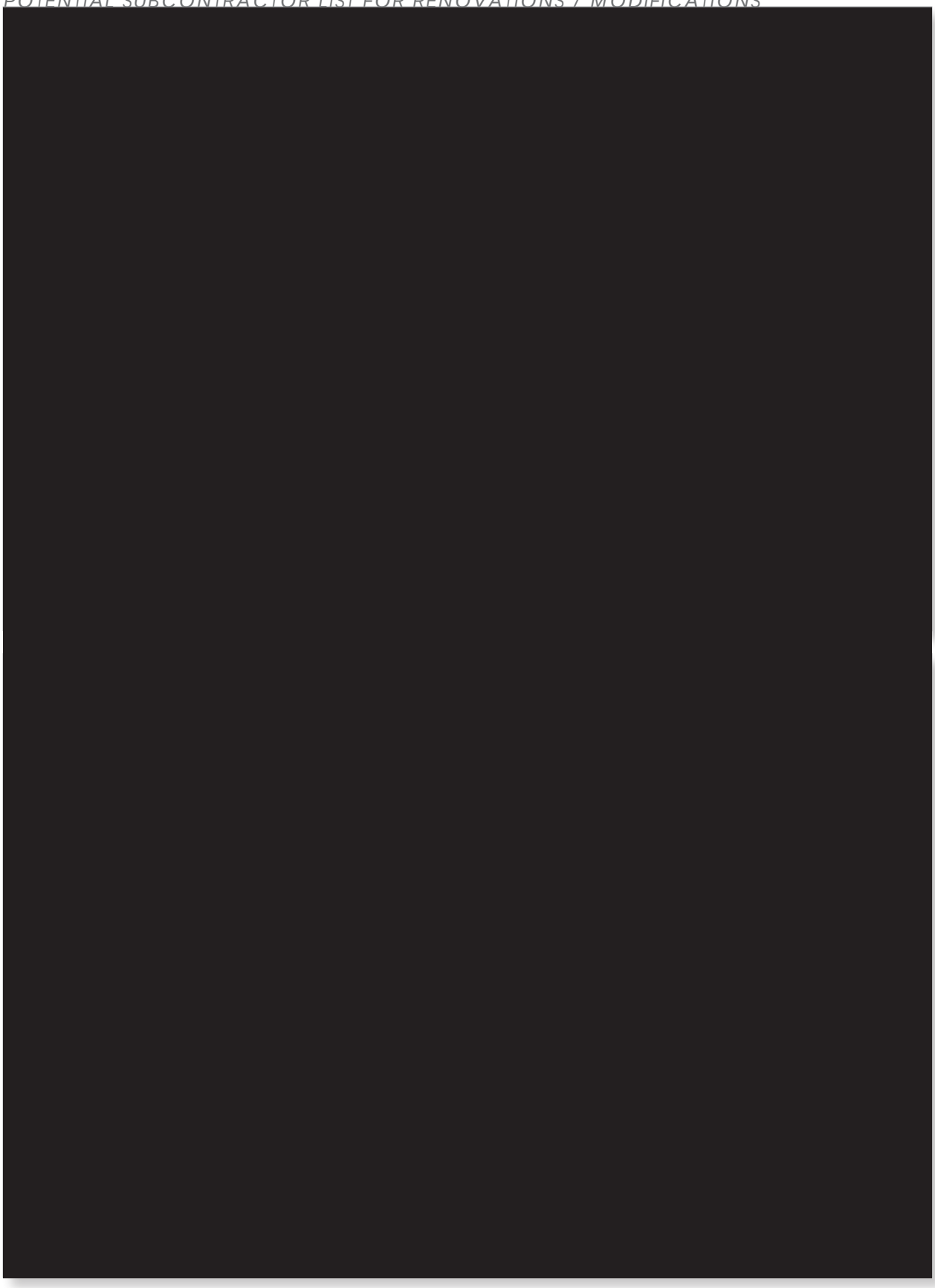
We will also ***add other subcontractors that we discover through our local and minority outreach events*** to this list if they are not already included here.

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

POTENTIAL SUBCONTRACTOR LIST FOR RENOVATIONS / MODIFICATIONS **(PROTECTED)**



POTENTIAL SUBCONTRACTOR LIST FOR RENOVATIONS / MODIFICATIONS **(PROTECTED)**



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POTENTIAL SUBCONTRACTOR LIST FOR RENOVATIONS / MODIFICATIONS

[redacted]



Beaufort Middle School

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.





Construction Dynamics, Inc. Local & Minority Outreach Session

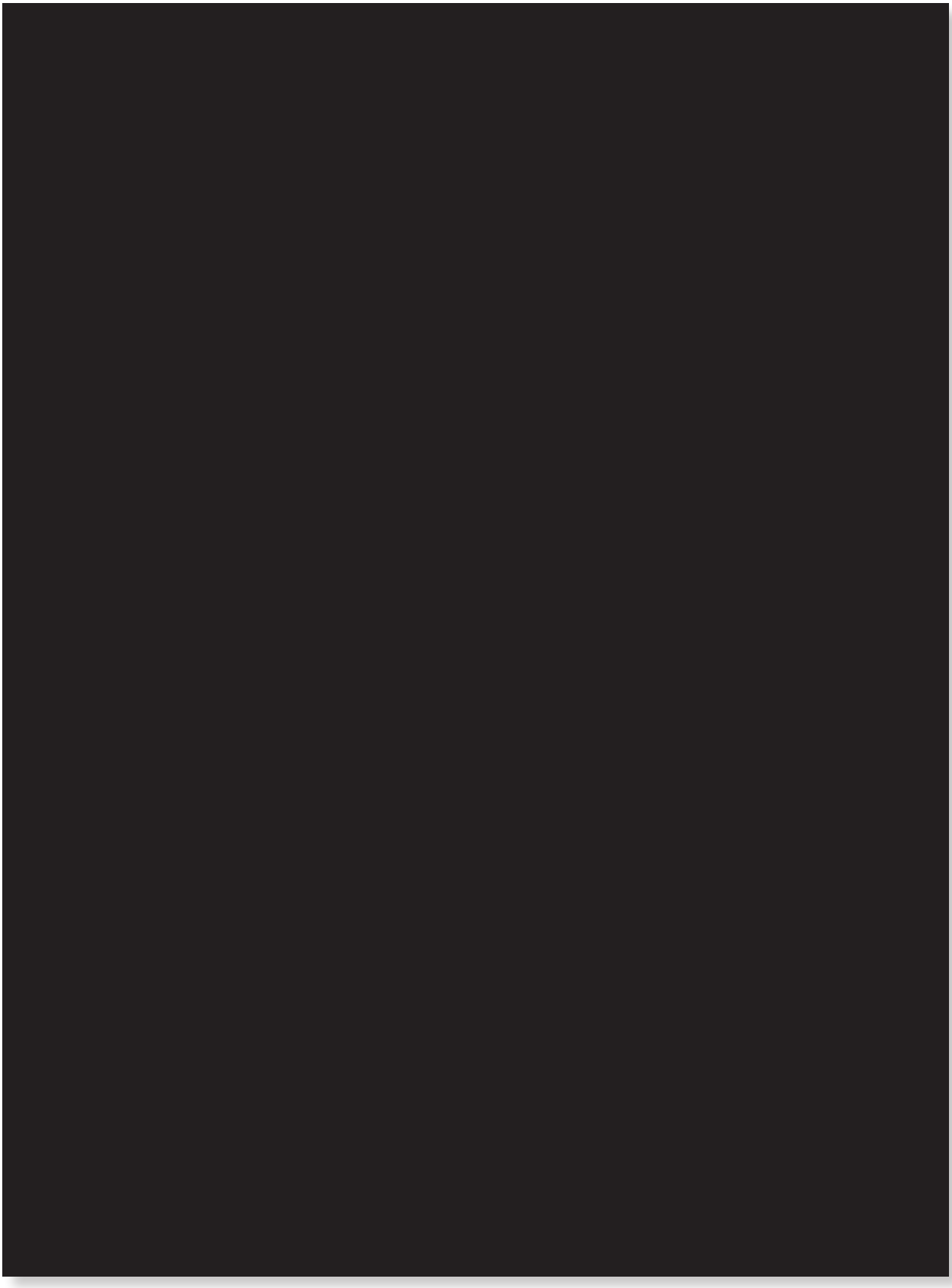


ATTACHMENTS H

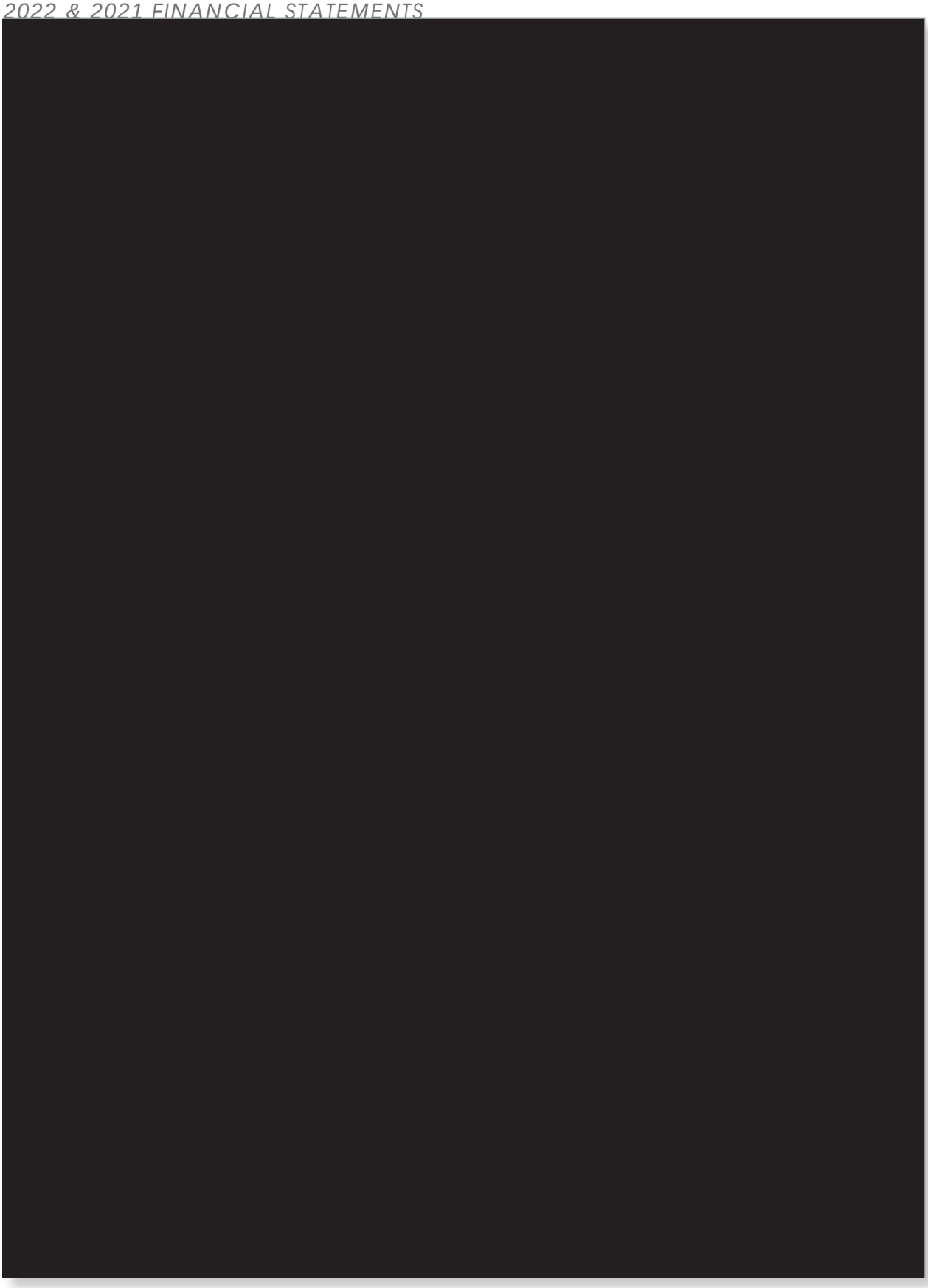
Port Royal Elementary School

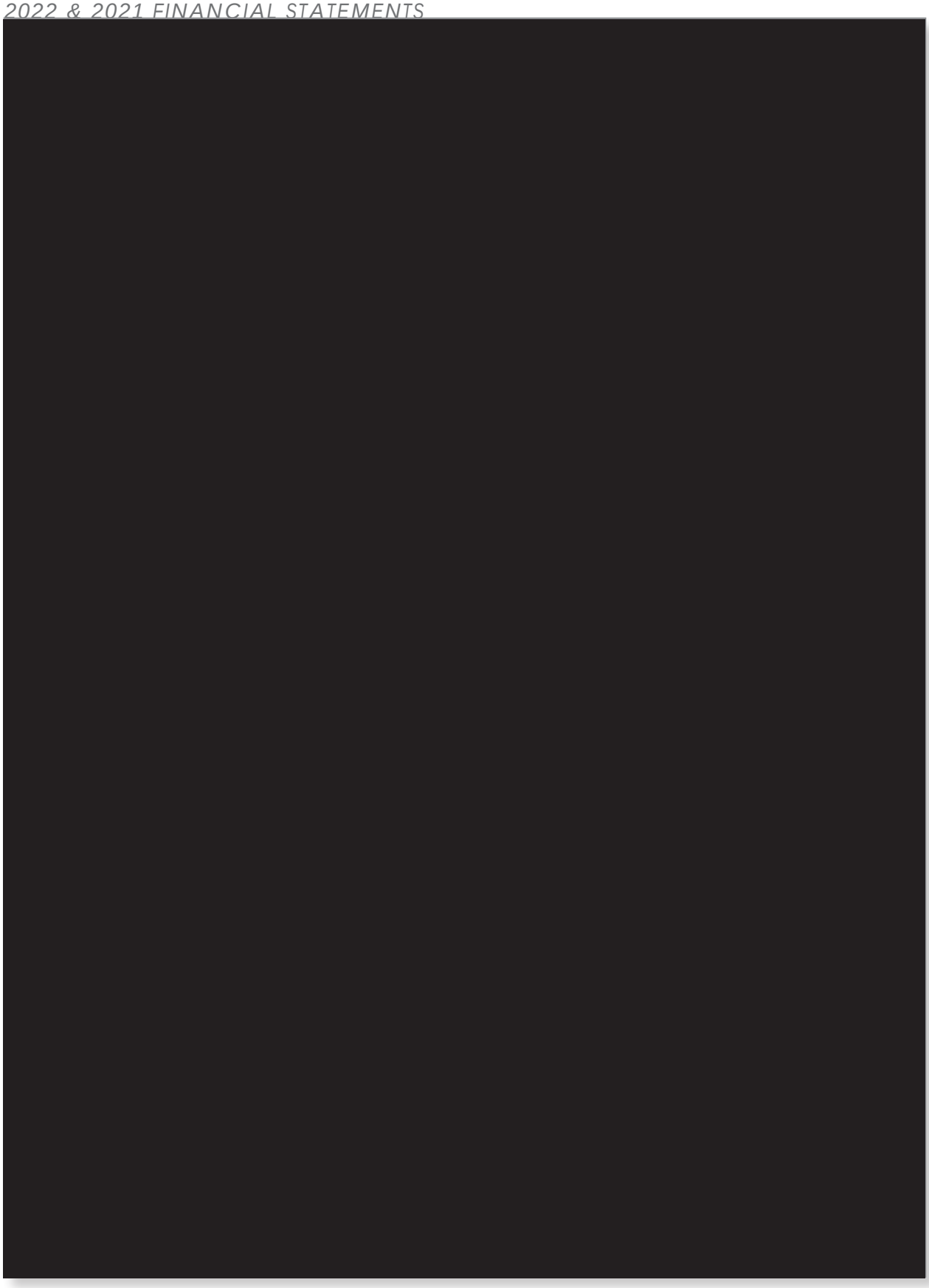
Beaufort County School District

STATEMENT OF BONDING CAPACITY



2022 & 2021 FINANCIAL STATEMENTS





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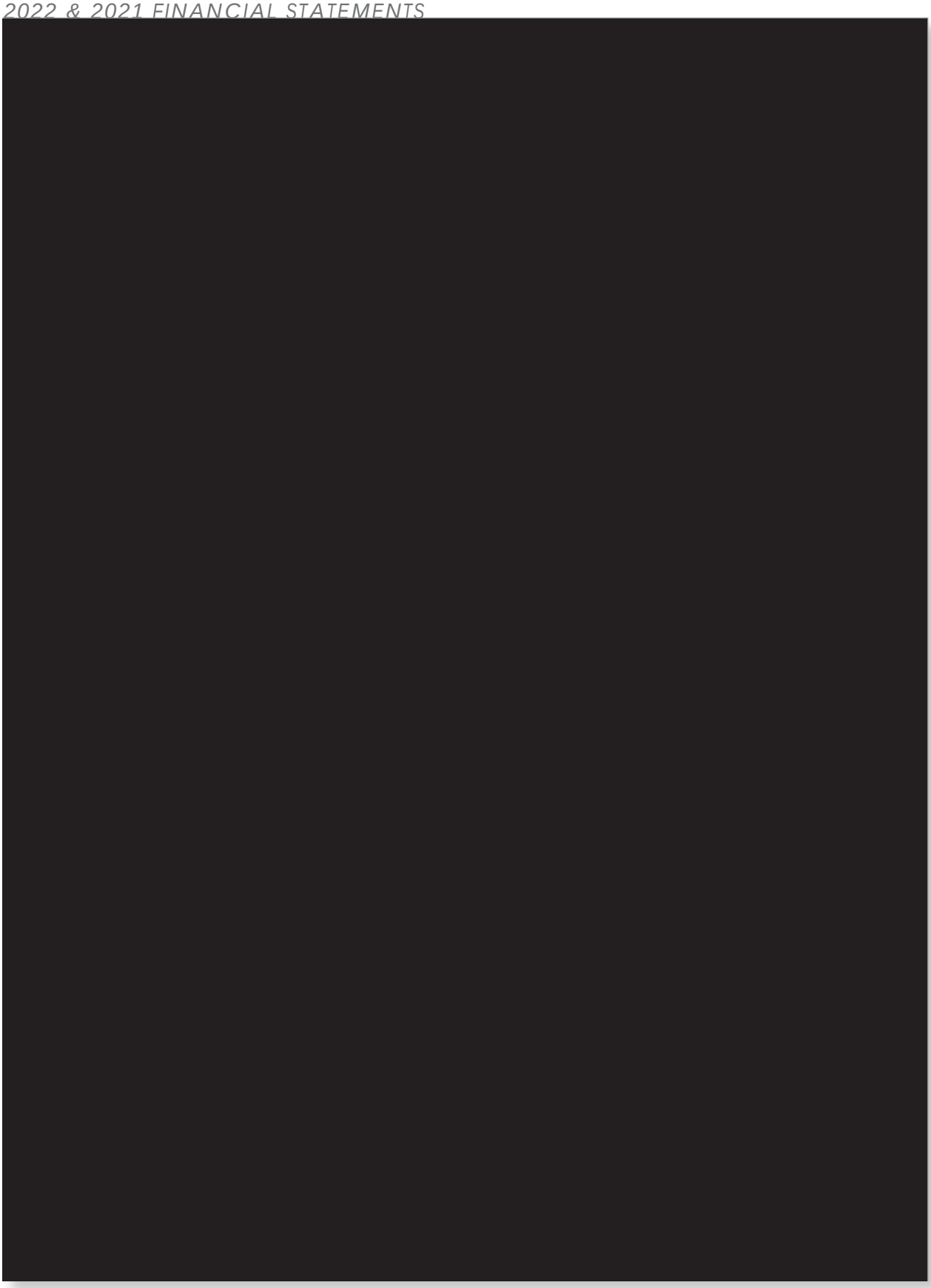

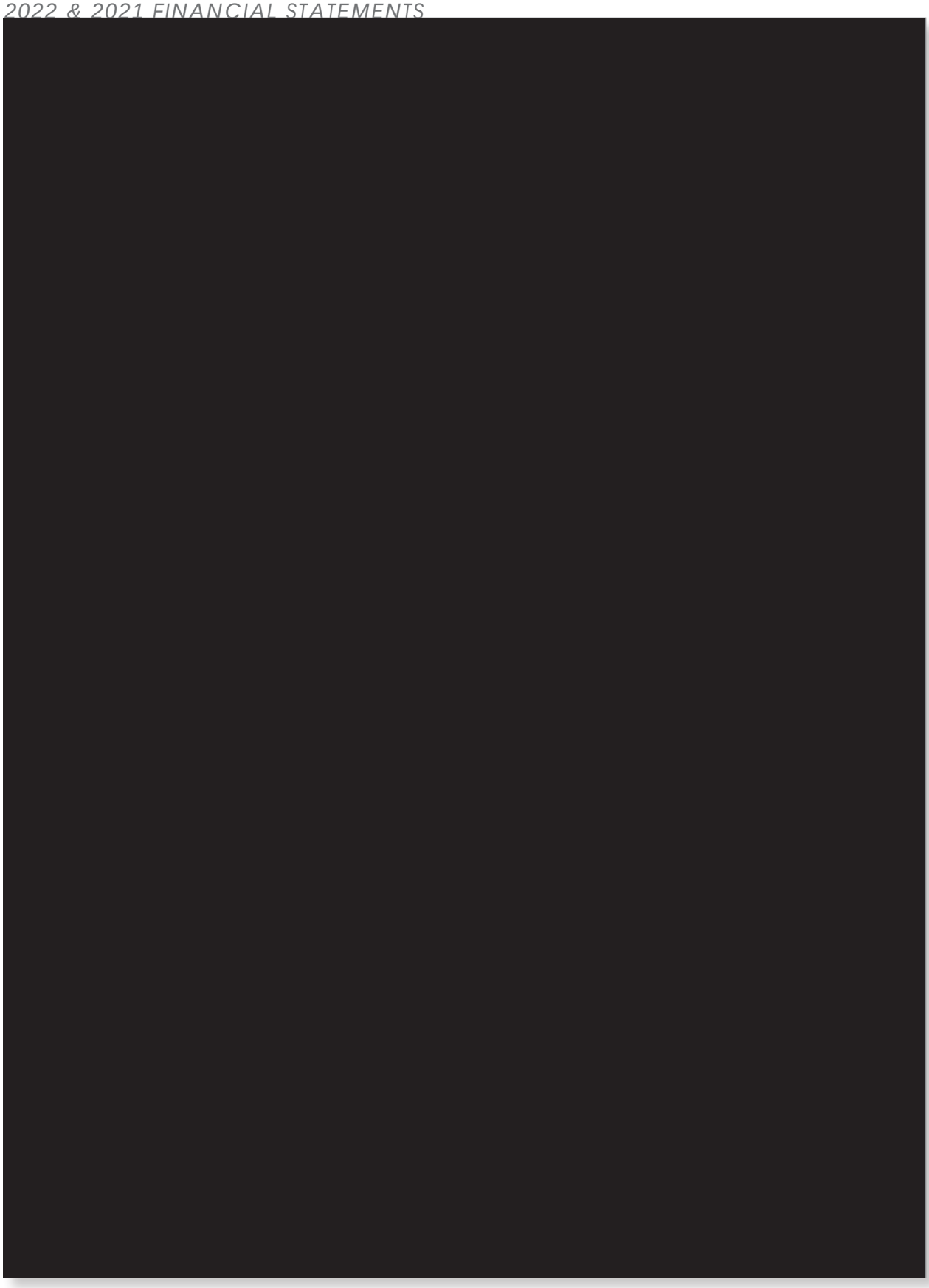

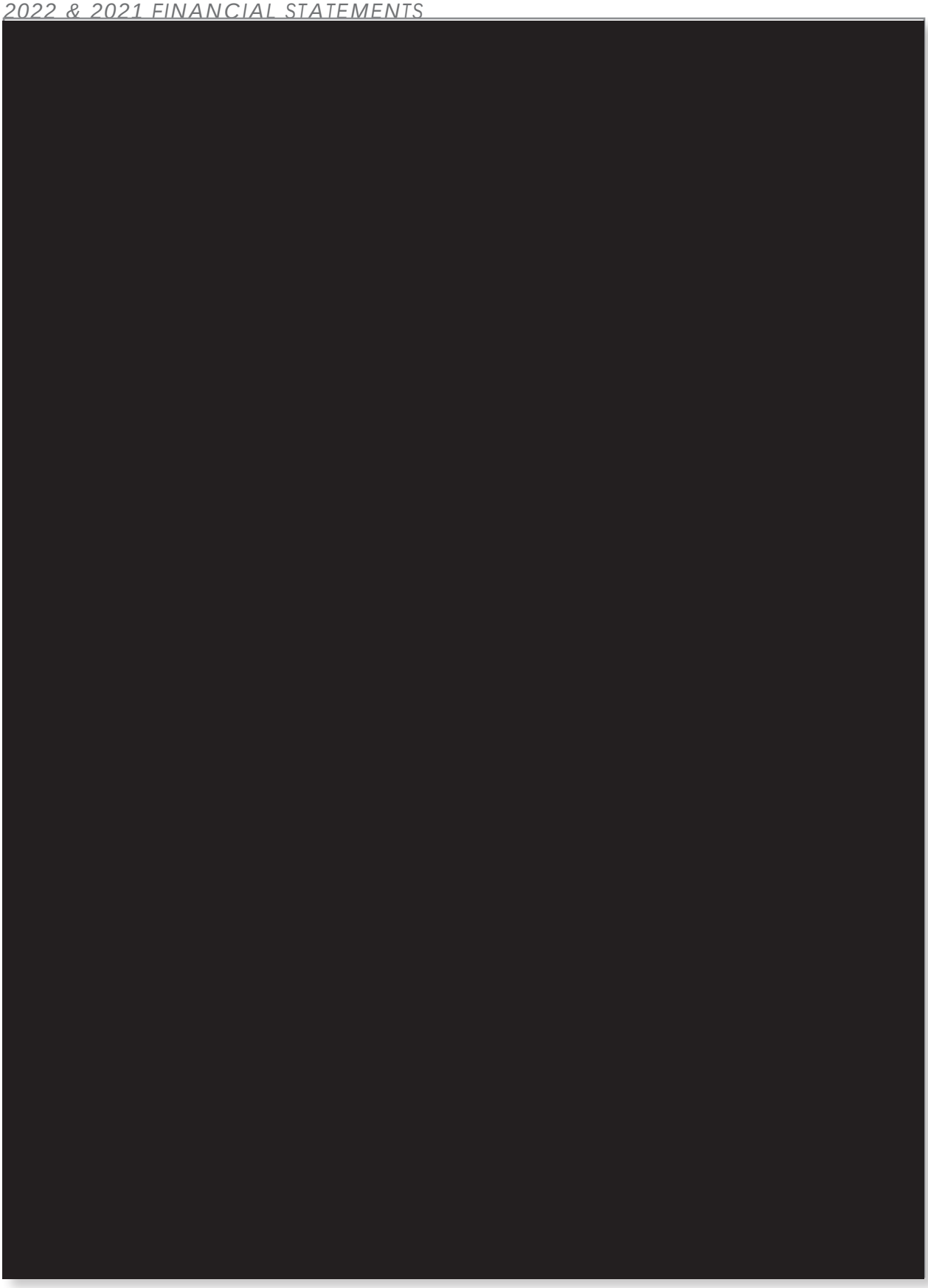

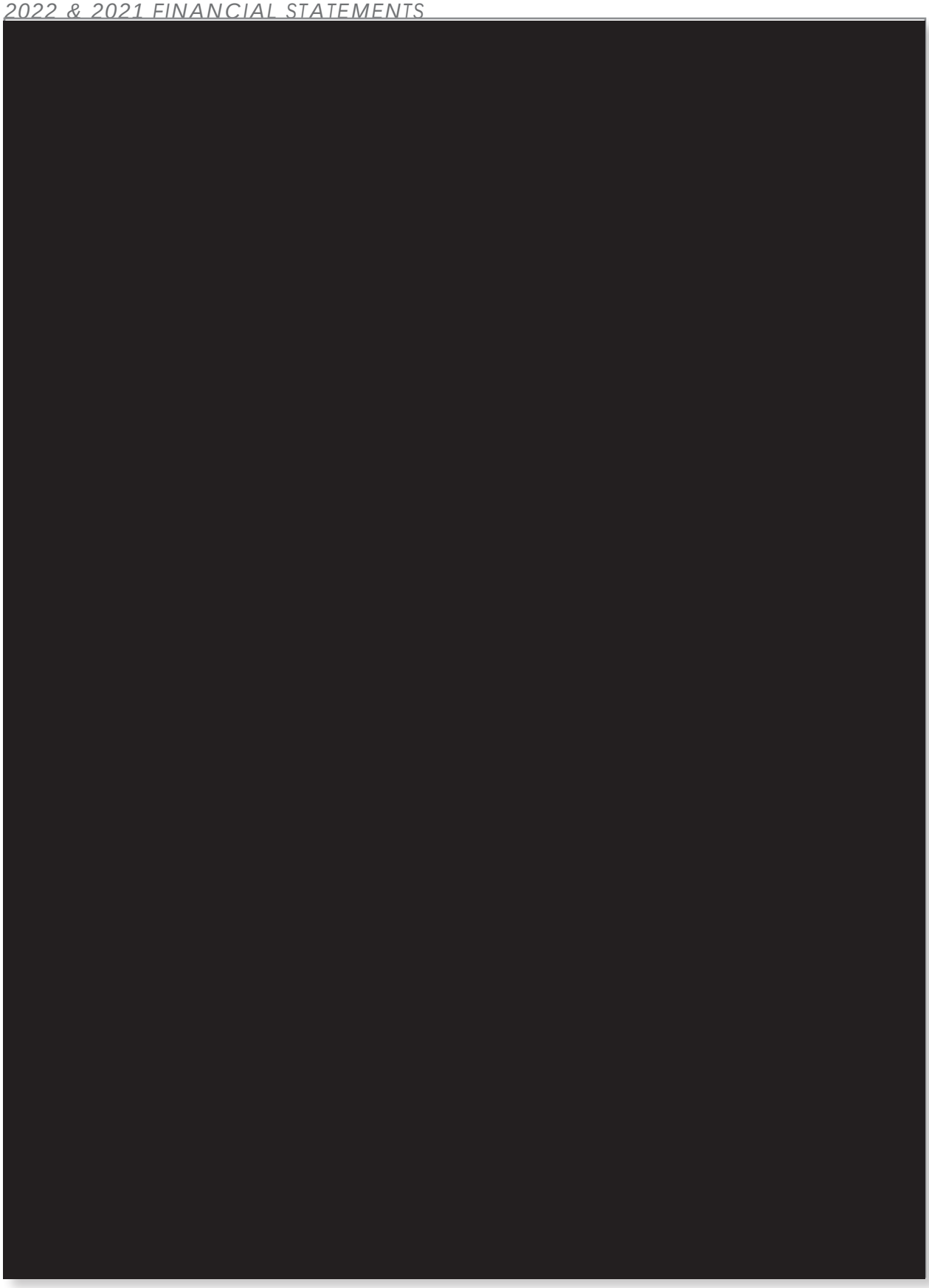

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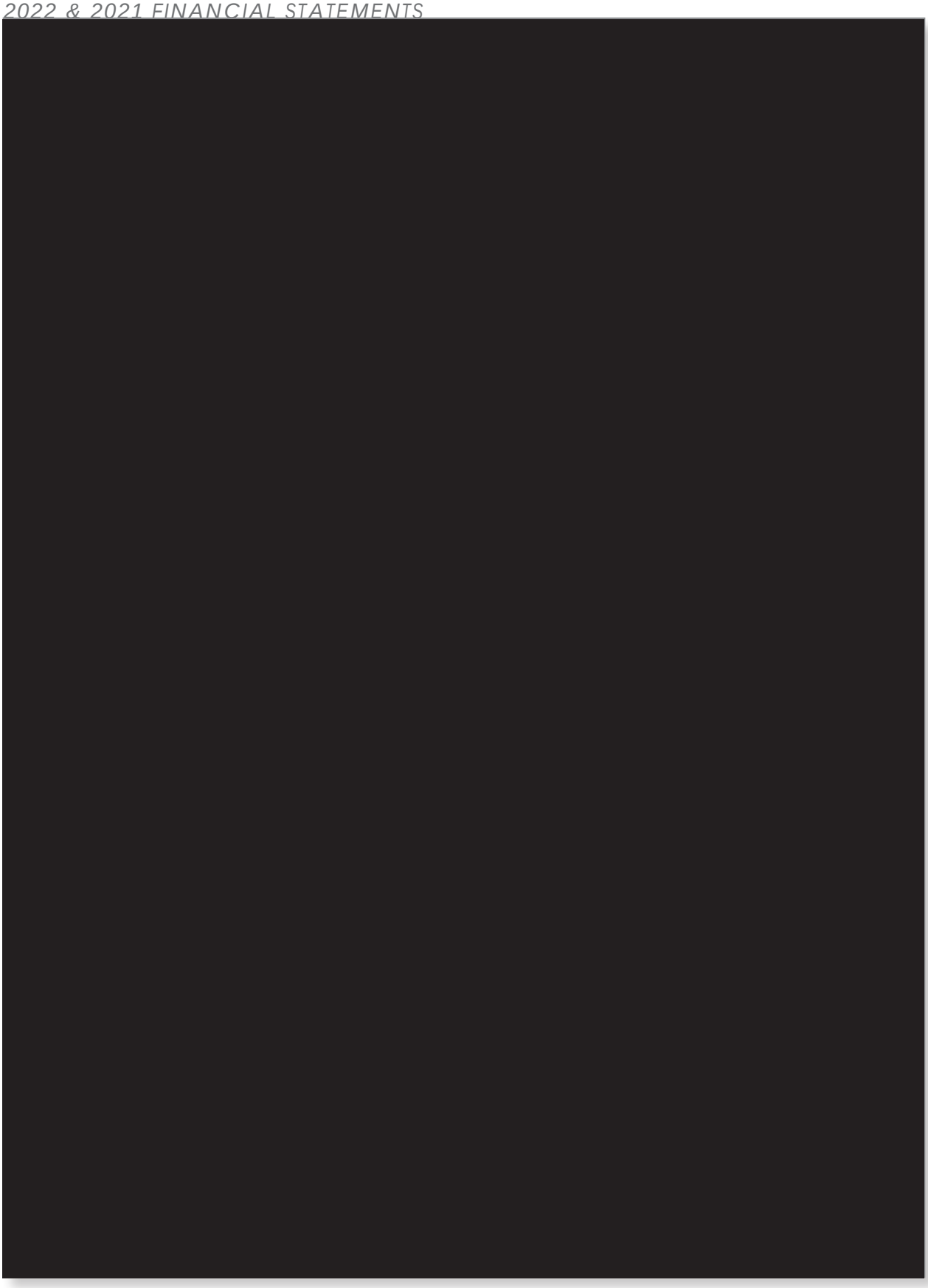

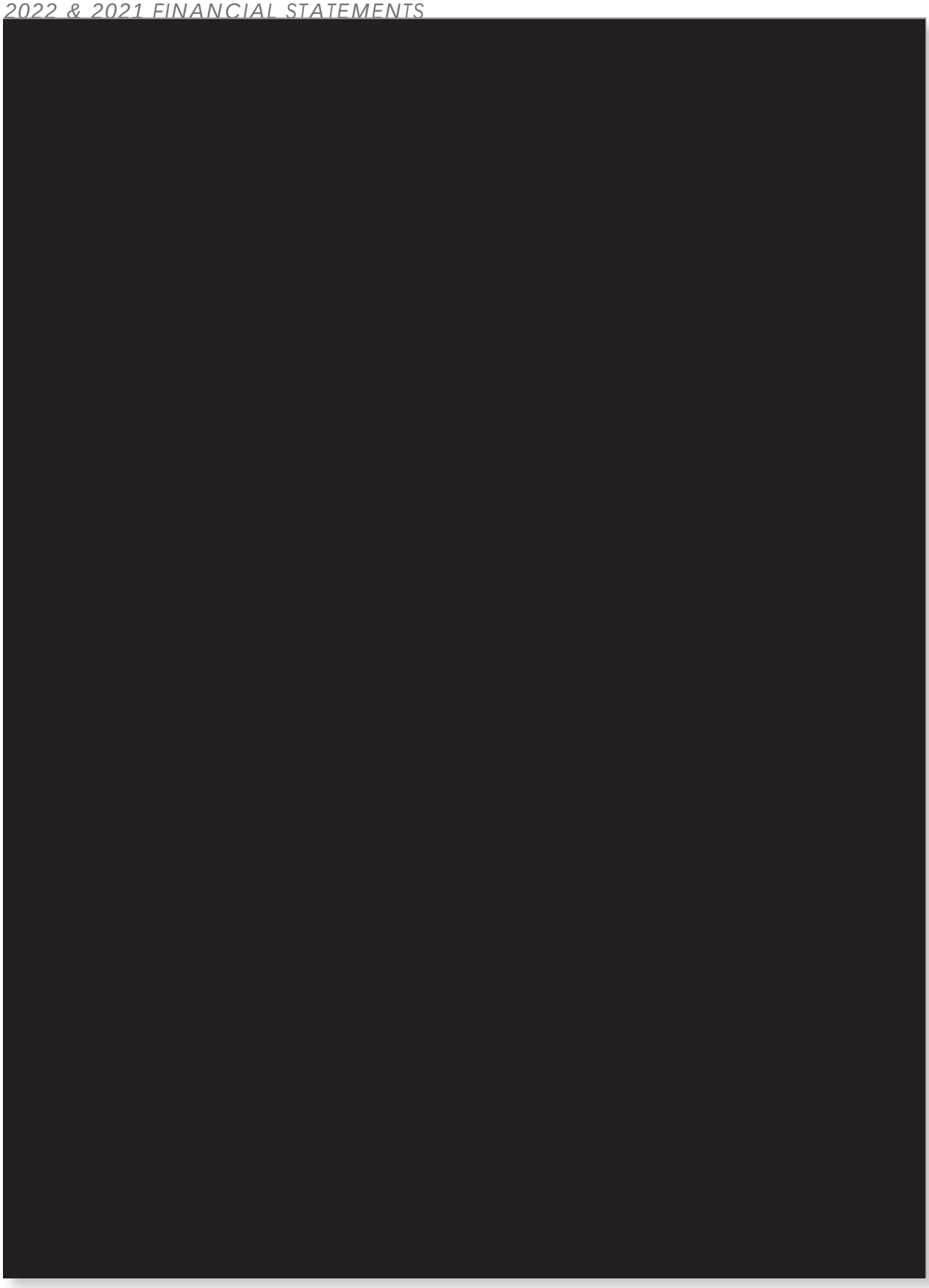

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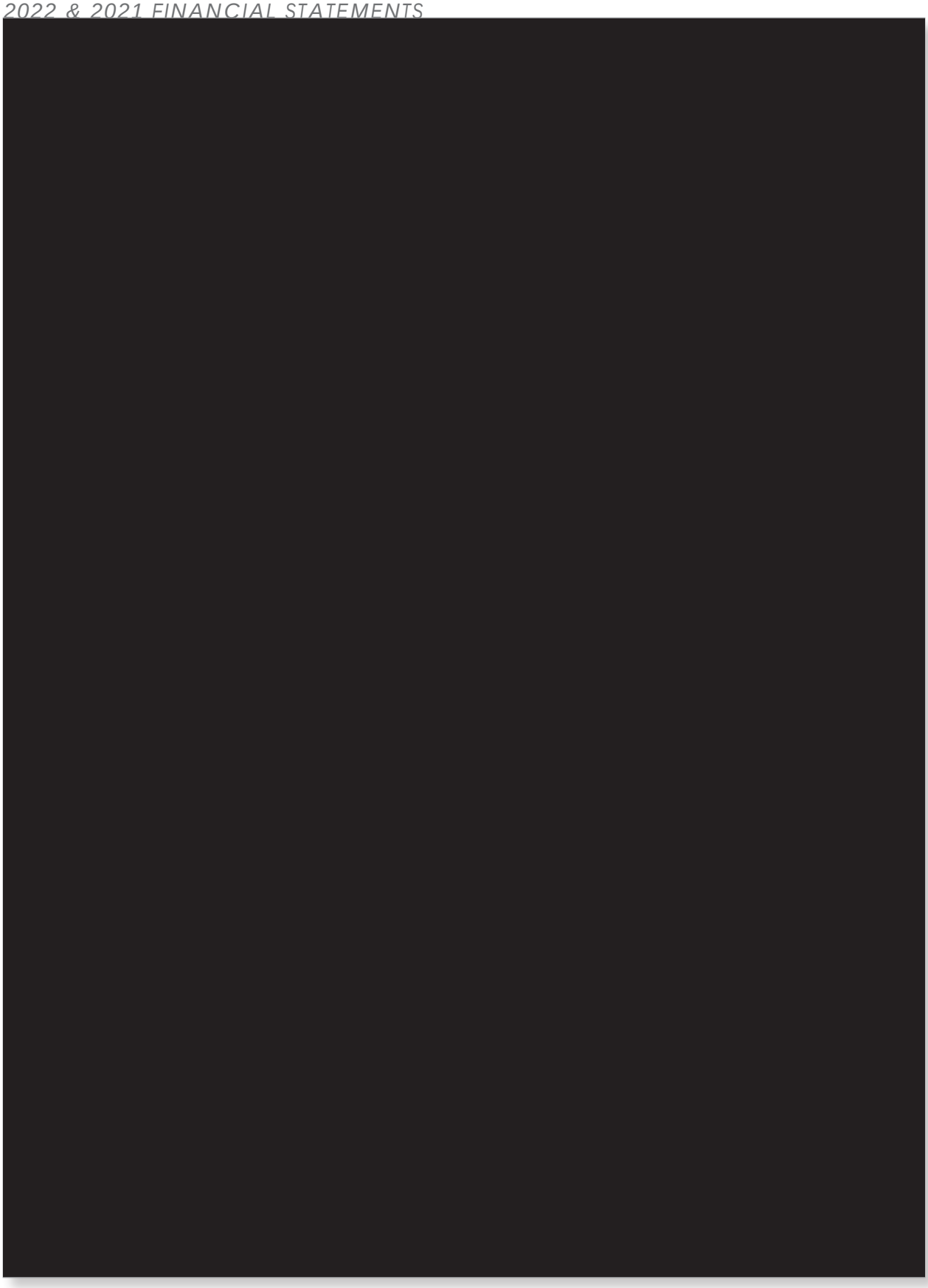

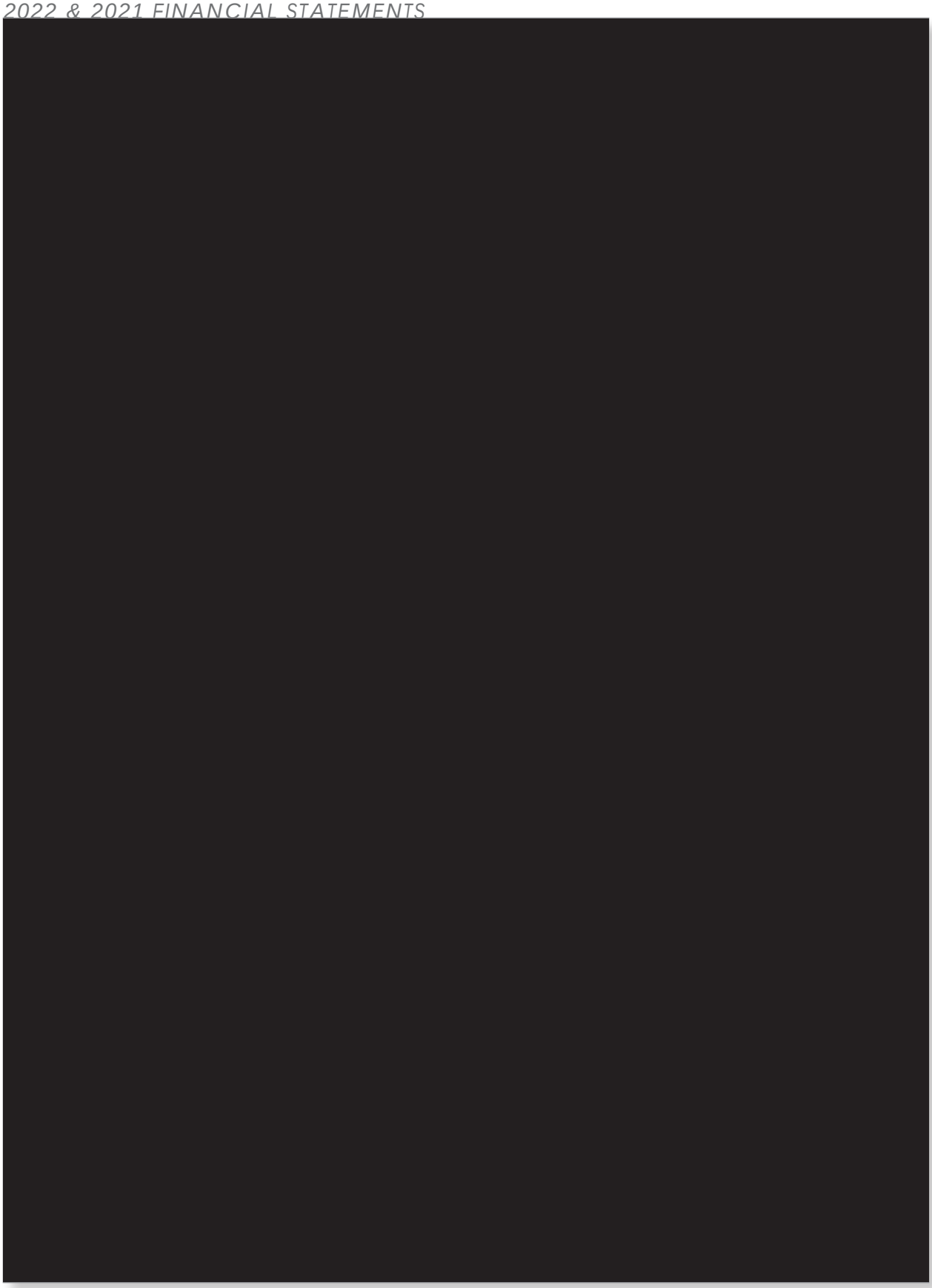

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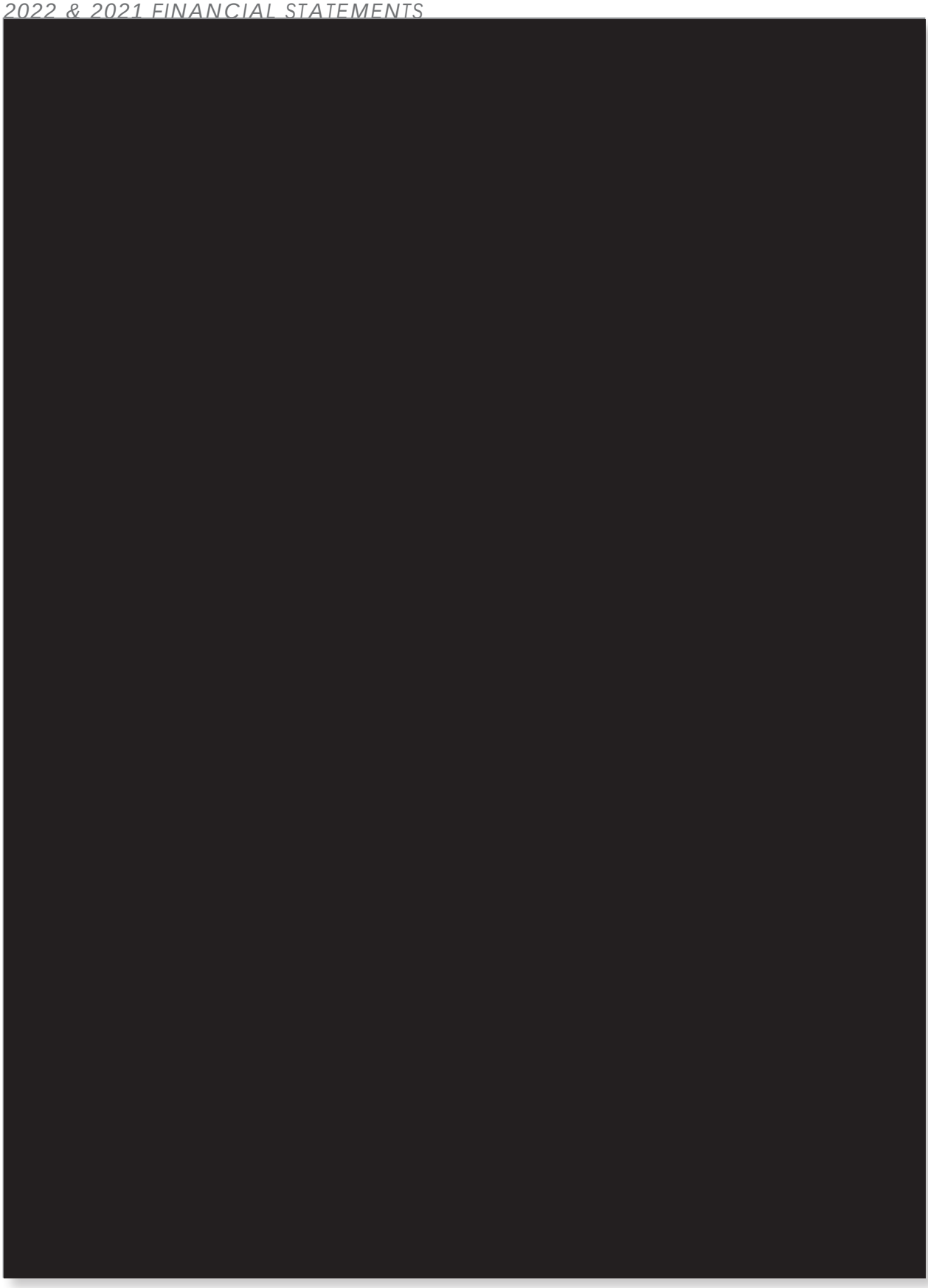

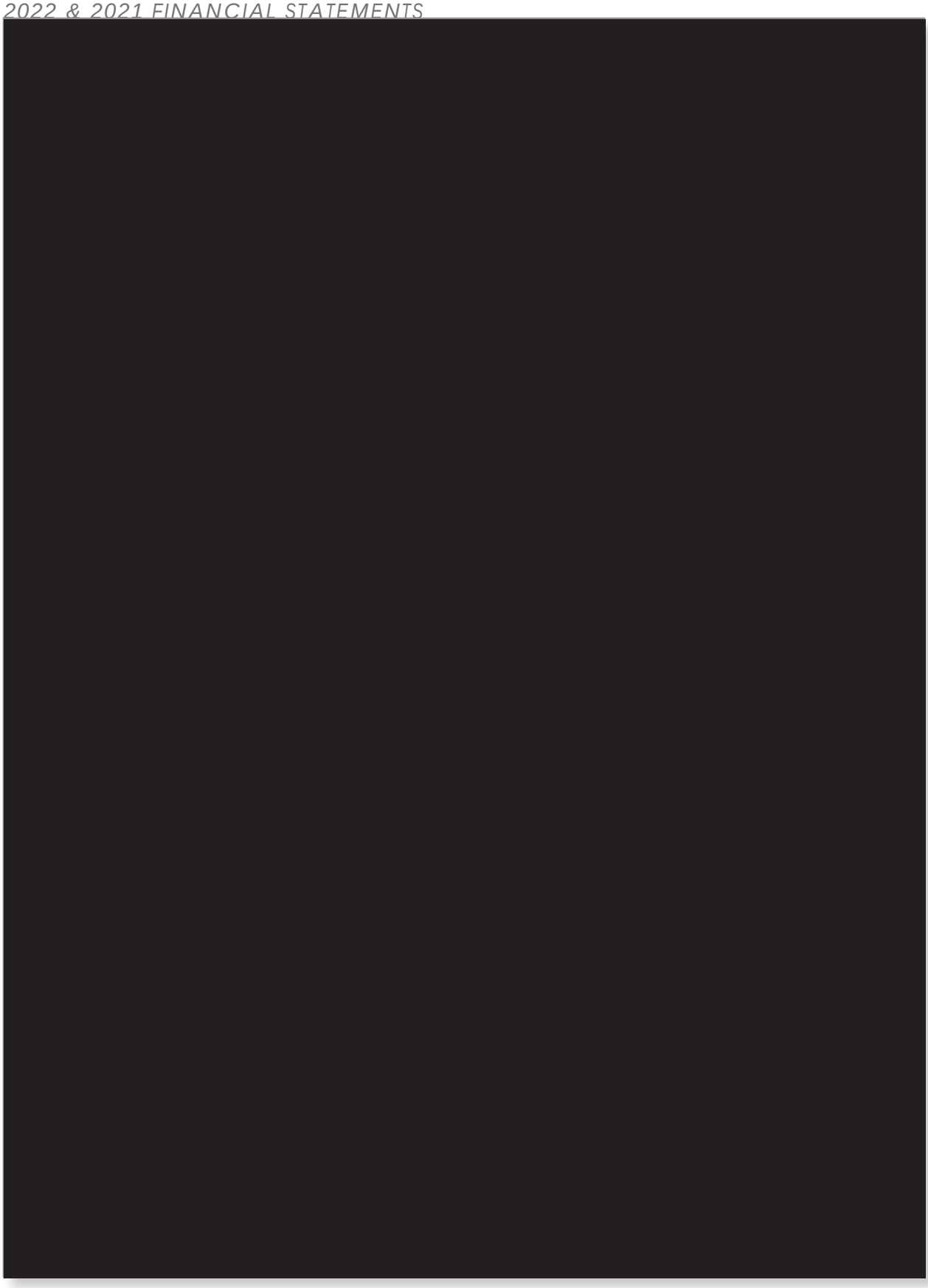

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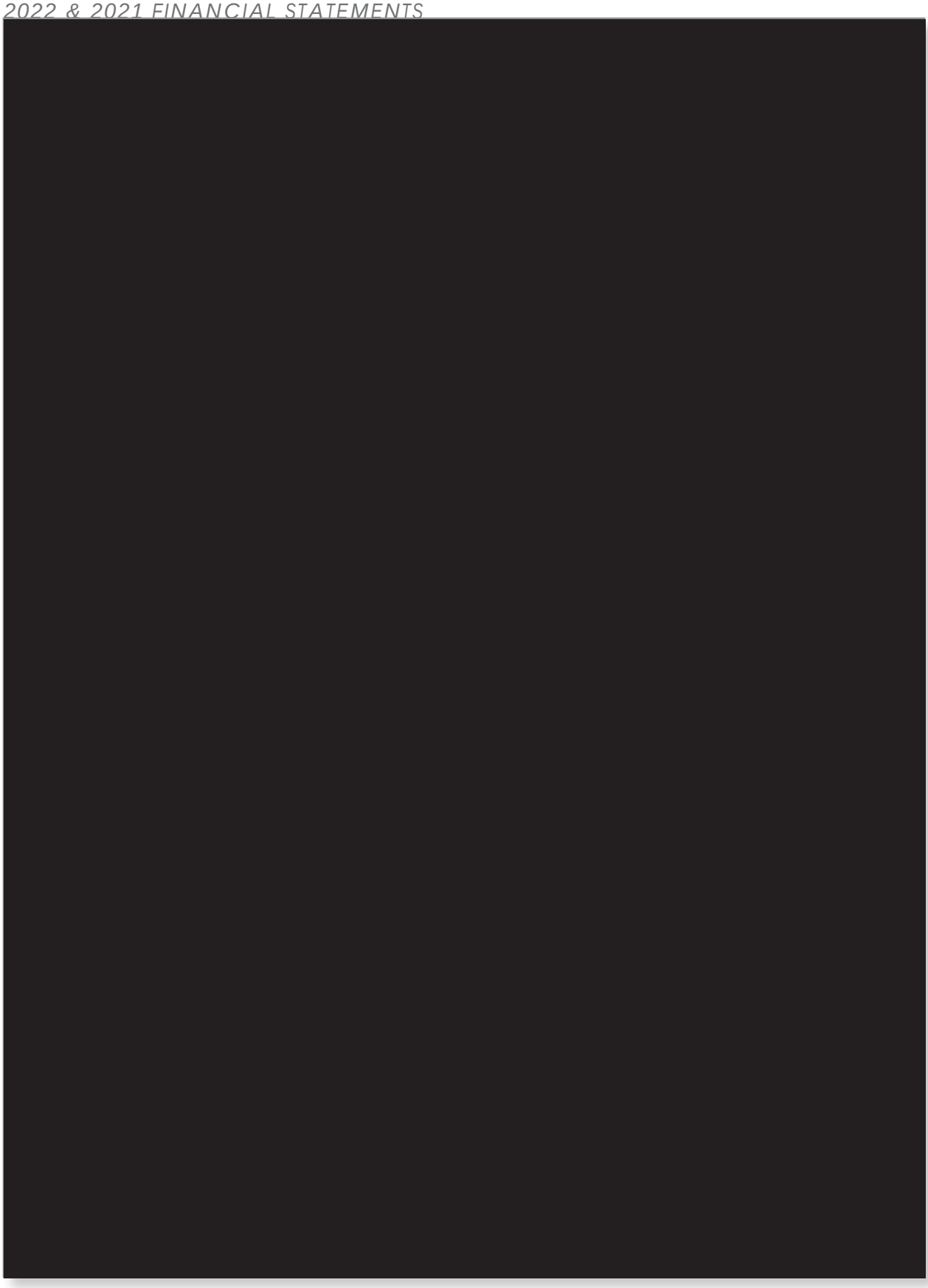

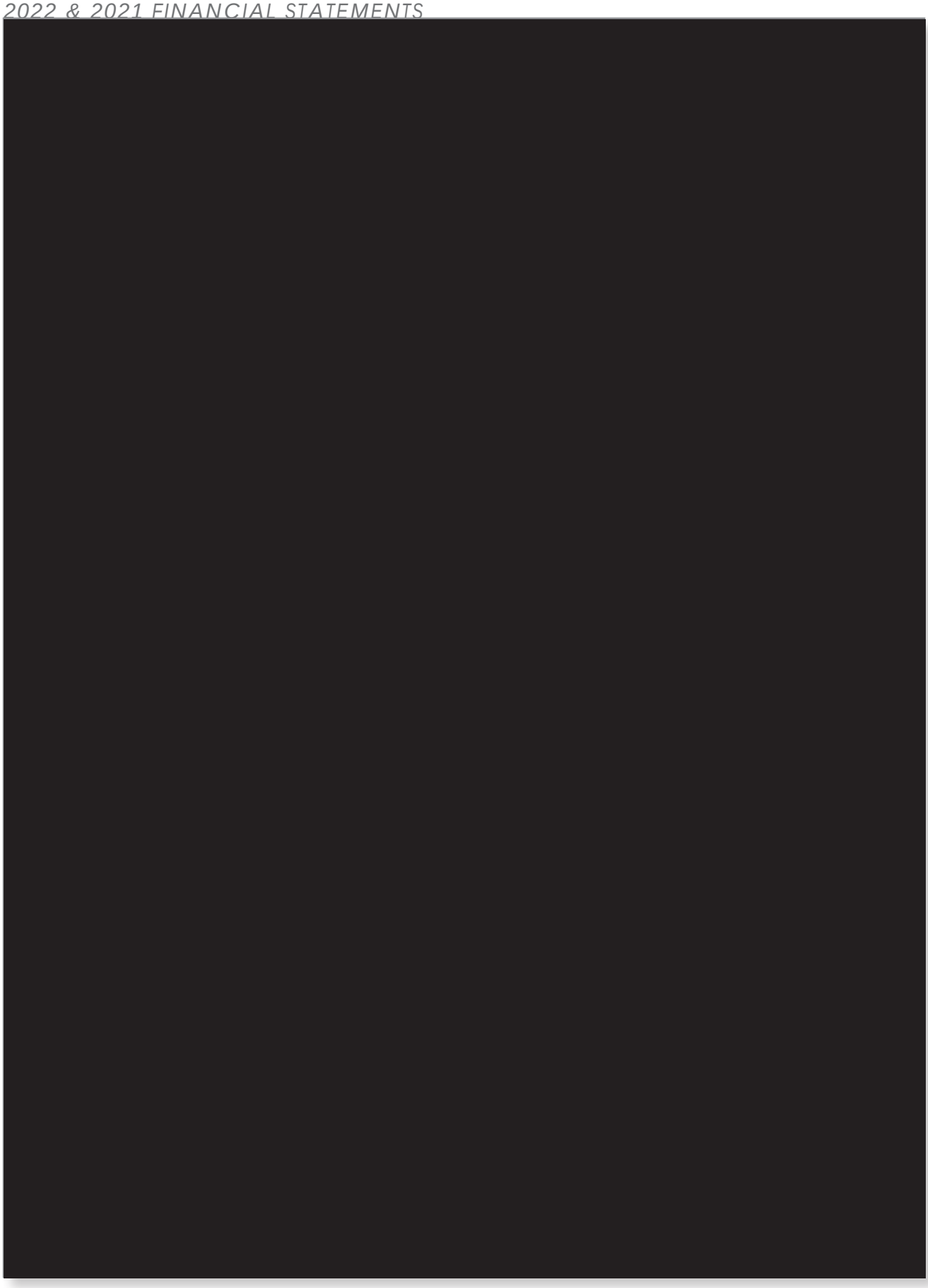

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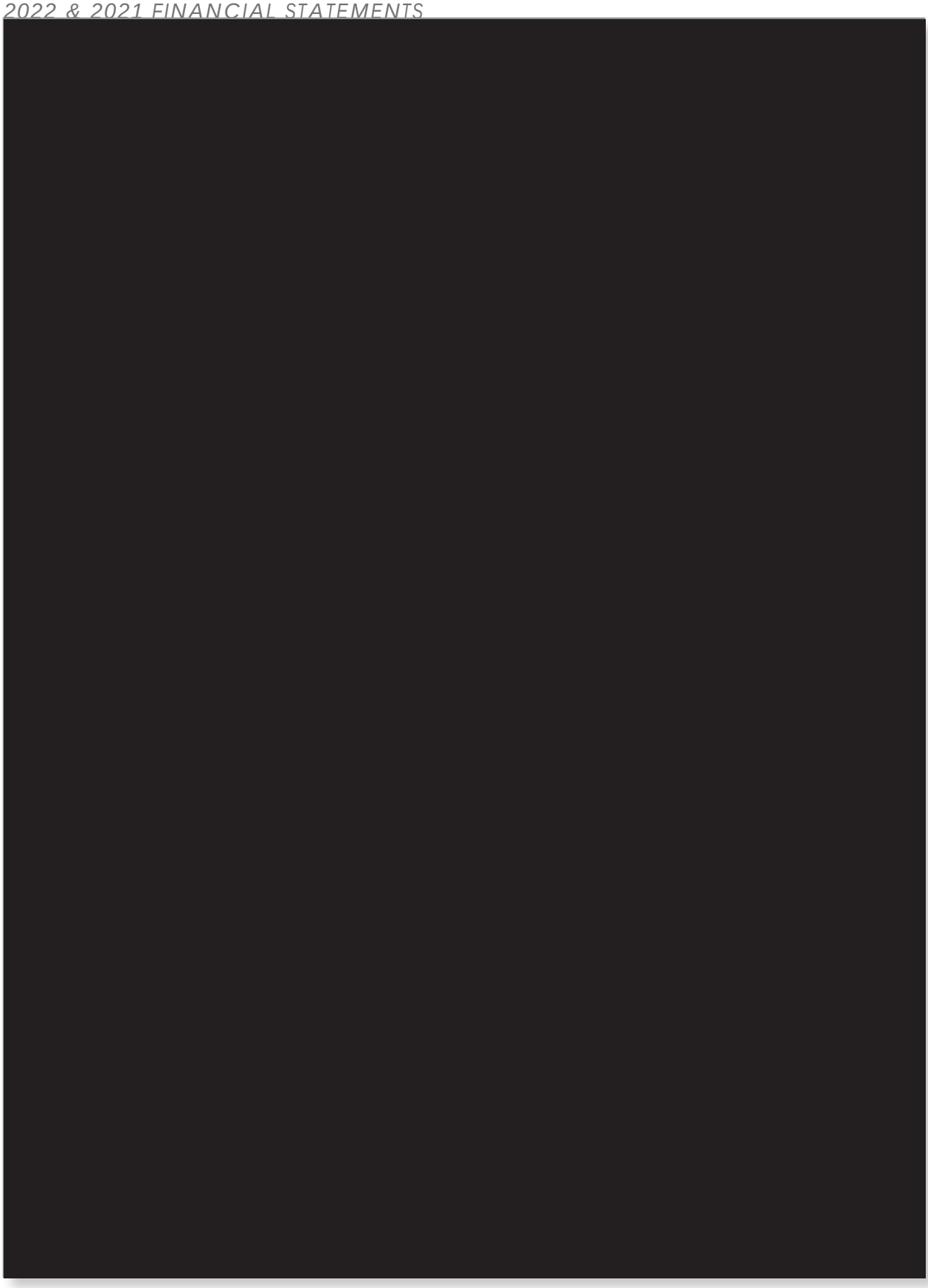

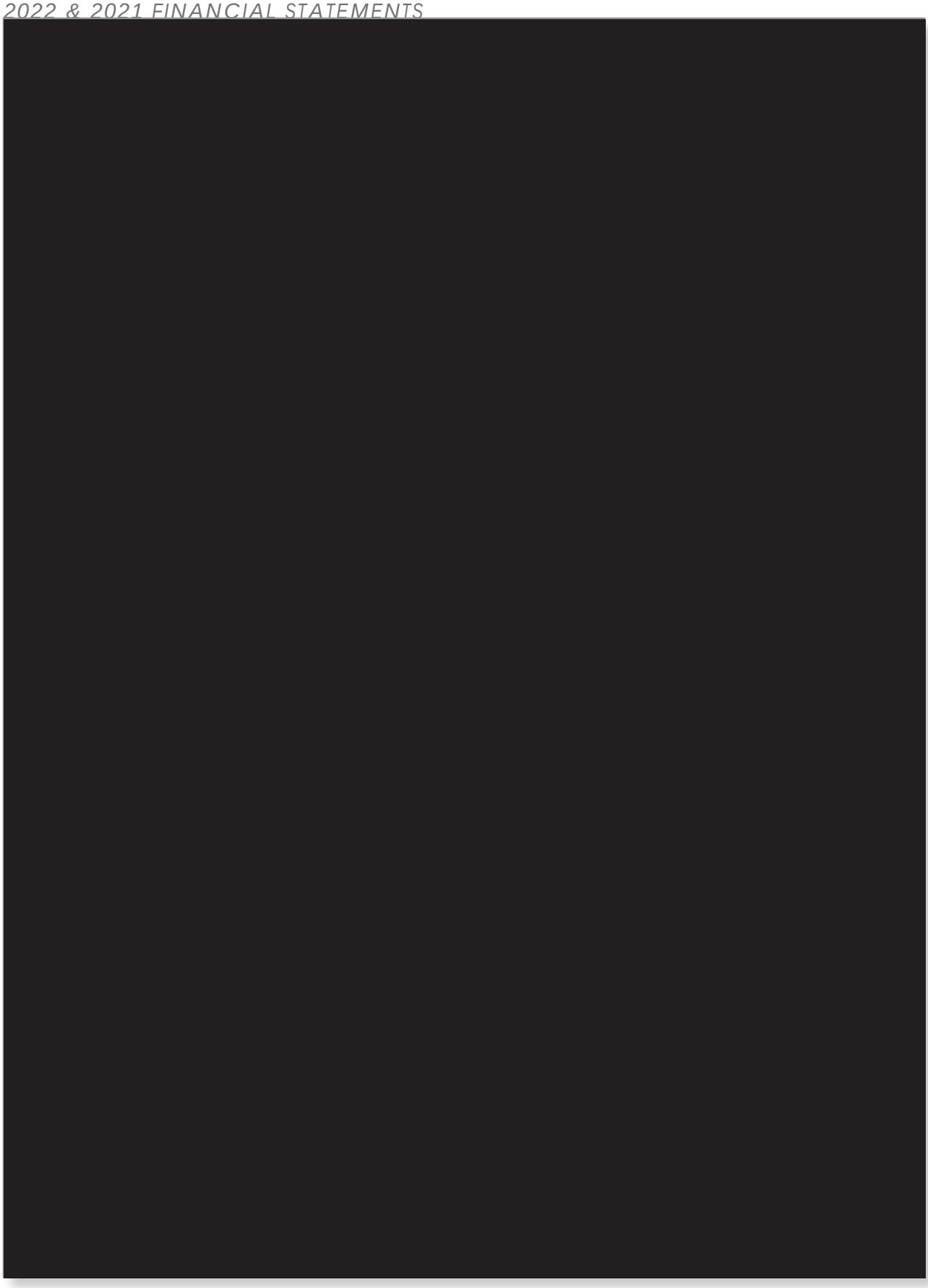

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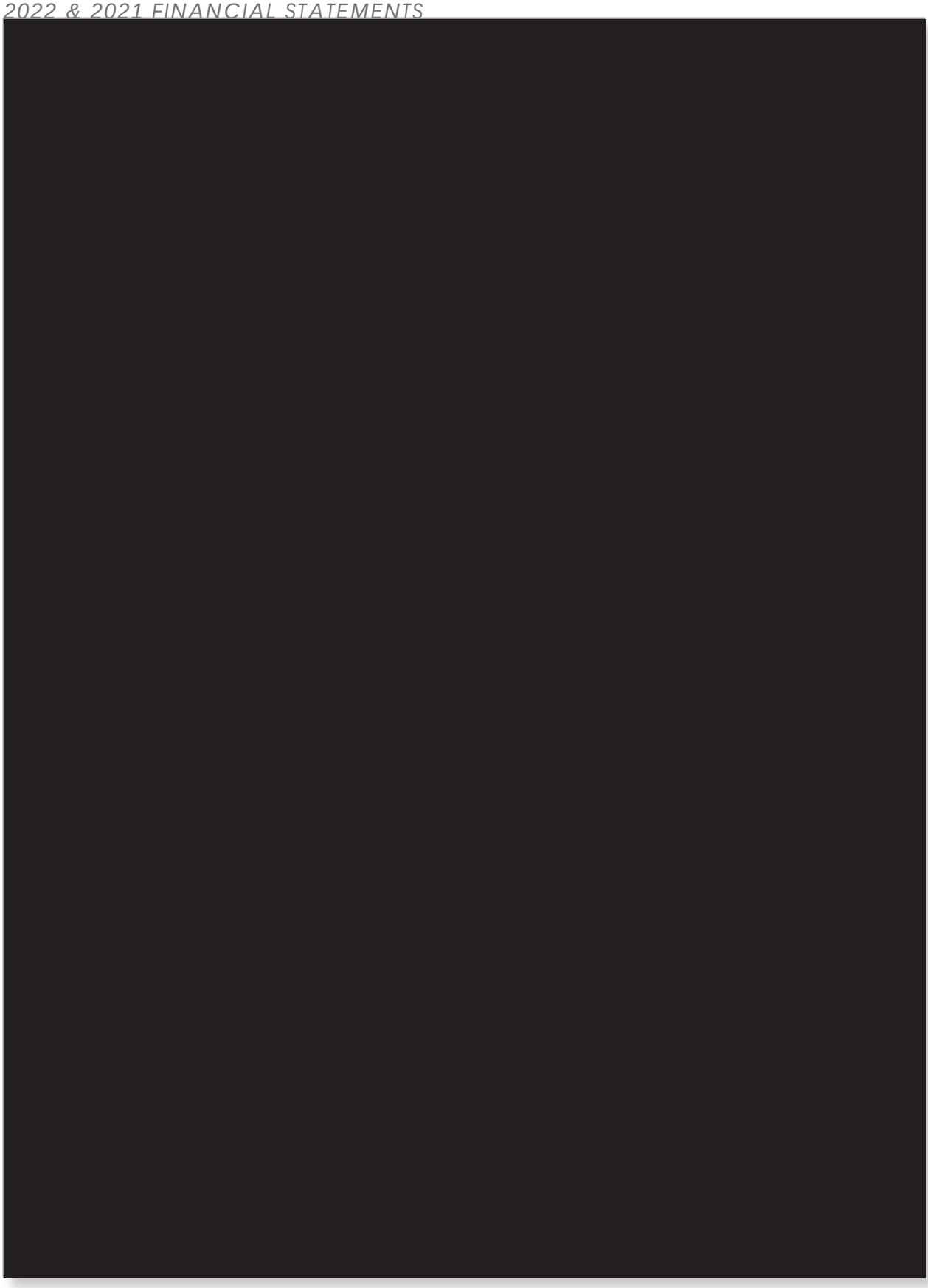

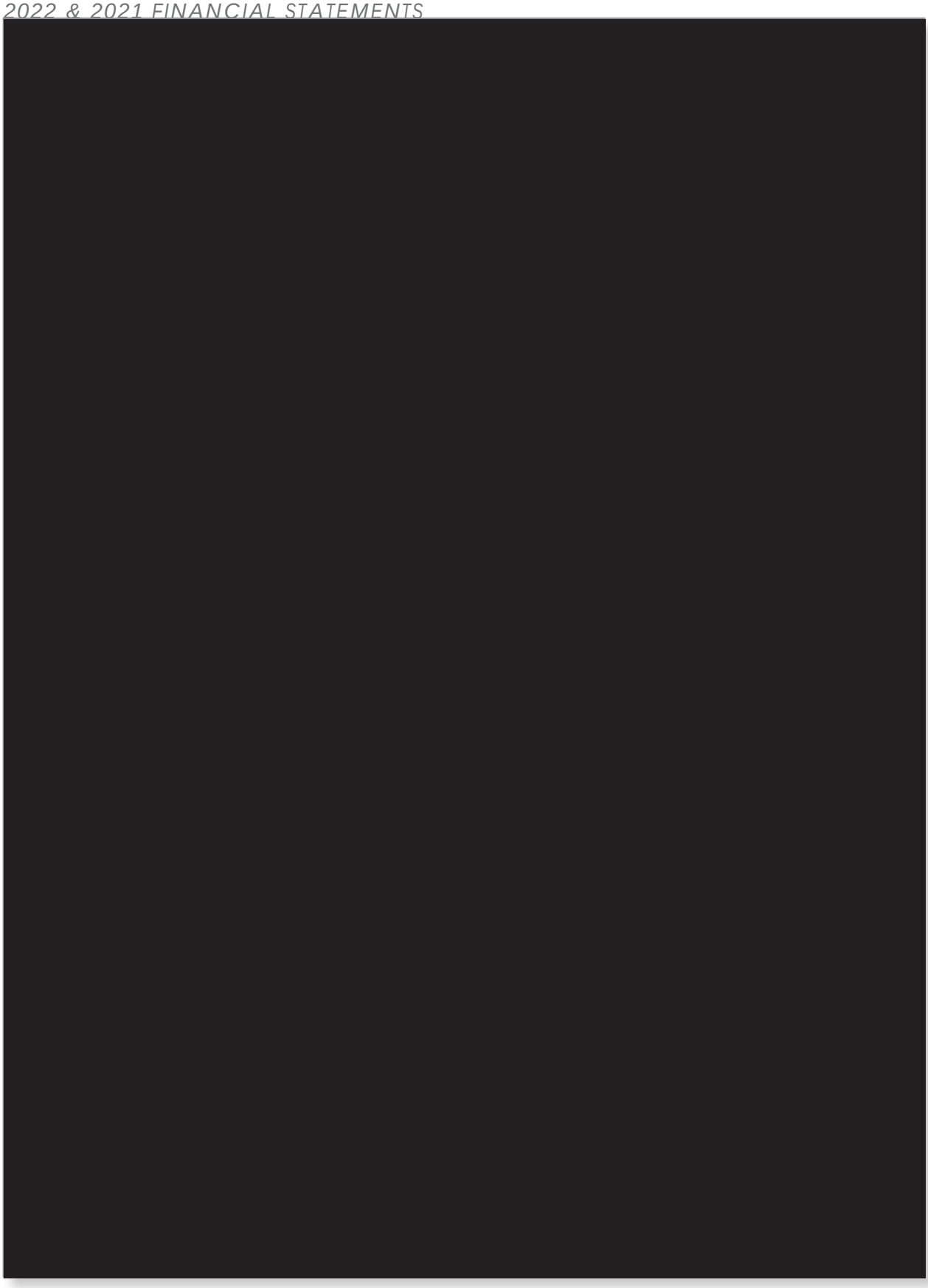

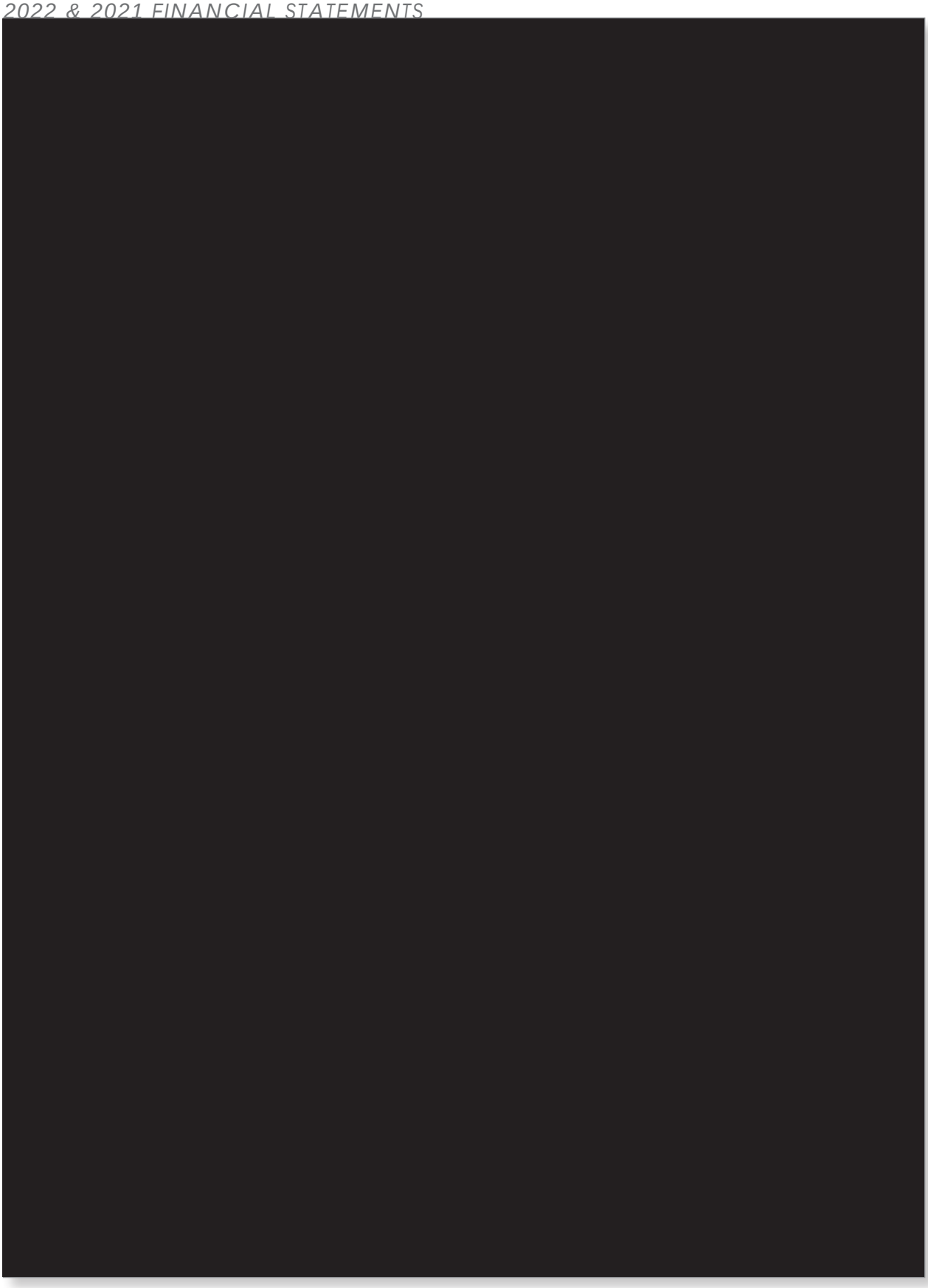

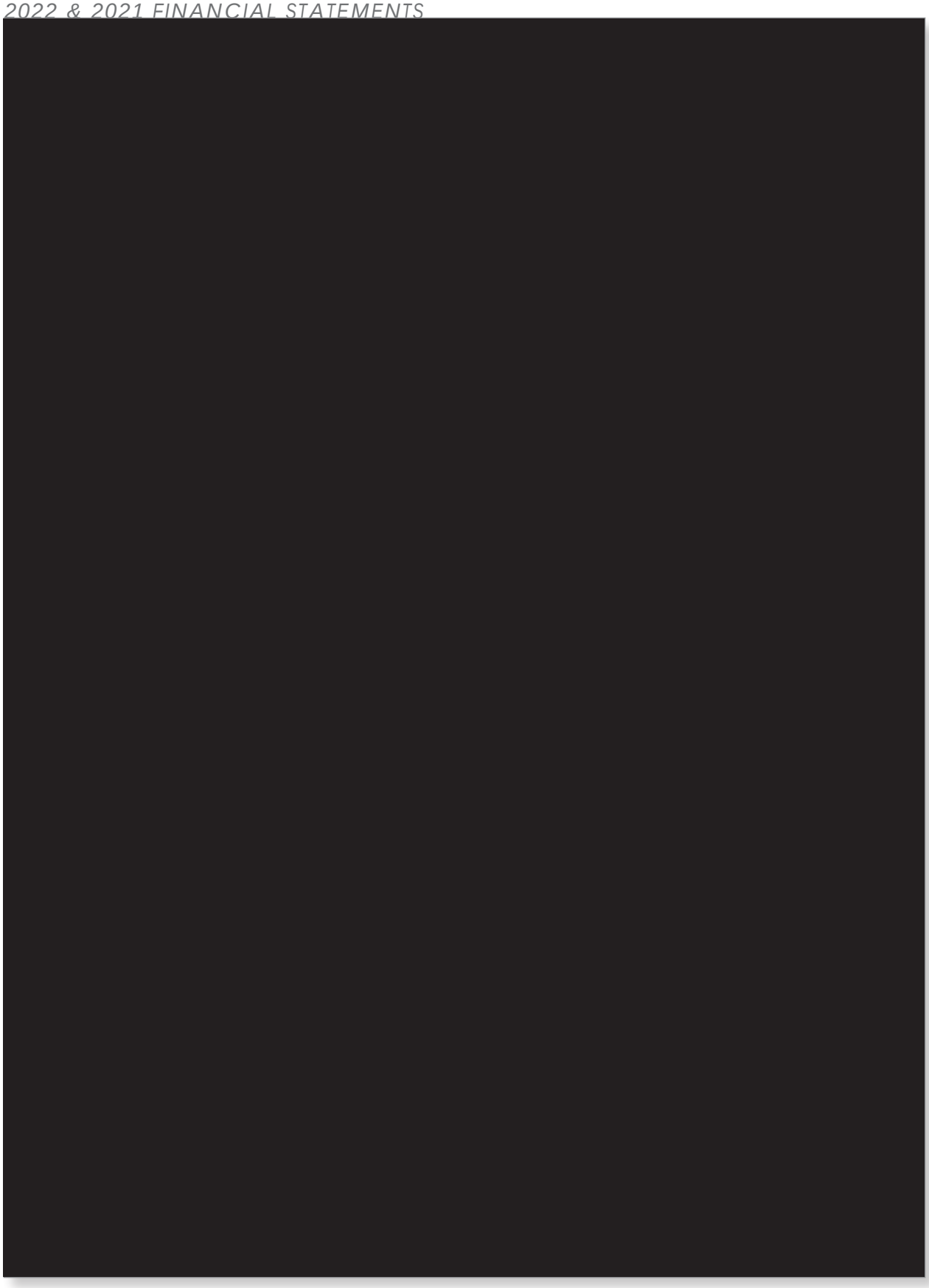

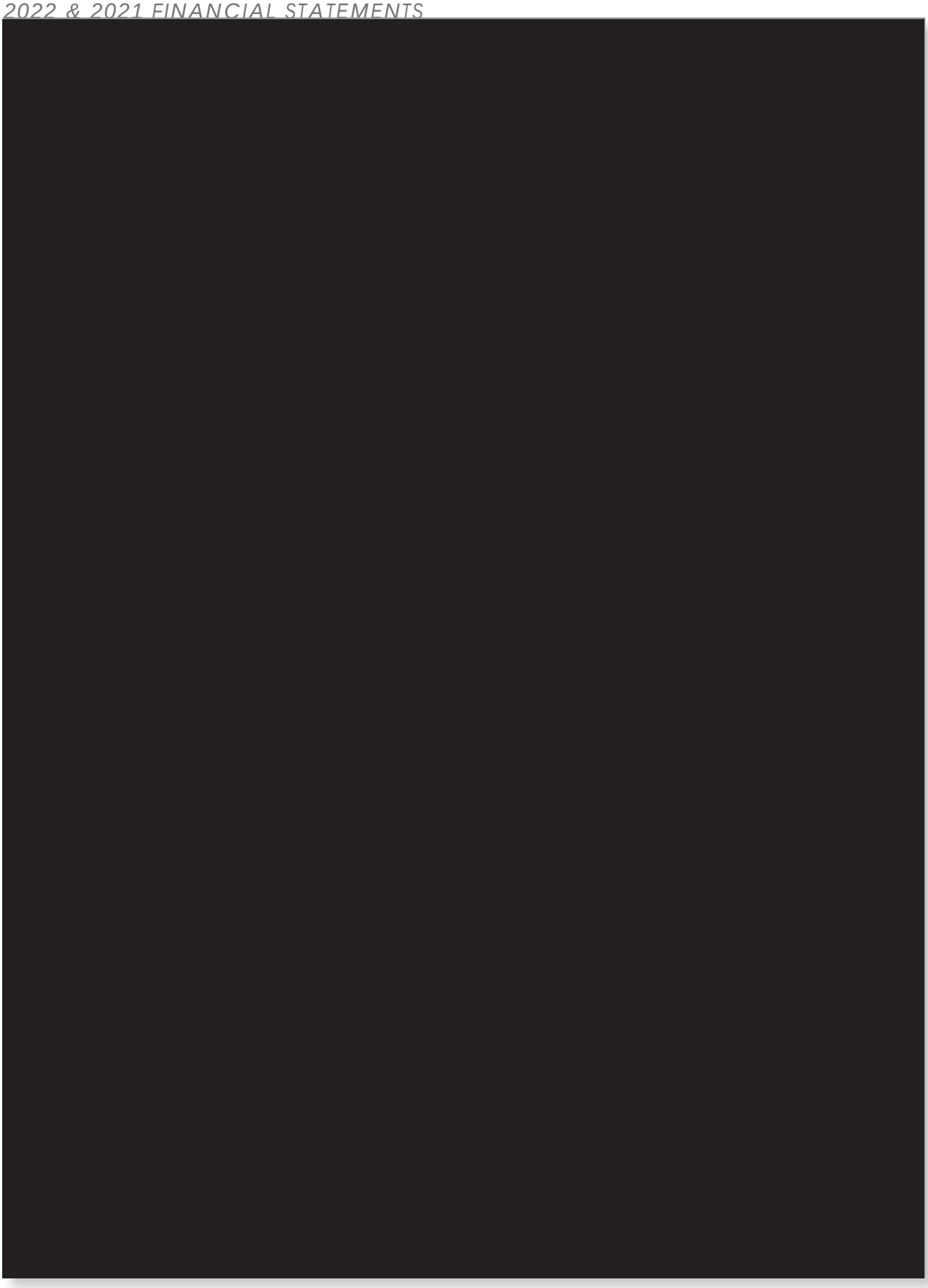

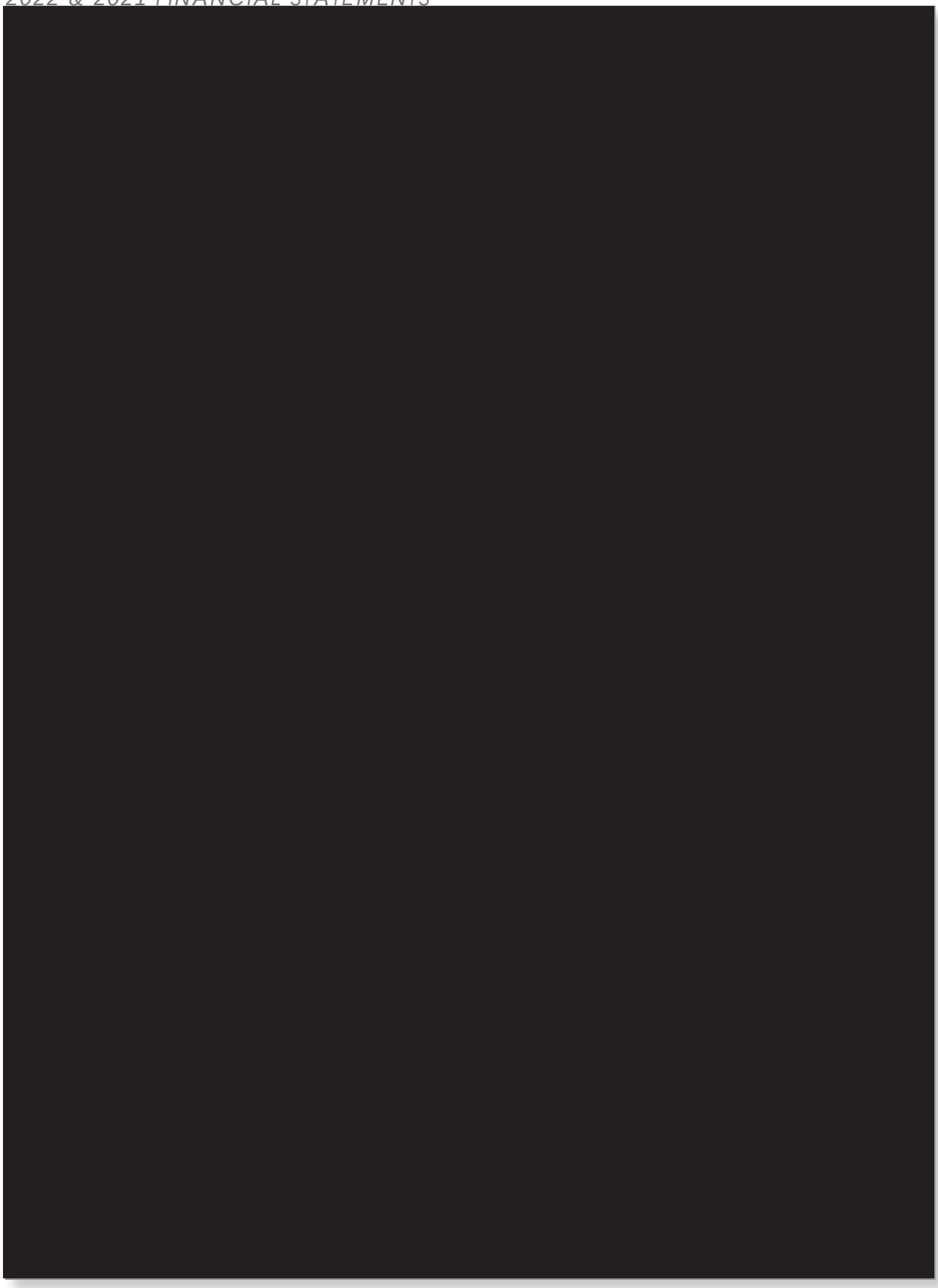

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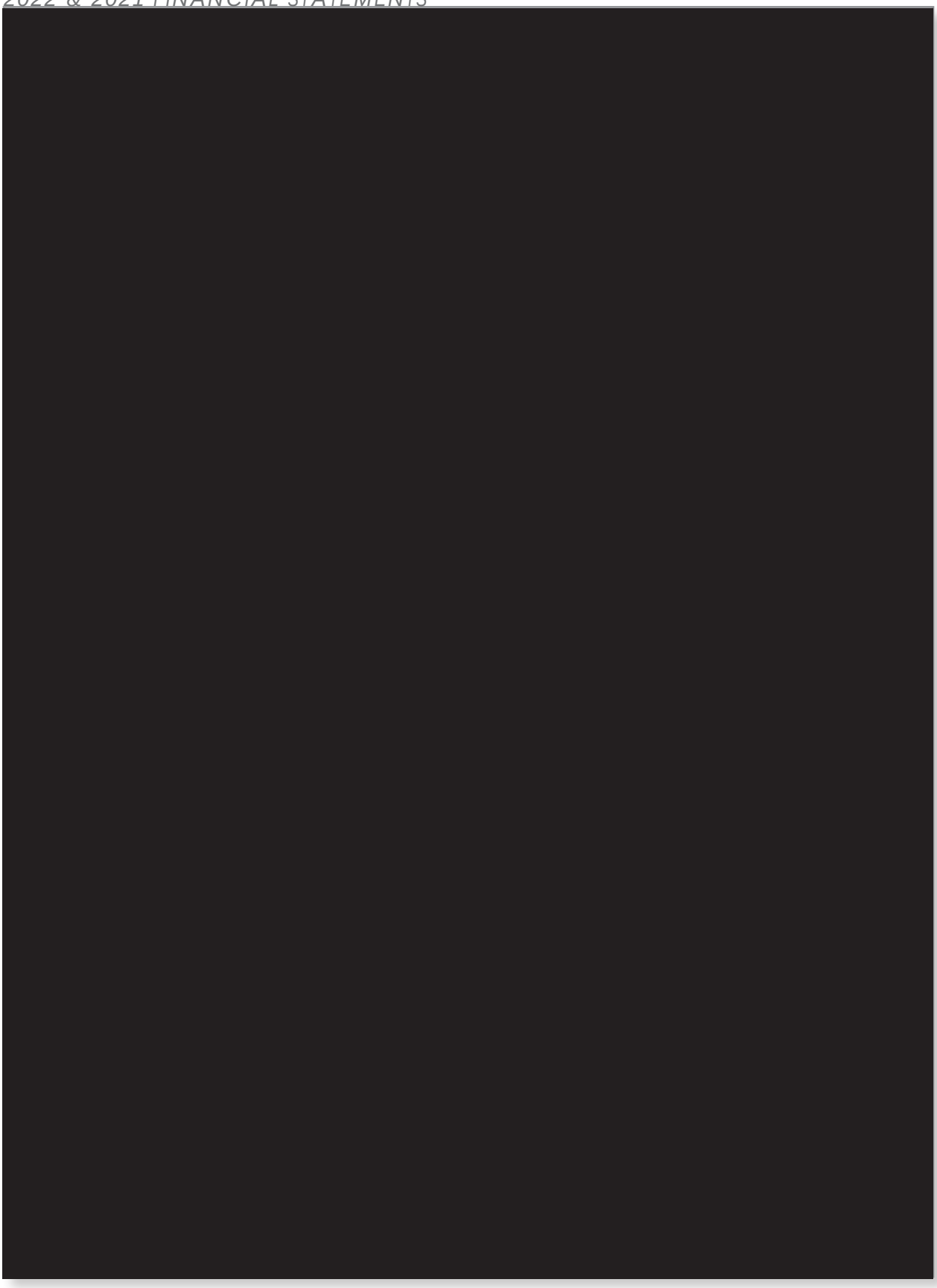

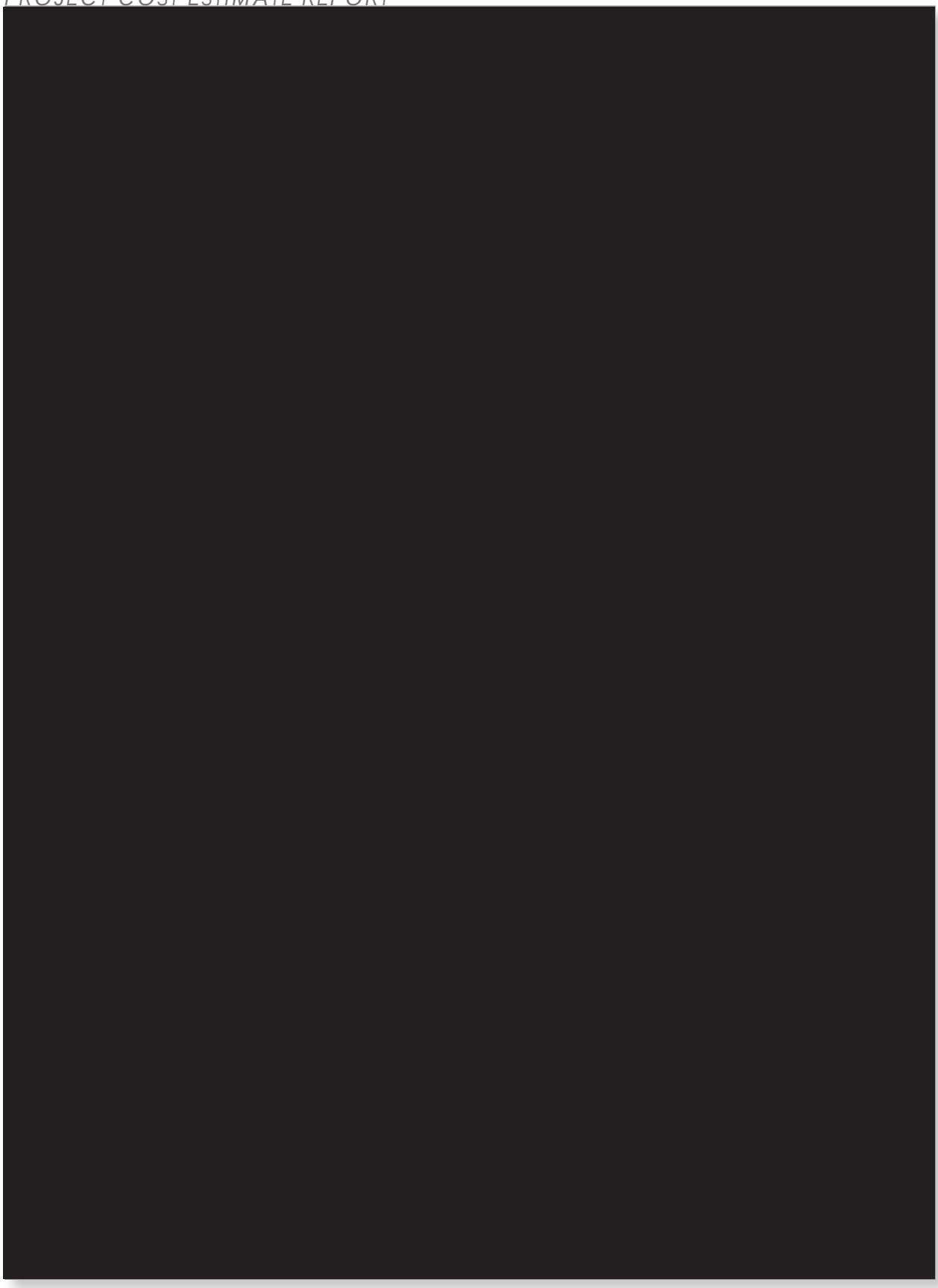

PROJECT COST ESTIMATE REPORT

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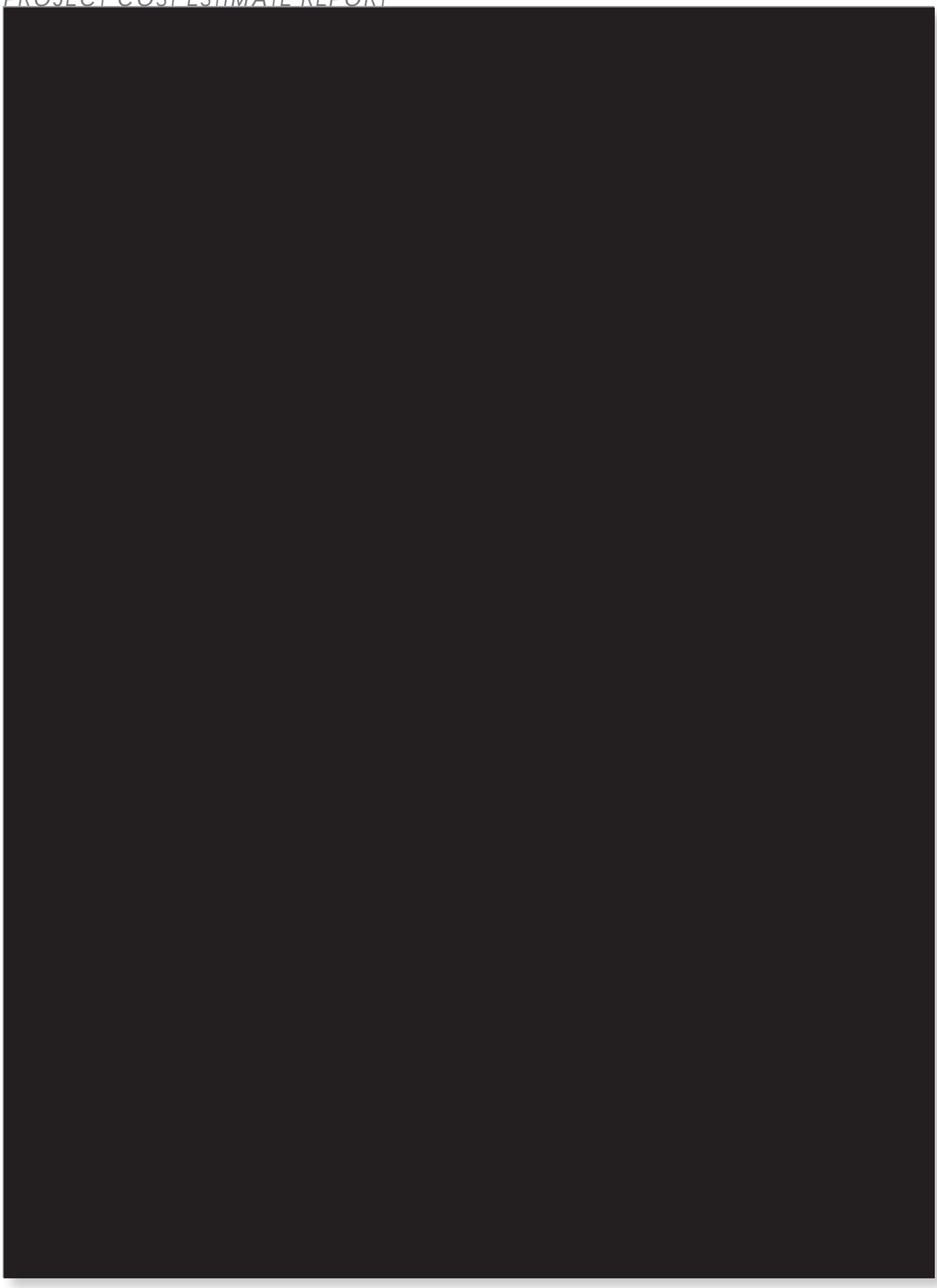

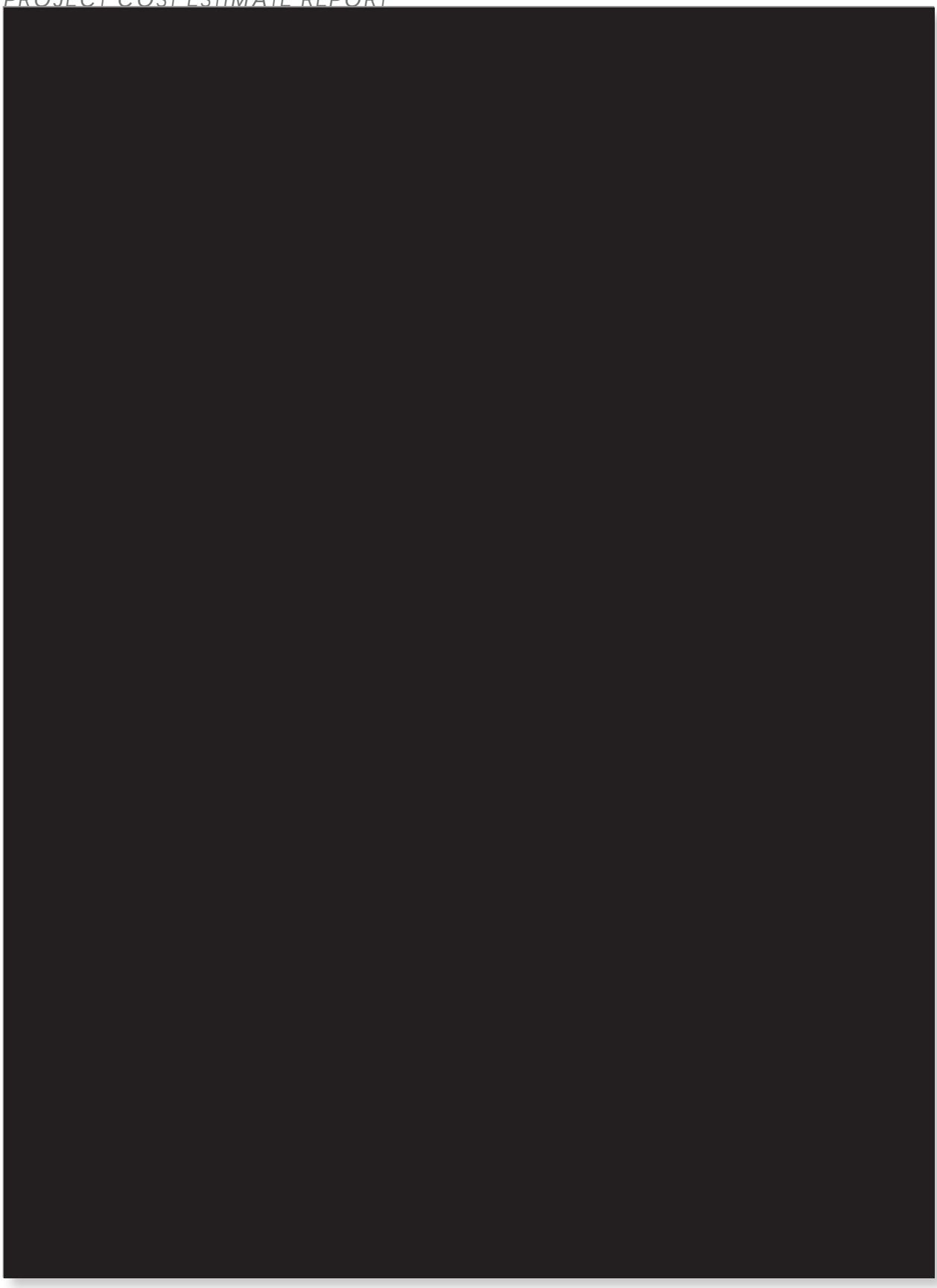

PROJECT COST VARIANCE REPORT

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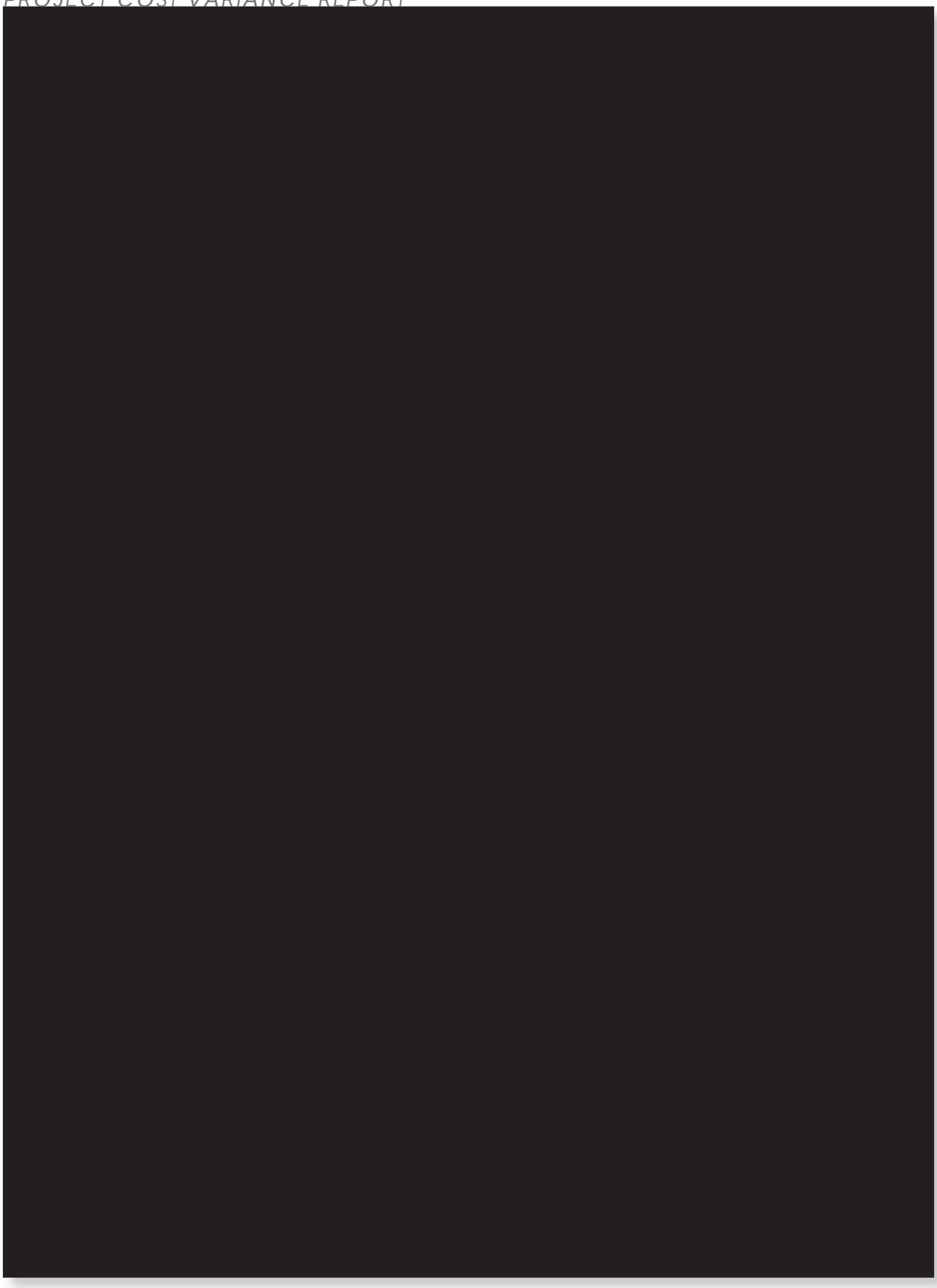

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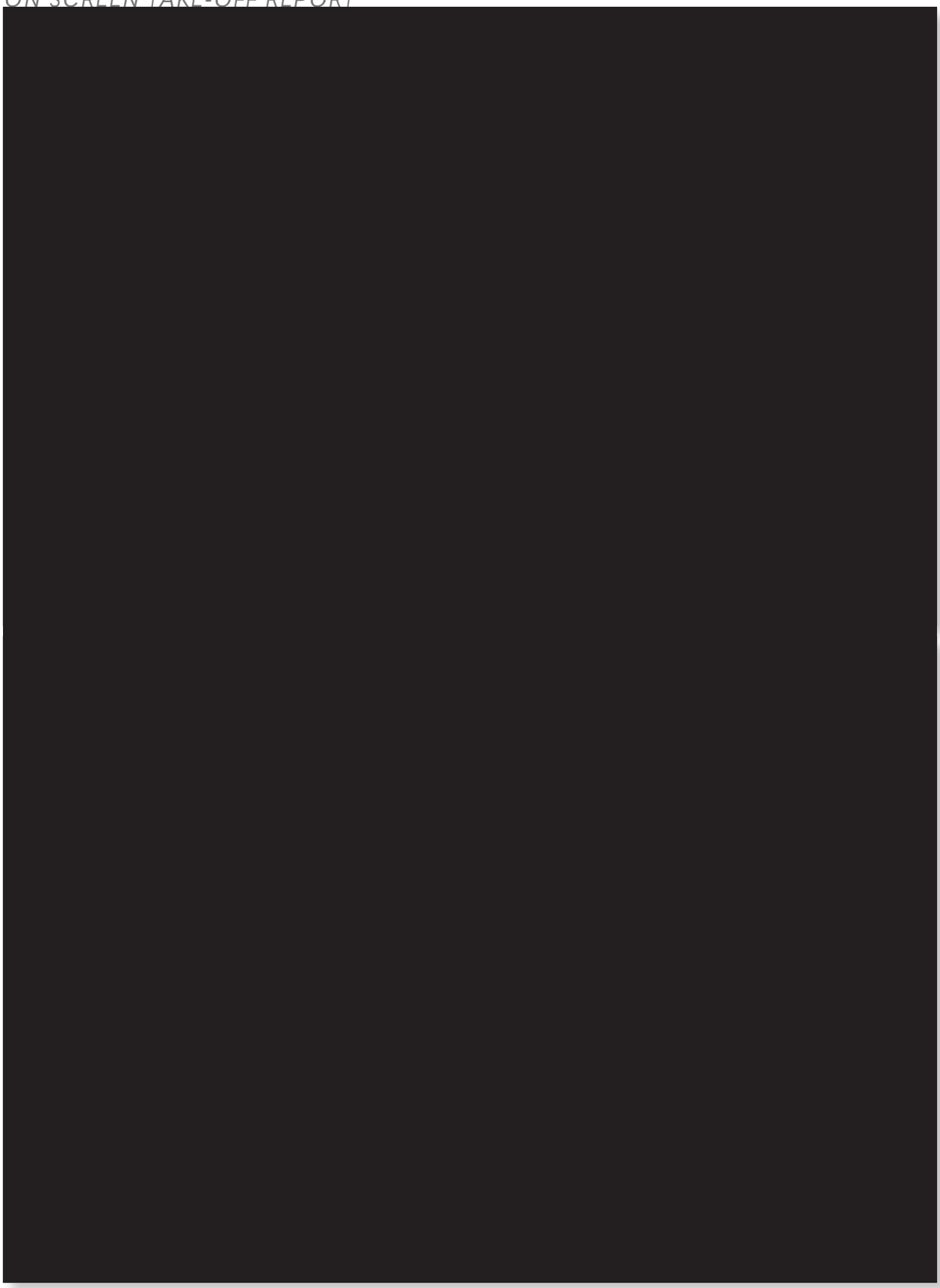

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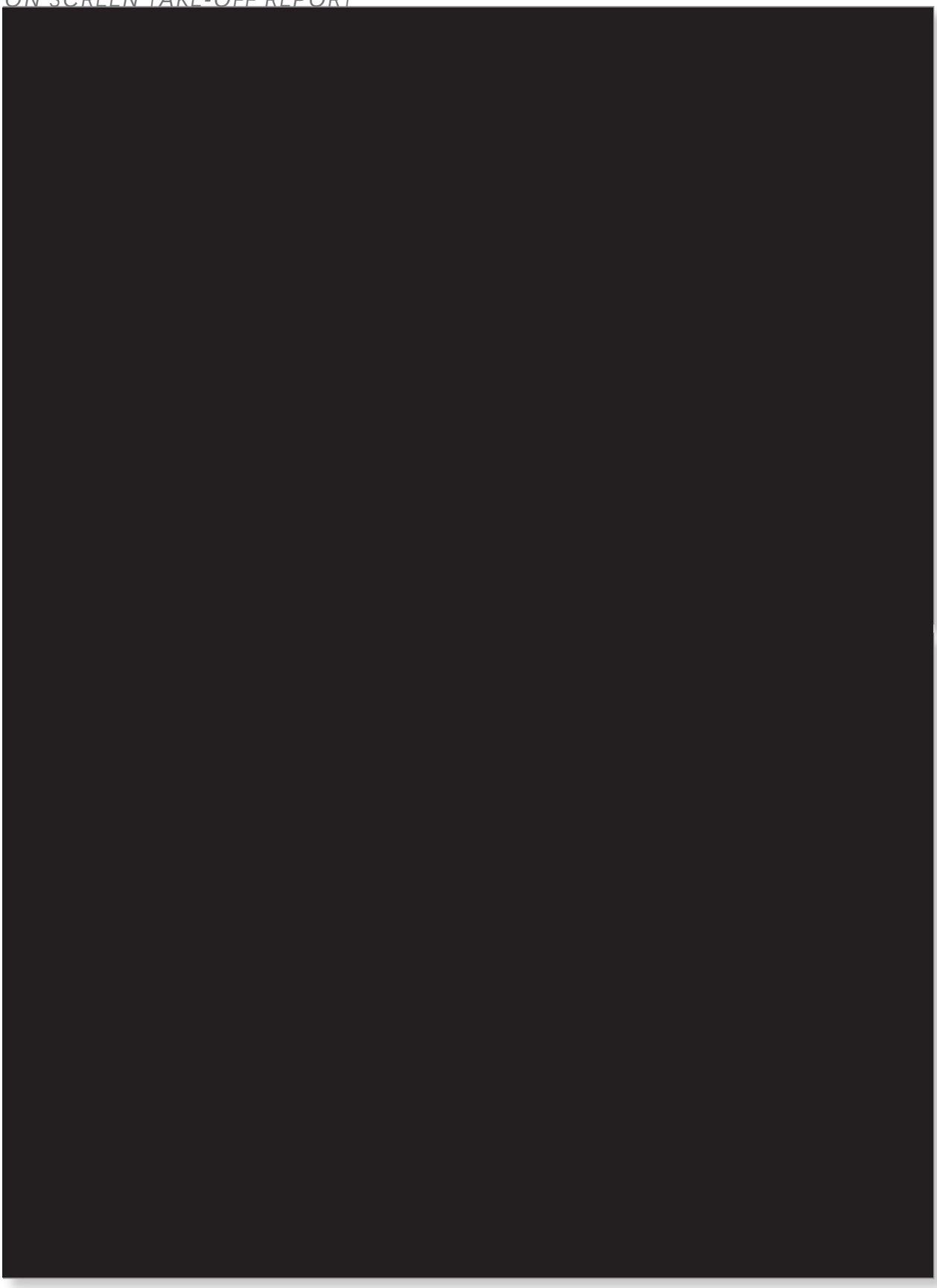
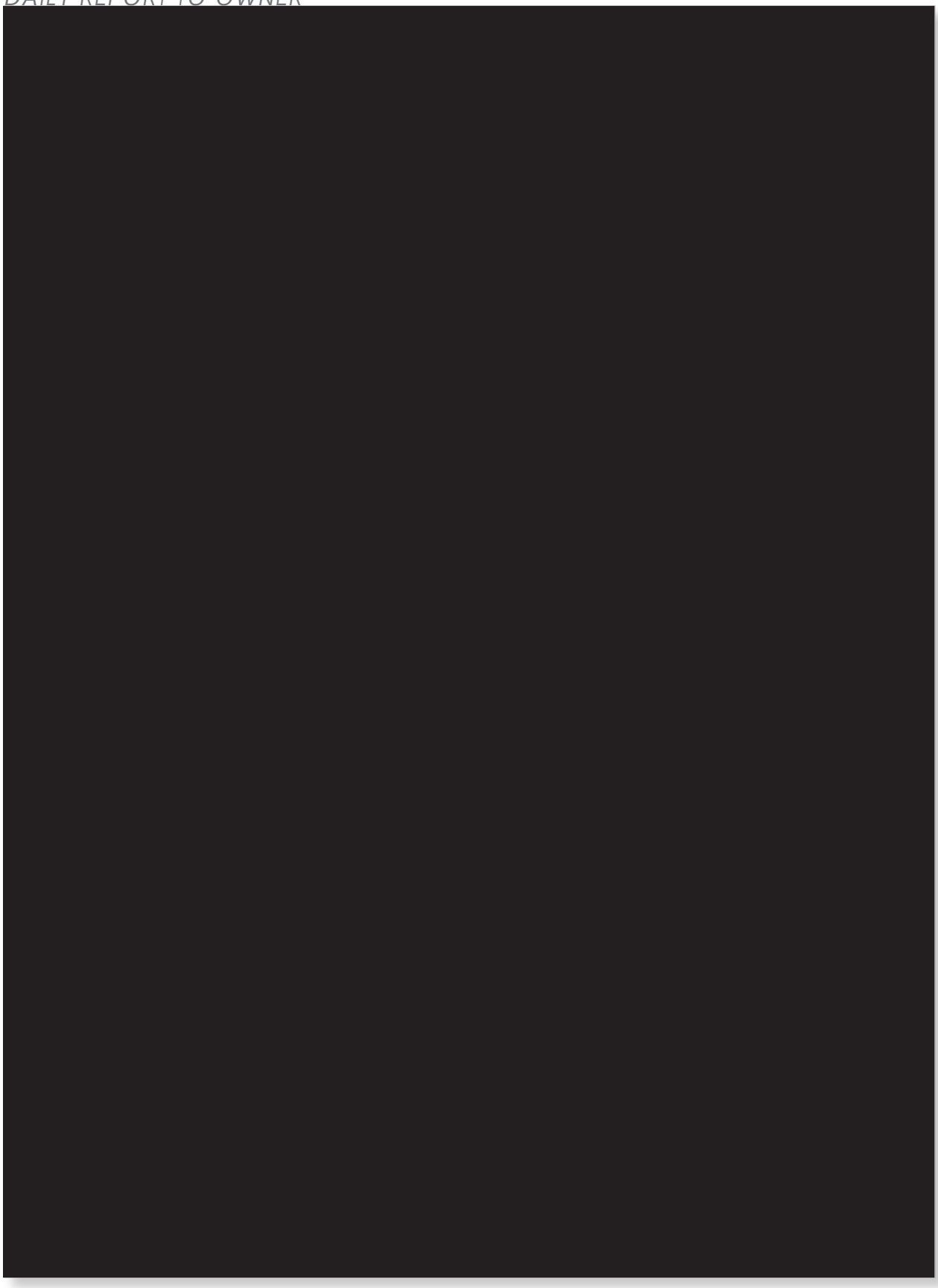
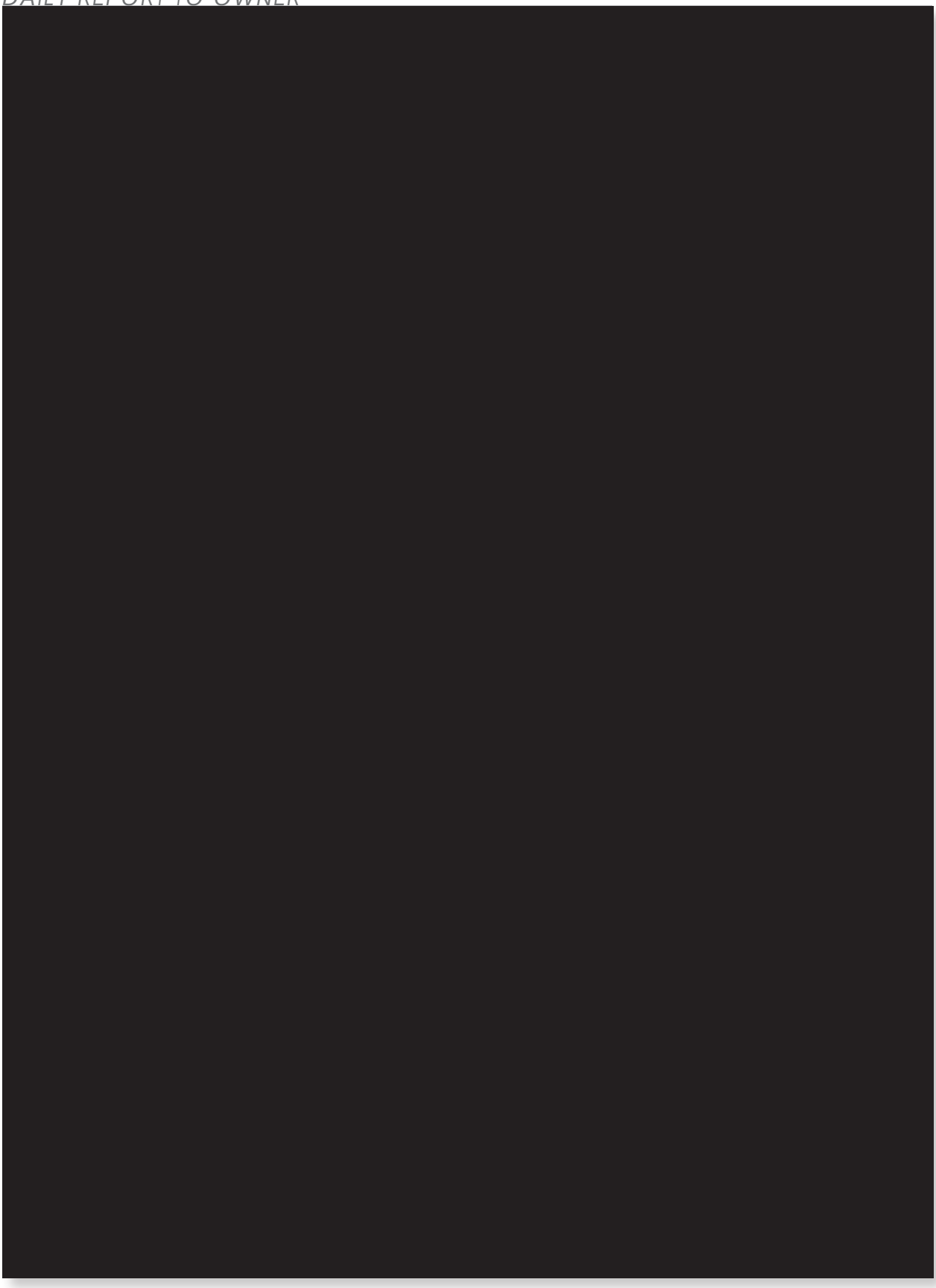
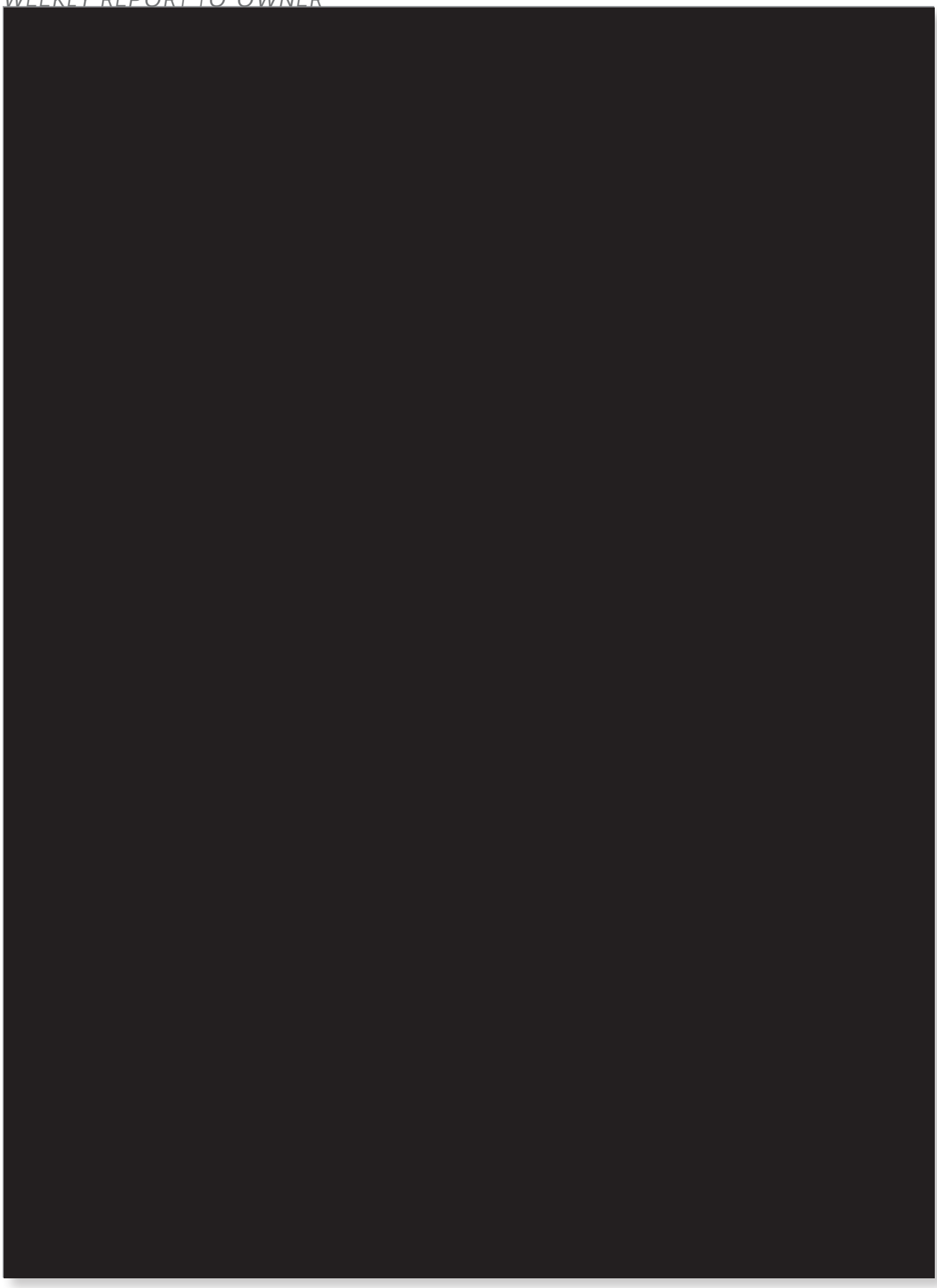




DAILY REPORT TO OWNER





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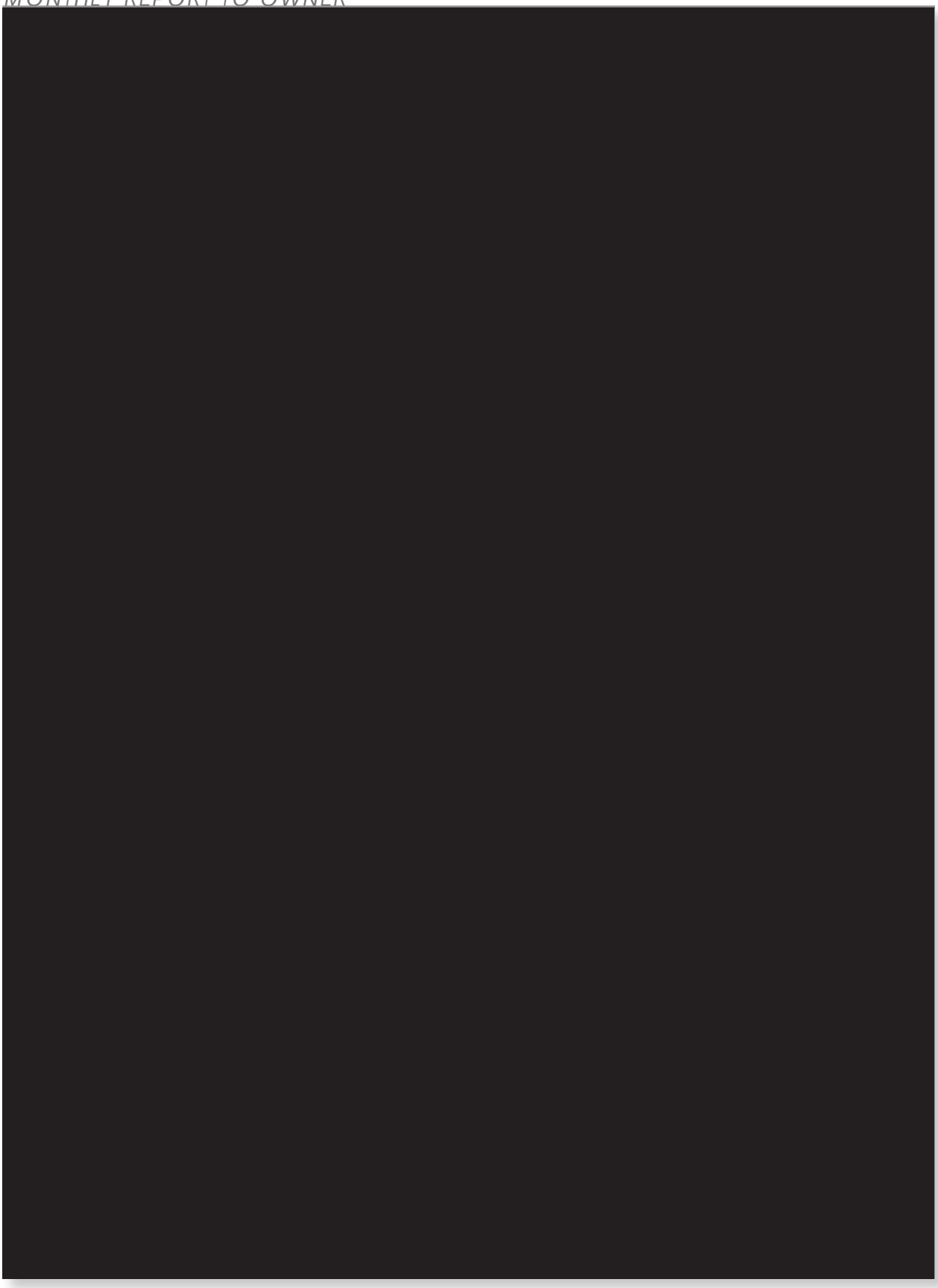

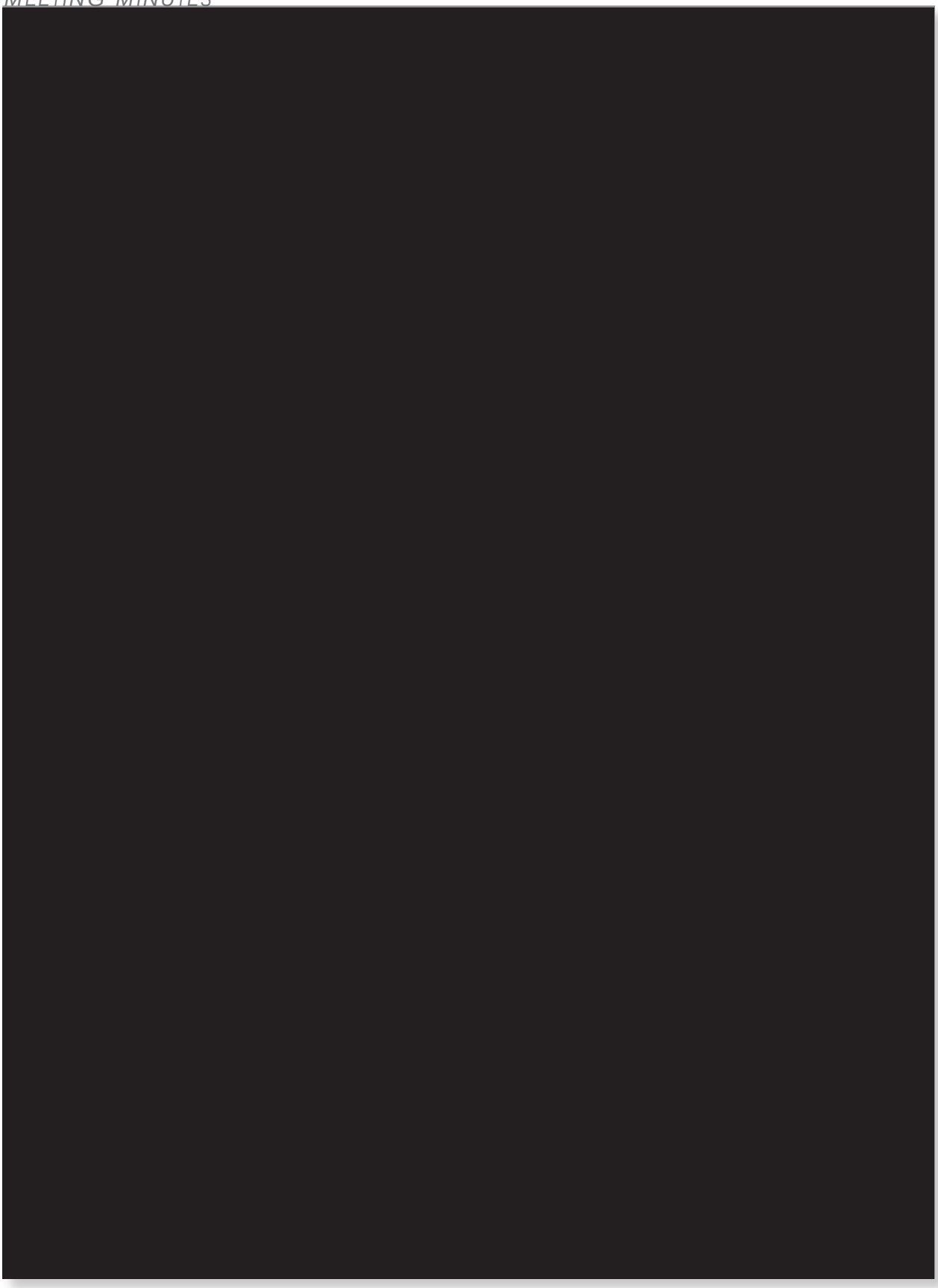

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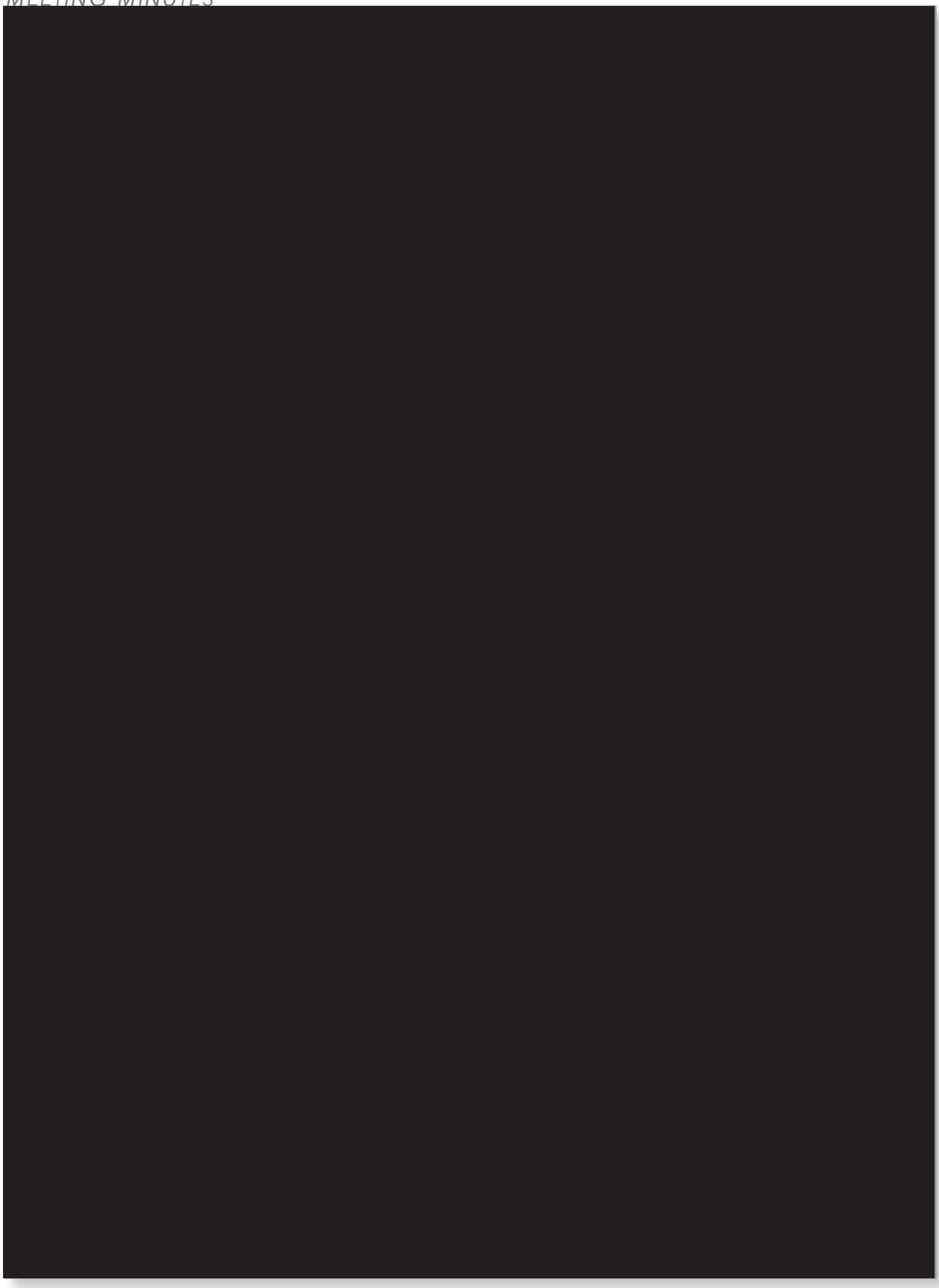

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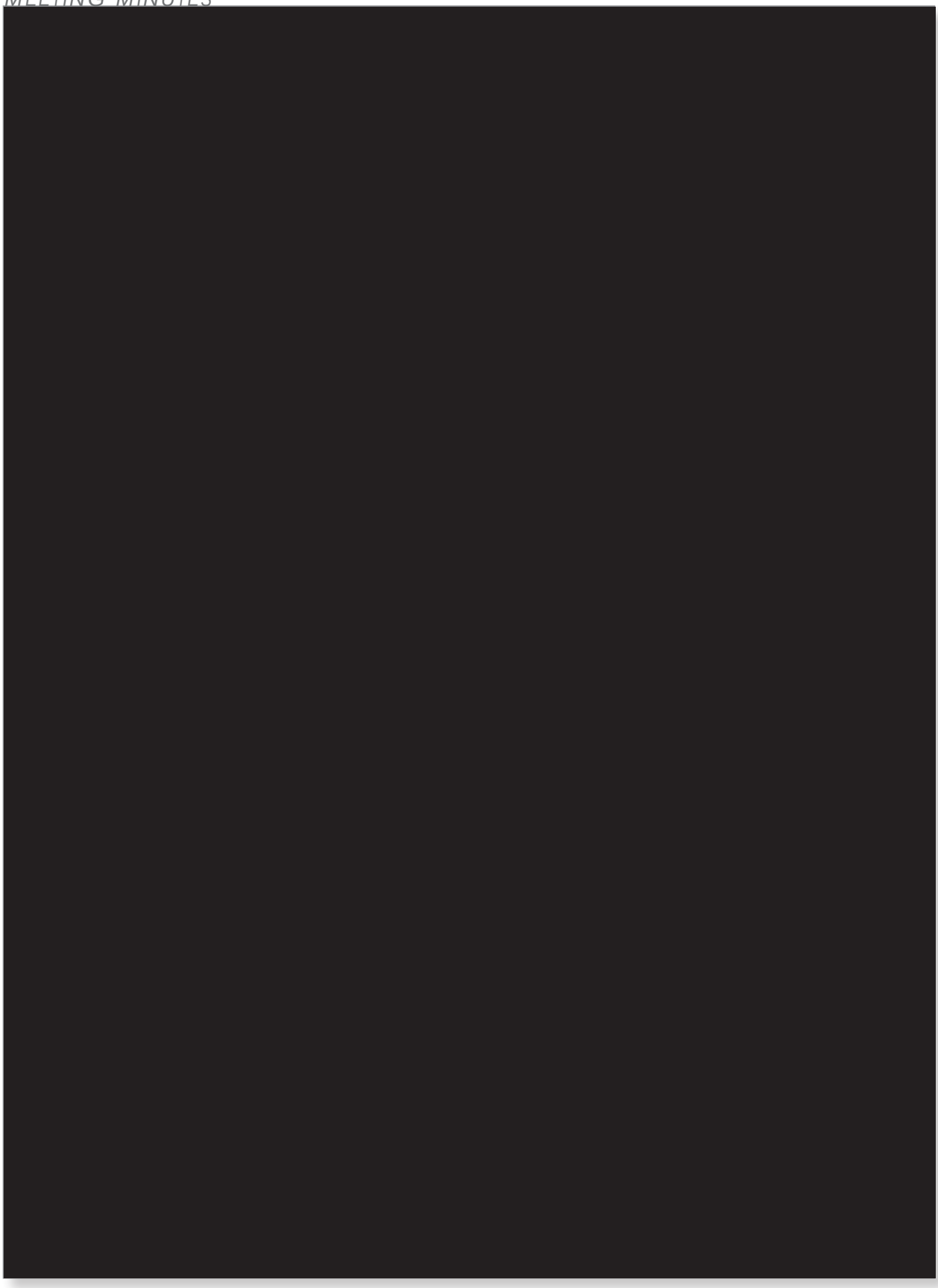

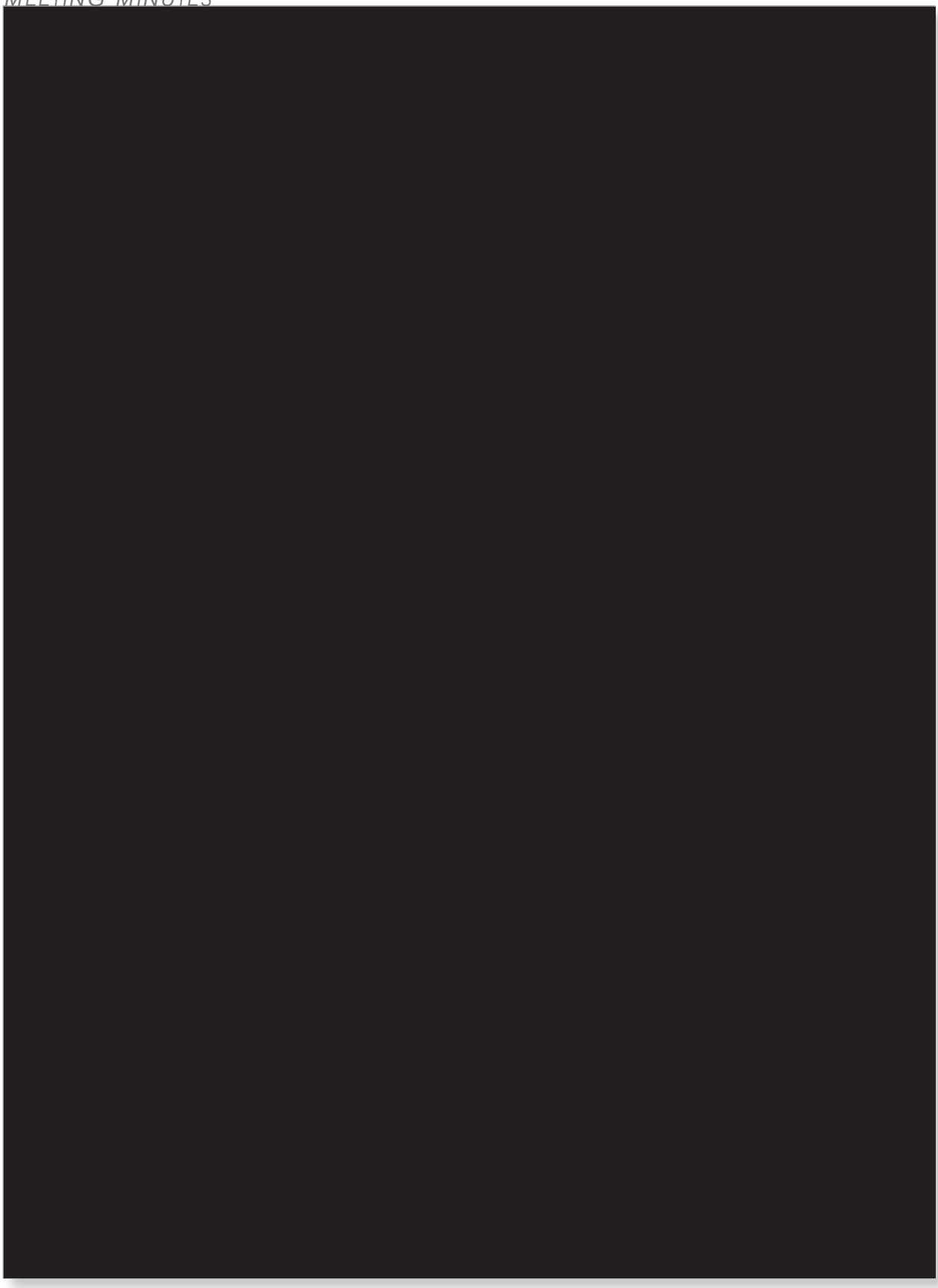

MEETING MINUTES

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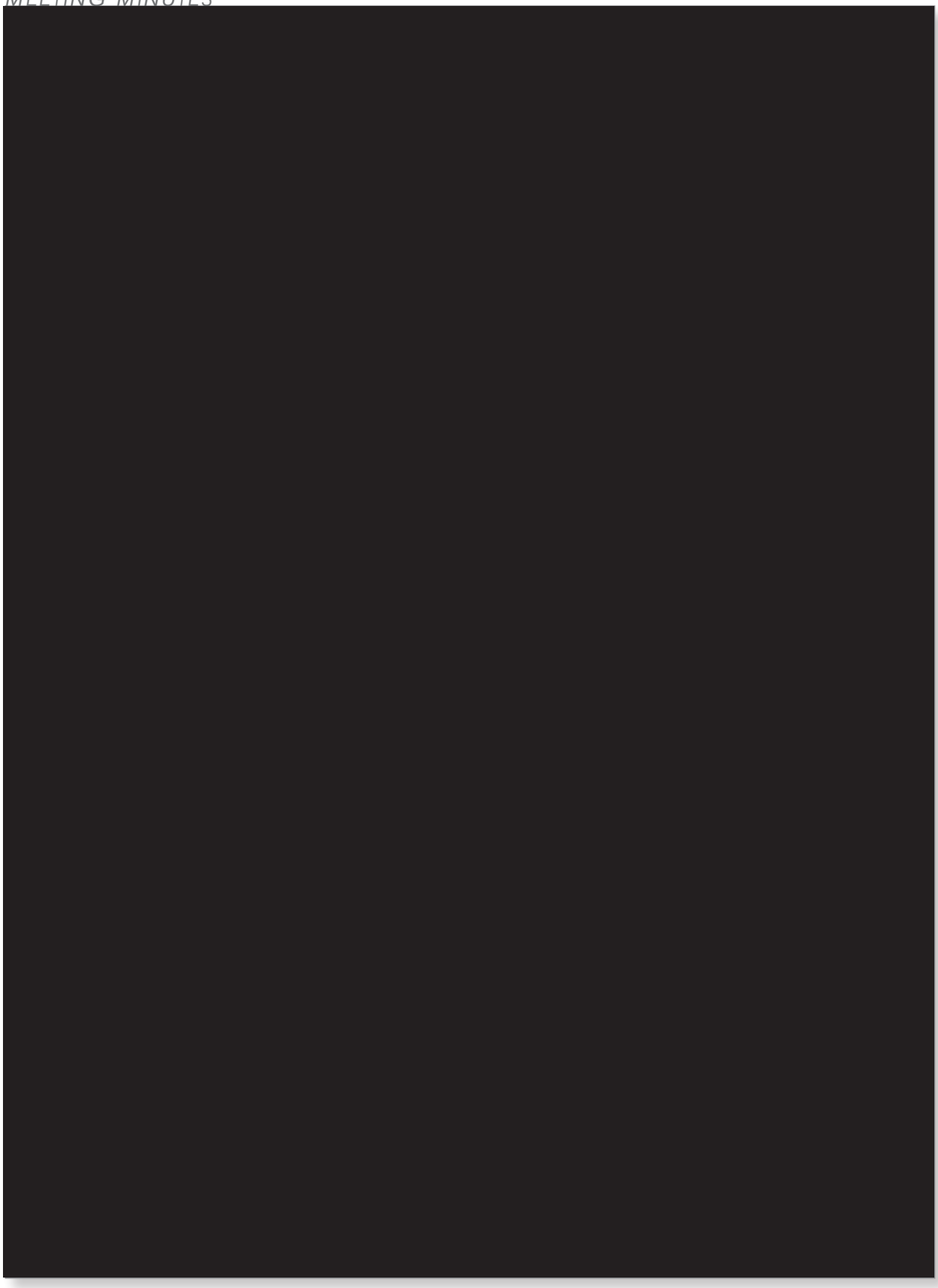

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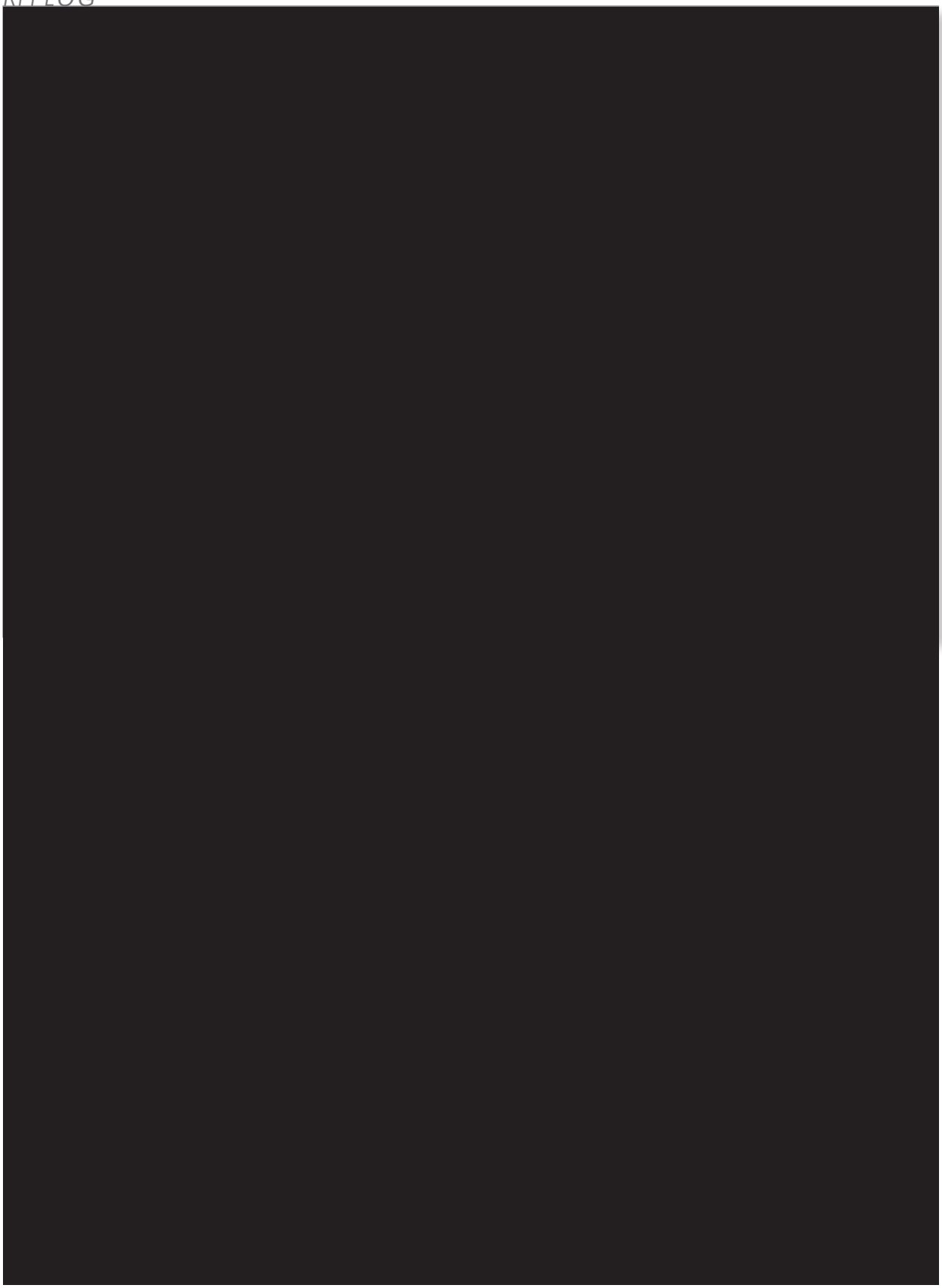

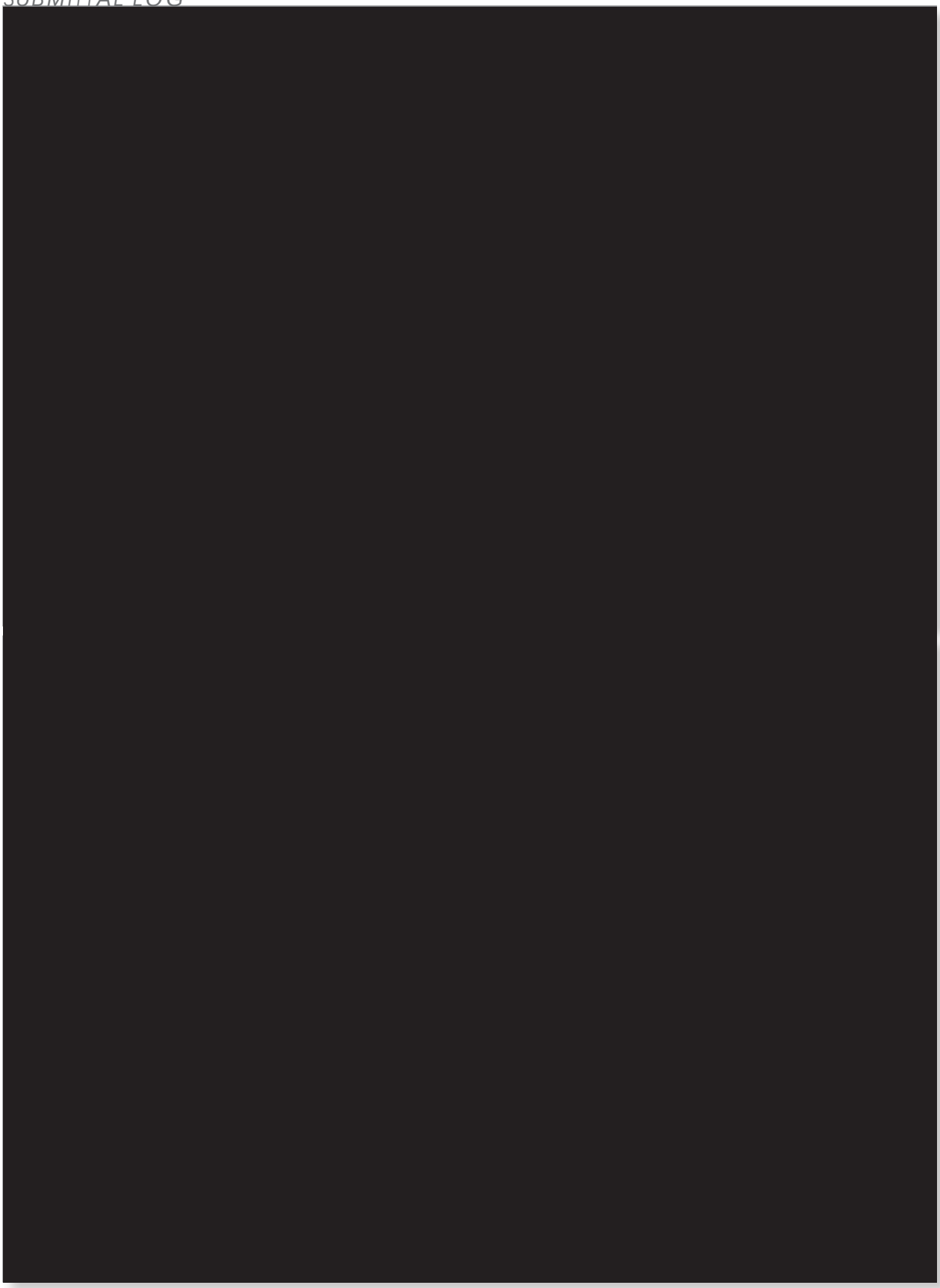

PROCUREMENT LOG

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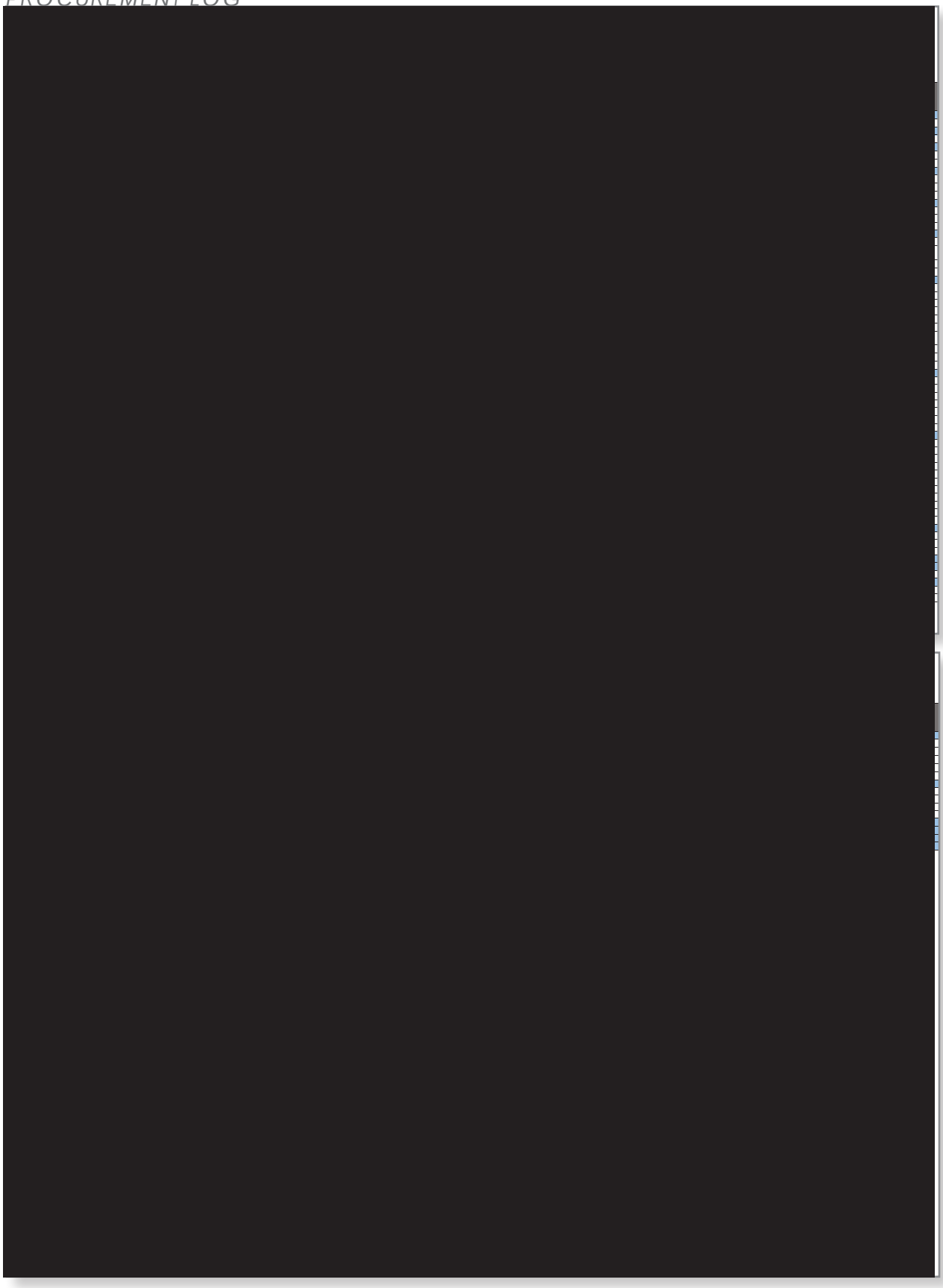

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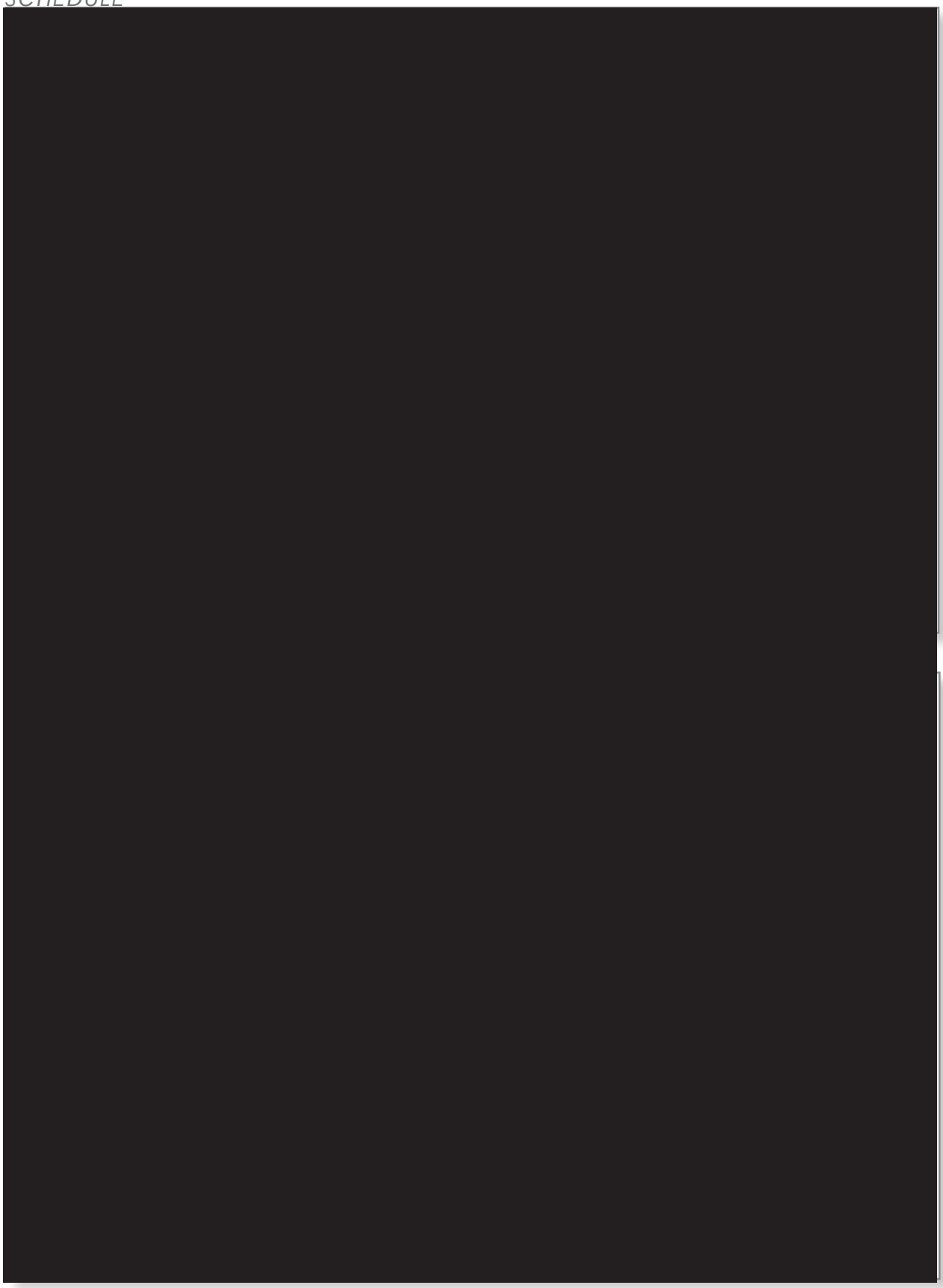

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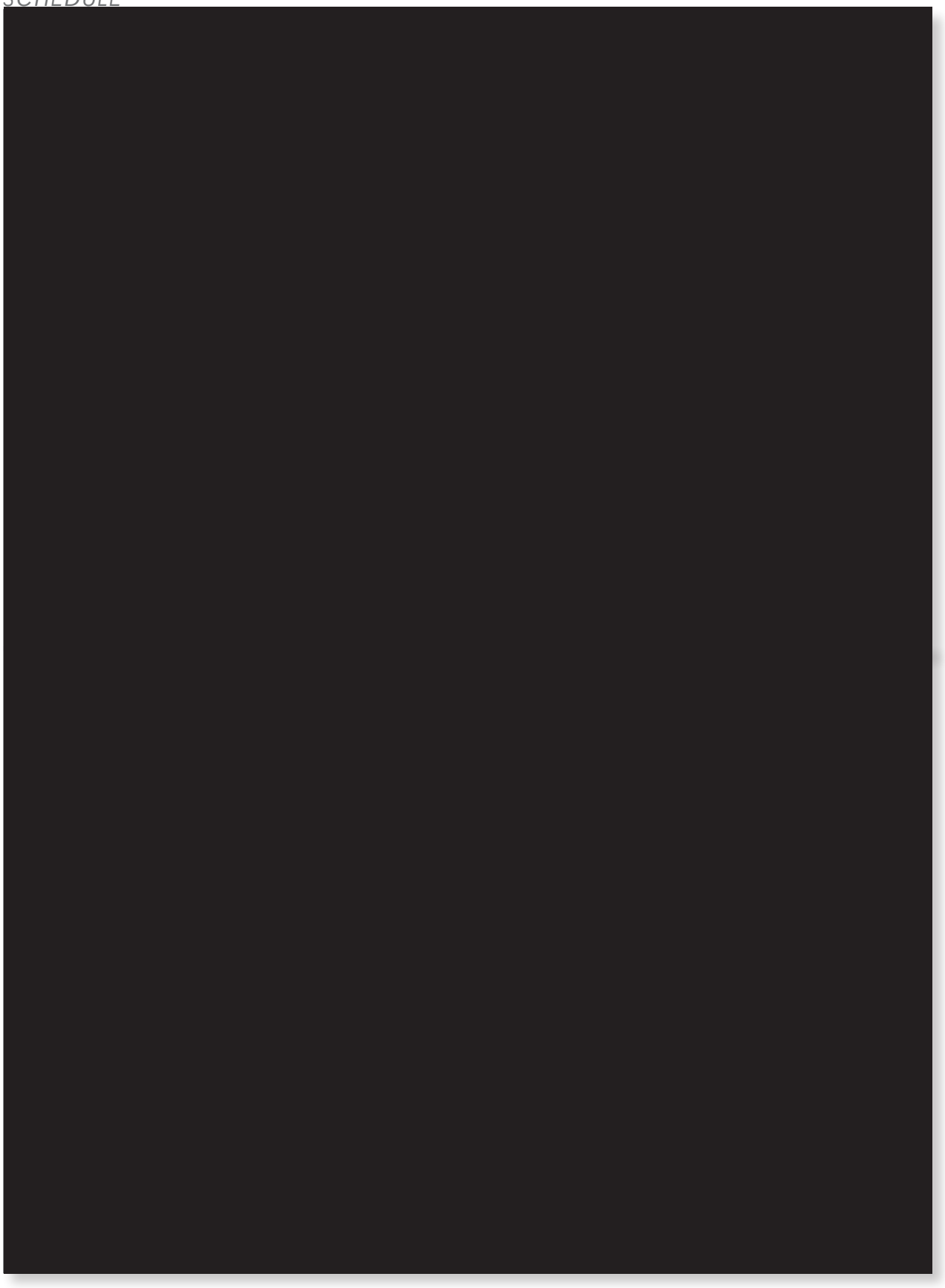

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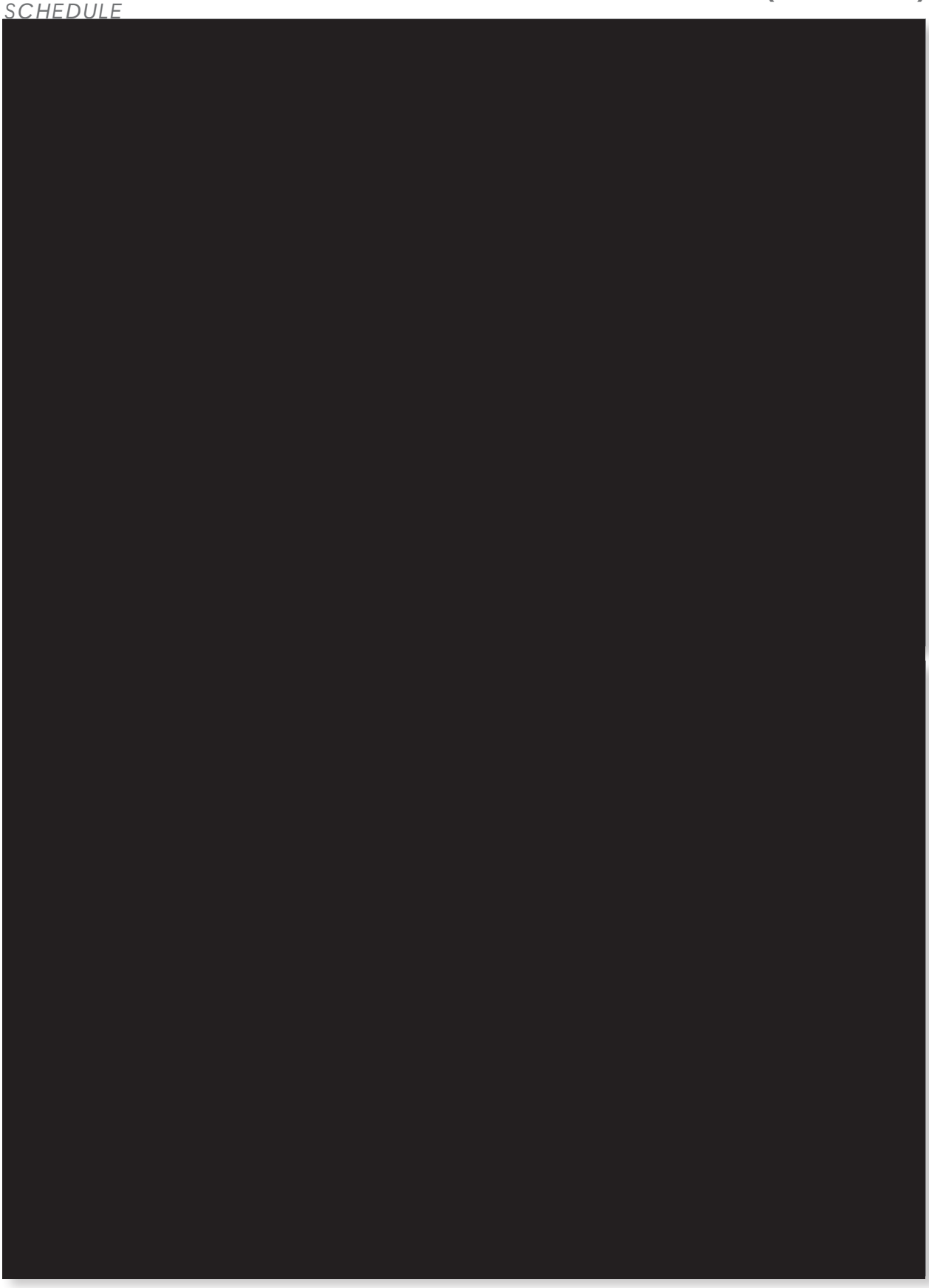

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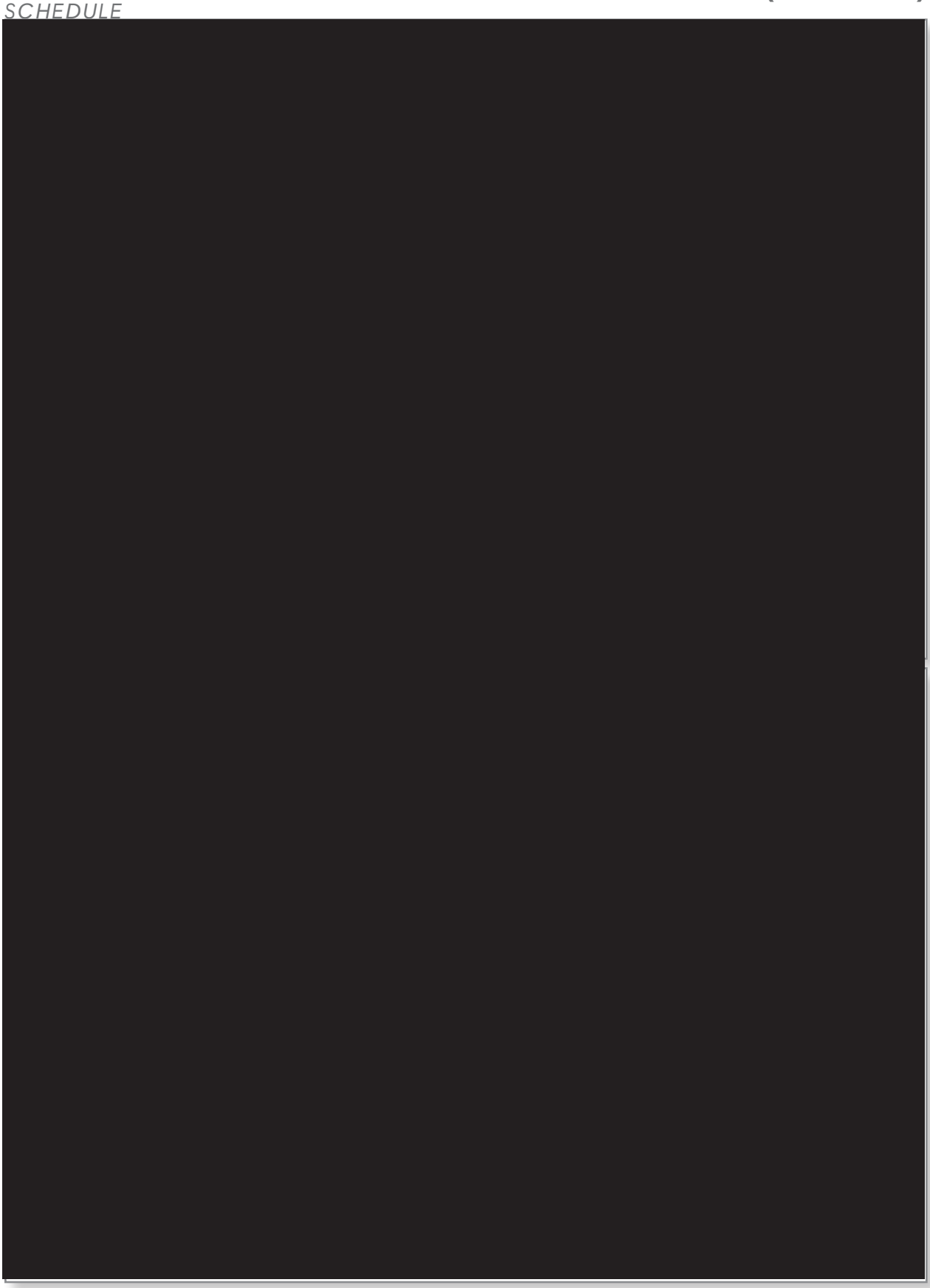

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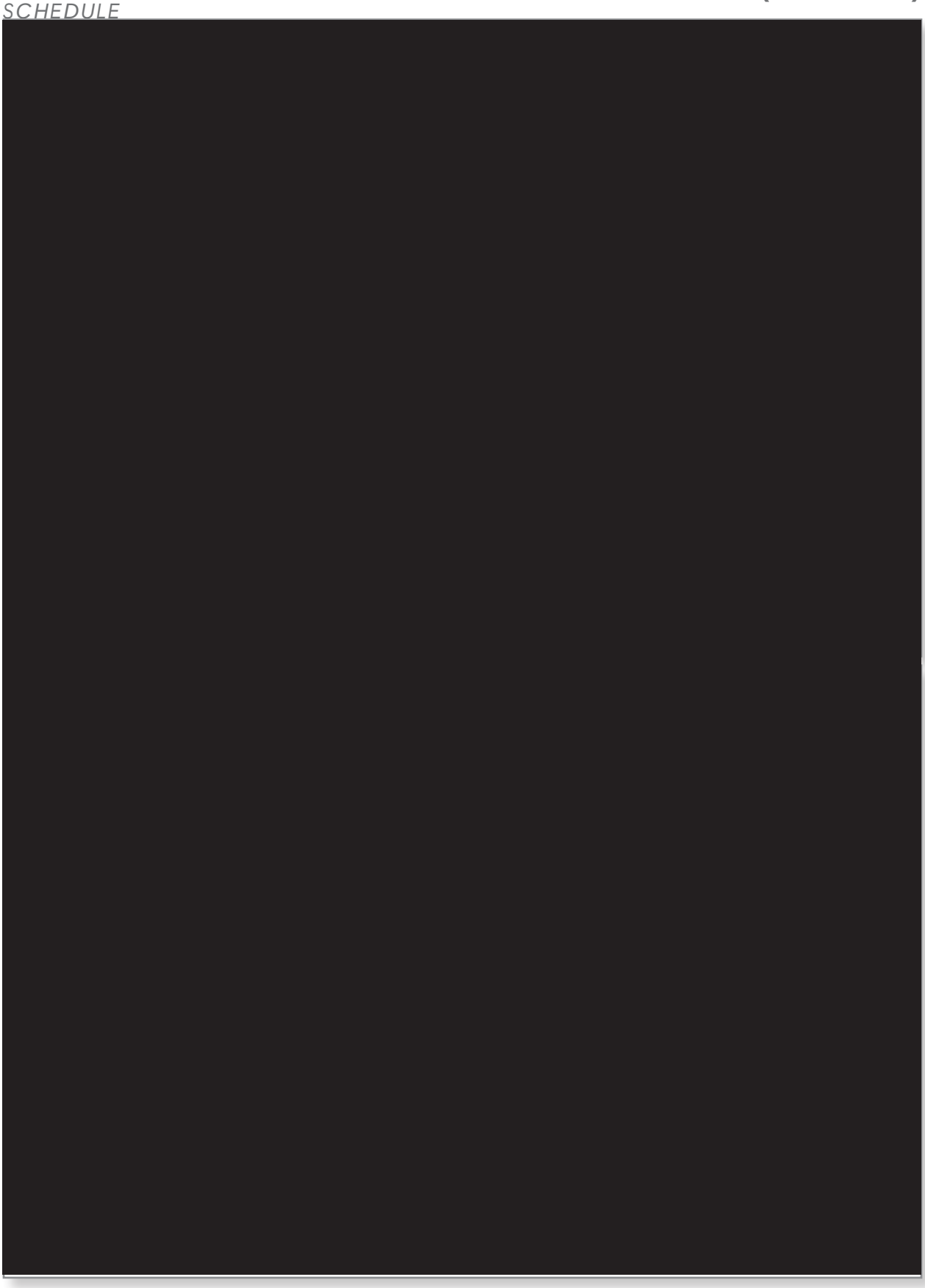

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SCHEDULE

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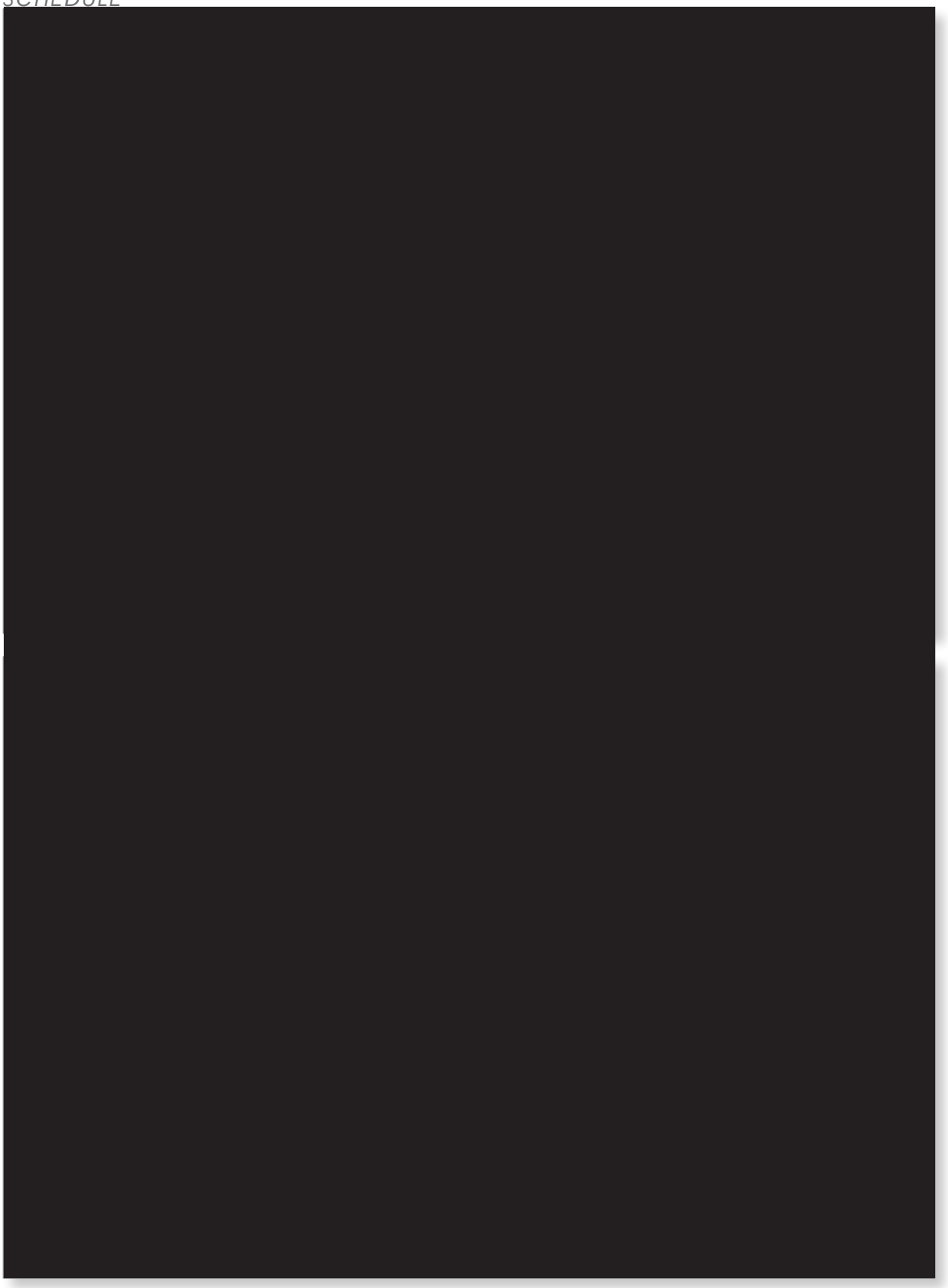

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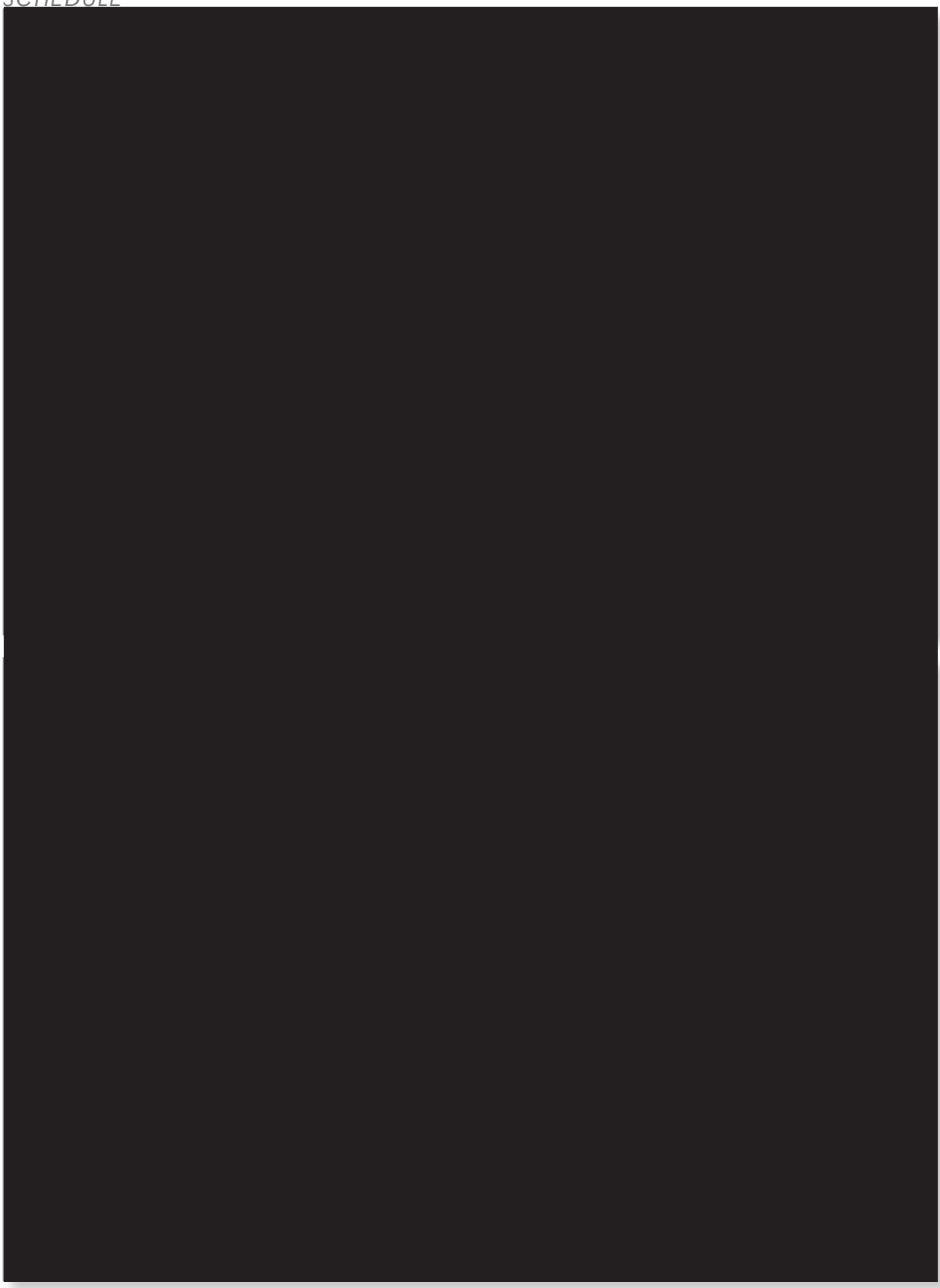

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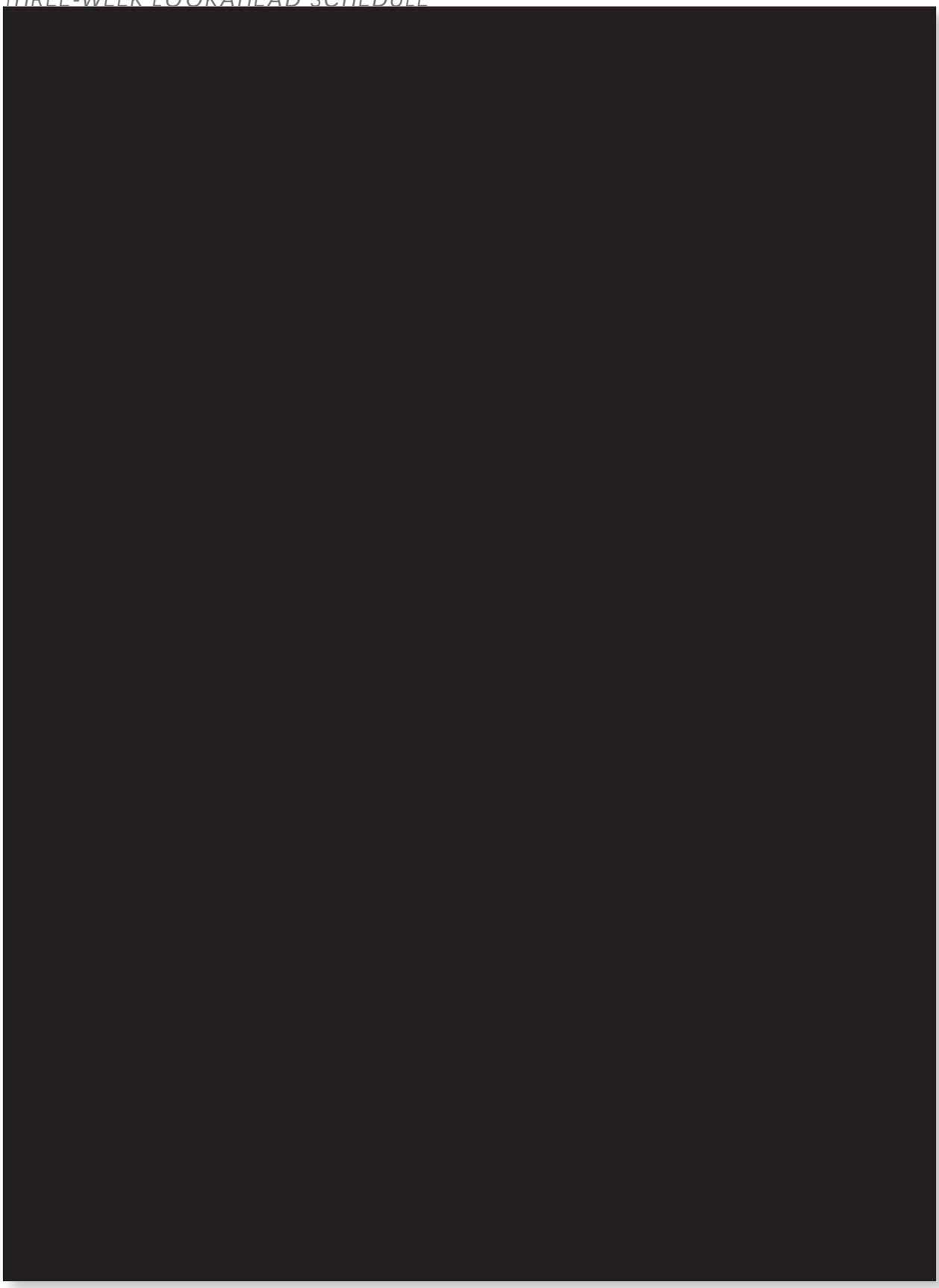
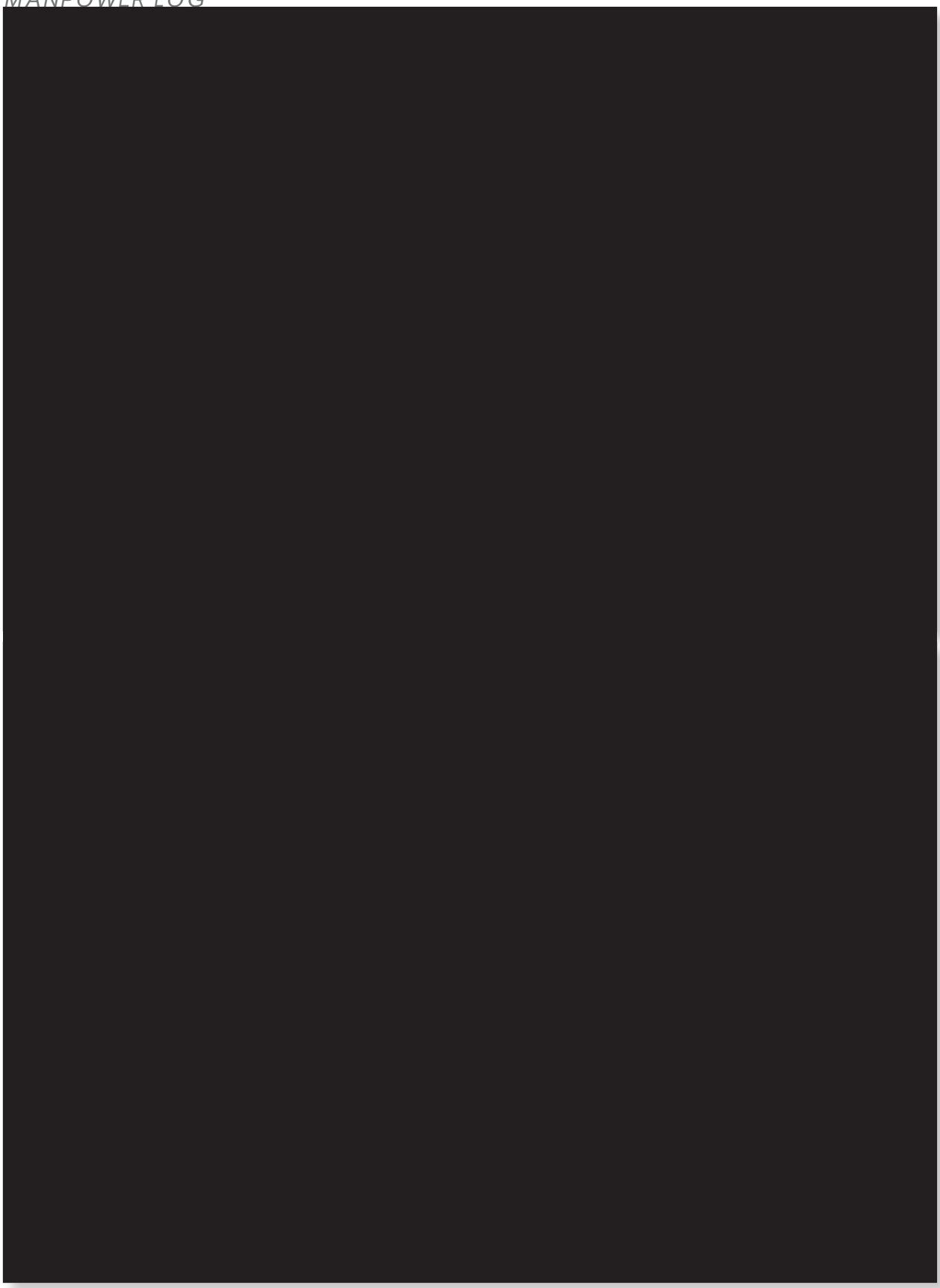
THREE-WEEK LOOKAHEAD SCHEDULE



MANPOWER LOG



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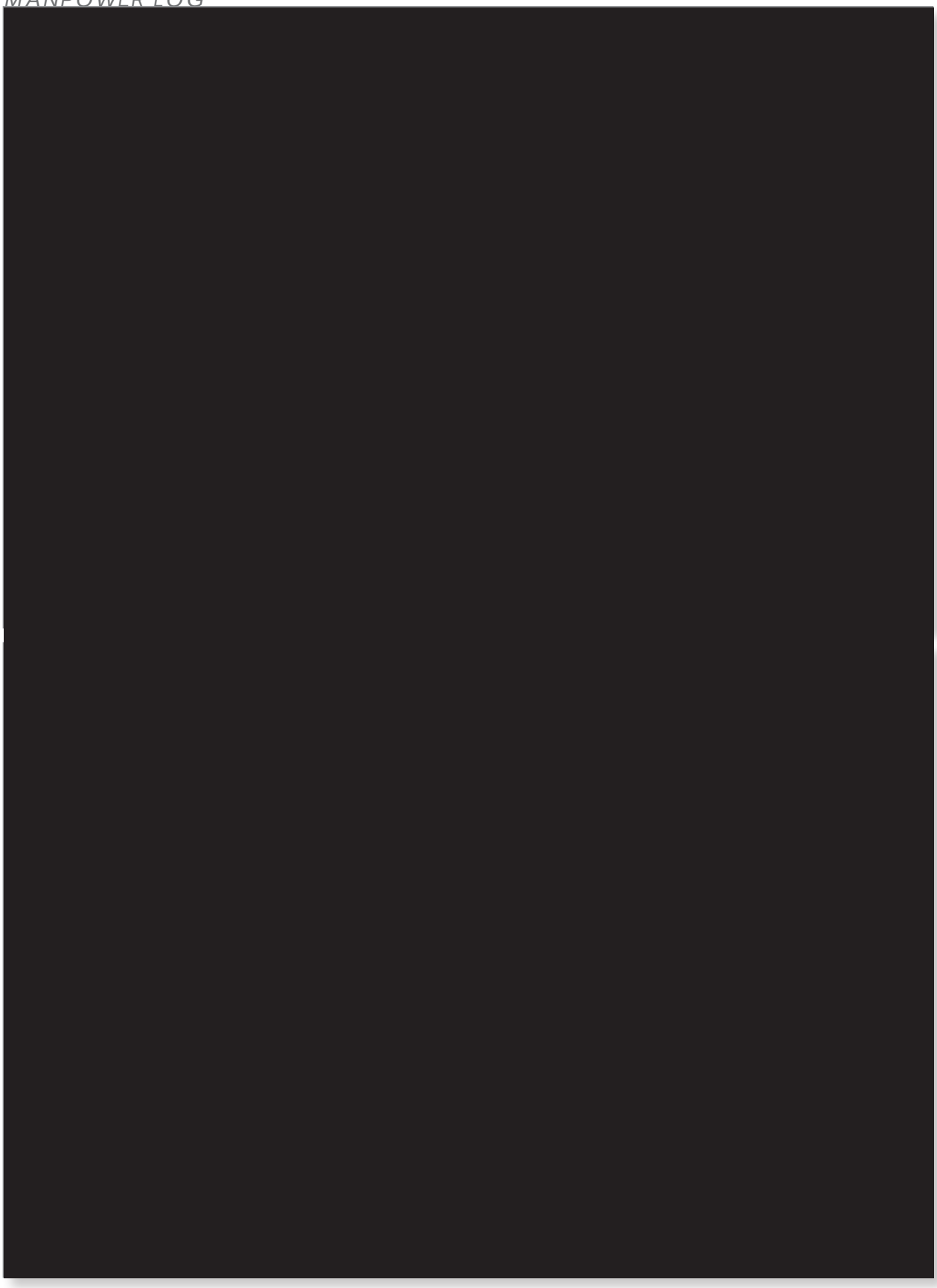
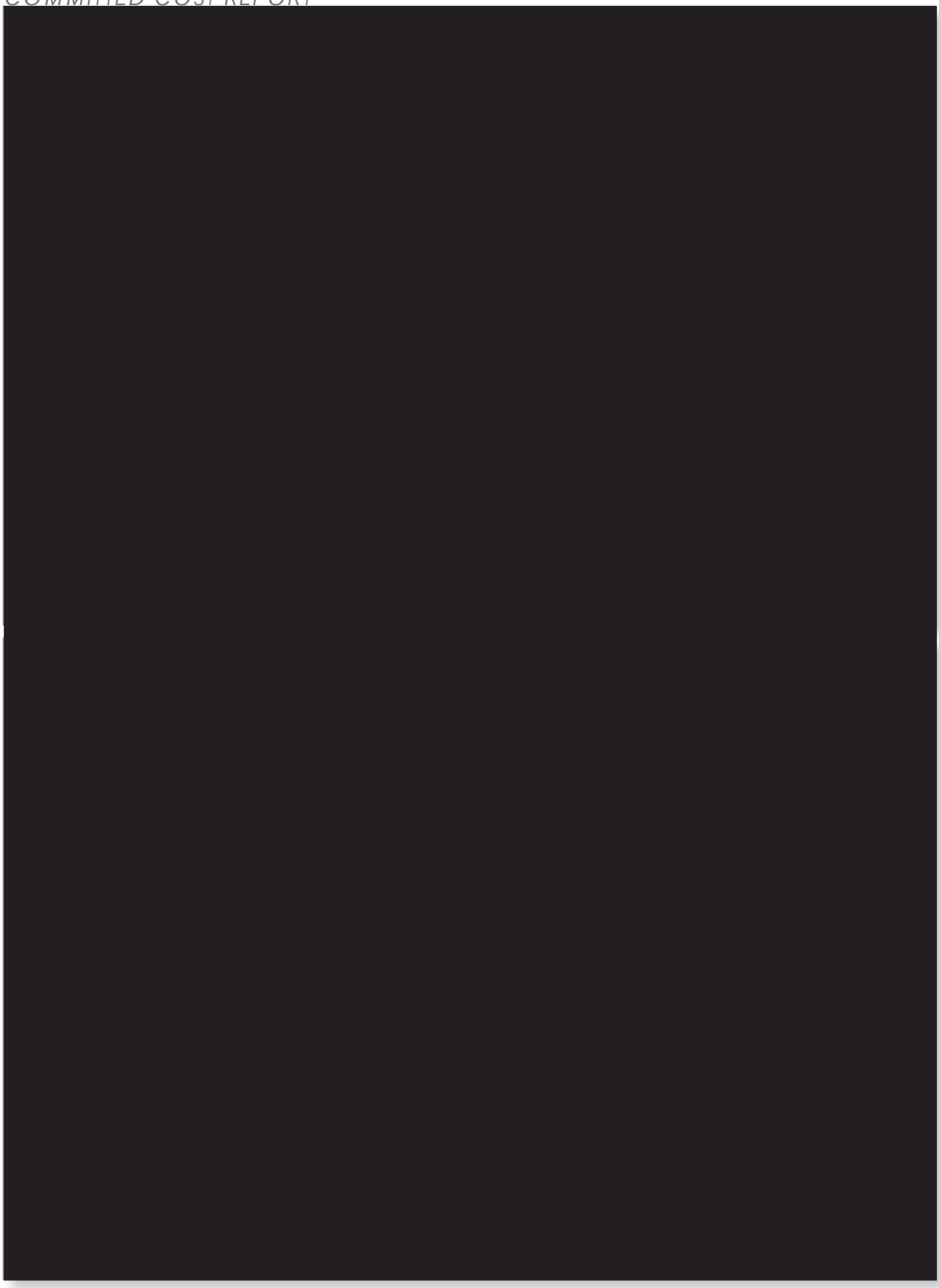
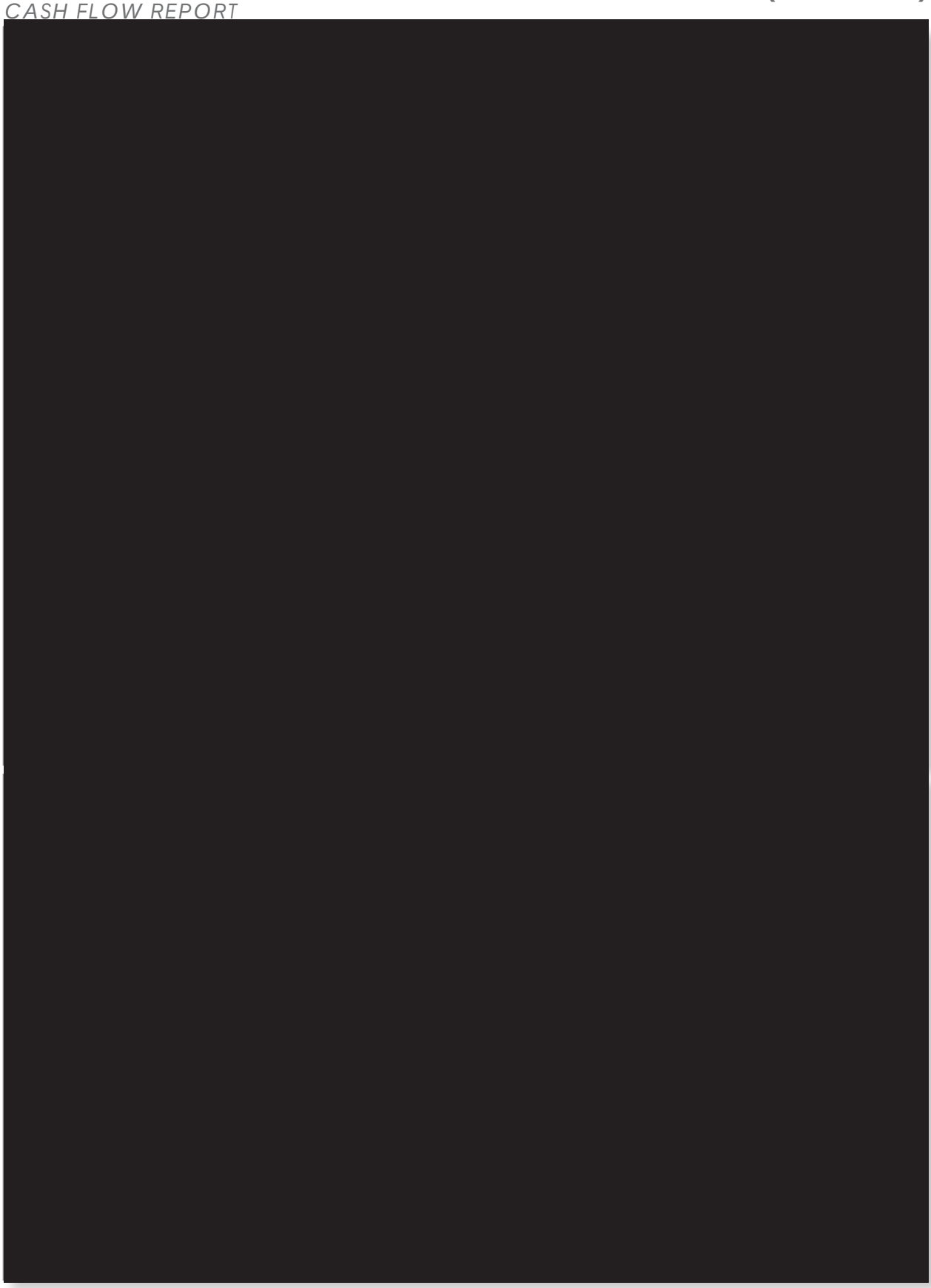


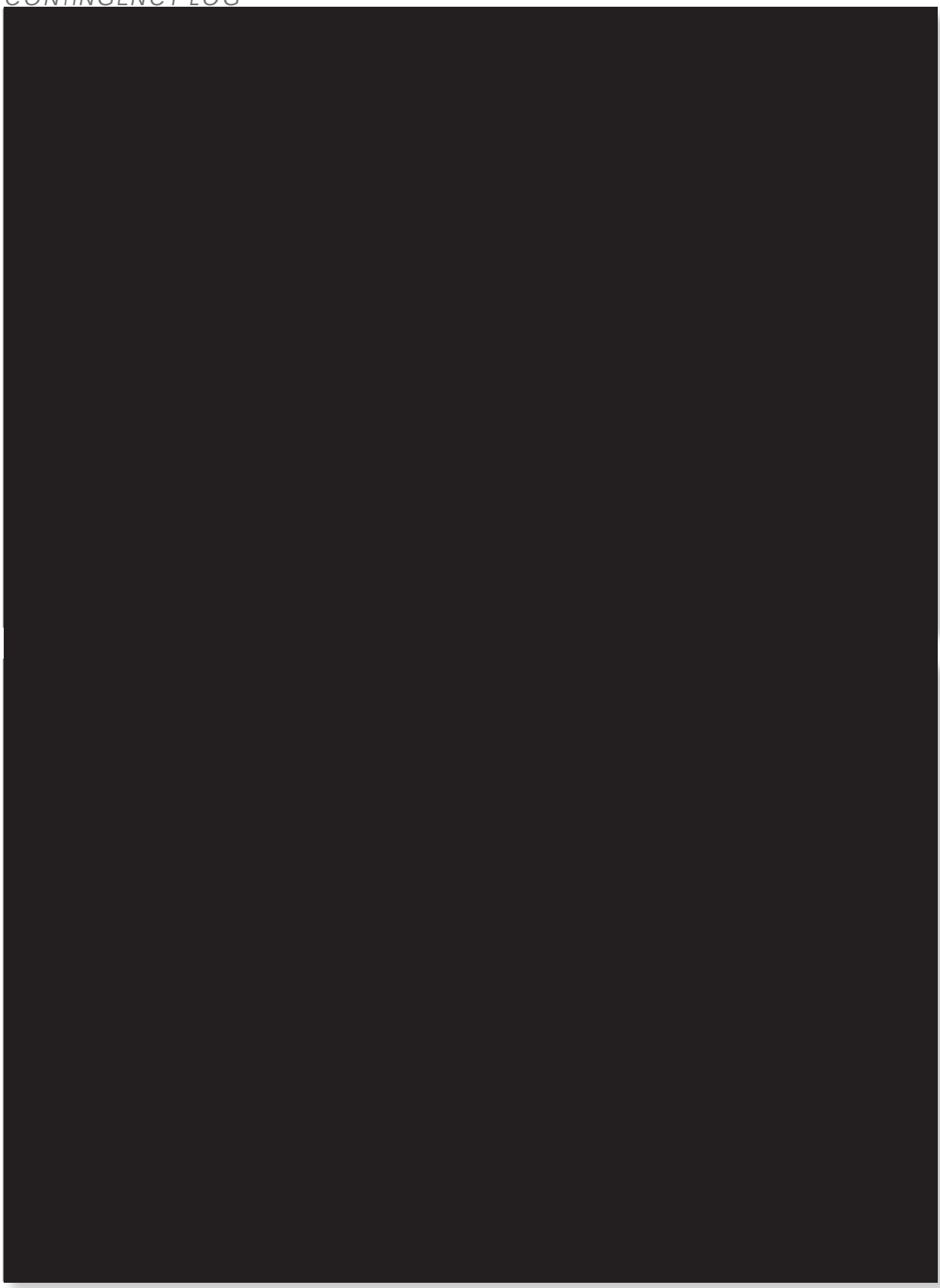


CASH FLOW REPORT

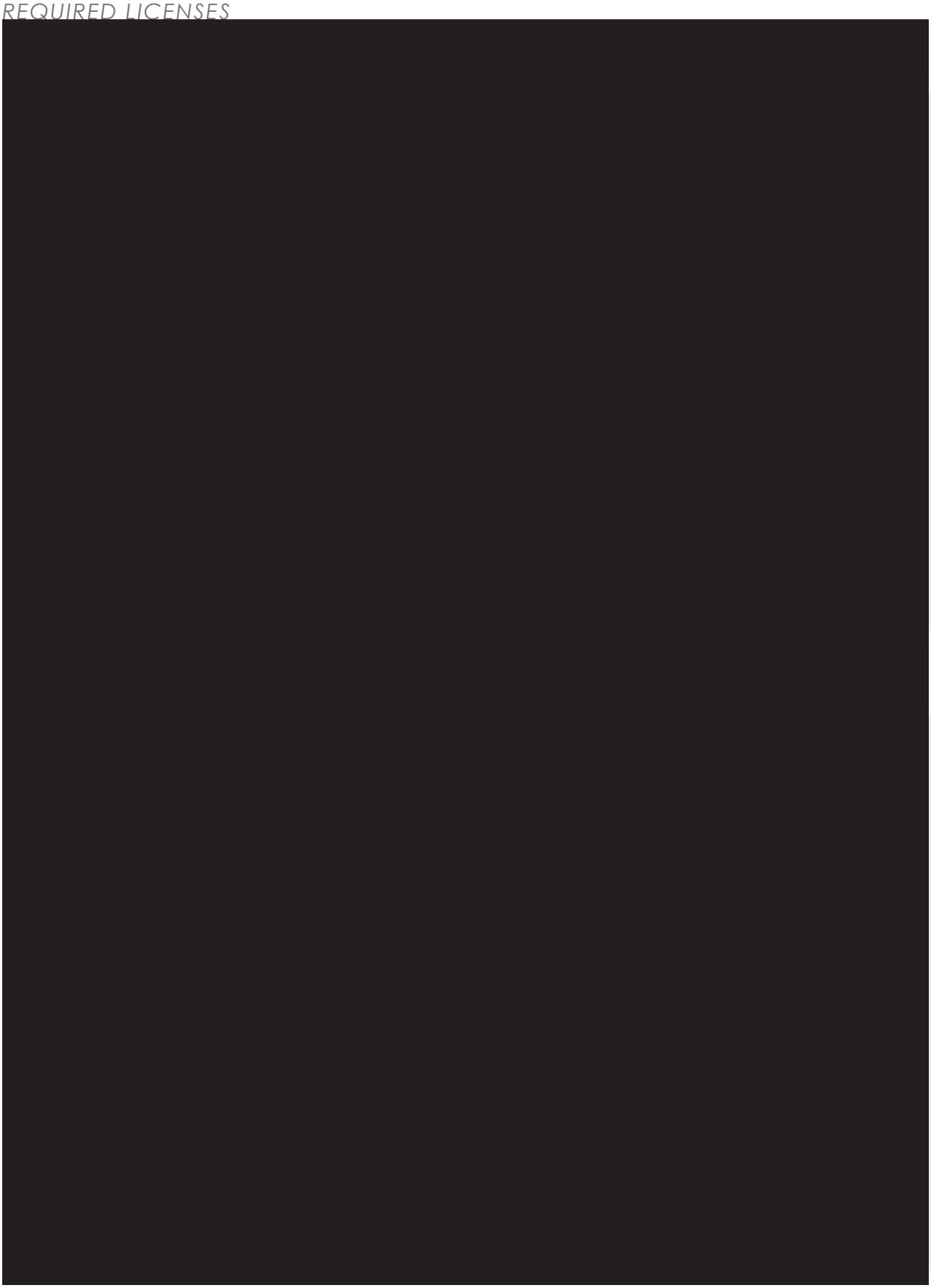
(PROTECTED)



CONTINGENCY LOG



REQUIRED LICENSES



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 participation requirement from the Owner.*** Please refer to that section for information that demonstrates our success in M/WBE utilization as it compares to the contract value.

Our efforts have been successful in garnering M/WBE utilization on our BCSD projects. Following this section you will find a list of M/WBE subcontractors that we have contracted with for our previous 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.*** on our team to maximize M/WBE participation utilization for your renovation and modification summer work project.

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 M/WBE participation that we can send to our Owners.

Business Enterprise Utilization Report

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

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

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

Sub-Contractor Name	Gender Group	Address	Phone #	Other	E-Mail
Construction Dynamics Inc.	AABE	6417 Fairfield Rd. Columbia, SC 29203	1.803. 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

11.13.2023

Date

Name: Hal Turner

Title: Vice President

Project: 24-007 Construction Management at-Risk Services — Renovation and Modification Projects

SAMPLE M/WBE PARTICIPATION REPORT





Beaufort High School (cover)
Beaufort Middle School (back)
Beaufort County School District

Thompson Turner Construction

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843.225.6066
thompsonturner.com