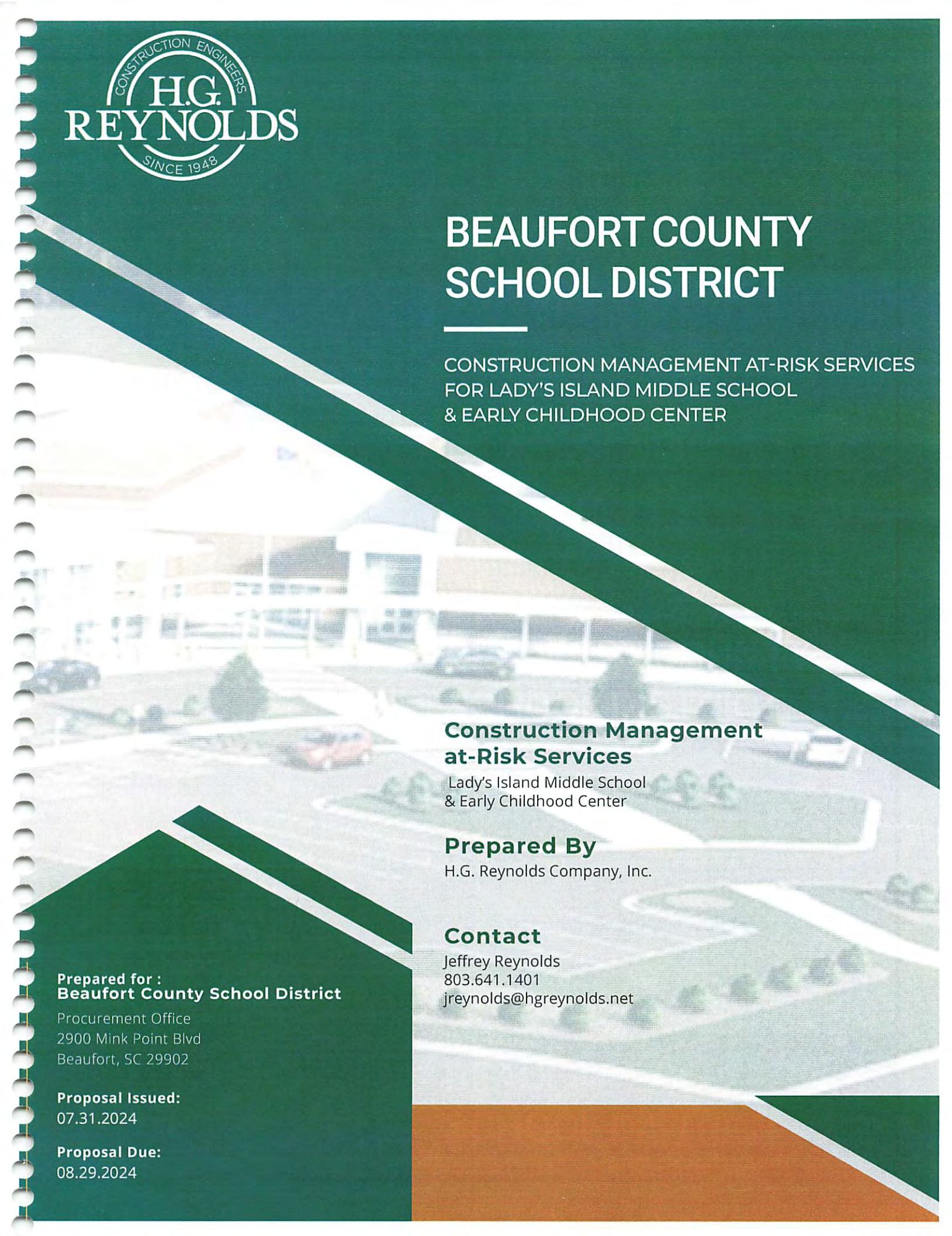
H.G. REYNOLDS
CONSTRUCTION ENGINEERS
SINCE 1948

BEAUFORT COUNTY SCHOOL DISTRICT

CONSTRUCTION MANAGEMENT AT-RISK SERVICES FOR LADY'S ISLAND MIDDLE SCHOOL & EARLY CHILDHOOD CENTER



Construction Management at-Risk Services

Lady's Island Middle School
& Early Childhood Center

Prepared By

H.G. Reynolds Company, Inc.

Contact

Jeffrey Reynolds
803.641.1401
jreynolds@hgreynolds.net

Prepared for :
Beaufort County School District
Procurement Office
2900 Mink Point Blvd
Beaufort, SC 29902

Proposal Issued:
07.31.2024

Proposal Due:
08.29.2024

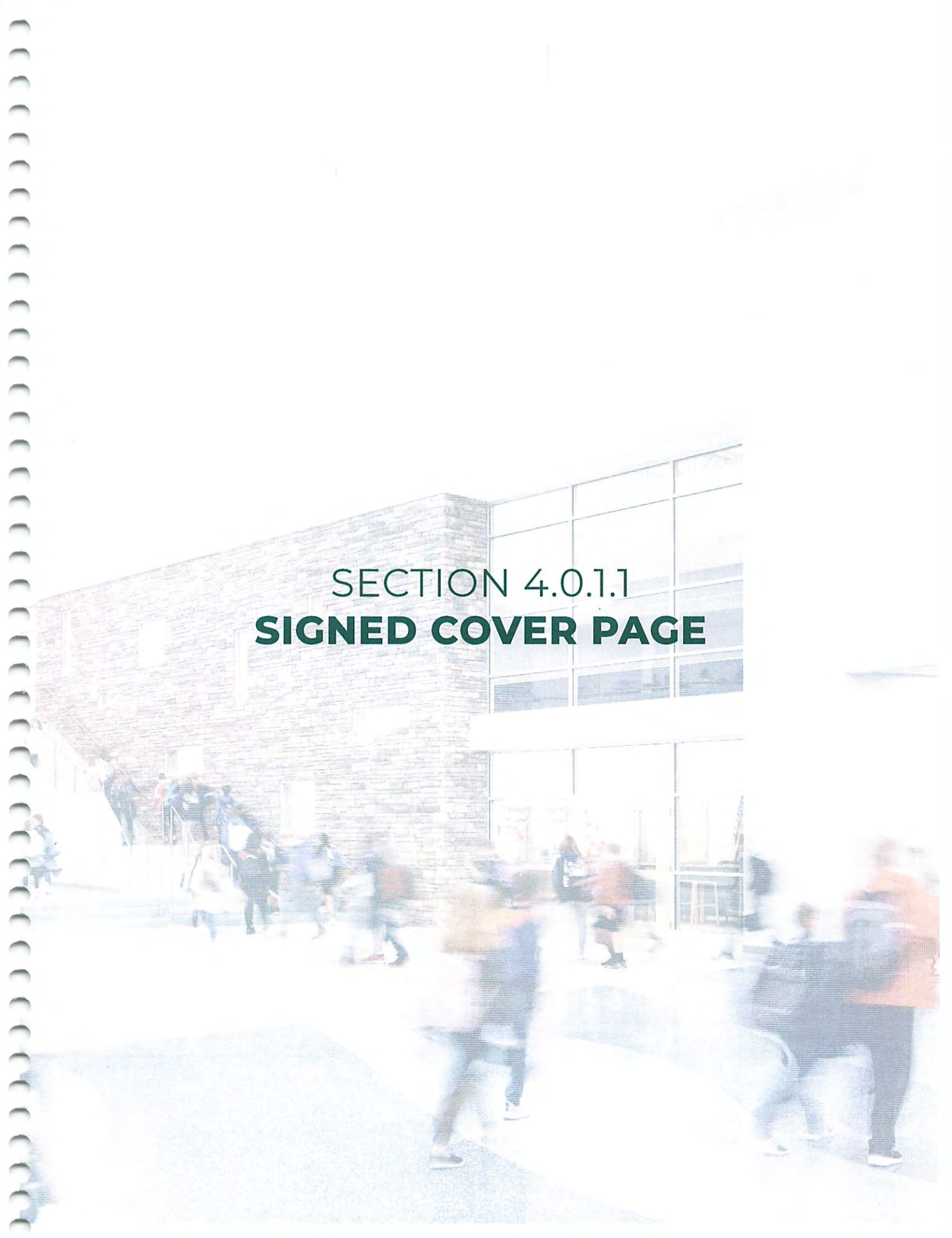
CONTENT

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WE STRONGLY BELIEVE IN BETTERING COMMUNITIES

Years Of Experience	CM Projects Completed	CM Projects Delivered	Happy Districts
75+	150+	$1.2B+	27+





SECTION 4.0.1.1
SIGNED COVER PAGE

Beaufort County School District

Solicitation Number:	25-004
Date Printed:	July 16, 2024
Date Issued:	July 31, 2024
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 – Lady's Island Middle School – Replacement School on Active Campus and Early Childhood Center in Bluffton – New Build**

SUBMIT OFFER BY (Opening Date & Time): August 29, 2024 **@ 4:00 PM EST**

QUESTIONS MUST BE RECEIVED BY: August 22, 2024 **@ 4:00 PM EST**

NUMBER OF COPIES TO BE SUBMITTED: **Six (6) Original Signed Copies**

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

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

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

AWARDS & AMENDMENTS:
Award will be posted at the Physical Address stated above on or after **September 1, 2024.** The award, this solicitation, and any amendments will be posted at the following web address: http://beaufortschools.net.

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

NAME OF OFFEROR: (Full legal name of business submitting the offer) ENTITY TYPE:

H.G. REYNOLDS COMPANY, INC — CORPORATION

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

JEFFREY REYNOLDS — PRESIDENT

PRINTED NAME — TITLE

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

PAGE TWO

(Return Page Two with Your Offer)

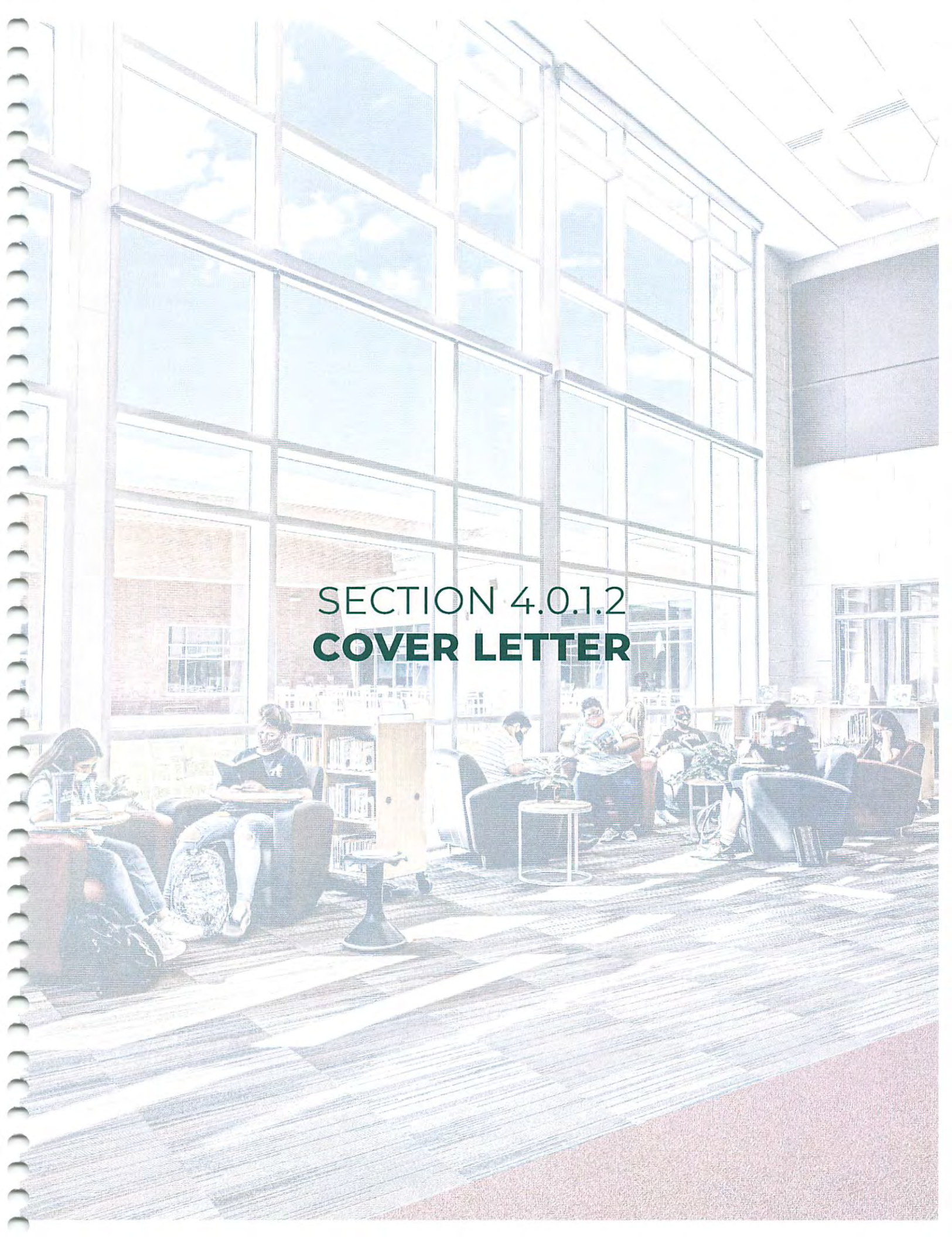
HOME OFFICE ADDRESS (Address for Offeror's home office/ Principal place of business):	NOTICE ADDRESS (Address to which all procurement and contract related notices should be sent):
113 CONTRACT DRIVE AIKEN, SC 29801	113 CONTRACT DRIVE AIKEN, SC 29801
PHONE NUMBER: [redacted]	
EMAIL ADDRESS: [redacted]	

PAYMENT ADDRESS (Address to which payments will be sent):	ORDER ADDRESS (Address to which all purchase orders will be sent):
113 CONTRACT DRIVE AIKEN, SC 29801	113 CONTRACT DRIVE AIKEN, SC 29801
☒ Payment Address Same as Home Office Address ☐ Payment Address Same as Home Notice Address (check one only)	☒ Payment Address Same as Home Office Address ☐ Payment Address Same as Notice Address (check one only)

ACKNOWLEDGEMENT OF AMENDMENTS:	Amendment Number	Amendment Issue Date
	No. 1	8/21/2024
	No. 2	8/26/2024

Offeror acknowledges receipt of amendments by indicating amendment number and its date of issue.

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



SECTION 4.0.1.2

COVER LETTER

August 29, 2024

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

RE: REQUEST FOR QUALIFICATIONS (RFQ) FOR CONSTRUCTION MANAGER AT RISK (CM@R) SERVICES

Dear Selection Committee Members,

Thank you for the opportunity to submit our qualifications to continue providing Construction Management At-Risk Services to Beaufort County School District. We are eager to showcase why our firm's 76-year's experience can help deliver this project successfully, exceed your expectations, and hopefully build a long-lasting relationship with your district.

This delivery method will require a team with in-depth experience in Early Childhood and K-12 facilities, well-versed in the CMR delivery method, and an effective understanding of staying on time and within budget. H.G. Reynolds brings you precisely this - a team with a portfolio full of relevant experience, exceptional technical expertise, and a passion for building educational facilities.

Additionally, Beaufort County School District will specifically benefit from:

Owner Lead Firm: Beaufort County School District can expect a "Reynolds" on every project. For 76 years, our company owners have served as both company leaders and project executives for all projects. Our company does not follow the traditional corporate structure that many general contractors do; therefore, we do not believe our project team should be different. By providing company executives as managers of your project, *your district can be confident in our direct investment and commitment to the success of your project.*

Construction Management at-Risk Experts: In 2005, we were selected to construct *the first K-12 project in South Carolina under the CMR delivery method - Blackwater Middle School in Conway, SC.* Since then, we have completed hundreds of K-12 projects while working with more than 25 school districts, delivering approximately $1.2 billion in CMR services to South Carolina K-12 facilities. *We aim to enhance school districts by building spaces that provide communities with state-of-the-art schools that positively impact local economic growth.*

Project Team Consistency: *Your project team will have no transition.* We've seen proven results from the benefits of having the same project team from pre-construction through closeout. Team consistency provides streamlined communication, greater efficiency, and a stronger foundation for building reliable relationships with your school district.

Familiar with Your Project: H.G. Reynolds Company takes great pride in our *long-standing relationship with the Beaufort County School District.* We have successfully completed several projects with your district and believe that our extensive experience with your team, along with our successful track record in other districts, demonstrates our strong qualifications for this project.

Thank you for the opportunity to submit our qualifications. Our team has a passion for bettering communities by developing education facilities, and we look forward to providing our services to Beaufort County School District. Don't hesitate to contact us with any questions you may have.

Sincerely,

Jeffrey Reynolds
President
jreynolds@hgreynolds.net



SECTION 4.0.1.3

FIRM INFORMATION

4.0.1.3 FIRM INFORMATION

FIRM NAME & KEY ADDRESS INFORMATION

H.G. Reynolds Company, Inc.

[redacted]



2 States | 2 Offices | 82 Employees

Our Aiken office will be the office involved in the proposed projects for both pre-construction and construction services.

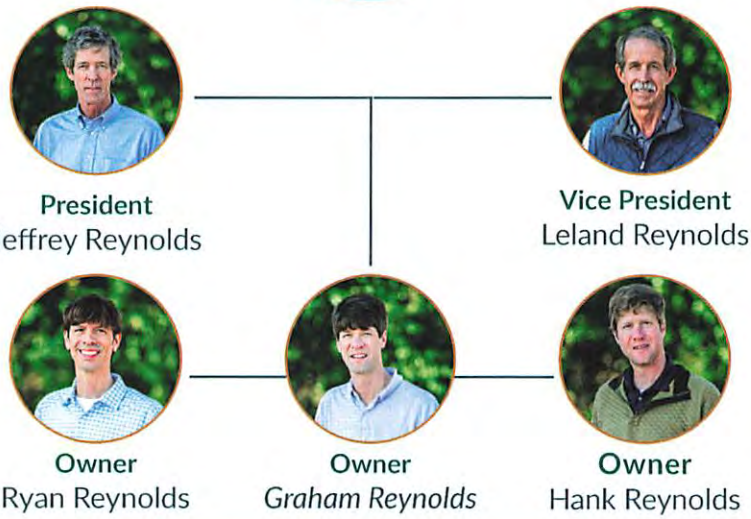
HISTORY OF COMPANY

Established in South Carolina in 1948, H.G. Reynolds Company has diligently strived to emerge as a premier provider of construction services in the southeastern region. Since 1986, President Jeffrey Reynolds and Vice President Leland Reynolds have steered the company with unwavering dedication. In 2013, their sons, Ryan, Graham, and Hank Reynolds, joined as owners, further enriching the legacy. With 76 years of steadfast leadership, we bring a wealth of experience to every project we undertake. Having successfully delivered numerous K-12 projects across South Carolina, our seasoned team of experts is poised and eager to contribute to the success of this contract.

DESCRIBE ANY COMPANY CHANGES THAT ARE ANTICIPATED TO OCCUR DURING THE LIFE OF THE PROJECT

H.G. Reynold company does not anticipate any company changes during the life of the proposed projects.

ORGANIZATIONAL CHART OF THE COMPANY, SHOWING AUTHORITY, STRUCTURE, AND DEPTH OF RESOURCES



President
Jeffrey Reynolds

Vice President
Leland Reynolds

Owner
Ryan Reynolds

Owner
Graham Reynolds

Owner
Hank Reynolds

Pre-Construction & Estimators (4)
- Ryan Reynolds
- *Graham Reynolds*
- Hank Reynolds
- *Jeff Salters*

Safety (1)
- *Bob Synett*

Project Managers (6)
- *Jeffrey Reynolds*
- Leland Reynolds
- Ryan Reynolds
- Graham Reynolds
- Hank Reynolds
- *Jeff Salters*

Superintendents (12)
- *Greg Willey*
- *Barry Edwards*
- Michael Doyle
- Robert Lowe
- Bill Garrett
- Ted Hugel
- Jacob Owens
- Bill Beck
- Justin Salters
- Brandon Bolland
- Bobby Stichert
- Tim Perkins
- Henry Mills

Marketing (1)
- *Ettele Toole*

Accounting (2)
- Brittney Los
- Sydney Redd

Payroll/Human Resources (1)
- Lee Benton

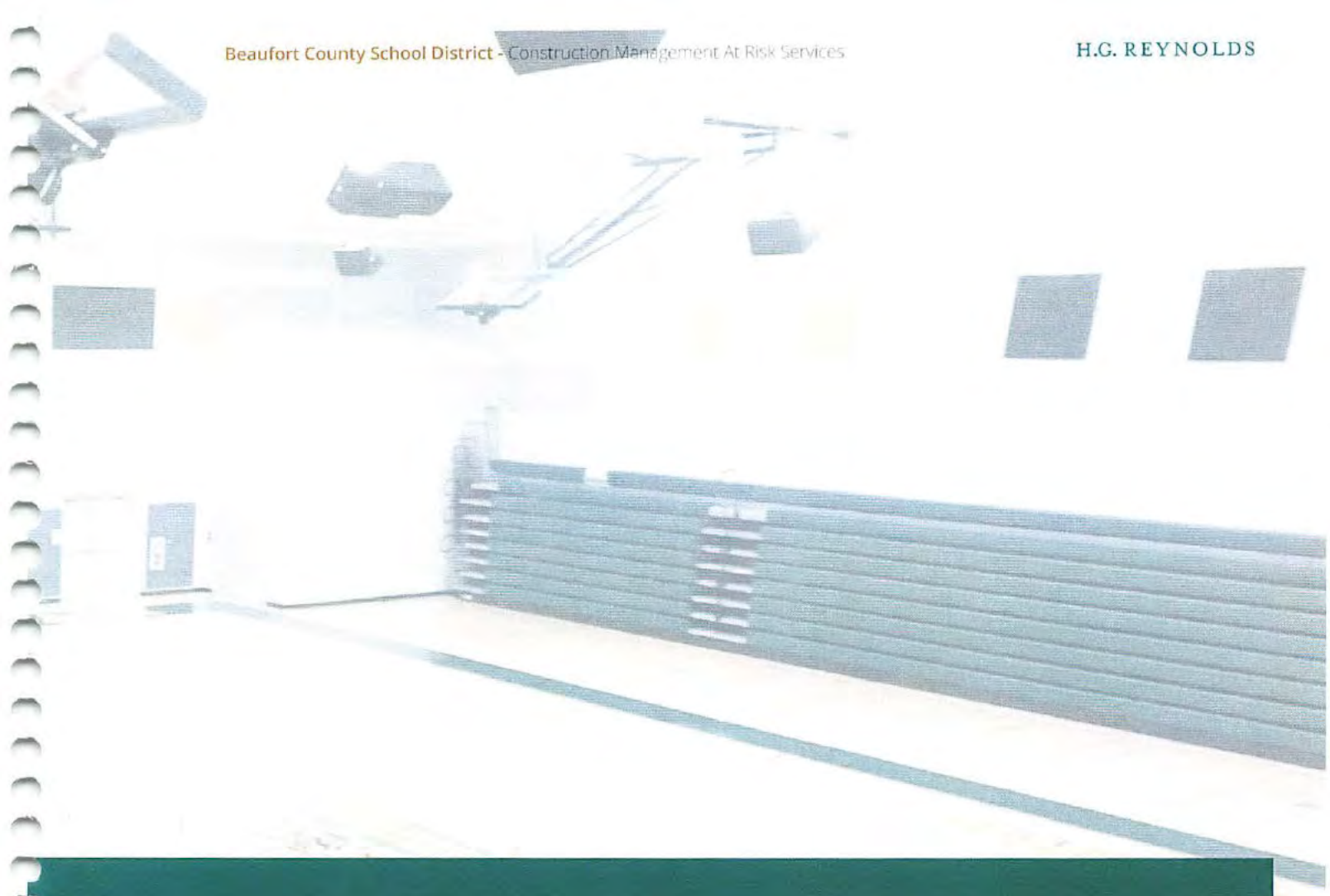
Administrative (1)
- Kim Paluska

**Project Team Members*

VENDOR REFERENCES

CONTACT INFORMATION

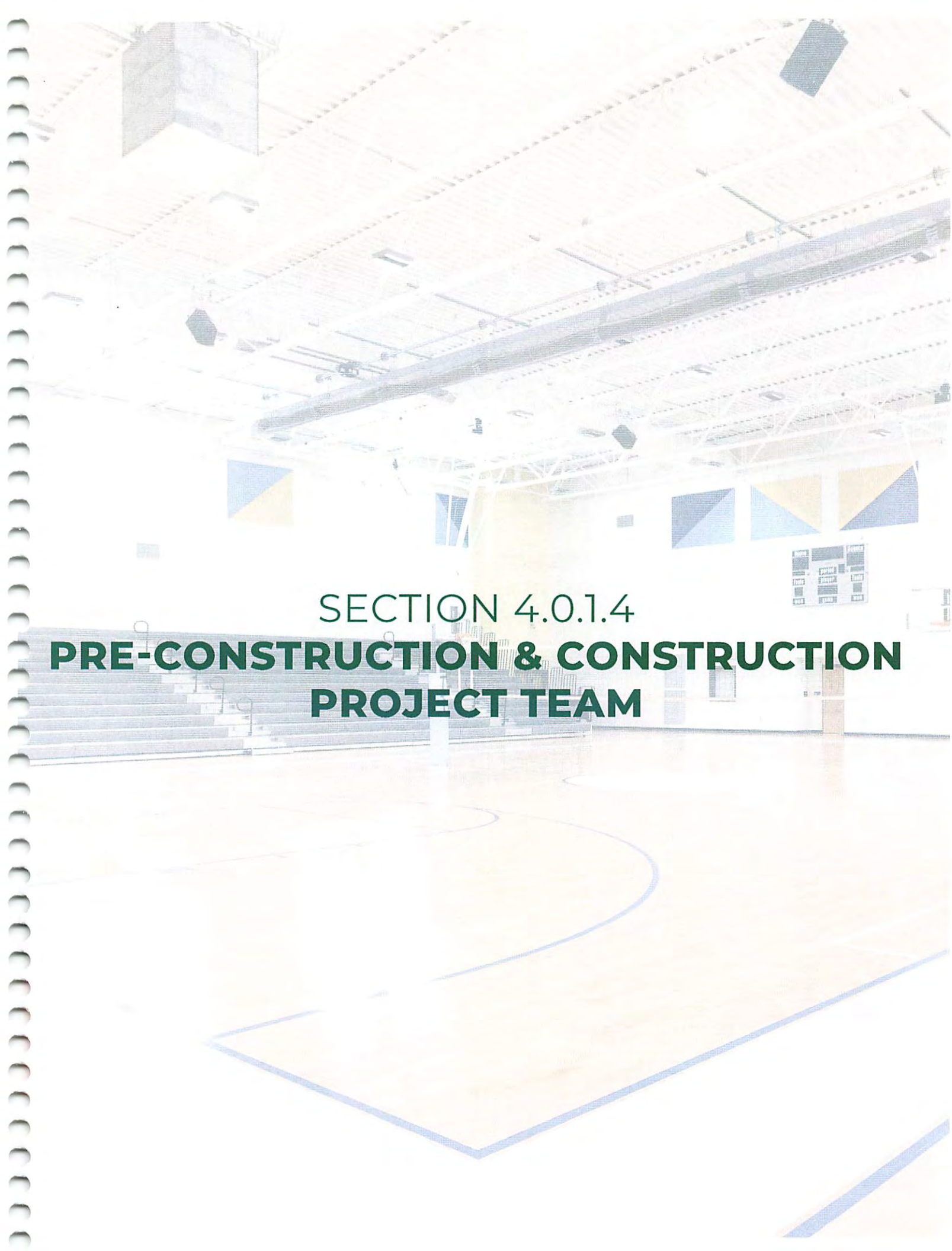




BRADLEY PLUMBING
& HEATING INC.

WW

[redacted]



SECTION 4.0.1.4

PRE-CONSTRUCTION & CONSTRUCTION PROJECT TEAM

4.0.1.4 PROJECT TEAM

KEY PERSONNEL

Your project team will have no transition. We've seen proven results from the benefits of having the same project team from pre-construction through closeout. Team consistency provides streamlined communication, greater efficiency, and a stronger foundation for building reliable relationships with your school district.

Beaufort County School District can expect a "Reynolds" on every project. For 75 years, our company owners have served as both company leaders and project executives for all projects. Our company does not follow the traditional corporate structure that many general contractors do; therefore, we do not believe our project team should be any different. By providing company executives as managers of your project, your district can be confident in our direct investment and commitment to the success of your project.



PROJECT EXECUTIVE



PROJECT MANAGER

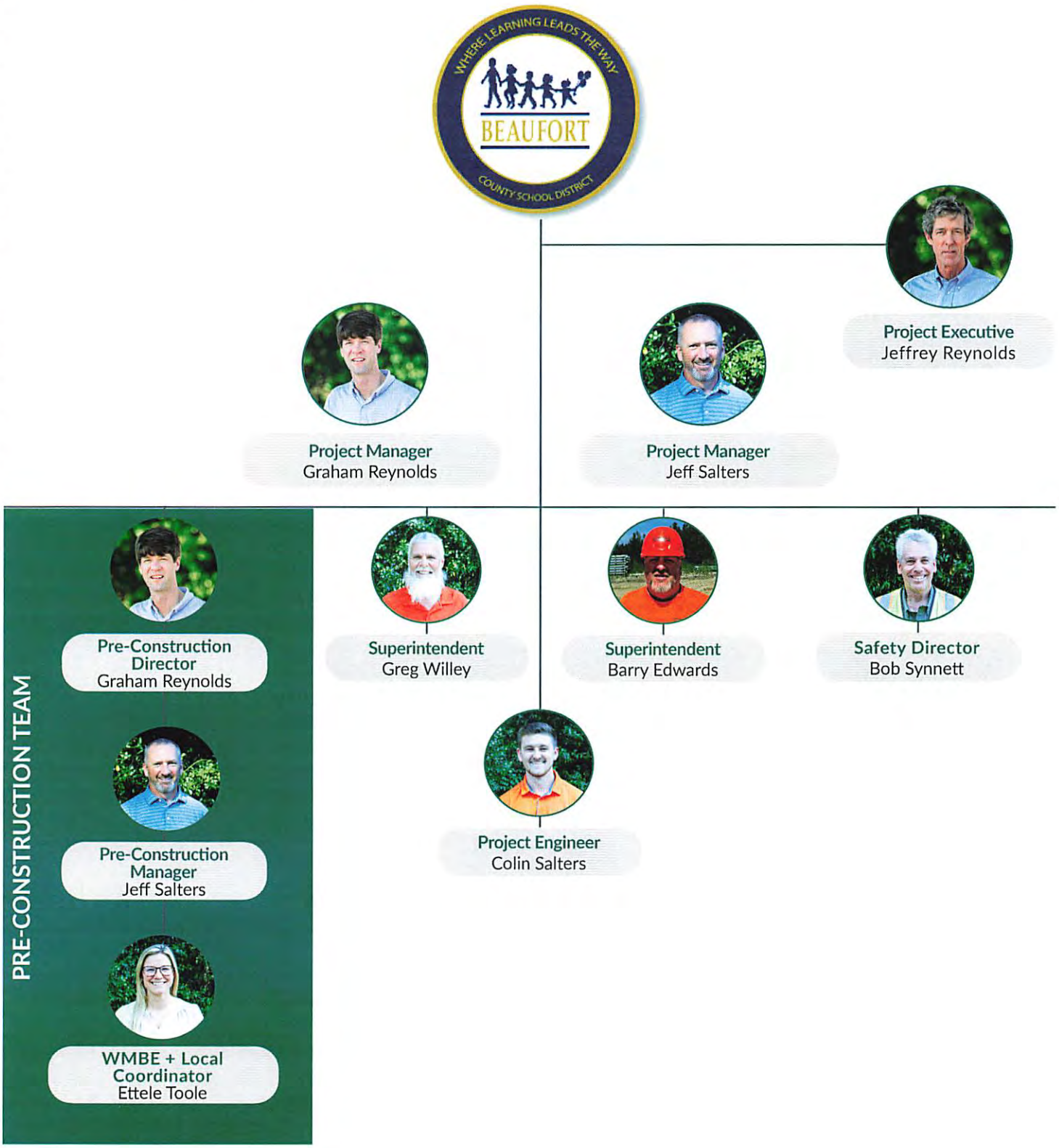


PROJECT MANAGER

[redacted]



ORGANIZATIONAL CHART



CURRENT TEAM MEMBER OBLIGATIONS

Based on our current workload, Jeffrey Reynolds and Graham Reynolds would be dedicated full time from pre-construction through construction services for this project. Jeff Salters will be your dedicated Pre-Construction Manager. Greg Willey would be the full time committed superintendent on the proposed project. Once schedules are established, the Project Manager and Superintendent assigned to each project will remain with that project from start until final punch list completion.



PROJECT EXECUTIVE

Jeffrey Reynolds has 50% capacity to lead this project in both pre-construction and construction. He is able to start pre-construction immediately.



PROJECT MANAGER / PRE-CONSTRUCTION DIRECTOR

Graham Reynolds wrapped up two projects this July and has one on-going, slated to be complete in 2026. He has 50% capacity to serve in both the pre-construction and construction phases immediately. Graham is committed to serving as the Project Manager for the entire project.



PROJECT MANAGER / PRE-CONSTRUCTION MANAGER

Jeff Slaters wrapped up two projects this July and has 50% capacity to serve in both the pre-construction and construction phases immediately. Jeff is committed to serving as the Project Manager for the entire project.



SUPERINTENDENT

Greg Willey is wrapping up a project this August and will have 100% capacity to serve this project through the entire construction phase. Greg is committed to serving as the superintendent for the entire project



SUPERINTENDENT

Barry Edwards is currently serving as the superintendent for Hampton County High School and will finish before the start of your project. He will have 100% capacity to serve this project through the entire construction phase. Barry is committed to serving as the superintendent for the entire project



PROJECT ENGINEER

Justin Salters is currently serving as the Project Engineer for Hampton County High School and will finish before the start of your project. He will have 100% capacity to serve this project through the entire construction phase. Barry is committed to serving as the Project Engineer for the entire project



SAFETY DIRECTOR

Bob Synnette provides superior hands-on safety management services twice per month at a minimum for every H.G. Reynolds project once in the construction phase.



WMBE + LOCAL COORDINATOR

Ettele Toole will have have 100% capacity to serve on the pre-construction team.

CONSTRUCTION TEAM ORGANIZATION

The construction team would be organized as identified in the Organization Chart submitted with full support from our home office. Our experience has proven that the Owner, Architect, and Contractor must work together as a team with the understanding that budget, schedule, and quality are the three most important components of a successful project.

PROJECT TEAM EXPERIENCE WITH SIMILAR PROJECTS

This project will require a team with in-depth experience in Early Childhood and K-12 facilities, well-versed in the CMR delivery method, and an effective understanding of staying on time and within budget. H.G. Reynolds Company brings you precisely this - a team with a portfolio full of relevant experience, exceptional technical expertise, and a passion for building educational facilities. *Please see section 4.0.1.5 for examples of our project team's past success.*

H.G. Reynolds Company is proud of our long standing relationship with Beaufort County School District. We have completed several projects listed and detailed below. We were the first contractor hired under the CMR delivery method by your district. We believe that our proven CMR experience working with your team in your school district, as well as our successful experience in other districts should indicate to you we are the best qualified for this project.

- Beaufort Elementary School Renovations
- Lady's Island Elementary School Renovations
- St. Helena's Elementary School Renovations
- Beaufort Middle School Renovations
- Hilton Head High School Athletic Improvements
- Red Cedar Elementary School
- Whale Branch Early College High School
- Pritchardville Elementary School
- Beaufort Area Performing Arts Center
- Capital Renewal Projects - 2014
- Battery Creek High School CATE Addition
- Bluffton High School



Pritchardville Elementary School



Beaufort Elementary School 2021



Beaufort Area Performing Arts Center



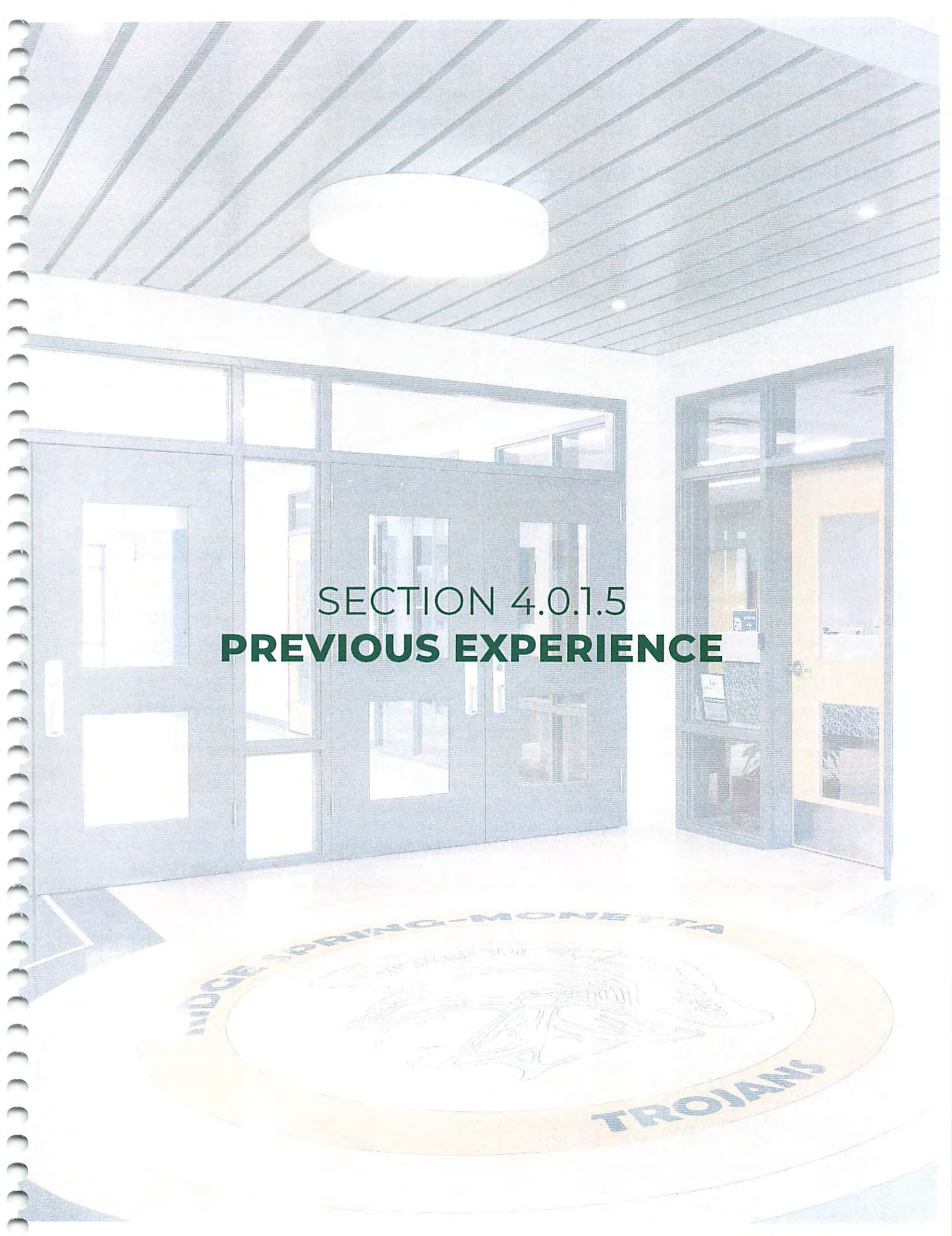
Bluffton High School School



Red Cedar Creek Elementary School



Beaufort Elementary School 2022



SECTION 4.0.1.5

PREVIOUS EXPERIENCE

4.0.1.5 PREVIOUS EXPERIENCE

REFERENCES OF SIMILAR SERVICES

WHITTEMORE PARK MIDDLE SCHOOL
HORRY COUNTY SCHOOLS



We served as the Prime General Contractor for this 152,000 SF CMR replacement facility for the Existing Whittemore Park Middle School for the Horry County School District. This school has capacity to serve approximately 1,200 students. It features 12 science labs, a 400-seat Auditorium, Theater spaces, a Gymnasium, an Orchestra/ Band, a Kitchen/Dining, outdoor basketball courts, and a Football/Soccer field. The entrance to WPMS includes a roundabout, which will also have dedicated lanes separate from the circle that will keep it open to traffic during pickup and drop-off times. The buses remain on a separate traffic loop.

The construction includes:

1. A combination of masonry materials, including brick, block, smooth-faced block, and Nichiha siding, were used on the exterior of the building.
2. Light gauge truss metal roof system and steel joist and low sloped, built-up roofing systems.
3. Advanced security measures, including access controls, cameras, and safety glass.
4. Interior finishes, including vinyl and carpet flooring, custom casework in administrative areas, Library, and Science classrooms.
5. Off-site road improvements in the SCDOT right-of-way include turn lanes, traffic signals, water, sewer, and gas line extensions.

HIGHLIGHTS

- ✓ New Construction
- ✓ Prototype Design
- ✓ Same proposed team
- ✓ Growing School District

GMP v Actual
$49.3 Million

Award Date
July 2022

Completion Date
June 2024

[redacted]





OSF EXPERIENCE

The Preliminary Plan and Site Approval were provided by OSF. Coordinating with the assigned inspection team is critical to maintaining the project schedule. The building is broken down into two phases for building overhead inspections. This allows better phasing of the work involved and will enable subcontractors to advance work in the inspected areas instead of waiting for the entire building to be inspected at one time. One final occupancy inspection is anticipated for this project and will be coordinated with the OSF inspection team and State/Local Fire Marshall Offices.

CHALLENGE(S)

1. The project was bid in June 2022 during the height of the Covid material shortages/Lead time issues. The most significant impact to the project was the structural steel. At the time, bar joists had an 8-12 month lead time. This would have severely disrupted the construction schedule.

SOLUTION(S)

1. We redesigned the building to use I-beams instead of bar joists to overcome this issue. This allowed the construction to stay on schedule without affecting the overall budget of the project.

VALUE ENGINEERING CASE STUDY

New Whittemore Park Middle School - Horry County Schools

Early Sitework Solutions

- Adjusted grades to balance site, saving $850,000.
- Dispose of dirt in non-structural areas, saving $350,000.
- Changed material for Storm Drain/RD's, saving $550,000.
- Steel: Deleted all joists, used beams and light gauge trusses, saving $1.2 million.
- Roofing: Reduced the amount of flat roof, & used metal roof (40 yrs vs. 20 yrs) at all pitched roofs, saving $760,000.
- Mechanical: Water Source vs. Split Systems, saving $1.47 million.
- Our team was able to price 6 Alternates on Bid Day due to our early sitework Value Engineering savings.

Total Savings: $5,200,000

$49,716,000 Initial Budget

$48,314,000 Base Bid

$1,402,000 Below Budget

$998,000 Alternate 6 Classrooms

$49,312,000 Total GMP

HIGHLAND SPRINGS ELEMENTARY/MIDDLE SCHOOL
AIKEN COUNTY PUBLIC SCHOOLS



HIGHLIGHTS

- ✓ New Construction
- ✓ Combined Middle & Elementary
- ✓ Successful OSF Experience
- ✓ Growing School District

GMP v Actual
$43.9 Million v $43.9 Million

Award Date
September 2021

Completion Date
July 2023

We served as the Prime General Contractor for this 134,000 SF new elementary and middle school CMR project for Aiken County Public School District. H.G. Reynolds Company is developing a new elementary and middle school facility that will house a core capacity of 1,250 students (500 elementary and 750 middle school students) on a newly-developed site. The project is being divided up into two phases, with the possibility of adding a future addition to Phase 2 to bring the core capacity up to 1500.

Phase 1 will be the construction of a roughly 134,000 SF two-story Middle School, which will include: Middle School Classrooms, a Gym, and some shared facilities such as Administration, ES/MS Media Centers, ES/MS Dining, and Food Service.

Phase 2 will include the construction of a roughly 61,500 two-story Elementary School, including elementary school classrooms and physical education space.

This project will incorporate sustainable design solutions with the goal of achieving the Designed to Earn the Energy Star.

[redacted]







OSF EXPERIENCE

Due to the complex overhead ceiling work, we worked closely with the OSF team by requesting a courtesy overhead inspection prior to completing the work, so we could identify any potential issue areas and mitigate potential cost issues or delays.

CHALLENGE(S)

1. Due to the large site size, approximately 300,000 CY of dirt had to be moved.

SOLUTION(S)

1. Through an Early Site and Utility Package, our team saved time and money by adjusting the grades to ensure all earthwork stayed balanced.

PELION MIDDLE SCHOOL
LEXINGTON SCHOOL DISTRICT ONE



This CMR project consisted of the construction of a new Lakeside Middle School that replaced the former Lexington Middle School. At 214,000 SF, this school has capacity to serve upwards of 1,200 students. It features spacious commons areas lined with Terrazzo flooring and includes a tall clear-story that allows natural light in from all directions. Collaboration spaces were installed in each of the six classroom wings, including the main commons area.

The construction includes:

- New gymnasium with boy's and girl's locker rooms
- New 482 seat auditorium
- Band and music rooms
- Dance studio
- Two art rooms
- Six science labs
- Media Center
- Six computer labs
- Cafeteria/Kitchen
- Hardscaped courtyard space
- Detached storage building
- Practice football field, which includes a separate restroom building

HIGHLIGHTS

✓ New Construction
✓ Prototype Design
✓ Same proposed team
✓ Growing School District

GMP v Actual
$45.2 Million v $44.2 Million

Award Date
June 2019

Completion Date
November 2020

[redacted]







OSF EXPERIENCE

This project required extensive coordination with OSF and DHEC to provide sewer connectivity to a newly installed force-main system for the Town of Pelion that was in the process of being installed during school construction. We took careful coordination to ensure the system was correctly installed and operational within the required time frame for occupancy of the school.

Additionally, the school was planned for a mid-school year opening. The final OSF inspection had to be coordinated in early November to give the owner time to move into the facility before occupying the building in January after the winter break.

CHALLENGE(S)

1. The emergence of Covid 19 came about during the project.

SOLUTION(S)

1. We immediately put safety measures into place to ensure a safe working environment. We were able to keep the Project operational and construction on schedule; ultimately completing the project one month ahead of schedule.



PROJECT MANAGER JEFF SALTERS

Jeff Salters served as the COO for Lexington School District One during the construction of this group of prototype facilities.

He oversaw more than $1 Billion in renovation and new construction projects, specifically highlighting prototype construction.

BEECHWOOD MIDDLE SCHOOL
LEXINGTON SCHOOL DISTRICT ONE



HIGHLIGHTS

- ✓ New Construction
- ✓ Prototype Design
- ✓ Same proposed team
- ✓ Growing School District

GMP v Actual
$41.2 Million v $41.1 Million

Award Date
October 2017

Completion Date
July 2019

This CMR project consisted of the construction of a new prototype school for Lexington School District One. The new Beechwood Middle School is a 208,000 SF project designed for 1,200 students. It's a two-story structure that steps with the site. This project was bid out to subcontractors in three different packages: Early Sitework, Foundations, and Building.

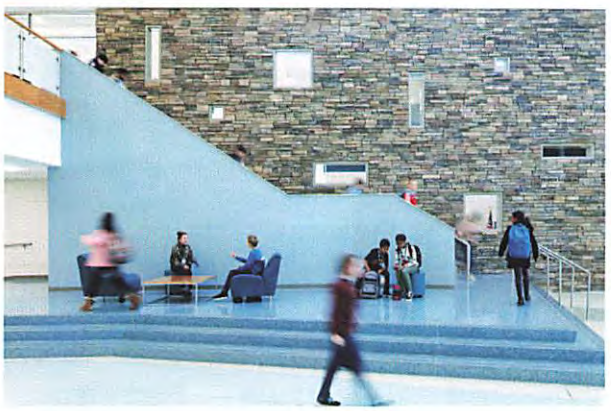
The project was designed for every square foot to be utilized for the education of students. This design provided the students with opportunities in academics and extracurricular activities to develop skills to become well-rounded citizens of our global communities.

For this reason, this facility housed:

- Educational spaces include classrooms, science labs, special education areas, computer labs, STEM or STEAM Labs, and special focus classroom areas designed to meet specific student needs.
- Fine Arts spaces include a 400-seat auditorium, band room, chorus room, orchestra room, drama/dance room, and art room(s)
- Physical Educational areas include a gymnasium, locker rooms, and PE Classroom(s).
- Common areas incorporate spaces for learning commons (media center), cafeteria/kitchen/serving, and collaborative areas.
- Guidance areas are located for ease of student and administration access.







OSF EXPERIENCE

This project was designed with limited above-ceiling space. It required close coordination among all subcontractors to successfully fit all of the above ceiling systems in place and meet OSF requirements. The building was divided into multiple above-ceiling inspections allowing adequate time for inspections to occur while allowing the project to continue on schedule.

This project also required extensive coordination with OSF and SCDOT to manage several off-site road improvements, including a traffic signal almost a mile from the school on a major four-lane highway and some road resurfacing and widening closer to the school. Both of these items had to be completed for OSF to grant occupancy.

CHALLENGE(S)

1. The sitework provided a unique challenge. The original drawings called for hauling off over 50,000cy of dirt.

SOLUTION(S)

1. We eliminated this haul-off by raising the grades of the building pad and parking lots and reducing/shifting modular retaining walls, generating a pre-construction saving of over $500,000.



PROJECT MANAGER JEFF SALTERS

Jeff Salters served as the COO for Lexington School District One during the construction of this group of prototype facilities.

He oversaw more than $1 Billion in renovation and new construction projects, specifically highlighting prototype construction.



CLIENT SATISFACTION

... BACKED BY 75 YEARS OF EXPERIENCE

CLIENTS REFERENCES

H.G. Reynolds Company has sustained for three generations, and the consistency and sustainability this family-owned framework provides our clients has been central to our success. The pride in our family's business across the generations has encouraged us to continually raise our standards and work harder. Our core entrepreneurial values and dedication to client satisfaction keep our business thriving 75 years later.

Examples of our track record on repeat business and customer satisfaction:

Horry County School District - Amber Barnhill, (843) 446-8096

H.G. Reynolds has been employed by the Horry County School District since 1977. Since 1977, **H.G. Reynolds has successfully completed 17 projects, totalling over 1.8 million square feet of schools for the Horry County School District.** We currently have one new middle school project and one major high school renovation project with Horry County being led by **your proposed team**.

Lexington School District One - Matt Warren, (803) 201-1980

After being awarded the first middle school prototype new construction for Lexington School District One in 2015, H.G. Reynolds Company was subsequently awarded two more prototype middle schools and a **$30 million high school renovation**. **Your proposed team** led all of these projects.

Aiken County Public Schools - Kevin Chipman, (803) 270-0488

In 2015, Aiken County hired H.G. Reynolds Company to construct the first high school project of a $200 million bond referendum. After successfully completing this project, Aiken County awarded H.G. Reynolds Company **all remaining projects of the $200 million bond referendum**. **Your proposed team** led all of these projects.

Pickens County School District - Travis Smith, (864) 397-1101

In 2015, Pickens County School District awarded **15 school renovation projects to H.G. Reynolds**. Since that time, H.G. Reynolds Company has completed the following for Pickens County: 6 renovation projects in 2018, 1 renovation project in 2018, 3 renovation projects in 2019, 7 renovation and addition projects in 2020, 1 addition project in 2022, and currently a classroom wing addition to Six Mile Elementary which a project manager of **your proposed team** is currently leading.

A./B. PAST THREE YEAR EXPERIENCE WITH CMR

Renovation projects with similar scope are highlighted in brown below.
New construction projects with similar scope are highlighted in noted in green.

[redacted]

ADDITIONALLY:

i. Indicate any such project where Liquidated Damages were assessed against your firm for failure to achieve substantial completion within the Contract Time, and describe the circumstances of the same.
None

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.
None

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.
None

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

Aiken High Auditorium
Richland Northeast Performing Arts Center
Lakeside Middle School
Highland Springs Elementary School
Hammond Hill Elementary
Richland Northeast High School Renovations
Wagener-Salley High School
Ambler Elementary Renovations
St. Helena's Elementary School Renovations
Hilton Head Island High School Renovations
Beaufort Middle School Renovations
Lady's Island Elementary School Renovations
Ridge View High School Addition/Renovations
Horry County Education Center
Lakeside Middle School
Beaufort Elementary School Renovations
White Knoll High School Additions/Renovations
Ridge Spring-Monetta K-12 School
Center for Knowledge North
North Augusta High School
Midland Valley High School Addition
Pelion Middle School
Support Services Building Renovation


White Knoll High School


North Augusta High School


Pelion Middle School


Aiken High School


Ridge Spring-Monetta K-12


Midland Valley High School

RIDGE SPRING-MONETTA K-12 RENOVATION & ADDITION [CMR]
AIKEN COUNTY PUBLIC SCHOOLS



HIGHLIGHTS

- ✓ Renovation Project
- ✓ Combined Middle & Elementary
- ✓ Successful OSF Experience
- ✓ Growing School District

GMP v Actual
$52.2 Million v $50 Million

Award Date
October 2019

Completion Date
February 2021

[redacted]

We served as the Prime General Contractor for this 210,500 SF CMR phased project built on an active campus for Aiken County Public School District. H.G. Reynolds Company constructed the original Ridge Spring-Monetta High School in 1956 and, 60 years later, was re-hired to raze the existing high school and begin a two-phased construction of a new high school followed by a new elementary school. Our client desired a single campus K-12 school facility and new football, baseball, and softball facilities. Up until the completion of Phase Two, the Ridge Spring-Monetta high school and middle school baseball and softball fields lacked any site lighting, therefore unable to schedule games at night. This was a three-phased project built on an occupied school campus. Phase 1 was completed before 2017. H.G. Reynolds came on board in 2018 to construct the final 2 phases.

Phase 2 consisted of constructing a new 124,500 SF high school built onto and around the occupied middle school campus. The new construction included a two-story classroom wing, science labs, gymnasium, media center, administration area, elective classrooms, a band area, and complete high school athletic facilities. This phase was completed in February 2020.

Phase 3 started immediately upon completion of Phase 2 and consisted of a new 86,000 SF two-story elementary school that was an addition to the previous building. It included classrooms, a kitchen, a cafeteria, a media center, and a PE room. The old high school was demolished as a part of this phase.

The campus remained fully occupied during construction, and the school experienced zero disruptions or outages throughout each phase of construction. The construction team was able to successfully phase the athletic field portion of the work so that it could be turned over to the school early for the start of the fall football season.







OSF EXPERIENCE

Due to this being the 3rd phase of an overall K-12 new school facility for the Aiken County Public School District, our project team had to coordinate a plan to conduct a successful OSF Final Inspection while minimizing disruption to the newly occupied middle and high school. Our biggest challenge was to devise a plan to test all life safety systems, specifically the new fire alarm system, so we could conduct a full inspection without interrupting classes in the adjacent building.

The elementary school's new fire alarm system is linked to the middle and high school fire alarm system. To eliminate unnecessary campus-wide disruption due to OSF Final Inspections requiring all fire alarm components to be tested, our team scheduled the new life safety systems, including fire suppression, kitchen hood suppression, and fire alarm testing, during the Christmas holiday break. Because of our 30-plus year relationship working with OSF, the inspection team accepted our plan to conduct two final inspections: Life Safety Sign-Off & Final Building Elements Inspection, I.e., ADA Compliance and Building Code Compliance.

By scheduling the life safety system inspection over the Christmas holiday, we were able to liberally check all points of the system without causing disruption to occupied students and staff.

CHALLENGE(S)

1. The project's design would cause significant student and staff circulation impediments in addition to blocking off car and bus routes during school-occupied times. This challenge required our team to implement a strategic and unique approach to avoid disruptions.

SOLUTION(S)

1. The project team successfully relocated existing utility structures and installed temporary roads for buses/cars and tunnels for student circulation, resulting in zero school-day disruptions.

C. FIVE RENOVATION PROJECTS

NORTH AUGUSTA HIGH SCHOOL RENOVATION & ADDITION [CMR]

AIKEN COUNTY PUBLIC SCHOOLS



This was an extensive CMR that replaced the existing North Augusta High School in multiple phases. The original additional renovations and additions were planned as an eight-phase master plan of the campus. This changed with the passage of a sales tax referendum when H.G. Reynolds was brought on board and allowed for several of the original phases to be combined.

Phase 1 included the construction of the two-story Science and Technology Building.

Phase 2 consisted of demolishing 48,000 SF of the original buildings adjacent to Phase 1 and replacing them with over 200,000 SF of new construction. This phase included the kitchen/cafeteria, media center, administration area, main classroom buildings, freshman area, and exploratory classrooms.

Phase 3 included the addition of a new arena gymnasium, locker rooms, and a wrestling room, as well as band and choral space—the entire project consisted of 335,000 SF of new construction, all while the campus was occupied.

HIGHLIGHTS

- ✓ Renovation Project
- ✓ Active Campus
- ✓ Same Proposed Project Executive
- ✓ Successful OSF Experience

GMP v Actual
$65.3 Million v $64.3 Million

Award Date
July 2015

Completion Date
October 2020

[redacted]







OSF EXPERIENCE

As it relates to OSF inspections throughout the lifespan of this project, the biggest challenge was replacing the entire school while remaining an active campus. Working with the district and OSF, we devised a plan to construct this project into five phases. This allowed our team to demolish, build, and move students in, one phase at a time. This also ensured faculty and student safety.

In order to stay on schedule, we worked closely with OSF to schedule inspections every six months to ensure the project stayed on pace.

CHALLENGE(S)

1. North Augusta High School last saw major construction updates in 1962. We were hired as the Prime General Contractor to replace the entire school. We were tasked with the challenge of completing the project on a fully occupied campus with a core of 1,500 students.

SOLUTION(S)

1. In order to meet the challenge, our solution was to break up the project into five phases. This allowed us to build each section with minimal schedule disruption. We completed each phase five times over five years. We worked with OSF and scheduled inspections every six months to ensure the project stayed on pace.

AIKEN HIGH SCHOOL RENOVATION & ADDITION [CMR]
AIKEN COUNTY PUBLIC SCHOOLS



This CMR project was a phased demolition of the existing high school and 215,000 SF rebuild of a new high school on an active campus for Aiken County Public School District.

In Phase 1, we completed a two-story science classroom building and a one-story field house. This construction was completed in 2013.

Phase 2A consisted of constructing two, two-story buildings totalling 152,000 square feet. Spaces included a new administration area, general classrooms, media center, student dining/food service, and business classrooms/labs. This was phased in order to keep the school in operation as portions of the existing buildings were demolished, and new portions were constructed.

Phase 2B constructed a 67,800 square foot addition to Phase 2A. It included an auxiliary gym, locker rooms, band, and choral rooms, art, elective, and ROTC classrooms.

Phase 3 consisted of extensive renovations to the existing James Taylor Activity Center that H.G. Reynolds Company originally completed in 1995. The renovations included removing and installing new bleachers, refinishing and refurbishing the exiting gym wood floor, new basketball goals, scoreboard, upgraded locker and training rooms, complete re-roof and HVAC unit replacement, upgraded toilet facilities to meet ADA, and new state of the art weight room.

HIGHLIGHTS

- ✓ Renovation Project
- ✓ Active Campus
- ✓ Same Proposed Project Executive
- ✓ Successful OSF Experience

GMP v Actual
$44.8 Million v $40.9 Million

Award Date
October 2012

Completion Date
November 2019







OSF EXPERIENCE

For this project, OSF required the design team to design and construct a new campus-wide fire alarm system. To maintain complete and uninterrupted occupancy of the existing school, our team was able to implement a phased fire alarm installation and testing plan successfully. This plan allowed us to install the required infrastructure in existing buildings during after-hours and holidays while maintaining the existing fire alarm system. Once the new facilities were ready to test, we scheduled the project to reach substantial completion during the summer months, so OSF could efficiently test all fire alarm and life safety systems without disrupting school. It took many hours of coordination meetings with the design team and OSF as we encountered challenges and conflicts in existing spaces. Giving OSF a clearly defined testing schedule that they approved was critical in this project's timely completion.

CHALLENGE(S)

1. Our team's biggest challenge was to design temporary safety measures throughout the existing campus to ensure the student's class-changing circulation was not impeded.

SOLUTION(S)

1. Our construction team met extensively with the school principal and district staff to devise a routing plan for students to safely and timely change classes throughout the day. Our team constructed many barriers, passageways, etc., that directed student traffic safely away from construction activities. The school staff gave the students extra time during the construction phase to get to classes in a timely manner, as some of the temporary paths to access buildings were longer than usual. It was an effective partnership between the school staff and the construction team.

MIDLAND VALLEY HIGH SCHOOL ADDITION [CMR]
AIKEN COUNTY PUBLIC SCHOOLS



HIGHLIGHTS

- ✓ Renovation Project
- ✓ Active Campus
- ✓ Same Proposed Project Executive
- ✓ Successful OSF Experience

GMP v Actual
$17.2 Million v $16 Million

Award Date
May 2019

Completion Date
November 2020

This project consisted of constructing a two-story classroom wing and an athletics and dining addition totaling 64,590 square feet. These two additions are located on opposite ends of the existing school. This project was phased to deliver the project efficiently.

Phase 1 was composed of site work to prepare for the new additions and a complete installation of a new fire alarm system throughout the existing high school.

Phase 2 consisted of constructing the academic addition, which consisted of 26 new classroom spaces. The athletics and dining additions included a new dining room, complete with a large outdoor patio, a multipurpose room, an auxiliary gym, support spaces, and two classrooms. .

[redacted]







OSF EXPERIENCE

Successful OSF inspections are achieved through experience with the inspection teams. Our long tenure working with OSF allows us to know their approach to inspections, expectations, and inclinations to interpreting the code, which has led to our prolonged success in delivering quality projects.

CHALLENGE(S)

1. This project required a new fire alarm system for the entire building and new and existing spaces. The existing parking area had to be relocated to construct the two-story classroom.

SOLUTION(S)

1. Due to work in the existing building needing to be completed while students were on summer break, we broke the project into two phases so that an early site and fire alarm contract could accelerate the schedule. We later contracted phase two after the architect had time to complete the drawings.

CONWAY HIGH SCHOOL RENOVATION [CMR]
HORRY COUNTY SCHOOLS



HIGHLIGHTS

- ✓ Renovation Project
- ✓ Active Campus
- ✓ Same Proposed Project Team
- ✓ Successful OSF Experience

GMP v Actual
$30 Million v $30 Million

Award Date
June 2022

Completion Date
November 2023

We served as the Prime General Contractor for this $28 Million, 280,000 SF renovation project for the Conway High School in Horry County School District. To successfully deliver this project on an active campus within the 18-month time frame, our team worked closely with Horry County School District and Architect D3G to create a six-part phasing plan to give students and teachers the adequate space needed for learning during construction.

During the Pre-Construction phase, our team orchestrated a strategy for each of the six phases, allowing us to release material from vendors on an accelerated schedule and avoid long lead times and price increases on materials needed for the project. In addition, to prevent supply chain issues and subcontractor mark-up fees with Mechanical equipment, H.G. Reynolds bid out an Early Mechanical Equipment Package before bidding out the Main Package. *This strategy has allowed our team to stay on schedule and under budget, saving Horry County $2.2 Million.*

Each phase covers approximately 40,000 SF. The scope for each phase includes demolishing and delivering new ceilings, roofing, asbestos removal, a new HVAC system, and a few other miscellaneous renovations that differ from phase to phase. The initial phasing strategy aims to deliver each phase in approximately three months, allowing the students and teachers to access their original classrooms with limited interruption to their academic year.

[redacted]







OSF EXPERIENCE

Successful OSF inspections are achieved through experience with the inspection teams. Our long tenure working with OSF allows us to know their approach to inspections, expectations, and inclinations to interpreting the code, which has led to our prolonged success in delivering quality projects.

CHALLENGE(S)

1. A complete roof removal would open the school to potential water intrusion and an unavoidable 12-month waiting period for the required new insulation.

SOLUTION(S)

1. We utilized lightweight concrete. To accomplish this, our team will survey the existing roof to identify failed areas and then coordinate to remove and repair the existing damage. Our team will pour the lightweight concrete to utilize the existing insulation layer and finish with the new bitumen roof topcoat, yielding the same warranty and life span, saving Horry County time and money.

BEAUFORT ELEMENTARY SCHOOL RENOVATION [CMR]
BEAUFORT COUNTY SCHOOL DISTRICT



HIGHLIGHTS

✓ Your District
✓ Renovation Project
✓ Active Campus
✓ Successful OSF Experience

GMP v Actual
$19.9 Million v $19.9 Million

Award Date
February 2020

Completion Date
May 2022

This CMR project was an 18-month phased renovation of a historic 102,000 SF two-story elementary school on an active campus for the Beaufort County School District. Improvements to the school included replacing all existing electrical equipment and systems, new main sanitary sewer line and plumbing systems, new mechanical equipment and air distribution systems, a new fire suppression system, and an upgrade to the existing fire alarm system.

New lighting, wall and floor finishes, new ceilings, and new cabinetry were provided in all classrooms and common areas. Exterior renovations included updated playground turf and equipment and new brick enclosures.

Other upgrades included:

- Upgraded sound enhancement system
- Upgraded access control and security systems
- New IT Rooms and Cabling Distribution
- New Food Service Equipment
- Window and storefront replacement for all openings
- New doors and hardware throughout the school
- Upgraded athletic field and basketball court

[redacted]







OSF EXPERIENCE

Due to the phased construction, our team coordinated with OSF on the front end to ensure that portable classrooms, access to the classrooms, construction separation, and maintenance of the existing life safety systems would remain intact. Our team and OSF worked together successfully on multiple inspections at the end of each of the nine phases of construction.

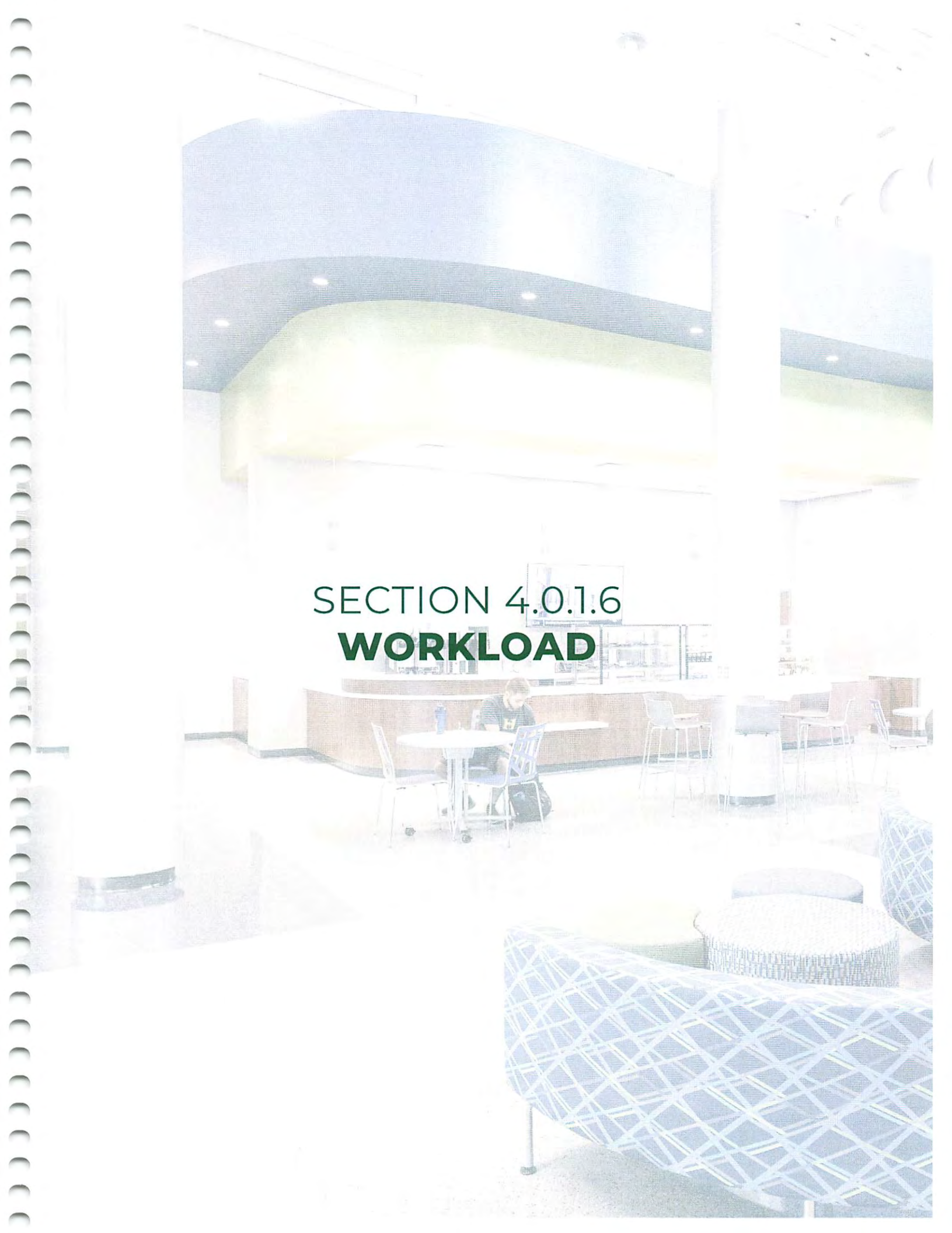
The OSF inspector for BES had previously worked with our project team, which immediately established confidence that all construction would meet or exceed OSF standards. This working relationship allowed us to coordinate with the OSF inspector on multiple occasions to ensure that final inspections went smoothly.

CHALLENGE(S)

1. Renovating the entire school while occupied by students and staff.
2. Replacement of all existing electrical equipment.
3. Maintaining existing Sound Enhancement/Access Control/Fire Alarm Systems.

SOLUTION(S)

1. Six portable classrooms were brought to the school property, which allowed our team to renovate the interior one wing at a time. We also had to maintain code-required paths of egress and appropriate separation between construction and class instruction areas during each phase.
2. Major electrical equipment had to be installed during the 2nd Summer of the renovation. New electrical components were installed during each phase of construction and tied into existing electrical raceways. The new raceways were also installed during the 2nd Summer.
3. Our team maintained the existing systems throughout construction and installed the main components of the new systems during each phase. The new systems were completed during the 2nd Summer of renovation when the old systems were taken off line.



SECTION 4.0.1.6

WORKLOAD



SECTION 4.0.1.7

FINANCIAL STABILITY





SECTION 4.0.1.8

FEES & COSTS

4.0.1.8 FEES & COSTS



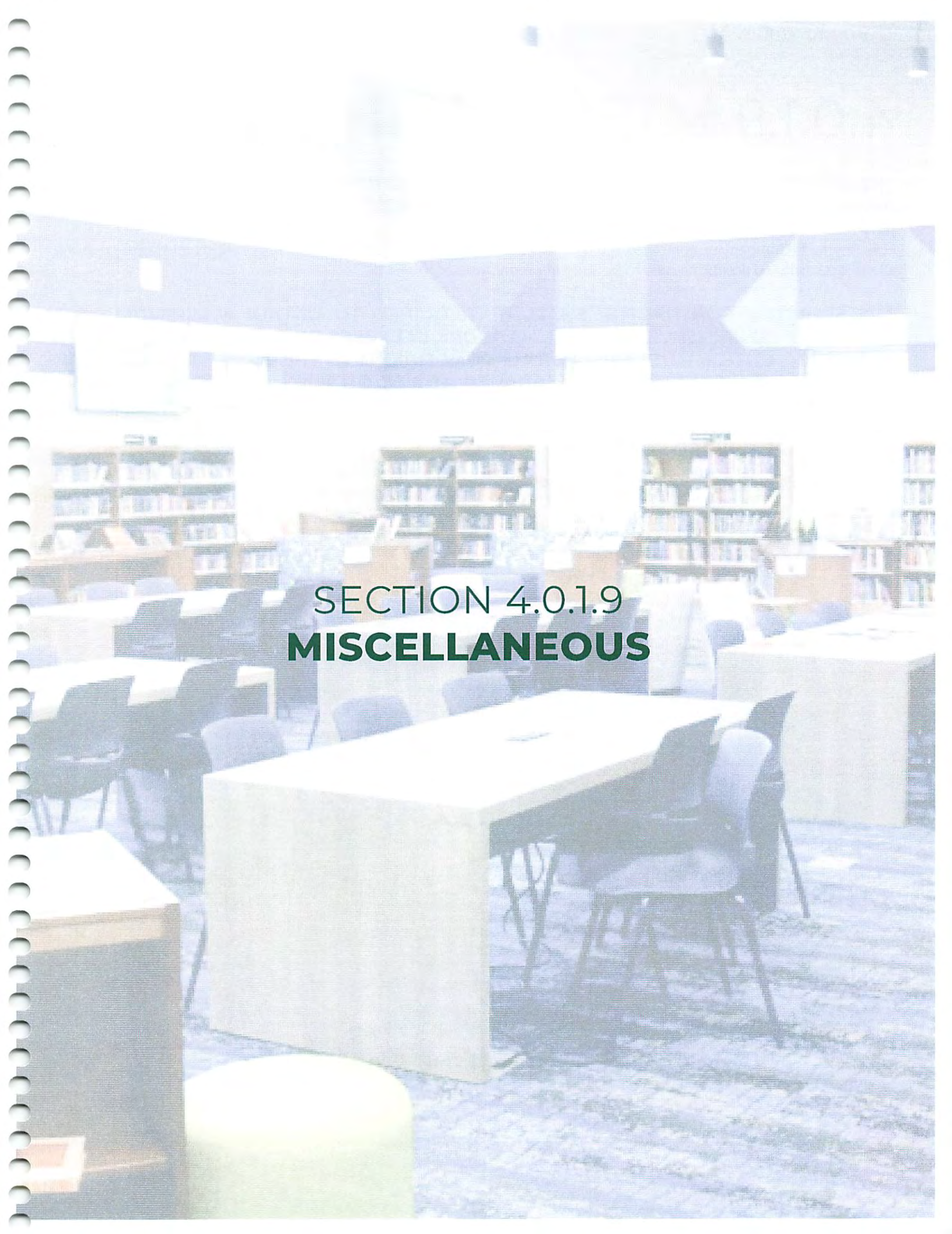
Once project scopes are more defined, the Owner may solicit a fixed price estimate or proposal for the above and or other related services from the contractor for each assigned project.

The Guaranteed Maximum Price consists of the Cost of the Work plus the Construction Fee (%). The Construction Phase Fee will be scored on the following situation for the purpose of comparison of hypothetical proposals:
For the project scope described in Section II of this RFP: Assume that the "Cost of the Work" as defined in Article 6 of the AIA 133-CMC, except for a 100% performance bond and a 100% payment bond for Lady's Island Middle School is $50 million and for the Early Childhood Center in Bluffton is $20 million. Assume the project schedule is as stated in Section II of this RFP, above. State the Construction Phase Fee (as a percentage of the Cost of the Work) your firm would propose and state your cost of the 100% performance and 100% payment bonds for the project.

Construction Phase fees shall include all overhead and profit associated with the project (Project Manager, home office administration, etc.). Only 100% site-based labor will be allowed as part of the cost basis for the project. The owner reserves the right to review staffing of each project prior to finalizing the contract(s).

Lady's Island Middle School
Performance Payment Bond: 0.85% = $425,000
Fee: 3.75% = $1,875,000

Early Childhood Center
Performance Payment Bond: 0.85% = $170,000
Fee: 4.25% = $850,000



SECTION 4.0.1.9
MISCELLANEOUS

4.0.1.9 MISCELLANEOUS

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

H.G. Reynolds Company understands and confirms that we will 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 $100,000.00. ADEQUATE PRICE COMPETITION MUST EXIST FOR ALL COMPONENTS OF THE CONSTRUCTION WORK AWARDED BY A CONSTRUCTION MANAGER AT-RISK ON THE BASIS OF COMPETITIVE BIDS. THE OWNER WILL REQUIRE THAT ALL BIDS BE COMPILED AND PRESENTED PRIOR TO OR AT THE ESTABLISHMENT OF THE GMP. THE OWNER SHALL BE PRESENT WHEN ALL BIDS ARE OPENED FOR REVIEW

H.G. Reynolds Company understands and confirms that we are required to obtain a minimum of 3 qualified, competitive bids for all work in excess of $100,000.00. Adequate price competition must exist for all components of the construction work awarded by a construction manager at-risk on the basis of competitive bids. The owner will require that all bids be compiled and presented prior to or at the establishment of the GMP. The owner shall be present when all bids are opened for review.



THE CONTRACT WITH A CONSTRUCTION MANAGER AT-RISK CANNOT INVOLVE COST REIMBURSEMENT

H.G. Reynolds Company understands and confirms 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

H.G. Reynolds Company understands and confirms 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

H.G. Reynolds Company understands and confirms 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

H.G. Reynolds Company understands and confirms 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

H.G. Reynolds Company understands and confirms the District shall have the right at any time, and for three years following final payment, to audit the construction manager at-risk to disallow and to recover costs not properly charged to the project. Any costs incurred above the GMP shall be paid for by the construction manager at-risk.

A CONSTRUCTION MANAGER AT-RISK MAY NOT SELF-PERFORM ANY CONSTRUCTION WORK FOR WHICH SUBCONTRACTOR BIDS ARE INVITED, UNLESS NO ACCEPTABLE BIDS ARE RECEIVED, OR A SUBCONTRACTOR FAILS TO PERFORM. THE CONTRACT WITH A CONSTRUCTION MANAGER AT-RISK REQUIRES THE CONSTRUCTION MANAGER AT-RISK TO INVITE BIDS FOR ALL MAJOR COMPONENTS OF THE CONSTRUCTION WORK

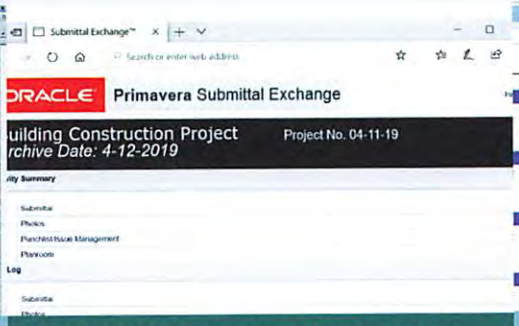
H.G. Reynolds Company understands and confirms a construction manager at-risk may not self-perform any construction work for which subcontractor bids are invited, unless no acceptable bids are received, or a subcontractor fails to perform. The contract with a construction manager at-risk requires the construction manager at-risk to invite bids for all major components of the construction work.

THEOWNERRESERVESTHERIGHTTOPRE-QUALIFYAND/ORAPPROVESUBCONTRACTORS

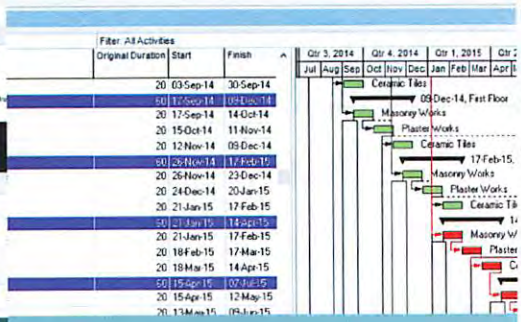
H.G. Reynolds Company understands and confirms the Owner reserves the right to pre-qualify and/or approve subcontractors.



SAGE TIMBERLINE ESTIMATING



PRIMAVERA SUBMITTAL EXCHANGE PROJECT MANAGEMENT CLOUD



PRIMAVERA SCHEDULING



PLAN GRID



REAL-TIME TRUELOOK CAMERA FOOTAGE



MONTHLY REPORTS WITH DRONE FOOTAGE

DESCRIBE YOUR INFORMATION MANAGEMENT SYSTEMS AND OWNER REPORTING SYSTEMS. EXPLAIN HOW THESE SYSTEMS TIE TO THE INITIAL COST PROJECTIONS AND FINAL ESTIMATE

H.G. Reynolds Company brings 75 years of K-12 pre-construction and construction service experience. We understand the need for low-cost and fast-track construction. We are in tune with today's volatile construction market of supply chain disruptions and escalating costs, allowing us to mitigate concerns upfront. Our team provides and maintains an overall project schedule that includes design, permitting, pre-construction, and construction timelines. We employ real-time market data and similar project historical pricing analysis to educate our clients on project budgets. Our team can adequately convey project cash flow projections and life cycle analysis by providing our clients with accurate cost estimates and project time schedules. As part of our efforts for transparency, we employ an open-book bid process with our clients, and we look forward to doing the same for you.

We understand the importance Pre-Construction Services play on the cost-saving potential of your project. Our team takes the time to thoroughly assess and plan, which allows us to proactively mitigate any risks associated with project construction.

Project Cost Estimating (Initial Cost Projections, Final Estimate and Final Cost)

Our estimating team utilizes Sage Timberline Software to generate quick, easy-to-present, thoughtful, well-organized, and itemized estimate reports that our clients expect. Sage Timberline Software is powered by trade-specific cost databases, allowing us to quickly perform quantity estimates and final budgets. The database enables us to update material and labor unit pricing that reflects current market rates.

The priority pre-construction budget and cost analysis milestones that our team will focus on for this project are *Schematic Design (SD) Estimate & Early Bid Package Feasibility, Design Development (DD) Estimate, and Final Grand Maximum Price (GMP).* Our goal in expediting these milestones is to give our construction team more time to prepare, procure, and contract with other subcontractors to meet our final schedule completion dates.

Schematic Design Estimate & Early Bid Package Feasibility

In this phase, costs are derived using data from our past and current project database to emanate a feasible cost per square foot budget. In addition to our database, we begin understanding the district's educational specifications to ensure necessary educational programs are implemented in the overall building design. At this stage, we would require the design team to prepare and submit a project narrative of building systems and materials that align with the district's goals and maintenance capabilities so our Schematic Design Budget can be further evaluated. During the Schematic Design phase, we assess various early bid packages based on the overall project timeline and its relationship with current material costs and lead time trends.

Design Development (DD) Estimate

Our Design Development (DD) Estimate milestone will require the design team to complete a 50% set of construction drawings, including mechanical, electrical, and plumbing trades. From here, our team can develop a complete project estimate to further detail and refine the budget. At this time, our estimators will also begin developing Value Engineering pricing alternates for review. A DD Estimate must be established as soon as practical, so the district can begin to make final decisions on systems, finishes, etc. The final construction bidding documents can begin once this milestone is achieved. Our team will prepare a complete estimate based on this milestone completion and thoroughly review every aspect with the district team.

Guaranteed Maximum Price (GMP)

Our team's final pre-construction deliverable for this project will be the Guaranteed Maximum Price (GMP). The GMP will include all project costs, general conditions, bonds, fees, insurance, and any project contingency and owner allowances. Our Sage Timberline software system will allow us to present a detailed breakdown of each scope of work for your project showing the value summaries for each scope division and subcontractor pricing.

Daily and Monthly Project Report to the District

H.G. Reynolds Company delivers monthly Project Reports to the District, including updates about recently completed work, a 30-day look ahead, schedule snapshot, budget updates, and current drone footage. We also offer Tru-Look camera footage that provides a time lapse of current progress.

Log(s) for Tracking Work Progress

Our most extensive comprehensive project management and communication software is through the Primavera Submittal Exchange cloud database. It provides an easy-to-use interface for electronically changing, reviewing, and archiving design and construction project documentation within a cloud-based system catered to your project. Each member of the A/E design team, owner's team, and construction team will have unlimited access to the cloud system. As documents are entered, each appropriate design team consultant is notified via email with a time stamp and scheduled time for proper review. ***Expected documents submitted through this software include the following:***

- Daily Reports
- Monthly Reports
- Request for Information (RFI) requests and logs
- Submittal reviews and logs
- Allowance tracking and logs
- Closeout submittals and logs

Our experience with this management software has proven to save time and costs and decrease the amount of paper associated with our projects. ***Utilizing this software on your project offers the following key benefits:***

- Time-saving through efficiency.
- All project documents are organized into one location.
- Everyone on the project gets access without the need to purchase individual licenses.
- Unlimited users with support and training for all team members.
- Access from any device with an internet connection; no additional software needed.
- Generates real-time reports for items needed, items in progress, etc.
- Utilizes features such as PDF editor, Microsoft Outlook plug-in, & actionable emails to save steps for document approval.

Schedule Management

H.G. Reynolds Company utilizes the ***Primavera (P6) Project Scheduling Software***, enabling our project team to create easy-to-read Gantt bar charts that are updated over the life of the project. Utilizing the P6 Software provides our project team with the benefits of balancing resource capacity, planning, scheduling, controlling complex projects, and monitoring and visualizing project performance versus planned performance.

Our project team will establish the goals and objectives for the building program during the pre-construction phase. The required owner input of the milestones will enable our team to establish an overall project schedule depicting design milestones to construction closeout. This schedule will have a monthly update throughout the life of the project. Monthly updating of the schedule using the P6 Software provides key benefits of increased planning efficiency, reduced schedule overruns, visibility to identify bottlenecks and take corrective action early, and insight into current and future resource usage for accurate forecasts and decisions.

The practices we implement on our projects to stay on schedule while mitigating project schedule delays or overruns are as follows:

Pre-Construction Permit Planning

Our team will communicate the critical path schedule for obtaining the required building permits. These permits include the OSF Building Permit, Land Disturbance Permit, and the Stormwater Pollution Prevention Plan Permit. Acquiring permits on time is critical for maintaining the overall construction schedule.

Proper Contingency Planning

It is incumbent upon our construction team that we plan for all seen and unforeseen schedule conflicts. Our best tool for restoring construction progress to the baseline project schedule is properly identifying and implementing best practices for schedule recovery. We will ensure the subcontractors we partner with have the proper workforce to perform per contract standards and increase crew sizes and overtime work hours as required.

Assigning Responsibility & Accountability

We will clearly communicate all needs and deadlines with each team member, including the A/E design team, consultants, inspection agencies, and owner. Our construction schedule will clearly define project milestones to be met and provide our team with an accountability structure for the overall project team.

Project Progress Meetings and Tracking

Our construction team will facilitate weekly onsite meetings with all subcontractors and conduct a separate Owner/Architect/Contractor project progress meeting. These meetings will provide our construction team with real-time information to ensure proper schedule tracking and immediate action for potential conflicts or changes. Also, to keep the district school board and important stakeholders abreast of the project progress, our team will issue monthly reports indicating progress with drone footage, updated schedules, and project cost updates.

Project Reporting

H.G. Reynolds Company's project superintendent will require daily reports from all on-site subcontractors. He will then create a master daily report that will be distributed to H.G. Reynolds Company project management and leadership. This allows us to monitor and ensure our subcontractors are providing the proper workforce. Our 75 years of K-12 construction experience lends itself to identifying if various construction trades are understaffed quickly. These reports will be distributed to the district leadership each week in addition to updated monthly reports.

Project Documents Streamlining

A delay in project document approvals such as submittals and Request for Information (RFIs) can lead to schedule overruns that can be detrimental to a project schedule. All stakeholders, including subcontractors and design team members, will be in constant, daily contact with our project management team. We will implement our project management software system for this project to allocate responsibilities to all team members for streamlining project document reviews. Our tool for streamlining project documents within our project management software system is Primavera Submittal Exchange Cloud Service, as described above.

Alternatives Our Team Will Explore to Expedite Schedule

Our team can explore the benefit Early Bid Packages/Multiple GMPs for your project. Due to the volatile construction market and exorbitant lead times, our team has been recommending our clients issue early bid packages in various scopes of work. We recommend this for site work and various other building components to leverage the project's critical path with the early arrival of necessary materials. In order to achieve this, after acceptance of our Design Development GMP, the design team has issued bidding documents for single building systems or components so that our team can competitively bid out the scope. Once the bids are received and evaluated, we establish multiple GMP amendments to the contract to expedite the building construction.

WE TAKE SAFETY SERIOUSLY

H.G. Reynolds Company considers the safety of our job sites and project team members a significant responsibility. We go the extra mile when it comes to safety. We employ a full-time safety consultant that conducts regular inspections of all projects. *Scan the QR code to learn more about our safety efforts.*

Quality Control Management

H.G. Reynolds Company prioritizes providing quality facilities where users can operate and flourish in their day-to-day work activities. We maintain strict attention to detail in aesthetics, design, function, and future maintenance for the owner. Understanding the project, employing knowledgeable and skilled employees, utilizing good subcontractors, and performing work correctly the first time, are the key to a successful project. Our project team's approach to quality control is threefold: Pre-Construction and Subcontractor Management, Communication and Documentation, and a Successful Inspection Plan.

The practices we implement for Construction Quality Control and Validating Compliance with the Construction Documents are as follows:

Pre-Construction and Subcontractor Management

H.G. Reynolds Company requires all subcontractors to undergo pre-construction and pre-installation meetings before any work begins. An early understanding of the scope of work and expectations of design and building code intent is paramount to successful inspections. Our onsite pre-construction meetings are mandatory for subcontractors, including their project manager, onsite installers, the owner, the architect, the appropriate design engineers, and the third-party inspectors. The pre-construction meeting provides open communication between the contractors, design team, and inspectors by allowing the contractors to clearly understand the design intent while allowing compliant code input from the inspection team.

H.G. Reynolds Company's 75 years in the construction industry have allowed us to partner with a wide array of qualified subcontractors. We attribute much of our success to our relationships with dependable, bondable, and cost-effective subcontractors we have historically partnered with on past projects. If our client desires, H.G. Reynolds Company has also performed subcontractor pre-qualification. Our practice to ensure effective subcontractor management is through early solicitation, utilizing successful past performance data, bonding capacity, and references.

Communication & Documentation

Communication between our subcontractors, onsite quality control, and superintendent is paramount when inspecting installed work and/or systems. To ensure that communication matriculates from the Pre-Installation Meetings to the field, our field team will require our subcontractors to build various mock-up installations depending on the scope's complexity so that construction means and methods are understood by all parties, in addition to understanding the end result and how it coordinates with various finish work. Our Quality Control Plan also includes taking detailed photographs of all rough-in systems and creating a job file to document and refer to the as-built conditions of these components as construction progresses.

Our best source of onsite quality assurance and compliance is ensuring proper documentation is readily available to all project team members and subcontractors. It is written in all H.G. Reynolds Company subcontracts to require all subcontractors to use the PlanGrid Build Field Construction Software for their smartphones or iPads during construction. The PlanGrid app is the number one cloud-based construction application for storing drawings and shop drawings/submittals. Updated and approved drawings and submittals are uploaded to the PlanGrid app, which updates all construction team members, ensuring that contractors work from the most up-to-date drawings. Working from the most up-to-date contract documents is paramount to quality and proper installation. We allow the third-party and design team access to our project PlanGrid app to ensure they have the approved shop drawings required to inspect each installed system properly.

Successful 3rd Party Inspection Plans

We require a minimum 48-hour notice from subcontractors requiring third-party inspections. This gives our project team time to inspect the specific work for code and design compliance and consult with the A/E design team should questions arise. Upon satisfactory installation, our team will give the third-party inspection team a 24-hour notice to ensure timely inspections for work to proceed. If a subcontractor fails to meet the design intent, H.G. Reynolds Company can prevent the third party from scheduling and arriving at the site for unintended reasons, eliminating costly re-inspection visits. As part of our inspection plan, our superintendents will communicate our inspection checklist to the subcontractor's requesting the inspection. Our checklist includes, but is not limited to, internal testing by the installing contractor, review of installed systems by the H.G. Reynolds Company superintendent, and correcting any noted deficiencies or poor workmanship. Our experience with K-12 construction is extremely valuable with 3rd party inspection procedures, as we know which systems require testing and when these systems should be tested and inspected.

Our efforts to ensure quality workmanship on H.G. Reynolds Company projects start with our project superintendents. Our superintendents average 15-20 years with our company, and during that time, they have acquired the necessary knowledge of what our company expects regarding quality. ***We are proposing a tenured superintendent for this project with years of K-12 construction knowledge and experience. The strategies our project superintendents use to ensure sound workmanship are***:

- Establishing clear expectations with our subcontractor superintendents every day.
- Confirming the right tools and materials are being used for the task.
- Conducting weekly coordination meetings with onsite personnel and subcontractors, defining job flow and interconnectivity between major trades and finishes.
- Proper protection of work after installation.
- Correcting deficiencies immediately.

We believe that our history of repeat customers is a testament to the quality of work the H.G. Reynolds team brings to your project.

Other Tracking Items that Would Assure the Project is Delivered On Time, Within Budget and the Specified Quality Required.

H.G. Reynolds Company always goes the extra mile for our clients. *Additional steps we implement tracking construction costs, schedule, and quality during construction are performed in the following ways include:*

Experienced Project Management

The advantage H.G. Reynolds Company brings to our clients from a project controls approach is our inclusion of company owners within the project team. For your project, we propose a team including two company owners with a combined 75 years of experience in school construction management. We are committing the same proposed team members for all project cycles to provide seamless transitions between phases. By including company owners on the project frontlines, we can make real-time decisions on critical matters involving potential risks to schedule, cost impacts, and quality. Our experience of having repeat business in various school districts validates our clients' comfort in knowing top management is involved in the day-to-day activities of their projects. H.G. Reynolds' executives are our final decision-makers, and we are committing these decision-makers to your project.

Construction Site Software

Our use of the PlanGrid Software application has become a key feature within our change management plan during construction. Not only does it provide easy-to-use digital access to contract drawings and specifications, but it allows us to immediately update the drawings as required when change occurs. As mentioned in our change management plan, we require clear details and direction from the design team consultants when the owner requests a change in design. Once received, our team can update and highlight the changes within our software application that will immediately update all users working drawings. This quickly addresses and implements the change, so there is minimal impact on the project production schedule.

Self Performance

H.G. Reynolds Company is one of the few general contractors maintaining employed crews for self-performed work. Consistent with our hands-on philosophy, we utilize our self-performing expertise in building layouts, foundation construction, door and frame installation, carpentry, masonry, and structural steel layout. We provide comparative cost analysis during bidding to allow the owner to analyze the self-performed scope of work we can provide versus subcontractor pricing of the same scope.

Our self-performance capabilities bring the following advantages to your project: ***eliminating potential schedule overruns, expertise and cost savings, and improved safety.***

Eliminating Potential Schedule Overruns

Our practice of utilizing in-house crews to install foundations, concrete slabs, and masonry, yields significant time savings when bringing a project out of the ground.

Our management team controls resource procurement by directly purchasing critical materials such as rebar, concrete ready-mix, and hollow metal door frames, which are paramount to a streamlined construction approach. This control allows our team to communicate directly with vendors and manufacturers rather than relying on subcontractor control. Because we utilize in-house crews, we can be nimbler, communicate more effectively, and create realistic schedules.

Expertise & Cost Savings

Increased efficiencies help improve quality and reduce overall costs. Our prior expertise in overseeing one trade in its entirety has provided us with a breadth of knowledge on materials, labor requirements, and market variations that may affect your project. This expertise allows H.G. Reynolds Company to be a valuable resource for VE ideas to save our clients time and money. You can expect the highest quality on scopes we self-perform because our crews work together closely repeatedly on similar projects. We believe our team members are masters at their craft, and our proven results of completing projects on time and within budget reflect the advantage we bring to any contract.

Improved Safety

One of the by-products of self-performance capabilities is improved job site safety. Our project superintendents supervise and control our self-performing crews and ensure our company's high safety expectations are upheld while on the project site. Their leadership sets the standard for our subcontractors and provides a safer environment overall.

Create a Detailed Schedule of Values for Payment Applications

We require all our subcontractor payment applications to include a schedule of values detailing and identifying the areas of work to be billed. These payment applications are due to our accounting and payroll department by the 20th of each month, ensuring our construction team can verify the work in place. This schedule allows our team and the A/E design team adequate time for work-in-place inspections, stored material, etc. Our overall project payment application will reflect our subcontractor's schedule of values, resulting in utilizing one payment application to submit to the A/E design team and owner for review.

Maintain Accurate Allowance and Contingency Logs

Our construction team will employ a master log detailing any allowance or task applied to the contingency used on the project, which is submitted monthly with each payment application. Should the owner wish to add scope not already accounted for within the final GMP, our team will utilize a similar log for tracking all change orders. For any change to the work that occurs and is approved by the owner, it is our practice to require formal Architectural Supplemental Information (ASI) drawings submitted by the A/E design team so that we can formally track along with our allowance and change order logs.

Final Allowance Reconciliation

Upon submitting the final payment application for the project, H.G. Reynolds Company will calculate and produce a final allowance log detailing all costs applied to the project allowances. The savings that result will be issued as a dollar-for-dollar credit back to the owner, with the final payment as a deductive change order

Effective Project Closeout Management

Our clients that occupy these complex facilities maintain facilities maintenance teams that must be well-equipped to handle, diagnose, and maintain the new systems we install. Because many of these systems are new or different from our client's current systems, it becomes our primary focus to properly train and educate the district facilities staff on the proper maintenance of all building systems. It is our practice to secure convenient times for all district and on-campus maintenance to execute one or more training sessions for each system. We also employ videos of the training sessions to issue the owner with the closeout documents for future training.

Our second point of emphasis is efficient punch list completion. To ensure timely and quality punch list completion, we develop a clear and easy-to-follow punch list deficiency log that assigns responsibility to each subcontractor while detailing a deadline to complete each task. Our field team will solicit a punch list after completing an in-house list from the design team, including the design team consultants' punch list. Each punch list issued will be downloaded into our PlanGrid software app and will identify each responsible party for deficiency correction. Our software application allows us to easily filter and distribute each task in digital and physical form so that our entire construction team can begin to correct it.



DESCRIBE THE PROCESS YOU WOULD UTILIZE TO QUALIFY AND BID SUBCONTRACTORS AND VENDORS FOR THE PROJECT

H.G. Reynolds Company's system for effective subcontractor bidding is through early solicitation, utilizing successful past performance data, bonding capacity, and references. It is also our practice to conduct open book bids for our clients. We will develop bid tabulations for each responsive trade so that the results can be presented to the owner and reviewed in detail so the project team can agree upon the award strategies. ***These best practices are detailed as follows:***

Early Communication & Advertisement

We make it a practice to notify major subcontractors we have shared past successful partnerships about upcoming projects. Due to the high demand in the construction industry, our business development team must communicate our upcoming endeavors, so preferred subcontractors can make accommodations to price and potentially team with us. Our bidding database is powered through Pipeline Suite, a software system that allows for unlimited invitations to bid to be sent, multiple bid packages, bid invitations to come from the project manager's direct email, customizable bidder lists, subcontractor response tracking, personalized company trade descriptions, and a cloud-based saving system.

Past Performance Database

Past performance is a good indicator of future performance. By maintaining a current subcontractor/vendor database, we can identify subcontractors who were successful in helping our team deliver projects of similar scope. It is also essential that the owner participates in reviewing our subcontractor's past performance as we seek to employ as many local subcontractors as possible. We believe in keeping the district's money spent locally, yet, we hope to caution against any potential subcontractors who may have had past poor performance in your district.

Bonding Capacity Analysis

We practice bonding all major subcontractors on all projects. General bond rates for our subcontractors fall between 1-2%. Only subcontractors that can be bonded will be considered for this project.

Reference Checks

To ensure the solicited subcontractors can perform the various scopes of work, H.G. Reynolds Company conducts extensive background and reference checks to confirm licensing, bonding, manpower and performance, and financial capabilities.

Post-Bid Analysis

The final step in our subcontractor management plan is during the post-bid analysis. Prior to issuing a Notice of Intent to subcontractors, our pre-construction team will meet with each successful low bidder to ensure that all facets of the priced scope of work and project schedule are understood. Our post-bid analysis phase will also include compliance with contract documents. It is essential that the apparent low-bid subcontractor has priced their scope package abiding by the project specification and drawings. If it becomes evident that products or materials that were not approved were used for their bid, our team can evaluate the next steps of procuring the most responsive bid. During this evaluation period, our team will analyze the proposed subcontractor project team, current backlog, availability, and past performance on other projects of similar scope. Our project success depends on our ability to select effective subcontractors.

All subcontractors utilized on this project will be contracted with the standard AIA Subcontractor Agreement. We will team with bondable, qualified subcontractors to provide the quality and timeliness needed to meet the demands of your project.

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

SMBE+LOCAL
PARTICIPATION PLAN
PROMOTE. ENGAGE. UNBUNDLE. SUPPORT.

H.G. Reynolds Company creates and maintains strong relationships with Small and Minority-Owned Business Enterprises and Local (SMBE+Local) subcontractors and vendors throughout South Carolina. Since the beginning of 2021, we have awarded over $15 Million in construction contracts to WMBE+Local companies.

Our commitment to a team approach is no different when partnering with SMBE+Local firms. We have a program to ensure we give SMBE+Local firms a fair and equal opportunity to participate in our projects. Below we outline some of the steps we take to create a space where these firms, no matter how big or small, have a chance to join our team to ensure you have the highest quality contractors building your school.

1. PROMOTE
Once awarded a project, H.G. Reynolds promotes the new project in the local community by hosting local, pre-bid events, inviting all SMBE+Local vendors, suppliers, and subcontractors who might be interested in bidding on the project. Our SMBE+Local coordinators and project team can explain the project thoroughly and the different scopes and requirements we are hiring for. Our goal is to make sure everyone has an opportunity to submit a bid and understand what is expected from the start.

2. ENGAGE
When hosting a pre-bid event, we can engage with SMBE+Local firms directly. As a result of this practice, our company can better understand the challenges restricting these firms from bidding on specific projects. Our goal is to understand what is needed to ensure SMBE+Local firms are afforded the opportunity to participate in our awarded projects.

3. UNBUNDLE
H.G. Reynolds strives to provide small SMBE+Local firms the opportunity to bid on projects that would typically fall outside their scope of capabilities. To accomplish that, we unbundle a portion of the Scope of Work, including *landscaping and irrigation, waterproofing, painting, carpentry, concrete work, and final cleaning.*

4. SUPPORT
At H.G. Reynolds, we provide the support necessary to ensure SMBE+Local firms have the opportunity to work on our projects. For example, in the past, we have purchased and rented required pieces of equipment at no extra cost to that subcontractor to enhance their firm's capability to complete the work. We also pride ourselves on lending our supervision to firms needing supervisory help while on our projects.

ANY OTHER INFORMATION THAT YOU BELIEVE MAY ASSIST THE OWNER IN DECIDING THAT YOUR FIRM IS BEST QUALIFIED FOR THE PROJECT.

WHY CHOOSE H.G. REYNOLDS COMPANY?

H.G. Reynolds Company has sustained itself across three generations. The consistency and sustainability this framework provides have been central to our success. The pride in our family's business across three generations has encouraged us to continually raise our standards and work harder. The sharing of these entrepreneurial values is what keeps our business thriving. With the H.G. Reynolds Company legacy comes a family journey with deep ties to each other, our craft, and, most importantly, our client's satisfaction.

We believe our family-owned business approach differs from our competitors in the following ways:

H.G. Reynolds Company Owners Assigned within the Project Team: We guarantee our clients that a "Reynolds" will be involved in your project team from Pre-Construction to Project Closeout. Our owners also serve as both Project and Pre-Construction managers on all of our projects. We believe this brings our clients a more streamlined means of communication to the top throughout the project compared to a corporate structure with different layers of management.

Strong Focus on Relationships: In a family business, the relationships are already solidified, which can promote cohesion and camaraderie behind the scenes. The generational values of unity, trust, respect, and teamwork that H.G. Reynolds Company prioritizes motivate our employees and subcontractors to perform at higher levels. In addition, the relationships made and fostered by previous generational leadership have provided invaluable project team relationships as we have endeavored to provide to all of our projects.

Longer Tenured Employees: We pride our company on the average years our office staff, project managers, and superintendents have enjoyed at H.G. Reynolds Company. We believe that the familial bonds our company promotes can be attributed to our employee retention. The low turnover rate means that our project leaders and team members have broader experience, stronger loyalty, and a better work ethic to lead our projects. Higher Level of Commitment: H.G. Reynolds Company is comprised of five Reynolds owners who serve as project managers. We've formed a cohesive family unit that ensures strong project leadership is maintained throughout construction while focusing on our client relationships.

Stability: We believe that a family business offers more stability than any other type of business. Because our owners have the leading role of leadership and overseeing business operations, in addition to their project management roles with our projects, our clients will never have to worry about frequent leadership changes or communication difficulties.

Turn-Key Concrete & Masonry Subcontractors: H.G. Reynolds Company offers a unique service for all our clients in that we employ a turn-key masonry and concrete subcontractor who works solely for H.G. Reynolds Company. Using this model for our projects has afforded us the advantages of time savings by eliminating long subcontractor negotiation periods, having familiarity with all H.G. Reynolds Company management team members and H.G. Reynolds Company job processes, eliminating potential issues for performing overtime work, and ensuring immediate availability.

H.G. Reynolds Company Concrete Subcontractor: Our concrete subcontractor handles all of our activities relating to concrete. These activities include layout, foundations, slab on grades, slab on deck, rebar installation, sidewalk construction, and more.

H.G. Reynolds Company Masonry Subcontractor: Our masonry subcontractor, known for their meticulous attention to detail, handles all of our masonry activities relating to masonry. These activities include layout, CMU, rebar, CMU accessories, thru-wall flashings, brick veneer, concrete block fill, and scaffold construction.

While H.G. Reynolds does offer these services, we do solicit other subcontractor pricing for these scopes of work to provide our clients with the most cost-effective solutions. We aim to provide comparable pricing quotations for our clients to compare and determine the best cost solution to implement on their projects.

EXPERIENCE WITH STATE AGENCIES

Since 1948, H.G. Reynolds Company has been committed to delivering premier construction services to K-12 clients across the Carolina's. We have a rich history of successfully completing hundreds of K-12 projects throughout South Carolina, collaborating with over 25 school districts, and delivering approximately $1.2 billion in Construction Manager at-Risk (CMR) services to South Carolina K-12 facilities. Our mission is to elevate educational environments by crafting spaces that offer communities cutting-edge schools, fostering positive local economic development. ***Every H.G. Reynolds project has attained full occupancy permits within the anticipated deadlines, ensuring seamless transitions for all stakeholders involved.***

We have a proven and successful working relationship with the South Carolina Office of School Facilities (OSF) and other state and local municipalities through our extensive experience with inspection and regulatory teams in South Carolina. Knowing the different governing body's approaches to inspections, expectations, and inclinations to interpret the state law and local building codes are obtained through our 75-year history of K-12 school construction experience.

Our Beaufort County School District project team has demonstrated experience with OSF, DHEC, SCDOT, and local municipalities. Because 90% of our overall company volume comprises K-12 school construction in South Carolina, we maintain a proven track record of project success and partnership with these state and local agencies.

Our methods for a successful partnership with the state, county, and local agencies begin during the Pre-Construction Phase. We understand that a project under OSF jurisdiction can only start with a final review of construction drawings by OSF. Therefore, our construction team can work intimately with the design team during pre-construction. Early detection in the drawing and design process can prevent costly and timely delays during final OSF inspections.

We have also established a successful and collaborative relationship with the South Carolina Department of Transportation (SCDOT). Our team thoroughly understands SCDOT requirements for traffic control, stacking lanes, driveway distance requirements, etc. Our project team has been influential in past project designs by identifying these essential design guidelines and ensuring these requirements are properly accounted for during pre-construction design.

We have also experienced success with the South Carolina Department of Health and Environmental Control (SCDHEC). Understanding the requirements of SCDHEC before starting a project is critical as this agency oversees the project's Storm Water Pollution Prevention Planning (SWPPPS). Before the local county issues a land disturbance permit to begin the project, the county will require approval from SCDHEC. Our proposed team, having led several of H.G. Reynolds' past projects in South Carolina, is familiar with this process.

Every project this proposal highlights falls under these listed state agency's jurisdictions.

PRE-CONSTRUCTION, CONSTRUCTION PHASE SERVICES, AND GUARANTEED MAXIMUM PRICE

At H.G. Reynolds Company, we understand the importance Pre-Construction Services plays on the outcome of not just the project's success but the cost-savings potential of that project. We take the time to thoroughly assess and plan to mitigate risks associated with constructing the project. Our Pre-Construction Services include:

- Existing Condition Analysis
- Mechanical and Electrical Drawing Coordination
- Constructibility Analysis And Review
- Cost Estimating and Control
- Scheduling, Phasing, and Logistics
- Bid Packaging
- Cash Flow Analysis
- Material Procurement
- Risk Management
- Subcontractor Pre-Qualification and Selection

The priority pre-construction budget and cost analysis milestones that our team will focus on for this project are ***Schematic Design (SD) Estimate & Early Bid Package Feasibility, Design Development (DD) Estimate, Value Engineering, Constructability Review, Construction Documents Completion, and Final Grand Maximum Price (GMP).*** Our goal in expediting these milestones is to give our construction team more time to prepare, procure, and contract with other subcontractors to meet our final schedule completion dates.

Our team's final pre-construction deliverable for this project will be the Guaranteed Maximum Price (GMP). Our estimating team utilizes Sage Timberline Software to generate quick, easy-to-present, thoughtful, well-organized, and itemized estimate reports that our clients expect. Sage Timberline Software is powered by trade-specific cost databases, allowing us to perform quantity estimates and final budgets quickly. The database enables us to update material and labor unit pricing that reflects current market rates.

The following page showcases our expertise in providing Pre-Construction and Constsruction Phase Services and Guaranteed Maximum Price (GMP) for K-12 facilities projects under the CM at-Risk method.

GMP EXPERIENCE BY THE NUMBERS



SC K-12 CM AT RISK PROJECTS

CM AT RISK IN PROGRESS OR COMPLETED

DIFFERENT SCHOOL DISTRICTS IN SC FOR CM AT RISK

EXPERIENCE PROVIDING GMP FOR K-12 FACILITIES

Project Name	Final GMP Contract Amount	Savings Credit To Client
North Augusta High School Additions/Renovations	$10,133,094	$223,906
North Augusta High School Phase 2 Demo	$200,531	$28,101
Aiken High School Phase 2-A	$27,160,854	$2,141,852
Leavelle Mccampbell Middle School Site Package	$2,930,166	$193,340
Leavelle Mccampbell Middle School Building Package	$18,674,155	$1,127,363
Redcliffe Elementary HVAC	$2,489,581	$8,919
Aiken High School Phase 2-B	$14,702,757	$1,381,322
Ridge Spring-MonettaK-12 Phase 2	$31,500,923	$785,493
North Augusta High School Demo-Asbestos Abatement	$541,514	$79,313
Midland Valley High Schools Additions	$17,236,104	$1,275,528
Aiken High School James Taylor Gymnasium	$6,594,755	$206,482
Greendale Restrooms	$217,588	$16,412
North Augusta High School Phase 3	$15,545,112	$1,029,559
Ridge Spring-MonettaK-12 Phase 3	$18,899,654	$1,279,105
Gloverville Early Learning Center	$62,486	$35,039
North Augusta High School Phase 4 Gym Demo	$848,599	$31,947
Highland Springs Elementary & Middle School	$42,762,125	$1,541,855
Warrenville Elementary School Fire Spray System	$229,729	$2,271
TOTAL	**$210,729,733**	**$12,647,652.08**

IT'S ABOUT MORE THAN A PROJECT.
IT'S ABOUT ENHANCING COMMUNITIES.

EXPERIENCE WITH YOUR ARCHITECT

Our team has extensive experience delivering successful projects alongside Quakenbush Architects. Notable examples include The Presbyterian College Dorms and SOAR Academy for Horry County Public Schools.

PRESBYTERIAN COLLEGE STUDENT HOUSING [CMR]

PRESBYTERIAN COLLEGE



This higher education housing facility consisted of four buildings and totaled 80,000 square feet.

This 60,000 square foot project was composed of three three-story buildings and houses 144 students. This USDA funded project was constructed for the upperclassmen on the Presbyterian College campus. There are a combined 36 residential units and each unit contains four single rooms two bathrooms a kitchen and a common gathering space.

Location: Clinton SC
Delivery: Construction Management at Risk
Architect: Quakenbush Architects + Planners

SOAR ACADEMY [CMR]

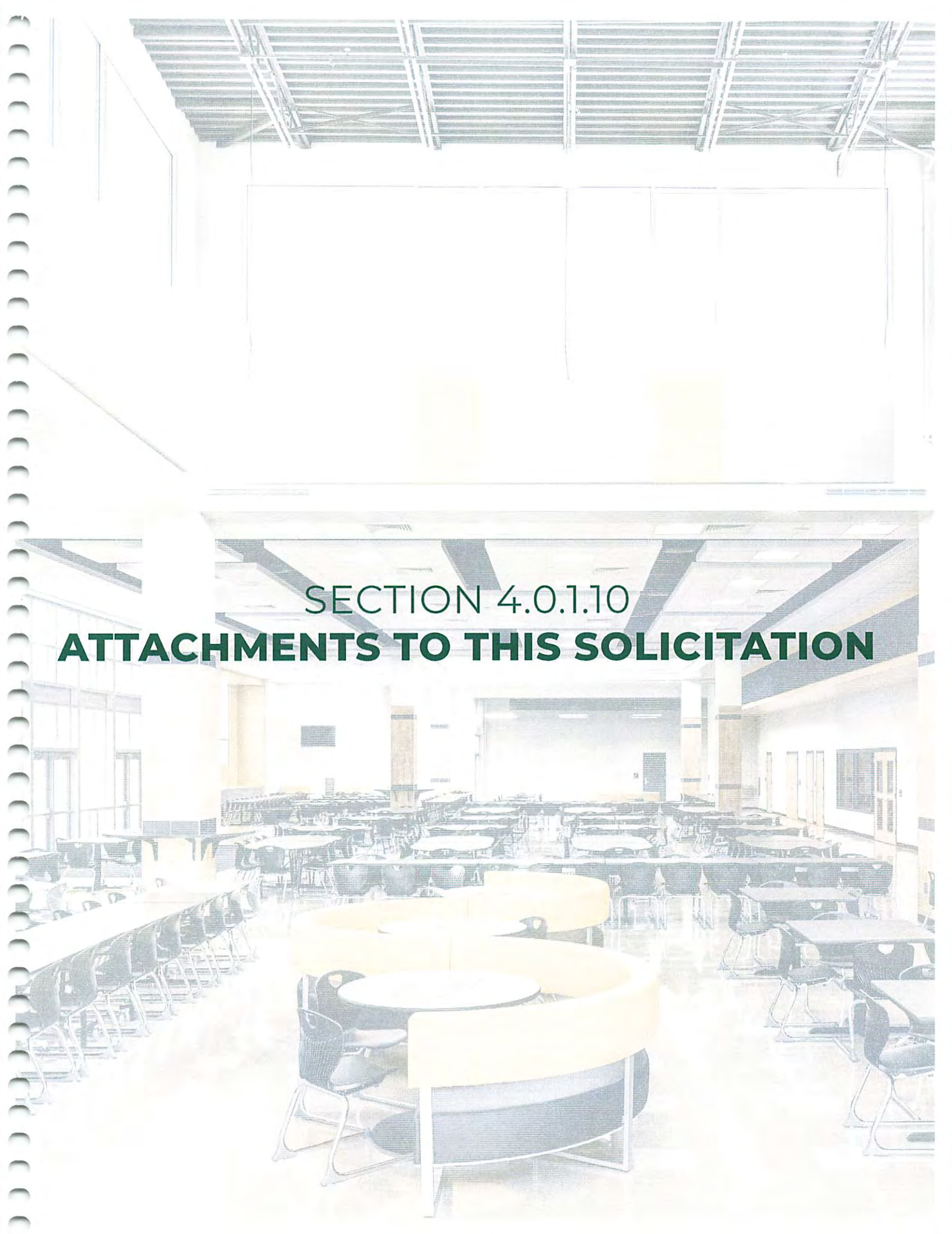
HORRY COUNTY SCHOOLS

The new SOAR Academy for Horry County Schools in Conway is a 50,000 SF alternative school for high school and middle school students. The building's design features two distinct wings for the two age groups, linked by common spaces and the school administration in the front.

The SOAR Academy houses a middle school wing and a high school wing connected by a main corridor with access to common spaces. The layout of the school was designed to control the flow of students, so that middle and high school populations remain separate.

Location: Conway, SC
Delivery: Construction Management at Risk
Architect: Quackenbush Architects + Planners





SECTION 4.0.1.10

ATTACHMENTS TO THIS SOLICITATION

5.0 QUALIFICATIONS

5.0.1 To be eligible for award of a contract, a prospective Contractor must be responsible. In evaluating an Offeror's responsibility, the BCSD Standards of Responsibility and information from any other source may be considered. An Offeror must, upon request of the BCSD, furnish satisfactory evidence of its ability to meet all contractual requirements. Unreasonable failure to supply information promptly in connection with a responsibility inquiry may be grounds for determining that you are ineligible to receive an award.

a) To be eligible for award, you must have the capability in all respects to perform fully the contract requirements and the integrity and reliability which will assure good faith performance. We may also consider a documented commitment from a satisfactory source that will provide you with a capability. We may consider information from any source at any time prior to award. We may elect to consider:

(i) key personnel, any predecessor business, and any key personnel of any predecessor business, including any facts arising prior to the date a business was established, and/or

(ii) any subcontractor you identify.

b) You must promptly furnish satisfactory evidence of responsibility upon request. Unreasonable failure to supply requested information is grounds for rejection.
Please let us know if further information needs to be furnished for satisfactory delivery.

c) Corporate subsidiaries are cautioned that the financial capability of an affiliated or parent company will not be considered in determining financial capability;
H.G. Reynolds Company understands these requirements.

H.G. Reynolds Company understands the requirements listed in this section. Please let us know if you require further documentation, and we invite you to contact our references listed in this proposal to verify our capabilities, integrity, and reliability.

5.0.2 Contractor must be an established business entity, registered and licensed to do business in Beaufort County in the State of South Carolina. Contractor must submit proof of such annually.

H.G. Reynolds Company acquires local business licenses on a project-by-project basis. If we are awarded this contract, we will obtain the proper licensing. We have previously successfully held a Beaufort County and City Business License and foresee no issue acquiring one.

5.0.3 Contractor shall possess all required licenses and permits to perform all work included in this RFP, including any special licenses and/or permits. Copies of all licenses and/or permits must be submitted with your proposal.

H.G. Reynolds Company possess all required licenses and permits to perform all work included in this RFP, including any special licenses and/or permits. See documentation on the following pages.

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 proposer's response.

a) The general history and experience of the business in providing work of similar size and scope. Five (5) year minimum.

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 any 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 understanding 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 they 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.

Please refer to Sections 4.0.1.1 through 4.0.1.9 for complete answers to the items listed above. We have included copies of all appropriate certifications, licenses and permits, as well as evidence to support the documentation on the following pages.

8.0 BIDDING SCHEDULE/PRICE PROPOSAL

8.0 BIDDING SCHEDULE / PRICE BUSINESS PROPOSAL:

8.1 Lady's Island Middle School – Replacement School on Active Campus

Pre-Construction Phase Service Fee: $ $250,000
Based on $50 million construction project.

Construction Phase Service Fee
Plus, cost of Performance & Payment Bonds: $ 3.75%

8.2 Early Childhood Center – New Build

Pre-Construction Phase Service Fee: $ $100,000
Based on $20 million construction project

Construction Phase Service Fee
Plus, cost of Performance & Payment Bonds: $ 4.25%

ANY APPROPRIATE ATTACHMENTS ADDRESSED IN SECTION 9.0 - ATTACHMENTS TO SOLICITATIONS.

Upon our being hired, H.G. Reynolds Company would follow the plan laid out under section 9.0 on page 59. We commit to fully comply with the District policy and guidelines. SWMBE outreach is practiced throughout the bidding process on each of our projects. A listing of SWMBE subcontractors is provided below.

LIST OF MINORITY SUBS AS OF 08.01.2024

A & E DIGITAL PRINTING
A TO Z ACOUSTICAL
ACCURATE REPRODUCTIONS
ALL ABOUT WINDOWS
ANGELINA CROMER DBA
ASSOCIATED CONTRACTORS
BARRY HUNT
BRIAN MCGRIFF DBA
BROOKS & BROOKS INC
CAMPOS CONCRETE
CAPITAL DRYWALL LLC
CARLOS ROMERO
CAROLINA TERMITE & PEST CONTR
CHRISTINE GORDON
CHURCHICH RECREATION & DESIGN
CLEMENTS ELECTRICAL INC
CROSBY BROADWATER
CUSTOM CLEANING SERVICES
CUSTOM IMAGE PRESSURE WASHING
CUSTOM IMAGE PRESSURE WASHING
D & D SPECIALTIES INC
D & T STEEL FABRICATORS INC
D & T STEEL FABRICATORS INC
D E MEANS LLC
DANTZLER PEST CONTROL
DARIN A NIX
DARRELL PADGETT
DEPAZ BROS CONCRETE FINISH
DIANNA MARIE LINDER PRICKETT
DIXIANA STEEL COMPANY
DIXIANA STEEL COMPANY
E F MASONRY
EDISTO TILE SETTERS LLC
F&S MASONRY LLC
FAYE S GROOMES
G R MASONRY INC/ DO NOT USE
GARCIA'S CONCRETE SPECIALISTS
GEORGE A CURTIS/IRS
GLEATON FLOOR COVERING INC
GUS CONSTRUCTION
HALEY RAY PAVEMENT MARKINGLL
HAMILTON & ASSOC ELECTRICAL
HARVEY EZEKIEL PA
HERBERT SHEPARD
IVAN CHAPLIN
JAMES LINDSEY TILE
JEFFERSON MENEZES CARDOSO
JEM'S ENTERPRISES/IRS
JOHNSON AND JOHNSON CLEANING
JOSE GONZALEZ
JOSEPH LAWRENCE/TAX LEVY
JUAN ANTONIO HERNANDEZ VAZQUE
JUAN CARLOS POSAS
JUAN CARLOS ROMERO
K D CONSTRUCTION COMPANY INC
K M MASONRY
L A BARRIER & SON INC
L N I PHILLIPS ROOFING
L R MASONRY INC
LANARD BRIGGS
LINDBERGH & ASSOCIATES LLC
LMS DRYWALL
LORI BRYANT
LUIS M MONTES
M K DUDLEY COMPANY INC
MANIGO BROTHERS LLC
MARIA FLORES
MARIA RAMIREZ
MIDDLETON PAINTING INC/IRS
MILTON EDUARDO POSAS PAGUADA
MLC HAULING DIVISION
MORGAN WINDOW & GLASS INC
MULTI-GRAPHICS INC
NO LIMIT HARDSCAPES
NORLINA GRADING
ONE STOP CONSTRUCTION SERVICE
PALMETTO SHELVING SYSTEMS INC
PHILIP E SMITH
PILE DRIVERS INC
PRECISE CONSTRUCTION
PRO PLASTERING & STUCCO INC
QUALITY CONCRETE
RABON ENTERPRISES INC
ROBERT ADAMS
ROBERTO SANCHEZ
ROJO DRYWALL
ROSALINDA MARTINEZ
RUSH CLEANING COMPANY
RUSH CONSTRUCTION CO-do not
SALVADOR LOPEZ
SIMS CONCRETE OF GREENWOODIN
SOUTH EASTERN ENVIRONMENTAL
SOUTHERN DRYWALL & REMODELING
STEPHANIE C MCCLAIN DBA
SUBER CONSTRUCTION
SYLVIA A BODIE
TAP OF THE LOWCOUNTRY
TARS & STRIPES
TEAFILO TORRES
TERRENCE DELSHAWN MANIGO
THOMPSON & LITTLE INC
THOMPSON CONSTRUCTION CABINET
TWO TIMES THE STUCCO
VIVIAN TORRES
WATFORD TILE COMPANY INC
WENCO COMMERCIAL DRYWALL INC
WORLDWIDE CONCRETE CONST INC
ZADRIAN BROWN

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

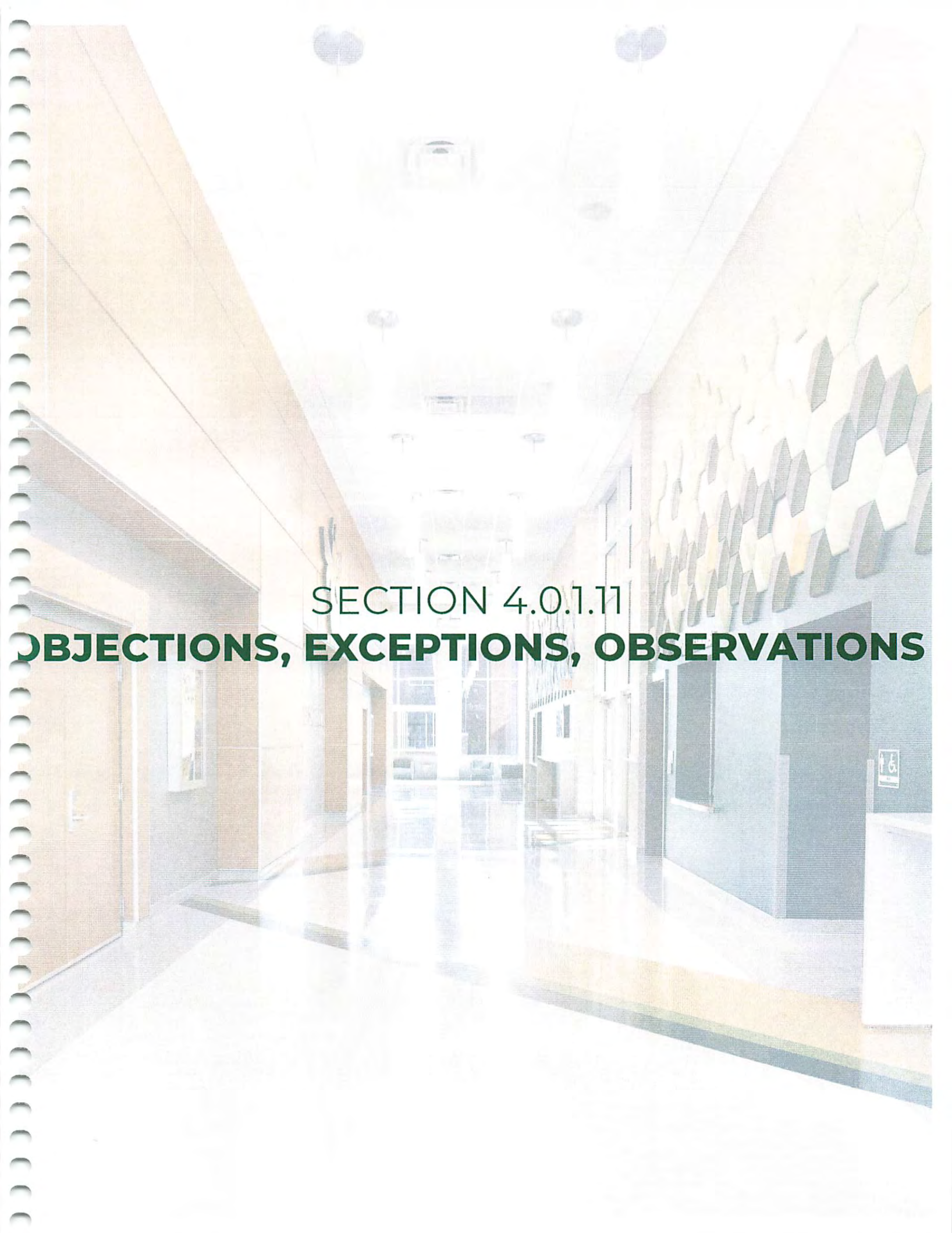
August 29, 2024

Date

Name: Jeffrey Reynolds

Title: President

Project: Construction Management at-Risk Services – Lady's Island Middle School – Replacement School on Active Campus and Early Childhood Center in Bluffton – New Build



SECTION 4.0.1.11

OBJECTIONS, EXCEPTIONS, OBSERVATIONS

4.0.1.11 OBJECTIONS EXCEPTIONS, OBSERVATIONS

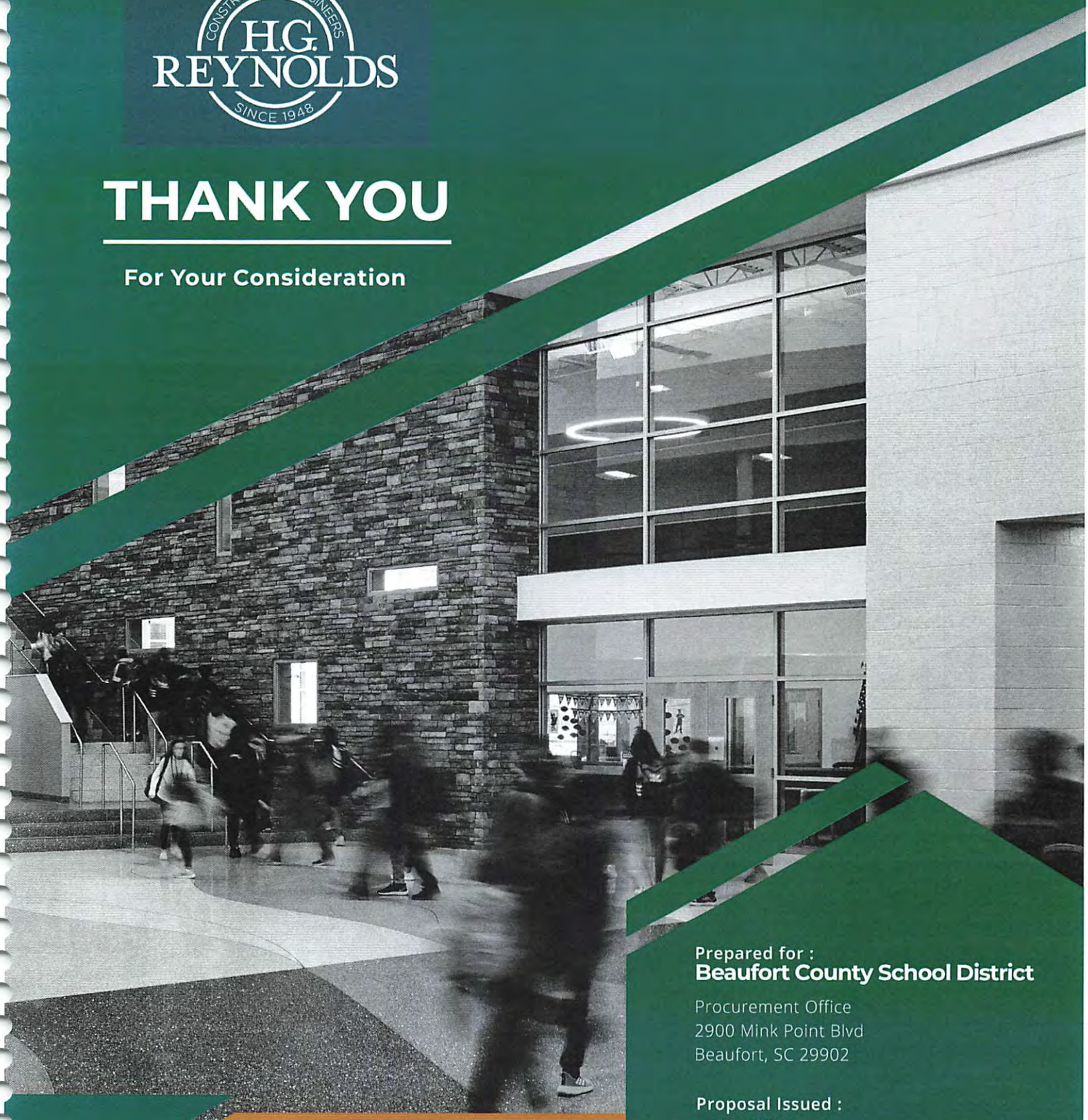
OBJECTIONS, EXCEPTIONS, OR OBSERVATIONS

H.G. Reynolds Company has no Objections, Exceptions, or Observations at this time.

H.G. REYNOLDS
CONSTRUCTION ENGINEERS
SINCE 1948

THANK YOU

For Your Consideration



Prepared for :
Beaufort County School District

Procurement Office
2900 Mink Point Blvd
Beaufort, SC 29902

Proposal Issued :
07.31.2024

Proposal Valid to :
08.29.2024