

JE DUNN CONSTRUCTION

PROPOSAL FOR
CONSTRUCTION MANAGER AT-RISK SERVICES

BEAUFORT COUNTY SCHOOL DISTRICT

SOLICITATION NO. 25-004

LADY'S ISLAND MIDDLE SCHOOL - REPLACEMENT SCHOOL ON ACTIVE CAMPUS & EARLY CHILDHOOD CENTER IN BLUFFTON - NEW BUILD

BLUFFTON, SOUTH CAROLINA

AUGUST 29, 2024 | 4PM

JE DUNN CONSTRUCTION
1360 TRUXTUN AVENUE, SUITE 104
N. CHARLESTON, SC 29405

ORIGINAL

Beaufort County School District

	Solicitation Number:	25-004
	Date Printed:	July 16, 2024
Addendum 1	Date Issued:	August 21, 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:

JE Dunn Construction Company — Corporation

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

Ryan Price — Vice President

PRINTED NAME — TITLE

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

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):
1360 Truxtun Avenue, Suite 104 North Charleston, SC 29405	1360 Truxtun Avenue, Suite 104 North Charleston, SC 29405
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):
1360 Truxtun Avenue, Suite 104 North Charleston, SC 29405	1360 Truxtun Avenue, Suite 104 North Charleston, SC 29405
☒ Payment Address Same as Home Office Address	☒ Payment Address Same as Home Office Address
☐ Payment Address Same as Home Notice Address	☐ Payment Address Same as Notice Address
(check one only)	(check one only)

ACKNOWLEDGEMENT OF AMENDMENTS:	Amendment Number	Amendment Issue Date
Offeror acknowledges receipt of amendments by indicating amendment number and its date of issue.	Addendum #1	8/21/24

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

Questions and Answers:

1. Section 2.1.3 on Page 18 references a Pre-Bid Meeting but, no date or time is provided. Will there be a Pre-bid meeting? There is no pre-bid meeting scheduled.

2. Section 3.0.1 “General Information” states on Page 22 states the intention is to select CM@R for each school – implying that there could be two separate awards. Should we provide two separate project teams (one for each school) or just one team? That is at the discretion of the firm.

3. Section 4.0.1.8 on Page 28 states that the proposed project schedule is found in Section II of the RFP. Other than the Maximum Contract Duration (September 2024 – August 2028) found in Section 1.02 on Page 4, we find no anticipated construction schedules for each school. Can you please provide. Two documents have been attached with this addendum for clarification.

4. For this package, do you prefer to have the fee as part of the book or in a separate envelope? There is not a preference if the fees are easily locatable.

5. You asked for Vendor References. Do you mean owners or Subcontractors? Vendors you have worked with.

Beaufort County School District

	Solicitation Number:	25-004
	Date Printed:	July 16, 2024
Addendum 2	Date Issued:	August 26, 2024
	Procurement Officer:	Kaylee Yinger, NIGP-CPP,CPPB
	Phone:	843-322-2349
	Email:	Kaylee.Yinger@beaufort.k12.sc.us

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ENTITY TYPE: Corporation

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

Ryan Price
PRINTED NAME

Vice President
TITLE

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(check one only)	(check one only)

ACKNOWLEDGEMENT OF AMENDMENTS:	Amendment Number	Amendment Issue Date
Offeror acknowledges receipt of amendments by indicating amendment number and its date of issue.	Addendum #2	8/26/2024

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

Clarification on Solicitation – Bonding is required

See Section 4.0 for bonding details.

JE DUNN CONSTRUCTION
1360 TRUXTUN AVENUE, SUITE 104
NORTH CHARLESTON, SC 29405

www.jedunn.com

August 29, 2024

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

RE: PROPOSAL TO PROVIDE CONSTRUCTION MANAGEMENT AT-RISK SERVICES | LADY'S ISLAND MIDDLE SCHOOL - REPLACEMENT SCHOOL ON ACTIVE CAMPUS & EARLY CHILDHOOD CENTER IN BLUFFTON - NEW BUILD, SOLICITATION NO. 25-004

Dear Kaylee,

JE Dunn is excited to respond to your RFP for the Lady's Island Middle School and Early Childhood Learning Center projects. We have taken special care to assemble a team of proven builders. This will eliminate any learning curves, from Preconstruction Services led by David Newland to project completion with Jack, Joe Wagner and Terry Gossett.

As part of our response, I would like to highlight a few key points:

LOCAL PARTICIPATION - INVESTING IN BEAUFORT COMMUNITY | We have developed excellent relationships with trade partners throughout the southeast and South Carolina which provides the Beaufort County School District access to a vast array of qualified subcontractors for this project. We make every effort to ensure local participation given the level of investment made by the taxpayers of Beaufort County for these projects. One of our vital roles is to ensure potential trade partners are cognizant of the project potential. We have conducted and participated in five community and trade partner outreach events in South Carolina over the past 2 years to inform local and regional subcontractors about the various project opportunities they can pursue with our team.

DEDICATED TEAM WITH BEAUFORT COUNTY SCHOOL DISTRICT EXPERIENCE | Our proposed team is comprised of talented builders whose careers have centered around executing similar projects, many of whom have been hand-picked because of their experience working together.

MARKET KNOWLEDGE | JE Dunn's broad range of experience constructing project in the Coastal region, and our abundant K-12 portfolio, has resulted in a wealth of market knowledge and data that will help us compare pricing with similar project types, provide lessons learned on constructing similar projects, and develop cost savings ideas that preserve the intent of the design and bring the best value to your project.

Our experience with the Beaufort County School District, commitment to the local community, and experience on similar projects, make us uniquely qualified to deliver these projects with outstanding results. On behalf of the entire JE Dunn team, we are ready and committed to partner on these vitally important projects at Lady's Island and the Early Childhood Center in Bluffton. If you have any questions, please reach out to me directly at 912.856.6206

Sincerely,

Ryan E. Price, Vice President/Point of Contact
JE DUNN CONSTRUCTION

WE ACKNOWLEDGE RECEIPT OF THE FOLLOWING ADDENDA:

ADDENDUM #1 ISSUED 08/21/24
ADDENDUM #2 ISSUED 08/26/24





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4.0.1.3 FIRM INFORMATION

Firm Name

JE Dunn Construction Company

Firm Address

1360 Truxtun Avenue, Suite 104
North Charleston, SC 29405

History of company, including ownership and key management

Founded in 1924, John Ernest Dunn, Sr. began JE Dunn Construction as a small residential contractor which grew to be one of the largest commercial contractors with approximate annual revenues of $6 billion and 26 office locations coast-to-coast. **JE Dunn Construction is an employee-owned, privately-held corporation specializing in construction management, program management, and design/build projects of every size.** With cutting-edge resources and a $6 billion bonding capacity, we have consistently ranked among the top 20 contractors nationwide according to leading industry publication, *Engineering News-Record*.

JE Dunn has had a presence in South Carolina for more than 30 years and in Savannah for more than 68 years. Our coastal operations are comprised of our Charleston and Savannah offices. Charleston will serve as the lead on your project however, both teams will be involved during pre-construction and construction. **We do not anticipate any company changes to occur during the life of the Project.**

While we bring national resources and industry leading educational project rankings to Beaufort County School District, **all decisions regarding your project will be made in our Charleston, SC office.** Our entrepreneurial culture puts key project decisions in the hands of our local leaders and we empower our employee-owners with the responsibility to be your indispensable business partner through solutions with certainty of results.

While we bring national resources and industry leading educational project rankings to Beaufort County School District, all decisions regarding your project will be made locally in our Charleston, SC office. Our entrepreneurial culture puts key project decisions in the hands of our local leaders and we empower our employee-owners with the responsibility to be your indispensable business partner through solutions with certainty of results.

OFFICER OF THE FIRM IN CHARGE



RYAN PRICE
Division Manager

[redacted]

PROJECT EXECUTIVE



MARK CHRISTIANSON
Project Executive

[redacted]

JE Dunn Office Locations



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

JE Dunn Construction | East Region Org Chart

DEPTH OF RESOURCES:

JE DUNN EMPLOYS

858 FULL-TIME POSITIONS

IN THE EAST REGION.



Dan Kaufman
East Region
President



Ryan Price
Coastal Division
Vice President



Kent Thames
Charleston



Mark Christianson
Savannah



Todd Rampley
Client Support



Joe Wagner
General Superintendent



David Newland
Preconstruction



Pete Silva
Safety

REGIONAL SUPPORT SERVICES



Todd Stuart
MEP



V. Mishaune Sawyer
Diversity



Marques Lowe
Safety



Matt Hagan
Quality



Chad Meadows
Scheduling



Kyle Hingst
Virtual Design
Construction (VDC)

JE Dunn Construction

Coastal Operations Team | Depth of Resources

DIVISION MANAGER



Ryan Price
Division Manager

GROUP MANAGER



Kent Thames
Charleston Market Leader



Mark Christianson
Director of Construction Operations

ADMINISTRATIVE



Ann Kelly
Office Manager



Angela James
Sr. Project Administrator



Rhonda Radcliff
Project Administrator



Hailey Mitchell
Receptionist

SAFETY



Pete Silva
Safety Manager

PRECONSTRUCTION



David Newland
Preconstruction Director



Barry Fransen
Estimating Manager



Blake Knobloch
Estimating Manager



Ashley Lloyd
Estimating Engineer

PROJECT MANAGEMENT



David Vater
Senior Project Manager



Jeff Gazaway
Senior Project Manager



Hans Laros
Senior Project Manager



Ted Wolf
Senior Project Manager



Jack Grove
Project Manager



Reanna Coggins
Project Manager



Delaney Pacula
Project Manager



John Adams
Project Manager



Alec Arand
Project Manager

CLIENT SOLUTIONS/ MARKETING



Walter Murphy
Business Development



Todd Rampley
Business Development



Janet Bates
Business Development



Louise Nelson
Marketing

SUPERINTENDENTS



Russ Aldridge
General Superintendent



Jared Propst
General Superintendent



Joe Wagner
General Superintendent



Terry Gossett
Sr. Superintendent



David Pape
Superintendent



Fred Russell
Superintendent



Bryan Vann
Superintendent



Joseph Ryan
Superintendent



Tom Schwarzer
Superintendent



Daniel Bare
Superintendent



Drew Arrington
Superintendent



Cyrus Deloe
Superintendent



Chris Godbee
Superintendent



Dan Whitley
Superintendent



Dylan Aldridge
Superintendent

PROJECT ENGINEERS

Sonneri Fahy
Senior Project Engineer

Whitney Holloman
Senior Project Engineer

Mitchell Moore
Project Engineer

Will Besh
Project Engineer

Kaden Henderson
Project Engineer

Michael Lyon
Project Engineer

Andrew Ottavianelli
Project Engineer

PRIMARY LOCATION
Savannah Charleston

Vendor References:

DANIEL TUCKER | Mock Plumbing & Mechanical
67 Ross Road | Savannah, GA 31405
912.657.4431|danielt@mocksavannah.com

Savannah-Chatham County Public School System
Andrea B. Williams Elementary School



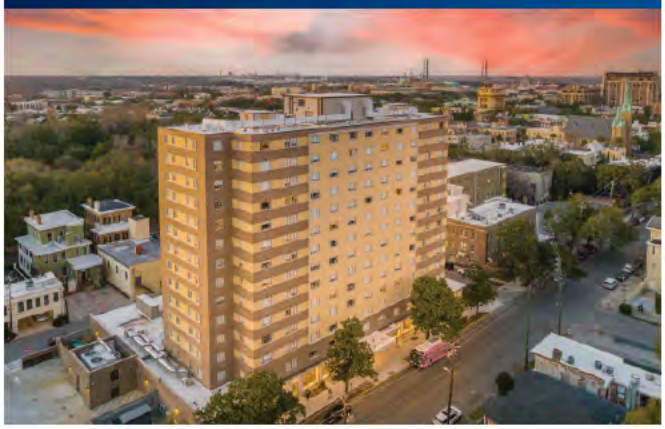
COREY HINSON | Ace Electric
421 Page Place Road | Statesboro, GA 30458
912.681.6106 corey.hinson@aceelectric.net

Savannah-Chatham County Public School System
Jenkins STEM High School Replacement



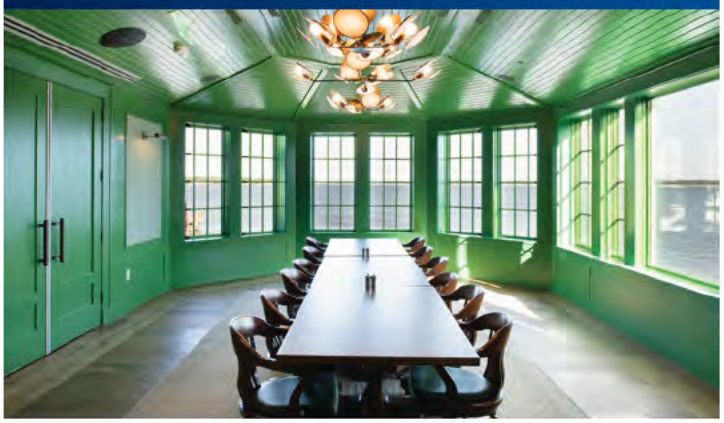
[redacted]

Savannah College of Art and Design | SCAD Chatham House



[redacted]

Sea Pines Resort | Quarterdeck



[redacted]

Sea Pines Resort | Quarterdeck





4.0.1.4 PRE-CONSTRUCTION & CONSTRUCTION PROJECT TEAM

Provide resumes describing your anticipated Project Team, along with their individual and team experience in projects similar in nature to the proposed project

We have included resumes describing our anticipated Project Team on the following pages after our organizational chart.

Include an organizational chart identifying key individuals and their responsibilities.

Please refer to our organiziational chart identifying key individuals and their responsibilities on the following page.

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

We have included current team member obligations, project assigments, and the approximate percentage of time each team member will spend on this project during the different stages of construction on each resume.

YOUR PROJECT TEAM





RYAN PRICE
Officer of the Firm in Charge

PRECONSTRUCTION



DAVID NEWLAND
Preconstruction Director



BARRY FRANSEN
Estimating Manager



ASHLEY LLOYD
Estimating Engineer

OPERATIONS



MARK CHRISTIANSON
Project Executive



JACK GROVE
Project Manager

FIELD



JOE WAGNER
General Superinendent



TERRY GOSSETT
Lead Superinendent





Ryan Price

OFFICER OF THE FIRM IN CHARGE

As Officer of the Firm in Charge, Ryan oversees the Coastal Operations of Charleston and Savannah. He brings 27 years of industry experience, 22 of them with JE Dunn. Ryan has a passion for seeing educational projects prosper and as the leader of our coastal teams, has seen the successful completion of nine school projects in the last ten years. Working with Project Executive Mark Christianson, Ryan will ensure solid leadership and continuity throughout the entire project. As a member of JE Dunn's Executive Management Team, he will have oversight responsibility for all aspects of the project performance.

PROJECT COMMITMENT

10%

[redacted]

REFERENCE

[redacted]

m

EXPERIENCE

22 years with JE Dunn
27 years in the industry

Similar Experience

[redacted]





As Project Executive, Mark will be accountable for all aspects of project performance, ensuring the project vision becomes a reality. He will also work collaboratively with his team, the design team, and Beaufort County School District to develop the Project Purpose Statement, which will be used as a guiding narrative to foster team cohesiveness. Mark's involvement will continue through preconstruction and construction phases of the project, working closely with the project team to provide leadership and guidance to achieve project success. In addition to having contractual authority, he will leverage JE Dunn's national and local resources to ensure expectations are exceeded as your trusted partner.

Mark Christianson

PROJECT EXECUTIVE

[redacted]

PROJECT COMMITMENT

50%

EDUCATION

[redacted]

REFERENCE

[redacted]

EXPERIENCE

4 years with JE Dunn
29 years in the industry

[redacted]





As your Preconstruction Director, David is your advocate from project conception through construction to ensure that we deliver the maximum value to your project within the planned budget. From implementing a collaborative Target Value Delivery approach to utilizing the latest technology in JE Dunn's proprietary Lens™ estimating software, David will provide critical leadership and oversight of the team, process, and tools to achieve your overall vision. David is responsible for delivering an exceptional client experience and ensuring certainty of results.

David Newland

PRECONSTRUCTION DIRECTOR

PROJECT COMMITMENT

100% During Preconstruction

As Needed During Construciton

EDUCATION

[redacted]

REFERENCE

[redacted]

EXPERIENCE

9 years with JE Dunn
26 years in the industry

Similar Experience

[redacted]





As your Estimating Manager, Barry will lead and manage our team to create value through transformational solutions during the design phase. Under David Newland's leadership, Barry will manage our preconstruction efforts. His primary responsibilities will include preparation and presentation of fully transparent cost estimates and his initial tasks will include engaging the entire project team to understand your Conditions of Satisfaction and develop a plan to guide the team to a successful project.

Barry Fransen

ESTIMATING MANAGER

PROJECT COMMITMENT

100% During Preconstruction
As-Needed During Construction

EDUCATION

[redacted]

REFERENCE

[redacted]

EXPERIENCE

3 years with JE Dunn
17 years in the industry

Similar Experience

[redacted]



Jenkins STEM High School Replacement



Ashley Lloyd
ESTIMATING ENGINEER

As Estimating Engineer, Ashley will support the preconstruction effort utilizing JE Dunn's Lens™ suite of estimating tools. She will work with the team to provide real time cost evaluations to attain optimum value from the budget, in addition to managing project costs, and preparing cost updates to ensure that every detail is accounted for in order to deliver certainty of results.

PROJECT COMMITMENT
100% During Preconstruction
As-Needed During Construction

EDUCATION
[redacted]

REFERENCE
[redacted]

EXPERIENCE
3 years with JE Dunn
7 years in the industry

Similar Experience
[redacted]





As your Project Manager, Jack will coordinate all JE Dunn and trade partner project activities, beginning in preconstruction by leading collaborative efforts with the owner, architect, and key trade partners. Working with the preconstruction team, Jack will conduct constructability reviews to attain optimum value from your budget, as well as support the development of the project's strategic plan. Working with Joe and Terry, Jack will monitor project costs, prepare subcontracts, monitor the project schedule, review and approve billings and implement processes and procedures to ensure safety, quality and schedule adherence to deliver your project on time and within budget.

Jack Grove
PROJECT MANAGER

PROJECT COMMITMENT
100%

EDUCATION

REFERENCE

EXPERIENCE
7 years with JE Dunn
12 years in the industry





As General Superintendent, Joe will provide overall project oversight and lead the team in delivering a successful project. Joe is fully versed in safety and compliance standards, both locally and nationally. He will be responsible for providing leadership to the onsite team, oversight of trade partner activities, and guiding construction sequencing activities to achieve project success. Through communication, planning, constructability reviews, knowledge and experience Joe will lead the project team to exceed project goals and requirements for safety, quality and budget.

Joe Wagner

GENERAL SUPERINTENDENT

PROJECT COMMITMENT
25%

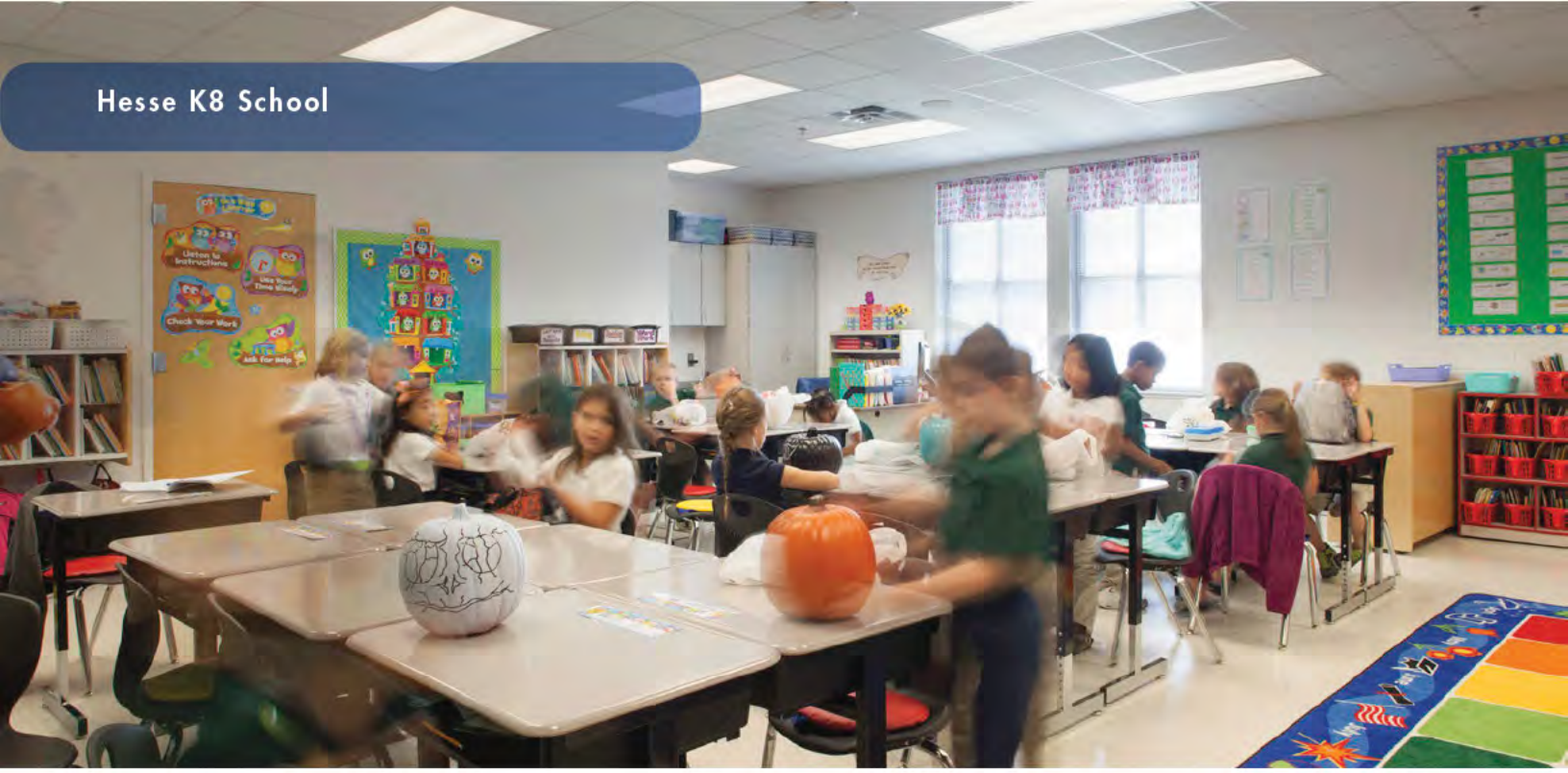
Military Service
[redacted]

REFERENCE
[redacted]

EXPERIENCE
1.5 years with JE Dunn
38 years in the industry

Similar Experience

[redacted]





Terry Gossett
LEAD SUPERINTENDENT

As JE Dunn's Superintendent, Terry will be your onsite contact and will be responsible for team management during construction. Terry will provide oversight to the team and plan all construction sequencing to meet project goals. Utilizing his expertise of lean principles, Terry will ensure successful planning, collaboration and project execution success. He will serve as your safety advocate, creating safety awareness by demonstrating a commitment to an injury-free environment through actions and mentoring. Terry will attend all appropriate project meetings and manage trade partners throughout the life of the project to ensure execution of safety, quality and schedule.

PROJECT COMMITMENT
100%

REFERENCE
[redacted]

EXPERIENCE
36 years with JE Dunn
39 years in the industry

Similar Experience

[redacted]

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

Our team was hand selected to ensure Beaufort County School District is guaranteed a stellar outcome and experience through all phases of the project. The JE Dunn team has multiple benefits that will enhance the process and provide top results regarding safety, budget, schedule, local M/WBE participation, and the school districts overall satisfaction. This team has worked together on multiple projects similar to yours, which means there will be **no learning curve** as we get up and running.



MARK CHRISTIANSON
Project Executive
Point-of-Contact

The construction team will be led by **Project Executive, Mark Christianson**. Mark will serve as the single point of contact for Beaufort County School District.

PRECONSTRUCTION

This phase is critical to set the project up for success using the expertise of all parties involved. Post project award, JE Dunn would immediately look to schedule a meeting with all stakeholders and map out the preconstruction phase schedule. This effort will be led by **Preconstruction Director**, **David Newland**, and will create a roadmap for successful deliveries of budgets for each level of drawings issued. Our approach to preconstruction is more involved than typical estimating. JE Dunn will endeavor to lead the charge using a proven and collaborative approach. As a result, you will see an expedited preconstruction schedule, a more accurate budget through all iterations, less re-design time, and BCSD can rest easy, knowing how every dollar is accounted for. **Our team will utilize our Lens estimating platform to provide real time, realible budgets throughout the preconstruction effort. Lens will provide an insight to budgeting withouth exhausting the trade partner market.**



DAVID NEWLAND
Preconstruction Director

Lens: Delivering continuous cost certainty

lens search™
Find similar project data in our cost history library to use as a budgetary frame of reference.

lens aim™
Create a detailed, evolving cost estimate from concept to completion.

lens focus™
Build a virtual model & view the project with quantification & budgeting directly linked to BIM.

lens view™
Track project progress and watch your vision come to life in a secure, cloud-based dashboard.

We are excited to take the relationships developed through our outreach events, to enhance the Lady's Island Middle School and Early Childhood Center project. Every member of our team will work tirelessly to ensure the success of our minority subcontractors and provide utilization reports to demonstrate that success.



JOE WAGNER
General Superintendent

Prior to each iteration of pricing, JE Dunn will solicit interest from the local M/WBE community. This is an area which both firms have excelled in recent years, and this team can ensure maximum participation is met and guarantee a good faith effort is shown. We share the belief that keeping dollars within Beaufort County and the M/WBE community is critical for project success and will work with the district as necessary to meet goals. For scopes that do not lend themselves to local M/WBE trades, JE Dunn will work to form mentor/protégé relationships benefitting smaller trades.



TERRY GOSSETT
Lead Superintendent

While our preconstruction team is working through design iterations and pricing, our operations staff will be busy creating safety plans, fine tuning schedules, and working with the end user to understand what success looks like to them. We frequently work on occupied sites, and expectations are set and plans put into place months prior to breaking ground. It is our goal that the school district and the school Principal understand every step we make. **The safety of all students, faculty, staff, and visitors is imperative and it is proven that great safety plans equals great safety results.** This effort will be led by our Lead Superintendent, Terry Gossett, and Project Manager, Jack Grove.

CONSTRUCTION



JACK GROVE
Project Manager

Our entire team works hand in hand on most every endeavor. From groundbreaking through ribbon cutting, **our field team will be led by a proven superintendent. His experience on similar projects makes Terry Gossett the right superintendent for this project.** Terry will be complemented by a team of assistant superintendents and field engineers as necessary to manage the scope at hand. Terry and his field staff will be responsible for safety, schedule, and quality, and are highly trained in each of these areas. He will take full responsibility for coordination with the existing buildings and will be a point of communication for the school Principal on the occupied site.

Jack Grove will be our **Project Manager** in charge of procurement, budget, and reporting back to Beaufort County School District. Jack understands the opportunities that present themselves throughout the job to gain momentum on schedule and budget. Jack will have assistance as needed from project engineers with weekly reporting, meeting minutes, and kick-off meetings for the trades. Jack will also be responsible for utilizing the resources such as 3rd party peer reviews, overhead BIM coordination, lean scheduling and planning, etc.

Both our field and operations teams will be located on the project site and will be overseen by Mark Christianson as the project progresses.

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

JE Dunn brings years of experience working with multiple school districts including Beaufort County School District, the Savannah-Chatham County Public School System, Charleston County School District, Columbia County School District, and Liberty County School District. Additionally, Jack Grove and Terry Gossett are currently working together on the Bethesda Academy Track & Field project. **Because of their current experience working together, Jack and Terry have EXCELLENT TEAM CHEMISTRY which will be tranferred over to your project.** We will bring our lessons learned from all of our previous experience which will benefit the Beaufort County School District.

DISTRICT 4 STADIUM





STONO PARK ELEMENTARY SCHOOL





JENKINS STEM HIGH SCHOOL REPLACEMENT







4.0.1.5 PREVIOUS EXPERIENCE

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

JE DUNN EXPERIENCE WITH PROJECTS OF SIMILAR SCOPE

JE Dunn have extensive experience working on similarly sized projects for a variety of school districts. JE Dunn has the capacity to handle projects of all sizes ranging from multi-million dollar contracts to smaller renovations and additions. Our team has the resume and references to meet and exceed the Beaufort County School District's expectations. Our experience encompasses K-12 new construction as well as renovations on active campuses.

DEPTH OF RESOURCES AND EXPERIENCE IN K-12 BUILDING

As one of the largest K-12 builders in the country, we have completed nearly $5 billion in K-12 construction. In the Southeast alone, we have completed 150+ K-12 projects which includes six projects for Savannah-Chatham County Public School System, two completed projects for the Charleston County School District and two under construction - Windsor Forest High School for SCCPSS and the new Evans High School for the Columbia County School District.

LONGSTANDING EXPERIENCE WITH OSF

JE Dunn possess a large portfolio of work for school districts in South Carolina and as a result, we have solid relationships and are well versed in the requirements of OSF as they relate to South Carolina Public Schools. **Our team has been involved with multiple successful OSF Occupancy Inspections in Darlington, Saluda, and Charleston County School Districts. We even worked with the OSF for the Town of Bluffton renovation project completed in 2018.**

On the following pages we have provided a list of references of similar projects along with a case study of success on an occupied campus. We have included detailed information for several of these projects under question c. of this section.

150+
K-12 Projects in last 5 years

$1.5B
K-12 Construction Value

#6
in Education by *ENR*

[redacted]



[redacted]



[redacted]



"JE Dunn is a true, trusted community partner with the Savannah-Chatham County School District. Our mutual commitment to the local community and quality workmanship is reflected in every project we have built with JE Dunn."

DR. JOE BUCK, SUPERINTENDENT
Savannah-Chatham County Public School System
2018-2022

For the past three years, provide the following information:

a. Identify all projects (name, location, completion date and contract amount)

Below is a partial list of projects in our East Region either awarded, under construction, or completed by our Coastal Operations team for the past three (3) yeras . Projects marked with a ✓ have similarities to your project.

2023

	NAME	LOCATION	COMPLETION DATE	CONTRACT AMOUNT	GMP PRIOR TO COMPLETION OF DOCS	NEGOTIATED FEE
✓	*Beaufort-Jasper County YMCA*	*Hardeeville, SC*	*December 2024*	*$12,000,000*	*X*	*X*
✓	*Columbia County School District Evans High School*	*Evans, GA*	*August 2026*	*$102,000,000*	*X*	*X*
✓	*Savannah-Chatham County Public School System Windsor Forest High School*	*Savannah, GA*	*December 2025*	*$78,200,000*	*X*	*X*
	St. Joseph's/Candler Heartwood Medical Office Building	*Richmond Hill, GA*	*March 2024*	*$10,500,000*	*X*	*X*
	Chatham County Courthouse	*Savannah, GA*	*March 2024*	*$76,241,241*		
✓	*Beaufort County School District Roberts Smalls Leadership Academy*	*Beaufort, SC*	*August 2024*	*$61,698,567*	*X*	*X*
	Middle Street Partners Atlantic on Romney	*Charleston, SC*	*August 2024*	*$84,000,000*	*X*	*X*

2022

NAME	LOCATION	COMPLETION DATE	CONTRACT AMOUNT	GMP PRIOR TO COMPLETION OF DOCS	NEGOTIATED FEE
Savannah College of Art & Design Chatham House	*Savannah, GA*	*September 2, 2022*	*$40,525,181*	*X*	*X*
Charleston County Aviation Authority Concourse A	*N. Charleston, SC*	*August 31, 2022*	*$1,462,481*	*X*	*X*
Coastal Carolina Level II Nursery	*Hardeeville, SC*	*March 11, 2022*	*$1,264,540*	*X*	*X*
Sea Pines Resort Quarterdeck	*Hilton Head Island, SC*	*February 28, 2022*	*$11,154,959*	*X*	*X*

2021

NAME	LOCATION	COMPLETION DATE	CONTRACT AMOUNT	GMP PRIOR TO COMPLETION OF DOCS	NEGOTIATED FEE
Restoration Hardware Gallery	Jacksonville, FL	November 12, 2021	$25,634,689		X
Savannah-Chatham County Public School System Jenkins STEM High School Replacement	Savannah, GA	November 121 2021	$58,162,047	X	X
Coastal Harbor Treatment Center Renovations	Savannah, GA	September 15, 2021	$7,535,257	X	X
Savannah Country Day School Batting Cages	Savannah, GA	June 25, 2021	$271,365	X	X
Savannah College of Art & Design Chatham House Demolition	Savannah, GA	May 4, 2021	$2,657,764		

2020

NAME	LOCATION	COMPLETION DATE	CONTRACT AMOUNT	GMP PRIOR TO COMPLETION OF DOCS	NEGOTIATED FEE
Georgia Southern University CEaR	Statesboro, GA	October 1, 2020	$46,329,000	X	X
Charleston County School District D4 Stadium	Charleston, SC	October 13, 2020	$19,000,000	X	X
St. Joseph's/Candler Bluffton Oncology	Bluffton, SC	February 7, 2020	$16,364,827	X	X

b. Identify all modification and new construction projects with similar scope. Additionally:

Please refer to the matrix on the previous page under item "a." with projects marked with  for projects with similar scope completed in the past three (3) years.

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;

n/a

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;

n/a

iii. Indentify 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 curcumstances of the same;

Steadfast in our commitments, JE has never been removed from a contract for cause or failed to complete a contract as awarded.

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

Please refer to the matrix on the previous page indicating projects with a negoiated fee or guaranteed maximum price.

v. Indentify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents.

Please refer to the matrix under question a. on the previous page indicating projects which had a Guaranteed Maximum Price prior to completion of the documents.

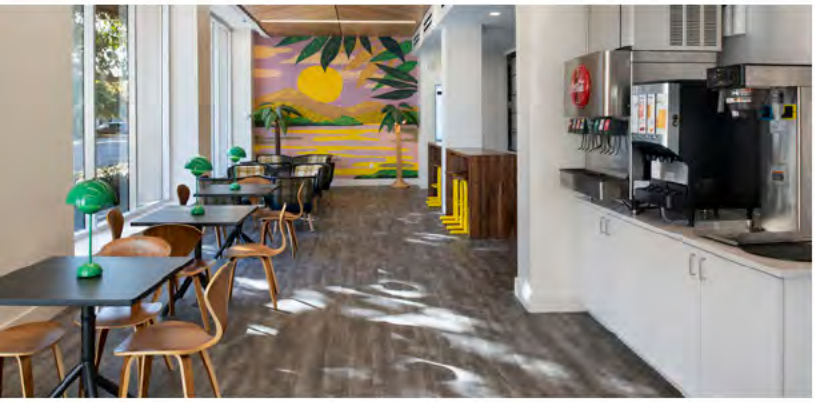
c. Provide descriptions of five renovation projects most comparable to the proposed project scope in which your firm has been involved over the last five years (at least two must be completed). Include the services provided, the Project Team members, schedules and references.

We have included descriptions of five new school projects most comparable to the proposed project scope in which JE Dunn a have been involved over the last five years on the following pages.





RENOVATION
REPEAT CLIENT





Savannah College of Art & Design Chatham House Residence Hall

Savannah, Georgia

JE Dunn has completed the SCAD Chatham House Residence Hall student housing project. This 147,000 SF, 14-story dormitory has been rehabilitated for Savannah College of Art & Design (SCAD) students. Located in the National Landmark Historic District and overlooking Savannah's beautiful Forsyth Park, the new Chatham Apartments is in walking distance to shops, cafes, churches, salons, offices and 22 city squares. Originally built in 1952 as luxury apartments, the Chatham Apartment Building has come full circle experiencing a world of change over the past eight decades. This rehabilitation will benefit our community in a myriad of ways by bringing additional life and economic activity to the downtown area, including the hundreds of local jobs genererated by a project of this size. JE Dunn is honored to be a part of this revitalization of the Chatham Apartment Building and the positive impacts it will have on Savannah.

Size:
147,000 SF

Cost:
$40,200,000

Schedule:
May 2021- September 2022

Project Team:
Ryan Price, Division Manager
Mark Christianson, Project Executive
David Newland, Preconstruction





ELEMENTARY SCHOOL
REPEAT CLIENT
EXPERIENCE WITH OSF





Charleston County School District
Stono Park Elementary School

Charleston, South Carolina

The new Stono Park Elementary School is a replacement school that opened for the 2019-2020 school year. This nearly 73,000 SF 2 story school serves as the new home to 500 students. The construction of the school is load bearing masonry and structural steel joists & decking. The school contains a multi-use cafeteria/auditorium, private computer labs, media center, and state of the art technology to push learning to the next level. This partnership between Cumming, SGA, and JE Dunn had every possibility to be derailed by weather, however the team has worked closely together to keep everything on schedule.

Size:
72,913 SF

Cost:
$18,700,000

Schedule:
May 2018 - August 2019

[redacted]

Project Team:
Ryan Price, Division Manager
David Newland, Preconstruction Director

[redacted]

[redacted]



[redacted]

REPEAT CLIENT
REPLACEMENT SCHOOL ON
ACTIVE CAMPUS







Savannah-Chatham County Public School System (SCCPSS) Jenkins STEM High School

Savannah, Georgia

JE Dunn Construction completed construction of the brand new Jenkins STEM High School. The new 241,651 SF facility replaced the original school built by JE Dunn in the 1950's.

Paid for entirely by ESPLOST dollars, Phase 1 of the $58M construction contract included the main academic building, two bus loops,and adjacent landscaping. The main academic building was designed to facilitate today's learning style, and is equipped to support a STEM curriculum and a full athletic program. Other unique features include a ROTC shooting range, energy labs and solar panels, and a new wing dedicated to special education high school students from Coastal Georgia Comprehensive Academy enrolled in the Georgia Network for Educational and Therapeutic Support program. In addition to the athletic package delivered in Phase 2, Phase1 includes a wrestling room, weight room, a 12,600 SF gymnasium equipped with six (6) basketball goals and telescopic bleacher seating on both sides for more than 1,500 fans, 530-seat auditorium, cafeteria, and media center.

Athletics being at the heart of Jenkins' pride and culture, was Phase 2 and commenced once demolition of the former Jenkins High School Campus was complete. Phase 2 included competition baseball and softball fields, a competition track, a synthetic turf practice football field, two field houses, tennis courts, and an expanded parking area.

Size:
241,651 SF

Cost:
$58,700,000

Schedule:
October 2019 - June 2022

Project Team:
Ryan Price, Division Manager
Mark Christianson, Project Executive
David Newland, Preconstruction

[redacted]

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REPEAT CLIENT
REPLACEMENT SCHOOL ON
ACTIVE CAMPUS

Savannah-Chatham County Public School System (SCCPSS)
Andrea B. Williams Elementary School

Savannah, Georgia

JE Dunn completed the new Andrea B. Williams K-5 elementary school on the site of the existing campus facility. This very traditional Georgian style structure faces prominently toward Wheaton Street in downtown Savannah. The building façade includes precast columns and cornice details with a 2-story clearstory vestibule and media center. Unique architectural features include wood paneling in the lobby, terrazzo floors, ornamental grand stair and open mezzanine from upper offices surrounding the clearstory entry vestibule.

The facility core academic spaces include computer labs, a media center, visual and performing arts labs, administration, kitchen and cafeteria, and a gymnasium. Academic classrooms make up two-thirds of the 2-story "U." This area also houses the media center and the Administration Suite. The other 1-story leg of the plan encompasses the cafeteria and gymnasium.

Size:
95,233 SF

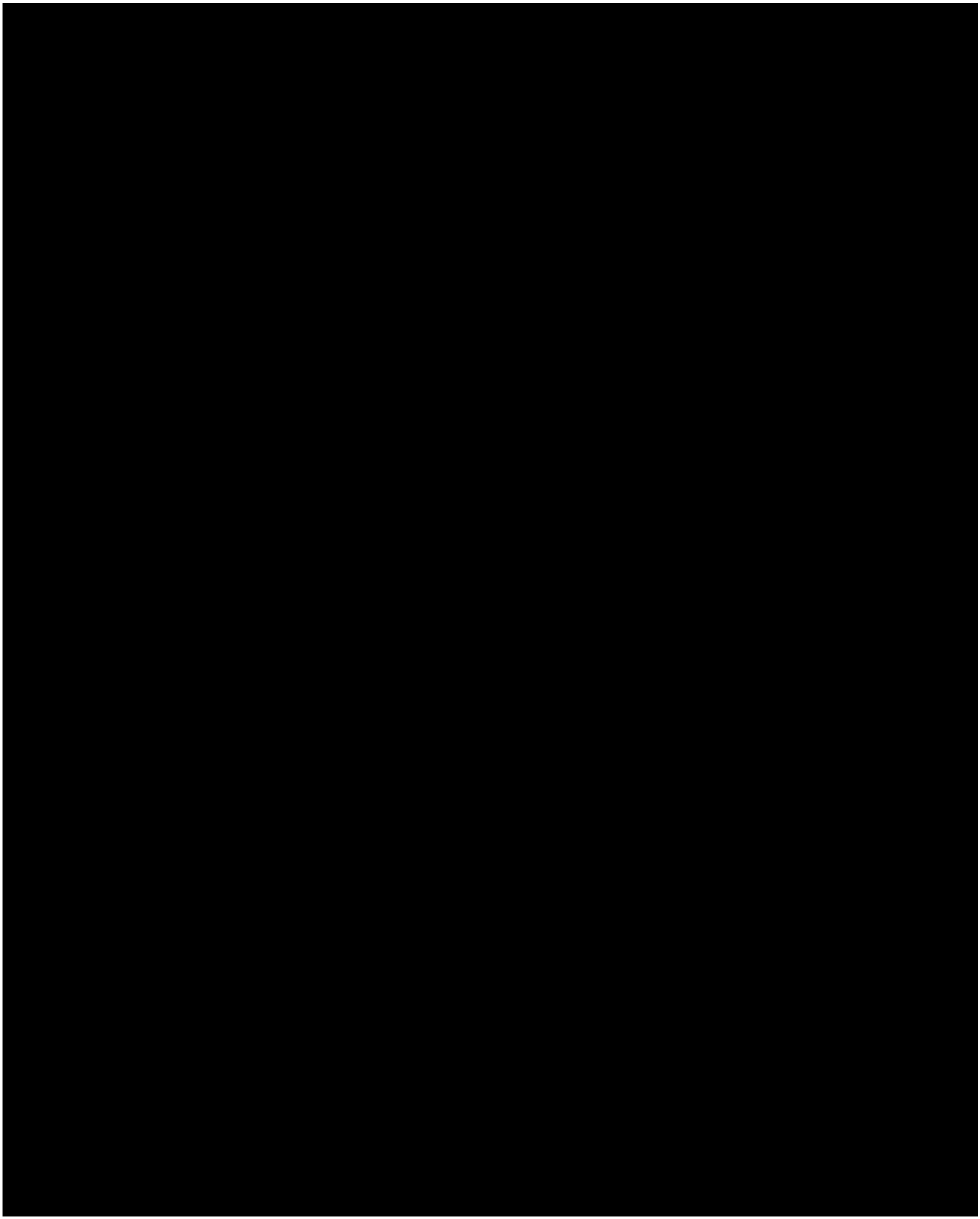
Cost:
$21,700,000

Schedule:
March 2016 - February 2019

[redacted]

[redacted]

Project Team:
Ryan Price, Division Manager
David Newland, Preconstruction





K12
REPEAT CLIENT
REPLACEMENT SCHOOL
ON ACTIVE CAMPUS



Savannah-Chatham County Public School System
Windsor Forest High School

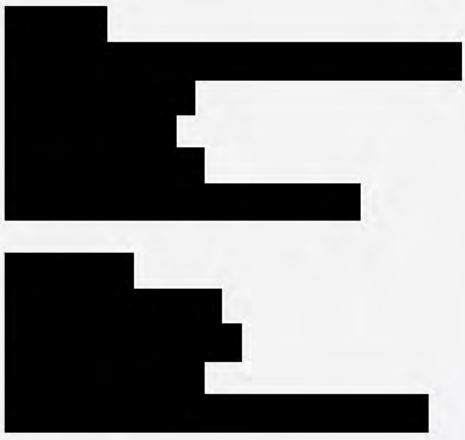
Savannah, Georgia

JE Dunn is currently under construction on our 7th project with SCCPSS building the Windsor Forest High School, a 203,902 SF, 3-story new construction high school. This project is being constructed on the site of the existing Windsor Forest campus. Construction includes new parking lots, athletics facilities, field house, cafeteria, auditorium, practice fields and classroom spaces.

Size:
203,902 SF

Cost:
$78,200,000

Schedule:
June 2023 - December 2025



Project Team:
Ryan Price, Division Manager
Mark Christianson, Project Executive
David Newland, Preconstruction
Joe Wagner, General Superintendent



K12

RENOVATIONS & ADDITIONS





Columbia County School District
Evans High School

Augusta, Georgia

JE Dunn is currently under construction on the new Evans High School Addition and Renovation project. Working in partnership with longtime design partner, LS3P, this project consists of the following additions and renovations:

Additions: 18 classrooms; Cafeteria/commons area/kitchen; Gymnasium/locker rooms/bleachers; 500-seat performing arts complex and theater; Administrative offices

Renovations: Existing admin suite; Old cafeteria for flexible learning spaces and CTAE; Conversion of old kitchen to culinary arts lab

Size:
350,000 SF

Cost:
$89,000,000

Schedule:
January 2024 - Decebmer 2026

Project Team:
Ryan Price, Division Manager
Mark Christianson, Project Executive
David Newland, Preconstruction
Joe Wagner, General Superintendent



4.0.1.6 WORKLOAD

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

Year	Nationwide	East Region	Coastal Operations
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]

What is the current dollar value of work under Contract?

Volume of Work Currently Under Contract	
[redacted]	[redacted]
[redacted]	[redacted]
[redacted]	[redacted]

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

NATIONWIDE	EAST REGION	COASTAL OPERATIONS
[redacted]	[redacted]	[redacted]

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

%	NATIONWIDE	EAST REGION	COASTAL OPERATIONS
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]

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

%	NATIONWIDE	EAST REGION	COASTAL OPERATIONS
[redacted]	[redacted]	[redacted]	[redacted]
[redacted]	[redacted]	[redacted]	[redacted]



4.0.1.7 FINANCIAL STABILITY

Submit your most recent financial statements (at a minimum, balance sheets and income statements for 2022 and 2023) and verification of current bonding capacity.

[redacted]

Provide two bank references.



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

a. Formal mediation, arbitration, or litigation;
b. Significant settlements with clients, contractors, or sub-contractors; or
c. Current significant pending claims or suits.
For each dispute, describe the parties involved, the nature of the dispute, and the amount of the dispute. Please provide thisinformaion for all such disputes arising out of the firm's projects, regardless of whether the firm was a party or witness in the dispute.

Please refer to the following page for all instances of project disputes, which, in the last five years reached the levels described above.

Identify any occasion in the past five (5) years where any Surety was required to pay any claim against any Payment Bond furnished by the Proposer for this project.

There are zero occasions in the past five (5) years where any Surety was required to pay any claim against the Payment furnished by JE Dunn for any project.

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

There are zero occasions in the past five (5) years where any Surety was required to render or secure performance due to any owner under any Performance Bond furnished by JE Dunn for any project.

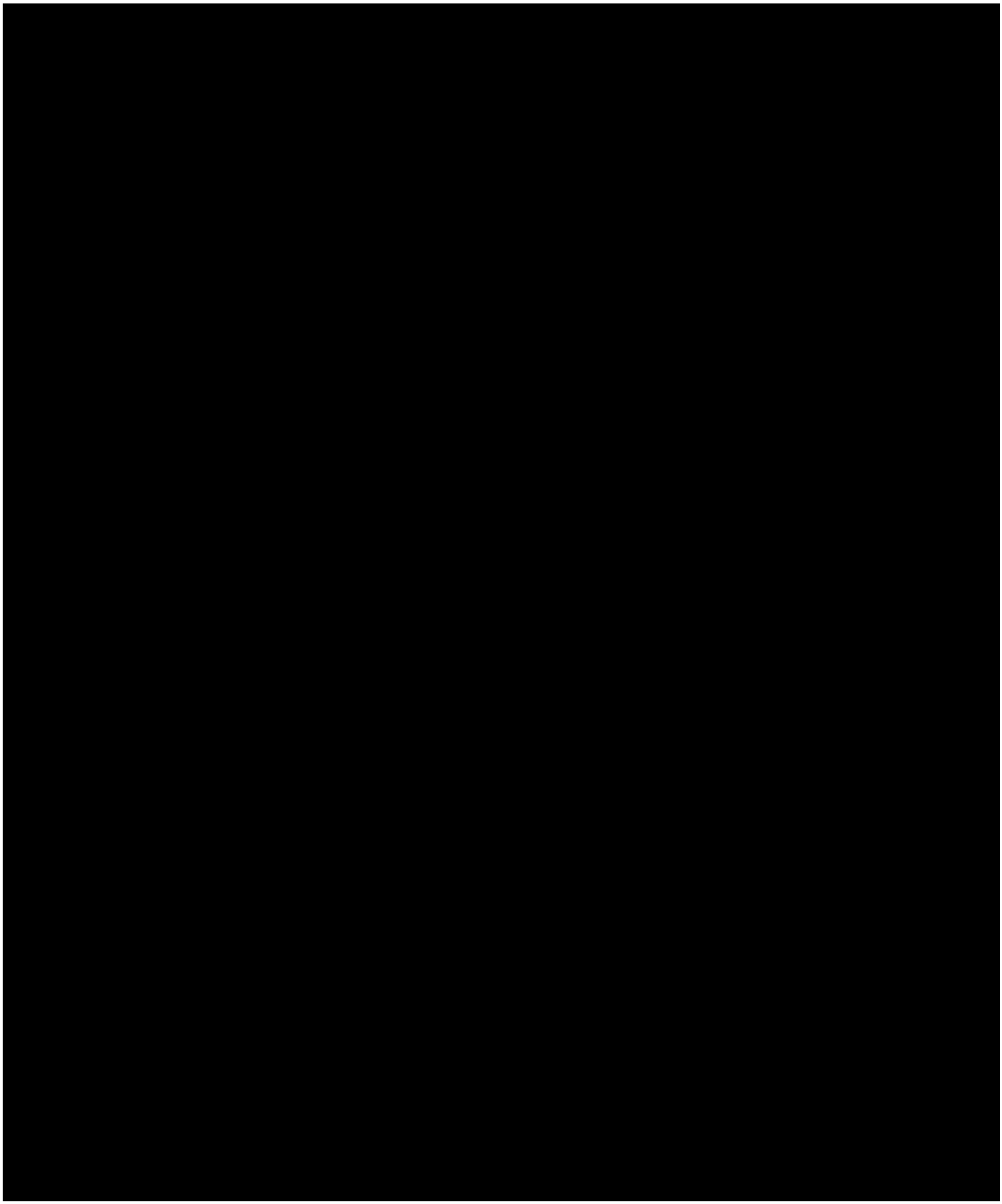
Identify any occasion in the last five (5) years where any Surety requested any owner of a project in which the Proposer had furnished Performance and/or Payment Bonds to make any payment(s) by join check to the Proposer and Surety.

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



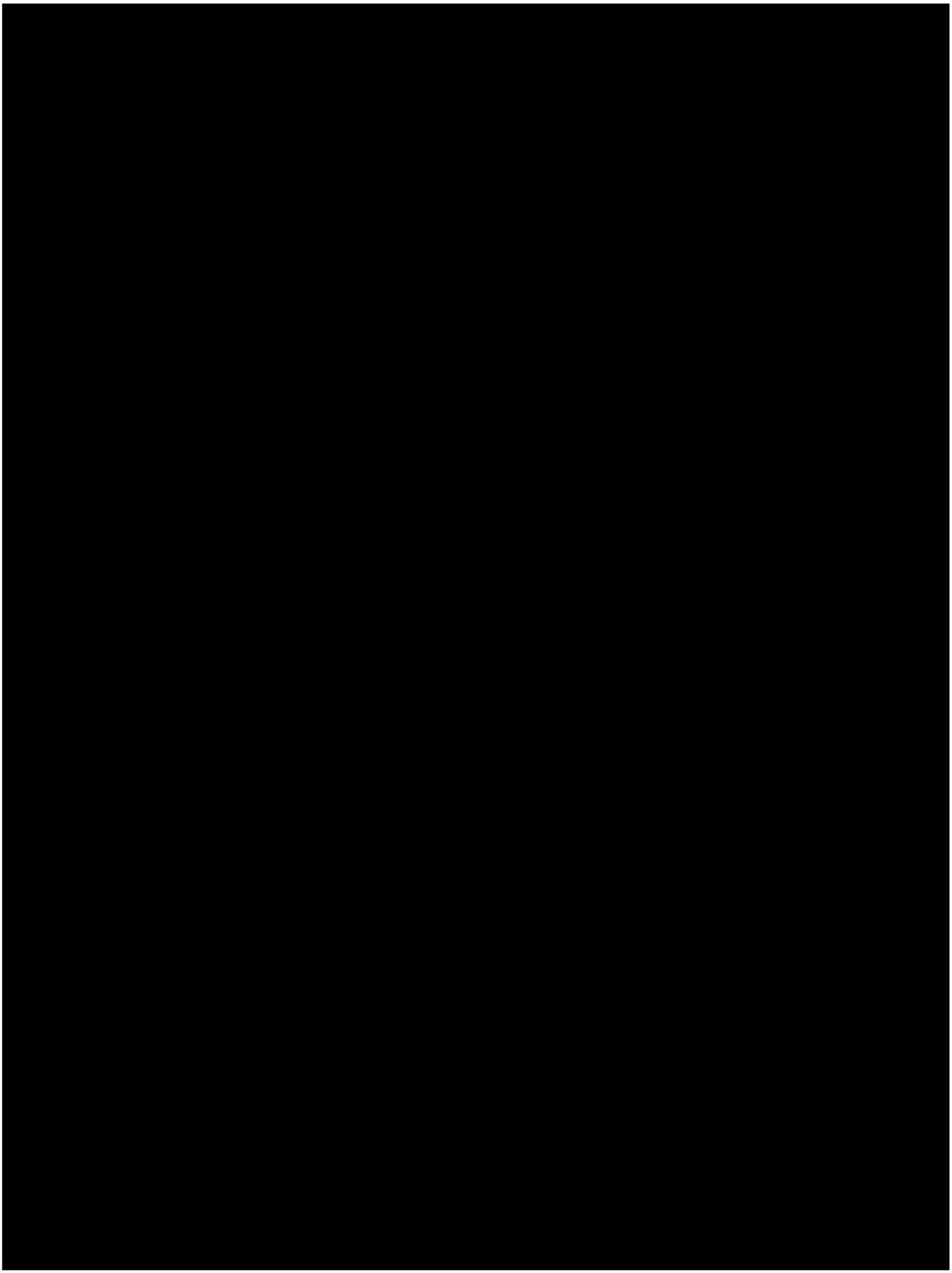
Provide a certificate showing your current Commercial General Liability (CGL) insurance policy and any other insurance policies (such as professional liability) that would be applicable to the Project.

We have included our insurance certificates below and on the following pages.



Attachment Code: D606369 Master ID: 1060734, Certificate ID: 10498921





4.0.1.8 FEES & COSTS

The Proposal must address the following:

-Pre-Construction services will vary from project to project depending on the scope and complexity of each project. Services will include field verification, constructability reviews, and cost estimating. Provide hourly rates for the following services:

a. Estimating
b. Field Verification
c. Constructability Reviews
d. Project Management (during pre-construction)

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).

Service	*Hourly Rate*
Estimating	$114/hr
Field Verification	$100/hr
Constructability Reviews	$125/hr
Project Management (during pre-construction)	$110/hr



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.

JE Dunn understands that the selected Contractor shall be required to hold a publicy advertised pre-bid meeting, covering all projects, prior to accepting bids to be used in preparation of the GMP.

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

JE Dunn understands that the selected Contractor shall be required to obtain a minimum of 3 qualified, competitive bids for all work in excess of $100,000.00. JE Dunn understands that 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. JE Dunn understands that the owner will require that all bids be compiled and presented prior to or at the establishment of the GMP. JE Dunn understands that the owner shall be present when all bids are opened for review.

The contract with a construction manager at-risk cannot involve cost reimbursement.

JE Dunn understands that 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.

JE Dunn understands that 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.

JE Dunn understands that construction may not commence until the bonding requirements have been satisfied. JE Dunn understands that 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.

JE Dunn understands that in a construction management at-risk project, construction may not commence for any portion of the construction until after the District and the construction manager at risk contract for a fixed price or a GMP regarding that portion of the construction.

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

JE Dunn understands that 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. JE Dunn understands that 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.

JE Dunn understands that 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. JE Dunn understands that the contract with a construction manager at-risk requires the construction manager at-risk to invite bids for all major components of the construction work.

The Owner reserves the right to pre-qualify and/or approve subcontractors.

JE Dunn understands that the Owner reserves the right to pre-qualify and/or approve subcontractors.

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

JE Dunn utilizes proven processes and procedures to ensure successful projects that are delivered with the goals of the client in mind. We will be an over-communicator of information, pro-actively managing the project to eliminate surprises because a team can only be effective with open and clear communication - a process that begins with listening.

We actively listen to ensure we understand and execute properly. Once on-site, our project team will be constantly communicating through formal and informal meetings, telephone conversations, e-mail, and electronic communication.

DUNN DASHBOARD

With such a variety of tools and various levels of sophistication we developed our own web based communication tool called Dunn Dashboard.

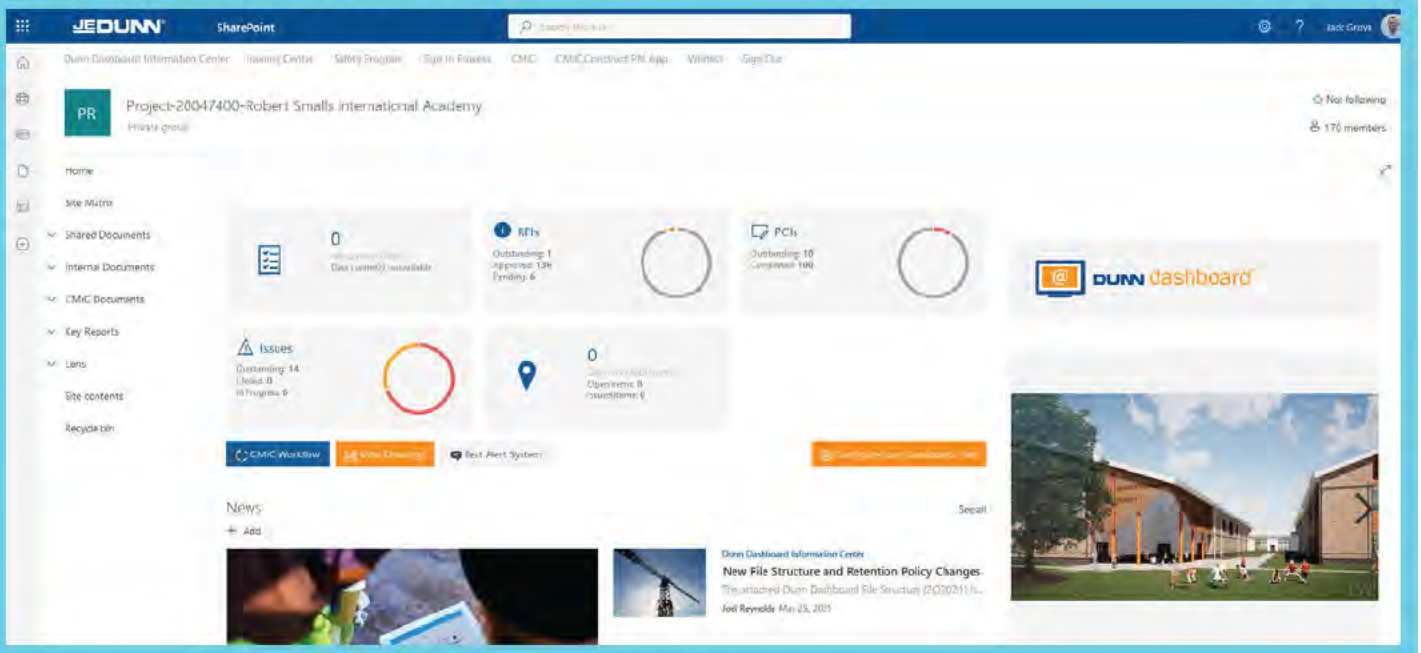
The project web sites offers a secured connection to all project management data (via CMiC) that gives all project stakeholders access to real-time information from any web enabled device, including your smartphone.

Dunn Dashboard is a hub that stores all information on the project. It is a simple web page that can be set up specifically for this project and will store all relevant information. All team members, as well as trade partners, will have access to the site. At the same time, Dunn Dashboards offer a secured connection that gives owners, architects and subcontractors access to real time project information.

The site opens to the project calendar where all project related meetings and events are listed. Also available are the project plans/BIM model, specifications, project schedule, requests for information (RFI), change documents such as Proposal Requests (PR's), Architectural Supplemental Instructions (ASI), permits, Test and Inspection reports, etc.

Estimates are also stored here so they can be accessed and reviewed after the meetings (no special software required). This one-stop shop with all information, which is a great time saver for everyone as it eliminates many phone calls, e-mails, and time looking for information. This has proven to be a great communication tool for the entire project team as everyone has 24/7 access to all project information.

DUNN DASHBOARD EXAMPLE



COLLABORATIVE PROJECT WEBSITE - SHAREPOINT

All project information will be stored and accessed by all stakeholders on our sharepoint website. On this website, the owner, as well as any other designated stakeholders, can review project documents including contract documents, RFIs, submittals and other administrative documents. In addition, this site can host web cams, photos, calendars and announcements.

The project web sites offers a secured connection to all project management data (via CMiC) that gives all project stakeholders access to real-time information from any web enabled device, including your smartphone.

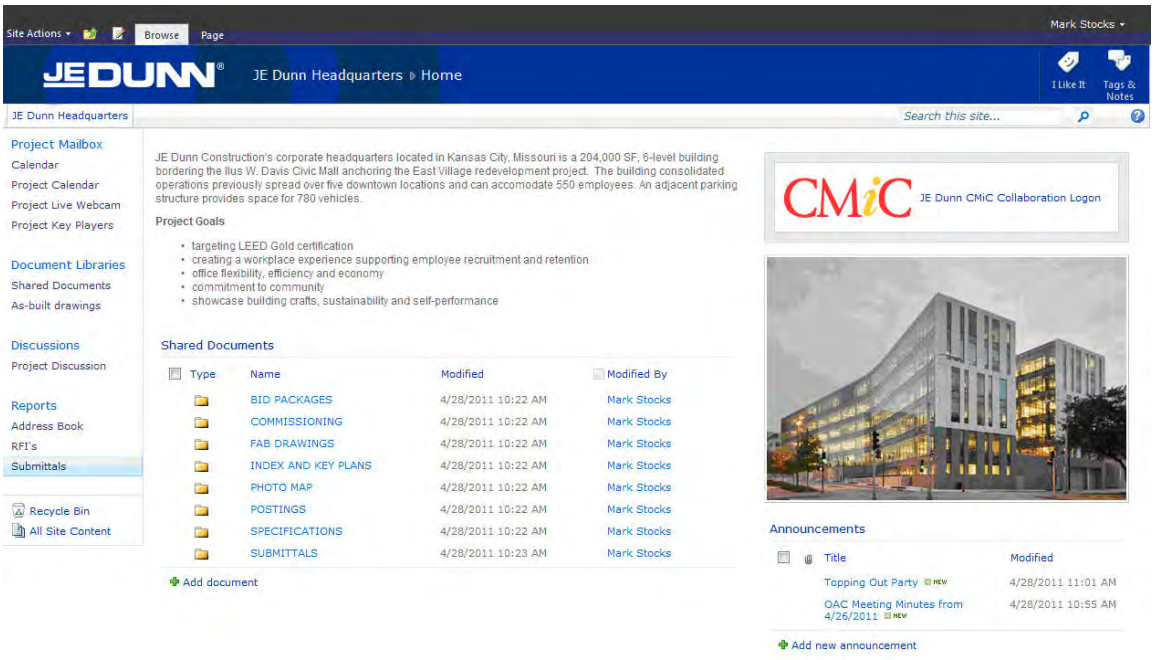
CMIC

CMiC is JE Dunn's accounting and project documentation software. As we move from preconstruction into construction, we will use this platform as the basis of our project management system. Many of JE Dunn's tools communicate directly with CMiC to provide information in our collaboration environments.

CMiC provides a fully integrated platform that provides all of the collaborative features needed to allow the team to work most effectively. It links directly to our other operating software for estimating, customer relations and external and internal communications, thereby providing a completely integrated package. CMiC Project Management has five operating modules which allows us to access, update, monitor, and share all project information, including cost information to provide reports and updates, change management, project accounting and pay applications. The CMiC collaboration module allows for external real-time communication.

CMiC Cost & Budget Management is an integrated accounting package that allows us to:

- Track and monitor time, expenses, supplier and capital costs
- Manage the project budget effectively
- Utilize billing, accounts receivable and accounts payable
- Setup and manage budgets
- Forecast and manage costs
- Report information in a variety of formats and perspectives
- Manage the change process
- Manage resources
- Provide subcontract, time and expense management
- Provide invoice formats that are tailored to project needs
- Provide purchase order approval by amount, group or location



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



We require all firms wishing to work on JE Dunn projects to become prequalified through our proprietary prequalification system (SMS). By submitting financial, safety, and other information to us ahead of time, we are able to ensure only top quality trade partners will work on your project.

WE GO TO GREAT LENGTHS TO MINIMIZE YOUR RISK.

First, we want to communicate with you to address any special companies or people you feel need to be involved in the project. We will work together to make sure those individuals get a seat at the table.

TRADE PARTNER PREQUALIFICATION SYSTEM

Our trade partner prequalification system, SMS (Subcontractor Management System), provides us with a current, dynamic profile of every partner and supplier bidding to and/or contracting with JE Dunn. SMS provides us with quality, safety, and financial information of each vendor including a log of past performance ratings on previous JE Dunn projects. We use this information to determine if trade partners are capable of performing at the level necessary to complete projects successfully.

SUBCONTRACT AND CONTRACT DOCUMENT COMPLIANCE

Beaufort County School District will benefit from having a full time, on site superintendent, Dave Pape, to verify contract document compliance. Dave's level of experience will result in the highest quality project possible at a great value, while maintaining safety.

Our field supervision team will establish high standards for our trade partners, including going above and beyond OSHA specifications for safety, building at the highest quality, as well as meeting or exceeding insurance requirements, daily report requirements and all schedule requirements.

We require all trade partners to comply with the contract documents by being proactive, holding detailed pre-installation meetings and constant follow up in the field. As-built drawings are audited by our project management staff during construction as part of the pay application prior to submission of any payment.

Our staff will also monitor all testing performed to verify compliance with contract specifications. Daily reports are important to review to identify work put in place and verify quantity of workers on site in order to also validate the trade partners' payments.

Material delivered to the project site will be verified by Dave Pape. They will review each invoice prior to it being submitted to Jack Grove and Whitney Holloman for processing. This allows for accurate verification of quantities and hours in the field to make sure no errors occur.

Our team approves pay requests through a detailed review with each individual project team member via a checklist matrix. Pay applications will not be processed until they have completed daily reports and up-to-date as-built drawings. They also must be in good standing with regard to quality, schedule, and insurance coverage. We always recommend a job site walk-through with the design team as part of the submission of owner pay applications.

JE Dunn begins each project with the successful delivery of the project closeout in mind from day one.

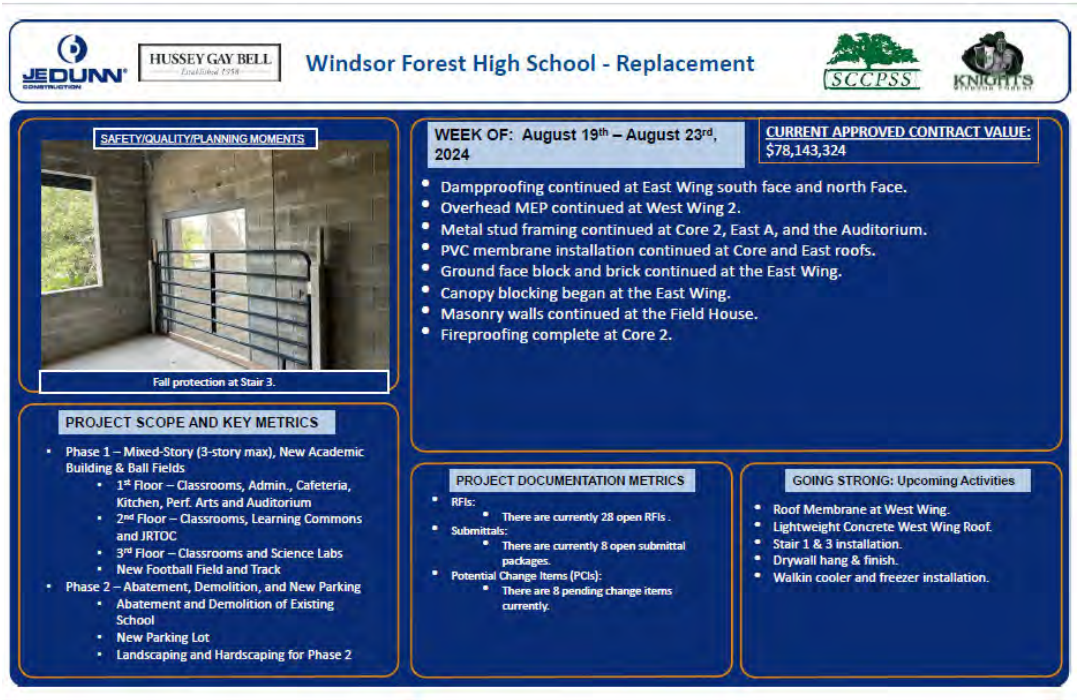
Include one sample of the following items with your oresponse to the Request for Proposal (if these have been done previously with project management software as mentioned in Item 8 above, please submit printed examples in that format.

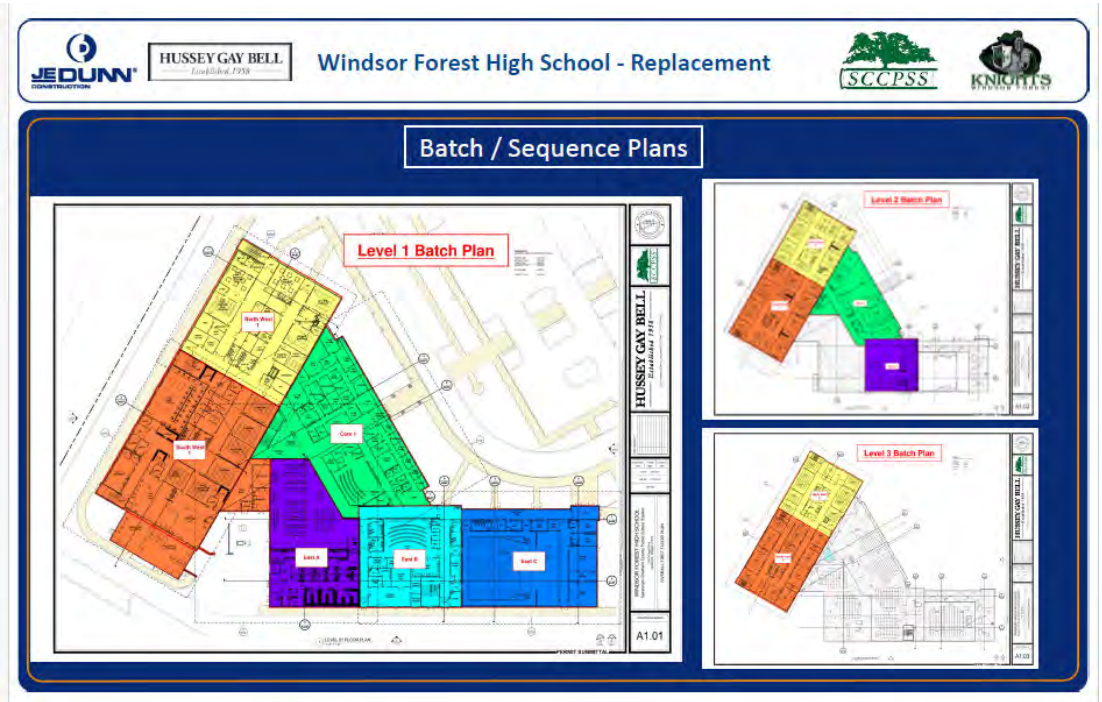
a. Project Cost Estimate (similar format to the one proposed for this project)

Please refer to the sample of our project cost estimate located in the Appendix used for the Jenkins STEM High School Replacement project.

b. Daily and Monthly project report to the Owner.

JE Dunn provides weekly reports to the entire project team. Please see a recent weekly update for Windsor Forest High School for the Savannah-Chatham County Public School System. Daily reports will be kept onsite and submitted to BCSD as requested. We have also included this in the Appendix.





c. Log(s) for tracking work progress.

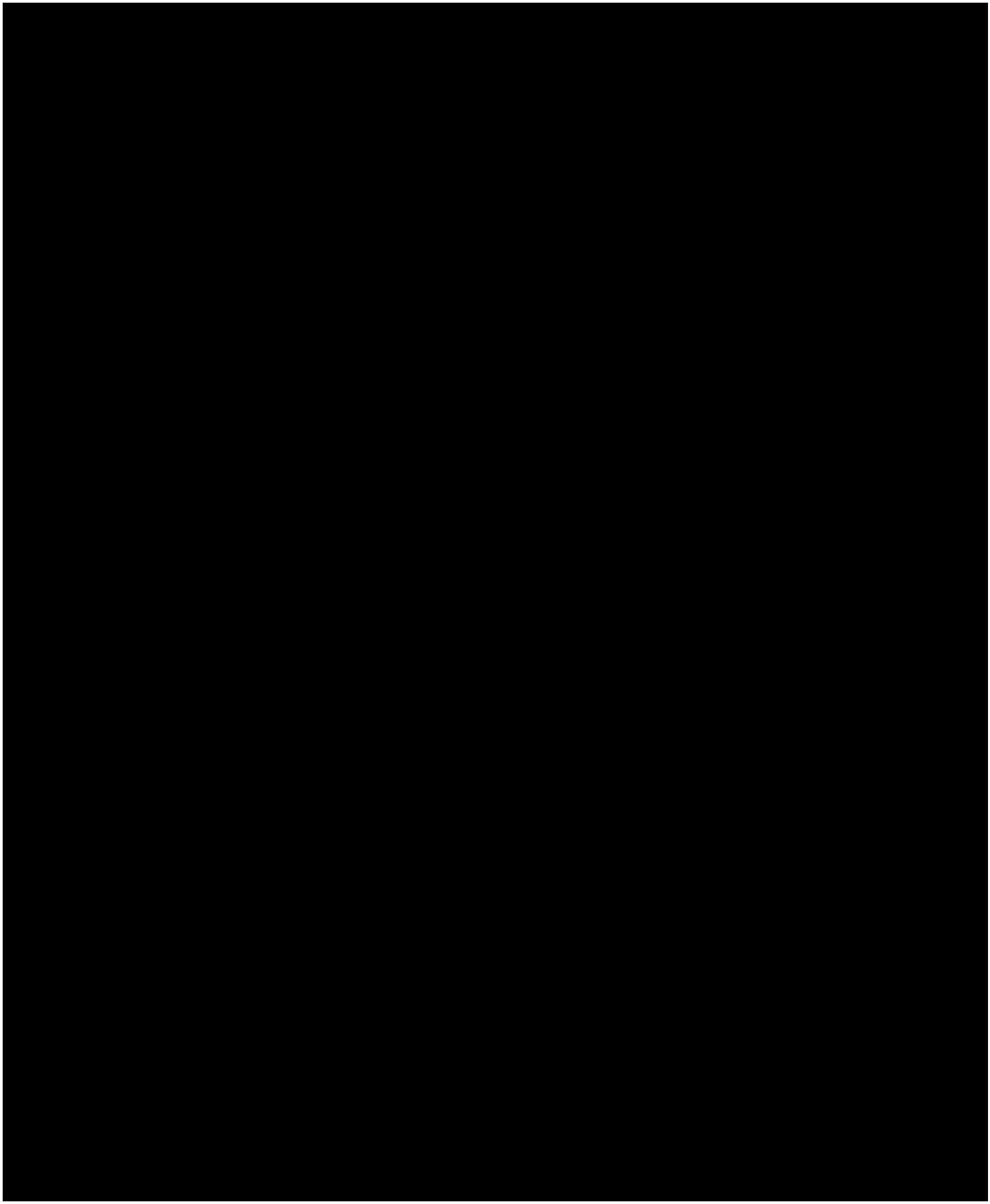
We have included examples below and in the Appendix of a constraint log and procurement log for tracking work progress for your review.



MATERIAL PROCUREMENT LOG



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



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.



MISHAUNE SAWYER, ESQ.

CORPORATE COMMITTMENT TO DIVERSITY As our full-time Senior Diversity, Equity, and Inclusion Manager for the East Region, V. Mishaune Sawyer, Esq. will collaborate with the JE Dunn leadership team to ensure that the company's diversity goals are achieved and that outcomes are measurable, consistent with its values and incorporates the utilization of diverse contractors. Mishaune also leads JE Dunn's strategic partnerships with minority organizations throughout the Southeast. She leads the charge in fostering relationships between First Tier subcontractors and vendors through various outreach events. We have over 15,000 trade partners in our east region database and a full-time Senior Risk Manager that will evaluate to help mitigate risk of our subcontractors.

LOCAL M/WBE OUTREACH METHODOLOGIES

JE Dunn Construction Company's commitment to diversity, equity, and inclusion applies to all aspects of our business. This extends to the communities in which we operate and to our pursuit of diverse trade partners to help advance our mission of "Enriching Lives Through Inspired People and Places". Consistent with one of our guiding principles—Doing the Right Thing—at JE Dunn Construction all employees have a responsibility to treat others with dignity and respect at all times and to exhibit inclusion in everything we do.

What We Do

JE Dunn's approach consists of ongoing outreach that is based on a company standard of inclusion in addition to individual plans for specific projects. We have dedicated diversity managers across the country including V. Mishaune Sawyer, Esq., our East Region DEI Director, but our activities include all levels of JE Dunn staff so that it extends beyond the efforts of a few individuals and becomes a part of our culture.

Our diversity and inclusion program is comprised of five ongoing processes: outreach, training/mentorship, internal development, understanding trade-partner capacity, and fostering trade partner relationships.

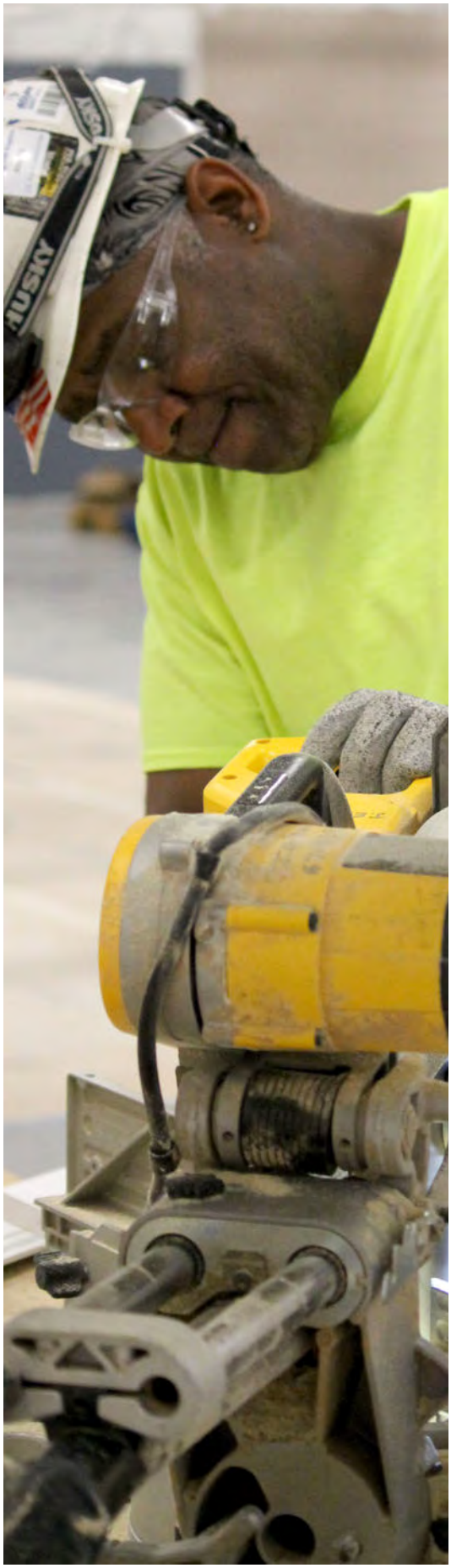
1. **Community outreach -** Through ongoing outreach efforts, we engage with our trade partners at community and industry events. We follow up these meetings with visits to their offices and sometimes to other projects they are working on. We do more than meet diverse firms, we build a trusting relationship and understand their business goals, so we can successfully align opportunities to work together.

2. **Training/mentorship program -** Our trade partner development program ranges from trainings to mentoring depending on the needs of each business. Through this personal, one-on-one time we get to know who we are working with and how we can best help them be successful. Our development program is an office-wide effort to provide project-specific training using the expertise in our office.

3. **Internal staff development -** JE Dunn invests staff time in understanding unconscious bias, inclusive leadership, and strategic diverse firm utilization. We have learned that program success requires both an outward and inward understanding of diversity and inclusion and what it's like to be a diverse business. This internal focus is why we are successful in our program. When you understand and care it creates better collaboration and allows true inclusion to take place on the project.

4. **Understanding workforce capacity -** Our relationships with trade partners give us insight into their business, current projects, current constraints and personal endeavors. With this knowledge, we can create right-sized trade partner packages that allow the trade partner to be successful in their pursuit and if selected for the project.

5. **Fostering trade partner relationships -** We foster strong partnerships through consistent interaction and by providing access to opportunities and assistance. We value and support true growth and sustainability of our diverse businesses. Because we care, we will ask the right questions and do the right thing to grow that partnership.



MAXIMIZING PROJECT PARTICIPATION

Understanding Your Project & Marketplace Capacity

First we focus on thoroughly understanding your project, and how it lines up with current market place capacity. Based on our current knowledge of trade partners' capacities and the specific scopes of work for this project, we establish internal goals for the entire project. We begin by targeting scopes where we anticipate high levels of diverse participation before moving into the more difficult areas. We host and attend outreach events that target those specific lower participation areas with the goal of increasing the current known market capacity and availability. Developing a comprehensive plan, and then following it, is what makes our program so successful.

Team Roles & Responsibilities

Our diversity and inclusion manager, V. Mishaune Sawyer, Esq. works closely with our preconstruction leadership team to provide insight and direction from the start of the project. Together, they look at every scope, the schedule and constructability before we start developing bid packages. They ensure that outcomes are measurable and that we achieve the team's diversity goals in using diverse contractors.

To support successful participation on your project, our diversity and inclusion manager will be responsible for the following:

- Actively support project meetings as a resource and meet with minority firms on the project to share information and help address questions and concerns

- Ensure processes are in place to maintain the data for minority participation reporting

- Track diversity activities and results

- Set up meetings with local minority firms and community stakeholders to communicate details of JE Dunn's outreach efforts and training and development program.

Mishaune and the team have and will continue their outreach to local minority organizations to ensure they and their associated M/WBE firms are aware of the project. For example, **we recently hosted a Coastal contractor outreach event on February 9th for all of our trade partners and M/WBE firms. This event shows our continual cadence of community outreach events.** We will have additional Minority Contractor Networking Forums in the community to advertise the project and meet potential trade partners, and will publish partnering and bid opportunities in the local and public media publications.

Customizing Solutions for Diverse Business Challenges

The key to successful participation is understanding the obstacles that small minority and female owned businesses may face—and working with them to breakdown those barriers by supporting and offering assistance throughout the process.

We want to make sure these firms have support and access to supplemental services we offer such as, certified payroll reports, B2Gnow tracking (where available), and BIM modeling. JE Dunn has a program that allows early payment for our trade partners. Because cash flow is critical, we have found that this incentive appeals to small businesses. This can produce additional benefits to the cost of the project when certified firms can guarantee shorter payment terms with their suppliers. We have invested time, energy, and resources into keeping our diverse trade partners growing, and because of this commitment, these firms want to work with JE Dunn. Contracting & Outreach Plan

As a team, we will develop a project specific contracting plan that provides a clear road map for maximizing the number of diverse firms participating on this project. The plan will have a specific procurement approach for every scope of work in the project. Our strategy starts with our relationships with diverse trade partners and leveraging their desire to work with us.

JE Dunn analyzes the scopes of work for the project and compares that with the availability of certified diverse firms and non-certified firms. With this data, we know where we can most effectively maximize participation. When we know the actual availability and where the opportunities are, we can tailor our plan to increase the low participation areas and foster business growth. We work on this side-by-side with your project stakeholders to maximize the goal and to reach areas not normally utilized.



JE Dunn recently hosted a contractor outreach event. Our Coastal event shows our continual cadence of these events for all of our potential trade partners.



On the Hesse K8 Replacement School project, we achieved the ***HIGHEST LOCAL AND MWBE PARTICIPATION*** *on any ESPLOST II project!!*



Contractor Outreach Event - Charleston, SC



Big Tide Summit - Student Outreach Event

Developing Bid Packages

We break down packages based on the capabilities of the firms, the availability of the firms, and our overall strategy to maximize opportunity.

We review proposed bid packages and put them into a calculation spreadsheet by scope. This helps us identify the high and low participation areas by scope for this specific project. We use this data to target the lower percentage areas and identify how to increase participation before moving forward with outreach to scopes with higher participation. We reach out to diverse trade partners to stay current with their capacities and any over-demand in specific areas.

If applicable, we can create strategic partnerships for any self-perform work and develop a plan to include strong, capable firms that have not previously been given an opportunity to participate on a larger project like this one.

Before bid packages are finalized, our regional diversity and inclusion manager sits with project management and reviews the buyout plan for opportunities in order to increase participation. If it helps constructability, we may suggest not breaking up certain packages. Having this conversation early helps increase awareness and for additional outreach efforts to exceed our goal.

JE Dunn works with the design team and owners early in preconstruction to help find opportunities for diverse participation. We assist in identifying specifications in materials and products that can limit the opportunity for diverse firms, and we help improve those opportunities during final buyout. Certain products and materials are limited in supply or installer, so knowing how to increase inclusion in these areas will help meet this project's goals.

Tracking Participation Requirements

A collaborative approach, when coupled with working closely with the owner and the plan administrator, ensures that monthly reports are completed accurately, and that project goals are on track. We use our Excel and CMIC system to keep an up-to date forecast including change orders and other contract modifications to trade partners throughout the duration of the project. This allows us to track projections for the remaining scopes of work and identify how we can further break out scope packages to achieve project goals.

Tracking participation also includes regular meetings with our diversity manager to review progress and discuss strategies for remaining work. We have experience with tracking diversity and workforce on many systems, including B2Gnow, LCPtracker and the Headcount.

4.0.1.10 SECTION 9 - ATTACHMENTS TO THIS SOLICITATION

-Good Faith Bond or Letter of Credit

We have included our Good Faith Bond and Bonding Letter on the following pages.

-5.0 Qualifications

We have included our Qualifications in Tab 5.

-8.0 Bidding Schedule/Price Proposal

We have included our Bidding Schedule/Price Proposal in a sealed envelope in Tab 8.

-any appropriate attachments addressed in Section 9.0 - Attachments to Soliciations.

We have included additional information in the Appendix - Tab 10.



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User Notes:
(1112436344)



5.0.1 QUALIFICATIONS OF OFFEROR

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.

We understand the requirements listed in section 5.0.1.a to be eligible and are prepared to move forward in this process with the Beaufort County School District. We encourage you to contact our references to further clarify JE Dunn's capability, integrity and reliability for good faith performance.

b) You must promptly furnish satisfactory evidence of responsibility upon request. Unreasonable failure to supply requested information is grounds for rejection.

We are happy to promptly furnish satisfactory evidence of responsibility upon request.

iii) Corporate subsidiaries are cautioned that the financial capability of an affiliated or parent company will not be considered in determining financial capability; however, we may elect to consider any security, e.g., letter of credit, performance bond, parent-company corporate guaranty, that you offer to provide instructions and forms to help assure acceptability are posted on procurement.sc.gov, link to "Standard Clauses & Provisions."

We understand the requirements listed in line item 5.0.1.c.

JE DUNN CONSTRUCTION



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 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 year minimum.

GENERAL HISTORY | Founded in 1924 by John Ernest Dunn St., JE Dunn Construction began as a small, residential contractor and grew to be one of the largest commercial contractors with approximate annual revenues of $6 billion and 26 office locations coast-to-coast. JE Dunn Construction is an employee-owned, privately-held corporation specializing in construction management, program management, and design/build projects of every size. With cutting-edge resources and a $6 billion bonding capacity, we have consistently ranked among the top 20 contractors nationwide according to leading industry publication, *Engineering News-Record*.



Our coastal operations began with the founding of our Savannah office in 1956. Our Charleston office was officially formed in 2016, building off the portfolio of 26 successful projects the company had built in the area.

EXPERIENCE | We are excited about bringing this team of talented individuals to the table who can provide Beaufort County School District with the highest level of expertise in renovations, occupied campuses, and K-12 projects. Our collaboration brings with it solid relationships with, and understanding of, the DHEC and OSF requirements for South Carolina Public Schools. We coordinate closely with both agencies; our familiarity with their goals and specifications allow us to incorporate the requirements early on to ensure they are accurately met without delay.

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.

We have included our financial statements in the separately-sealed envelope.

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

We have included this in Tab 4.

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.

We have included a list of similar projects over the past three (3) years in Tab 4.

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

Our team has a clear understanding of industry standards and best practices as evidenced throughout our response to the RFP.

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

We have included copies of our Town of Bluffton business license, Beaufort County license and South Carolina General Contractors licenses on the following page.

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, statues, 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.

JE Dunn has knowledge of and complies with all federal, state, and local laws, statutes, ordinances, rules, and regulations. We understand that 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.

We have zero failed projects, suspensions, debarments, and significant litigation.

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

We have included our list of references in Tab 4.

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

We have included the appropriate pictures throughout our response to the RFP.



8.0 BIDDING SCHEDULE/ PRICE BUSINESS PROPOSAL

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

Pre-Construction Phase Service Fee: $47,500
Based on $50 million construction project

Construction Phase Service Fee: $1,225,000
Plus, cost of Payment and Performance Bonds: $325,000

8.2 Early Childhood Center - New Build

Pre-Construction Phase Service Fee: $27,500
Based on $20 million construction project

Construction Phase Service Fee: $590,000
Plus, cost of Payment and Performance Bonds: $130,000

9.0 ATTACHMENTS TO SOLICITATION

MISSION OF BCSD/STATEMENT OF POLICY

Our teams couldn't align more when it comes to encouraging and promoting inclusion and we hope you have seen that in previous sections. We take pride in making a difference in the communities we work in and assure you we will comply with the Beaufort County School District policy.

M/WBE COMPLIANCE

As highlighted in section 4.0.1.9, our team's intentional community building efforts, outreach to M/WBE trade partners throughout history, and our MCD programs positions us for succes in the local M/WBE community. We have documented in this response the projects we have undertaken in South Carolina and surrounding states, highlighting our efforts and success in engaging M/WBE trade partners. **We understand the requirements set forth by Beaufort County School District and are committed to exceed the efforts we have outlined in this RFP.**

BUSINESS ENTERPRISE UTILIZATION REPORT

Sub-Contractor Name	M/WBE Certification#	Address	Phone #	Other	E-Mail
[redacted]					

While we can't commit to any trade partners listed based on section 4.0.1.9 of the RFP, this list represents several contractors that are familiar with our team and that we have worked with successfully in the past that could hlep increase the M/WBE participation in the project. We intend to modify this list and grow it as we solicit bids and invite trade partners to participate in the projects. We will encourage existing M/WBE partners not yet certified by the Small and Minority Business Assistance Office to seek certification prior to award.

Statement of Intent

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

Signature

08/29/24

Date

Name: Ryan E. Price

Title: Vice President

Project: RFP #25-004



10.0 APPENDIX

PLEASE SEE THE FOLLOWING PAGES FOR ITEMS REQUESTED IN THE RFP:

-2023, 2022 and 2021 Confidential Audited Financial Statements (in envelope). Please note, the Confidential Financial Statements cannot be part of the USB electronic file but are located in the sealed envelope in Section 10.

-Example of Cost Estimate

-Example of Constraint Log

-Example of Procurement Log

-Example of Meeting Agenda

-Example of Weekly Progress Updates