Solicitation No. 23-012 // 2023 // Technical Proposal

CONSTRUCTION MANAGEMENT AT-RISK SERVICES

Rebuild of Hilton Head Island High School



Prepared For:

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

Proposal Issued: 01.26.2023

Proposal Due: 02.23.2023

Address
113 Contract Dr.
Aiken, SC 29801

Contact
Call: 803.641.1401
Fax: 803.641.1037
Email: jreynolds@hgreynolds.net

Contents

4.0.1.1 // Signed Cover Page	4
4.0.1.2 // Cover Letter	7
4.0.1.3 // Firm Information	9
4.0.1.4 // Pre-Construction & Construction Project Team	16
4.0.1.5 // Previous Experience	26
4.0.1.6 // Workload	45
4.0.1.7 // Financial Stability	47
4.0.1.8 // Fees & Costs	65
4.0.1.9 // Miscellaneous	67
4.0.1.10 // Attachments to this Solicitation	76
4.0.1.11 // Objections, Exceptions, Observations	80
5.0 // Qualifications	82

Separate Attachments
Business Proposal
Cost Proposal



4.0.1.1

Signed Cover Page

Beaufort County School District

Solicitation Number:	23-012
Date Printed:	January 26, 2023
Date Issued:	TBD
Procurement Officer:	Kaylee Yinger, NIGP-CPP, CPPB
Phone:	843-322-2349
Email:	Kaylee.Yinger@beaufort.k12.sc.us

Request for Proposal (RFP)

DESCRIPTION: **Construction Management At-Risk Services – Rebuild of Hilton Head Island High School**

SUBMIT OFFER BY (Opening Date & Time): **February 23, 2023, at 4:00 PM EST**

QUESTIONS MUST BE RECEIVED BY: **February 16, 2023**

NUMBER OF COPIES TO BE SUBMITTED: **One (1) Original Signed; Six (6) Signed Copies and One (1) Redacted Version on USB**

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

SUBMIT YOUR SEALED OFFER TO EITHER OF THE FOLLOWING ADDRESSES:

MAILING ADDRESS:
Beaufort County School District
Procurement Office
P.O. Drawer 309
Beaufort, SC 29901-0309

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

AWARDS & AMENDMENTS:
Award will be posted at the Physical Address stated above on or after ***February 23, 2023.*** The award, this solicitation, and any amendments will be posted at the following web address: http://beaufortschools.net.

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

NAME OF OFFEROR: (Full legal name of business submitting the offer) H.G. REYNOLDS COMPANY

ENTITY TYPE: CORPORATION

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

JEFFREY REYNOLDS
PRINTED NAME

PRESIDENT
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: 803-41-14011

EMAIL ADDRESS: JREYNOLDS@HGREYNOLDS.NET

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 Office Address
☐ Payment Address Same as Home Notice Address	☐ Payment Address Same as Notice Address
(check one only)	(check one only)

ACKNOWLEDGEMENT OF AMENDMENTS:	Amendment Number	Amendment Issue Date
Offeror acknowledges receipt of amendments by indicating amendment number and its date of issue.	No. 1	02.15.2023
	No. 2	02.21.2023

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



4.0.1.2

Cover Letter

H.G. Reynolds Company
113 Contract Drive
Aiken, SC 29801
P 803-641-1401
F 803-641-1037

February 23, 2023

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

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

Dear Selection Committee:

H.G. Reynolds Company is pleased to submit our qualifications in response to the RFQ to provide Construction Management At-Risk Services to the Beaufort County School 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 Company brings you precisely this - a team with a portfolio full of relevant experience, exceptional technical expertise, and a passion for building educational facilities. Specifically, we bring the following benefits to this project:

- ✓ **CMR Delivery 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 constructed over $1 billion in CMR education facilities across 23 school districts. We've been a part of this delivery method from the beginning and are intimately familiar with the process to ensure successful project delivery. We have proven success with delivering prototypical facilities.

- ✓ **Familiar with Your District:** H.G. Reynolds Company is proud of the long-standing relationship that we have built with the Beaufort County School District. We have delivered several successful projects to your District. Most recent projects include Beaufort Elementary School Renovations, Lady's Island Elementary, School Renovations, St. Helena's Elementary School Renovations, Beaufort Middle School Renovations, and the Hilton Head High School Athletic Improvements. We're excited to have the opportunity to work with the Beaufort County School District again and look forward to building on our previous project success.

- ✓ **Pre-Construction Services:** We have earned a reputation for finishing projects at a reasonable cost and ahead of schedule. We propose a CMR team in which all members have had successful pre-construction services and educational facility experiences.

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 the Beaufort County School District. Don't hesitate to contact us with any questions you may have.

Sincerely,

Jeffrey Reynolds
President



4.0.1.3

Firm Information

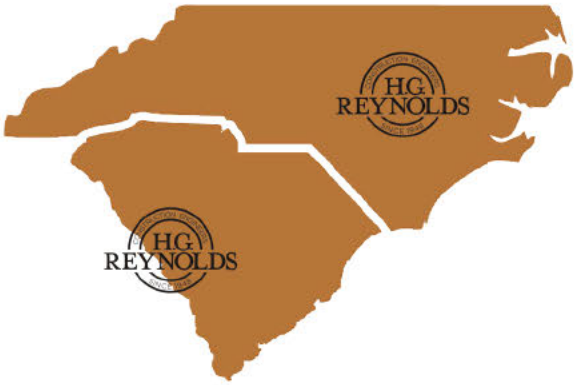
Firm Name
H.G. Reynolds Company

Firm Address
Headquarters
113 Contract Dr.
Aiken, SC 29801
W www.hgreynolds.net
P 803-641-1401
F 803-641-1037

NC Office
3595 US-1,
Henderson, NC 27537
W www.hgreynolds.net
P 252-492-3071
F 252-492-2590

Contact Information
Officer of the Firm
Jeffrey Reynolds
113 Contract Dr.
Aiken, SC 29801
E jreynolds@hgreynolds.net
P 803-214-1401

Project Manager
Thomas Scruggs
113 Contract Dr.
Aiken, SC 29801
E tscruggs@hgreynolds.net
P 803-730-3314



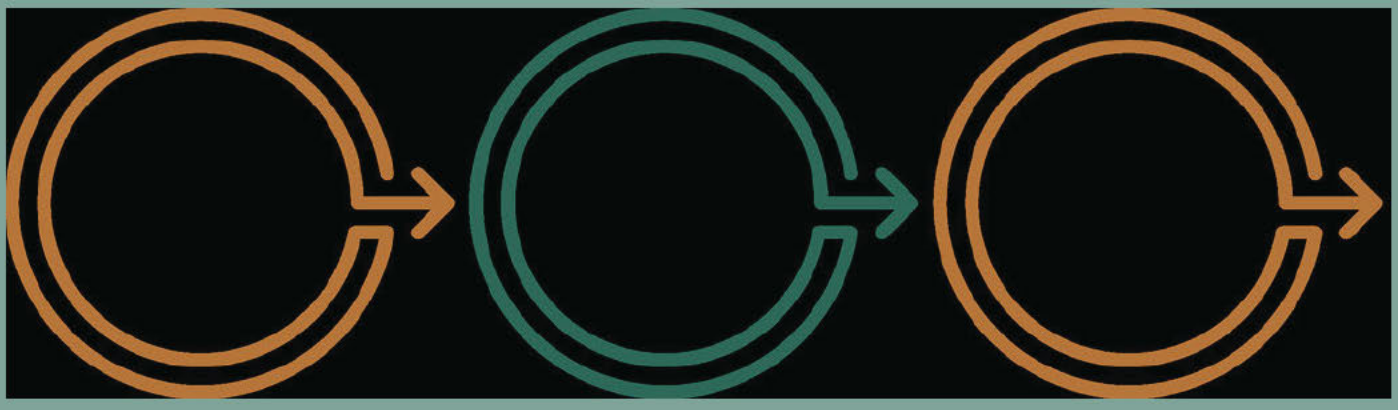
2 States | 2 Offices | 82 Employees

History of Company
Since 1948, H.G. Reynolds Company has been dedicated to becoming one of the elite construction services in the southeast. President Jeffrey Reynolds and Vice President Leland Reynolds have been owners since 1986, and their sons, Ryan, Graham, and Hank Reynolds, joined as owners in 2013. We bring 36 years of steady leadership to this contract. We have successfully completed hundreds of K-12 projects throughout South Carolina, including the renovations and additions to Beaufort Elementary School in 2022. We are excited to offer our team of experts to this contract.

Company Changes
H.G. Reynolds Company has not undergone any changes in the last five years. We do not anticipate any changes to occur in the near future.

Office Locations
We maintain two offices. Our headquarters in Aiken, SC will be the lead office for this project.

OUR STORY
... SO FAR



HISTORY WITH YOUR DISTRICT



Beaufort Elementary School Renovations

In 2022, H.G. Reynolds Company worked with Beaufort County School District and McMillan Pazdan Smith Architecture to renovate the existing elementary school. The project was completed on time in June of 2022. The total cost of this project was approximately $19.2 million.

WE ARE

HERE FOR YOU

The H.G. Reynolds team has decades of experience specializing in constructing educational facilities. Our proposed team members for this project were chosen based on their level of expertise and ability to deliver your proposed projects successfully. We pride ourselves on a collaborative approach to project management and our passion for delivering state-of-the-art K-12 facilities.

Jeffrey Reynolds will serve as Project Executive. He will oversee the design, quality, and execution process. With over 40 years of experience, Jeffrey expertly guides the team's efforts with a specific focus on the educational experience. He believes strongly in the importance of clear communication and represents exceptional management skills. Our proposed team understands the process, and our goal is to meet and exceed the District's expectations.

OUR TEAM'S STATS:

5
EXECUTIVE OWNERSHIP

28
NUMBER OF AIKEN EMPLOYEES

82
PERMANENT EMPLOYEES

Organizational Chart

OFFICERS (2)
Jeffrey G. Reynolds - President
E Leland Reynolds - Vice President

PROJECT MANAGERS & ESTIMATORS (8)
Jeffrey Reynolds (Owner)
Leland Reynolds (Owner)
Graham Reynolds (Owner)
Hank Reynolds (Owner)
Ryan Reynolds (Owner)
Thomas Scruggs
Jeff Salters

JOB SITE SUPERINTENDENTS (12)
Michael Doyle
Bill Garrett
Robert Lowe
Henry Mills
Ted Hugel
Jacob Owens
Bill Beck
Justin Salters
Brandon Boland
Bobby Stichert
Greg Willey
Tim Perkins

SAFETY (1)
Bob Synnett

ACCOUNTING (2)
Sydney Redd
Debbie Nelson

MARKETING (1)
Ettele Toole

PAYROLL/HUMAN RESOURCES (1)
Lee Benton

ADMINISTRATIVE (1)
Kim Paluska

SUBCONTRACTOR & VENDOR

REFERENCE & CONTACT INFORMATION

BRADS ELECTRIC INC.

Brad Phillips
604 Greenwood Road
West Columbia, SC 29169
803-791-7344
brad.phillips@bradselectricinc.com

HR ALLEN

Erik Violette
3511 Delree Street
West Columbia SC 29170
803-796-7069
erik.violette@hrallen.com



BRADLEY PLUMBING & HEATING INC.

BRADLEY PLUMBING & HEATING

Tim Redd
150 Rutland Drive
Aiken SC 29801
803-649-2155
tim@bradleyplbghtg.com

WALKER WHITE INC.

Amy Miller
7402 Fairfield Road
Columbia, SC 29203
803-691-0918
AMiller@walker-white.com

HA SACK COMPANY INC.

Carl Lowe
3302 Zell Miller Parkway
Statesboro GA 30458
912-871-8771
carll@hasack.com



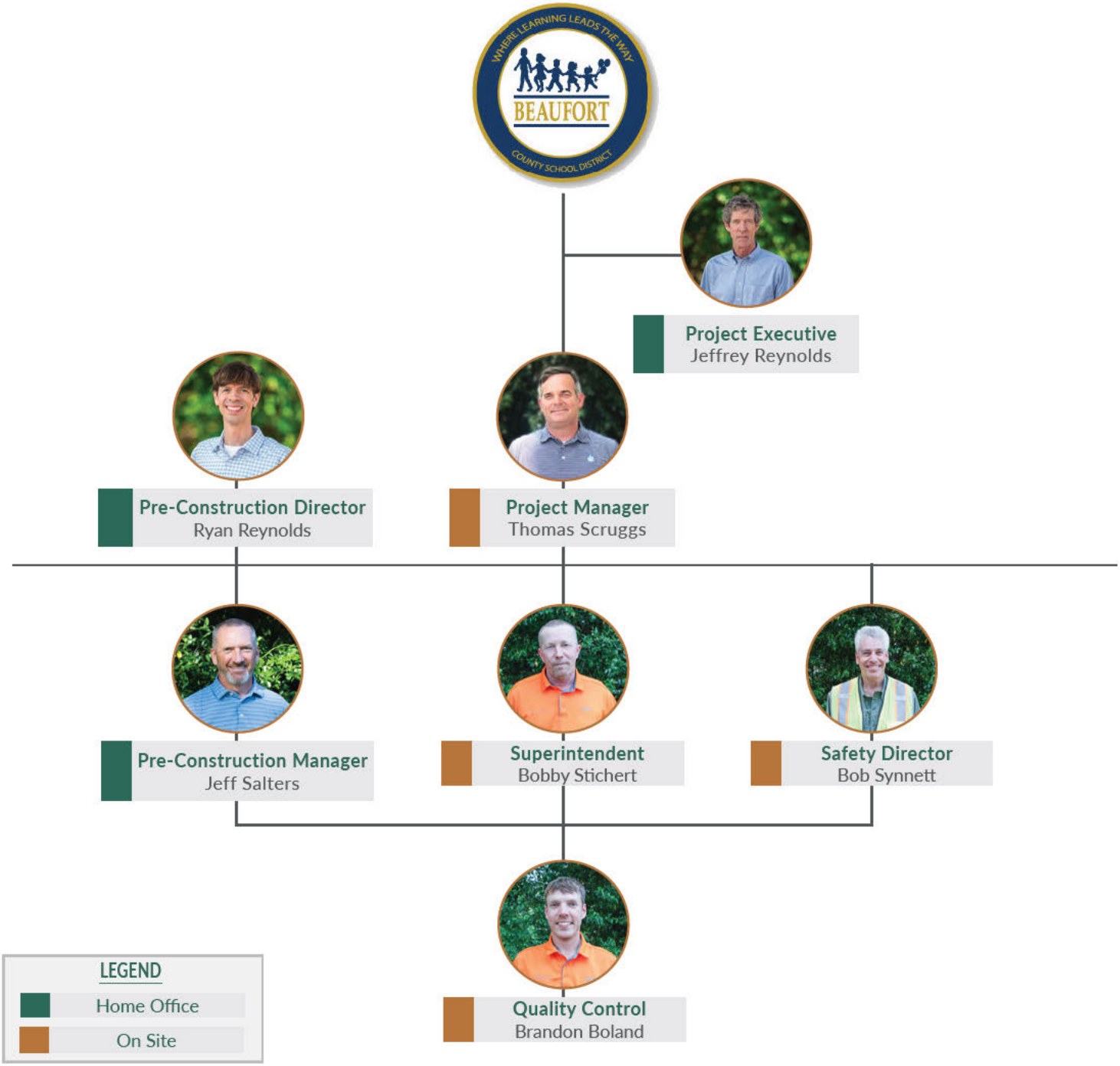
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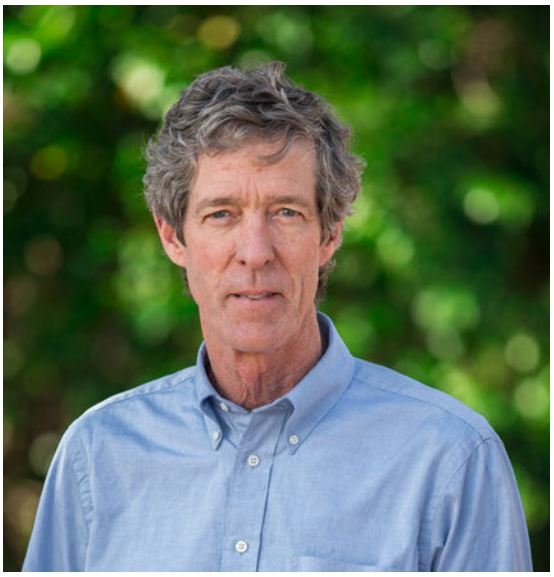
Pre-Construction & Construction Project Team

Team Organziational Chart

Our team has decades of experience specializing in constructing educational facilities. ***Our proposed team members for this project were chosen based on their level of expertise and ability to deliver your proposed project successfully.*** We pride ourselves on a collaborative approach to project management and our passion for delivering state-of-the-art K-12 facilities.

Our philosophy at H.G. Reynolds Company is to provide our clients with a "Reynolds" on every project. For 75 years, our owners have served as both company leaders and project managers 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 from pre-construction through closeout, your district will benefit from having our best presiding over your project.





JEFFREY REYNOLDS

PRESIDENT / PROJECT EXECUTIVE

Jeffrey has over 40 years of experience in the construction industry. Jeffrey's involvement ensures the district's direct access to the company's top management. He takes responsibility for client satisfaction with H.G. Reynolds' staff, performance, and services seriously.

EDUCATION

1979

Clemson University
BS, Civil Engineering

1977

Presbyterian College
BS, Math & Physics

REFERENCE

Kevin Chipman
Director of Facilities Construction
Aiken County Public Schools
(803) 270-0488

CONTACT

[redacted]

RECENT EXPERIENCE

2021 - On Going

Highland Springs Middle School - Aiken County, SC

Role & Responsibility: Project Executive & Project Manager. Responsible for overall project management having ultimate decision authority over all construction cost control, scheduling, and coordination.
Supervised: All subcontractor project managers and HGR superintendents.
Client Contact: Kevin Chipman, Aiken County Public Schools
Scope: This project was a $43.9 million dollar construction of a new 134,000 SF middle school in North Augusta, SC.

2019 - 2021

Midland Valley High School Additions - Aiken County, SC

Role & Responsibility: Project Executive & Project Manager. Responsible for overall project management having ultimate decision authority over all construction cost control, scheduling, and coordination.
Supervised: All subcontractor project managers and HGR superintendents.
Client Contact: Kevin Chipman, Aiken County Public Schools
Scope: This project was a $17.9 million multi-phased 65,600 SF addition and renovation of the existing high school on an active campus, including new fire alarm throughout the existing school.

2016 - 2020

North Augusta High School - Aiken County, SC

Role & Responsibility: Project Executive & Project Manager. Responsible for overall project management having ultimate decision authority over all construction cost control, scheduling, and coordination.
Supervised: All subcontractor project managers and HGR superintendents.
Client Contact: Kevin Chipman, Aiken County Public Schools
Scope: This project was a $65.3 million extensive 326,000 SF phased demolition and reconstruction on an existing, active campus.



THOMAS SCRUGGS

PROJECT MANAGER

Thomas brings over 20 years of experience to our team, with 16 years of project management experience. Thomas is responsible for planning, monitoring, and supervising on-site project construction and engineering, including administration activities. He maintains transparent communication with the architect, engineers, and owner regarding project progress.

EDUCATION

1995

The Citadel
BA, History

REFERENCE

Alexander Marshall
Project Manager
Beaufort County School District
(843) 986-4039

CONTACT

[redacted]

RECENT EXPERIENCE

2022 - On Going

Richland Performing Arts Center - CMAR - Richland County, SC

Role & Responsibility: Project Manager. Responsible for overall project management having ultimate decision authority over all construction cost control, scheduling, and coordination.
Supervised: All subcontractor project managers and HGR superintendents.
Client Contact: LaWana Robinson-Lee, Richland County School District 2
Scope: This project was a $33.5 million dollar construction of a new 55,000 SF Performing Arts Center for Richland County School District 2.

2020 - 2021

Beaufort Elementary School - CMAR - Beaufort County, SC

Role & Responsibility: Project Executive & Project Manager. Responsible for overall project management having ultimate decision authority over all construction cost control, scheduling, and coordination.
Supervised: All subcontractor project managers and HGR superintendents.
Client Contact: Alexander Marshall, Beaufort County School District
Scope: This project was a $19.2 million 102,00 SF renovation of the existing elementary school on an active campus.

2010 - 2012

Computer Science & Engineering Building - SC State University

Role & Responsibility: Project Executive & Project Manager. Responsible for overall project management having ultimate decision authority over all construction cost control, scheduling, and coordination.
Supervised: All subcontractor project managers and HGR superintendents.
Client Contact: Stacy Gregg, SC State University
Scope: This project was a $24.5 million construction of a new 86,000 SF classroom and office building for Computer Science Department.



RYAN REYNOLDS

OWNER / PRE-CONSTRUCTION DIRECTOR

Ryan brings more than 20 years of experience to our team. He served as an on-site superintendent for ten years in Columbia, SC and now serves as a project manager servicing multiple districts throughout the state. He is responsible for planning, monitoring, and supervising construction, as well as maintaining transparent communication between architect and client.

EDUCATION

2000

Clemson University
BS, Construction Science & Mgmt

REFERENCE

Matt Warren
Operations Program Manager
Lexington County School District One
(803) 821-1229

CONTACT

[redacted]

RECENT EXPERIENCE

2020-2021

White Knoll High School Additions & Renovations - Lexington County, SC

Role & Responsibility: Project Executive & Project Manager. Responsible for overall project management having ultimate decision authority over all construction cost control, scheduling, and coordination.
Supervised: All subcontractor project managers and HGR superintendents.
Client Contact: Matt Warren, Lexington County School District One
Scope: This project was a $17.9 million 96,000 SF new performing arts center and classroom wing on the existing, active campus.

2018-2021

Ridge Spring-Monetta K-12 School - Aiken County, SC

Role & Responsibility: Project Executive & Project Manager. Responsible for overall project management having ultimate decision authority over all construction cost control, scheduling, and coordination.
Supervised: All subcontractor project managers and HGR superintendents.
Client Contact: Kevin Chipman, Aiken County Public Schools
Scope: This project was a $52.2 million 210,500 SF multi-phased demolition and construction of the existing school on an active campus.

2016-2019

Aiken High School - Aiken County, SC

Role & Responsibility: Project Executive & Project Manager. Responsible for overall project management having ultimate decision authority over all construction cost control, scheduling, and coordination.
Supervised: All subcontractor project managers and HGR superintendents.
Client Contact: Kevin Chipman, Aiken County Public Schools
Scope: This project was a $44.9 million extensive 219,800 SF multi-phased demolition and addition to the existing high school on an active campus.



JEFF SALTERS

PRE-CONSTRUCTION MANAGER

Jeff joined H.G. Reynolds in 2022, bringing more than 27 years of managing experience from Lexington School District One, where he started his career in 1995, and has served as the Chief Operations & Finance Officer for the last 12 years. During his tenure, he oversaw more than $1 Billion of renovation and new construction projects.

EDUCATION

2009

Colorado State University
Master of Business Administration

1994

University of South Carolina
BS, Management Information Systems

REFERENCE

Matt Warren
Operations Program Manager
Lexington County School District One
(803) 821-1229

CONTACT

[redacted]

RECENT EXPERIENCE

Throughout his career, Jeff over saw the new construction of the following schools:

- Beechwood Middle School
- Carolina Springs Elementary
- Carolina Springs Middle
- Centerville Elementary School
- Deerfield Elementary School
- Forts Pond Elementary
- Gilbert High School
- Lake Murray Elementary
- Lakeside Middle
- Meadow Glen Elementary
- Meadow Glen Middle
- New Providence Elementary
- Pelion Middle School
- Pelion High School
- Pleasant Hill Elementary
- Pleasant Hill Middle
- River Bluff High School
- Rocky Creek Elementary
- White Knoll High School
- Bus Transportation Facility



BOBBY STICHERT

SUPERINTENDENT

Bobby joined H.G. Reynolds in 2005. He has supervised numerous renovation and additions projects including North Augusta High School, Ridge Spring-Monetta K-12, and Beaufort Elementary. He effectively schedules, monitors and inspects all aspects of the job from start to finish.

REFERENCE

Alexander Marshall
Project Manager
Beaufort County School District
(843) 986-4039

CONTACT

[redacted]

RECENT EXPERIENCE

February 2022-On-Going

Beaufort Elementary School - CMR - Beaufort County, SC

Role & Responsibility: Responsible for day-to-day construction activities, quality control, safety, and subcontractor personnel coordination management. All subcontractor project managers and HGR superintendents.
Supervised: 50-100 workers
Client Contact: Beaufort County Schools
Scope: This project is a $19.2 million, 102,000 SF, renovation project for Beaufort County Schools.

2020-2021

Ridge View High School Renovations - CMR - Richland County, SC

Role & Responsibility: Responsible for day-to-day construction activities, quality control, safety, and subcontractor personnel coordination management. All subcontractor project managers and HGR superintendents.
Supervised: 50-100 workers
Client Contact: John Clayton, Richland County School District Two
Scope: This project was a $9.95 million, 162,000 SF multi-phase addition and renovation of the existing high school on an active campus.

2019-2020

Pickens County School District Multiple Projects - Pickens County, SC

Role & Responsibility: Responsible for day-to-day construction activities, quality control, safety, and subcontractor personnel coordination management. All subcontractor project managers and HGR superintendents.
Supervised: 50-100 workers
Client Contact: Gerald Wilson, Pickens County School District
Scope: This project was a $6.3 million HVAC, roofing, interior and exterior renovations, demolition and asphalt paving to multiple schools.



BOB SYNNETT

SAFETY MANAGER

Bob brings nearly 25 years of experience to our team, and has served as the Director of Safety for H.G. Reynolds Company for 19 years. He provides superior hands-on safety management services, including inspection, administration, training, other occupational safety, risk management, and workers' compensation cost control. He visits each project for inspections twice per month at a minimum.

EDUCATION

1981

University of South Carolina
BA, Liberal Arts

1978

Hudson Valley Community College
AS, Applied Sciences

REFERENCE

Matt Warren
Operations Program Manager
Lexington County School District One
(803) 821-1229

CERTIFICATIONS

- OSHA Authorized Trainer of the Construction Industry Safety Standards
- OSHA Authorized Trainer of the General Industry Safety Standards
- Authorized Defensive Driver Safety Trainer
- Emergency Vehicle Operations Safety Trainer
- SC DHEC Certified Asbestos Safety Trained
- Red Cross Trained in First Aid & CPR

RECENT EXPERIENCE

1998-Present

Safety Management Consultants, Inc

President, Owner
Bob has served as Safety Director for H.G. Reynolds Company as a subcontractor for 19 years. He's most recently served as Safety Manager on the following projects:

2021 - On Going

Highland Springs Middle School - Aiken County, SC

Role & Responsibility: Project Safety Director. Responsible for identifying and correcting all safety control measures.
Client Contact: Kevin Chipman, Aiken County Public Schools
Scope: This project was a $43.9 million dollar construction of a new 134,000 SF middle school in North Augusta, SC.

2020-2021

White Knoll High School Additions & Renovations - Lexington County, SC

Role & Responsibility: Project Safety Director. Responsible for identifying and correcting all safety control measures.
Client Contact: Matt Warren, Lexington County School District One
Scope: This project was a $17.9 million 96,000 SF new performing arts center and classroom wing on the existing, active campus.

2018-2021

Ridge Spring-Monetta K-12 School - Aiken County, SC

Role & Responsibility: Project Safety Director. Responsible for identifying and correcting all safety control measures.
Client Contact: Kevin Chipman, Aiken County Public Schools
Scope: This project was a $52.2 million 210,500 SF Multi-phased demolition and construction of the existing school on an active campus.



BRANDON BOLAND

QUALITY CONTROL

Brandon joined H.G. Reynolds as an intern in 2017. He came on board full-time after graduation in July of 2022. His main areas of responsibilities on site are subcontractor coordination, quality control, and acts as assistant superintendent.

EDUCATION

2022

Clemson University
BS, Construction Science & Mgmt

REFERENCE

Kevin Chipman
Director of Facilities Construction
Aiken County Public Schools
(803) 270-0488

CONTACT

[redacted]

RECENT EXPERIENCE

2021 - On Going

Highland Springs Middle School - Aiken County, SC

Role & Responsibility: Assistant Superintendent & Quality Control Manager. Responsible for all quality measures on-site while assisting the project superintendent as required.
Supervised: 20-30 workers
Client Contact: Kevin Chipman, Aiken County Public Schools
Scope: This project was a $43.9 million dollar construction of a new 134,000 SF middle school in North Augusta, SC.

2016 - 2020

North Augusta High School - Aiken County, SC

Role & Responsibility: Assistant Superintendent & Quality Control Manager. Responsible for all quality measures on-site while assisting the project superintendent as required.
Supervised: 20-30 workers
Client Contact: Kevin Chipman, Aiken County Public Schools
Scope: This project was a $65.3 million extensive 326,000 SF phased demolition and reconstruction on an existing, active campus.

Current Team Member Obligations

NAME	TITLE	CURRENT OBLIGATIONS	APPROXIMATE % OF TIME
Jeffrey Reynolds	Project Executive	Highland Springs Elementary School	[redacted]
Thomas Scruggs	Project Manager	Richland District Two Performing Arts Center	[redacted]
Ryan Reynolds	Pre-Construction Director	Aiken High Performing Arts Center	[redacted]
Jeff Salter	Pre-Construction Manager	Conway High School Renovation	[redacted]
Bobby Stichert	Superintendent	Edgefield County Law Enforcement Center	[redacted]
Bob Synnett	Safety Manager	N/A	[redacted]
Brandon Boland	Quality Control	Highland Springs Elementary School	[redacted]

Based on our current workload, Jeffrey Reynolds and/or Thomas Scruggs would be dedicated full time from pre-construction through construction services for this project. Ryan Reynolds and Jeff Salters will be your dedicated Pre-Construction Managers. Bobby Stichert 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.

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.

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. In addition to our vast experience with your team, Thomas Scruggs is has previous successful experience working with district personnel on the Beaufort Elementary School Renovation.



4.0.1.5

Previous Experience

Similar Renovation Projects

North Augusta High School, 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.





Project Overview

This was a 335,000 SF phased renovation of an existing high school on an active campus for Aiken County Public Schools.

GMP v Actual
[redacted]

Award Date
July 2015

Completion Date
October 2020

Owner
Aiken County Public Schools
Kevin Chipman
61 Given Street
Aiken, SC 29805
(803) 270-0488
KChipman@acpsd.net

Architect
McMillan Pazdan Smith Architecture
Donnie Love
dlove@mcmillanpazdansmith.com

Project Executive
Jeffrey Reynolds

Project Manager
Jeffrey Reynolds

Pre-Construction Manager
Jeffrey Reynolds

Superintendent
Tim Perkins



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.

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.

1

We were able to bring $1 million in savings to this project.

3

This project was phased in three due to occupied campus.

335

This was a 335,000 square feet of renovation and additions.

Challenges

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.

Solutions

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.



Similar Renovation Projects

Aiken High School, 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.





Project Overview

This was a 215,000 SF phased renovation of an existing high school on an active campus for Aiken County Public Schools.

GMP v Actual
[redacted]

Award Date
October 2012

Completion Date
November 2019

Owner
Aiken County Public Schools
Kevin Chipman
61 Given Street
Aiken, SC 29805
(803) 270-0488
KChipman@acpsd.net

Architect
LS3P
Mary Beth Branham
marybethbranham@ls3p.com

Project Executive
Jeffrey Reynolds

Project Manager
Ryan Reynolds

Pre-Construction Manager
Jeffrey & Ryan Reynolds

Superintendent
Mike Doyle



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.

3.9

We were able to bring $3.9 million in savings to this project.

3

This project was phased in three due to occupied campus.

215

This was a 215,000 square feet of new construction, renovations, and additions.

Challenges

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.

Solutions

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.



Similar Renovation Projects

Beaufort Elementary School, Beaufort County School District



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





Project Overview

This was a 102,000 SF phased renovation of a historic elementary school on an active campus for Beaufort County School District.

GMP v Actual

[redacted]

Award Date
February 2020

Completion Date
May 2022

Owner
Beaufort County School District
Alexander Marshall, Project Manager
2900 Mink Point Boulevard
Beaufort, SC 29902
(843) 986-4039
Ashton.Marshall@beaufort.k12.sc.us

Architect
McMillan Pazdan Smith Architecture
Michelle Smyth
msmyth@mcmillanpazdansmith.com

Project Executive
Jeffrey Reynolds

Project Manager
Thomas Scruggs

Pre-Construction Manager
Jeffrey Reynolds & Thomas Scruggs

Superintendent
Bobby Stichert



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.

0

This project had zero school-day disruptions.

18

This project was phased over 18 months due to occupied campus.

102

This was a 102,000 square feet of renovations and additions.

Challenges

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.

Solutions

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 offline.



Past Three Years K-12 Facility Experience

[redacted]

Renovation projects with similar scope are highlighted in brown below.

Aiken High Auditorium (CMR)
Aiken County School District
LS3P Associates
In-Progress
[redacted]

Richland Northeast Performing Arts Center (CMR)
Richland County School District 2
McMillan Pazdan Smith Architecture
In-Progress
[redacted]

Highland Springs Elementary School (CMR)
Aiken County School District
LS3P Associates
In-Progress
[redacted]

Hammond Hill Elementary School
Aiken County School District
Cheatham Fletcher Scott
In-Progress
[redacted]

Richland Northeast High School Renovations (CMR)
Richland County School District 2
SSOE - Stevens & Wilkinson
In-Progress
[redacted]

Wagener-Salley High School (CMR)
Aiken County Public School District
McMillan Pazdan Smith Architecture
In-Progress
[redacted]

Ambler Elementary Renovations
Pickens County School District
Jumper Carter Sease Architects
August 2022
[redacted]

St. Helena's Elementary School Renovations (CMR)
Beaufort County School District
McMillan Pazdan Smith Architecture
August 2022
[redacted]

Hilton Head Island High School Renovations (CMR)
Beaufort County School District
McMillan Pazdan Smith Architecture
August 2022
[redacted]

Beaufort Middle School Renovations (CMR)
Beaufort County School District
McMillan Pazdan Smith Architecture
August 2022
[redacted]

Lady's Island Elementary School Renovations (CMR)
Beaufort County School District
McMillan Pazdan Smith Architecture
August 2022
[redacted]

Ridge View High School Addition/ Renovations (CMR)
Richland County School District 2
SGA | Narmour Wright Design
January 2022
[redacted]

Horry County Education Center (CMR)
Horry County Schools
Quackenbush Architects
July 2021
[redacted]

Lakeside Middle School (CMR)
Lexington School District One
Jumper Carter Sease Architects
March 2022
[redacted]

Beaufort Elementary School Renovations (CMR)
Beaufort County School District
McMillan Pazdan Smith Architecture
June 2022
[redacted]

White Knoll High School Additions/Renovations (CMR)
McMillan Pazdan Smith Architecture
Lexington School District One
August 2021
[redacted]

Ridge Spring-Monetta K-12 School (CMR)
Aiken County Public Schools
LS3P Associates
February 2021
[redacted]

Center for Knowledge North (CMR)
Richland County School District 2
GMC Architects
January 2021
[redacted]

North Augusta High School (CMR)
Aiken County Public Schools
McMillan Pazdan Smith Architecture
December 2020
[redacted]

Midland Valley High School Addition (CMR)
Aiken County Public Schools
McMillan Pazdan Smith Architecture
December 2020
[redacted]

Pelion Middle School (CMR)
Lexington School District One
Jumper Carter Sease Architects
November 2020
[redacted]

Support Services Building Renovations (CMR)
Richland County School District 2
Brownstone Group
October 2020
[redacted]

Additionally:

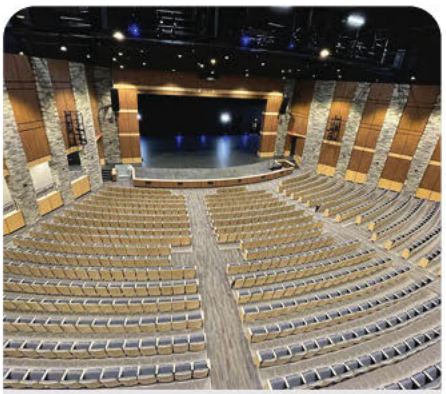
i. Indicate any such project where Liquidated Damages were assessed against your firm for failure to achieve substantial completion within the Contract Time, and describe the circumstances of the same.
None

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.

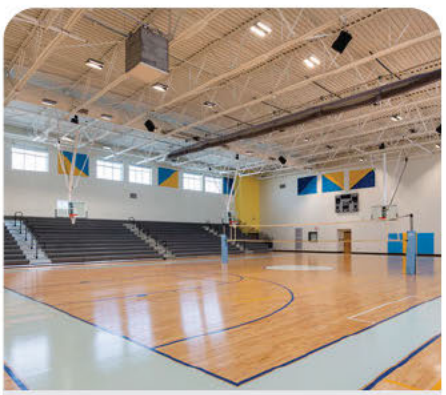
Aiken High Auditorium
Richland Northeast Performing Arts Center
Lakeside Middle School
Highland Springs Elementary School
Hammond Hill Elementary
Richland Northeast High School Renovations
Wagener-Salley High School
Ambler Elementary Renovations
St. Helena's Elementary School Renovations
Hilton Head 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

Five New CMR Projects

Ridge Spring-Monetta K-12, Aiken County Public Schools



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.

Project Overview

This was a 210,500 SF phased project built on an active campus for Aiken County Public Schools.

GMP v Actual
[redacted]

Award Date
December 2019

Completion Date
February 2021

Owner
Aiken County Public Schools
Kevin Chipman
61 Given Street
Aiken, SC 29805
(803) 270-0488
KChipman@acpsd.net

Architect
LS3P
Mary Beth Branham
marybethbranham@ls3p.com

Project Executive
Jeffrey Reynolds

Project Manager
Ryan Reynolds

Pre-Construction Manager
Jeffrey & Ryan Reynolds

Superintendent
Bill Garrett



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.

1.8

This project came in $1.8 Million under budget.

3

This project was phased in three due to occupied campus.

0

This project had zero school-day disruptions.

Challenges

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.

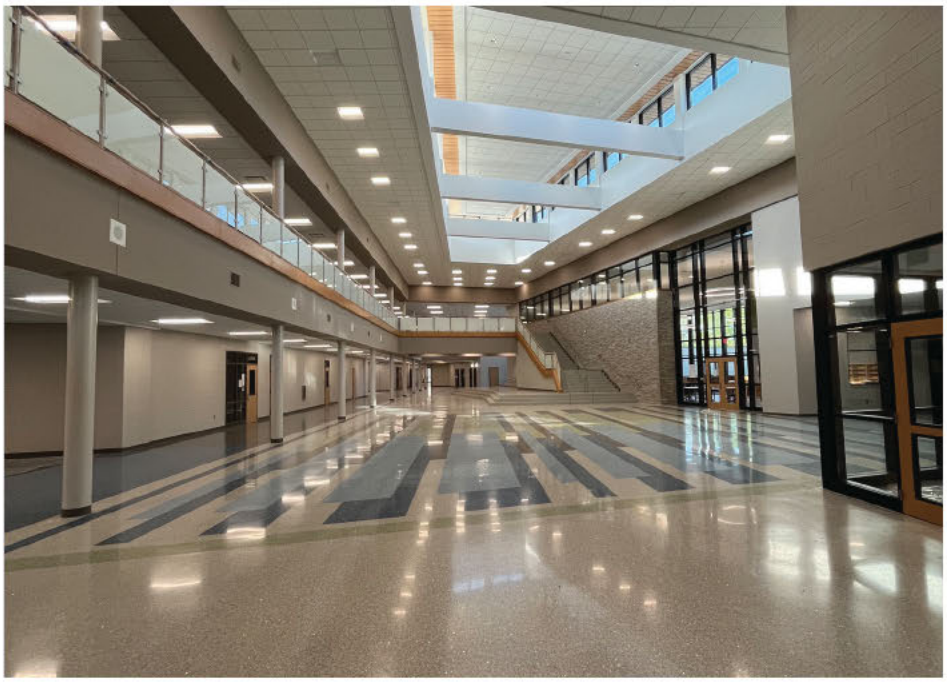
Solutions

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.



Five New CMR Projects

Lakeside 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





Project Overview

This was a 214,000 SF new construction project built to replace the former middle school with a core capacity of 1,200 students.

GMP v Actual

[redacted]

Award Date

July 2020

Completion Date

May 2022

Owner

Lexington County School District One
Matt Warren, Chief Operations Officer
100 Tarrar Springs Rd.
Lexington, SC 29072
(803) 821-1212
mwarren@lexington1.net

Architect

Jumper Carter Sease
Joel Carter
joel@jcsarchitects.com

Project Executive

Jeffrey Reynolds

Project Manager

Graham Reynolds

Pre-Construction Manager

Jeffrey & Graham Reynolds

Superintendent

Robert Lowe



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.

Unique to this prototype build included the need for approximately one mile of road frontage in front of the school to be widened, and a new traffic signal had to be installed at the school entrance before school opened. This widening occurred on one of the busiest roads in the area. Major utility relocation was required impacting numerous property owners along the road improvement.

All work was done in coordination with SCDOT and OSF officials' involvement to ensure the timely completion of the project.

2

This project was completed two months a head of schedule.

6

This school features six classroom wings, including the main common area.

214

This was a 214,000 square feet of new construction, renovations, and additions.

Challenges

1. A major wetland ran through the middle of the site preventing direct access to the building pad area. Waiting to construct the permanent bridges across the wetland would have delayed the project beyond the scheduled opening date.

Solutions

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



Five New CMR Projects

Highland Springs Elementary / Middle School, Aiken County Public Schools



We are currently serving 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.





Project Overview

This is a 195,500 SF new construction project amd will house a core capacity of 1,250 students (500 elementary and 750 middle school students).

GMP
[redacted]

Award Date
September 2021

Completion Date
Proposed: July 2023

Owner
Aiken County Public Schools
Kevin Chipman
61 Given Street
Aiken, SC 29805
(803) 270-0488
KChipman@acpsd.net

Architect
LS3P
Mary Beth Branham, AIA, VP
marybethbranham@ls3p.com

Project Executive
Jeffrey Reynolds

Project Manager
Jeffrey Reynolds

Pre-Construction Manager
Jeffrey Reynolds

Superintendent
Jacob Ownes



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.

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.

Challenges

1. Due to the large site size, approximately 30,000 CY of dirt had to be moved.

Solutions

1. During pre-construction, the team identified a strategy to use a temporary bridge solution to allow construction equipment to access the rear portion of the site where the building pad and some underground storm detention were to be located. This allowed construction on the building to begin quickly and deliver the building ahead of schedule.

500

The new elementary school will house 500 students.

750

The new middle school will house 750 students.

195

This was a 195,500 square feet of new construction, renovations, and additions.



Five New CMR Projects

Pelion Middle School, Lexington School District One



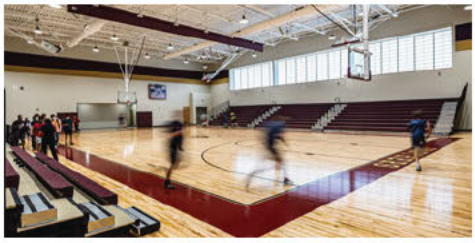
This CMR project consisted of the construction of a new prototype school for Lexington School District One. The new Pelion Middle School is a 213,000 SF project designed for 1,200 students. It is a two-story structure that steps with the site. We bid this project out to subcontractors in three different packages: Early Sitework, Foundations, and Building.

The project was designed for every square foot to be utilized for education. This design intends to provide 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 will house:

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





Project Overview

This was a 213,000 SF new construction project built to replace the former middle school with a core capacity of 1,200 students.

GMP v Actual
[redacted]

Award Date
May 2019

Completion Date
November 2020

Owner
Lexington School District One
Matt Warren, COO
100 Tarrar Springs Rd.
Lexington, SC 29072
(803) 821-1212
mwarren@lexington1.net

Architect
Jumper Carter Sease
Joel Carter
joel@jcsarchitects.com

Project Executive
Jeffrey Reynolds

Project Manager
Graham Reynolds

Pre-Construction Manager
Graham Reynolds

Superintendent
Jacob Owens



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.

Challenges

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

Solutions

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.

2

This project was completed two months a head of schedule.

6

This school features six classroom wings, including the main common area.

213

This was a 213,000 square feet of new construction, renovations, and additions.



Five New CMR Projects

Beechwood Middle School, Lexington School District One



This CMR project consisted of the construction of a new prototype school for Lexington School District One The new Beechwood Middle School is a 213,000 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.





Project Overview

This was a 213,000 SF new construction project built to replace the former middle school with a core capacity of 1,200 students.

GMP v Actual
[redacted]

Award Date
October 2017

Completion Date
July 2019

Owner
Lexington School District One
Matt Warren, COO
100 Tarrar Springs Rd.
Lexington, SC 29072
(803) 821-1212
mwarren@lexington1.net

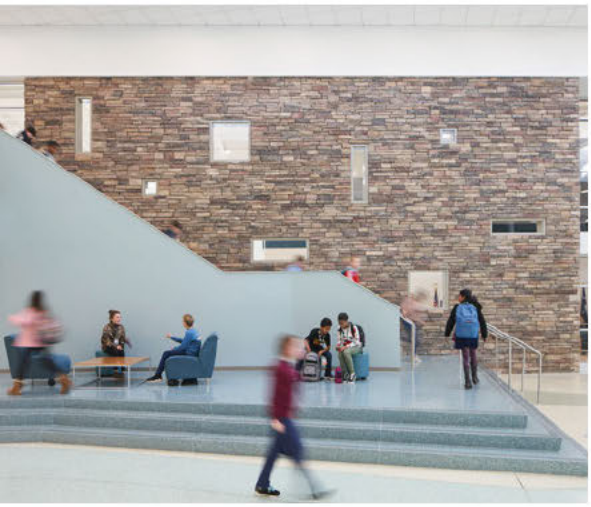
Architect
Jumper Carter Sease
Joel Carter
joel@jcsarchitects.com

Project Executive
Jeffrey Reynolds

Project Manager
Graham Reynolds

Pre-Construction Manager
Graham Reynolds

Superintendent
Robert Lowe



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.

Challenges

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

Solutions

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.

1

This project was the first prototype of three middle schools to be built for Lexington District One.

400

This school features a 400-seat auditorium.

213

This was a 213,000 square feet of new construction, renovations, and additions.





4.0.1.6

Workload

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Construction Contracts for the Last Five Years

YEAR	$ AMOUNT
2022	[redacted]
2021	[redacted]
2020	[redacted]
2019	[redacted]
2018	[redacted]

Current Dollar Value of Work Under Contract

[redacted]

Typical Dollar Range of Projects Under Contract with Your Firm

[redacted]

Identify Percentage of Your Work Is Hard Bid V. CMR or Similar Approach

[redacted]

Identify Percentage of Your Work is Renovation V. New Construction

[redacted]



4.0.1.7

Financial Stability

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Most recent financial statements and verification of current bonding capacity.
Financial Statements attached for 2020/2021. Bonding Capacity Letter attached from McGriff Insurance Services. This letter includes our current bonding rates.

Provide two bank references.

[redacted]

Describe all instances of project disputes, which, in the last five years, reached the level of:
a. Formal mediation, arbitration, or litigation; None.
b. Significant settlements with clients, contractors, or sub-contractors; None. or
c. Current significant pending claims or suits. None.

Identify any occasion in the past five (5) years where any Surety was required to pay any claim against any Payment Bond furnished by the Proposer for any project.
None.

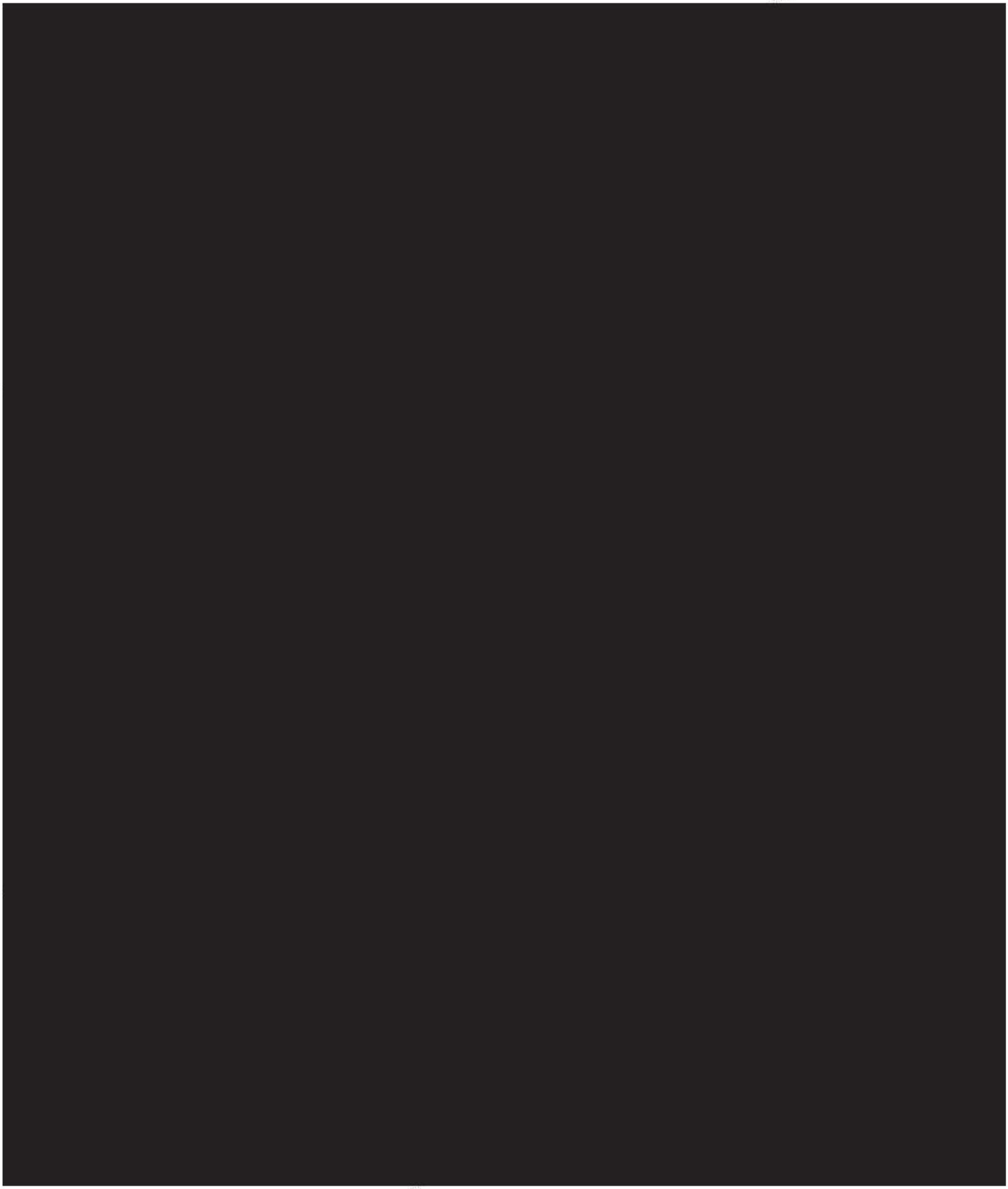
Identify any occasion in the past five (5) years where any Surety was required to render or secure performance due to any owner under any Performance Bond furnished by the Proposer for any project.
None.

Identify any occasion in the past five (5) years where any Surety requested any owner of a project in which the Proposer had furnished Performance and/or Payment Bonds to make any payment(s) by joint check to the Proposer and Surety.
None.

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.
Attached.

Provide your current bonding rate schedule.
The bonding rate schedule is included in the attached letter from McGriff Insurance Services.

CONFIDENTIAL



CONFIDENTIAL



CONFIDENTIAL



CONFIDENTIAL



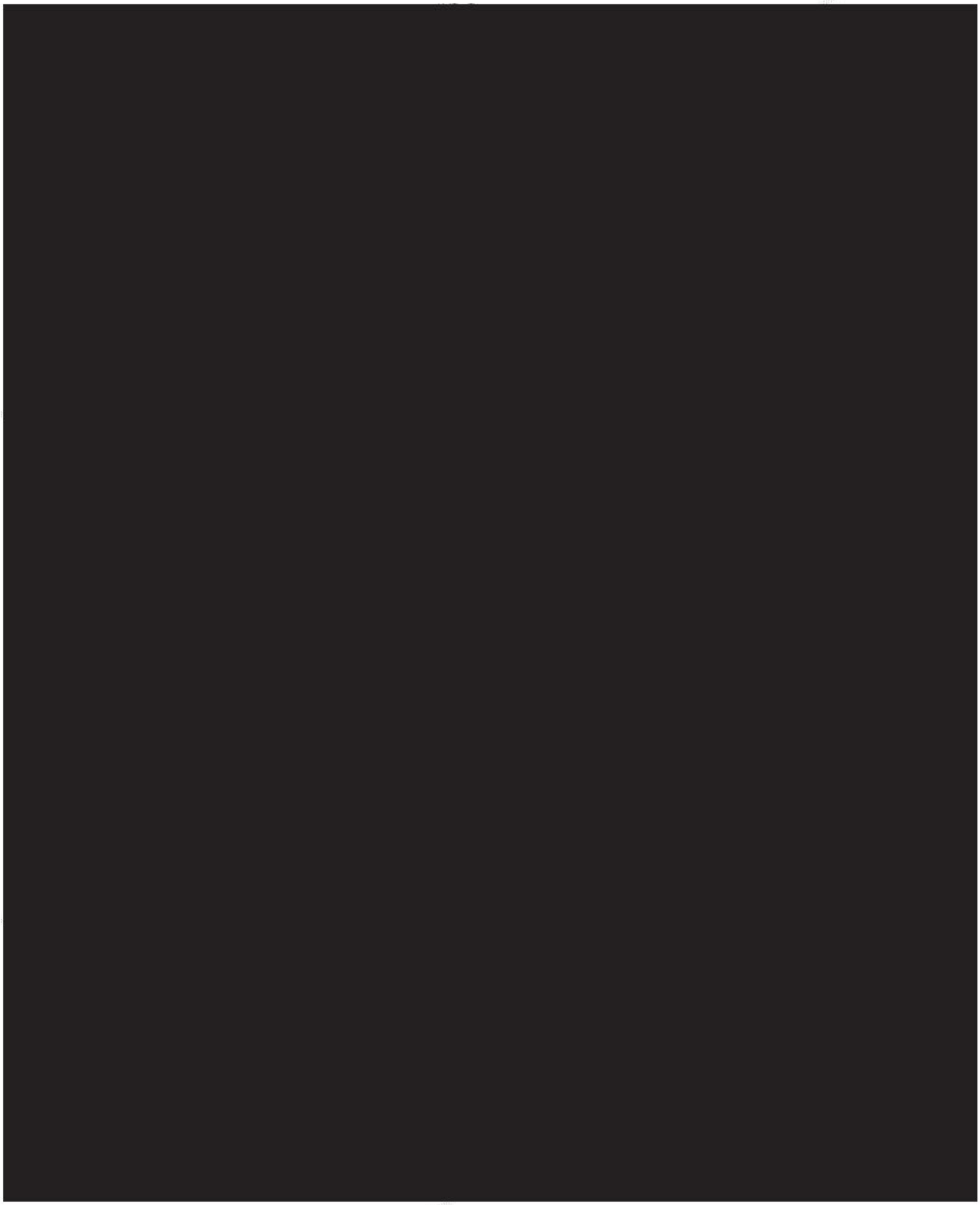
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CONFIDENTIAL



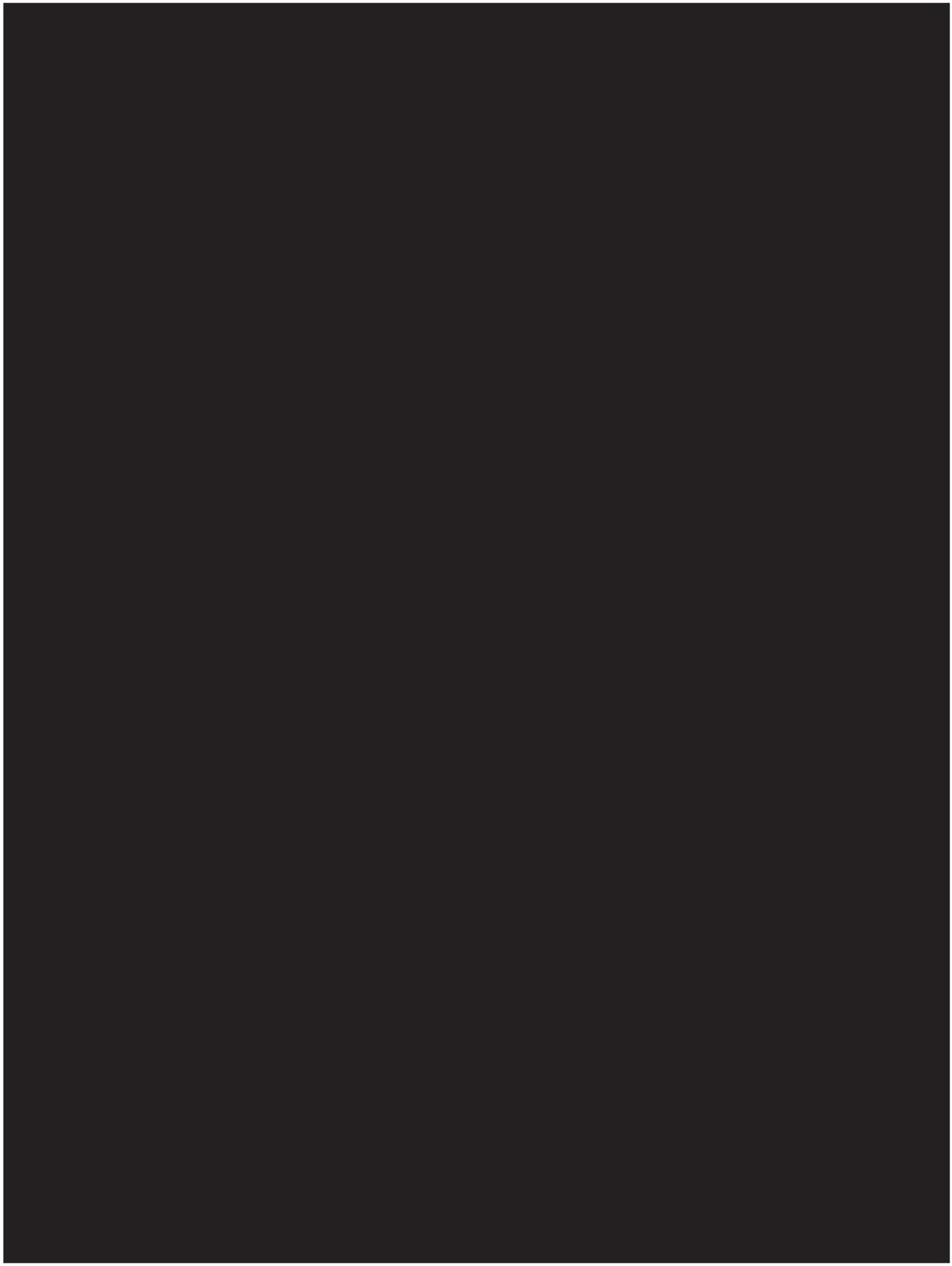
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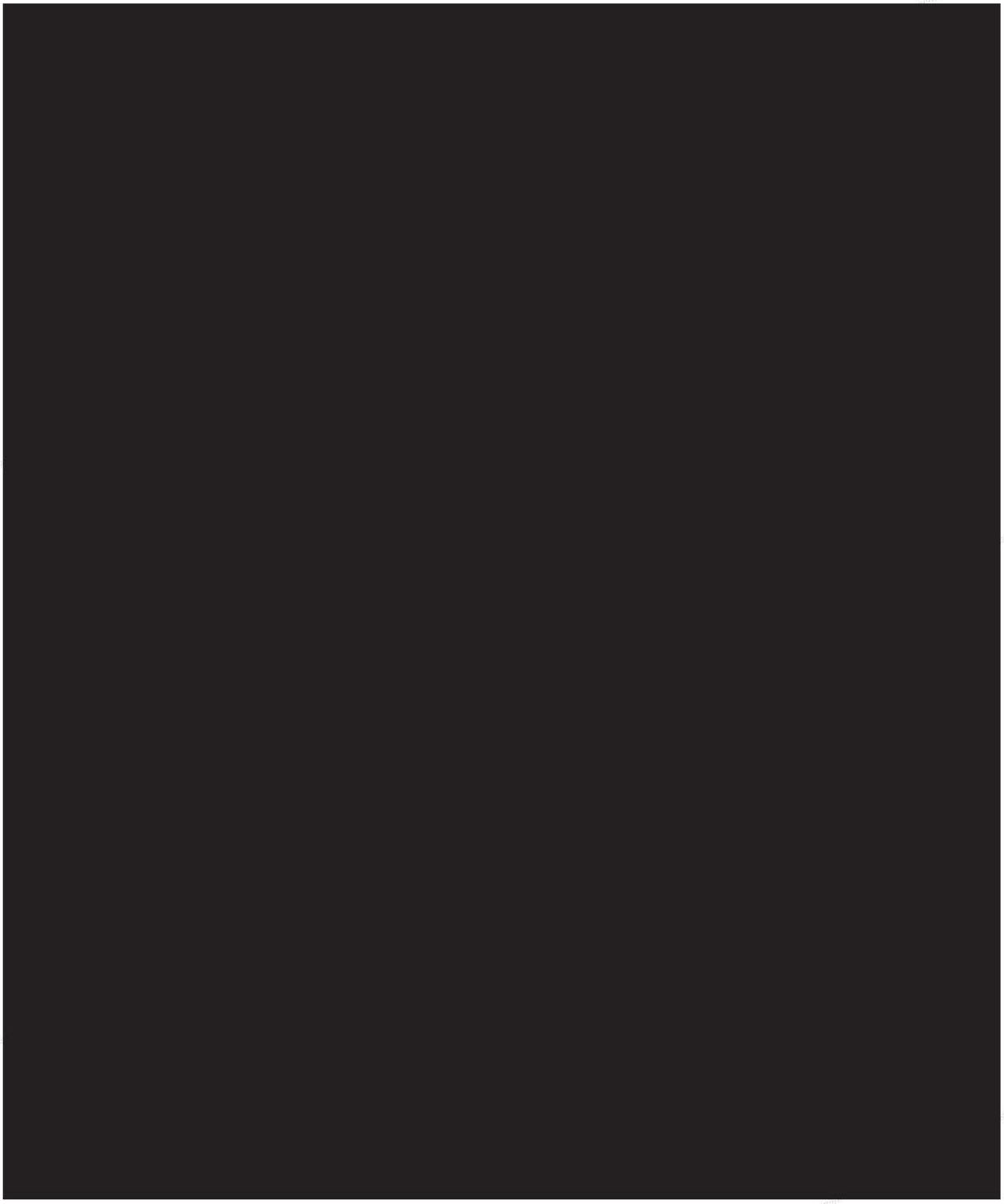
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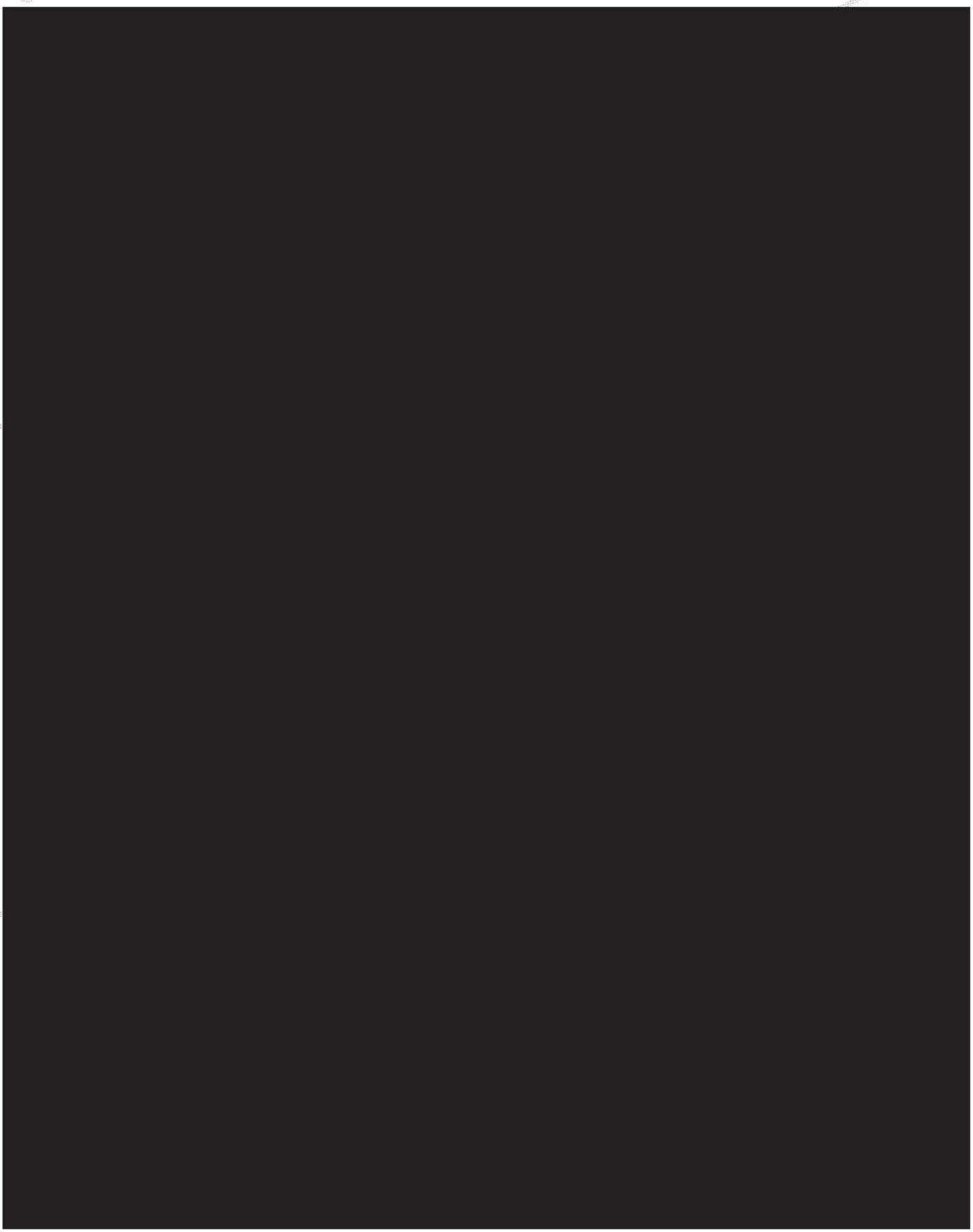
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ACORD®

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

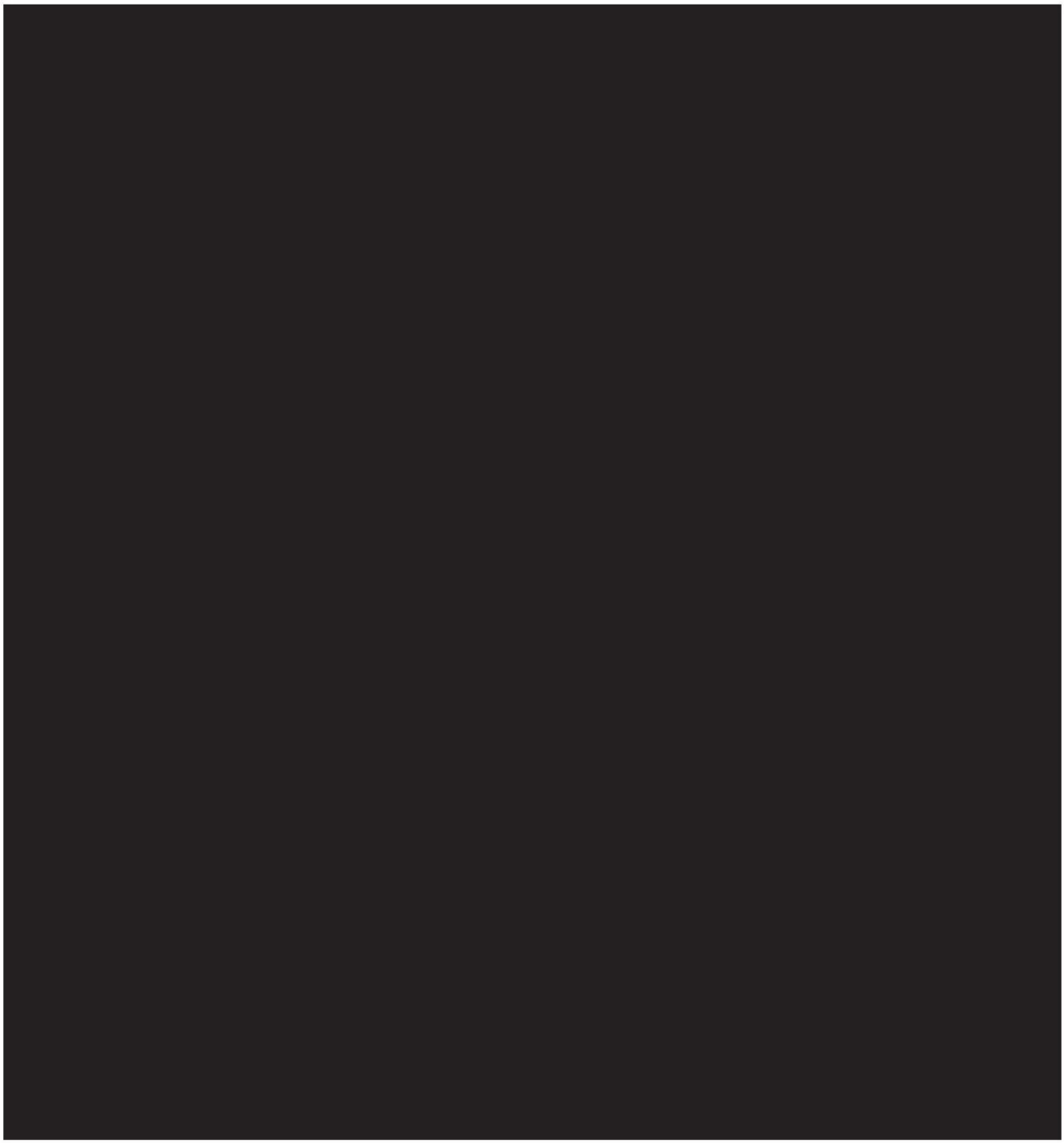
[redacted]

INS025 (201401)

CONFIDENTIAL

McGriff

P.O. Box 8628
Columbia, SC 29202-8628
Main (803) 748-0100





4.0.1.8

FEES & COSTS

4.0.1.8 Fees and 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: [redacted]
b. Field Verification: [redacted]
c. Constructability Reviews: [redacted]
d. Project Management (during pre-construction): $125.00

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. (Please note that the winning contractor will be asked to divide pre-construction services fees will be broken down into fees prior to November 2023 and fees after November 2023. If the November 2023 referendum does not pass, then this project will end and no further work will be required of the contractor).

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 III of this RFP: Assume that the "Cost of the Work" as defined in Article 6 of the AIA 133-2019 as ammended, except for a 100% performance bond and a 100% payment bond for HHIMS renovation is $120 million. Assume the project schedule is as stated in Section IIIof 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).

[redacted]

[redacted]



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 will hold a publicly advertised pre-bid metting for all projets.

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 will obtain at least three bids for all work in excess of $100,000. School District offiicials are encouraged to be present to review bids.

The contract with a construction manager at-risk cannot involve cost reimbursement.
H.G. Reynolds Company will comply with this.

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 will comply with this.

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 will comply with this.

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 this.

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 will comply with this.

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

Describe your information management systems and Owner reporting systems. Explain how these systems tie to the initial cost projections and final estimate.
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 daily reports, RFIs, submittal reviews and documentation, allowance logs, and closeout documents.

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.
- Ease of use for all project team members.
- 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.

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

The key to 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 the local 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 or carry a high bonding rate 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, 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.

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

a. Project Cost Estimate (similar format to the one proposed for this project) Attached.
b. Daily and Monthly project report to the Owner. Attached.
c. Log(s) for tracking work progress. Attached.
d. Other tracking items you feel would be helpful in showing how you would assure the Project is delivered on time and on budget. Attached.

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 sub-contractor participation.

Once awarded a project, H.G. Reynolds Company promotes the new project in the local community by hosting local, pre-bid events and inviting all SWMBE+Local vendors, suppliers, and subcontractors interested in bidding on the project. Our SWMBE+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.

When hosting a pre-bid event, we can engage with SWMBE+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 SWMBE+Local firms can participate in our awarded projects. We provide the support necessary to ensure SWMBE+Local firms have the opportunity to work on our projects. For example, in the past, we have purchased and rented required 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.

Relationship with your District: 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

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.

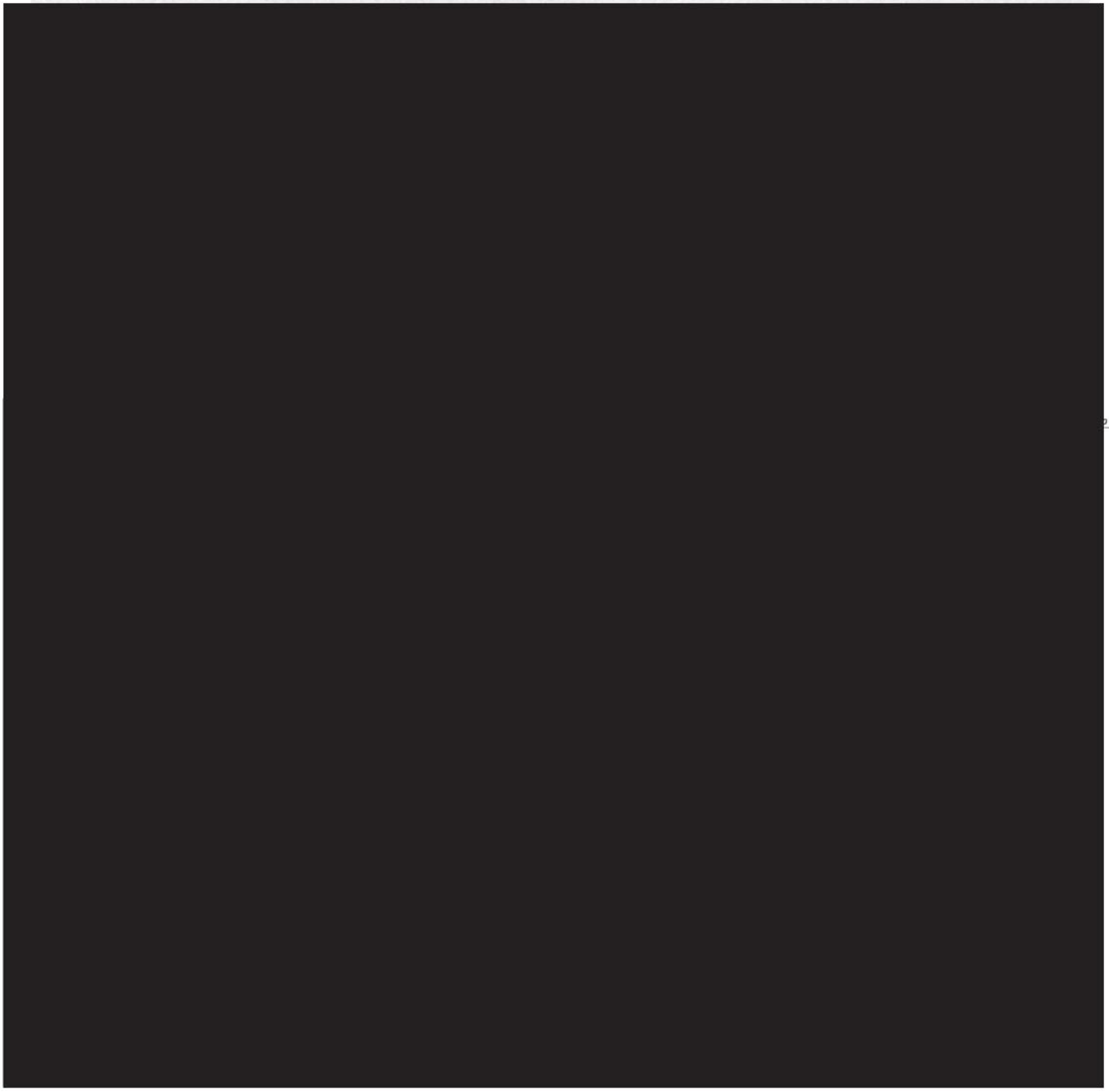
Stability: We believe that a family business offers more stability than any other type of business. Because our owners have the leading role of leadership and overseeing business operations, in addition to their project management roles with our projects, our clients will never have to worry about frequent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

Pre-Construction Experience: Our proposed Pre-Construction project manager for this team, Jeff Salters, has extensive experience building new schools. Prior to joining the H.G. Reynolds team, he served as COO of Lexington School District One for 27 yearsin a overseeing all facets of new construction, from facilitating the development of educational specifications based on instructional needs to create the building designs to overseeing contractors in the field during construction. He has worked closely with contractors and design teams during all phases of the construction process, including site acquisition, school placement on sites, building design, building system selection, color and finish selection, and construction management. He brings a unique perspective and a deep understanding of the education industry to the project management role, having managed numerous projects as an owner. This perspective gives H.G. Reynolds Company a clear understanding of how best to bring value to a project like this one and make it successful.

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

EXAMPLE

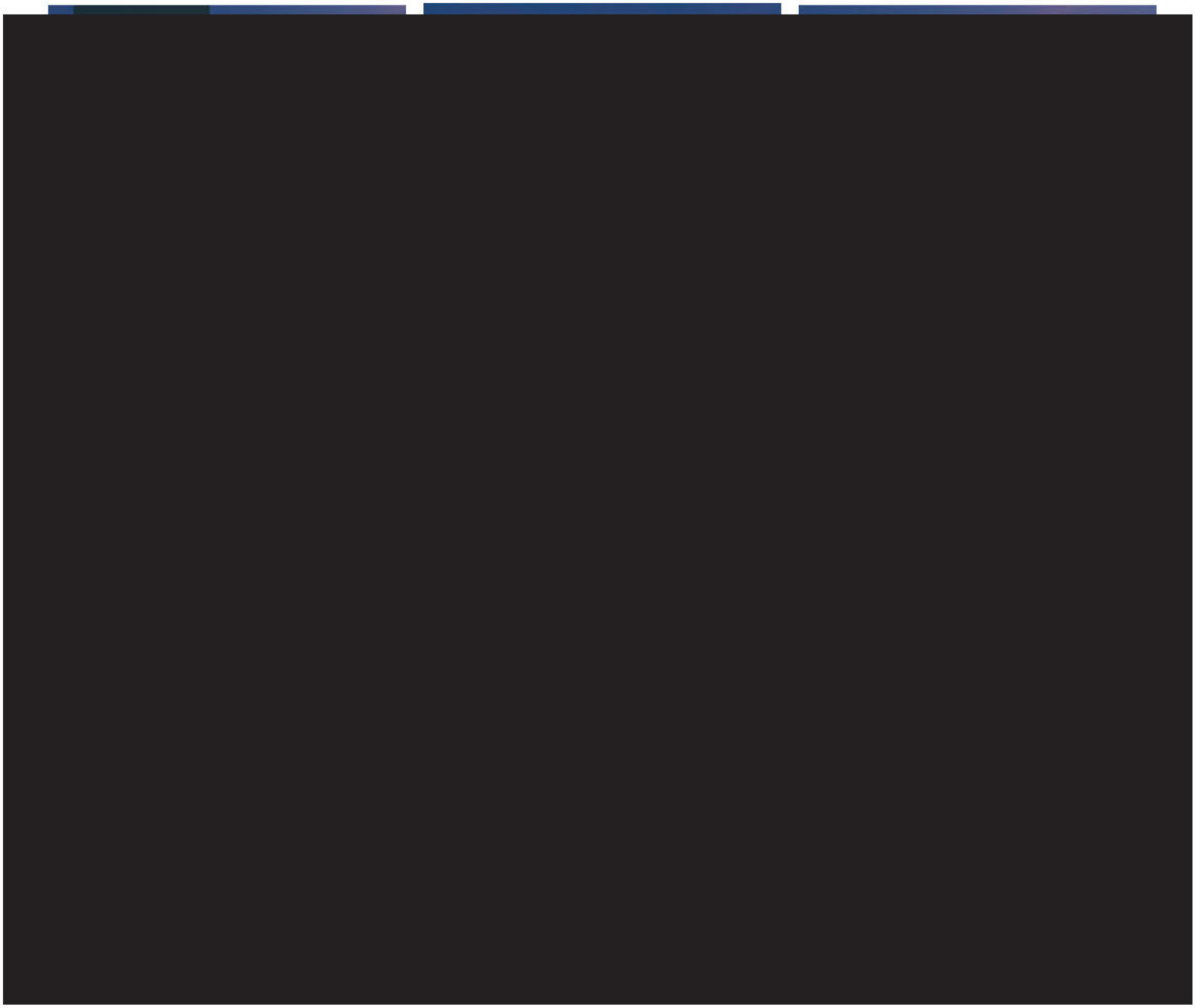
Spreadsheet Report
BEAUFORT ELEMENTARY SCHOOL



b. Daily and Monthly project report to the Owner

EXAMPLE

We provide a monthly progress report that includes a detailed update, financial breakdown, and progress photos. Below is an example of a current monthly report.

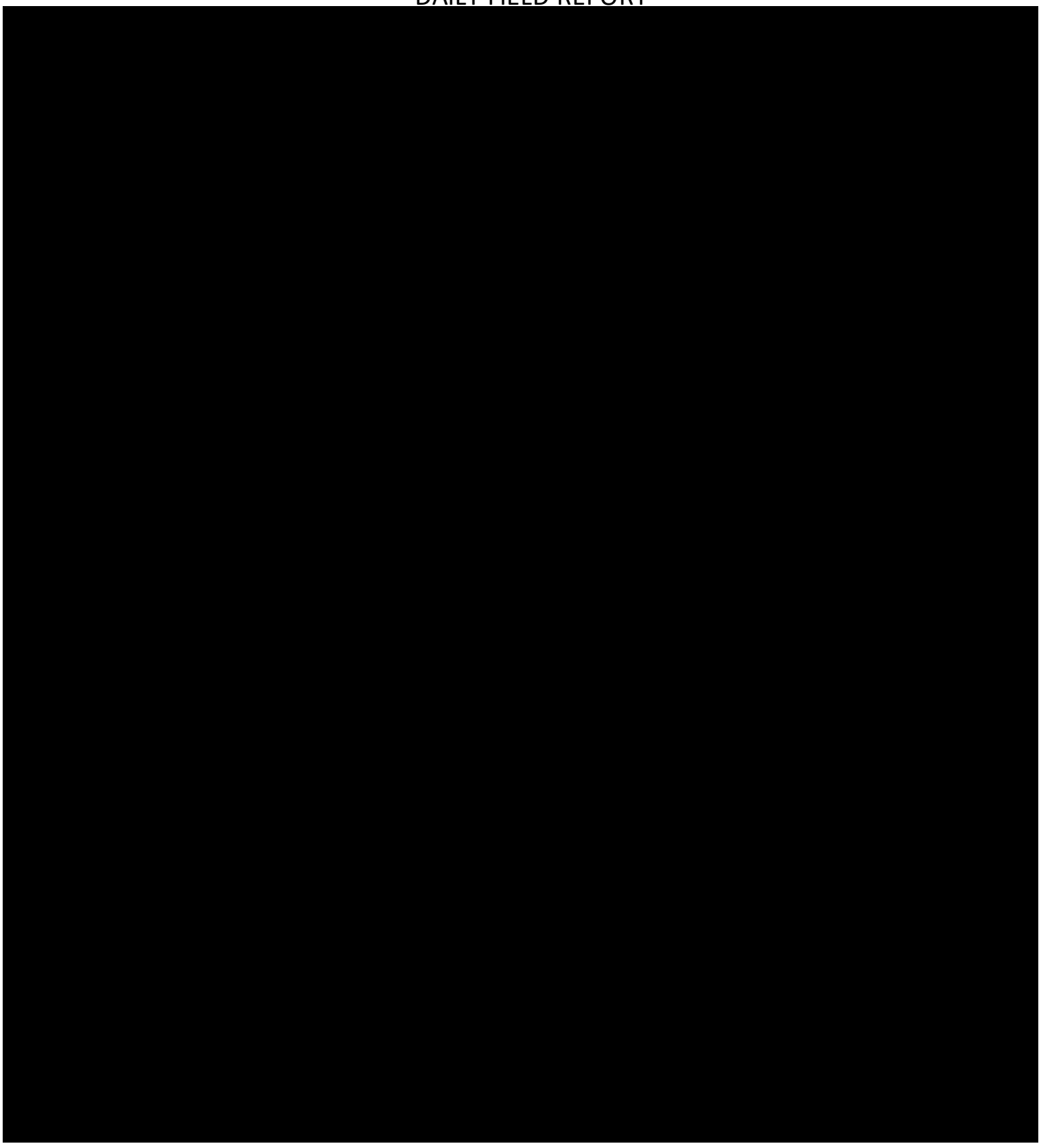


c. Log(s) for tracking work progress

EXAMPLE

H.G. REYNOLDS

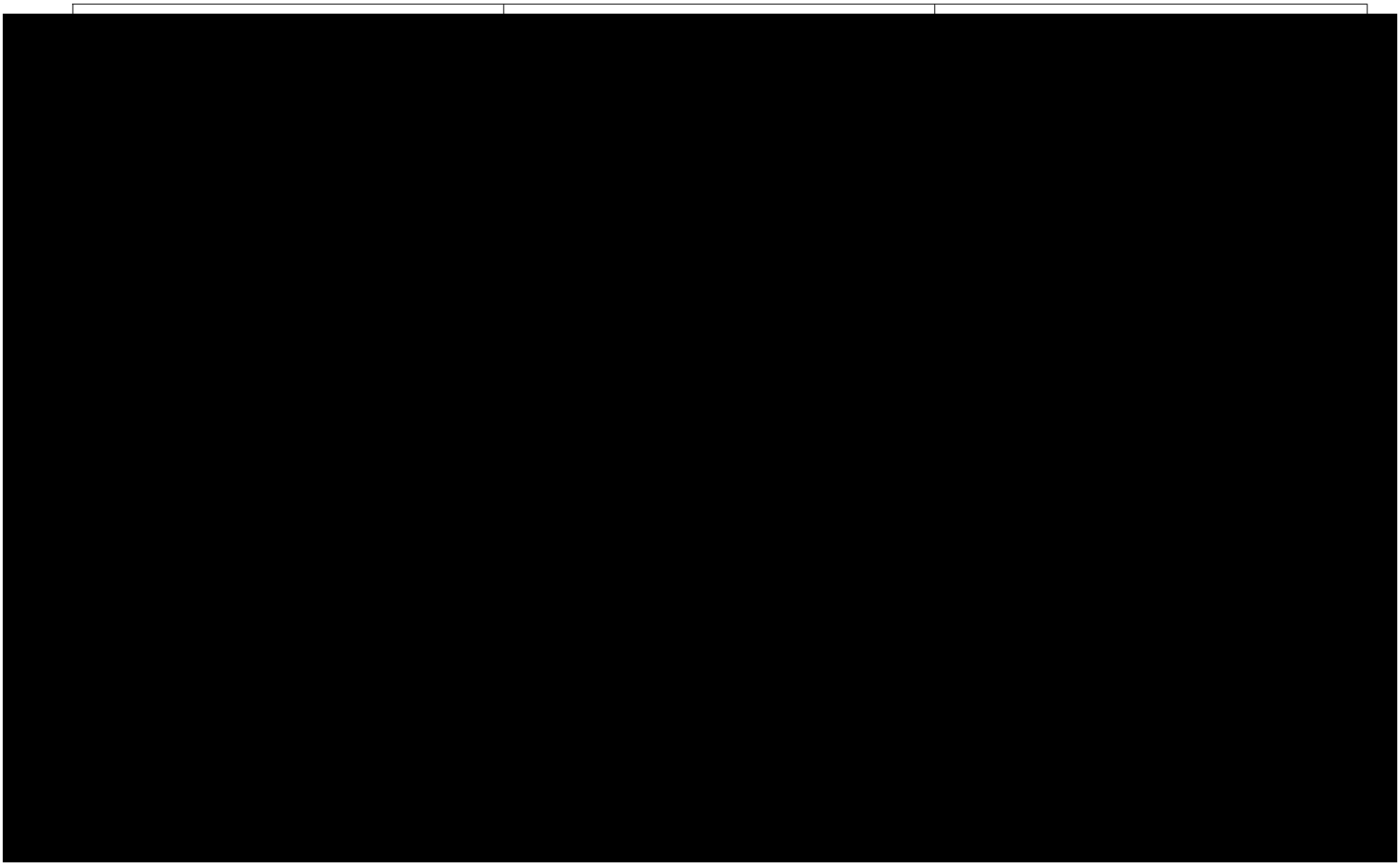
DAILY FIELD REPORT



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

EXAMPLE

Below is an example of a current schedule that we utilize on all projects and include in each monthly report.





4.0.1.10

Attachments to this Solicitation

First Community Bank
Aiken

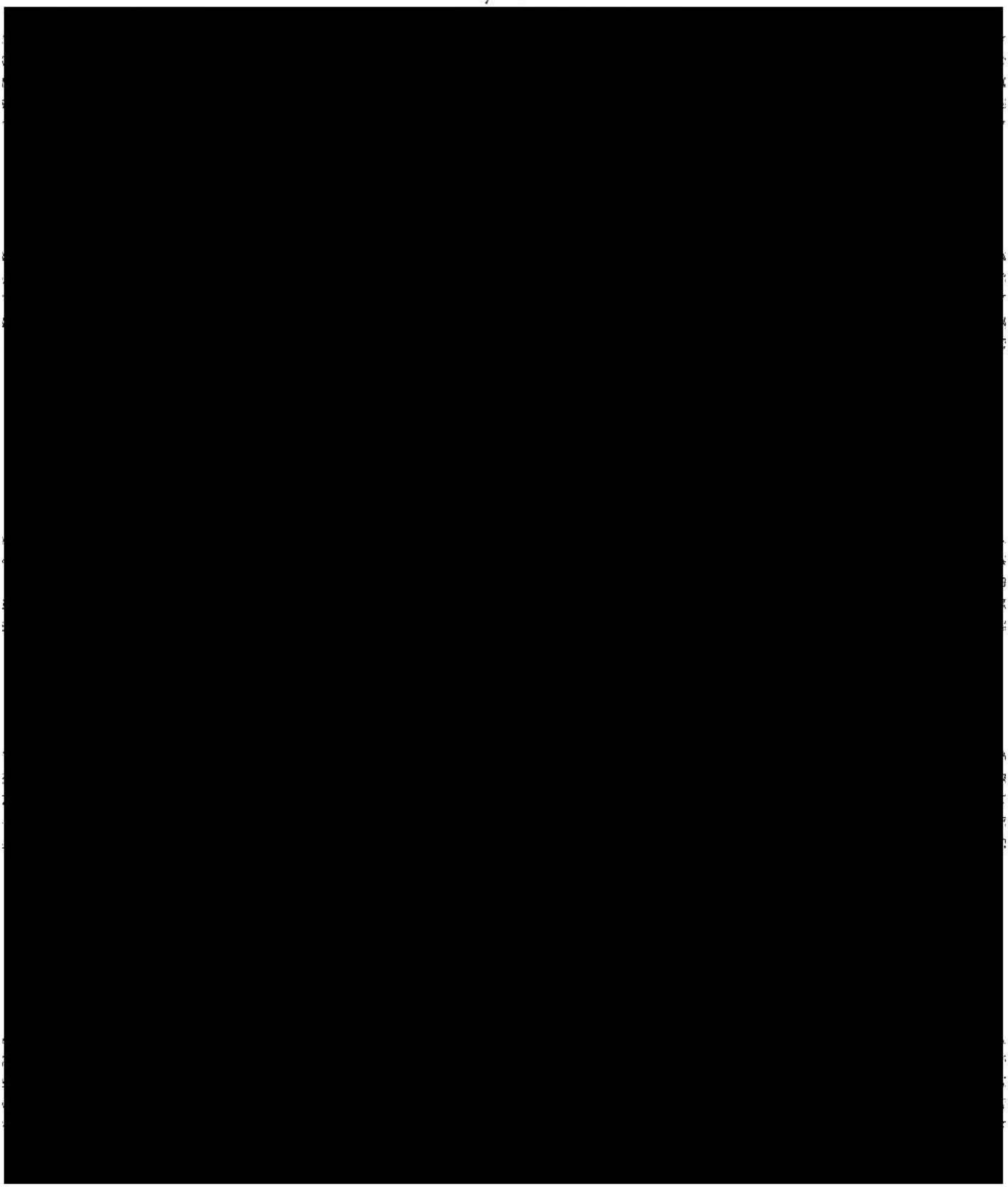
407 Silver Bluff Road SW
Aiken, SC 29803
(803) 293.2400
Fax (803) 293.2410
www.firstcommunitysc.com



9.0.WMBE Subcontractor Sample Listing

Upon our being hired, H.G. Reynolds Company would follow the plan laid out under section 9.0 on page 53. 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 1.1.23



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

FEBRUARY 23, 2023

Date

Name: JEFFREY REYNOLDS

Title: PRESIDENT

Project: CONSTRUCTION MANAGEMENT AT-RISK SERVICES – REBUILD OF HILTON HEAD ISLAND HIGH SCHOOL



4.0.1.11

Objections, Exceptions, Observations

Objections, Exceptions, or Observations

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



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.

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.

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.

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 4.0.1.11 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.

STATE OF SOUTH CAROLINA
Department of Labor, Licensing and Regulation
S C CONTRACTOR'S LICENSING BOARD

BPC1023983

CONSTRUCTION MANAGER CERTIFICATE

This certificate recognizes: Certificate#: **CCM.497**

JEFFREY G REYNOLDS

as a **GENERAL CONSTRUCTION MANAGER** by the laws of South Carolina
in behalf of the following licensed Contractor:

H.G. REYNOLDS LEASING INC
113 CONTRACT DRIVE
AIKEN SC 29801

Contractor's License Number: CLG.10731 GC

and is duly authorized to engage in **Construction Management Oversight** in the following fields:

BD WL WP
Contract $ Limit: Group 5-$Unlimited

(If this certificate shows "LB", work is limited to 3 stories in height)

Molly F. Price
Interim Administrator

Issue Date: **September 22, 2022**
Expiration Date: **October 31, 2024**

The above contractor's License Number must be "Active" for this certification to be remain valid.
Licensee Lookup: https://verify.llronline.com/LicLookup/LookupMain.aspx - Search Board: "Contractors-Commercial"

CCB 1077665

SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING AND REGULATION

CONTRACTOR'S LICENSING BOARD

LICENSE#: CLG.10731 LICENSE#: CLG.10731

H G REYNOLDS CO INC
DBA: H.G. REYNOLDS LEASING INC

113 CONTRACT DRIVE
AIKEN SC 29801

Has been qualified by the laws of the State of South Carolina and is duly entitled to practice as a.

GENERAL CONTRACTOR

for each Classification and Group Limitation listed below:

Building-BD5, Water & Sewer Lines-WL5, Water & Sewer Plants-WP5

(If this license has a "Limited Building" classification, licensee is limited to 3 stories in height)

LICENSE NUMBER:.....CLG.10731
Initial License Date:.....01/01/1982
EXPIRATION DATE:.....10/31/2024

Molly F. Price
Administrator

Group Limitations/$ Amounts Per Job:
Group #1 - $50,000 Group #2 - $200,000
Group #3 - $500,000 Group #4 - $1,500,000
Group #5 - $Unlimited

Qualifying Party(s): JEFFREY G REYNOLDS, H G REYNOLDS, EDWARD RYAN REYNOLDS

[It is at the discretion of this licensee to designate whomever they choose to pull permits and conduct business in their behalf.]

THANK YOU

FOR YOUR TRUST

Thank you for the opportunity to submit our bid. Our team is passionate about bettering communities by developing and enhancing educational facilities, and we look forward to providing our services to the Beaufort County School District. Don't hesitate to contact us with any questions you may have.



ADDRESS

H.G. Reynolds Company
113 Contract Dr.
Aiken, SC 29801

CONTACT

P : (803) 641-1401
E : jreynolds@hgreynolds.net
www.hgreynolds.net

75 CONSTRUCTION ENGINEERS H.G. REYNOLDS SINCE 1948 YEARS OF EXCELLENCE