

TECHNICAL PROPOSAL

Thompson Turner Construction

QUALIFICATIONS FOR

BEAUFORT COUNTY SCHOOL DISTRICT
BLUFFTON HIGH SCHOOL CTE BUILDING
A NEW BUILDING ON ACTIVE CAMPUS

RIVERVIEW GYM ADDITION AND RENOVATION
A BUILDING ADDITION ON ACTIVE CAMPUS

Solicitation No. 25-023 | April 21, 2025 | 4:00 pm

Beaufort County School District

Solicitation Number:	25-023
Date Printed:	March 10, 2025
Date Issued:	March 19, 2025
Procurement Officer:	Kaylee Yinger, NIGP-CPP,CPPB
Phone:	843-322-2349
Email:	Kaylee.Yinger@beaufort.k12.sc.us

Request for Proposals (RFP)

DESCRIPTION: **Construction Management at-Risk Services – Bluffton High School CTE Building – A New Building on Active Campus and Riverview Gym Addition and Renovation – A Building Addition on Active Campus**
SUBMIT OFFER BY (Opening Date & Time): April 21, 2025 @ **4:00 PM EST**
QUESTIONS MUST BE RECEIVED BY: April 11, 2025 @ **4:00 PM EST**
NUMBER OF COPIES TO BE SUBMITTED: **Six (6) Original Signed Copies**

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

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

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

AWARDS & AMENDMENTS:
Award will be posted at the Physical Address stated above on or after **April 21, 2025.** The award, this solicitation, and any amendments will be posted at the following web address: http://beaufortschools.net.

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

NAME OF OFFEROR: (Full legal name of business submitting the offer) Thompson Turner Construction

ENTITY TYPE: S-corp

[redacted]

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

[redacted]

PRINTED NAME

[redacted]

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.

4.0.1.1. SIGNED COVER PAGE & PAGE TWO (CONT.)

PAGE TWO
(Return Page Two with Your Offer)

HOME OFFICE ADDRESS (Address for Offeror's home office/ Principal place of business):	NOTICE ADDRESS (Address to which all procurement and contract related notices should be sent):
100 North Main Street Sumter, SC 29150	100 North Main Street Sumter, SC 29150
PHONE NUMBER: [redacted]	
EMAIL ADDRESS: [redacted]	

PAYMENT ADDRESS (Address to which payments will be sent):	ORDER ADDRESS (Address to which all purchase orders will be sent):
☒ Payment Address Same as Home Office Address ☐ Payment Address Same as Home Notice Address (check one only)	☒ Payment Address Same as Home Office Address ☐ Payment Address Same as Notice Address (check one only)

ACKNOWLEDGEMENT OF AMENDMENTS:	Amendment Number	Amendment Issue Date
Offeror acknowledges receipt of amendments by indicating amendment number and its date of issue.		

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

4.0.1.2 COVER LETTER

PROPOSAL FOR THE

BEAUFORT COUNTY SCHOOL DISTRICT – BLUFFTON HIGH SCHOOL CTE BUILDING – A NEW BUILDING ON ACTIVE CAMPUS AND RIVERVIEW GYM ADDITION AND RENOVATION – A BUILDING ADDITION ON ACTIVE CAMPUS

Construction Management at-Risk Services
April 21, 2024 | 4:00 pm

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

Dear Ms. Yinger and Members of the Selection Committee:

Thompson Turner Construction (TTC) is excited to submit a proposal to Beaufort County School District (BCSD) for Construction Management at Risk (CM at-Risk) services for the ***Bluffton High School CTE Building – A New Building on Active Campus and Riverview Gym Addition and Renovation – A Building Addition on Active Campus projects***. We understand the crucial role that these educational facilities play in fostering a conducive learning environment for students and educators, and have highlighted our recent experience with both CTE and Gymnasium Addition/Renovation project types.

TTC was formed in 2001 to further develop our potential to be a major provider of building construction services, and our core focus has always been South Carolina public education. We have efficiently and effectively managed over 20 million square feet of new K-12 construction and 9 million square feet of renovations and additions across the state. Additionally, we have ***completed over 250 projects under your chosen CM at-Risk delivery method.***

We offer BCSD a ***team of highly skilled professionals who are deeply familiar with the Lowcountry and Beaufort community and with the expectations of your staff***. As demonstrated during our current and past projects with BCSD, our team provides detailed and innovative solutions to ensure that your projects are executed to the highest standards while also acting as good stewards of your Community's funds and resources. We are proud to partner with our long-time subconsultant, ***Construction Dynamics, Inc.***, to immediately engage the local and minority subcontractor community to participate in this project. Additionally, our ***successful working relationships with Jumper Carter Sease and Caplea Coe Architects*** will allow us to plan for success of both of your projects from Day One.

TTC is committed to earning our position as your trusted partner, and we are pleased to provide you with our qualifications, knowing that we bring the expertise and value needed to successfully deliver your project safely, on time, and under budget. We welcome any questions and would be honored for the opportunity to continue working with your team at BCSD.

Sincerely,

[redacted]

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



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8 ATTACHMENTS



FIRM INFORMATION

1

BROOKLAND-CAYCE HIGH SCHOOL BASKETBALL ARENA
LEXINGTON COUNTY SCHOOL DISTRICT TWO

Jumper
Carter
Sease
ARCHITECTS

4.0.1.3 FIRM INFORMATION

Thompson Turner Construction

Firm Name
Thompson Turner Construction

Firm Address
111 Coleman Blvd, Suite 401
Mt. Pleasant, SC 29464



Headquartered in Sumter with offices in Charleston, Columbia, and Greenville, TTC has worked with numerous Owners constructing and renovating state-of-the-art, high quality K-12 facilities.

History of company, including ownership and key management

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

Thompson Turner Construction (TTC), a division of Thompson Construction Group, delivers quality construction services on time with competitive pricing. TTC was formed in 2001 by Hal Turner, Vice President, and Greg Thompson, President, to further develop our potential to be a major provider of building construction services and to focus on new construction, additions, and renovations.

We have significant experience with the Construction Management at-Risk (CM at-Risk) delivery method, with a strong emphasis on public, K-12 education. ***Having successfully completed other CTE and gymnasium additions across South Carolina***, we are well-versed in addressing the programming, budgets, and schedules required for your projects.

Inherent to the successful CM at-Risk delivery of your project is the preconstruction phase, which is the foundation for our many project successes. We implement a goal-oriented approach that focuses on collaboration, constant conversation, open and honest dialog, and transparency. ***We have never missed an opening date or exceeded a GMP for a CM at-Risk project***.

Leading our team is your proposed senior project manager and main point of contact, Blake Stancil. ***Blake and his family are proud residents of Beaufort County***. Blake has been dedicated in helping the District create a safe, nurturing, and engaging middle school and early childhood learning environments that supports a diverse and thriving community, and is excited to continue working with BCSD on these projects.

TTC's core focus has always been public sector projects, primarily educational facilities. Our team understands the challenges and unique issues of working on K-12 campuses, the need to be flexible, and above all else, ***how to maintain a safe environment*** for all involved. We partner with our clients to be a part of your community for the long term. ***We are honored that 90% of our work comes from repeat clients, including BCSD, and we strive to earn the privilege of being asked to return***.

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

[redacted]

Please copy Amy Moseley at amoseley@thompsonturner.com on emails related to this proposal.

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

TTC does ***not anticipate any company changes*** during the life of the Bluffton High School CTE Building and Riverview Gym Addition and Renovation project(s).

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

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

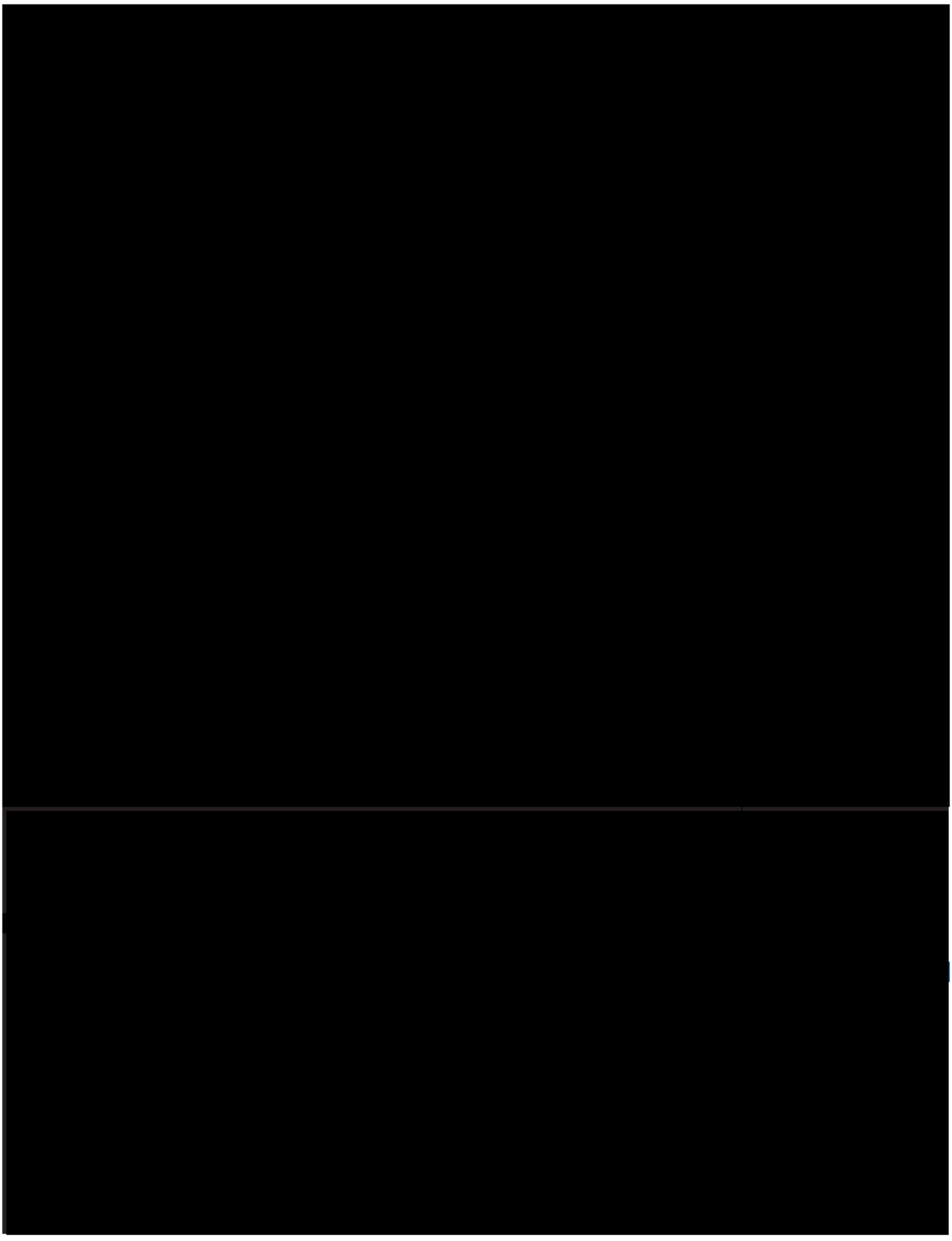
The preconstruction phase of this project will be managed out of TTC's office in Mt. Pleasant with support from our onsite Beaufort personnel. The construction phase will be managed out of ***Mt. Pleasant in addition to our office trailer*** located onsite at a mutually-agreeable location between our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

K-12 PROJECT EXPERIENCE



DEPTH OF RESOURCES

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



Vendor References: References must be for the proposer's firm that has provided verifiable commercial accounts of the approximate size and locations of the District for the past 24 – 36 months. Please provide name, address, telephone number, e-mail address and a contact person for each reference. Please submit five (5) references.















PRE-CONSTRUCTION & CONSTRUCTION PROJECT TEAM

STROM THURMOND HIGH SCHOOL ADDITION & RENOVATION
EDGEFIELD COUNTY SCHOOL DISTRICT

Jumper Carter Sease ARCHITECTS

2

4.0.1.4 PRE-CONSTRUCTION & CONSTRUCTION PROJECT TEAM

Provide resumés describing your anticipated Project Team, along with their individual and team experience in projects similar in nature to the proposed project. Include an organizational chart identifying key individuals and their responsibilities.

BEAUFORT COUNTY SCHOOL DISTRICT

PROGRAM LEADERSHIP

EXECUTIVE SUPPORT



Hal Turner*
Vice President



Will Ligon*
Director of Construction



Ginny Kirk*
Director of Strategic Planning



Todd McElveen
Project Executive

PRECONSTRUCTION

CONSTRUCTION



Maggie Dittmar
Preconstruction Executive



Blake Stancil
Senior Project Manager



Matt Trail
Senior Preconstruction Manager

BLUFFTON HIGH CTE

RIVERVIEW GYM ADDITION



Nate Spells, Jr.
Vice President of Operations
Construction Dynamics, Inc.



James Hall
Project Manager



Carrie Kalachik
Project Manager



Randall Cooper
Superintendent



Bobby Russell
Superintendent



Cody Roberts
Project Engineer



Brandon Richardson
Assistant Project Manager

[redacted]



Jesse Leigh
Safety Manager
(both projects)

With Jumper Carter Sease Architects and/or Caplea Coe Architects



HAL TURNER

Vice President

EDUCATION
Bachelor of Science in Mechanical Engineering, Clemson University

Hal brings to the team over 33 years of construction industry experience in construction management and general construction. Hal is intimately involved during all phases of the projects, working with the team on constructability reviews, budgeting, and overall project management to ensure attention to detail and quality at every level is maintained.





WILL LIGON

Director of Construction

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

Will has over 26 years of experience in project management, corporate leadership, estimating, scheduling, and quality assurance in every facet of the construction industry. His current duties include field administration, supervision and technical management for all construction operations including direct supervision of project management and superintendent staff, subcontractors, and other construction-related personnel.





GINNY KIRK

Director of Strategic Planning

EDUCATION
Bachelor of Arts, Wake Forest University & Master of Landscape Architecture, University of Virginia

Ginny is experienced in architecture, construction, and information technology with emphasis on project management, consulting, contracts, purchasing, design, and business development. She works with school districts during preconstruction to help determine complete scopes of work related to program budget and schedule.





TODD MCELVEEN

Project Executive

EDUCATION
Bachelor of Science in Business Administration, The Citadel

Todd has over 23 years of experience in project management, estimating, scheduling, and quality assurance. He is responsible for leading the Lowcountry construction teams to ensure successful project results within his region. He communicates with all clients located in the Lowcountry to make sure each of the construction teams is performing to their required satisfaction level.

RELEV NT PROJECTS



BLAKE STANCIL

Senior Project Manager

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

Blake has over 12 years in project management, estimating, scheduling, and quality assurance. He is responsible for leading the TTC construction project team and establishing the overall direction, completion, and financial outcome of the project. He communicates with the client to make sure the construction team is performing to their required satisfaction level.



MAY RIVER HIGH SCHOOL & CAREER CENTER



MAGGIE DITTMAR

Senior Preconstruction Manager

EDUCATION

Bachelor of Science in Civil Engineering, Clemson University

Bachelor of Science in Physics, Erskine College

Maggie has over 10 years of estimating and project management experience. She has managed programs up to $200 million in value that have focused on numerous areas, including enrollment growth/decline and maintenance needs. Her work involves consulting with clients and other stakeholders, reviewing facility needs, preparing multiple solutions and narrowing those to reasonable and affordable scopes, developing project and program budgets, producing reports and public presentations, and helping with financing options and efforts.

[redacted]



MATT TRAIL

Senior Preconstruction Manager

EDUCATION

Bachelor of Science in Political Science, Presbyterian College

Matt has over 13 years of experience in estimating and project management, focusing on projects in a variety of industries. He works effectively and collaboratively with architects and designers, in partnership with the project owner, from the outset of a project to completion. Additionally, he works with estimating personnel and project teams to deliver highly detailed and accurate budgets from Conceptual Design Phase into Construction Documents.

[redacted]



NATE SPELLS, JR.

M/WBE Outreach

Vice President, Construction Dynamics Inc.

EDUCATION

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

Nate brings to the team over 19 years of experience in local and minority outreach throughout the State of South Carolina. He oversees the daily technological and office operations of Construction Dynamics along with preconstruction services for all construction projects. He provides bid promotion assistance to the CDI estimating department and assists in marketing and business development to the local and minority subcontractor community.

[redacted]

BLUFFTON HIGH CTE



JAMES HALL

Project Manager

EDUCATION
Bachelor of Science
in Civil Engineering,
Clemson University

James has over 10 years of construction management experience and divides his time between field and project management. He has the knowledge and skills to oversee daily field operations as well as subcontractor management. When not in the field, he prioritizes the management and coordination of submittals, schedules, closeout documentation, and overall construction activities.



RANDALL COOPER

Superintendent

CERTIFICATIONS
OSHA 10, OSHA 30, Procore
Superintendent Certified, Forklift,
Scissor Lift, & CPR Trained

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



CODY ROBERTS

Project Engineer

EDUCATION
Bachelor of Science
in Public Health,
University of South Carolina

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







RIVERVIEW GYM ADDITION



CARRIE KALACHIK

Project Manager

EDUCATION

Bachelor of Science in Business Administration, University of Central Florida

Carrie has over 18 years of construction management experience and divides her time between field and project management. She has the knowledge and skills to oversee daily field operations as well as subcontractor management. When not in the field, she prioritizes the management and coordination of submittals, schedules, closeout documentation, and overall construction activities.





BOBBY RUSSELL

Superintendent

EDUCATION

Bachelor of Science in Building Science, Clemson University

Bobby has over 36 years in the field of construction supervision on high profile projects ranging from new educational facilities on occupied campuses to multiple renovations and additions with compressed schedules. As your superintendent, he supervises and coordinates overall field level construction activities. This includes coordination with the Owner, problem solving with architects and engineers, managing and coordinating trade contractors, maintaining quality control, adhering to the project schedule, and providing a safe working environment.





BRANDON RICHARDSON

Assistant Project Manager

EDUCATION
Appalachian State University, Boone, NC

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



JESSE LEIGH

Safety Manager

EDUCATION
Atlantic Christian College, Wilson, NC

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

Georgetown High School Renovation & Addition | $16.1 million
College of Charleston Physical Plant Renovation | $2.5 million
Capers Hall Replacement at The Citadel | $56 million
The Continuum at FMU & FDTC | $19.4 million
Howard Adult Education Center Renovation | $1.9 million
Jaguar Land River | $3 million
Hilton Head Audi | $5.5 million



THE CONTINUUM AT FMU & FDTC

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

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

TEAM OBLIGATIONS AND AVAILABILITY

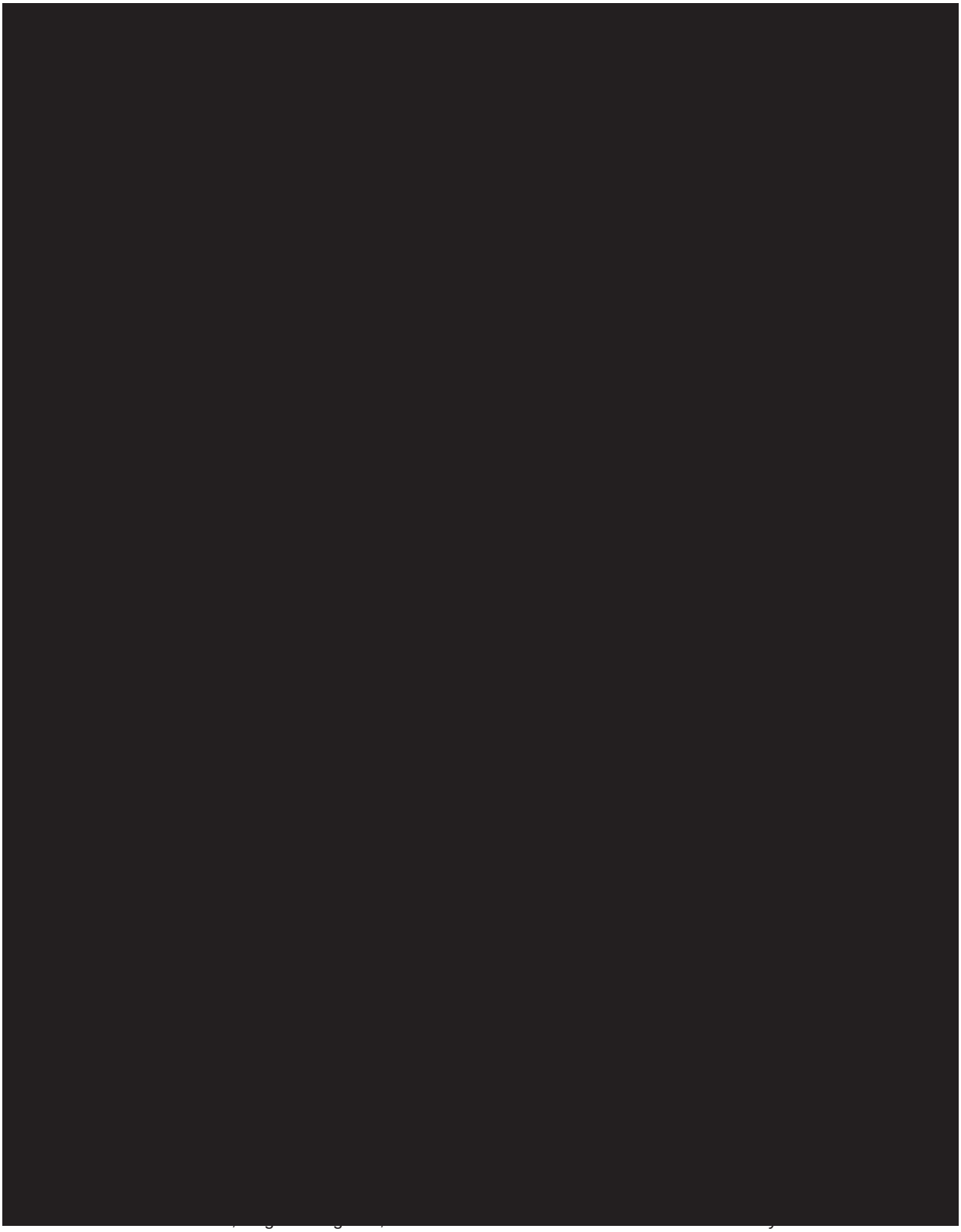
TEAM MEMBER	% OF TIME	CURRENT PROJECT	FINISH DATE

BLUFFTON HS CTE

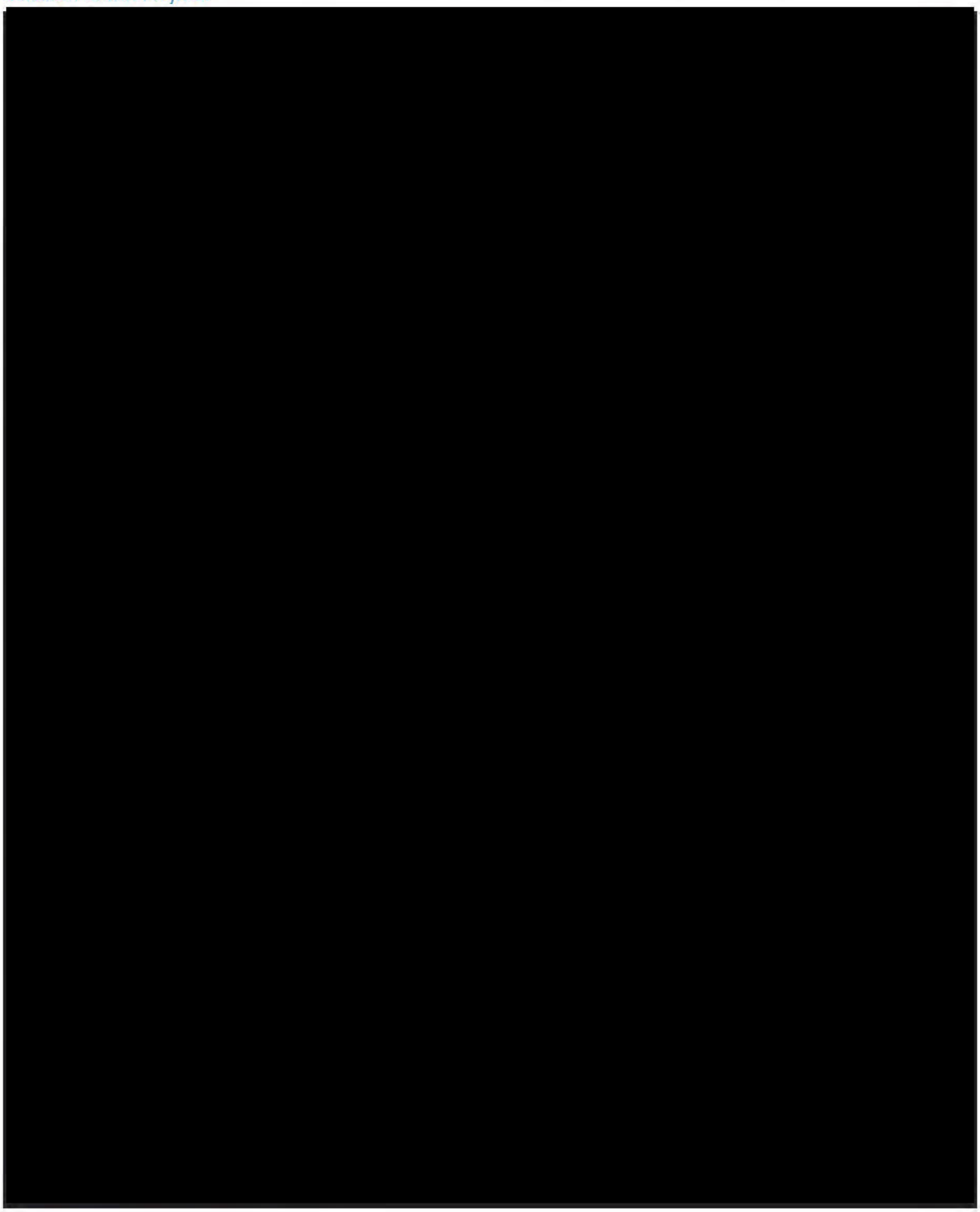
RIVERVIEW GYM

TEAM ORGANIZATION

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



Specifically identify your assigned Project Manager and possible Superintendents for the Project. Proposers shall propose a single Project Manager that will be assigned to all project sites. It is the intent of the District to have a single point of contact (per general contractor selected) for all project sites for pre-construction through completion of construction. The proposed Project Manager must be present at the RFP interviews, and the selected firm must commit to maintaining the same persons as Project Manager for the entire duration of the Project.



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

[redacted]



HILTON HEAD ISLAND MIDDLE SCHOOL



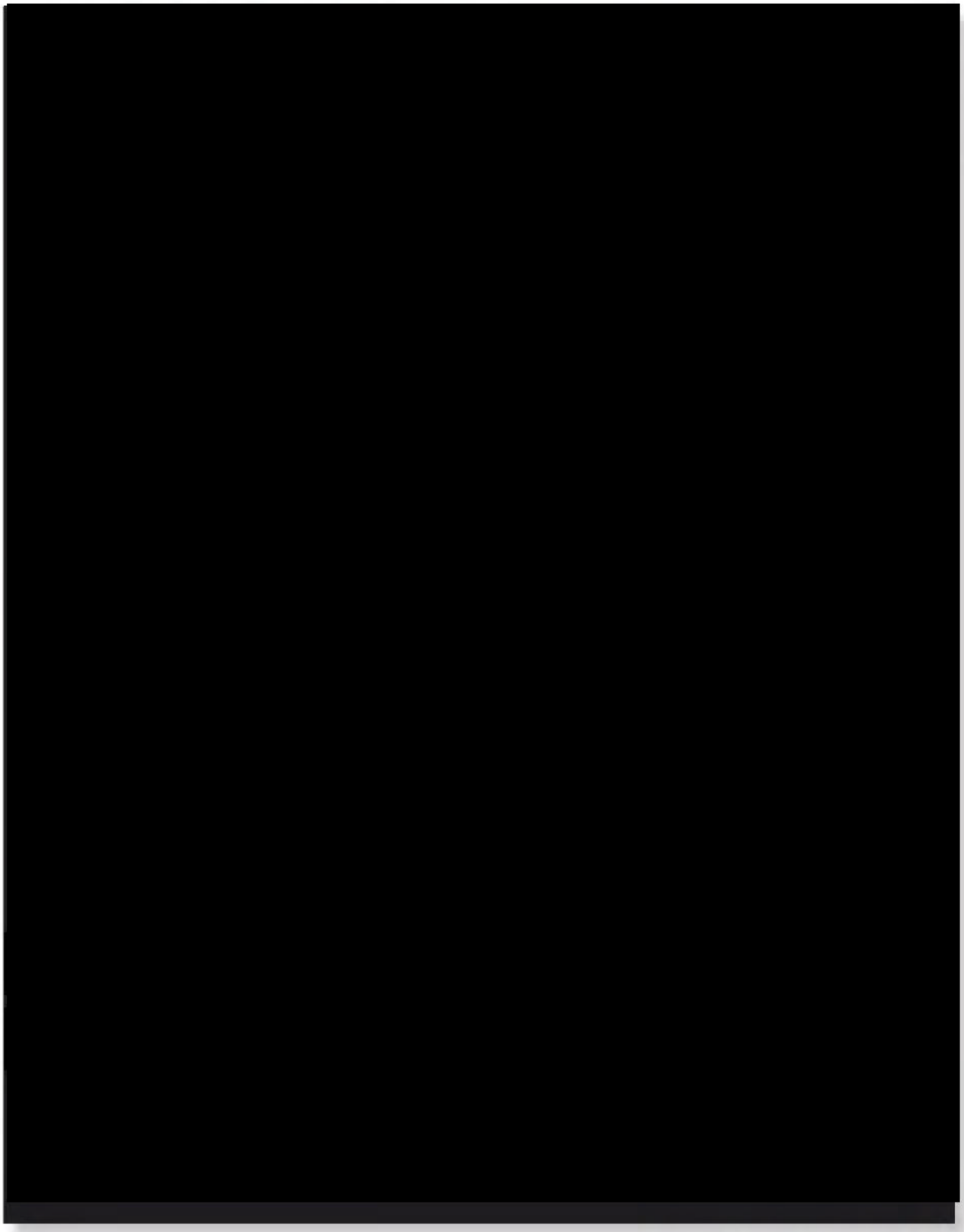
PREVIOUS EXPERIENCE

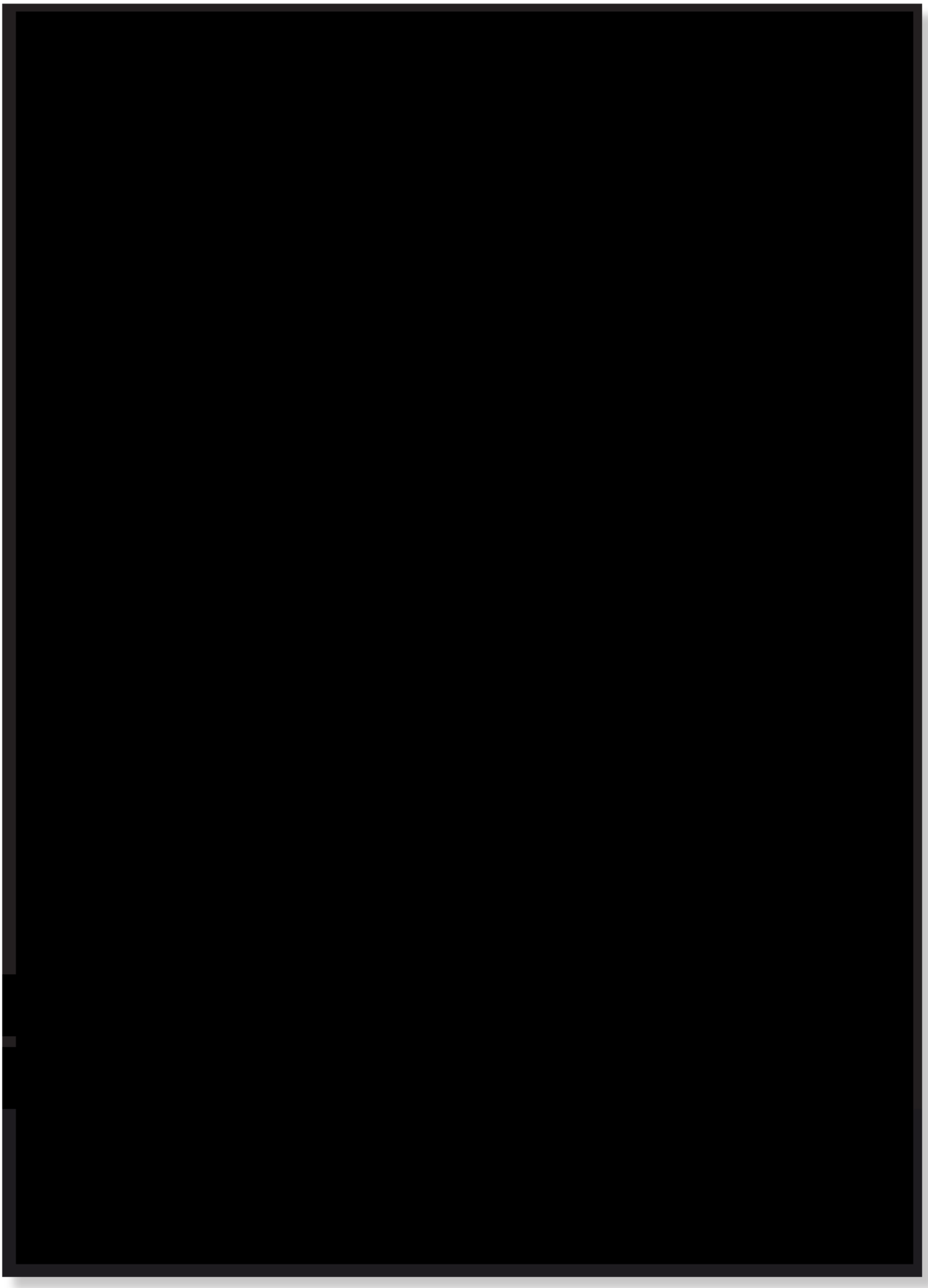
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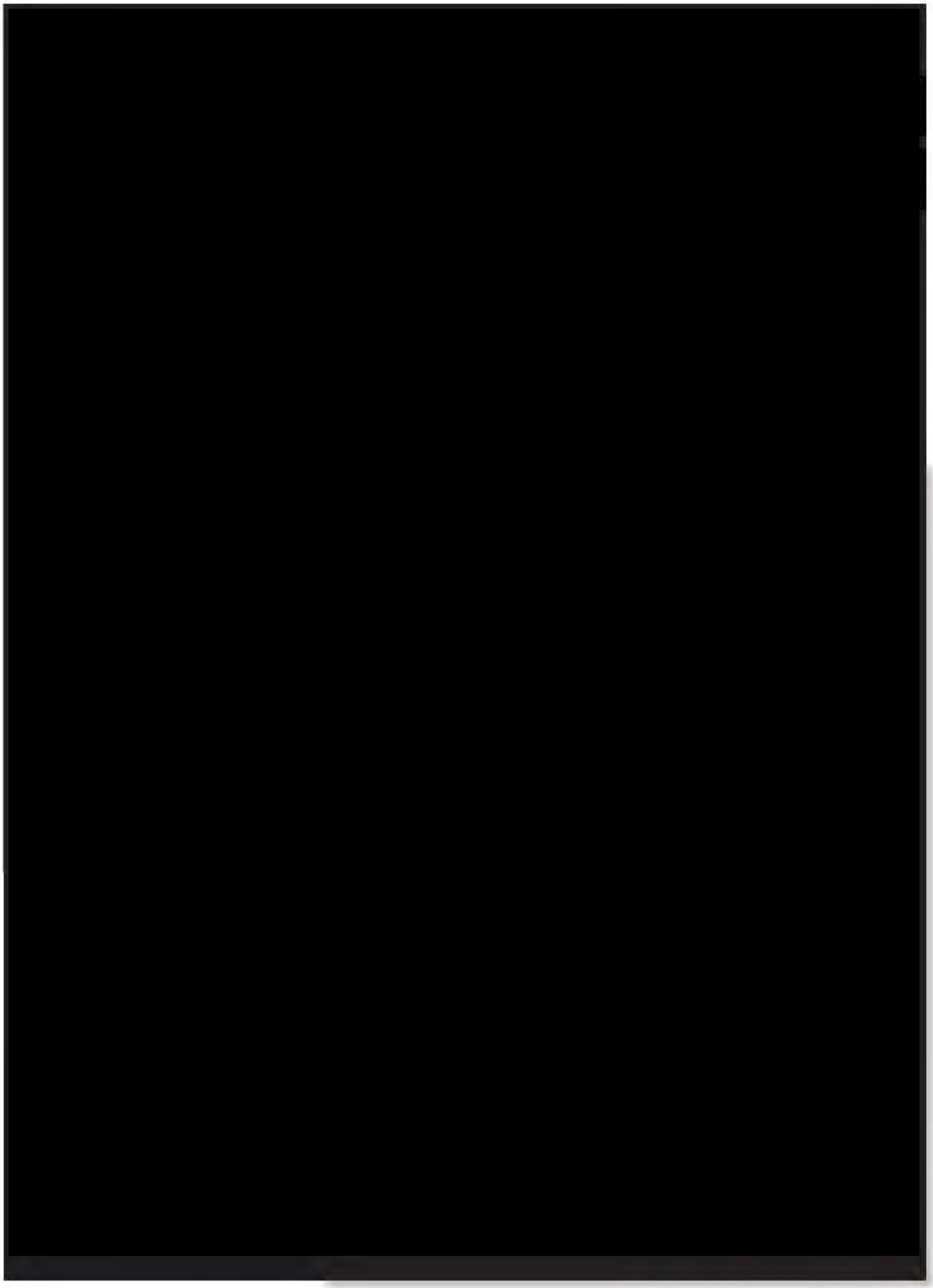
CTE INNOVATION CENTER AT ROPER MOUNTAIN
GREENVILLE COUNTY SCHOOL DISTRICT

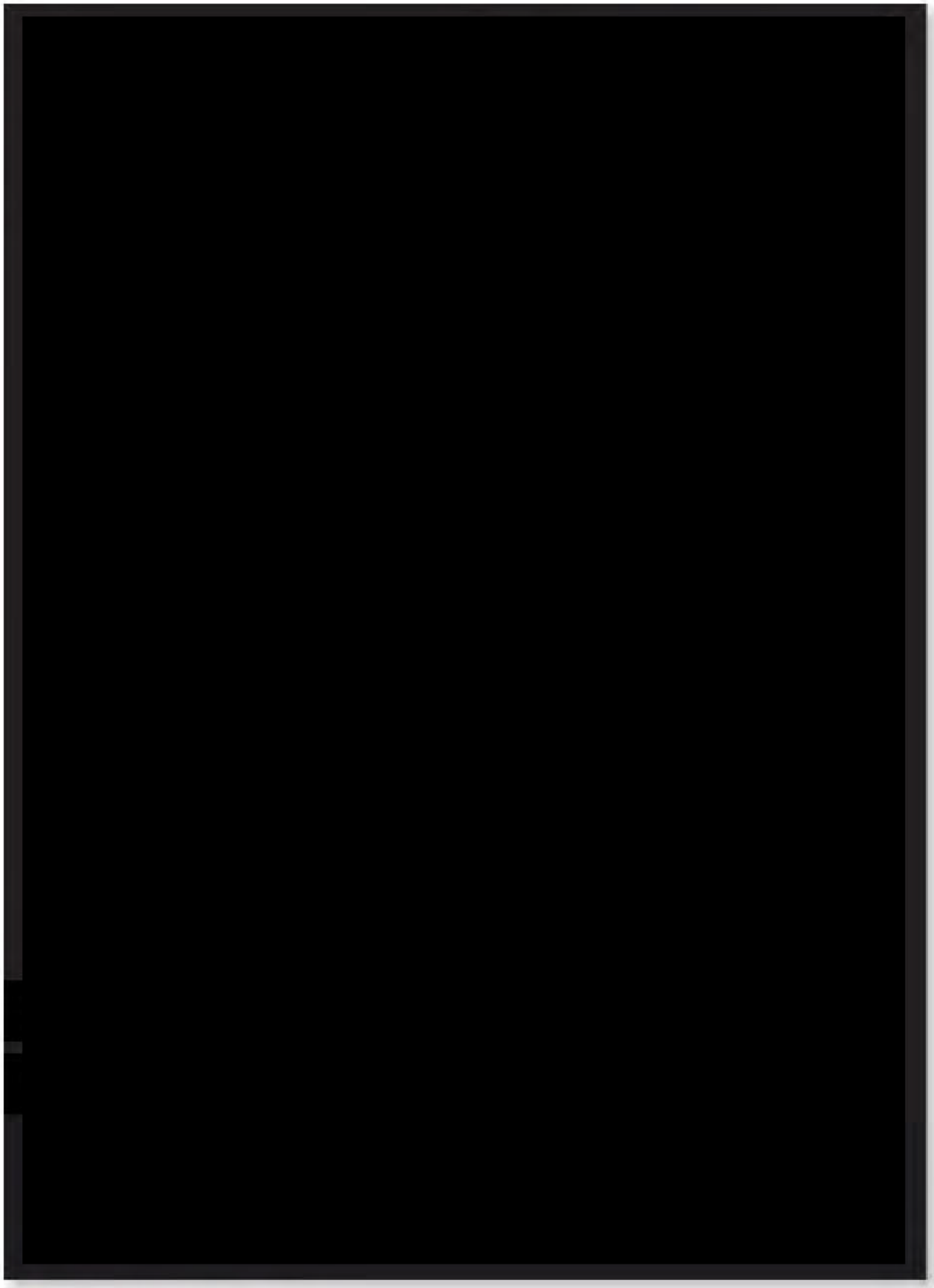
4.0.1.5. PREVIOUS EXPERIENCE

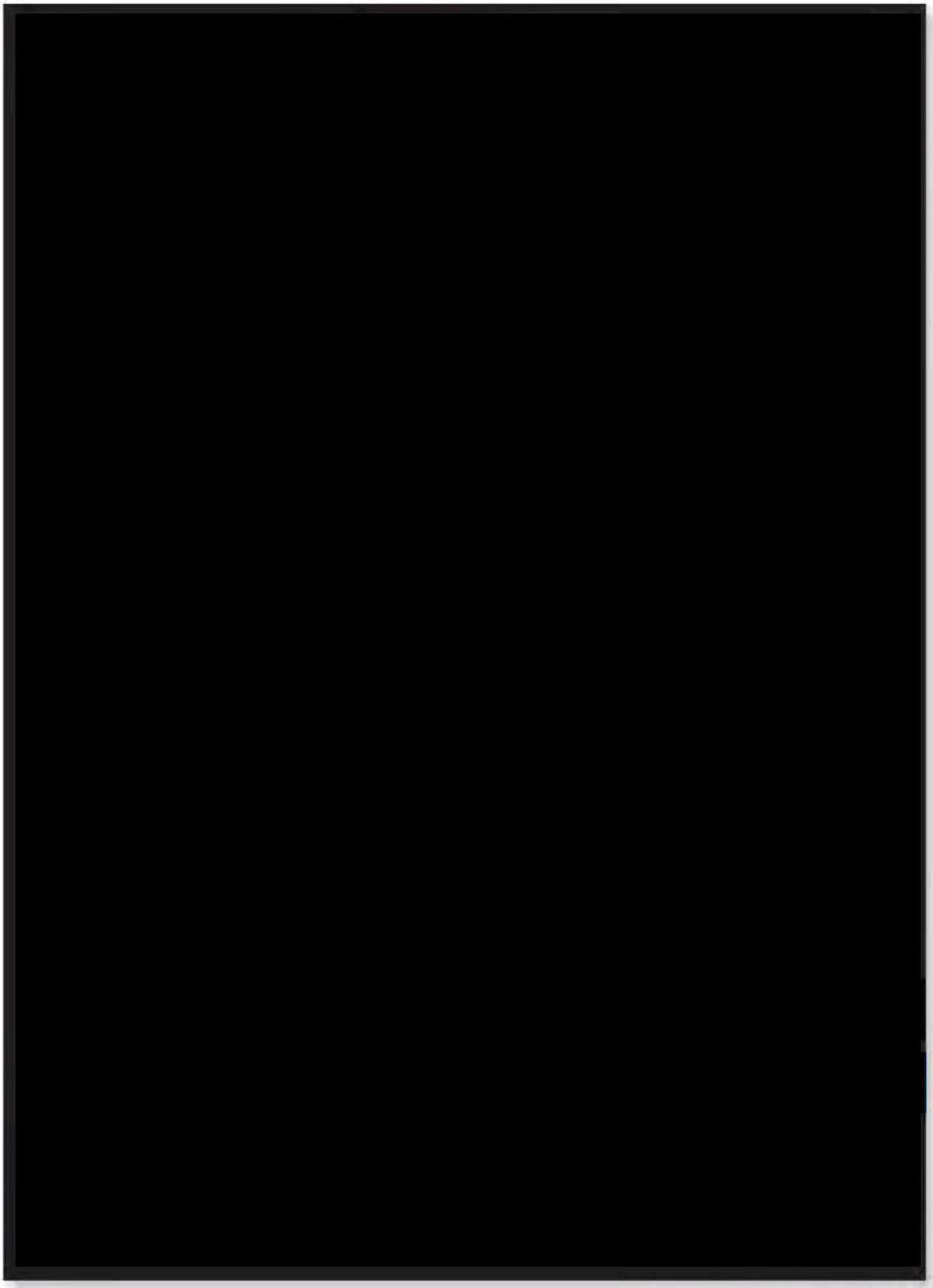
Describe your previous experience in providing similar services as described above. Provide a minimum of three references of similar projects for these services

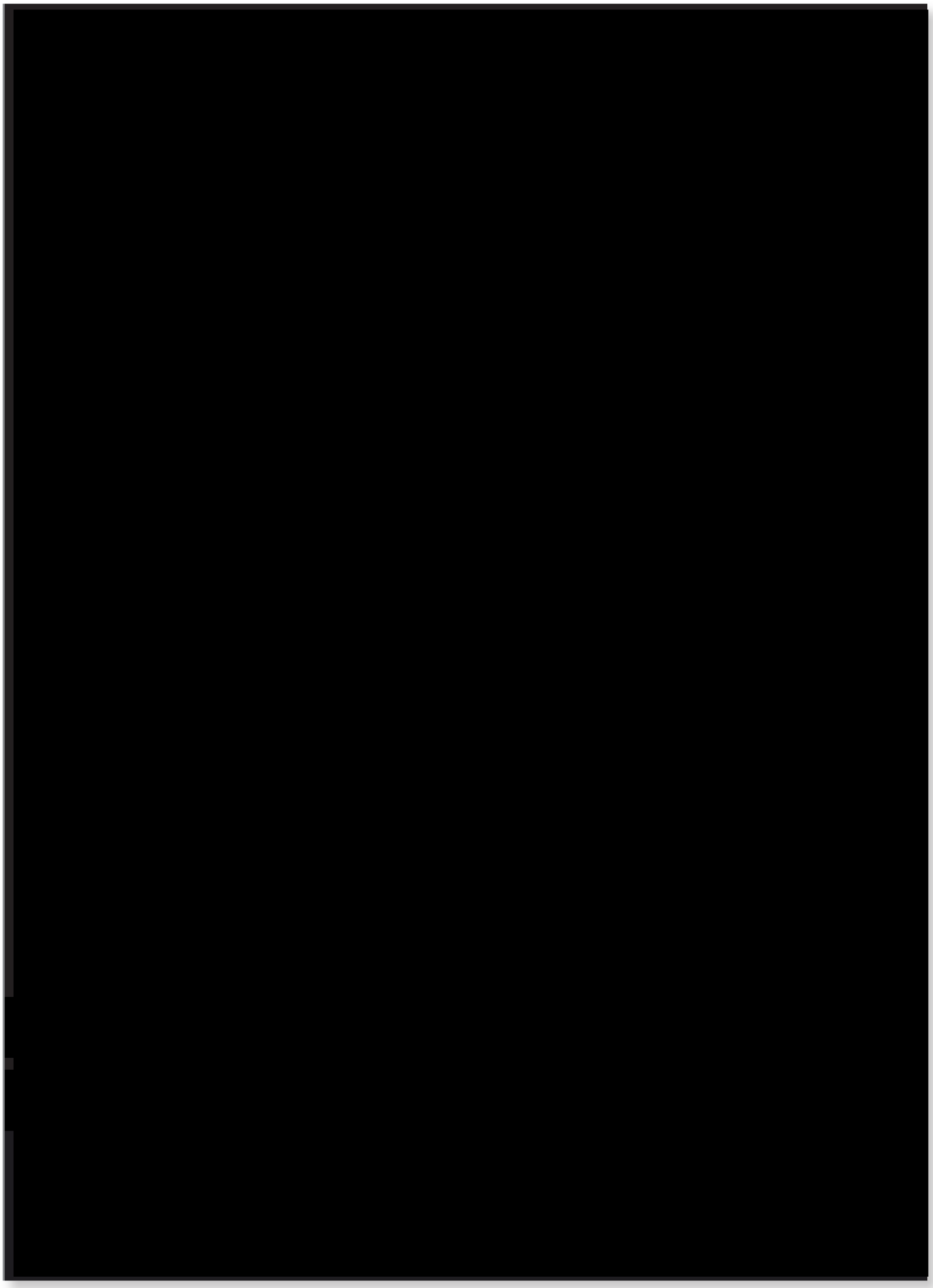


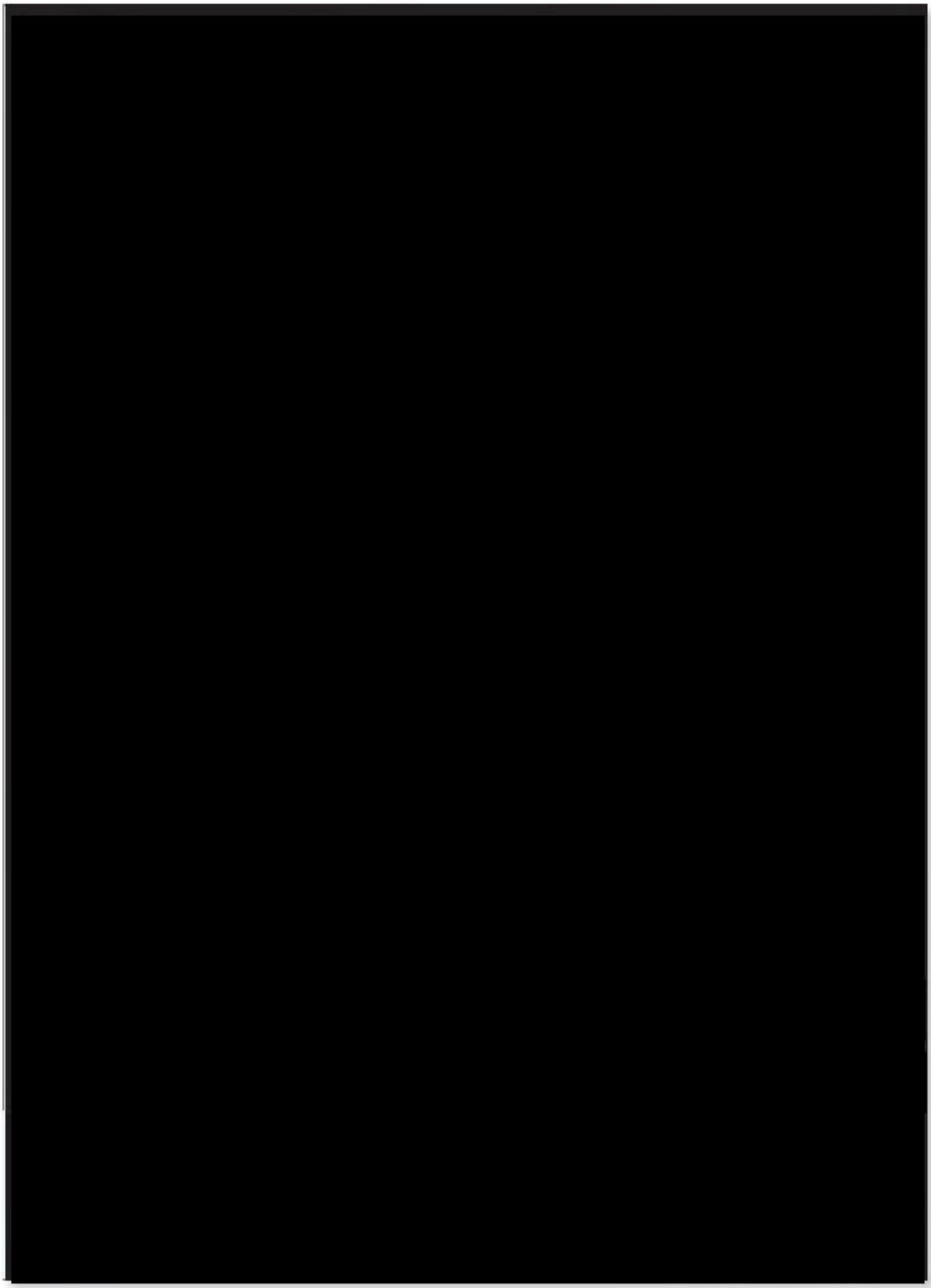












For the past three years, provide the following information:
a. Identify all projects (name, location, completion date and Contract amount).
b. Identify all modification and new construction projects with similar scope.

The following list showcases our extensive project experience in South Carolina for the last three years.
Note: Blue type denotes all modification and new construction projects with similar scope.

COMPLETED PROJECTS

PROTECTED

Project Name	Location	Completion Date	Contract Amount
Alice Drive Baptist Church	Sumter, SC	2022	
MUSC Black River Medical Center	Cades, SC	2022	
Chesnee High School Athletics Renovation	Chesnee, SC	2022	
Dorchester 2 East Edisto Middle School	Summerville, SC	2022	
Karesh Senior Living Center	Camden, SC	2022	
Modular Classrooms at Walker-Gamble/East Clarendon ES	Manning, SC	2022	
Spartanburg 2 Rainbow Lake Middle School Addition	Chesnee, SC	2022	
Clemson Reeves Football Complex Expansion & Renovation	Clemson, SC	2022	
Florence 1 Schools Southside Middle School	Florence, SC	2022	
Spartanburg 2 Sugar Ridge ES Addition	Spartanburg, SC	2022	
West Florence High School Addition	Florence, SC	2022	
Anderson 5 Westside HS Science Wing Renovation	Anderson, SC	2022	
AIASC Headquarters Renovation	Columbia, SC	2023	
AutoNation Hyundai	Hardeeville, SC	2023	
Dorchester 4 Schools Capital Improvements Program	Dorchester, SC	2023	
Richland 2 CIP Renovation and Addition Projects	Columbia, SC	2023	
Clemson Memorial Stadium Renovations Phases 1 & 2	Clemson, SC	2023	
Lexington District 2 Performing Arts Center & District Office	Cayce, SC	2023	
Prisma Tuomey Emergency Department Expansion	Sumter, SC	2023	
Prisma Tuomey Mammography Suite	Sumter, SC	2023	
Prisma Tuomey MOB II Cardiology	Sumter, SC	2023	
Prisma Tuomey Retail Pharmacy	Sumter, SC	2023	
Greenville County Schools Roper Mountain CTE Center	Greenville, SC	2023	
College of Charleston Silcox Building Renovation	Charleston, SC	2023	
Beaufort Schools Capital Improvements Program	Beaufort, SC	2023	
The Citadel Capers Hall	Charleston, SC	2023	
Furman University Trone Mental Health Center Renovation	Greenville, SC	2023	
Abbeville High School Additions	Abbeville, SC	2024	
Dixie High School Additions	Abbeville, SC	2024	
Abbeville County Schools Career Center	Abbeville, SC	2024	
Spartanburg 5 Beech Springs Middle School Renovation	Duncan, SC	2024	
Spartanburg 5 Berry Shoals Elementary Renovation	Duncan, SC	2024	
Richland 2 Blythewood Middle Additions & Renovations	Blythewood, SC	2024	
Spartanburg 2 Boiling Springs Middle School Addition	Inman, SC	2024	
Lancaster Schools Capital Improvements Program	Lancaster, SC	2024	

COMPLETED & CURRENT PROJECTS

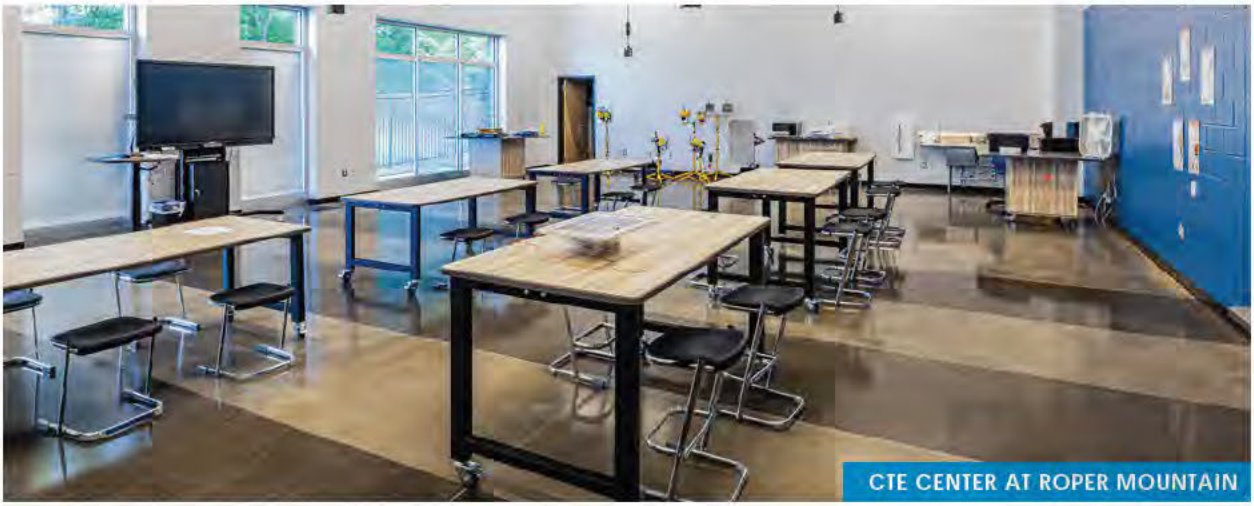
PROTECTED

Project Name	Location	Completion Date	Contract Amount
School District of Pickens County CIP Projects	Easley, SC	2024	
Spartanburg 2 Carlisle-Foster's Grant Elementary Addition	Chesnee, SC	2024	
Spartanburg 2 Chesnee Elementary School Addition	Chesnee, SC	2024	
Lynches River Equestrian Park	Coward, SC	2024	
Chester Co. Schools ESSER & Capital Improvement Projects	Chester, SC	2024	
Florence Chapel Middle School Addition	Duncan, SC	2024	
Spartanburg 2 Hendrix Elementary School Addition	Boiling Springs, SC	2024	
Anderson 5 McCants Track & Field / Kitchen / HVAC	Anderson, SC	2024	
Florence 1 North Vista Elementary School	Florence, SC	2024	
Florence 1 Williams Middle School Renovation	Florence, SC	2024	
Spartanburg 2 Oakland Elementary School Addition	Inman, SC	2024	
Florence Urban Square Parking Deck	Florence, SC	2024	
FMU School of Education and School of Business	Florence, SC	2024	
Spartanburg 5 Tyger River Elementary School	Duncan, SC	2024	
Spartanburg 5 Wellford Academy of Science & Technology	Wellford, SC	2024	
Spartanburg 5 Byrnes High School Athletic Upgrades	Duncan, SC	2025	
Horry County Schools Ten Oaks Elementary School	Myrtle Beach, SC	2025	
Orangeburg Schools East Lake Elementary School	Holly Hill, SC	2025	
Clemson Jervey Athletic Center Addition & Renovation	Clemson, SC	2025	
McCormick School Capital Improvements Program	McCormick, SC	2025	
MUSC College of Health Professions	Charleston, SC	2025	
Kershaw Medical Center EmPath Unit	Camden, SC	2025	
Carolinas Dermatology	Spartanburg, SC	2025	
Florence 1 Poyner High School Renovations	Florence, SC	2025	
Horry County Schools Pine Island Elementary School	Myrtle Beach, SC	2025	
Beaufort County Schools Capital Improvement Projects	Beaufort, SC	2025	
Cherokee County Schools Athletics Upgrades	Gaffney, SC	2025	
Anderson 4 Schools Athletics Upgrades	Pendleton, SC	2025	
Greenwood High School Field House	Greenwood, SC	2025	
Charleston Schools John's Island Elementary School	John's Island, SC	2025	
USC Upstate Library Classroom Building and Renovations	Spartanburg, SC	2025	
Clarendon Schools Walker-Gamble Elementary School	New Zion, SC	2025	
Prisma Pharmacy Relocation	Sumter, SC	2025	
Anderson 4 LaFrance Elementary School Addition	Pendleton, SC	2025	
Anderson 5 TL Hanna High School Baseball/Softball	Anderson, SC	2025	
Hampton Medical Emergency Department Expansion	Varnville, SC	2025	
Beaufort Co. Schools Okatie Elementary School HVAC	Okatie, SC	2025	
Chester Co. Schools Lewisville Elementary School Addition	Richburg, SC	2025	
Anderson 4 Mt Lebanon Elementary School Addition	Pendleton, SC	2025	
Richland 2 Summit Parkway Middle and CFI Additions	Columbia, SC	2025	
Sumter Patriot Hall	Sumter, SC	2025	

OAD 2022 & FORWARD (CONT.)

PROTECTED

Project Name	Location	Completion Date	Contract Amount
Sumter County Museum	Sumter, SC	2025	
Lexington District One Southlake Elementary School	W. Columbia, SC	2025	
AutoNation Porsche	Hardeeville, SC	2026	
Oconee County Schools Capital Improvements Program	Seneca, SC	2026	
Anderson 5 Schools District Office Renovations	Anderson, SC	2026	
Anderson 4 Schools Pendleton High School	Pendleton, SC	2026	
The Citadel Stevens Barracks Renovation	Charleston, SC	2026	
Trident Tech Truist Transportation Logistics Center	N Charleston, SC	2026	
Beaufort Co. Schools May River Elementary School	Bluffton, SC	2026	
Beaufort Schools May River CTE Center	Bluffton, SC	2026	
FMU Medical Education Facility Renovation	Florence, SC	2026	
FMU Forestry Education Building	Florence, SC	2026	
SC State KW Green Student Center	Orangeburg, SC	2026	
Greenville Tech Welding & Automation Education Building	Simpsonville, SC	2026	
Spartanburg 7 Wright ES Addition/Renovation	Spartanburg, SC	2026	
Dorchester 4 Schools Capital Improvement Program	St. George, SC	2026	
Clemson University Task Order Contracts 2023 - 2026	Clemson, SC	2026	
Lexington 4 Frances Mack Middle School Renovation	Swansea, SC	2026	
MUSC Health Nexton Community Hospital	Charleston, SC	2027	
MUSC College of Medicine	Charleston, SC	2027	
Presbyterian Retirement Community	Easley, SC	2027	
Horry County Schools Upgrades to 60 Schools	Conway, SC	2027	
Horry County Schools Athletic Renovations 9 High Schools	Conway, SC	2027	
Horry County Schools Myrtle Beach HS Renovation	Conway, SC	2027	
Tri-County Tech Transportation, Logistics and Utility Center	Anderson, SC	2027	
Beaufort Co. Schools Lady's Island Middle School	Lady's Island, SC	2027	
Beaufort Co. School Beaufort HS CTE Addition/Renovation	Beaufort, SC	2027	



CTE CENTER AT ROPER MOUNTAIN

SOUTHSIDE MIDDLE SCHOOL



EAST EDISTO MIDDLE SCHOOL



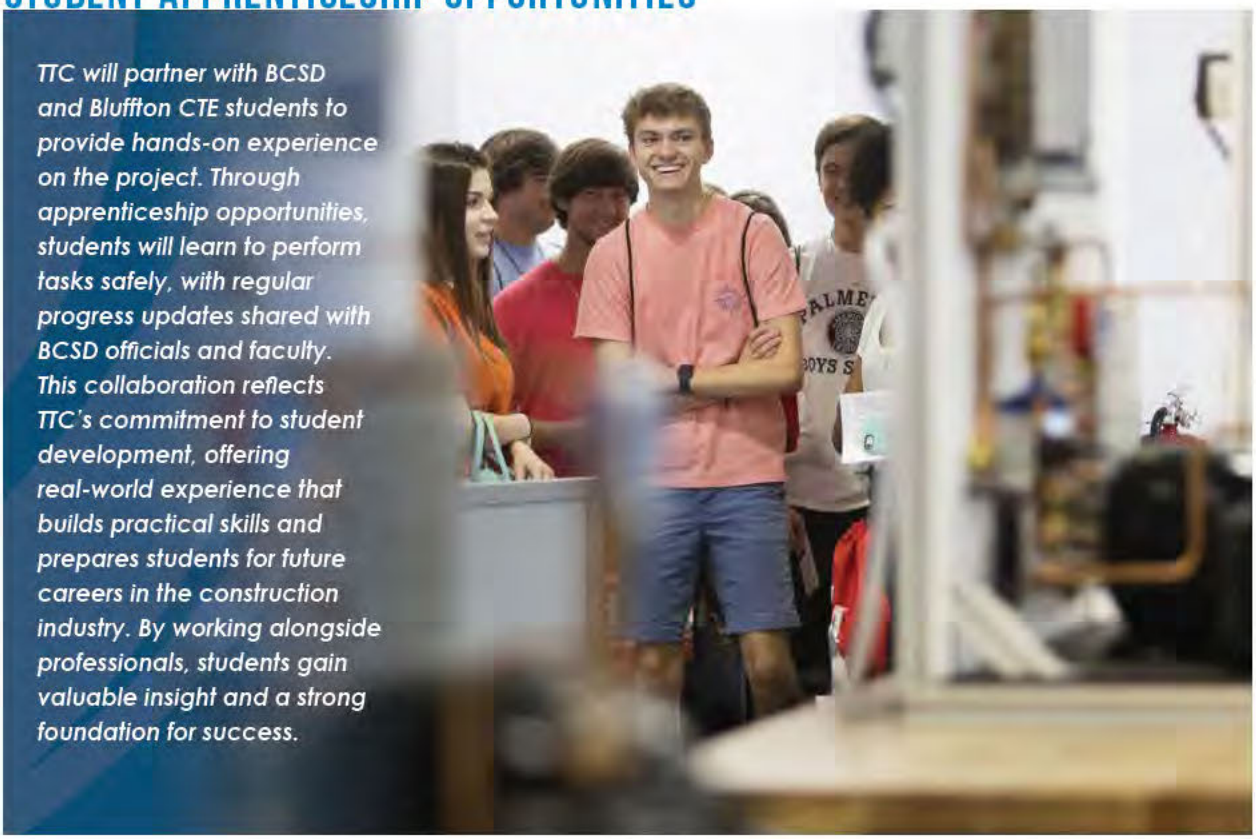
TTC is deeply committed to giving back to the students, schools, and communities they help build. Their involvement goes far beyond construction projects—they actively engage with local schools through initiatives like career days, jobsite visits, and student mentorship opportunities. By opening their doors and sharing their expertise, TTC helps spark interest in construction and related fields, showing students the many career paths available within the industry.

The company frequently hosts students on active job sites, providing hands-on learning experiences that bring classroom lessons to life. These visits give students a real-world look at what it takes to plan, manage, and execute large-scale construction projects, and offer valuable insight into the skills and teamwork required to succeed in the field. TTC also supports volunteer programs that allow students to contribute meaningfully to ongoing projects, instilling pride and ownership in their school environments.

At the heart of their efforts is a commitment to preparing the next generation of builders, engineers, and leaders. By investing time and resources into educational outreach and workforce development, TTC is helping to build strong foundations not only for schools, but also for the future of the construction industry. Their proactive approach to community involvement reflects a belief that building schools means building futures—and that every student deserves the opportunity to be inspired, empowered, and equipped to succeed.

STUDENT APPRENTICESHIP OPPORTUNITIES

TTC will partner with BCSD and Bluffton CTE students to provide hands-on experience on the project. Through apprenticeship opportunities, students will learn to perform tasks safely, with regular progress updates shared with BCSD officials and faculty. This collaboration reflects TTC's commitment to student development, offering real-world experience that builds practical skills and prepares students for future careers in the construction industry. By working alongside professionals, students gain valuable insight and a strong foundation for success.



ADDITIONAL PROJECT INFORMATION

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;*
TTC has ***never failed to complete a project and has never been assessed any Liquidated Damages*** for failure to achieve substantial completion.

ii. *Identify any such project in which your firm made a Claim or Change Order Request to the GMP for acceleration damages, and describe the circumstances of the same;*
TTC has ***never made a claim or change order request*** for acceleration damages.

iii. *Identify any such project in which your firm was terminated (whether for cause or for convenience) by the owner prior to substantial completion, and describe the circumstances of the same;*
TTC has ***never been terminated*** by an Owner prior to substantial completion.

iv. *Identify all projects which had a negotiated fee or guaranteed maximum price;*
All of TTC's projects in the preceding list had a negotiated fee or Guaranteed Maximum Price.

v. *Identify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents;*
TTC works with the Owner, design team, and subcontractors to carefully monitor and maintain budgets throughout the entire design process. When the design team nears completion of construction documents and specifications, TTC solicits and evaluates bid proposals from multiple subcontractors in each trade in order to ensure the most competitive pricing. The TTC preconstruction team thoroughly reviews scopes with subcontractors, making sure to provide budget for items such as OSF or Existing Conditions requirements that may be added or clarified in final drawings. We established the Guaranteed Maximum Price (GMP) prior to the receipt of 100% construction documents for all projects listed in the previous tables.



NEW ELEMENTARY SCHOOLS FOR REPEAT CLIENT: HORRY COUNTY SCHOOLS

Horry County Schools is addressing the rapid growth in the Carolina Forest area by constructing two new elementary schools, Pine Island Elementary and Ten Oaks Elementary, both scheduled to open in 2026. These schools aim to alleviate overcrowding in existing institutions such as River Oaks, Ocean Bay, and Carolina Forest Elementary Schools.

Each school is designed to accommodate up to 1,200 students, providing modern facilities to support the district's commitment to quality education. Despite challenges such as a recent coastal snowstorm, construction has remained on track, demonstrating the resilience and commitment of the project teams.

HCS has selected TTC as their construction partner for multiple other K-12 projects, including new and renovated baseball and softball facilities for nine high schools along with security upgrades to 60 facilities throughout the District.

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

We have included five projects from the past five years that are similar in size, nature, and complexity to your proposed Bluffton High School CTE Building and Riverview Gym Addition and Renovation.

1// CTE INNOVATION CENTER AT ROPER MOUNTAIN



2// STROM THURMOND HIGH SCHOOL ADDITION & RENOVATION



3// MAY RIVER HIGH SCHOOL CTE / JROTC ADDITION



4/ BCSD CAPITAL IMPROVEMENTS (GYM RENOVATIONS)



5// THE CONTINUUM AT FDTC & FMU

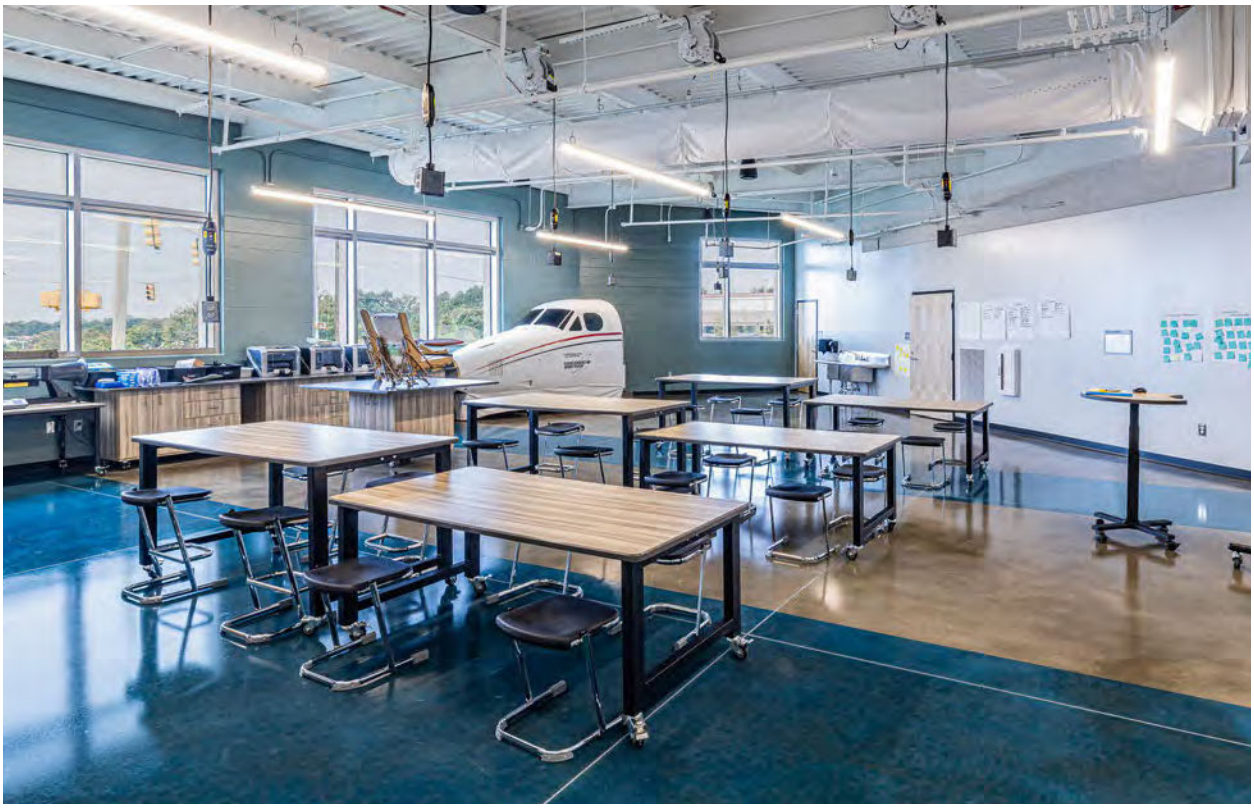




1// CTE INNOVATION CENTER AT ROPER MOUNTAIN

PROJECT INFORMATION

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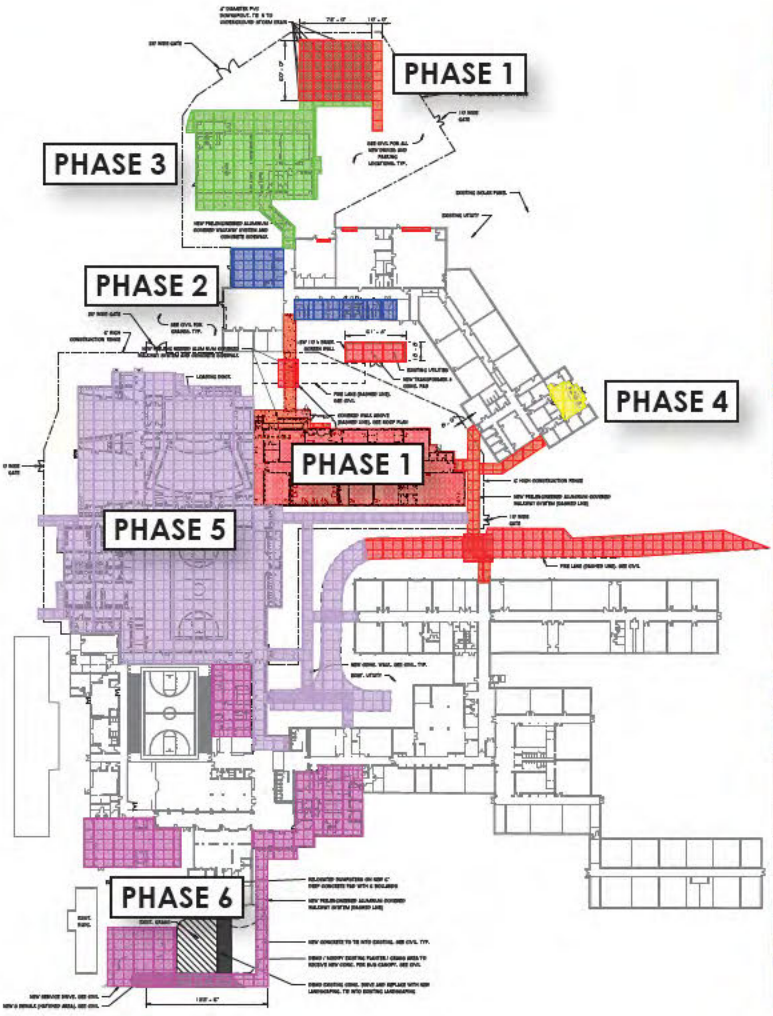




2// STROM THURMOND HIGH SCHOOL ADDITION & RENOVATION

PROJECT INFORMATION




PHASE 1
PHASE 3
PHASE 2
PHASE 4
PHASE 1
PHASE 5
PHASE 6




MEN



3// MAY RIVER HIGH SCHOOL CTE / JROTC ADDITION

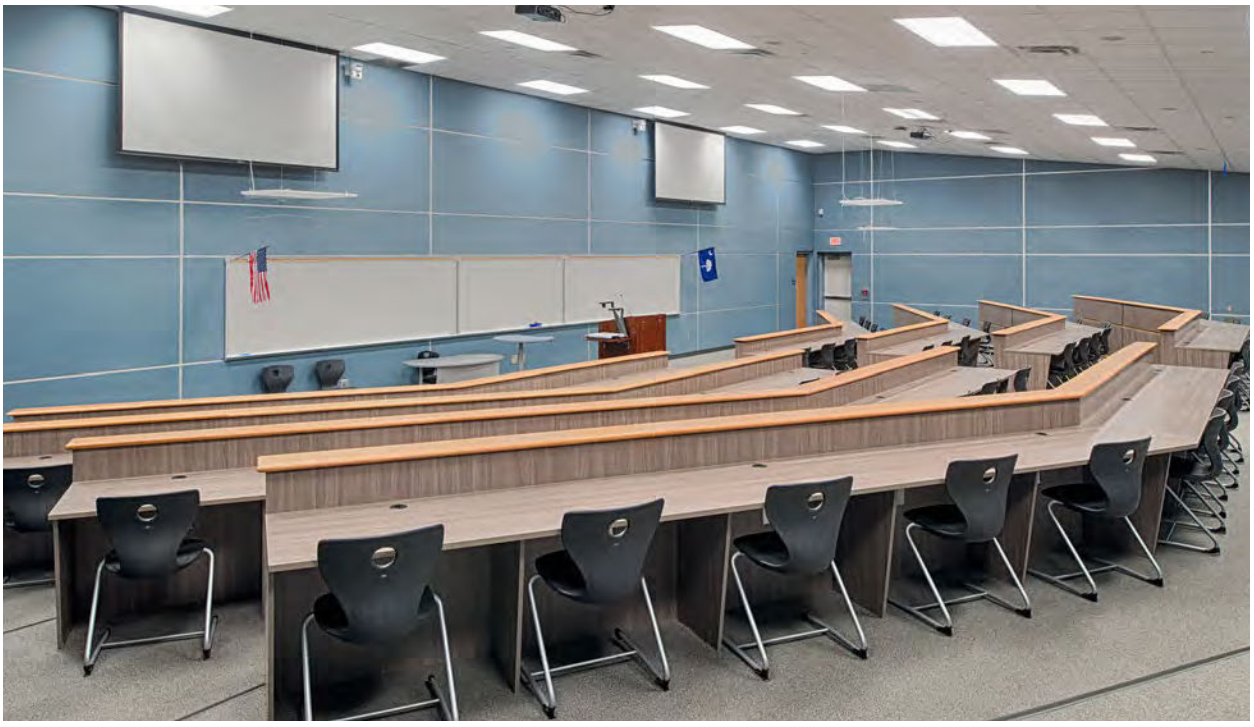
PROJECT INFORMATION







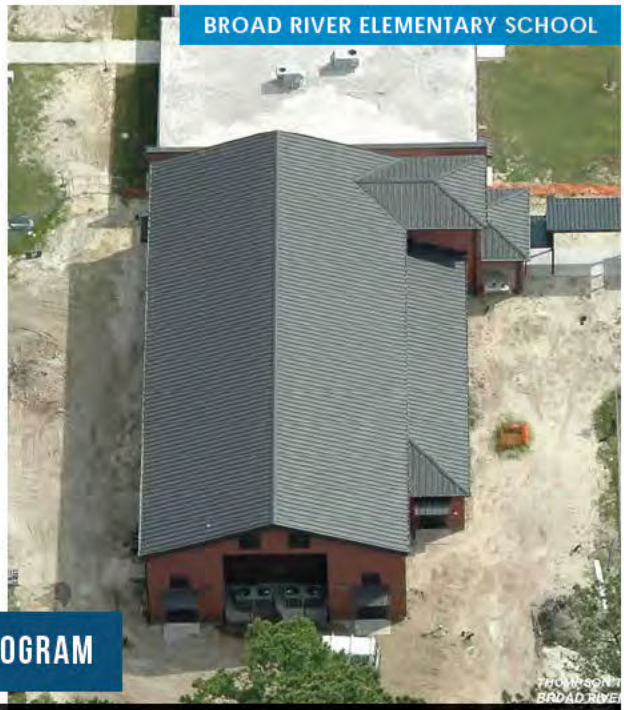




MOSSY OAKS ELEMENTARY SCHOOL



BROAD RIVER ELEMENTARY SCHOOL



4// BCSD CAPITAL IMPROVEMENT & BUILDING PROGRAM

PROJECT INFORMATION

[redacted]



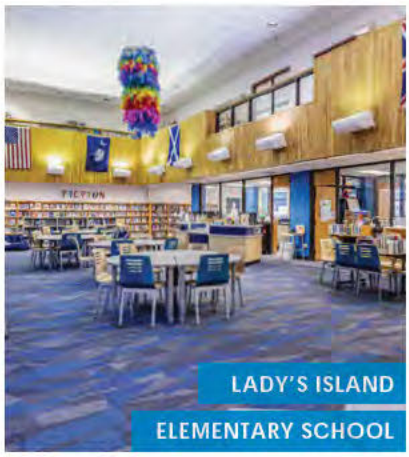
HILTON HEAD ISLAND MIDDLE SCHOOL



MAY RIVER HIGH SCHOOL

PROJECTS INCLUDE:

1. **Bluffton Early Learning Center**
   New early childhood learning center
2. **Hilton Head Early Childhood Center**
   New with renovations 10 years later
3. **MC Riley Early Learning Center**
   New early childhood learning center
4. **St. Helena Early Learning Center**
   New early childhood learning center
5. **Broad River, Mossy Oaks, & Coosa Elementary Schools**
   Building renovations to existing elementary schools
6. **Port Royal and Lady's Island Elementary Schools**
   Renovations to existing elementary schools
7. **May River Elementary School**
   On the May River Campus (under construction)
8. **Beaufort Middle School**
   Renovations to existing middle school
9. **Bluffton Middle School**
   New middle school
10. **Hilton Head Island Middle School**
    6-phase renovation of existing middle school on an occupied campus with a 12,000 SF classroom wing addition
11. **River Ridge K-8 Academy**
    New 143,742 SF K-8 school constructed in 12 months near a residential community
12. **Beaufort High School CTE**
    Cafeteria expansion (under construction)
13. **May River High School & CTE**
    New two-story, 238,917 SF high school serving 9-12 grade including athletics as well as a 14,509 SF CATE center housing information technology classrooms
14. **May River High School & CTE**
    Cafeteria expansion (under construction)
15. **Beaufort High School CTE Additions & Renovations**
    9,250 SF new CTE addition & renovations to existing CTE (under construction)
16. **Miscellaneous Renovation Projects at Various Schools**
    Food service, HVAC, flooring, painting, athletic turf & drainage, playground equipment, IT upgrades, safety & security, media center, lighting, road improvements, restrooms
17. **Summer CIP Work**
    Simultaneous addition & renovation projects throughout the district including IT and safety & security upgrades, HVAC, athletic upgrades, and interior upfits (13 consecutive summers)



LADY'S ISLAND ELEMENTARY SCHOOL



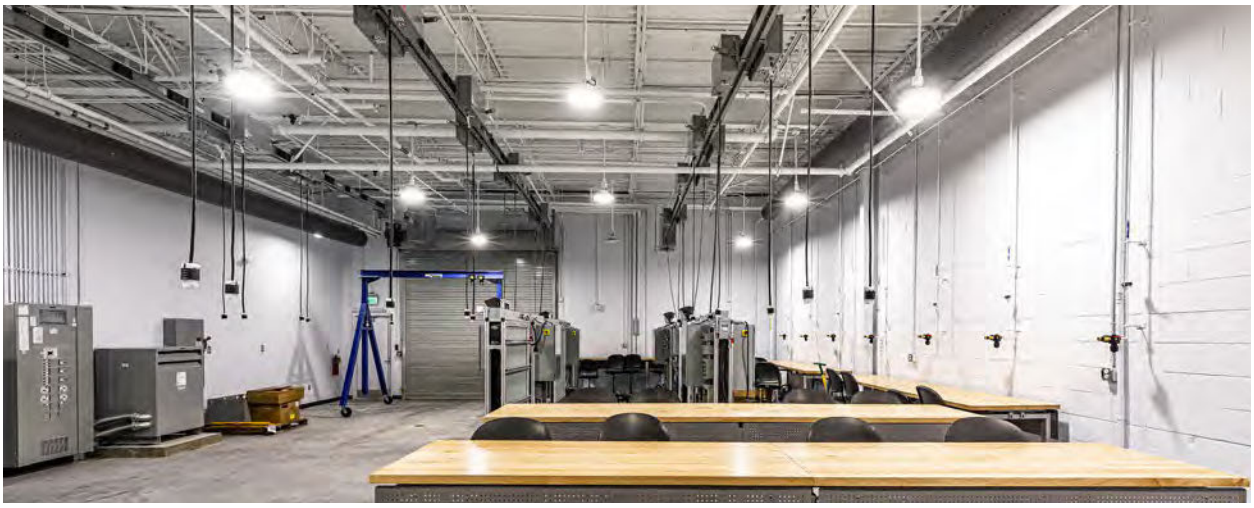
HILTON HEAD ISLAND MIDDLE SCHOOL



5// THE CONTINUUM AT FDTC & FMU

PROJECT INFORMATION

[redacted]











WORKLOAD

4

AUTOMOTIVE & HVAC TECHNOLOGY CENTER
FLORENCE-DARLINGTON TECHNICAL COLLEGE

4.0.1.6. WORKLOAD

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

CONSTRUCTION CONTRACTS FOR THE LAST FIVE YEARS

PROTECTED

YEAR	NUMBER OF PROJECTS	TOTAL DOLLAR VALUE
[redacted]		

What is the current dollar value of work under Contract?

[redacted]

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

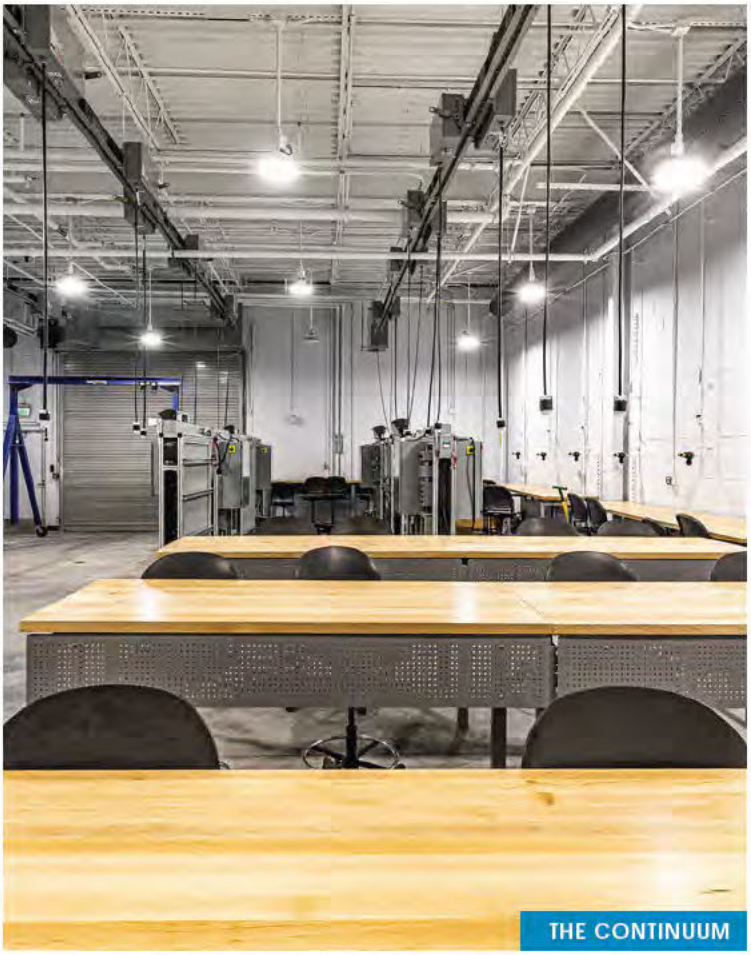
[redacted]

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

[redacted]

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

[redacted]



THE CONTINUUM



FINANCIAL STABILITY

5

THE CONTINUUM: FRANCIS MARION UNIVERSITY, FLORENCE-DARLINGTON TECHNICAL COLLEGE, AND THE DARLA MOORE FOUNDATION

4.0.1.7. FINANCIAL STABILITY

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

Please refer to Attachments for a copy of our most recent financial statements and letter of verification for our current bonding capacity.

Provide two bank references.

COMPANY	ADDRESS

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

a. Formal mediation, arbitration, or litigation;
b. Significant settlements with clients, contractors, or sub-contractors; or
c. Current significant pending claims or suits.

For each dispute, describe the parties involved, the nature of the dispute, and the amount of the dispute. Please provide this information for all such disputes arising out of the firm's projects, regardless of whether the firm was a party or witness in the dispute.

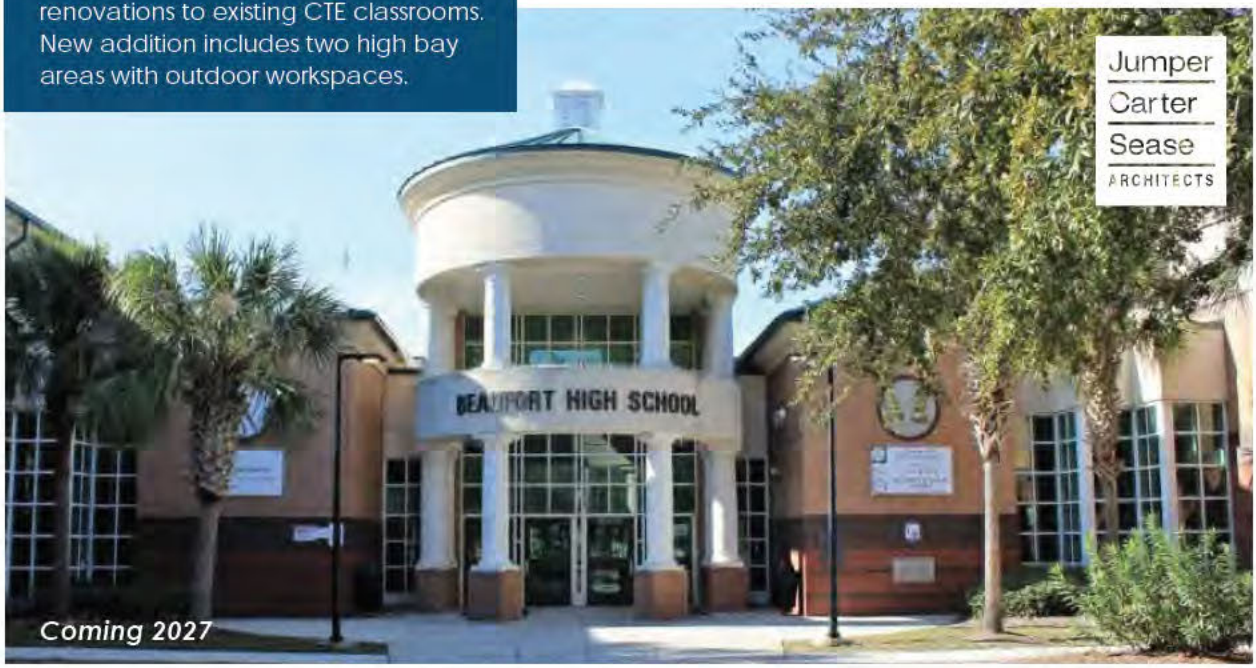
TTC has ***no formal mediation, arbitration, or litigation or any significant settlements*** with clients, contractors, or subcontractors. Currently, we have ***no*** current significant pending claims or suits. TTC has ***never been in litigation*** with a K-12 Owner or designer.

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

TTC has had ***no*** claims in the past five years and our surety has ***never been required to pay a claim*** against any Payment Bond furnished by TTC for any project.

BEAUFORT HIGH SCHOOL
CTE ADDITIONS & RENOVATIONS

9,250 SF new CTE addition with renovations to existing CTE classrooms. New addition includes two high bay areas with outdoor workspaces.



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

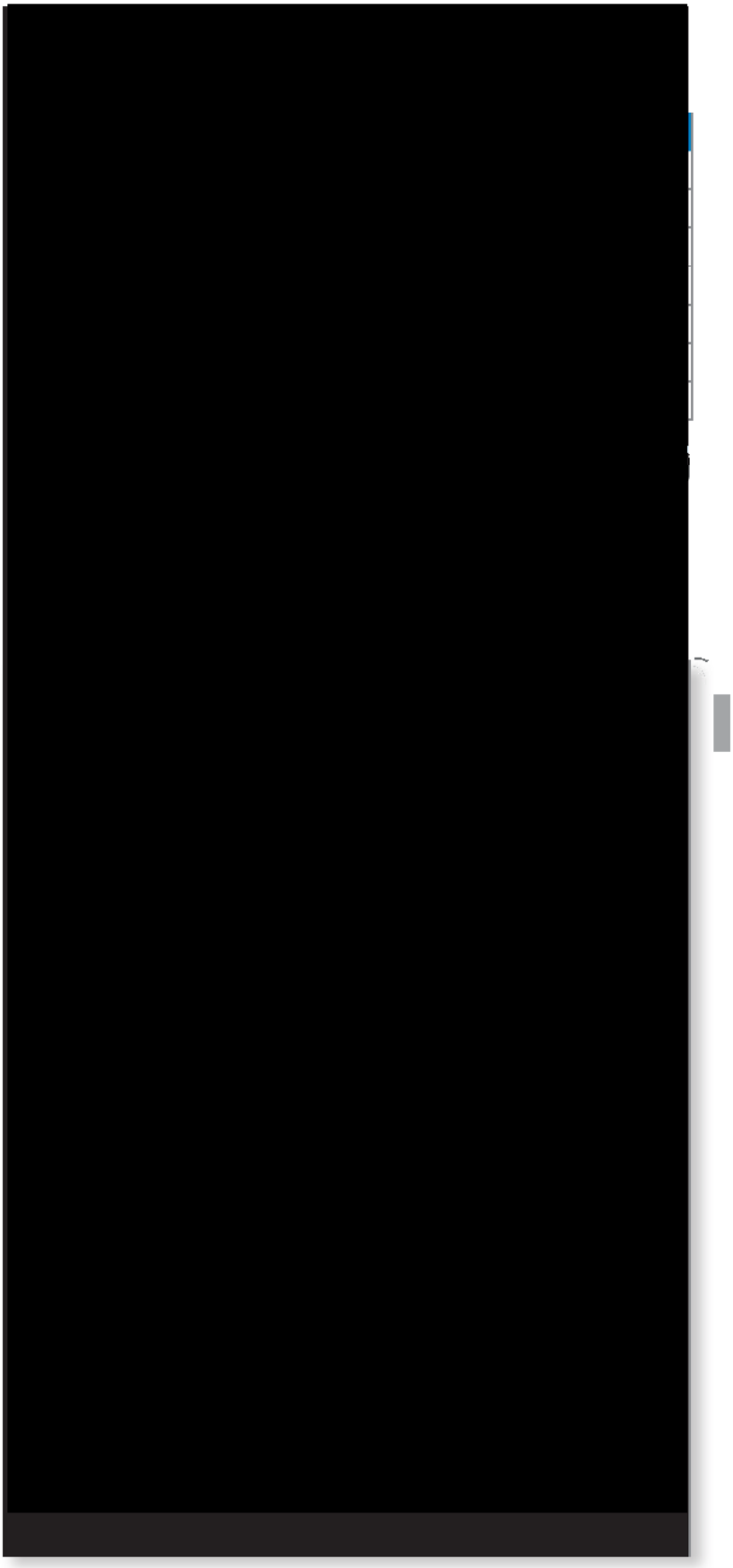
TTC has had ***no*** claims in the past five years and ***never*** in our ***history*** where the Surety was required to render or secure performance due to any owner under any Performance Bond furnished by TTC for any project.

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

TTC has had ***no*** claims in the past five years and ***never*** in our ***history*** requiring joint checks.

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

Please see our ***sample Certificate of Insurance*** to the right that shows our current CGL insurance policy and other insurance coverages applicable to this project.



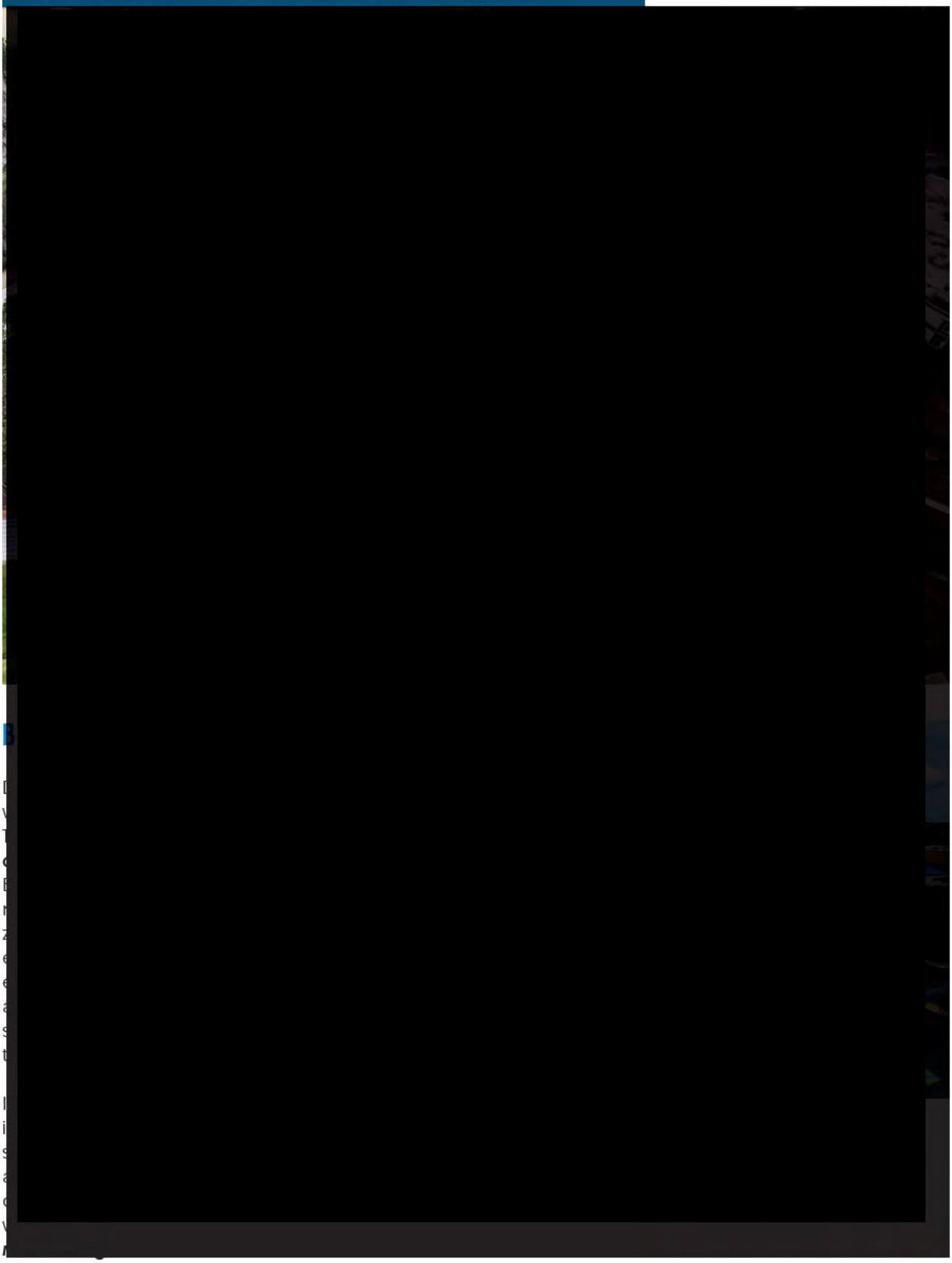


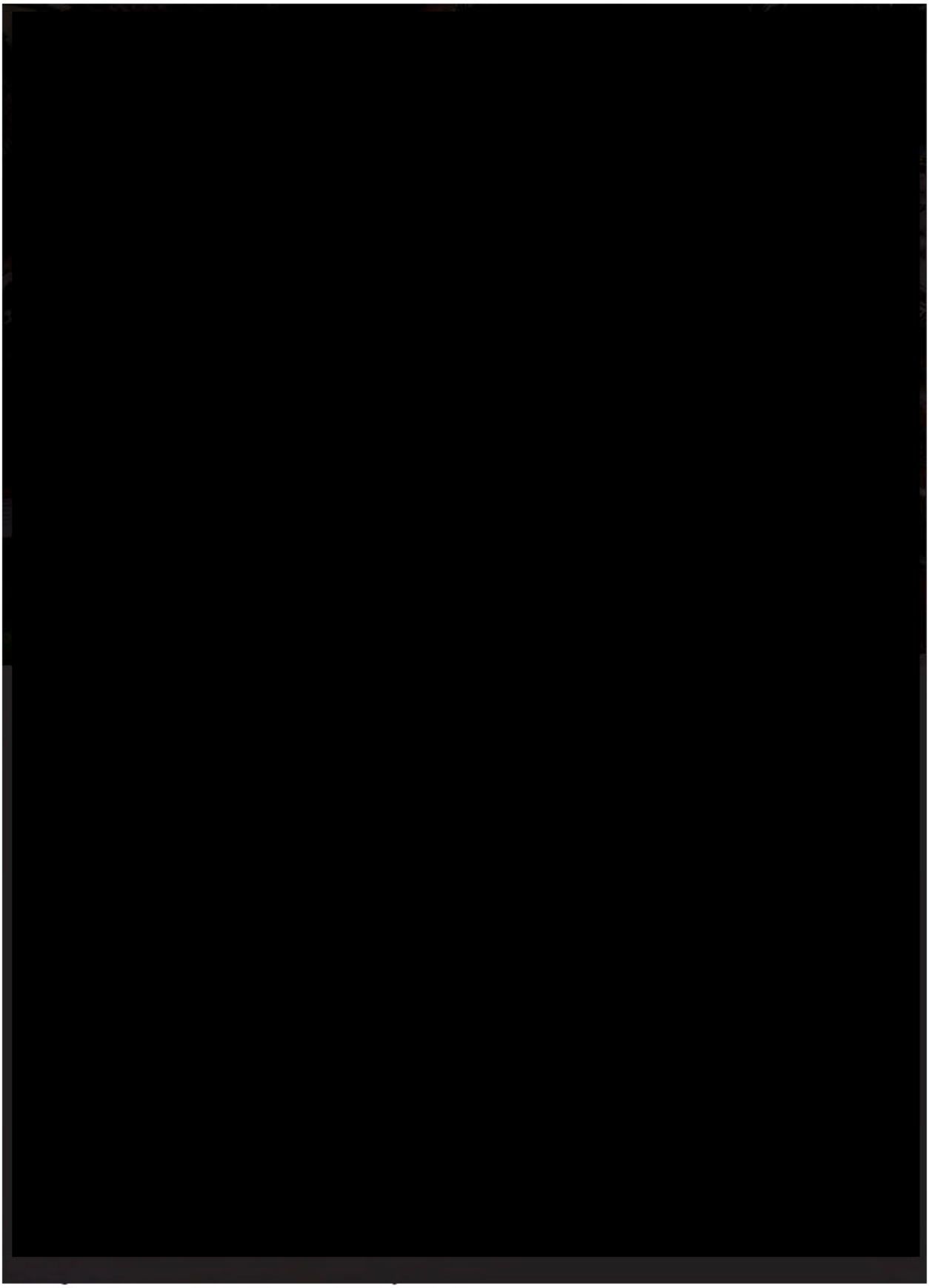
MISCELLANEOUS

7

NORTHSIDE ELEMENTARY SCHOOL GYMNASIUM ADDITION
ROCK HILL SCHOOL DISTRICT THREE

UNDERSTANDING OF YOUR K-12 PROJECTS





// SIMILAR EXPERIENCE



May River High School CTE / JROTC Addition



Strom Thurmond High School Agriculture Building



The Continuum at FMU & FDTC



FDTC Automotive / HVAC Technology Center



Innovation Center at Roper Mountain



Beaufort High School CTE Addition / Renovation



CTE INNOVATION CENTER AT ROPER MOUTNAIN

//CASE STUDY

OCCUPIED CAMPUS

Off-site storage will be required and the use of just-in-time deliveries. A good example of this would be ***Brookland-Cayce High School Arena***. We shared the bus/emergency access road and utilized just-in-time deliveries. The Brookland-Cayce Basketball Arena on an occupied campus in Cayce, SC. Using the CM at-Risk delivery method, our team made sure that each team member had an understanding of their roles and responsibilities from ***Day One*** of the project, to ensure that all project goals were met.

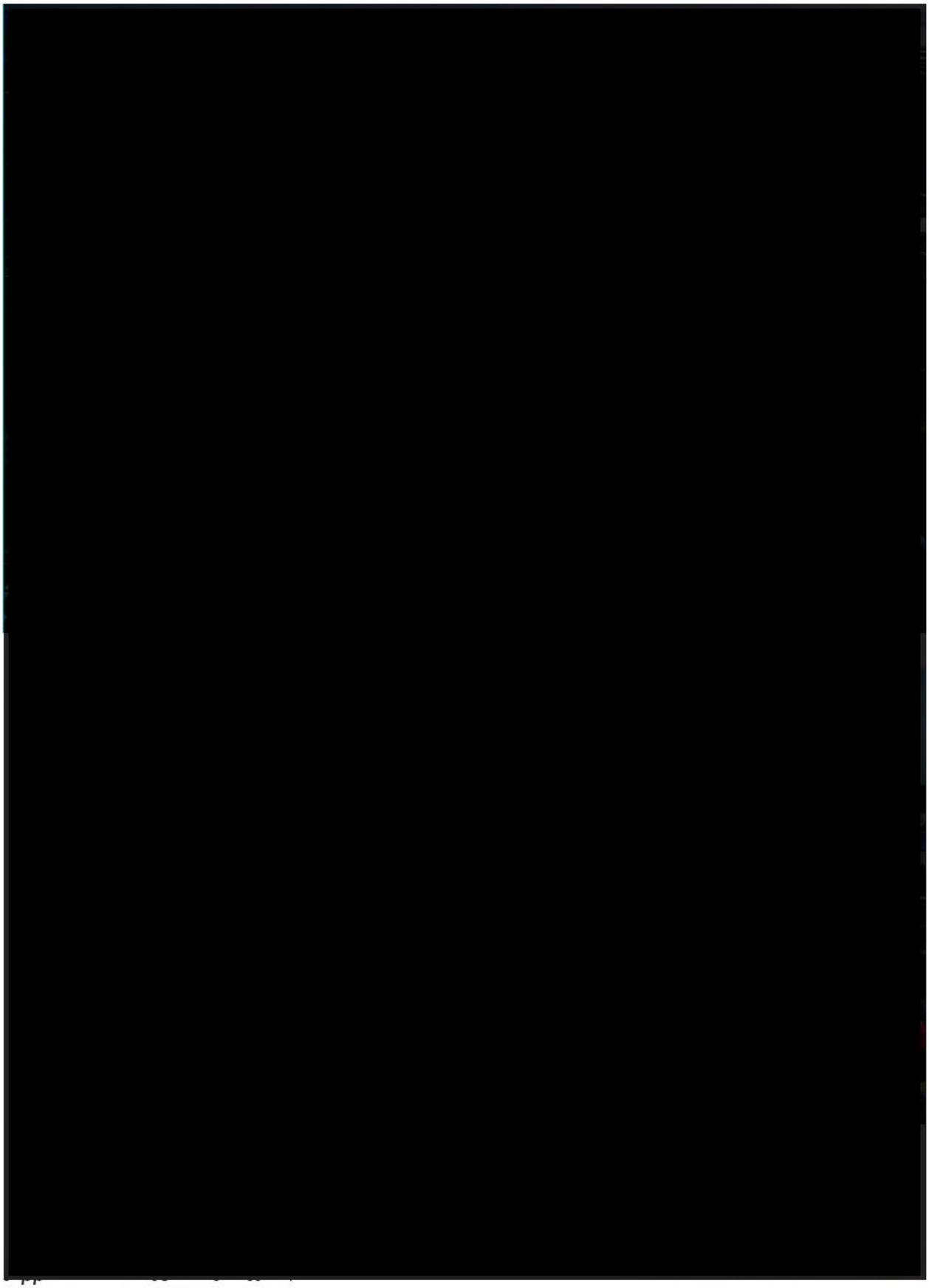
Similar to your Bluffton High School CTE project and the Riverview Charter Gym Addition, this arena was located on an ***active campus*** so careful consideration was taken to plan our activities to not cause disruption to normal daily operations. Our site construction entrance was only accessible through a shared bus loop road. All ***deliveries and construction traffic had to be scheduled*** between student drop-off and pick-up times.

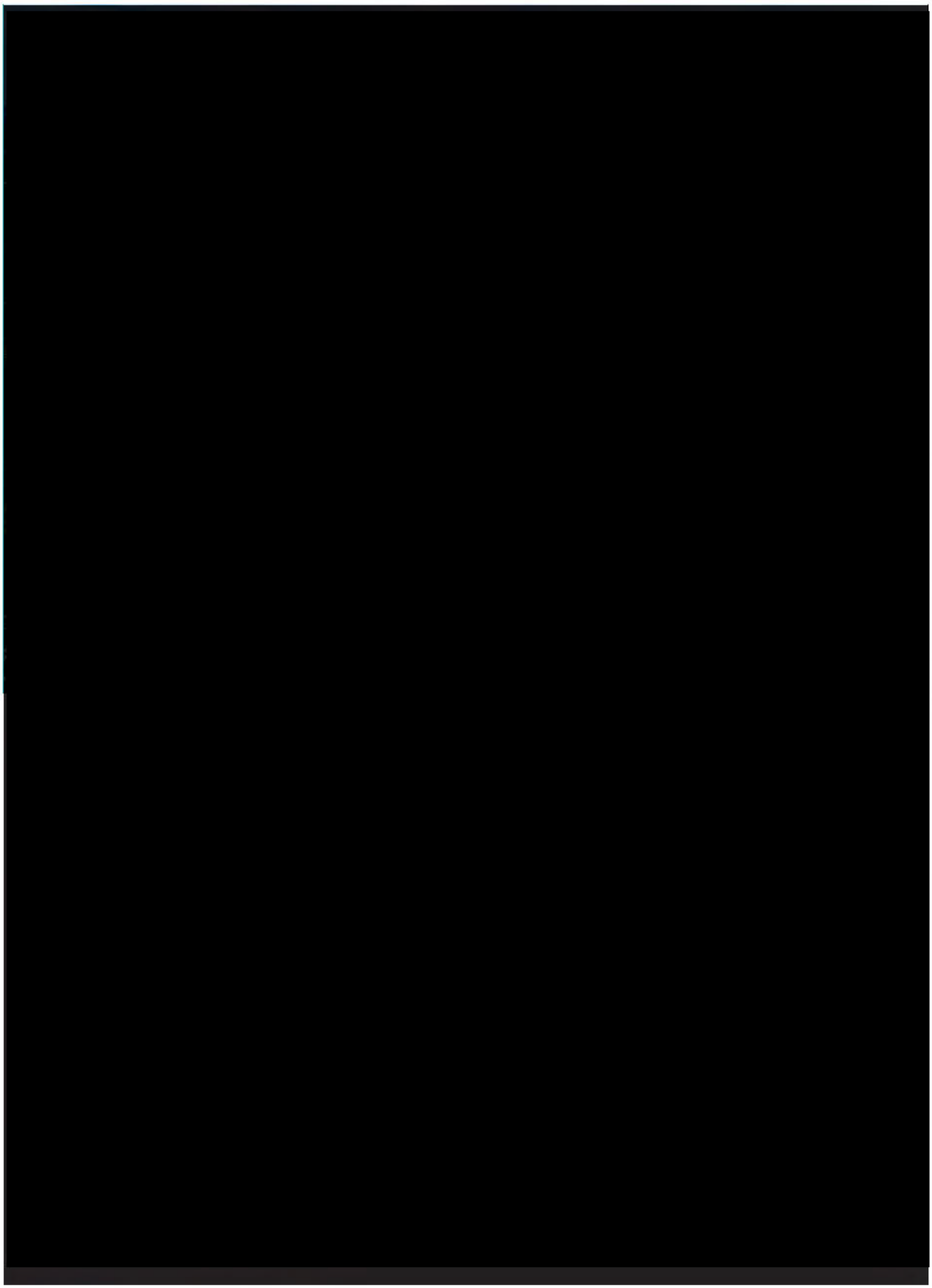
Additionally, the site was surrounded by retail properties, overhead power lines, banking institutions, and other businesses. Our site management had ***daily meetings*** with the Assistant Principal to ***review deliveries and construction activities planned for each day.*** Radios were distributed to school staff to expedite communication between our teams.

Parking for our subcontractors was not available onsite due to site constraints. TTC was able to secure a parking lot within a few hundred yards from the site and ***establish a controlled route*** for them to access the site while maintaining separation from students and staff. All onsite personnel were issued a ***hard hat sticker*** with a number documenting their information and the fact they sucessfully completed our site-specific safety orientation.









// SIMILAR EXPERIENCE



Mossy Oaks Elementary School
Gym Addition



Broad River Elementary School
Gym Addition



Beaufort High School Wrestling
Room, Weight Room & Gym Reno



Coosa Elementary School
Gym Renovations



Brookland-Cayce High School
Basketball Arena & Gym



Northside Elementary School
Gym Addition



BROOKLAND-CAYCE HIGH SCHOOL

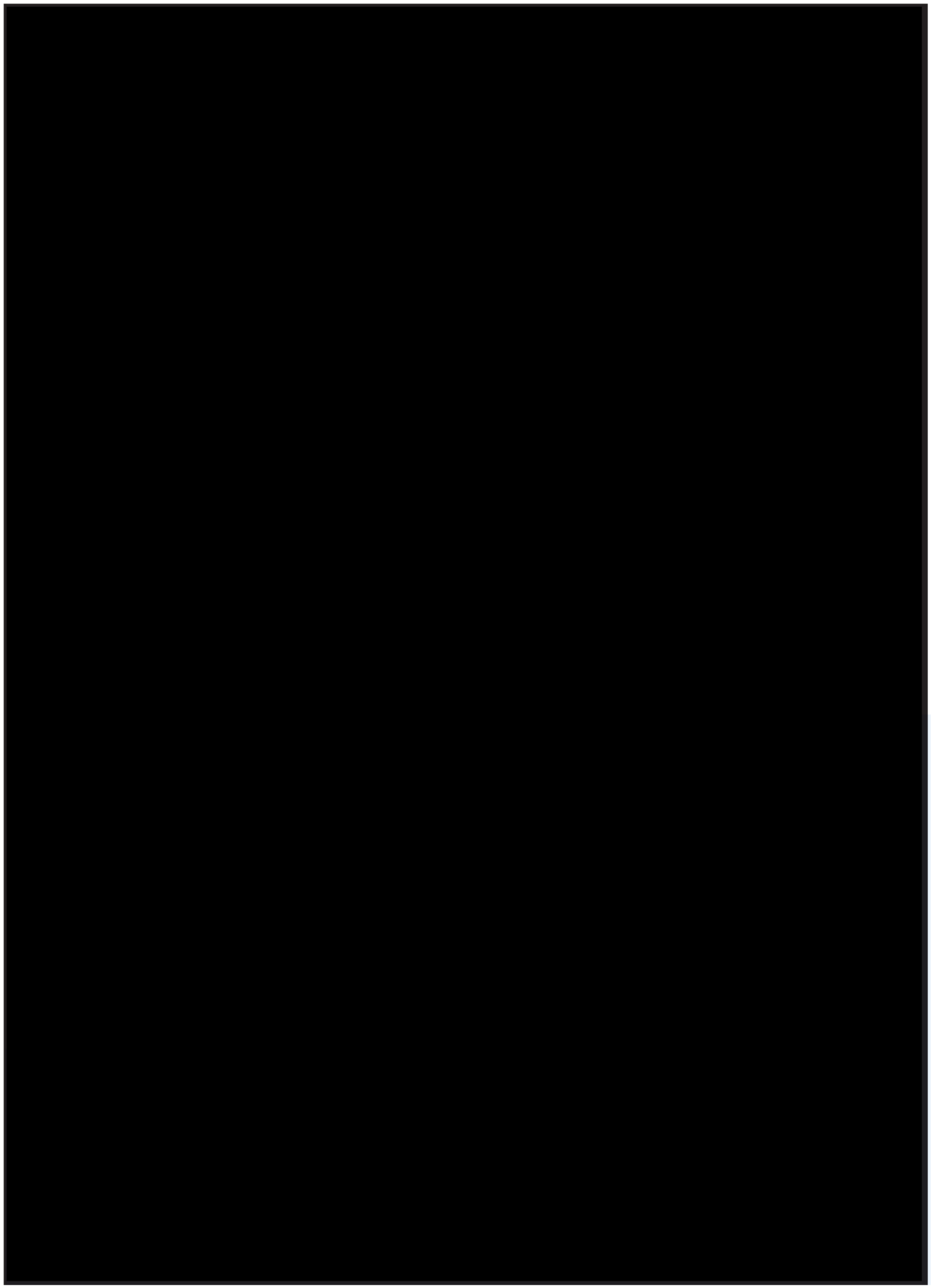
PRELIMINARY TARGET SCHEDULE

[redacted]









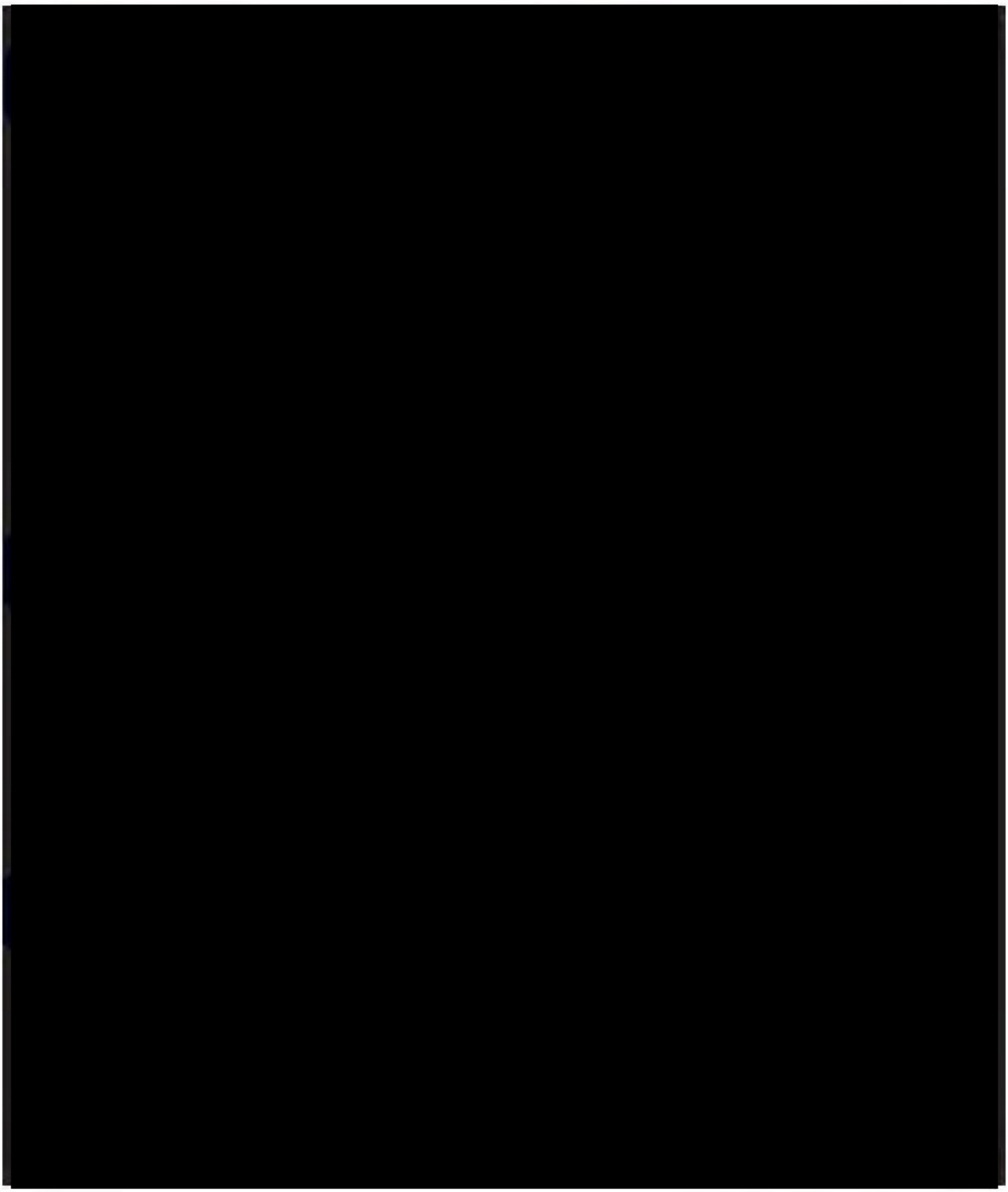
4.0.1.9 MISCELLANEOUS

THOMPSON TURNER CONSTRUCTION UNDERSTANDS AND AGREES TO COMPLY WITH THE FOLLOWING CRITERIA LISTED IN THE RFP:

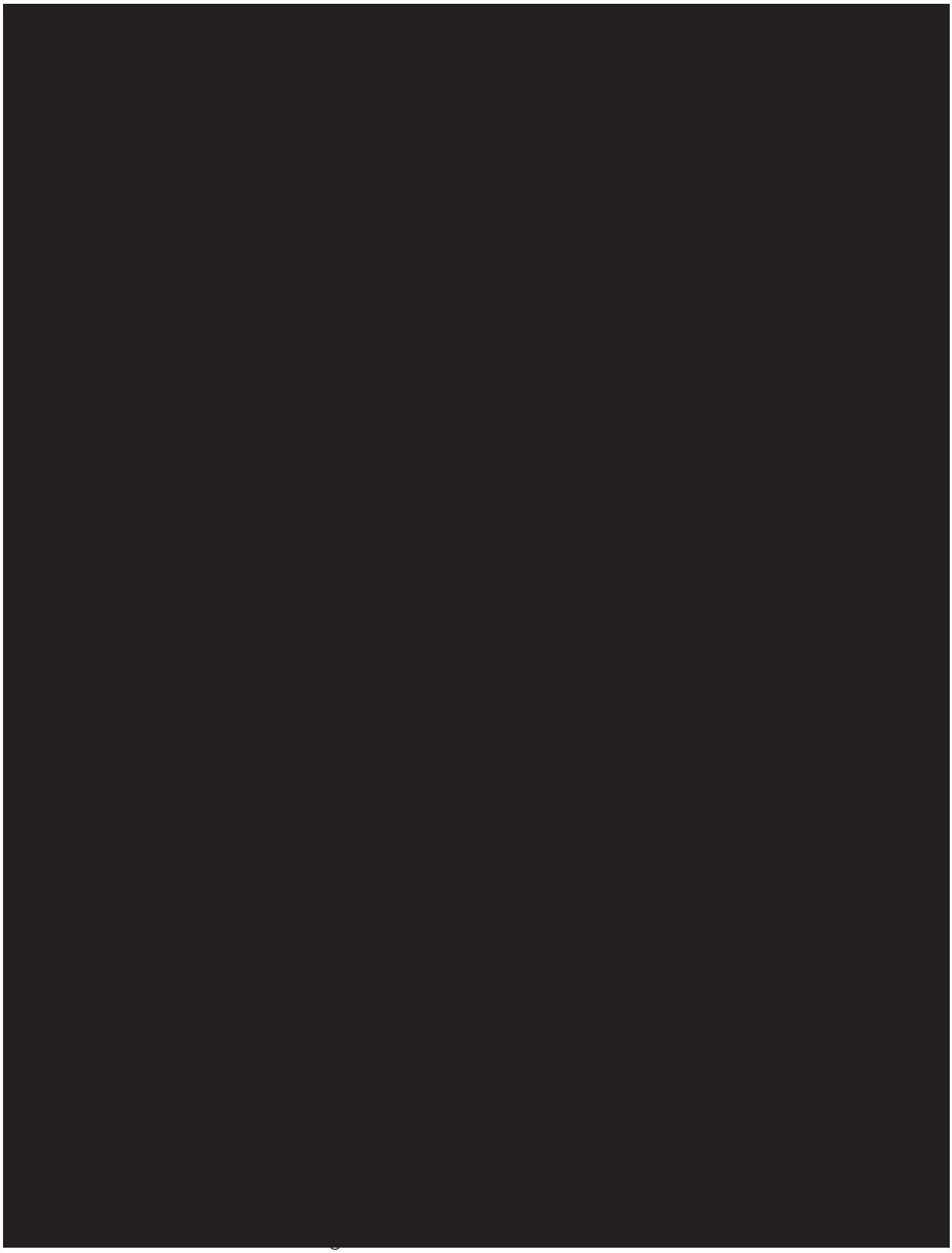
✓	The selected Contractor(s) shall be required to hold a publicly advertised pre-bid meeting(s), covering all projects, prior to accepting bids to be used in preparation of the GMP.
✓	The selected Contractor shall be required to obtain a minimum of three qualified, competitive bids for all work in excess of $100,000.00. Adequate price competition must exist for all components of the construction work awarded by a construction manager at-risk on the basis of competitive bids. The owner will require that all bids be compiled and presented prior to or at the establishment of the GMP. The owner shall be present when all bids are opened for review.
✓	The contract with a construction manager at-risk cannot involve cost reimbursement.
✓	All construction management services provided by a construction manager at-risk must be paid as a fee based on either a fixed rate, fixed amount, or fixed formula.
✓	Construction may not commence until the bonding requirements have been satisfied. Subject to the foregoing, bonding may be provided, and construction may commence for a designated portion of the construction.
✓	In a construction management at-risk project, construction may not commence for any portion of the construction until after the District and the construction manager at risk contract for a fixed price or a GMP regarding that portion of the construction.
✓	The District shall have the right at any time, and for three years following final payment, to audit the construction manager at-risk to disallow and to recover costs not properly charged to the project. Any costs incurred above the GMP shall be paid for by the construction manager at-risk.
✓	A construction manager at-risk may not self-perform any construction work for which subcontractor bids are invited, unless no acceptable bids are received, or a subcontractor 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.
✓	The Owner reserves the right to pre-qualify and/or approve subcontractors.

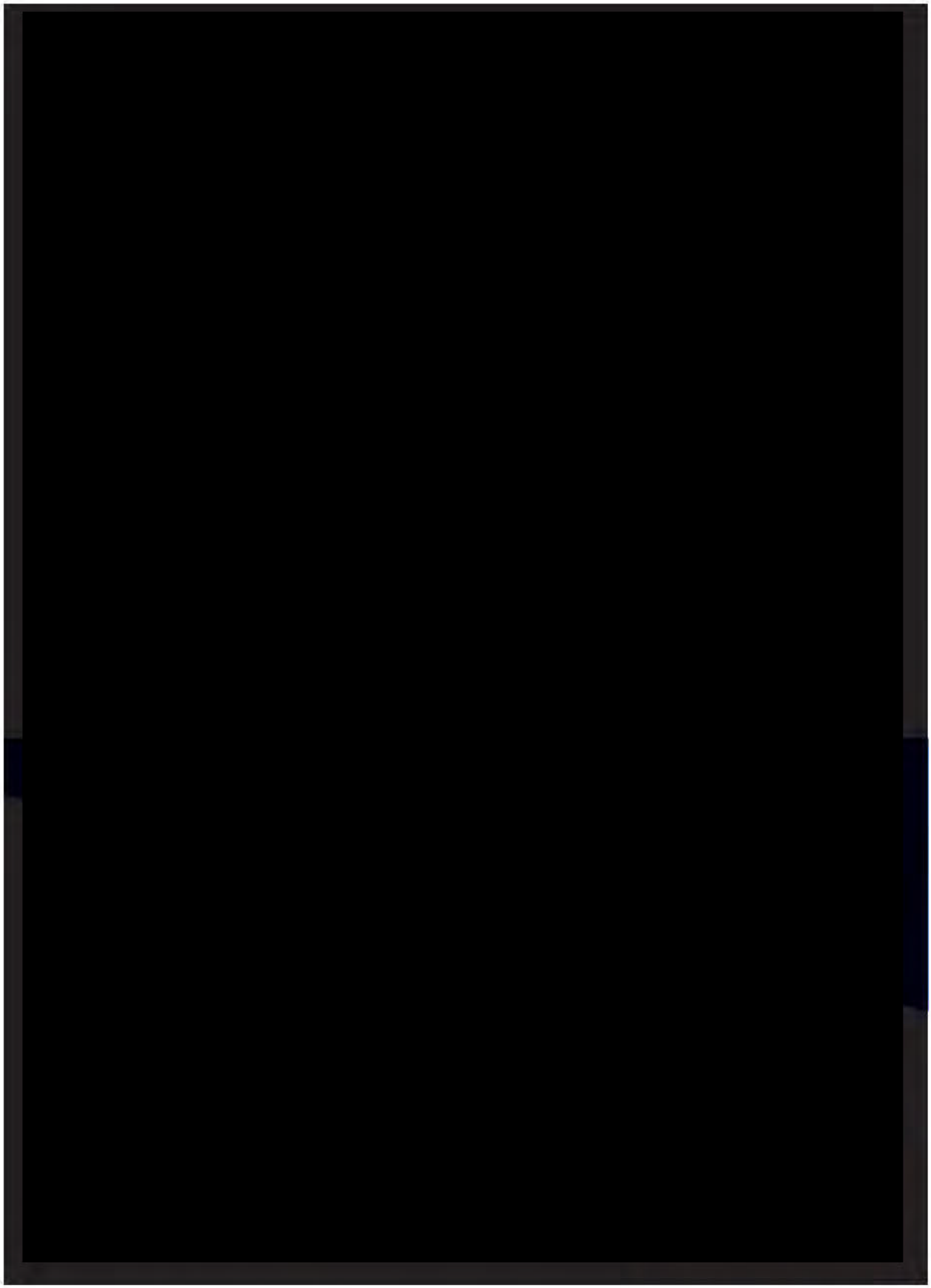
Describe your information management systems and Owner reporting systems. Explain how these systems tie to the initial cost projections and final estimate.

At TTC, we use the latest technology and collaboration tools to ensure we provide information as efficiently and accurately as possible to the project team. These resources will allow us to keep BCSD up-to-date with the progress of your project and provide the information needed to make informed decisions quickly.



PROJECT COST ESTIMATE





TTC VALUE ANALYSIS PROCESS

1

Brainstorming
Examine high cost or problematic items to identify alternate methodologies to maximize function and value.

2

Evaluation
Determine cost, schedule impact, value, and function of each proposed alternate methodology to ensure all relevant facts are considered.

3

Recommendation
Presentation of all items to team. Examine presented alternatives and decide to implement them or provide additional alternatives.

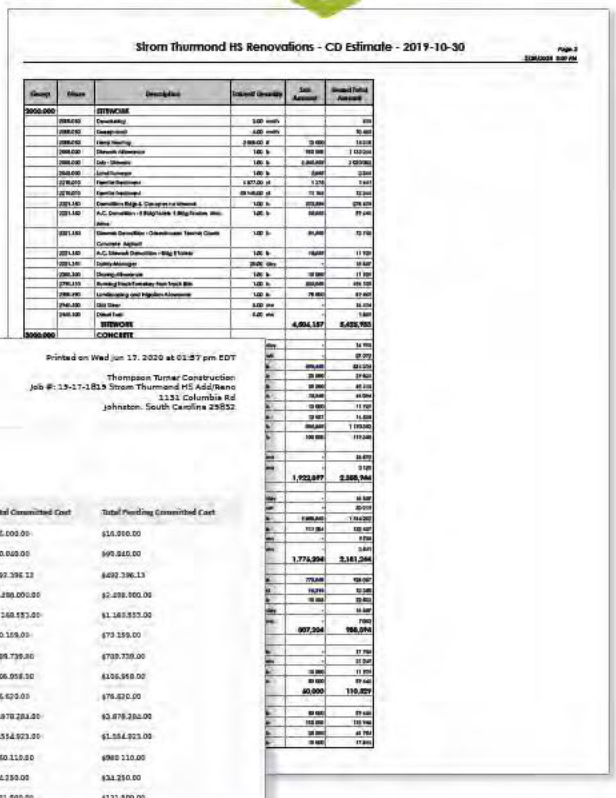
4

Implementation
TTC incorporates the value analysis results into design, cost, and schedule parameters and adjusts estimates accordingly.

TTC has a transparent, open book accounting process which starts in preconstruction and follows through to the construction phase. We can customize our estimating system to provide reports which identify where cost differences occur from estimate to estimate, a valuable tool in tracking project "scope/ cost creep" during the design phase. TTC welcomes as much involvement from BCSD as you would like to offer to review our established budgets throughout the design process and subcontractor bids for each of the trades.

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

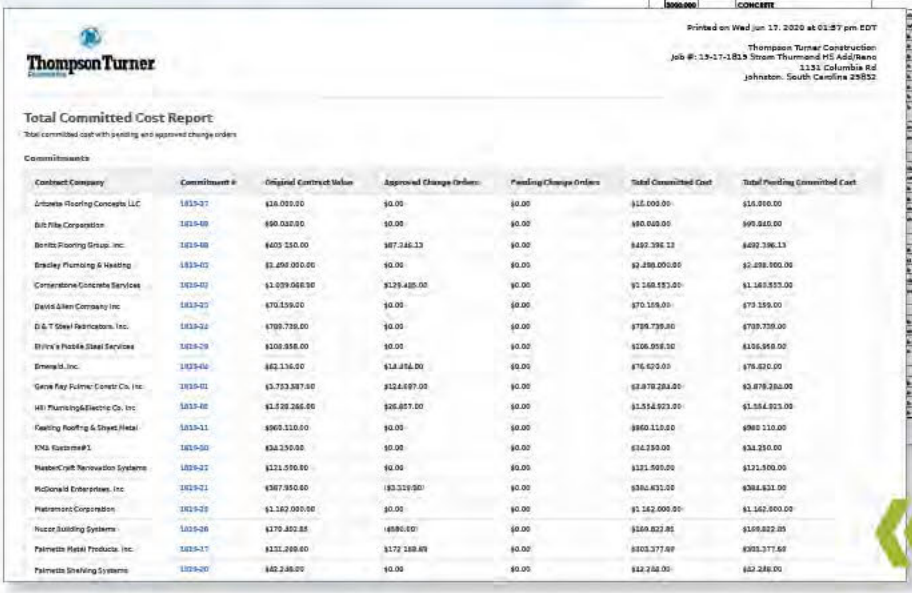
COST ESTIMATE REPORT



Strom Thurmond HS Renovations - CD Estimate - 2019-10-30

Group	Item	Description	Extend Quantity	Unit Amount	Extend Total Amount
3000.000		SITEWORK			
	2000.010	Dewatering	3.00 week		0.00
	2000.010	Dewatering	4.00 week		70,400.00
	2000.010	Hand Hauling	2,000.00 cf	12.00	24,000.00
	2000.020	Sitework Allowance	1.00 ls	100,000.00	1,100,000.00
	2000.030	Site - Sitework	1.00 ls	2,000,000.00	2,000,000.00
	2020.000	Land Surveyor	1.00 ls	2,500.00	2,500.00
	2210.010	Fencing Perimeter	1,977.00 sf	1.20	2,372.40
	2210.020	Fencing Hardscape	69,149.00 sf	11.50	795,213.50
	2221.130	Demolition Bldgs & Structures w/ Disposal	1.00 ls	200,000.00	200,000.00
	2221.140	A.C. Demolition - 4 Bldg Pockets 1 Bldg Portion, Misc. Areas	1.00 ls	50,000.00	50,000.00
	2221.150	Sitework Demolition - Sidewalk over Tennis Courts Concrete Asphalt	1.00 ls	30,000.00	30,000.00
	2221.160	A.C. Sitework Demolition - Bldg 5 Valley	1.00 ls	10,000.00	10,000.00
	2221.170	Safety Allowance	20.00 day	-	0.00
	2300.300	Clearing Allowance	1.00 ls	10,000.00	10,000.00
	2700.010	Building Trash Dumpster, Non Trash Bin	1.00 ls	200,000.00	200,000.00
	2900.070	Landscaping and Irrigation Allowance	1.00 ls	75,000.00	75,000.00
	2960.000	Site Clean	0.00 mo	-	0.00
	2960.000	Other Fees	0.00 mo	-	0.00
		SITEWORK		4,004,157	5,420,985
5000.000		CONCRETE			

COMMITTED COST REPORT



Printed on Wed Jun 17, 2020 at 01:57 pm EDT

Thompson Turner Construction
Job #: 19-17-1815 Strom Thurmond HS Add/Reno
1131 Columbia Rd
Johnston, South Carolina 29832

Thompson Turner

Total Committed Cost Report

Total committed cost with pending and approved change orders

Commitments

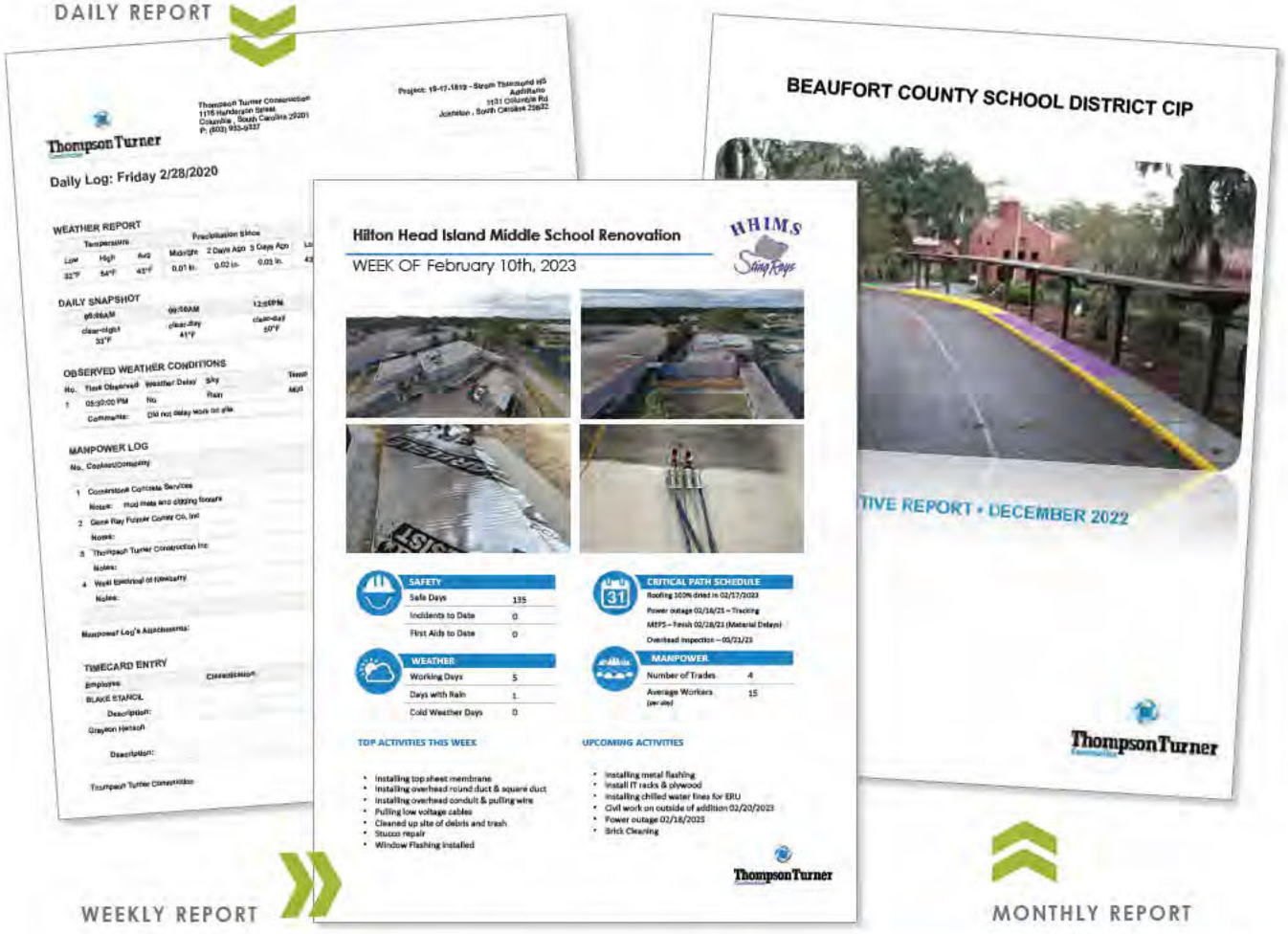
Contract Company	Commitment #	Original Contract Value	Approved Change Orders	Pending Change Orders	Total Committed Cost	Total Pending Committed Cost
Artisans Flooring Concepts LLC	1815-27	$16,000.00	$0.00	$0.00	$16,000.00	$16,000.00
Bill Fite Corporation	1815-09	$60,030.00	$0.00	$0.00	$60,030.00	$60,030.00
Bonitz Flooring Group, Inc.	1815-08	$403,150.00	$87,246.13	$0.00	$492,396.13	$492,396.13
Bradley Plumbing & Heating	1815-03	$1,450,000.00	$0.00	$0.00	$1,450,000.00	$1,450,000.00
Cornerstone Concrete Services	1815-02	$1,039,068.50	$125,485.00	$0.00	$1,164,553.50	$1,164,553.50
David Allen Company Inc	1815-23	$70,159.00	$0.00	$0.00	$70,159.00	$70,159.00
D & T Steel Fabricators, Inc.	1815-22	$709,738.00	$0.00	$0.00	$709,738.00	$709,738.00
Elvin's Fiddle Steel Services	1815-29	$106,958.00	$0.00	$0.00	$106,958.00	$106,958.00
Emerald, Inc.	1815-06	$62,136.00	$14,484.00	$0.00	$76,620.00	$76,620.00
Gene Ray Fulmer Constr Co, Inc	1815-01	$3,753,387.50	$124,897.00	$0.00	$3,878,284.50	$3,878,284.00
Hill Plumbing&Electric Co, Inc	1815-05	$1,520,266.00	$26,657.00	$0.00	$1,554,923.00	$1,554,923.00
Keating Roofing & Sheet Metal	1815-11	$960,110.00	$0.00	$0.00	$960,110.00	$960,110.00
KNS Kustoms#1	1815-30	$34,250.00	$0.00	$0.00	$34,250.00	$34,250.00
NasbeCraft Renovation Systems	1815-31	$121,500.00	$0.00	$0.00	$121,500.00	$121,500.00
McDonald Enterprises, Inc	1815-21	$387,950.00	($3,319.00)	$0.00	$384,631.00	$384,631.00
Metromont Corporation	1815-13	$1,162,000.00	$0.00	$0.00	$1,162,000.00	$1,162,000.00
Nucor Building Systems	1815-26	$170,802.85	($580.00)	$0.00	$169,822.85	$169,822.85
Palmetto Metal Products, Inc.	1815-17	$131,200.60	$172,169.69	$0.00	$303,377.69	$303,377.69
Palmetto Shelving Systems	1815-20	$62,248.00	$0.00	$0.00	$62,248.00	$62,248.00

DAILY AND MONTHLY REPORT TO DISTRICT

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

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

DAILY REPORT



WEEKLY REPORT

MONTHLY REPORT

LOGS FOR TRACKING WORK PROGRESS

PROCUREMENT LOG

ThompsonTurner

PROCUREMENT LOG - CU REEVES

CLEMSON UNIVERSITY

Spec Section	Item Description	Provider	Lead Time (Weeks)	Date Needed on Site	Mock Release By:	Submittal / Shops Needed By:	Date Turned Over to Sub	Anticipated Release	Status	Date Delivered	Special Conditions
2	Aggregate Piers										
2	Helical Piers	DSI Metals	2.00	12/15/2021	11/04/2021	11/15/2021	11/12/2021	11/26/2021	DELIVERED	11/24/2021	
3	CONCRETE										
3	Concrete and Masonry Rebar	DSI Metals	3.00	1/5/2022	12/15/2021	12/1/2021	12/15/2021	1/5/2022	DELIVERED	1/4/2022	
4	MASONRY										
4	CMU	Cherokee	1.00	1/10/2022	1/5/2022	12/20/2021	12/20/2021	1/6/2022	DELIVERED	3/1/2022	
4	Brick - including Accent Brick	Cherokee	6.00	3/14/2022	12/1/2022	1/17/2022	11/29/2021	1/19/2022	DELIVERED	2/14/2022	
5	METALS										
5	Decking	D&T	10.00	3/9/2022	12/29/2021	12/15/2021	12/29/2021	3/9/2022	DELIVERED	2/21/2022	
5	Columns and Beams	D&T	4.00	2/25/2022	12/9/2022	1/14/2022	2/1/2022	3/3/2022	DELIVERED	2/23/2022	
5	Cold Formed Framing	SC Drywall	2.00	2/15/2022	2/1/2022	1/19/2022	2/1/2022	2/15/2022	DELIVERED	2/21/2022	
6	Casework										
6	Millwork / Casework	Clemson	7.00	6/1/2022	4/13/2022	3/30/2022	5/13/2022	7/1/2022	LATE	7/1/2022	
6	Plam Casework	Clemson	7.00	6/1/2022	4/13/2022	3/30/2022	4/14/2023	6/2/2023	LATE	7/1/2022	
6	Wood Ceiling and Millwork at Nutrition area	Clemson	10.00	6/1/2022	3/21/2022	3/9/2022	5/19/2022	7/28/2022	LATE	7/1/2022	
7	THERMAL AND MOISTURE PROTECTION										
7	Roofing Materials & Insulation	Palmetto State	10.00	3/28/2022	1/17/2022	1/5/2022	12/8/2021	2/17/2022	DELIVERED	4/13/2022	
7	PIMS Ceiling Insulation	TTC	2.50	3/15/2022	2/25/2022	2/11/2022	1/31/2022	2/17/2022	DELIVERED	2/21/2022	
7	Exterior Metal Cladding	Blair Imagine	17.50	5/9/2022	1/6/2022	12/23/2021	3/5/2021	7/5/2021	DELIVERED	6/15/2022	
7	Flashing & Coping	Palmetto State	1.00	5/1/2022	4/24/2022	4/10/2022	4/15/2022	4/22/2022	DELIVERED	4/1/2022	
8	OPENINGS										
8	Hollow Metal Door Frames	LowCountry	4.00	4/5/2022	3/9/2022	2/23/2022	2/23/2022	3/22/2022	DELIVERED	4/1/2022	
8	Hollow Metal Doors	LowCountry	4.00	4/5/2022	3/9/2022	2/23/2022	2/23/2022	3/22/2022	DELIVERED	4/1/2022	
8	Wood Doors	LowCountry	20.00	7/1/2022	2/14/2022	1/28/2022	2/22/2022	7/12/2022	DELIVERED	6/3/2022	
8	Storefront & Curtainwall	Carlzner	11.00	5/17/2022	3/1/2022	2/15/2022	2/28/2022	5/16/2022	ON TIME		
8	Storefront Doors	Carlzner	11.00	5/17/2022	3/1/2022	2/15/2022	2/28/2022	5/16/2022	ON TIME		
8	Electronic Access Equipment	Clemson (43)	2.00	5/1/2022	4/17/2022	4/5/2022	2/22/2022	3/8/2022	ON TIME		
8	Translucent Wall Panel	Carolina Architectural	11.00	4/25/2022	2/7/2022	1/24/2022	3/16/2022	5/1/2022	DELIVERED	6/1/2022	
8	Door Hardware	LowCountry	8.00	5/1/2022	3/23/2022	3/9/2022	2/22/2022	4/6/2022	ON TIME		
8	Overhead Doors	Garage Door Services	15.00	6/1/2022	3/16/2022	2/2/2022	3/1/2022	6/14/2022	LATE		Confirmed from Clopay
8	Solid Wood Core	LowCountry	15.00	6/15/2022	3/2/2022	2/16/2022	3/18/2022	7/1/2022	LATE		
9	FINISHES										
9	Fabric Ceiling at the Cocoon Ceiling	Clemson - Jones Sports	10.00	5/1/2022	3/23/2022	3/9/2022	3/1/2022	4/12/2022	ON TIME		
9	Ceramic Tile at 2nd floor restroom	Clemson	8.00	5/1/2022	3/9/2022	2/20/2022	1/25/2022	3/22/2022	ON TIME		
9	Rubber Flooring	Clemson	8.00	5/1/2022	3/9/2022	2/20/2022	1/25/2022	3/22/2022	ON TIME		
9	Gym Flooring	Clemson	6.00	6/1/2022	4/22/2022	4/8/2022	3/25/2022	5/8/2022	ON TIME		
9	Carpet	Clemson	6.00	5/1/2022	3/23/2022	3/9/2022	3/25/2022	5/9/2022	LATE		
9	Turf Flooring	Clemson	4.00	5/1/2022	4/5/2022	3/29/2022	3/25/2022	4/22/2022	ON TIME		
9	Gym Flooring Waterproofing & Sealing	Clemson	2.00	5/1/2022	4/17/2022	4/5/2022	3/25/2022	4/8/2022	ON TIME		
10	Specialties										
10	Bath Accessories	Clemson	10.00	7/1/2022	4/22/2022	4/8/2022	4/28/2022	6/24/2022	ON TIME		
10	Code Signag	Bartlett Signs	7.00	7/10/2022	5/23/2022	5/9/2022	5/20/2022	7/8/2022	ON TIME		
10	Gym Wall Pads	Clemson	8.00	7/1/2022	5/9/2022	4/22/2022		4/17/2023	[illegible]		
10	Security Screen	Clemson	6.00	7/1/2022	5/23/2022	5/9/2022	4/20/2022	6/1/2022	ON TIME		Guarantee measurements
10	Ceiling Baffles	Clemson	10.00	7/1/2022	4/22/2022	4/8/2022	5/11/2022	7/29/2022	LATE		Need Eric to send a PO to Precision. Eric to pay 50% upfront
10	Storage Shelving	Clemson	10.00	5/1/2022	2/28/2022	2/8/2022		5/1/2023	[illegible]		
10	Gym Wall Pads	Clemson	10.00	5/1/2022	2/28/2022	2/8/2022		5/1/2023	[illegible]		
10	Overhead Canopy - Greenville Awning	Greenville Awning	12.00	5/15/2022	2/28/2022	2/8/2022	2/28/2022	6/20/2022	LATE		
10	Medicine ball wall	Clemson	10.00	5/1/2022	2/28/2022	2/8/2022		5/1/2023	[illegible]		
10	Specialty Signage and Graphics	Clemson - Jones Sports	6.00	5/1/2022	3/23/2022	3/9/2022	3/25/2022	5/9/2022	LATE		
10	FRP Cornice	Wilson Composites	14.00	6/1/2022	3/23/2022	3/9/2022	4/13/2022	7/19/2022	LATE		Color Samples
11	Equipment										
11	Physical therapy equipment	Clemson	12.00	5/1/2022	2/9/2022	1/25/2022		5/15/2023	[illegible]		
11	Motorized Projectors	Clemson - WH Fitel	6.00	5/1/2022	3/9/2022	2/25/2022		4/17/2023	[illegible]		
11	Air Compressor for Owner provided equipment	Clemson	6.00	5/1/2022	5/23/2022	3/8/2022		4/5/2023	[illegible]		
12	FURNISHINGS										
21	FIRE SUPPRESSION										
21	Sprinkler Piping	Century Fire	2.00	4/13/2022	3/15/2022	3/15/2022			DELIVERED	4/7/2022	
22	PLUMBING										
22	Plumbing Fixtures	RJ Plumbing	8.00	4/5/2022					TIME		
22	General Plumbing Package	RJ Plumbing	8.00						TIME		

Printed on Tue Jan 31, 2023 at 07:21 am EST
Job #: 21-17-2034 HHIM Renovation
55 Wilborn Rd
HHI, South Carolina 29926

SUBMITTAL LOG

ThompsonTurner
Thompson Turner Construction

RFI LOG

#	Subject	Status	Responsible Contractor	Received From
82	Added Data drops	Open	Networx Cabling I...	Ishmael
81	Deleted data drops	Open	Stagelfloor	HA Tesla (Stagelfloor)
80	RACP Location	Open	Thompson Turner C...	Horne, Bill (Thompson Turner Construction)
79	Ceiling Height in Addition	Open	Thompson Turner C...	Stoteler, Jim (Thompson Turner Construction)
78	Flooring for Hallway 5320 & Hallway 506	Open		Hank
76	PAA Control Panel Locations	Open	A-C Electric Co....	Kolek, Daniel (A-C Electric Co.)
39	Media Center Office Space revis	Open	Thompson Turner C...	Rakestl, Bobby (Thompson Turner Construction)
37	Revis from Auditorium to family courts	Open	Thompson Turner C...	Morris, Bill (Thompson Turner Construction)
13	Hollis Recreation Revised drawing Dat Western	Open	Thompson Turner C...	Kentchill, Dan (Thompson Turner Construction)

Thompson Turner Construction

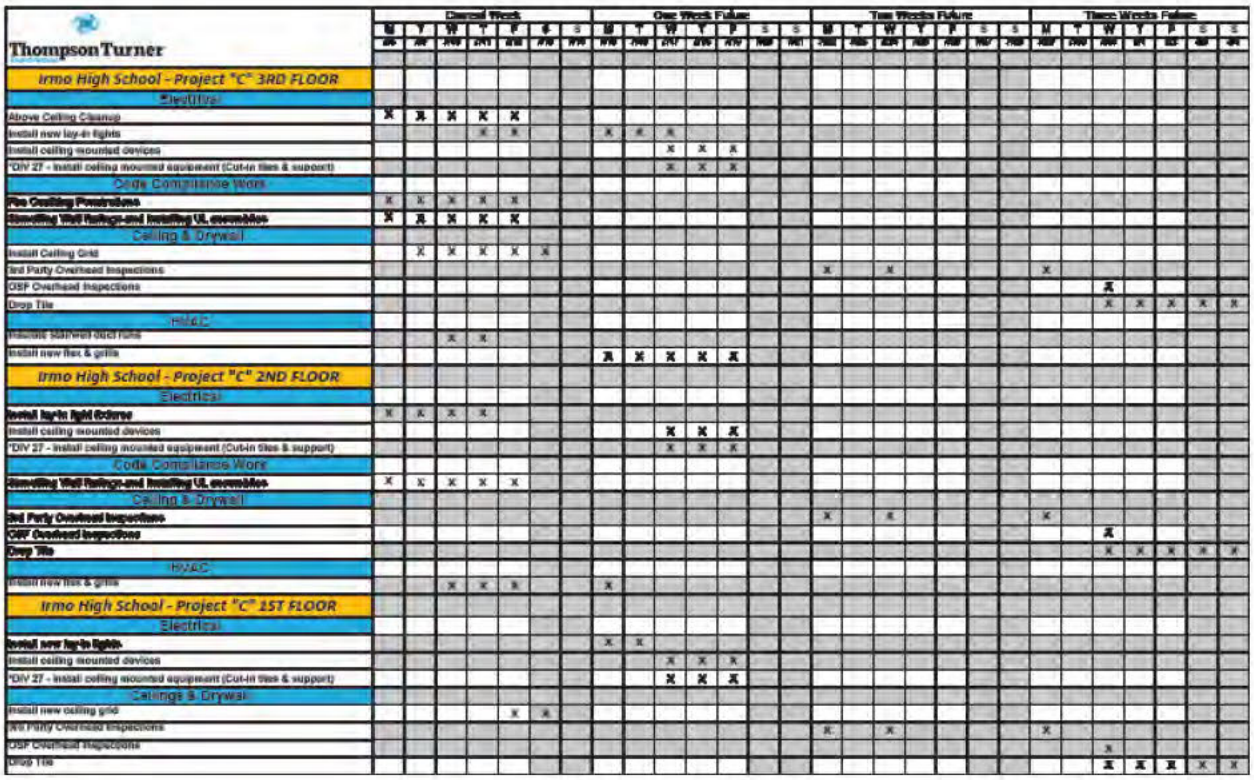
Printed on Tue Jan 31, 2023 at 07:25 am EST
Job #: 21-17-2034 HHIM Renovation
55 Wilborn Rd
HHI, South Carolina 29926

All Submittals

Spec Section	#	Rev.	Title	Type	Status	Responsible Contractor	Final Due Date	Submit By	Location	Received From	Received Date	Ball In Court	Approvers	Reviewers	Sent Date	Returned Date	Due Date	Distributed Date
329400 - PLANTING IRRIGATION	329400-2	0	Planting Irrigation Product Data	Product Information	Open	Brightview Landscape Services	02/09/2023	11/04/2022	HHIMS	Thomas Keating		Marvin Lable (LS3P Associates Ltd.)	Bill Morris (Thompson Turner Construction); Marvin Lable (LS3P Associates Ltd.)	Approved Pending	01/24/2023	01/24/2023	01/26/2023 02/09/2023	
329400 - LANDSCAPING	329400-3	0	Landscaping Material Test Reports & Product Data	Document	Open	Brightview Landscape Services	02/09/2023	11/04/2022	HHIMS	Thomas Keating		Marvin Lable (LS3P Associates Ltd.)	Bill Morris (Thompson Turner Construction); Marvin Lable (LS3P Associates Ltd.)	Approved Pending	01/24/2023	01/24/2023	01/26/2023 01/26/2023	
270100 - GENERAL REQUIREMENTS FOR TELECOMMUNICATIONS SYSTEM	270100-2	0	Requested Info - Structured Cabling System for Telecommunication System	Document	Open	Network Cabling Infrastructure	02/23/2023	01/12/2023	HHIMS	Steve Perrey		Marvin Lable (LS3P Associates Ltd.)	Bill Morris (Thompson Turner Construction); Marvin Lable (LS3P Associates Ltd.)	Approved Pending	01/12/2023	01/12/2023	01/12/2023 02/23/2023	
238210 - MECHANICAL TESTING, ADJUSTING, BALANCING	238210-3	2	Mechanical Testing, Adjusting, and Balancing AABC National Performance Guaranty or NEBB Certificate of Conformance Certification	Other	Open	Southern Atlantic Mechanical	02/07/2023	11/28/2022	HHIMS	Steve Hilton	11/28/2022	Marvin Lable (LS3P Associates Ltd.)	Steve Hilton (Southern Atlantic Mechanical); Bill Morris (Thompson Turner Construction); Marvin Lable (LS3P Associates Ltd.)	Submitted Approved Pending	01/24/2023	02/06/2023 01/24/2023	11/28/2022 01/04/2023 02/07/2023	
122413 - ROLLER WINDOW SHADES	122413-2	0	Roller Shades Samples	Sample	Open	Precision Walls, Inc.	01/12/2023	12/09/2022	HHIMS	Chris Bissett	12/09/2022	Marvin Lable (LS3P Associates Ltd.)	Bill Morris (Thompson Turner Construction); Marvin Lable (LS3P Associates Ltd.)	For Record Only Pending	12/09/2022 12/09/2022	12/09/2022	12/09/2022 01/12/2023	

Page 1 of 2

RFI LOG



SAMPLE 3-WEEK LOOKAHEAD SCHEDULE

SCHEDULE MANAGEMENT

TTC understands that ***managing your program*** is critical to delivering your Bluffton CTE Center and Riverview Charter Gym Addition within your desired schedule. From the conceptual stage, we would review our schedule with the design teams to garner their support and refine the ***design, preconstruction, and construction activities with durations and required completion dates.*** Input from all team members is solicited, ensuring that the schedule belongs to the whole team.

After contract award, we would hold an initial conference with the project team to confirm our design timeframes and requirements, permits, and milestones. From this input, a design schedule with construction summary items will be developed. The ***schedule will include activities for design, pricing, Owner review, end user input, permitting, potential drawing revisions, subcontractor buy-outs and key deliveries.*** Scenarios for ***early release packages*** will be incorporated into the schedule and evaluated for time savings values against additional costs.

The development of the Construction Target Schedule using Primavera® scheduling software will continue to be updated based on final design, materials, and other inputs. A preliminary target schedule will be used to ***evaluate constructability and value analysis alternatives*** during the final design phase. Schedule adjustments will be made once the construction documents are complete. This schedule can be ***cost-loaded to project monthly draws*** across the duration of the project.

After the preconstruction meeting, there will be subsequent meetings with major subcontractors with whom we have already discussed the project to discuss and incorporate each trade's schedule. The preliminary baseline schedule will then be refined using the general flow diagram, subcontractor schedules, plans and specifications, and any direction received from BCSD.

TTC will identify ***critical path items*** and expedite the development of any submittals with low float construction activities and long lead items.

The schedule will include key design dates, construction activities, submittals and shop drawings, key deliveries, major milestones, Owner furnished equipment deliveries, inspections, start-up and commissioning, training and Construction Quality Management (CQM) activities.

Our CQM activities bolster our three-phase quality control approach. Preparatory meetings are integrated into our schedule, with insights incorporated into monthly updates. We conduct certification of dimensions, testing, and post-installation inspections to ensure the effectiveness of our control measures. We account for potential weather impacts by extending activity durations as needed. ***Critical delivery lead times receive additional buffer time to mitigate the impacts of late deliveries***.

Once the schedule is developed, coding will be assigned to the activities and released for a preliminary review by all key personnel. After a final review, the schedule will then be submitted for approval. ***As the schedule is updated on a monthly basis, productivity of all subcontractors is documented. Trends on non-performance will be quickly identified so corrective measures can be taken***.

As the project progresses, schedule review and updates will be a joint effort of the superintendent, project executive, and project manager. During construction, the schedule will be monitored and updated monthly. The monthly update will contrast the baseline schedule target bars with the actual progress. At this point, adjustments with workforce, sequencing, and material deliveries can be considered as needed.

The field staff will filter the master schedule to a lookahead schedule that will be kept onsite and maintained by the superintendent to keep all parties on schedule in weekly subcontractor coordination meetings. The lookahead schedule management is also important to track major material deliveries. We do so with a log that is used in conjunction with the master schedule and reviewed at the weekly subcontractor meetings. ***It is important to understand material deliveries and how they may impact work flow and sequence***.

A focus of our project team will be to expeditiously work through the shop drawing and submittal process to allow for materials to be ordered as soon as possible. Our project team has discussed scheduling a Submittal Party, which will be a series of meetings to perform joint submittal and shop drawing reviews onsite for certain packages that have availability issues or long-lead times.



HILTON HEAD ISLAND MIDDLE SCHOOL

ABILITY TO ANTICIPATE AND COUNTERACT SCHEDULE ISSUES

Our ***Boiling Springs High School and Performing Arts Center*** project was set to complete in December 2019, however we know how challenging a mid-year move in can be for students and faculty who are already settled into the groove of the school year.

Therefore, we made it our goal during preconstruction to complete the project by August 2019 in time for Spartanburg Two to move in during the summer. We were able to eliminate 400,000 CMU block in the gym and performing arts center by switching to precast to save both time and money, specifically one year's worth of time for a masonry crew.



QUALITY CONTROL MANAGEMENT

Our Quality Assurance (QA) Program starts in preconstruction, where we set expectations for bidders, and continues through the warranty period to ensure all work complies with drawings, specifications, codes, and contract requirements. ***The QA team includes the project manager, superintendent, design team inspectors, commissioning representatives, BCSD's agent, and a Third Party Inspector. To maintain objectivity, the QA staff reports to the project executive***. The team will develop a QA plan for peer review before construction begins.

SUBMITTAL PHASE

We will log submittals, prioritize those needed first, and request them from subcontractors. ***After reviewing for compliance, submittals are sent to JCS and Caplea Coe for approval and coordinated across trades***. All submittals are tracked, with weekly updates provided. Approved submittals are promptly distributed to subcontractors.

PRECONSTRUCTION MEETINGS

Preconstruction meetings ensure a shared understanding of scope, codes, safety, technical requirements, and management duties, resolving uncertainties before materials and labor arrive. Attendees may include code officials, BCSD, OSF representatives, and material/commissioning representatives.

BUILDING INFORMATION MODELING (BIM)/ VIRTUAL CONSTRUCTION DESIGN (VDC)

BIM creates detailed 3D models of materials, systems, and spatial relationships, while VDC simulates construction to analyze sequences, resolve clashes, and optimize methods for safety and efficiency. Using BIM/VDC, we can minimize costly errors, save time, and collaborate with BCSD facilities staff on infrastructure routing and valving preferences.

COMPLETION, PUNCHLIST, & TURNOVER

At completion, the QA team will walk the project to ensure it is ready for BCSD, JCS, and Caplea Coe to issue a punchlist. The items will be worked off and logged once complete. ***We then conduct a project closeout meeting where Spartanburg District Five will be presented with "As-Built Drawings" and closeout documents reflective of items needed to operate and maintain the facility***. Owner training may take place during this time or separately scheduled times.

INSTALLATION & INSPECTIONS

We can use mock-ups to verify field conditions and ensure specified methods meet project requirements. ***For instance, a window panel mock-up at Johns Island Elementary School helped evaluate material selection and design details***. Shipments are checked against approved submittals, and materials are stored, handled, and installed per specifications to maintain quality. Each team member ensures proper installation, accurate placement, and high standards of work. ***Before inspections, we review work for completeness using checklists to confirm readiness, promptly addressing any deficiencies to uphold project integrity***.

JOHNS ISLAND ELEMENTARY SCHOOL



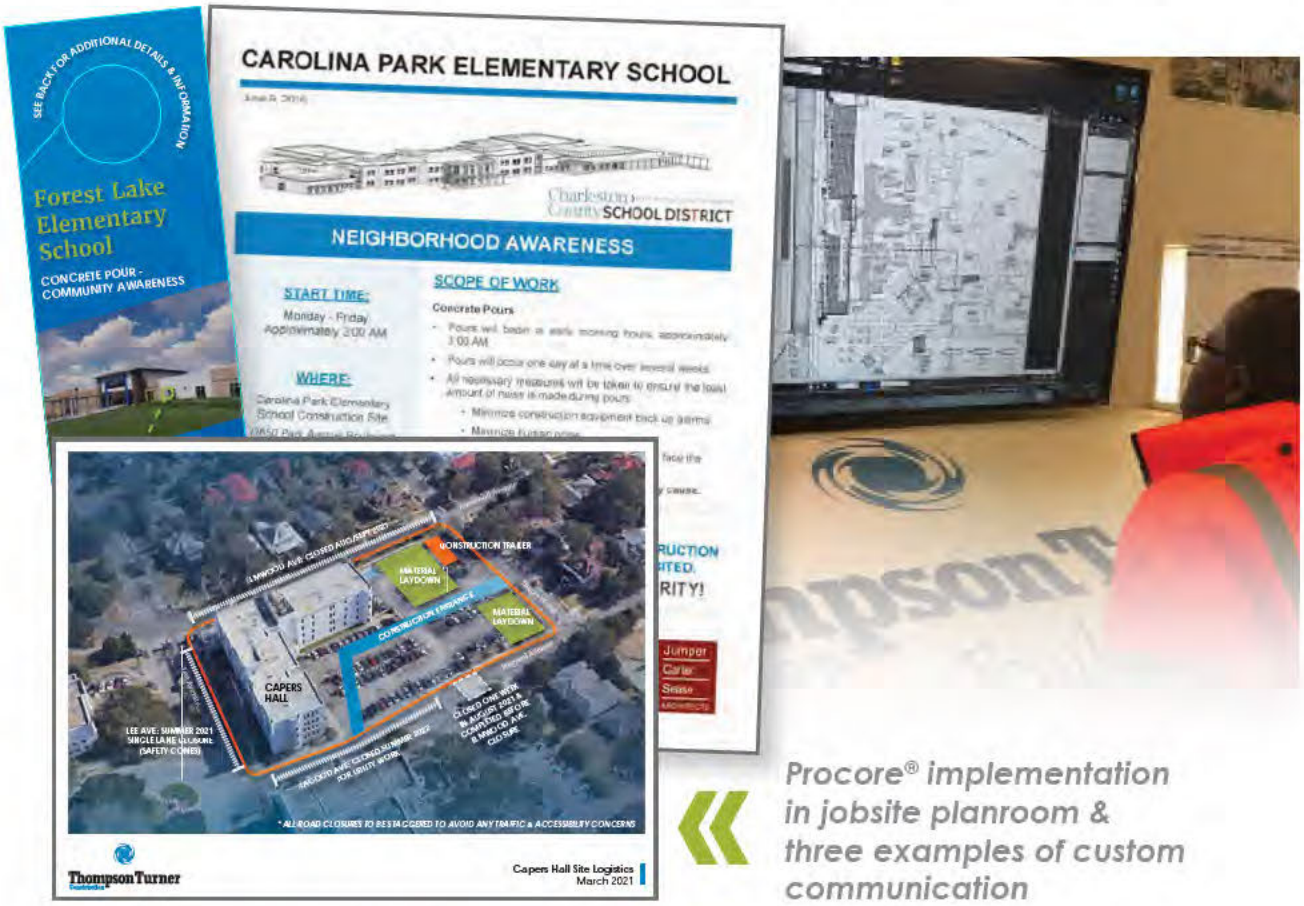
OTHER TRACKING ITEMS

Communication is at the center of each project's success. It is imperative that your chosen construction manager includes all project team members in an environment that fosters collaboration, partnership, and transparency. All parties involved are responsible for creating an atmosphere of shared ideas and proposed alternate solutions while achieving your project goals.

TTC implements our use of Procore® Project Management software, the construction industry's premier project management software, that serves as our collaborative environment and centralized location for all communication regarding your CTE an Gym Addition projects and other potential projects. Every stakeholder will be given access to real-time project information such as drawings, RFIs, change requests, meeting minutes, subcontracts, submittal documents, phasing plans, value analysis options, and more. We manage all job costs against the final approved Sage® estimate which is uploaded to Procore® prior to the start of construction. Reports from Procore are available to each team member at anytime, but are formally reviewed at our weekly OAC meetings and subcontractor meetings.

We can create a variety of reports using Procore® that are customized to the wants and needs of BCSD; these can include such items as weather and subsequent weather delays, site activity, inspection status, jobsite visitors, schedule progress and updates, RFI/change order logs, budget information, and meeting minutes. These can be emailed to team members to use as a communication tool at your District's discretion.

In addition to these reports, we create custom communications that can be used with staff, neighboring residents, school board meetings, and parents to alert them to construction activities, work hours, traffic patterns, and other items of interest.



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

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



OUTREACH EVENT AT WELLFORD ACADEMY

SUBCONTRACTOR PREQUALIFICATION FACTORS

- *Financial strength & past proven history*
- *Available trained workforce*
- *Bonding ability, if required*
- *Capable drug-free workforce*
- *Proven relevant experience completing work on schedule*
- *Safety record*
- *Ability to work in a relationship-driven environment in order to solve problems*



SUBCONTRACTOR OUTREACH AT WELLFORD ACADEMY

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

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

b. Daily and Monthly project report to the Owner

c. Log(s) for tracking work progress

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

Other tracking items can be found on ***page 58***. Samples of TTC's reports are attached in the ***Attachments*** section of our proposal.



M/WBE APPROACH

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

TTC seeks to engage as many minority subcontractors as possible in all of our projects, regardless if it is a requirement, to keep the tax dollars within the community and do our part to grow the local labor force. Our entire team is committed to diversity and inclusion.

We have partnered with ***CDI*** to enhance our outreach efforts. Our relationship with CDI continues to enhance the outreach efforts of our projects. We will rely on CDI to grow and develop the M/WBE subcontractors once they are brought on board with our team.

We consistently look to tap into ***Beaufort County and surrounding areas*** to engage subcontractors with whom we have relationships in addition to identifying potential qualified subcontractors who would benefit from being awarded work in their hometown.

More on ***pages 62 & 63***

APPROACH TO MINORITY

BUSINESS UTILIZATION



SAMPLE OUTREACH FLYERS



AVERAGE LOCAL PARTICIPATION / PROJECT **47%**

AVERAGE MINORITY PARTICIPATION / PROJECT **27%**



TRUSTED OUTREA

We will partner with Construction Dynamics, Inc. (CDI), a minority-owned contractor and construction management firm, to enhance outreach and ensure compliance with BCSD's minority business participation requirements. With a 20+ year history of successfully delivering higher education projects together, TTC and CDI are committed to fostering meaningful subcontractor participation.

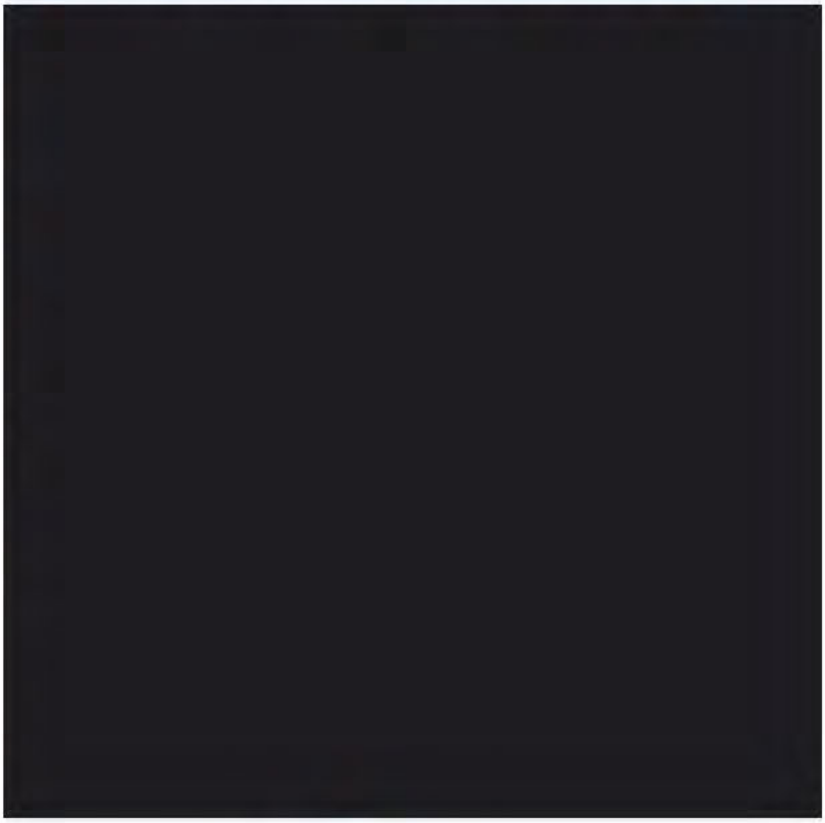
Nathaniel Spells, Jr., CDI Vice President, will collaborate with Maggie Dittmar, Senior Preconstruction Manager, and Matt Trail, Senior Preconstruction Manager, to lead outreach initiatives, including pre-bid meetings, networking events, and targeted communications to engage qualified firms. CDI will leverage their expertise to maximize diverse participation and create equitable contracting opportunities.







LOCAL OUTREACH FOR YOUR PROJECTS





THE CONTINUUM: FRANCIS MARION & FDTC

LOCAL	MINORITY	COST
27%	15%	$19.4M



GREENVILLE COUNTY SCHOOLS

CTE INNOVATION CENTER

LOCAL	MINORITY	COST
66%	11%	$12M



FDTC AUTO & HVAC TECHNOLOGY CENTER

LOCAL	MINORITY	COST
60%	6%	$7.2M



STROM THURMOND HIGH SCHOOL RENOVATION

LOCAL	MINORITY	COST
36%	9%	$29M



EAST EDISTO MIDDLE SCHOOL

LOCAL	MINORITY	COST
41%	33%	$35M



BEAUFORT COUNTY SCHOOLS VARIOUS PROJECTS

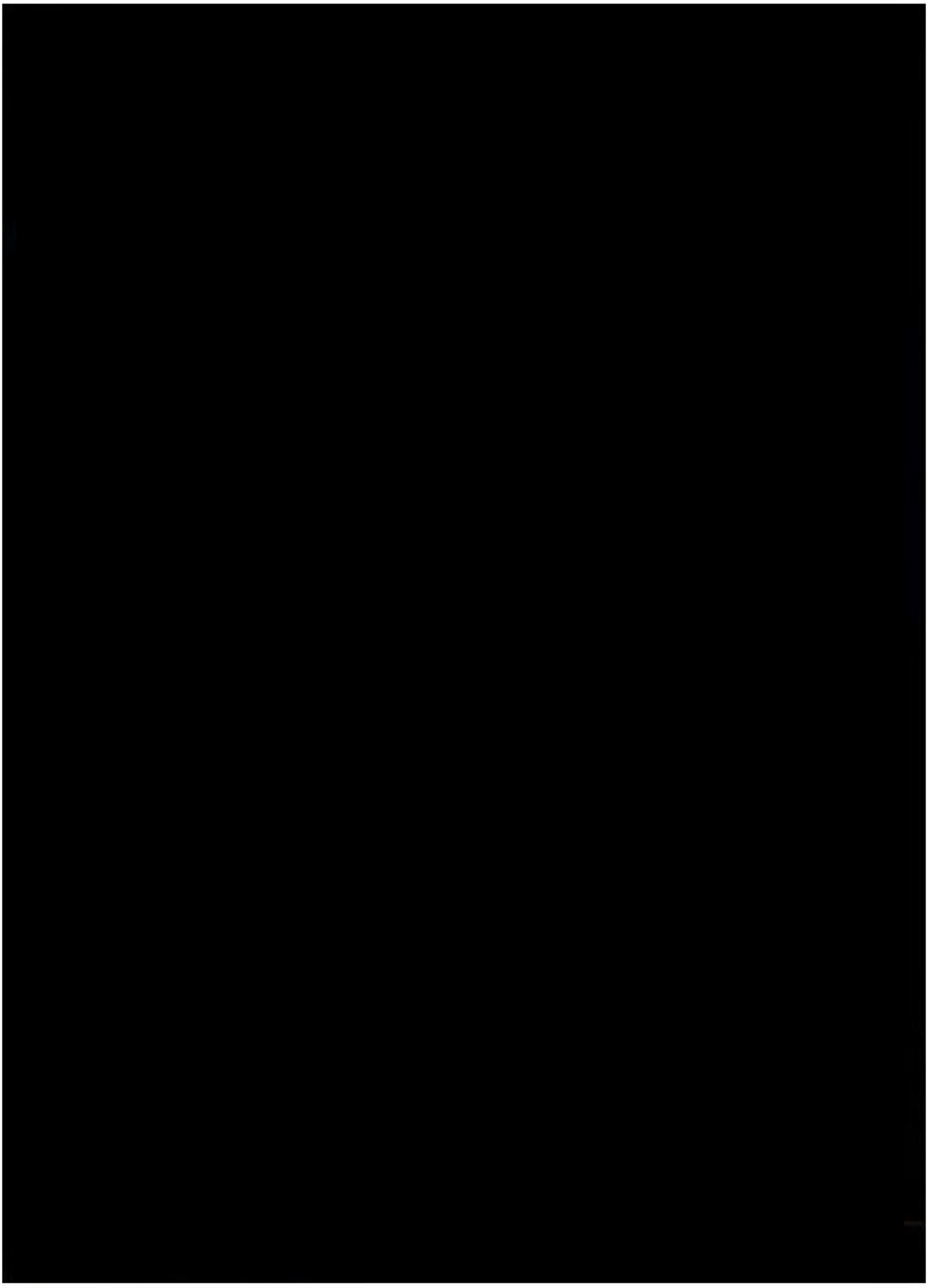
LOCAL	MINORITY	COST
22%	23%	$200M

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



BCSD seeks a construction manager who demonstrates project and team member experience which will prove the most advantageous to the Bluffton High School CTE and Riverview Gym Addition & Renovation during both the preconstruction and construction phases of work. In this section, we elaborate upon TTC's ability to apply the relevant experience to successfully deliver your project on time and on budget, including our:

- PROVEN EXPERIENCE WITH YOUR DISTRICT
- WORKING RELATIONSHIP WITH OSF
- SAFETY PROGRAM EXCELLENCE
- EXPERIENCE WORKING ON OCCUPIED CAMPUSES
- HIGH SCHOOL CTE & GYM ADDITION CONSTRUCTION EXPERIENCE
- EFFECTIVE PRECONSTRUCTION/ CONSTRUCTION PROCESS
- COLLABORATIVE RELATIONSHIP WITH YOUR ARCHITECTS
- TECHNOLOGY EQUIPMENT AND SERVICES



SAFETY PROGRAM EXCELLENCE

Our proven approach to safety is the cornerstone of the success we achieve for our clients.

Our safety culture is paramount to our success. It is our goal each day to ensure that 2,000 craftworkers go home the same way they arrived to work that day. In 2017, we chose to implement the ***Krause Bell Safety Training*** to improve the effectiveness of our safety program, using the following principles to daily enforce our commitment to safety:



SAFETY IN NUMBERS

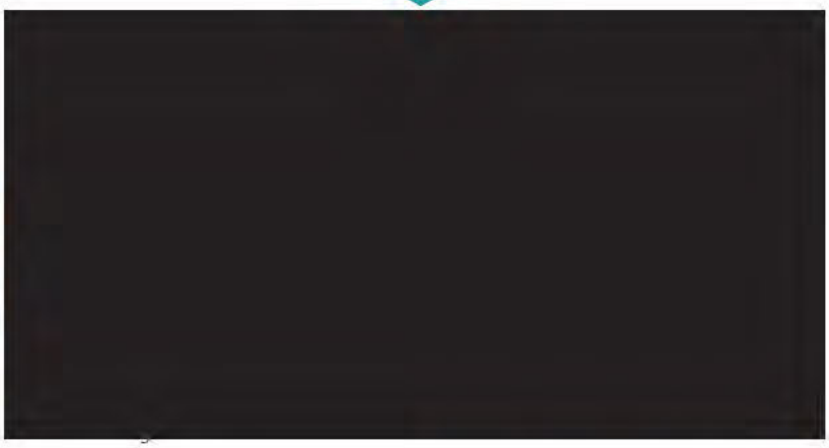
Our strong safety track record is reflected in our EMR for the past five (5) years:

YEAR	EMR
2024	0.71
2023	0.65
2022	0.68
2021	0.59
2020	0.57

Our OSHA incidence rates for the past three (3) years:

YEAR	TRIR
2024	0.00
2023	0.62
2022	0.51





TTC will implement off-site parking lots to handle the influx of contractor parking on campus during the construction phase. This may be achieved on the grass lots on the backside of campus or an area off campus.

Parking tags are assigned to employees upon orientation and ***numbers on these tags correlate with the safety orientation number*** identified on their hardhat. This allows for the ***quick identification of any vehicle or individual who may be an issue.***

In addition to our site-specific safety plan, our team will also develop a ***Weather Preparedness Plan,*** addressing all jobsite preparation and emergency measures, in the case any weather event that looks to affect our jobsite.

TTC understands that we are ***guests on your jobsite*** and we intend for everyone to behave that way.

We also involve BCSD's ***Facilities Department and OSF*** to consult on the best methods to ensure the safety of everyone during construction.

We conduct weekly toolbox safety meetings and specialized safety planning meetings prior to beginning various stages of work and bring to the attention of all on site the associated hazards specific to that task.

TTC's Behavior Based Safety Program is designed to increase its personnel's day-to-day safety awareness. This program produces ***more than 2,000 TTC safety audits each month.*** In addition, TTC routinely provides unannounced safety audits at construction sites.

We also screen all employees with yearly and random drug tests. All personnel have ***SLED background checks*** done before being allowed on our jobsites to help ensure the safety of your community and students.







Fall Protection Seminar on our Capers Hall Academic Buildling jobsite successfully completed for The Citadel.

K-12 CTE & GYM ADDITION/RENOVATION







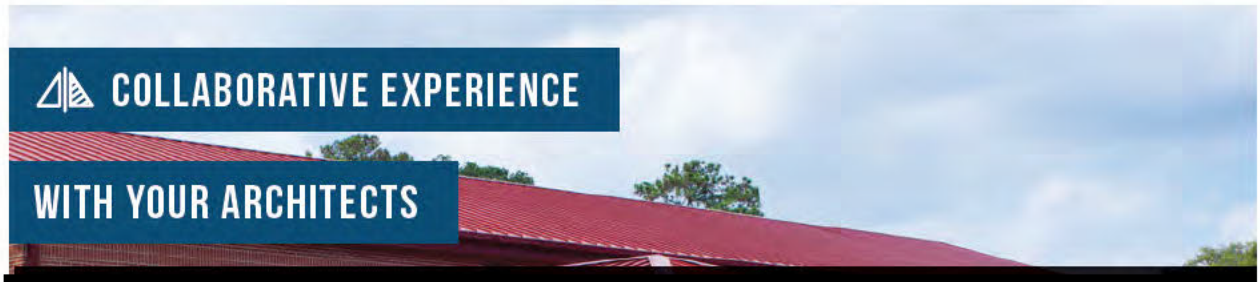












COLLABORATIVE EXPERIENCE WITH YOUR ARCHITECTS

WORKING RELATIONSHIP WITH OSF

With over 20 million square feet of K-12 construction on our resume, TTC is familiar working with the Office of School Facilities (OSF) during preconstruction and construction.

[redacted]

We continually maintain an open line of communication from the beginning with the OSF inspectors by having our project manager ***attend the OSF drawing review and conduct an OSF kickoff meeting*** with all subcontractors to establish project expectations, review logistics, and allow the OSF inspector time to voice any particular concerns. TTC will ***actively engage with OSF throughout the construction progress*** to keep them abreast of progress, request any guidance, and involve them in decisions. This includes the local Fire Marshal, SCDHEC, and SCDOT.

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

[redacted]

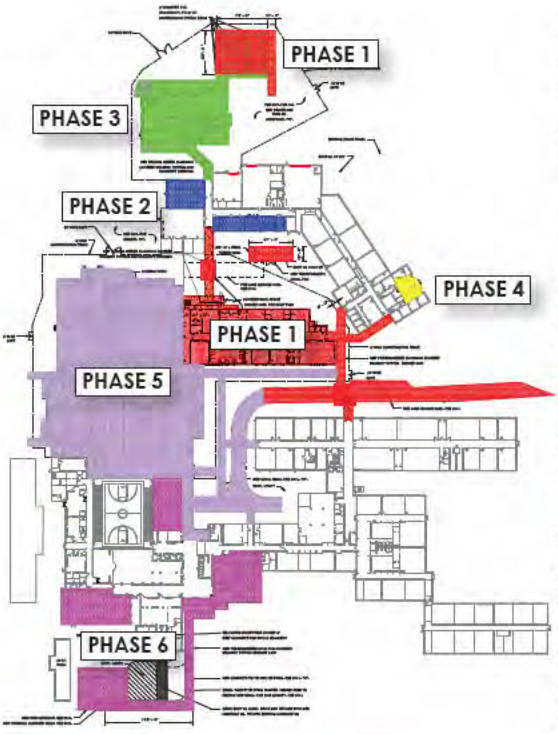


EXPERIENCE WORKING ON OCCUPIED CAMPUSES

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

TTC has completed over $1.3 billion of K-12 facilities across our state. This means that we will provide an ***experienced team that has worked on some of the most logistically-challenged campuses in the state,*** we are familiar with the particular project requirements stated in the RFP, and have a ***long working relationship with the Office of School Facilities*** to ensure your successful project delivery.

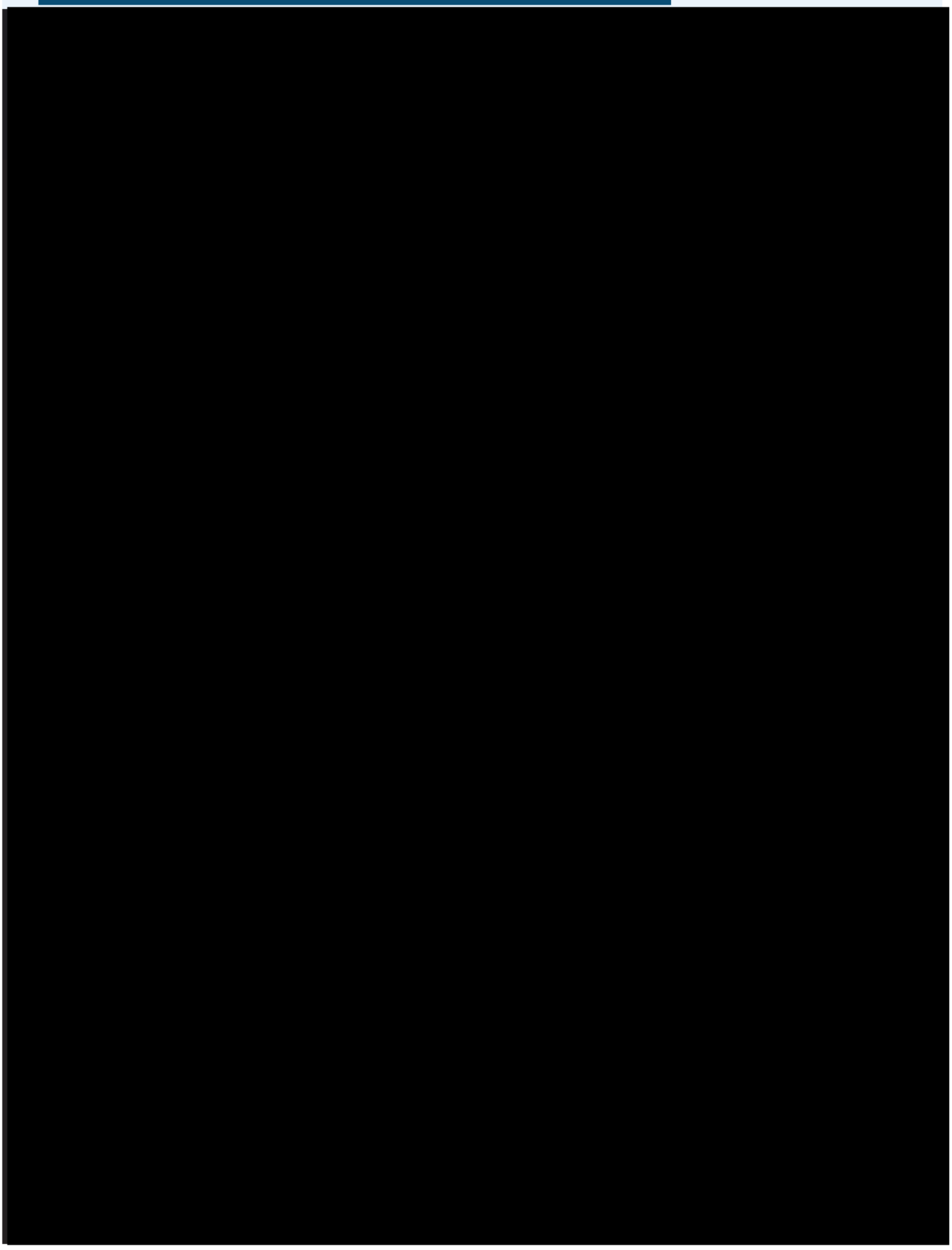




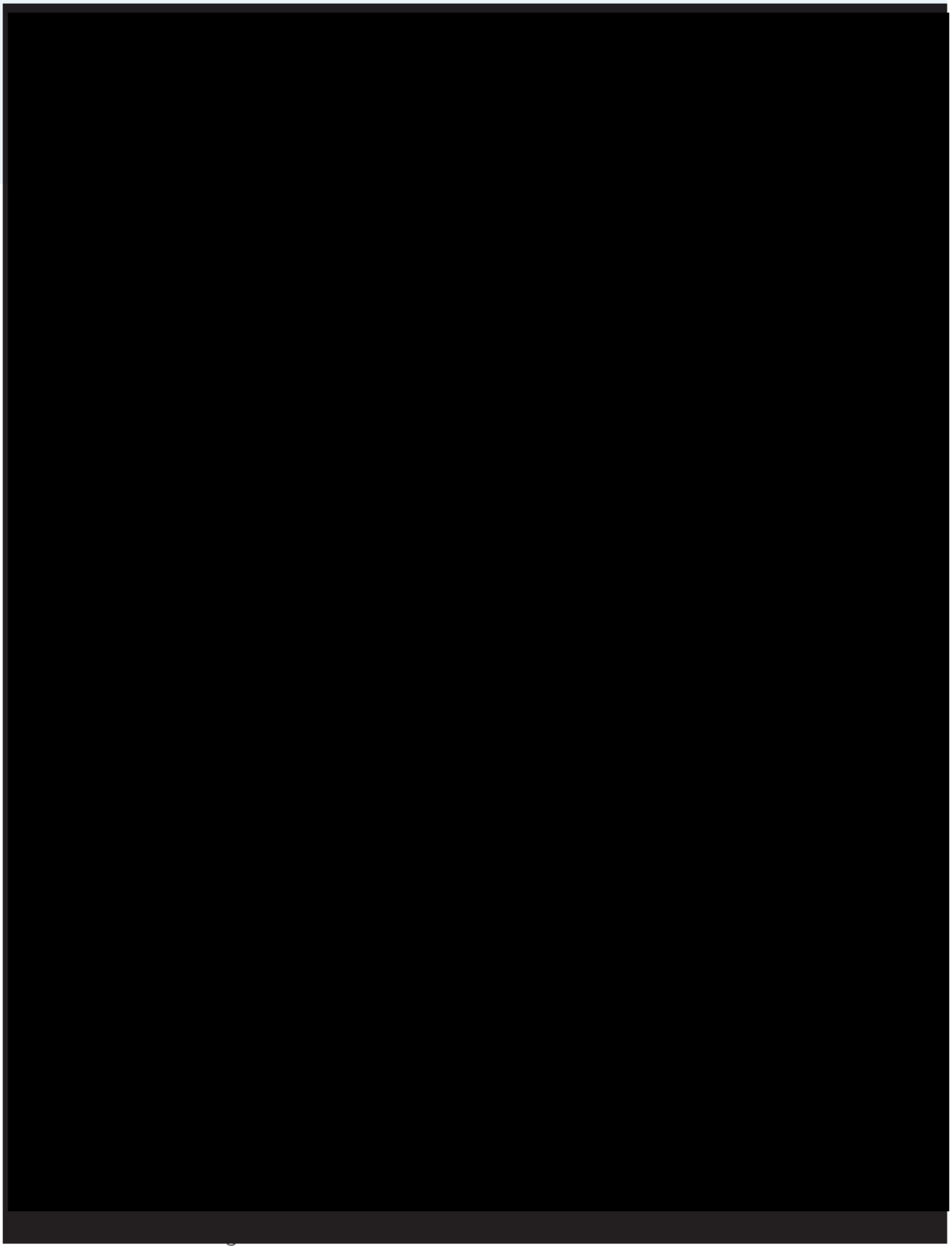
Our team of experts take an active approach to decision-making and are nimble in their ability to manage logistics and schedule, communicate effectively with Owners to ensure the highest level of safety on an occupied campus, and above all, have never missed an opening date or failed to deliver or exceed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

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

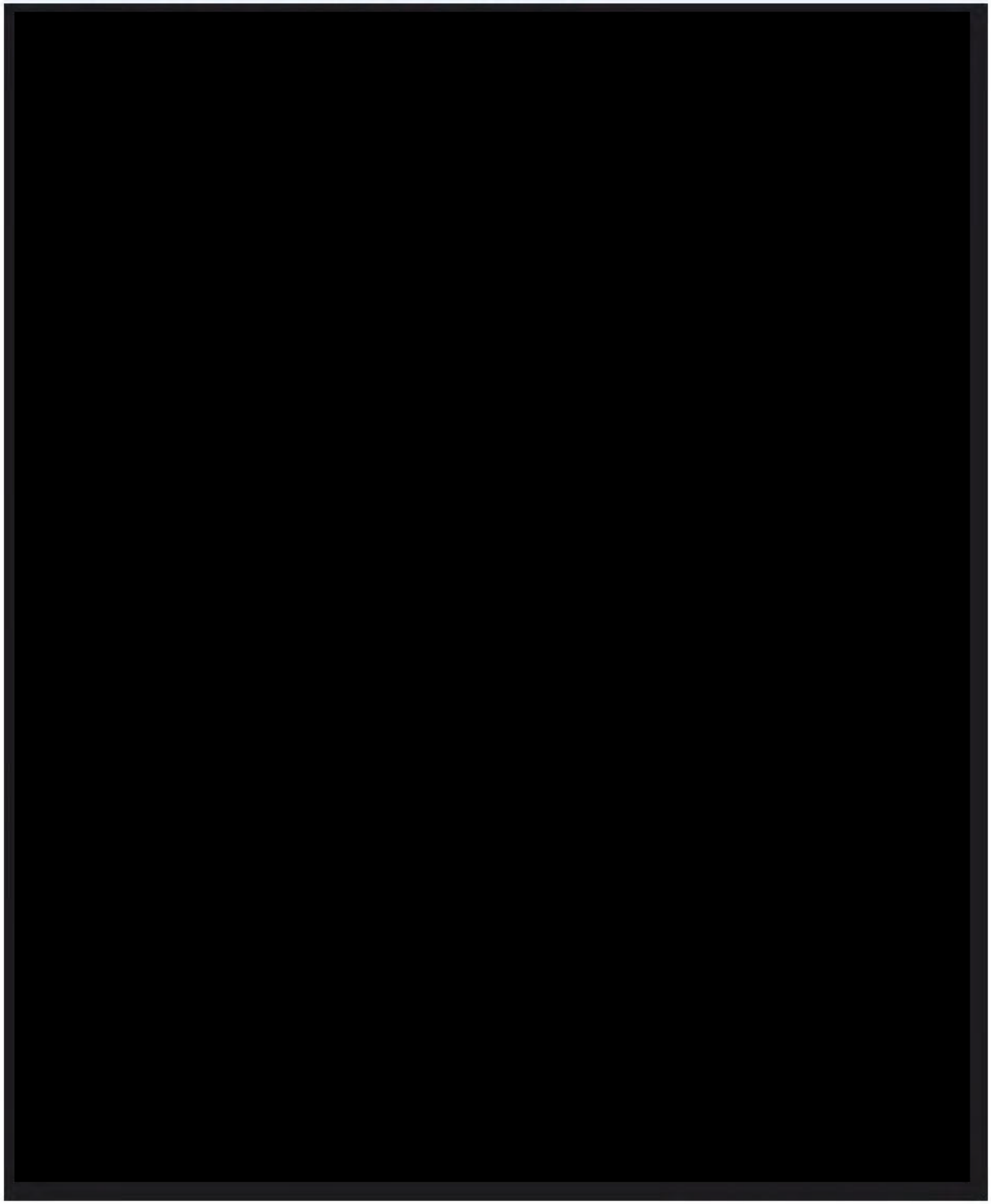
EFFECTIVE PRECONSTRUCTION & ESTIMATING



CONSTRUCTION SERVICES



MANAGING CHANGES WITHIN STATED COST AND SCHEDULE LIMITATIONS



DEMOLITION PLAN



PRE-DEMOLITION PLANNING

We will conduct a ***thorough site assessment to identify safe demolition removal/truck routes to counter student vehicle and pedestrian traffic along with utility connections. We have significant expertise with keeping the administration, faculty, students, campus guests, and key stakeholders informed about demolition schedules and potential impacts***, employing town halls for questions and answers, and distributing campus flyers to keep residents up-to-date on demolition activities and the transportation of debris.

SAFETY PLANNING

TTC will develop a comprehensive safety plan in conjunction with BCSD and community officials to address potential hazards and emergency procedures. We will ensure that all personnel are trained and equipped with appropriate safety gear. In addition, TTC will erect fencing and signage to secure the site and prevent unauthorized access during demolition and all subsequent activities. ***Environmental protections will also be top-of-mind for our team*** as we implement dust control measures, such as water sprays and dust barriers, and monitor air quality and noise levels to minimize environmental impact. We will coordinate with utility companies to schedule disconnection of any electricity, gas, water, and sewage services, and confirm that all utilities are safely disconnected before demolition begins.

DEMOLITION EXECUTION

During the demolition process, TTC will partner with experts in this field to safely and securely complete the task. ***We have working relationships with demolition subcontractors and similar experience with demolition work in the Lowcountry***. A typical demolition will begin from the top down, as we systematically remove roofs, walls, and floors. We will use standard methods to prevent structural collapses and minimize vibration.

DEBRIS MANAGEMENT

Our team will sort demolition debris into recyclable and non-recyclable materials, taking care to remove and preserve any elements that BCSD so designates. ***We will transport all waste and clear the site of debris, ensuring no extraneous materials are left behind***. The team will perform a final site inspection to confirm complete cleanup.

POST-DEMOLITION SITE MANAGEMENT

Once demolition is complete, we will restore the site to a stable condition, implementing soil stabilization techniques if necessary. ***A detailed report of the demolition process, including safety records, waste disposal documentation, and final inspection approvals, will be available for review by BCSD*** and submitted to relevant authorities and stakeholders.

APPROACH TO PREPARING FOR THE UNKNOWNS

[redacted]

CAPERS HALL: DISCOVERY AND ABATEMENT OF UNKNOWN ASBESTOS

During demolition of the original Capers Hall facility on the downtown Charleston campus of The Citadel, we encountered unknown asbestos which changed the means and methods of the existing asbestos abatement scope of work. We reconfigured the demolition and abatement strategy to meet SC-DHEC requirements. Then, we regrouped and planned additional abatement activities to occur during the summer while the college was on break to ***minimize impact to this higher education campus.***



TECHNOLOGY EQUIPMENT AND SERVICES

LOW VOLTAGE HORIZONTAL CABLING

Testing, Labeling, & Cable Runs

- Labeling per district standards
- Ensure biscuits & back of cable on patch panel are labeled
- POE extenders required if cable run is over 290ft.
- Surge protectors installed by low voltage cabling sub (ground to box)
- Grounding from Bus bar to ladder rack & racks required by Low voltage sub
- Location of biscuit jacks to be marked on ceiling grid stickers & on biscuit jacks
  - Blue (AV)
  - Green (Cams)
- As Built required
- Clock drops required to be in ceiling mounted box
- Low voltage Sub to mark through wall penetrations & coordinate size
  - Spray paint to mark location
  - Color code spray paint
    - 1" = Pink
    - 1.5" = Blue
    - ECT...
- Failsafe phones need to be terminated on patch panels
  - Cross connection done by BCSD

Low Voltage Equipment

- 36" rack is required this will eliminate rack rails
  - Part number SF841936
- Protective boxes for Aps that will be installed in gym
- Protective boxes for Aps that will be installed outside
- All items in the IDF / MDF rooms (other than outlets & buss bar)
- Plywood back board to be installed 8" from floor (intumescent paint)
  - Joints to be caulked and painted
- Responsible to install all BCSD provided APS

Fiber

- OSP to ISP must happen within 20Ft of entry
- Fiber transition box must be secured to the wall above ceiling



Forest Lake Elementary School

EC REQUIREMENTS

Pathways / Equipment

- 70v sound will require separate pathways ¾" conduit
- Low voltage pens will require coordination with low voltage subcontractor
- Clocks will require ceiling bridge double gang box with mud ring
- Electrical contractor required to mount Nema 12 X 12 boxes
  - Box requires grounding (for outside devices)
  - Box needs knock out in the top & bottom with bushing
  - For through wall exterior pens conduit must have weather proof bushing to an outside double or single gang box
    - Strobes double gang
    - Cameras single gang
- Speaker exterior boxes must be provided by AV subcontractor and housed onsite, electrical sub must have access as needed.
- Nema box not required for speaker but through wall pen must have weather tight bushing to back of box if installed on outside of building.
- All raceway must be installed by EC if applicable (roughed in?)
- MS 700 require double gang box with mud ring
- MS 300 require a single gang with mud ring
- Outlets on the back of rack must be coordinated with GC for power requirements (10k, 8k, 6K, ECT.)
- All Fire sleeves must be installed (No 4" conduit – this will provide a cleaner install)
- Buss bar must be installed and insulated as shown on drawings.
- Door access controls must be roughed in frame with pull string installed
- EC must install UPS provided by BCSD
- Cable tray must be grounded
- Hard pipe in all open ceiling areas



Boiling Springs High School

AUDIO VISUAL

70V wire install / Devices

- Wire must use separate pathways
- AV must provide own patch cords for ITC and Strobes (min 15ft)
- Must ensure right biscuit jack is used (gc to provide as built)
- Wire must be outside cable tray using Velcro
- Amps must be installed in tray that is rack mounted
- AV must provide tray for their amps
- Amps must be labeled per "zone" as AE map would show
- AV must "spot" the spot for lay in speakers - These need to show on reflected ceiling plan
- AV responsible for cutting their own ceiling tile for hallway listing devices
- Cage for ITC is gym areas to prevent damage?
- All items are to be installed as shown on drawings unless prints are revised
- This will eliminate "missing drops"
- 70v speaker wire CANNOT touch other trades

INTRUSION / SAFETY & SECURITY

Intrusion

- 18/4 wire to be ran in cable tray
- J hooks to be used where there is no cable tray
- Must coordinate with EC to ensure the pathways are placed in correct location
- Must be onsite as doors / store fronts are installed so pathways are correct and wire can be installed as needed.
- Layout of MDF intrusion panels "head end" needs to be established as rooms is built out to ensure a clean install

Safety & Security

- Ensure drip loops on camera are on the bottom of the camera
- Weather tight flex must be used to flex from EC provided single gang box to camera
- Ensure that the proper fastener is used for stucco / block / hardy board
- Cameras to be adjusted and aimed as they are installed
- Ensure back plate is used for quad cameras
- Contractor must provide patch cords for cameras
- Site walk is required before camera installed in case of block views
- Ensure that cameras are not "white wash" by strobes or wall packs that maybe installed on the building (relocation of the camera)
- Subcontractor needs to provide progress drawings weekly

GC Notes

- All exterior boxes need to have caulking around top and side
- Schedule as follows
  1. Low voltage / AV identifies pathways
  2. EC install pathways & raceways
  3. Cables pulls and testing
  4. Submit to BCSD & get approved patch schedule
  5. AV installed and equipment
  6. Safety and security install equipment
  7. Testing and commissioning of equipment



AUSTIN BUTLER
VDC/BIM Manager

Austin oversees laser scanning and compiles building information to create as-built documents and BIM models. These models support the team throughout the design process and facilitate clash detection, identifying potential system design issues before on-site work begins. Austin is also a certified drone pilot and manages our in-house drone program.

BENEFITS & USES OF BIM:

- *Constructability studies*
- *Cost engineering/quantity extractions*
- *Virtual scheduling, phasing, and construction approach*
- *Virtual mock-ups and option analysis*
- *Clash detection and MEP coordination*
- *Complete material database for the project*
- *Installation diagram visualization*

Virtual Design and Construction (VDC) and Building Information Modeling (BIM) can optimize planning, coordination, and execution from the ground up on a new construction project.

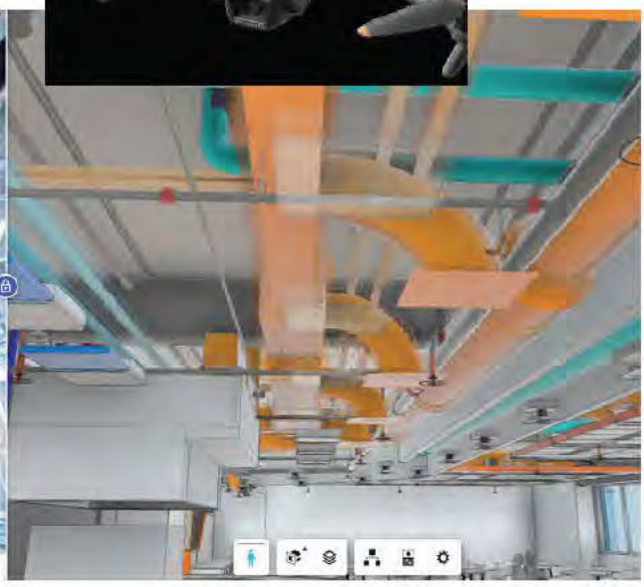
VDC tools, including drone surveys and 3D site modeling, can assess topography and drainage before construction begins. BIM-integrated site logistics planning can help position access roads and utilities while clash detection can identify potential conflicts between underground utilities, foundation design, and grading.

BIM can create a centralized digital model that integrates architectural, structural, and MEP systems. This allows stakeholders to refine designs before construction starts. VDC tools also simulate construction sequencing, optimizing schedules and resource allocation.

BIM and VDC support quality control by providing real-time digital models. Safety planning improves as teams identify hazards in the virtual model, mitigating risks associated with excavation, equipment operation, and material staging. Additionally, BIM can enable environmental analysis, optimizing energy efficiency, stormwater management, and long-term sustainability.







5.1 QUALIFICATIONS - REQUIRED INFORMATION:

Submit the following information or documentation for you and for any subcontractor (at any tier level) that you identify pursuant to the clause titled Subcontractor - Identification. Err on the side of inclusion. You represent that the information provided is complete.

Proposers must meet or exceed these qualifications to be considered for award. Any exceptions to the requirements listed should be on a separate sheet marked "Exceptions" and clearly detailed in the proposer's response.

a) The general history and experience of the business in providing work of similar size and scope.

b) Information reflecting the current financial position. Include the most current audited financial statement and audited financial statements for the last three (3) fiscal years.

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

d) A list of similar projects for which Offeror has performed, at an time during the past three (3) years, services substantially similar to those sought with this solicitation. Err on the side of inclusion; by submitting an Offer, Offeror represents that the list is complete. School District Experience is desired.

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

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

c) Must have knowledge of and comply with all currently applicable, and as the become enacted during the contract term, federal, state and local laws, statutes, ordinances, rules and regulations. All laws of the State of South Carolina, whether substantive or procedural, shall apply to the contract, and all statutory, charter, and ordinance provisions that are applicable to public contracts in the District shall be followed with respect to the contract.

d) List of failed projects, suspensions, debarments, and significant litigation.

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

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

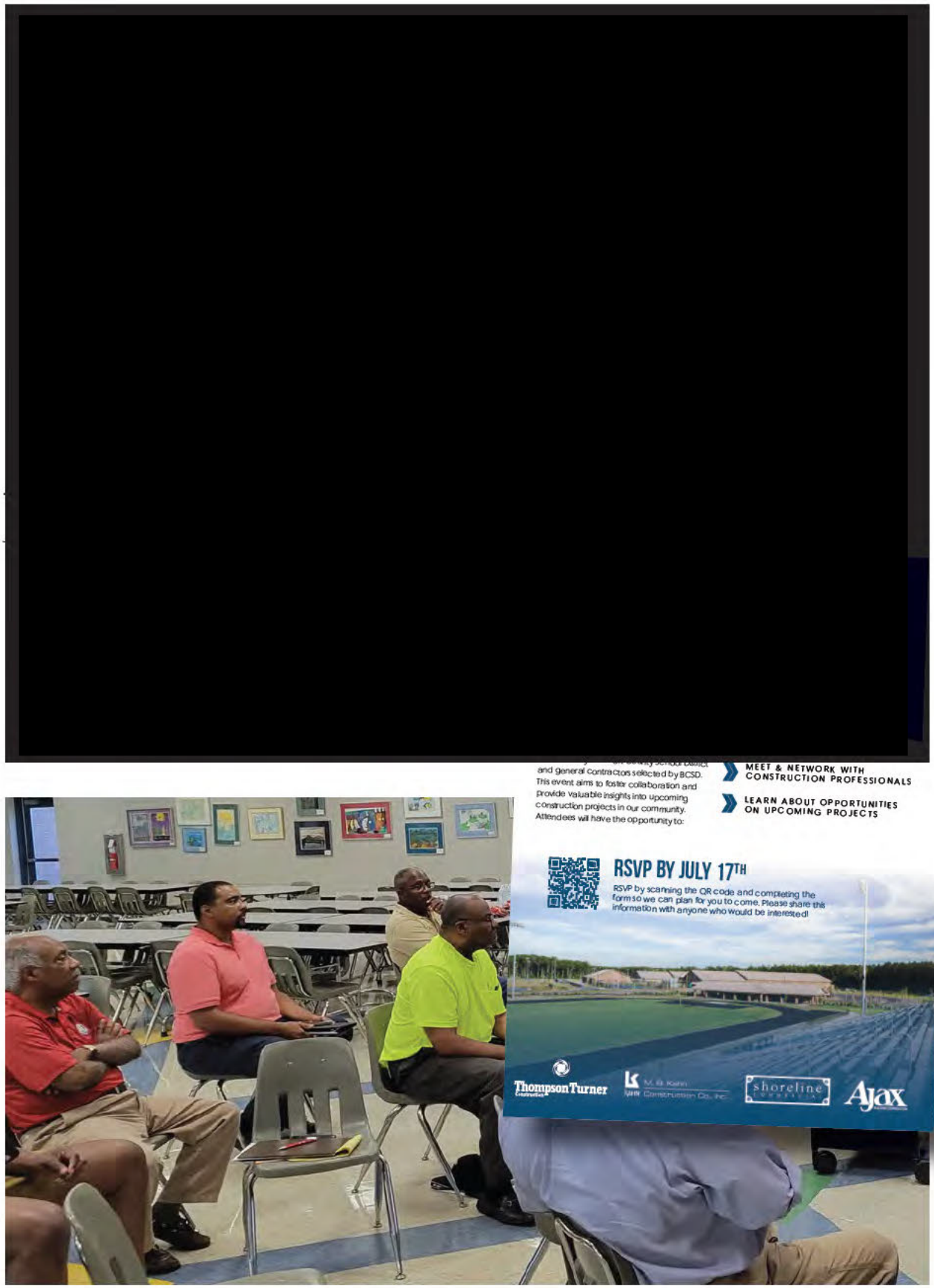
TTC has included the information required in this section within this qualification package. Inherent to the CM at-Risk delivery method, TTC intends to contract with subcontractors to perform the scopes of work for the Bluffton High School CTE and Riverview Charter Gym Addtion projects.

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

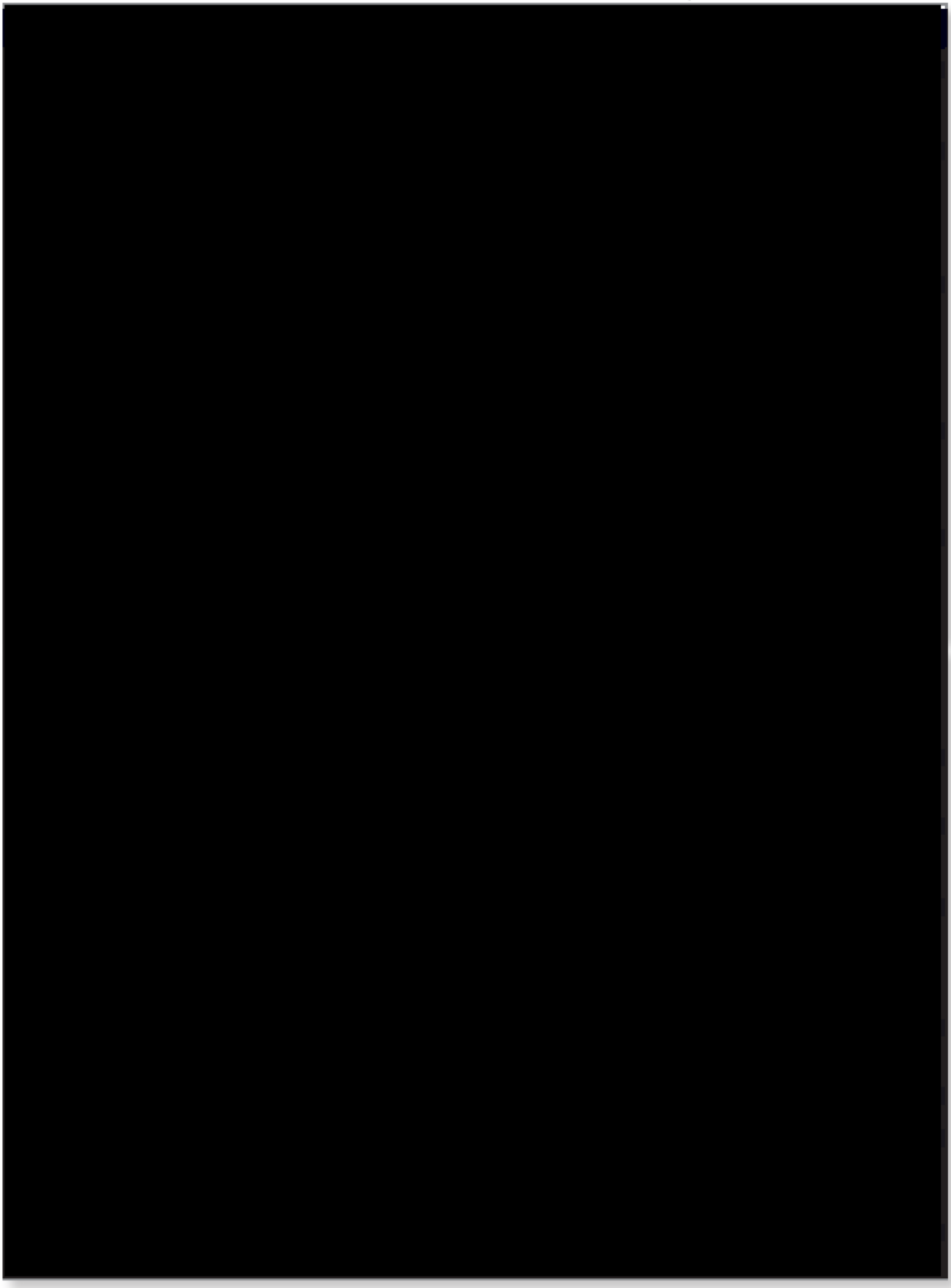
If BCSD does not see a particular subcontractor on this list that you would like to be included in this project, TTC will ***add the subcontractor to this outreach list*** to ensure they are aware of this opportunity.

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

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

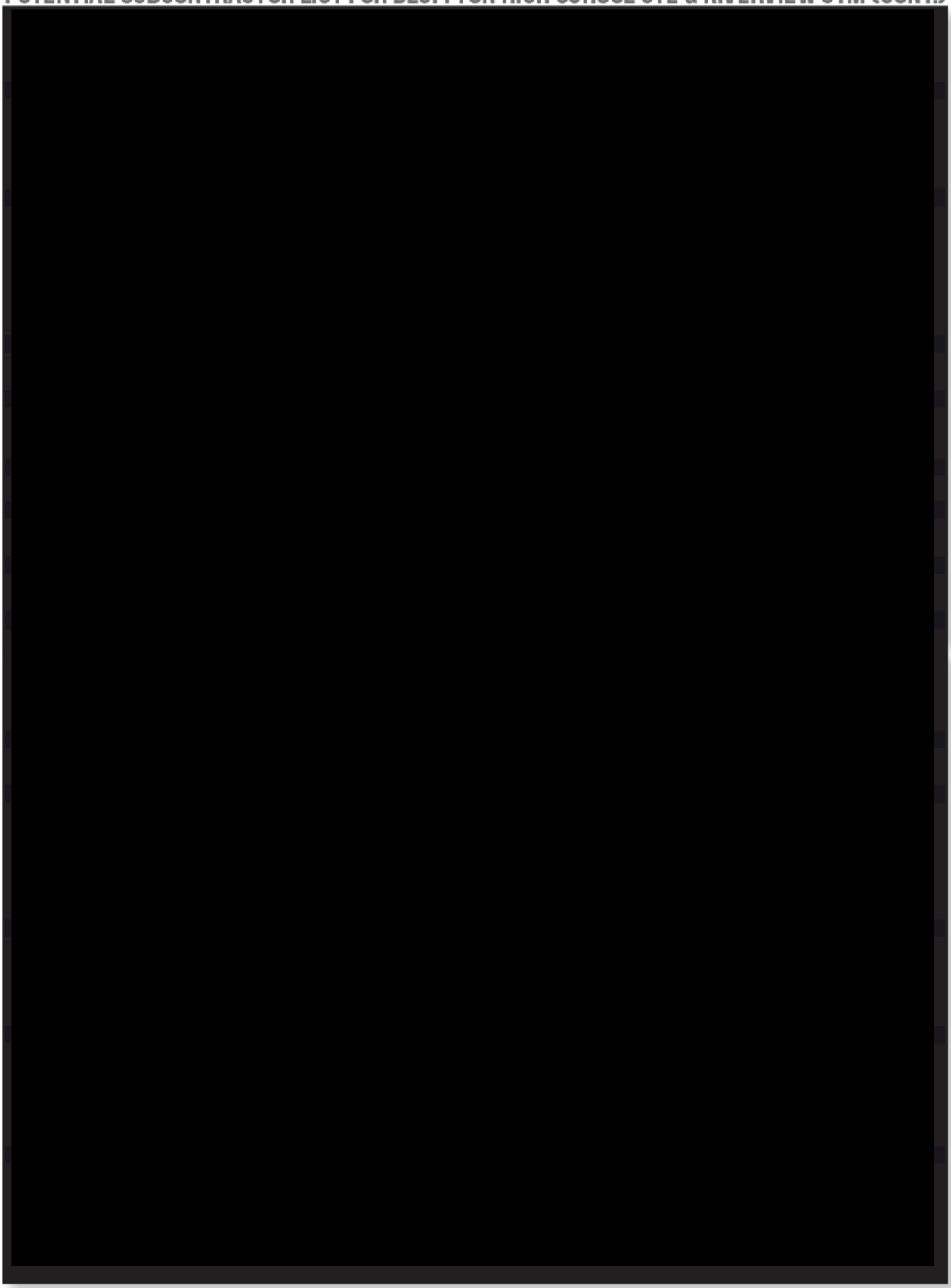

and general contractors selected by BCSD.
This event aims to foster collaboration and
provide valuable insights into upcoming
construction projects in our community.
Attendees will have the opportunity to:
MEET & NETWORK WITH CONSTRUCTION PROFESSIONALS
LEARN ABOUT OPPORTUNITIES ON UPCOMING PROJECTS
RSVP BY JULY 17TH
RSVP by scanning the QR code and completing the form so we can plan for you to come. Please share this information with anyone who would be interested!
Thompson Turner
M. E. Kahn
Kahn Construction Co., Inc.
shoreline
Ajax

POTENTIAL SUBCONTRACTOR LIST FOR BLUFFTON HIGH SCHOOL CTE & RIVERVIEW GYM



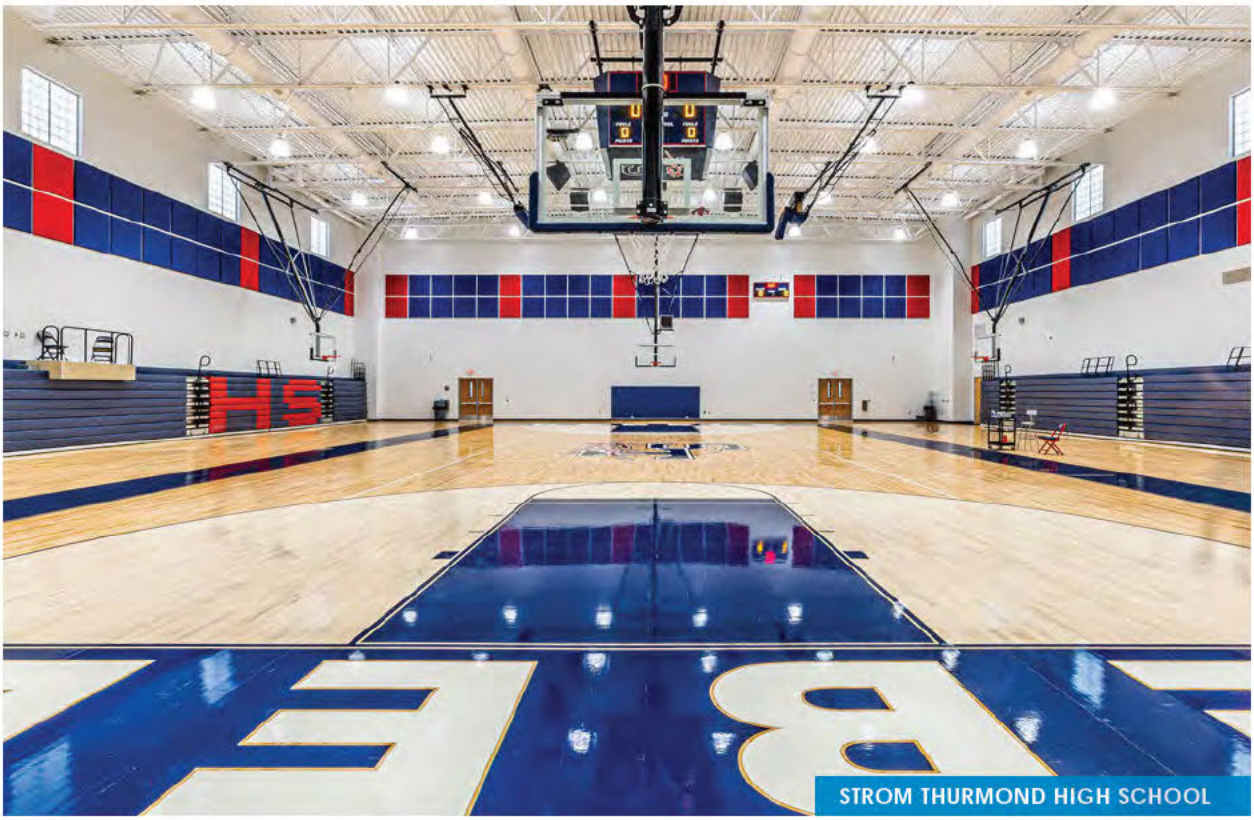
PROTECTED

POTENTIAL SUBCONTRACTOR LIST FOR BLUFFTON HIGH SCHOOL CTE & RIVERVIEW GYM (CONT.)



POTENTIAL SUBCONTRACTOR LIST FOR BLUFFTON HIGH SCHOOL CTE & RIVERVIEW GYM (CONT.)

[redacted]



STROM THURMOND HIGH SCHOOL

5.2 SUBCONTRACTOR INDEMNIFICATION:

If you intend to subcontract with another business for any portion of the work and that portion exceeds 10% of your price, your offer must identify that business and the portion of work that they are to perform.

Identify potential Subcontractors by providing the business' name, address, phone, taxpayer identification number, and point of contact.

In determining your responsibility, the BCSD may evaluate your proposed Subcontractors.

As previously stated, we have been using the talents of Construction Dynamics, Inc. for our 14+ years of work in BCSD as well as other districts across the state.

CDI plays a vital role in our outreach to local and minority subcontractors in every area where we work, and we are again proud to have them on our team for this opportunity. We have included their information in this section, but it is important to note that the services for which we employ them ***will not exceed 10% of our price for this project***.

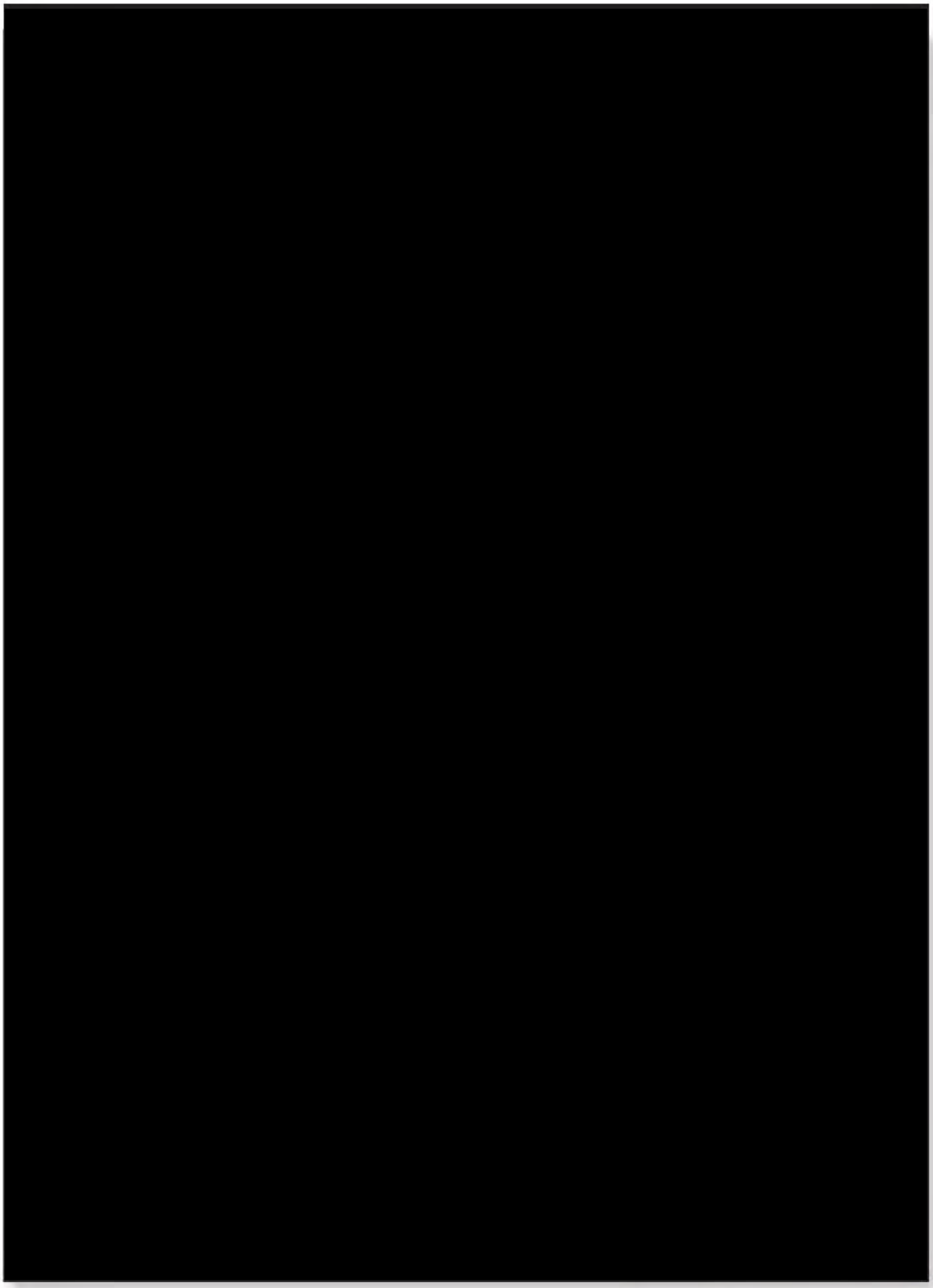


NORTHSIDE ELEMENTARY SCHOOL

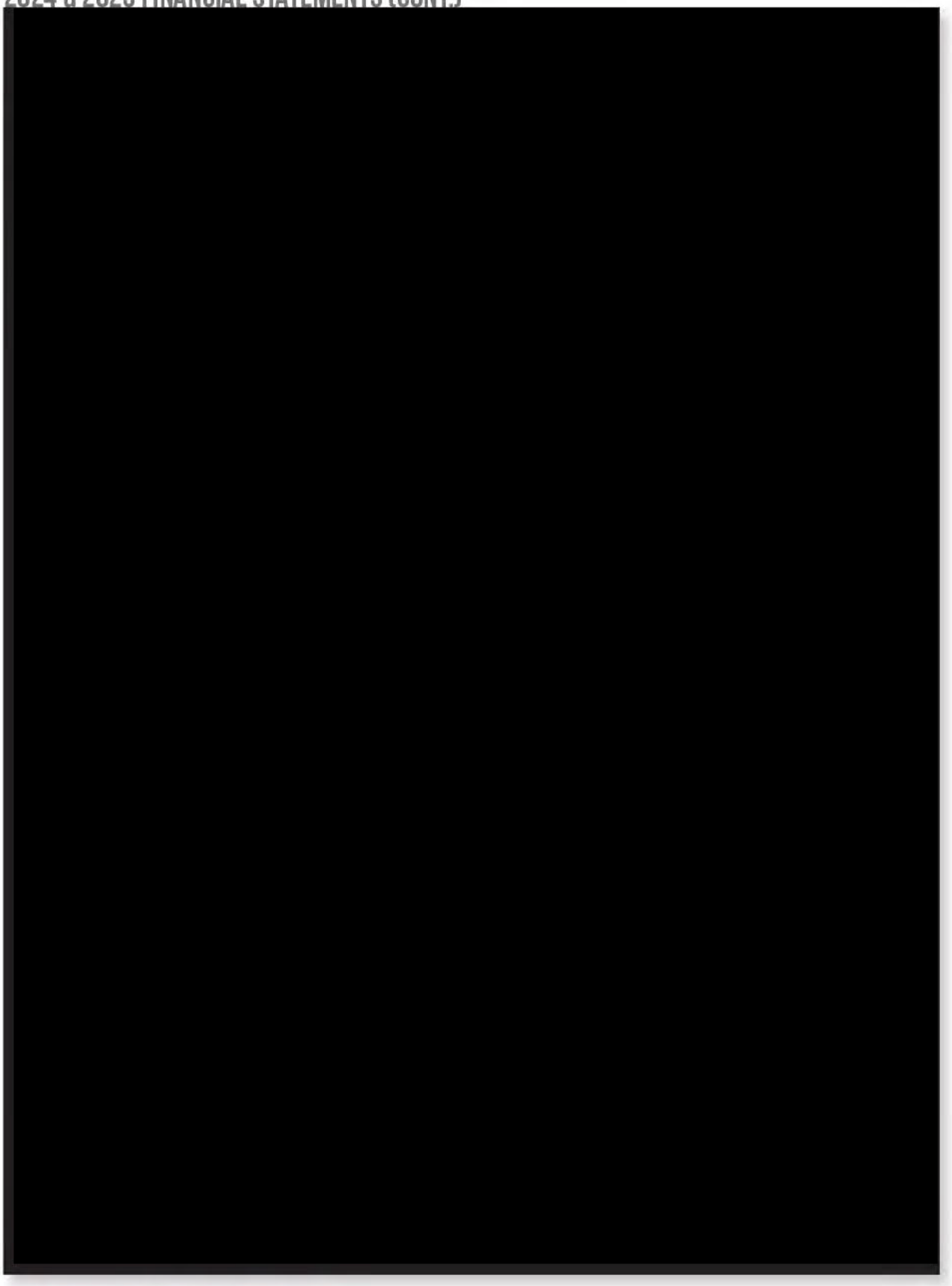


8 ATTACHMENTS

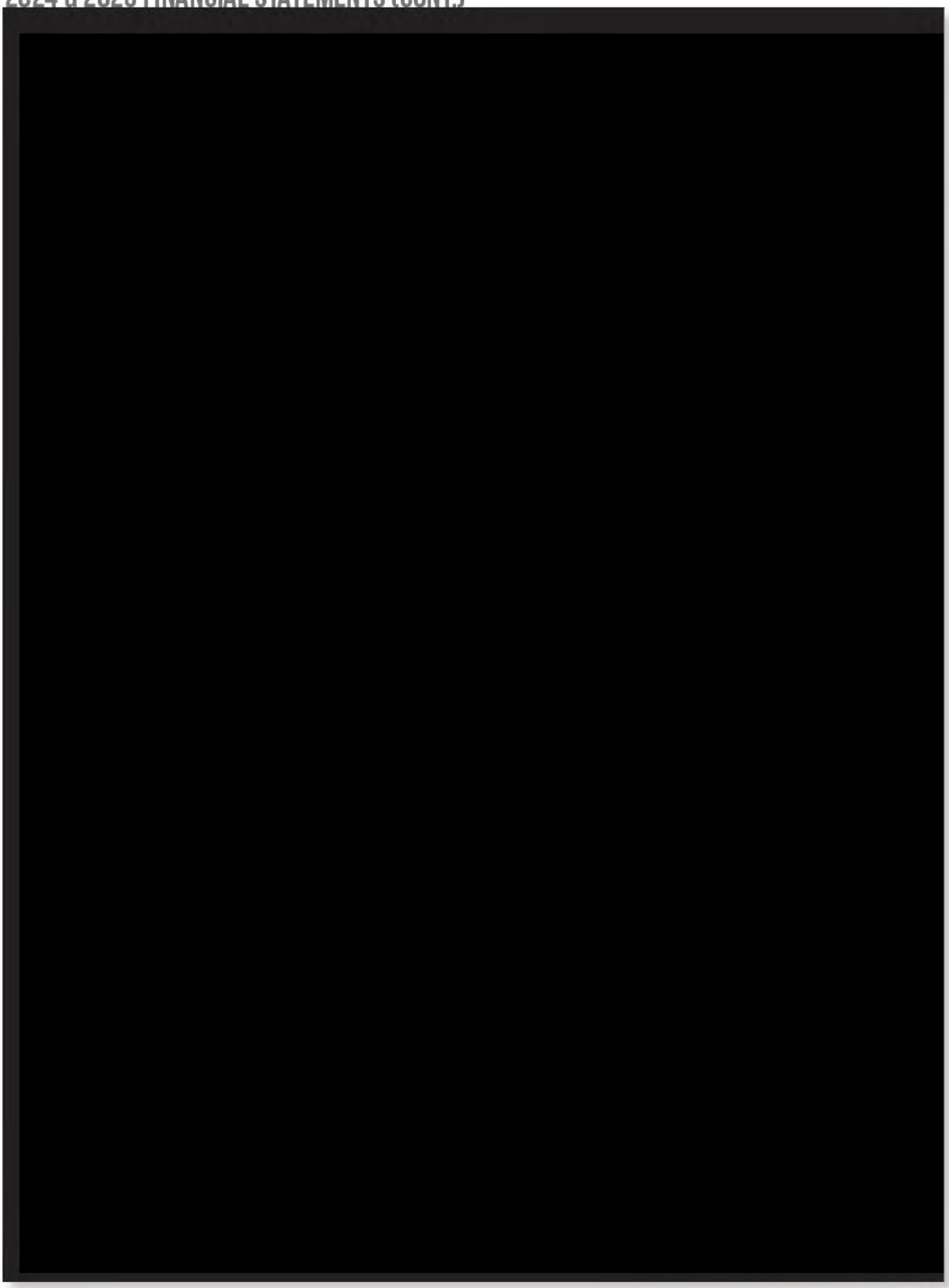
MAY RIVER HIGH SCHOOL
BEAUFORT COUNTY SCHOOL DISTRICT



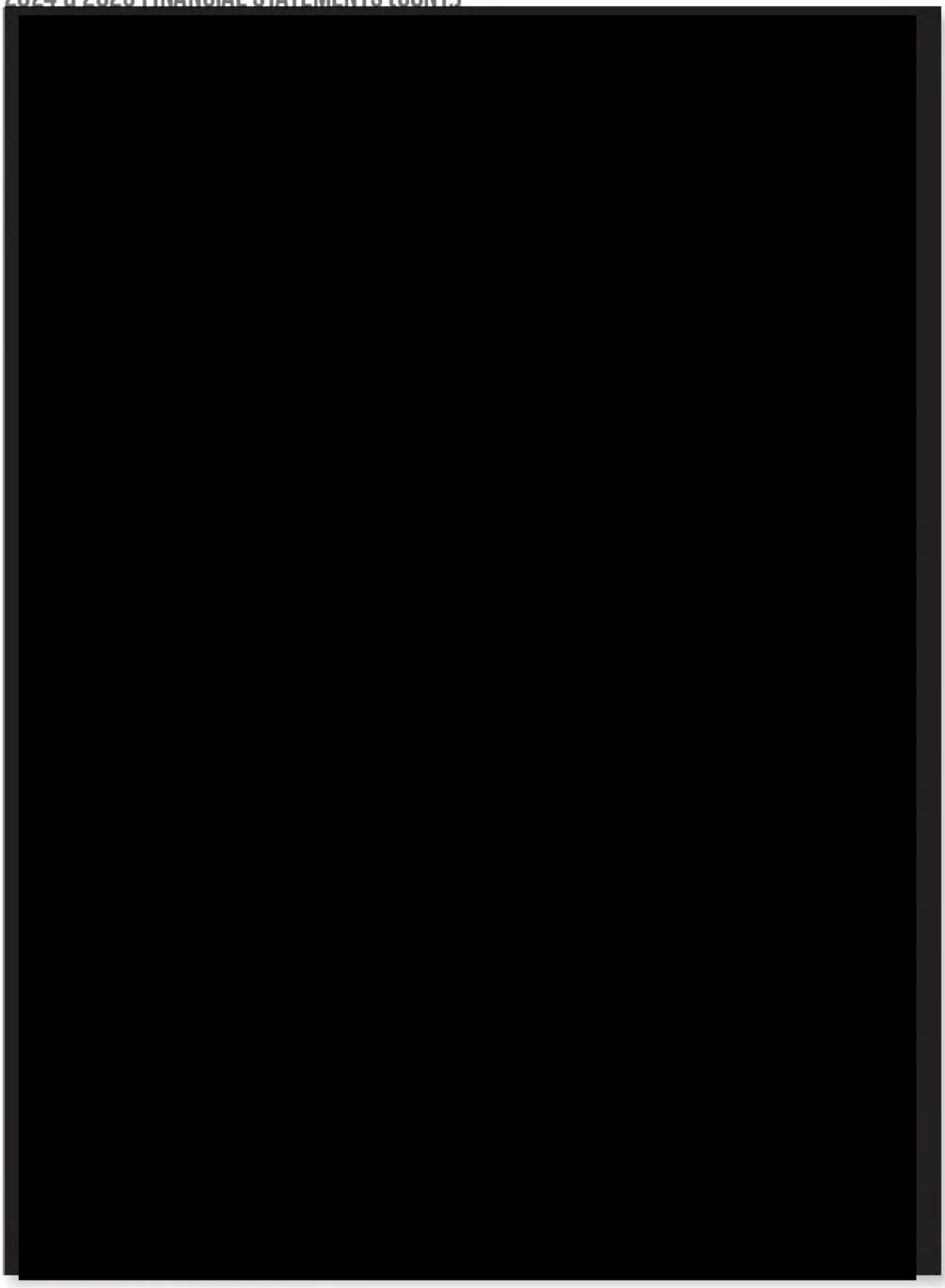
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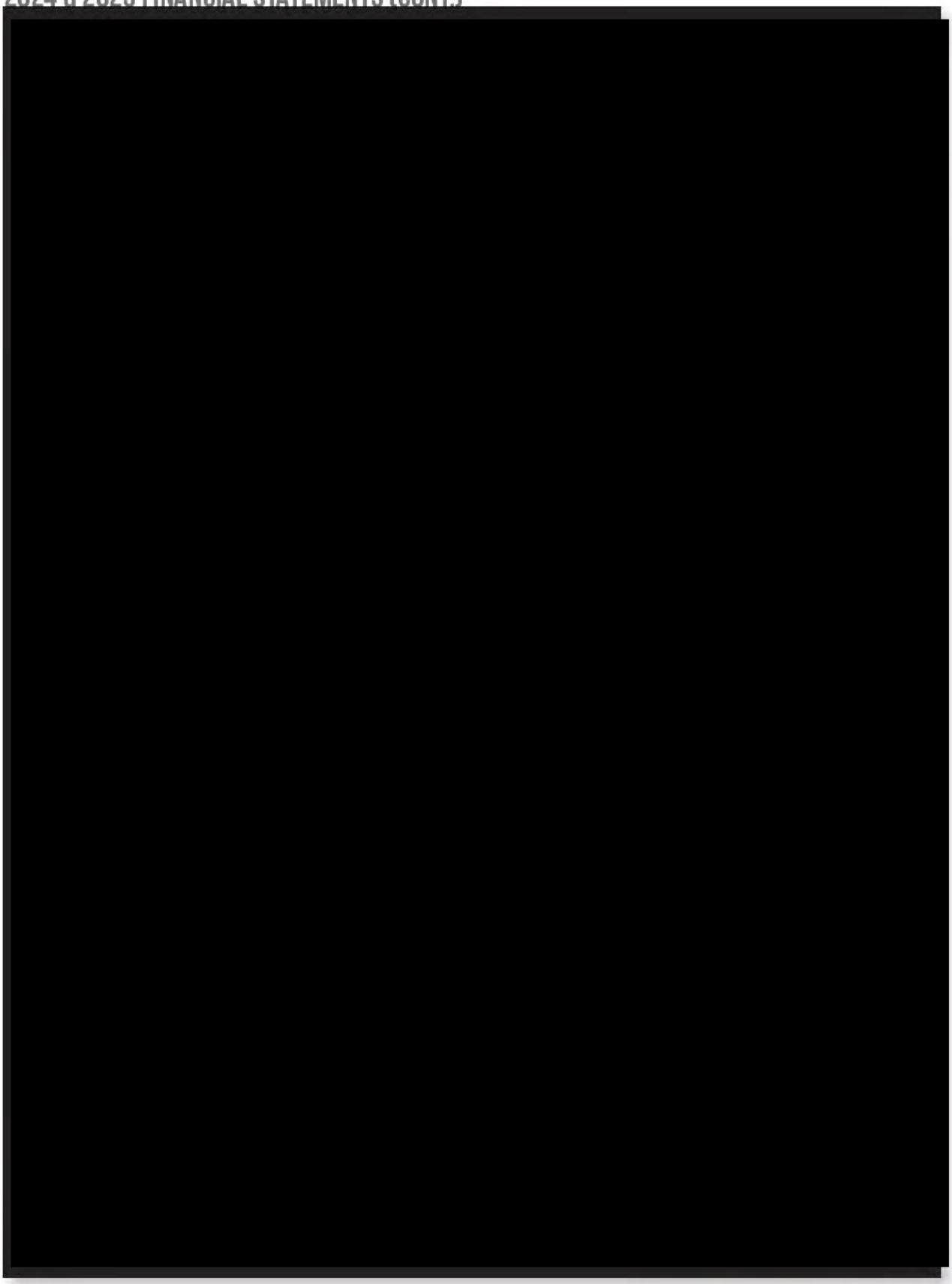
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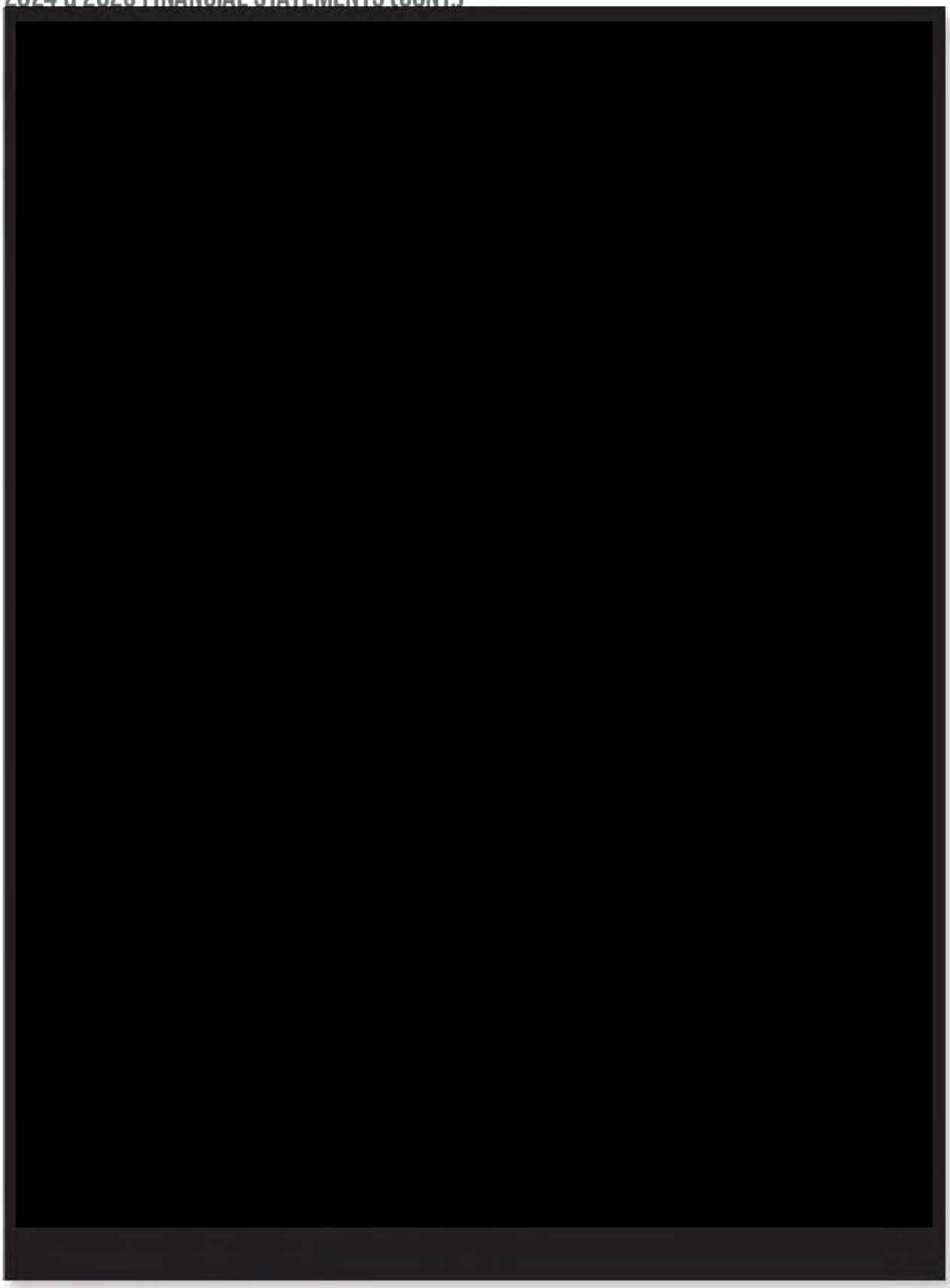
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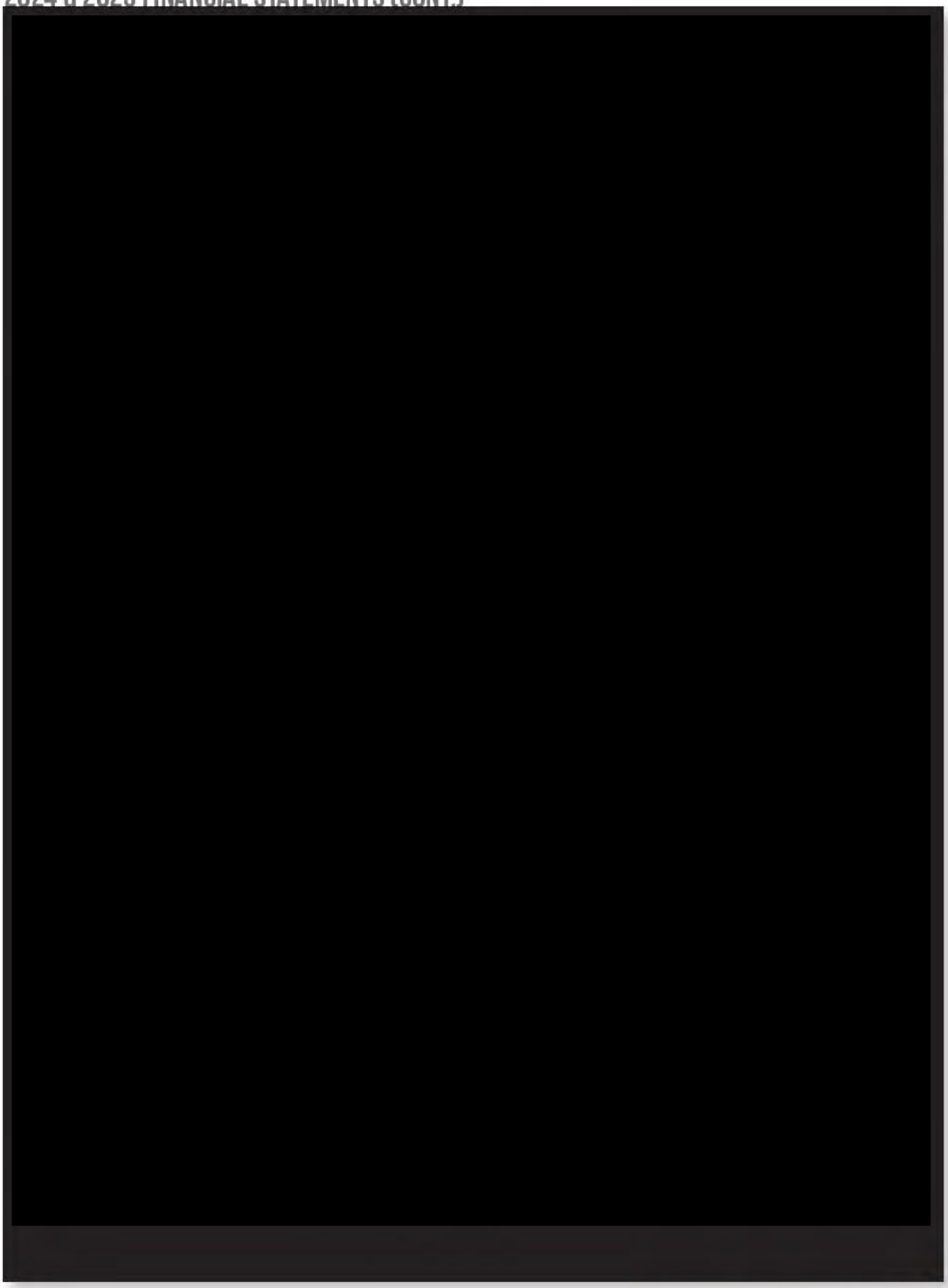
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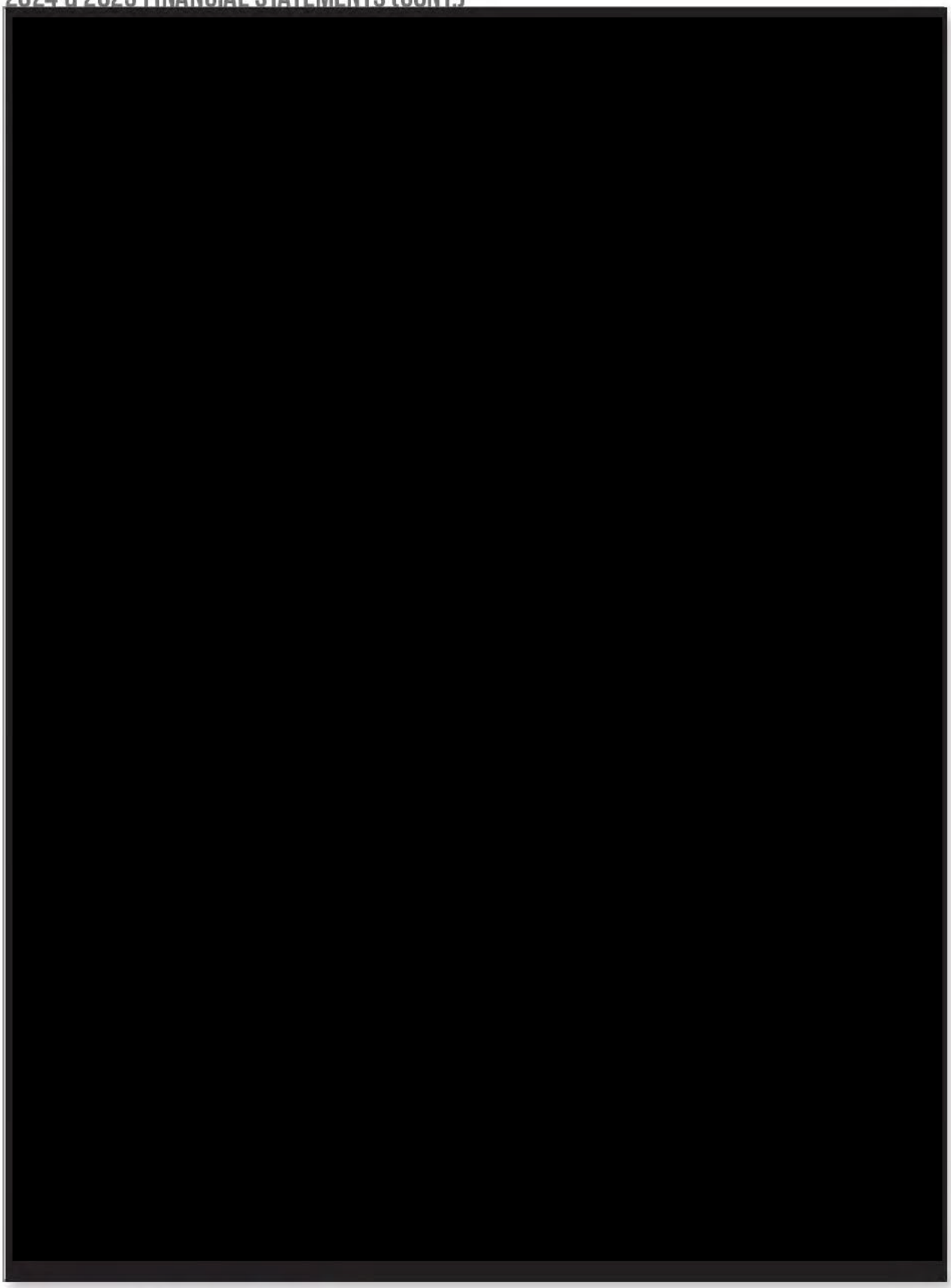
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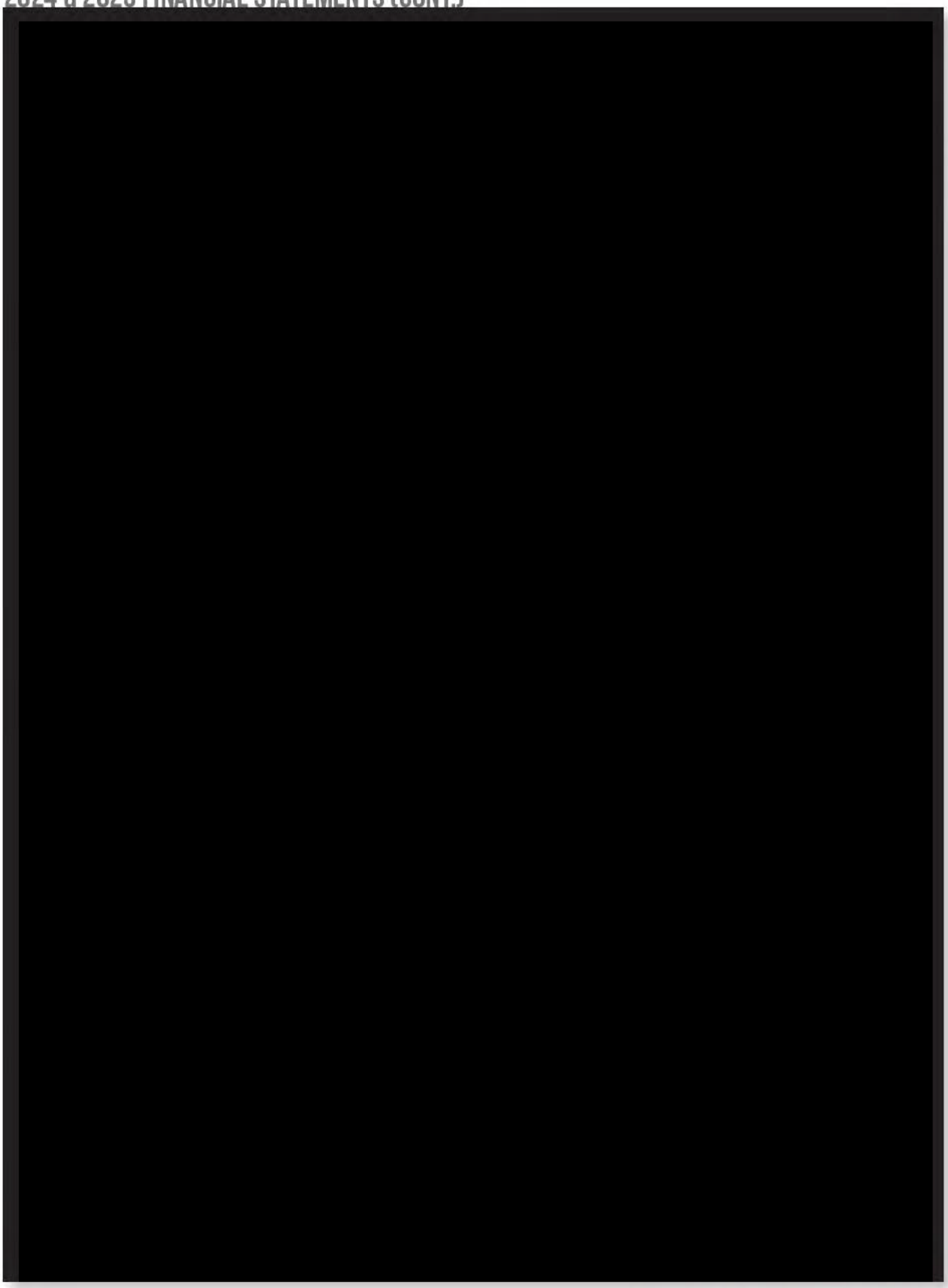
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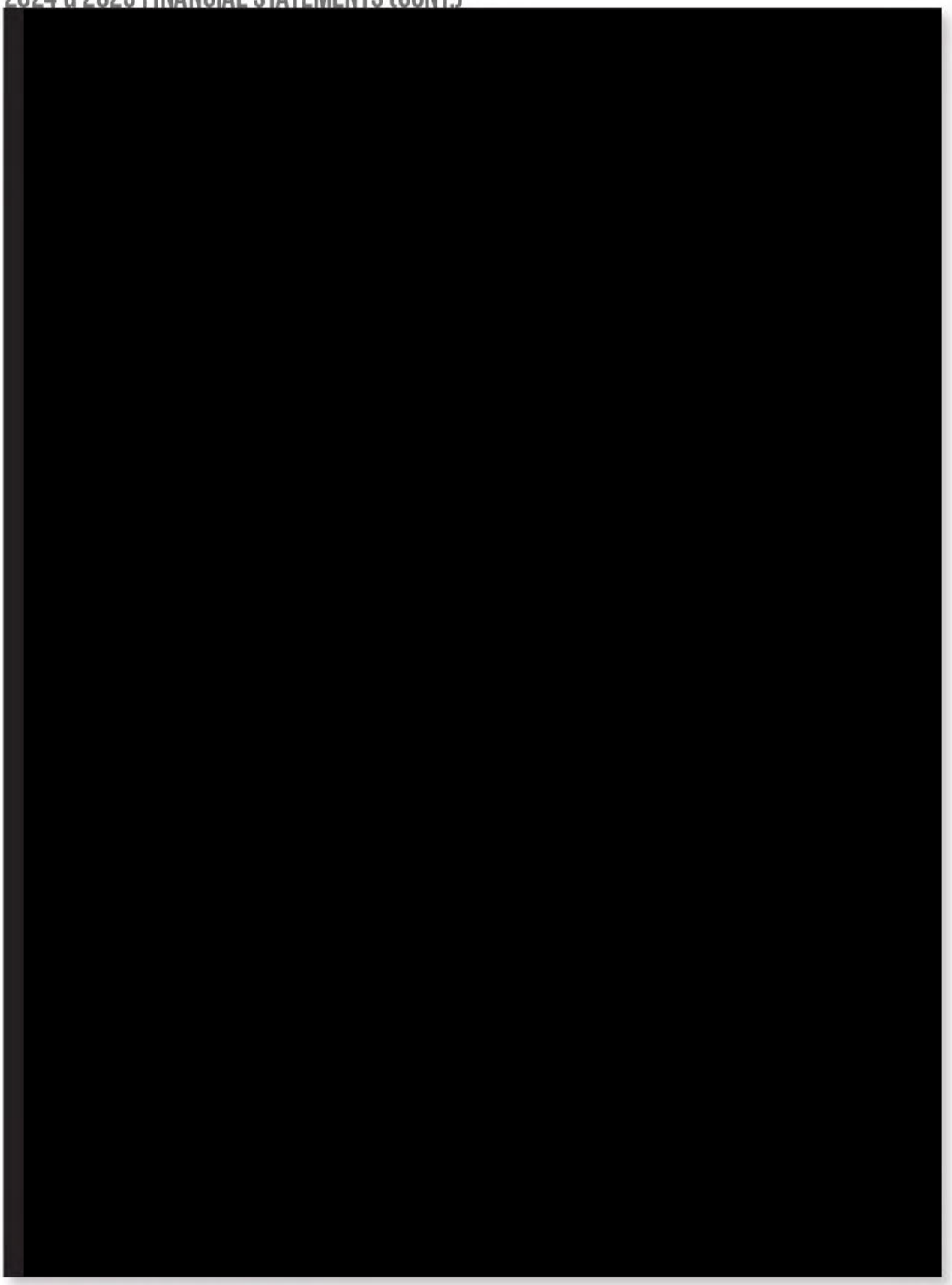
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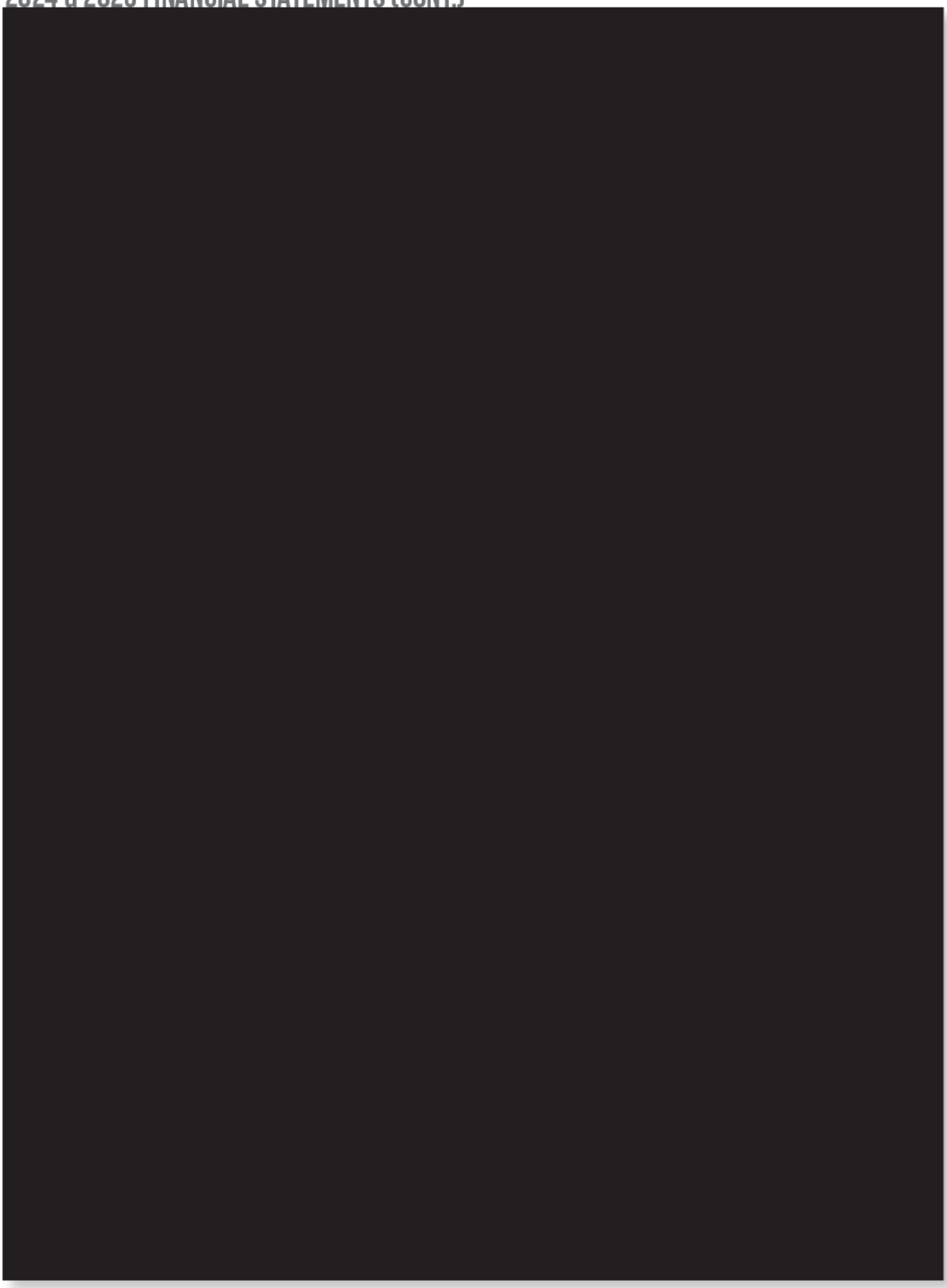
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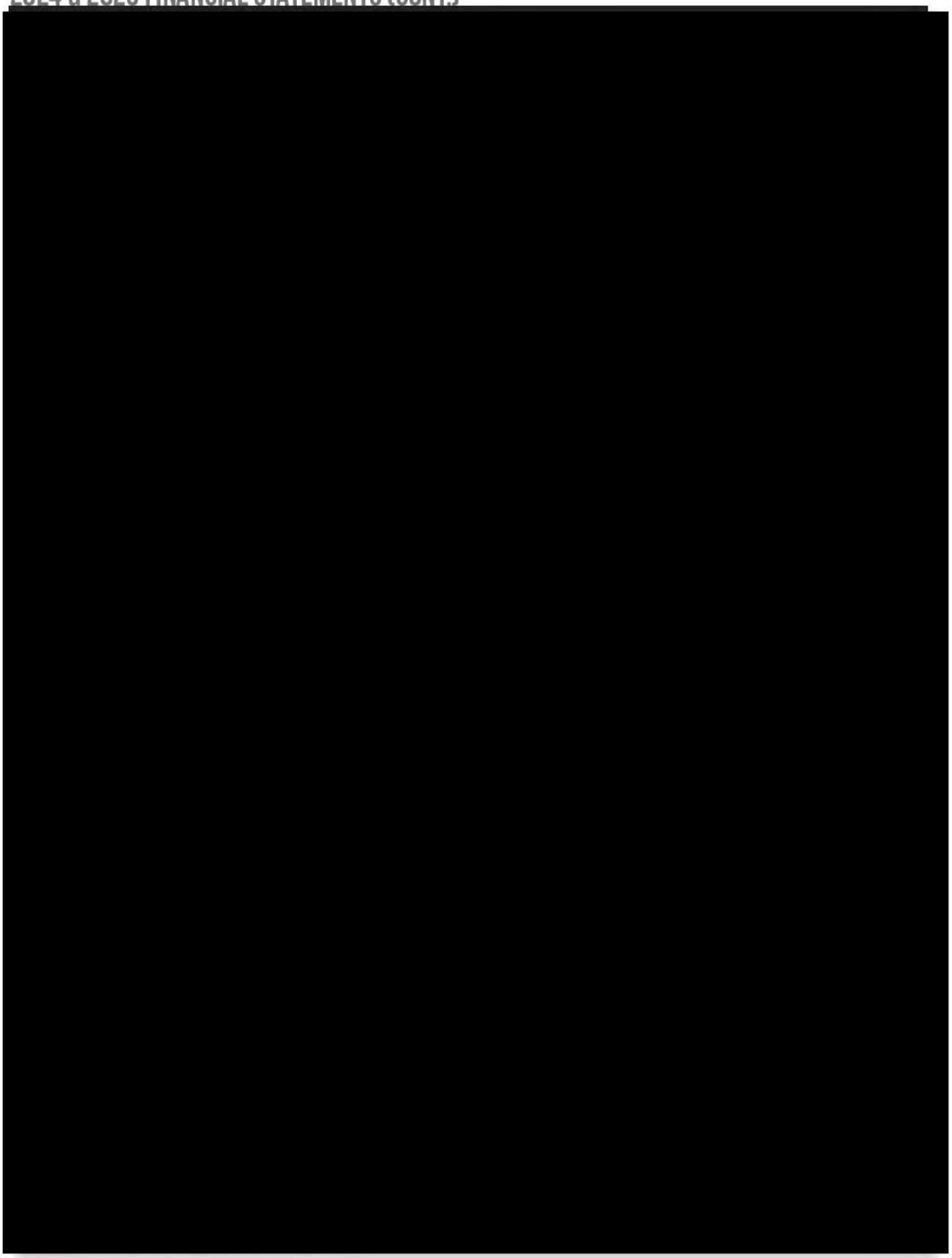
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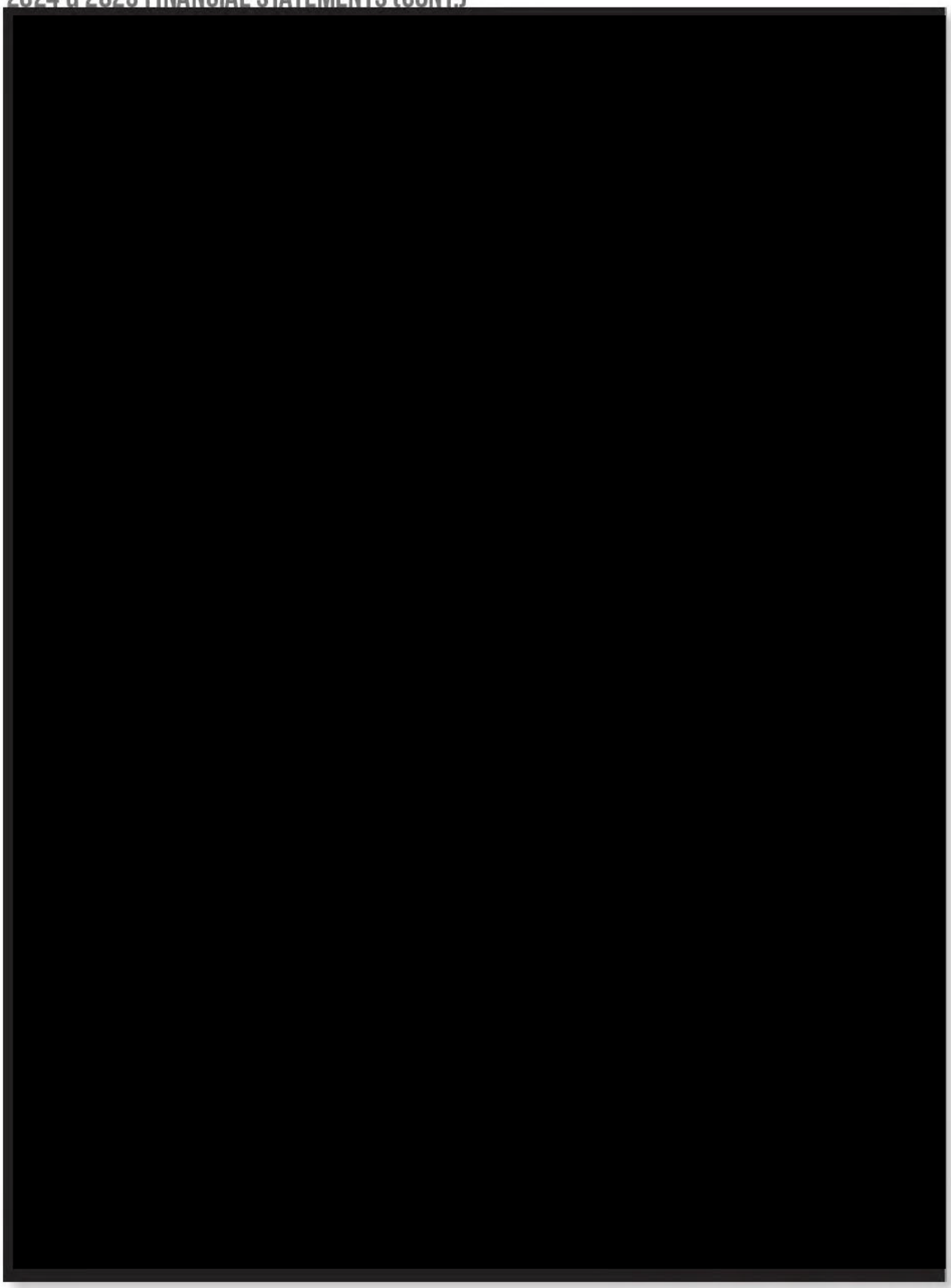
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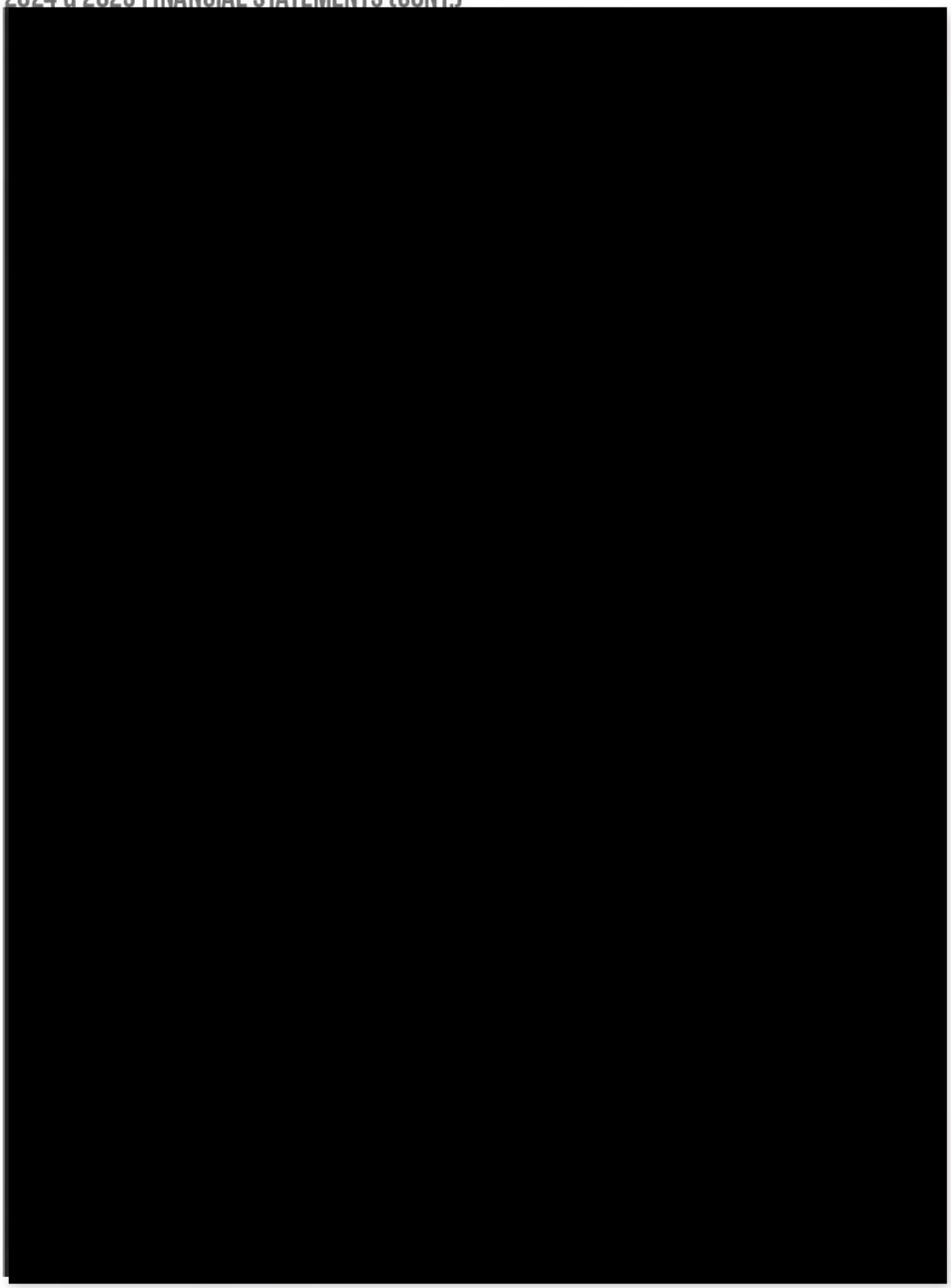
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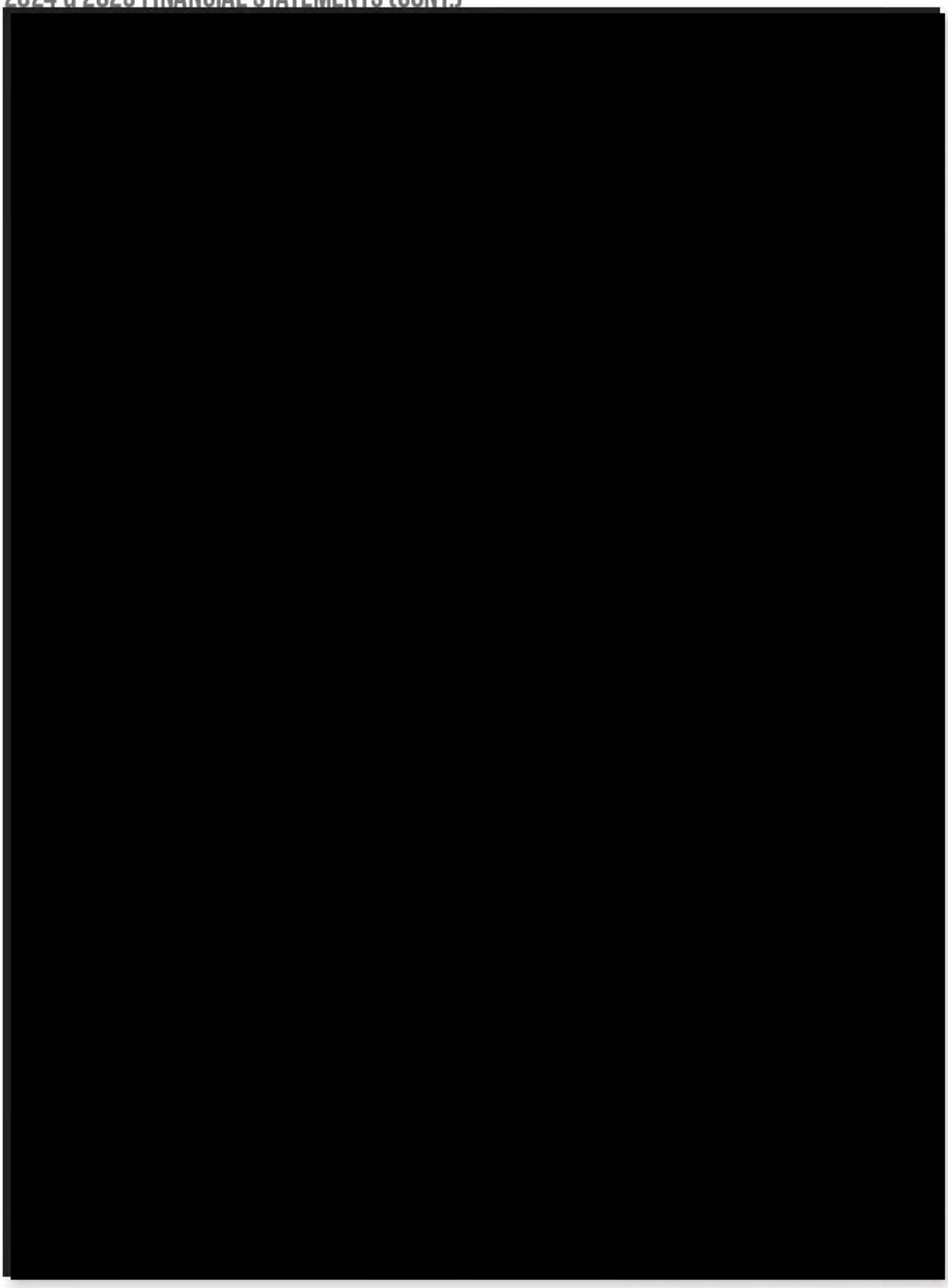
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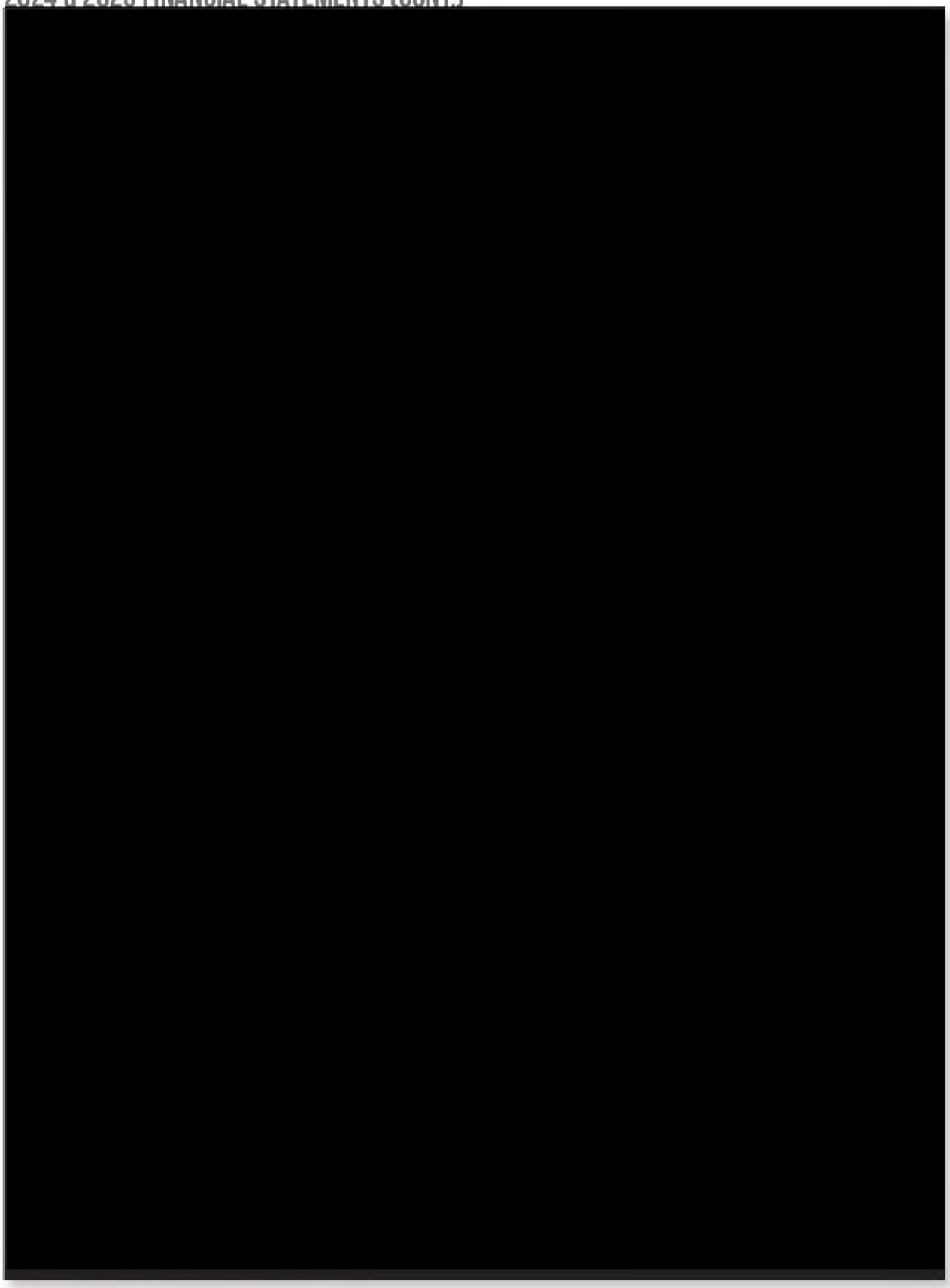
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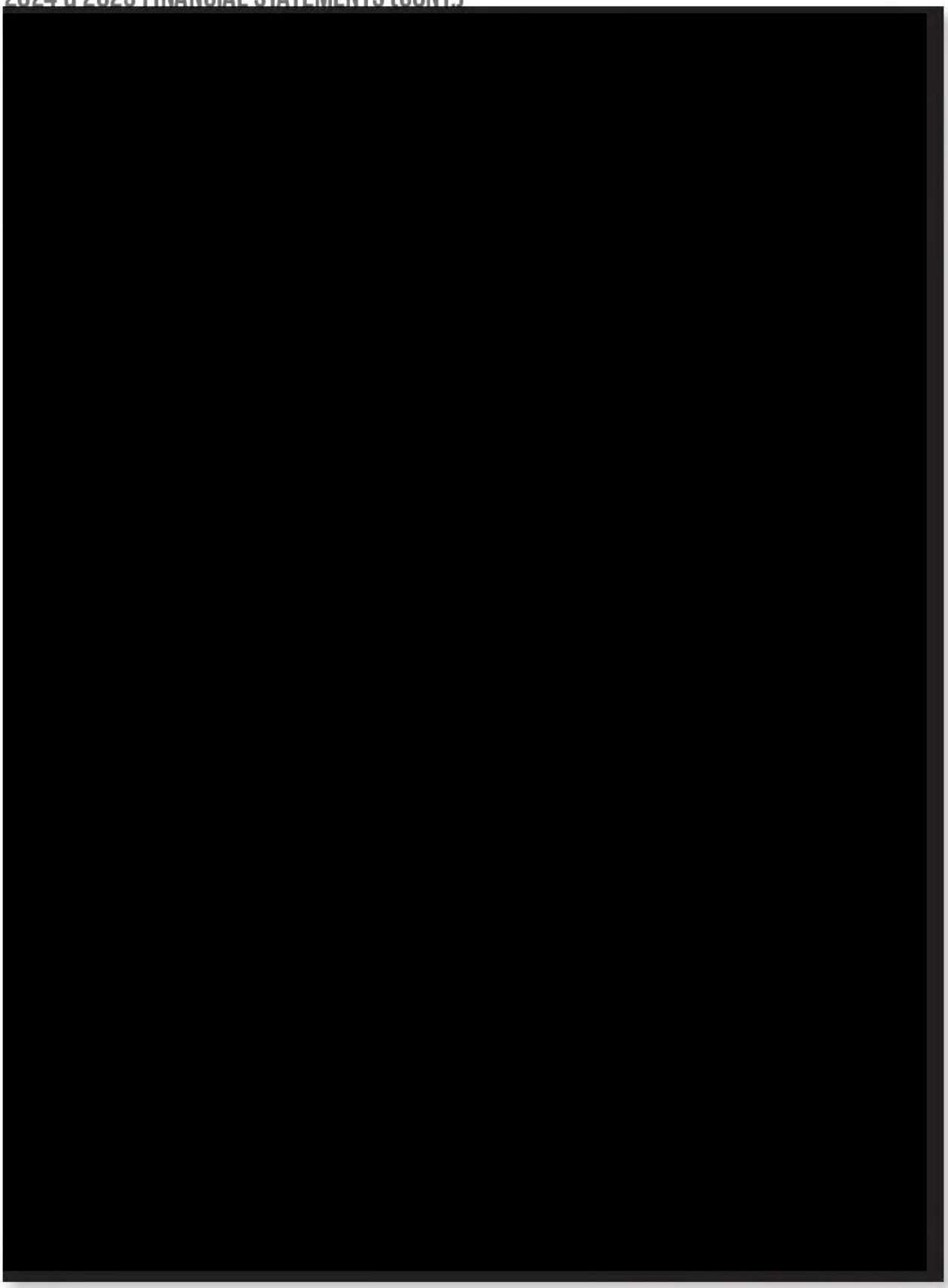
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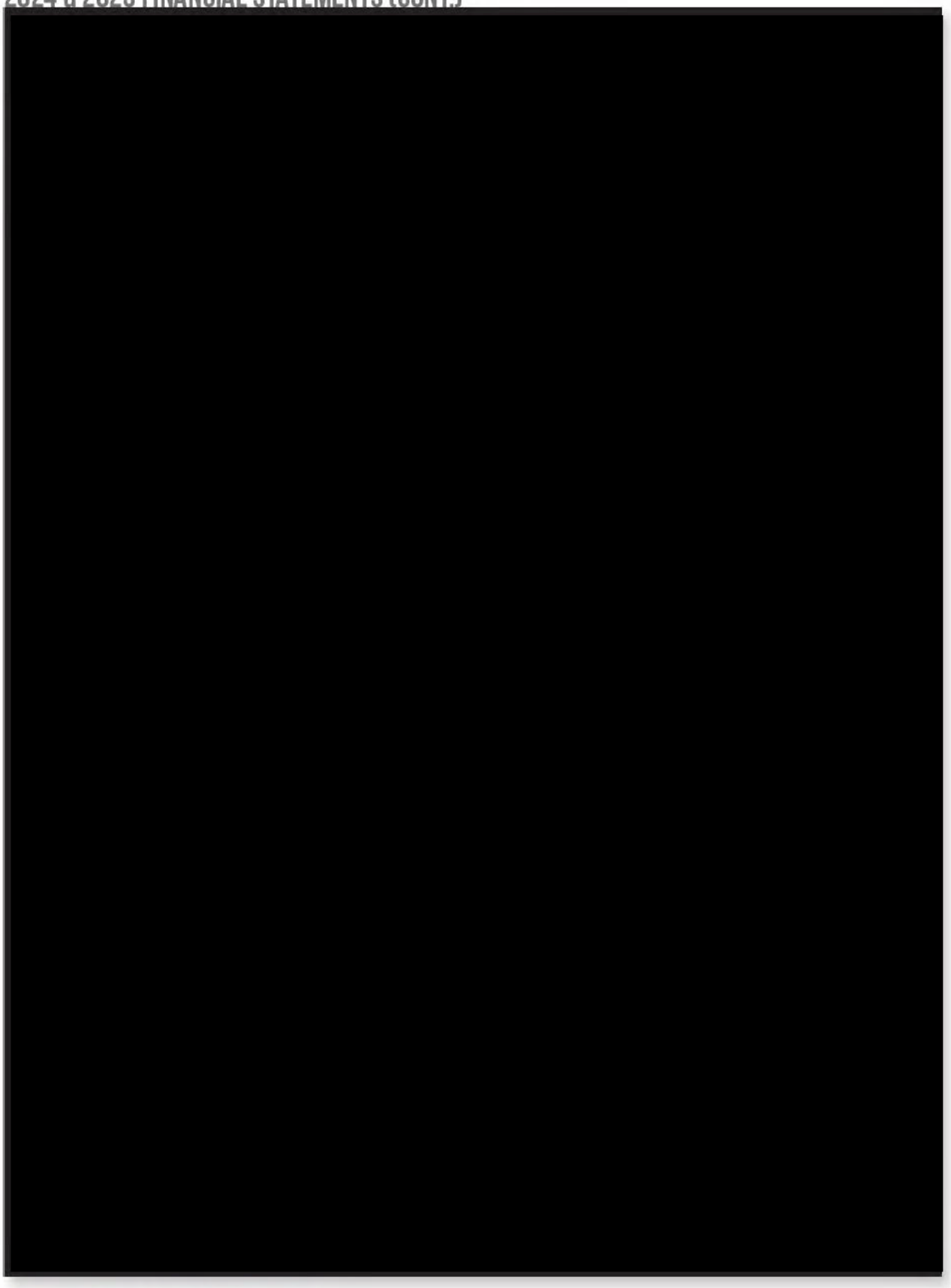
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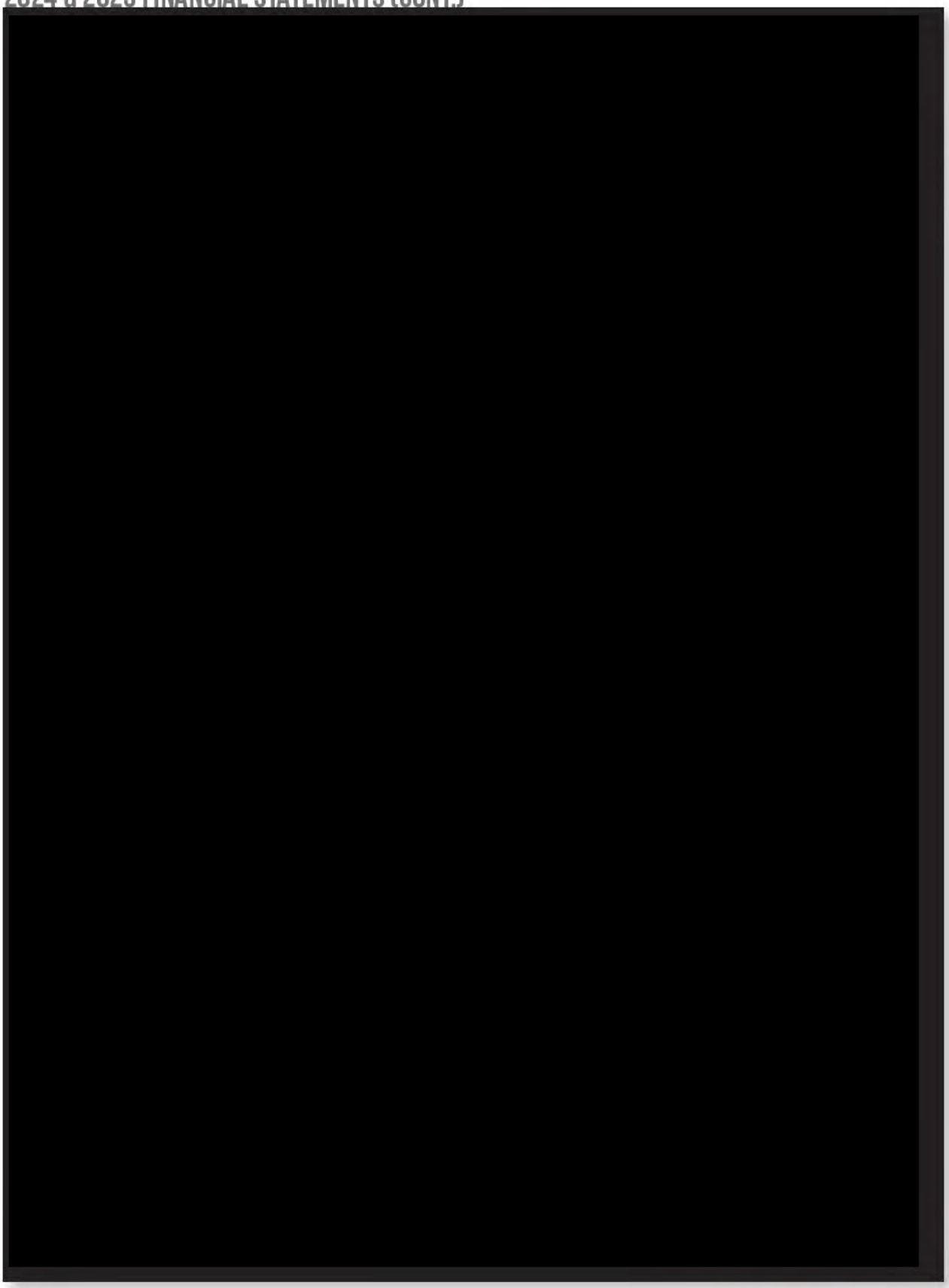
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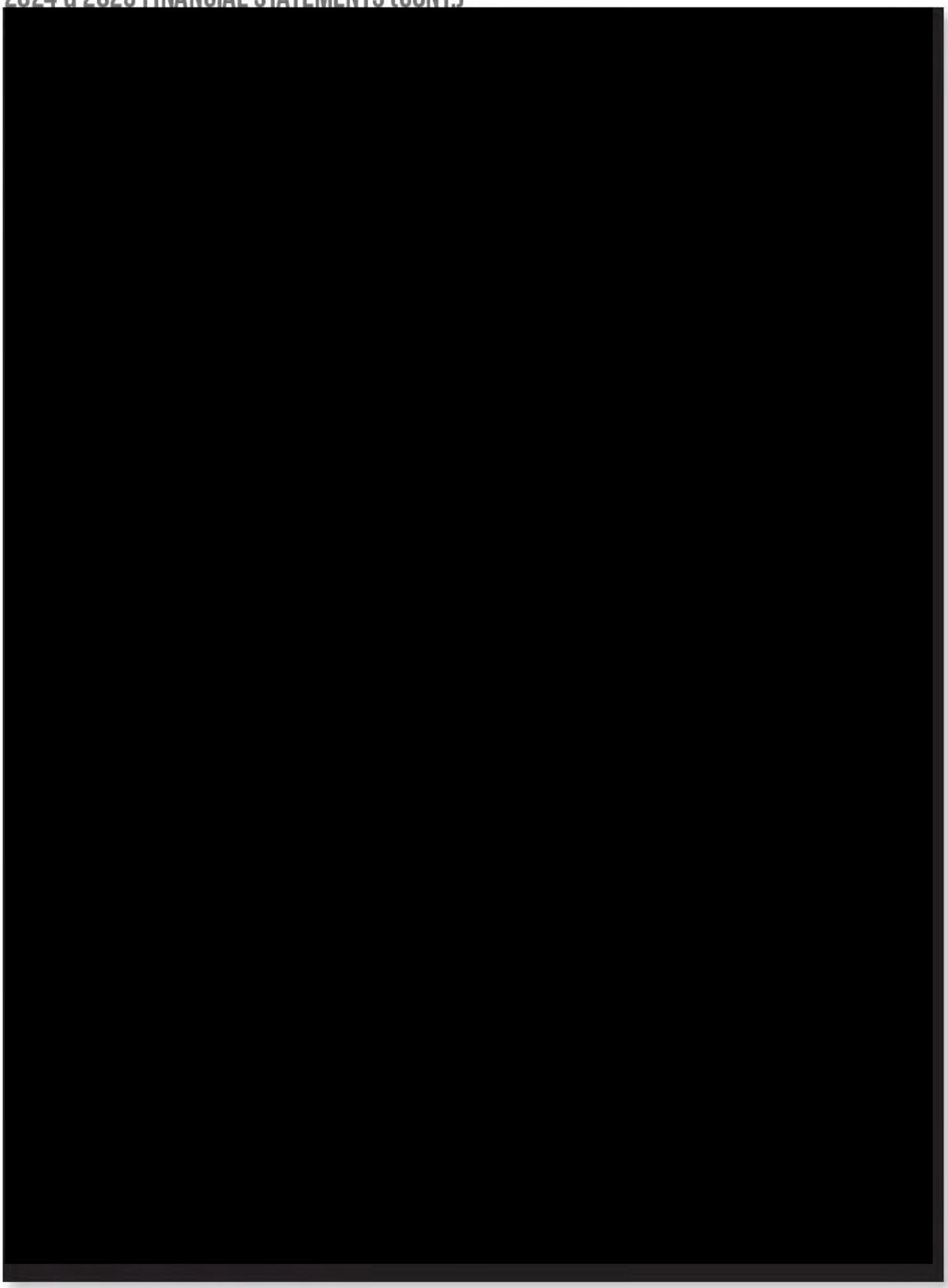
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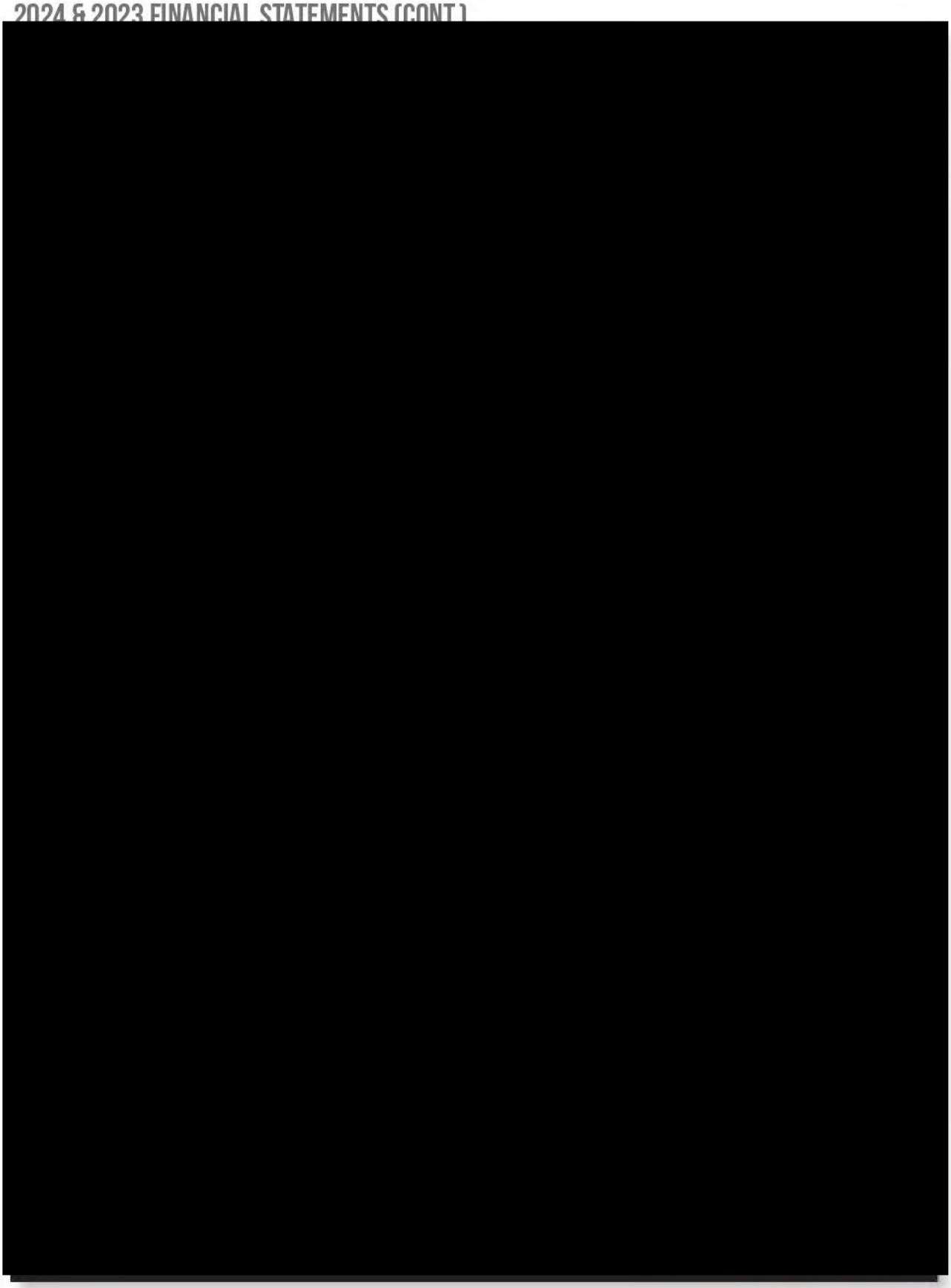
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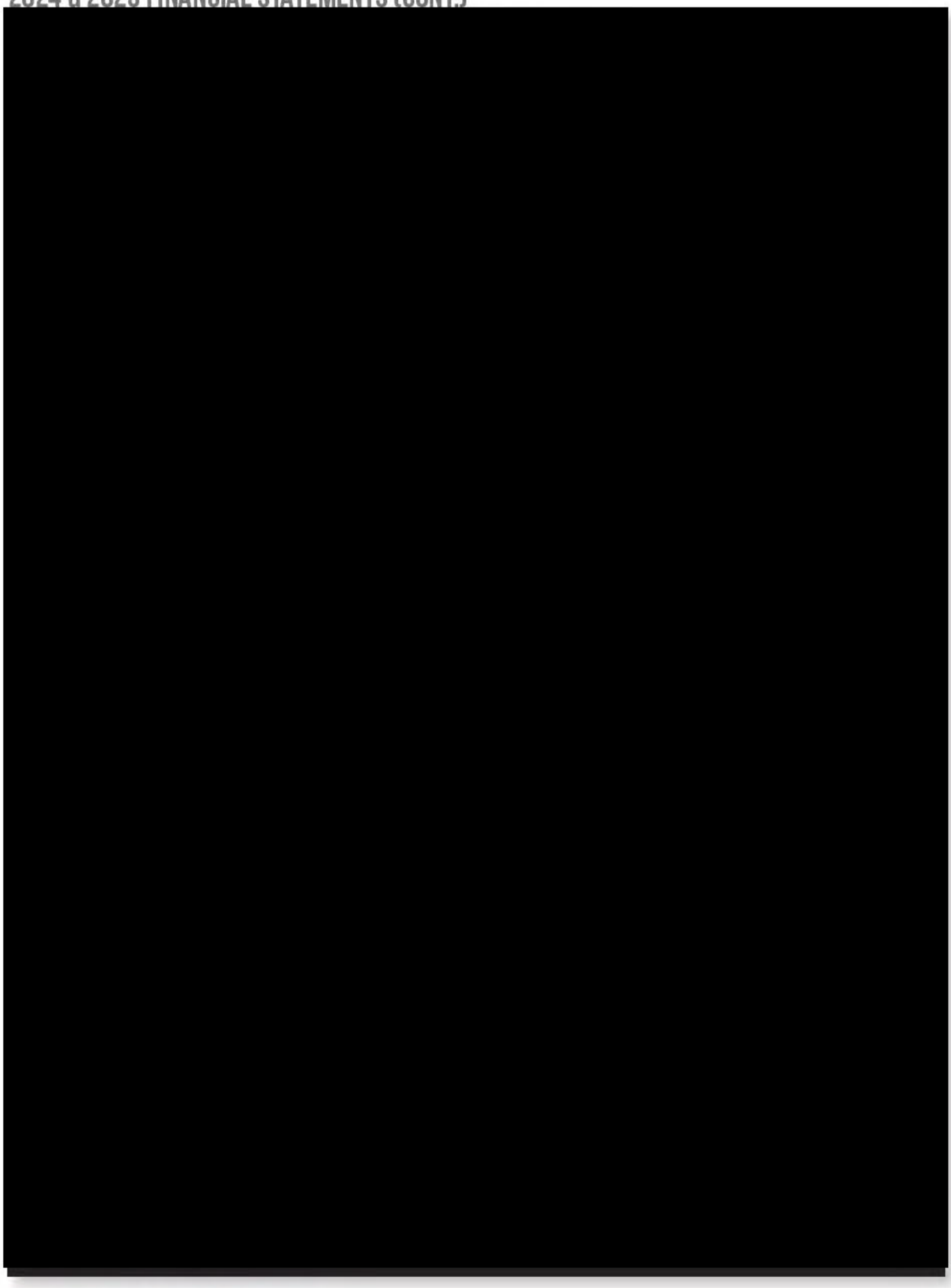
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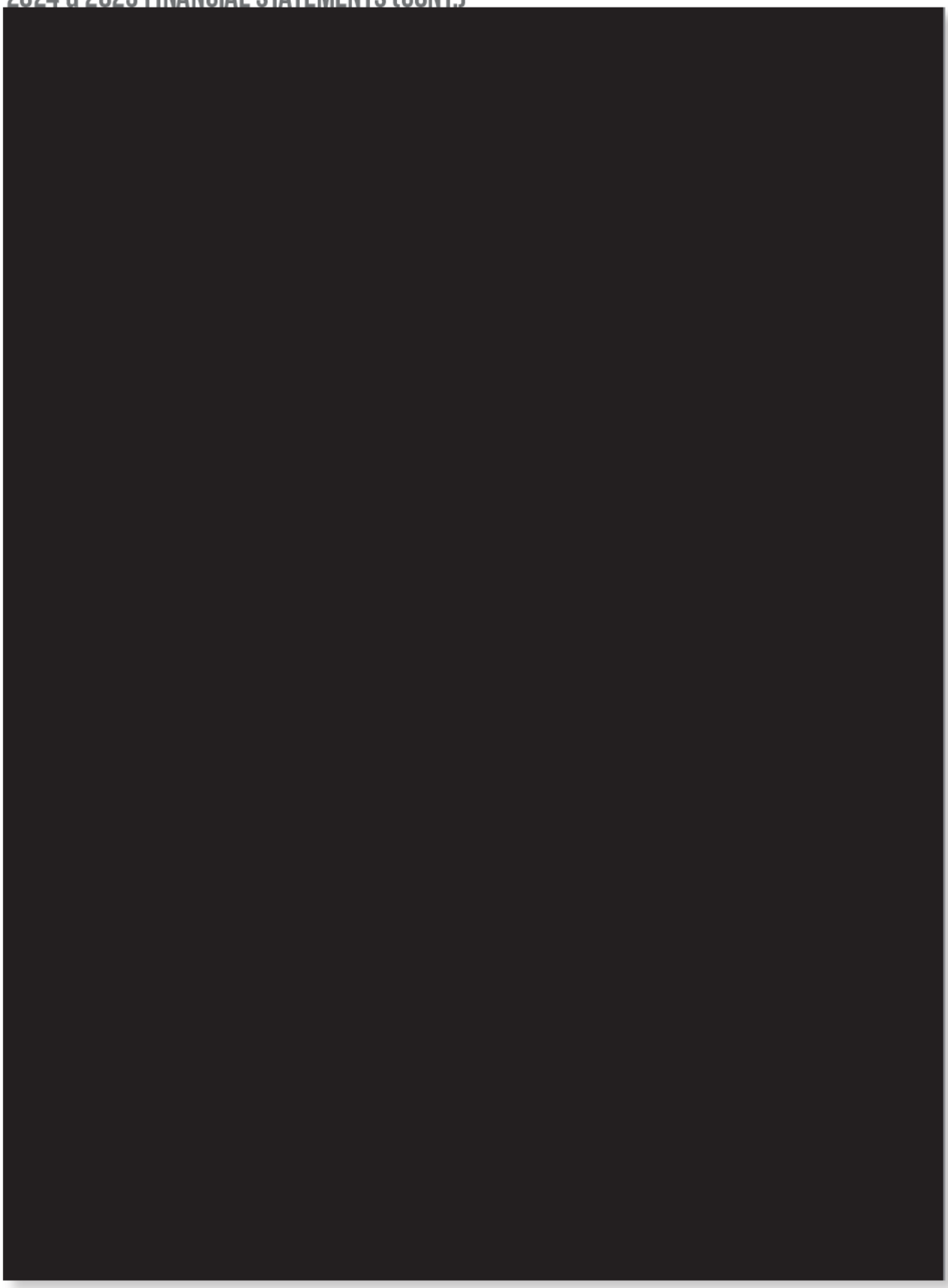
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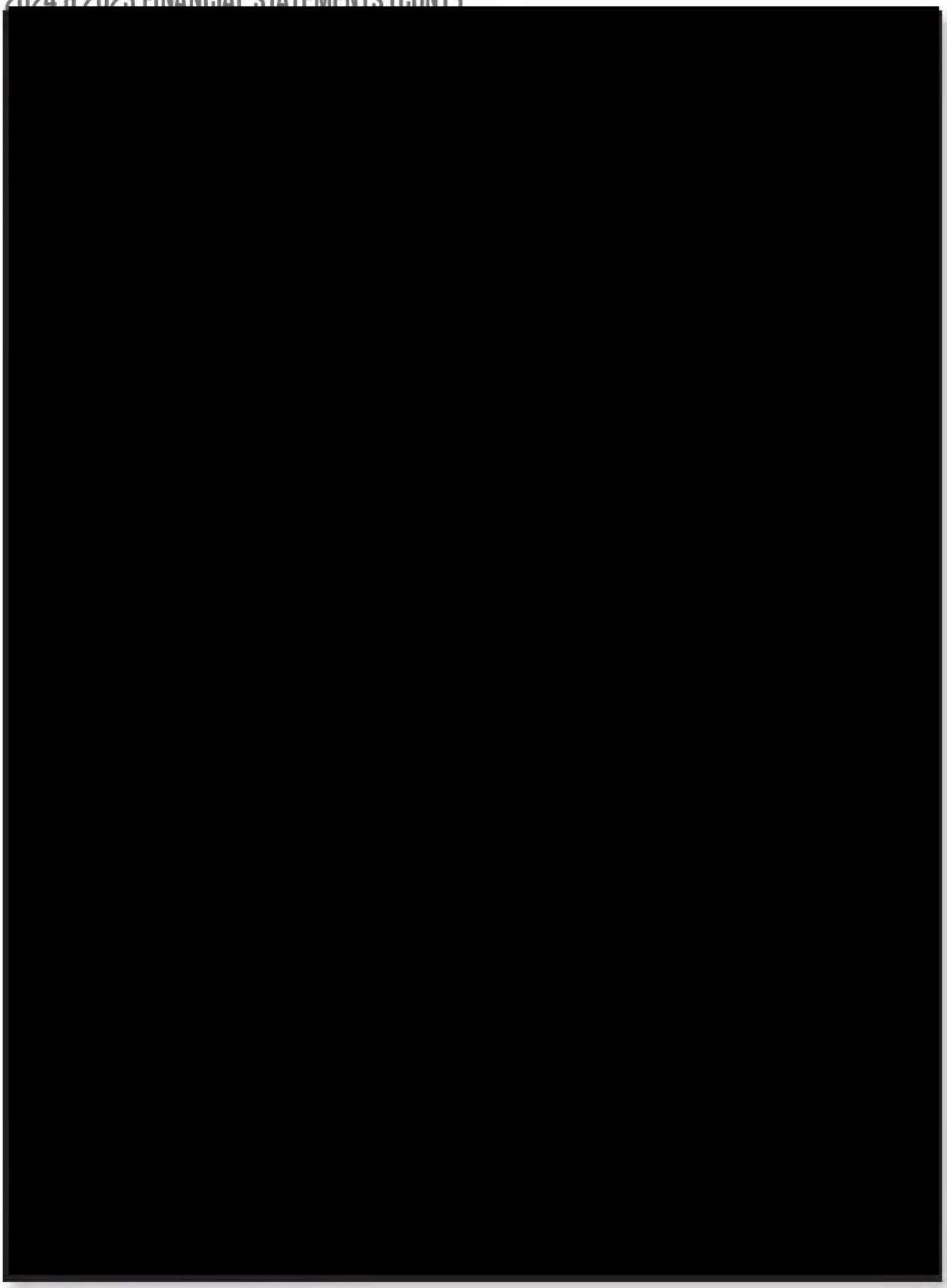
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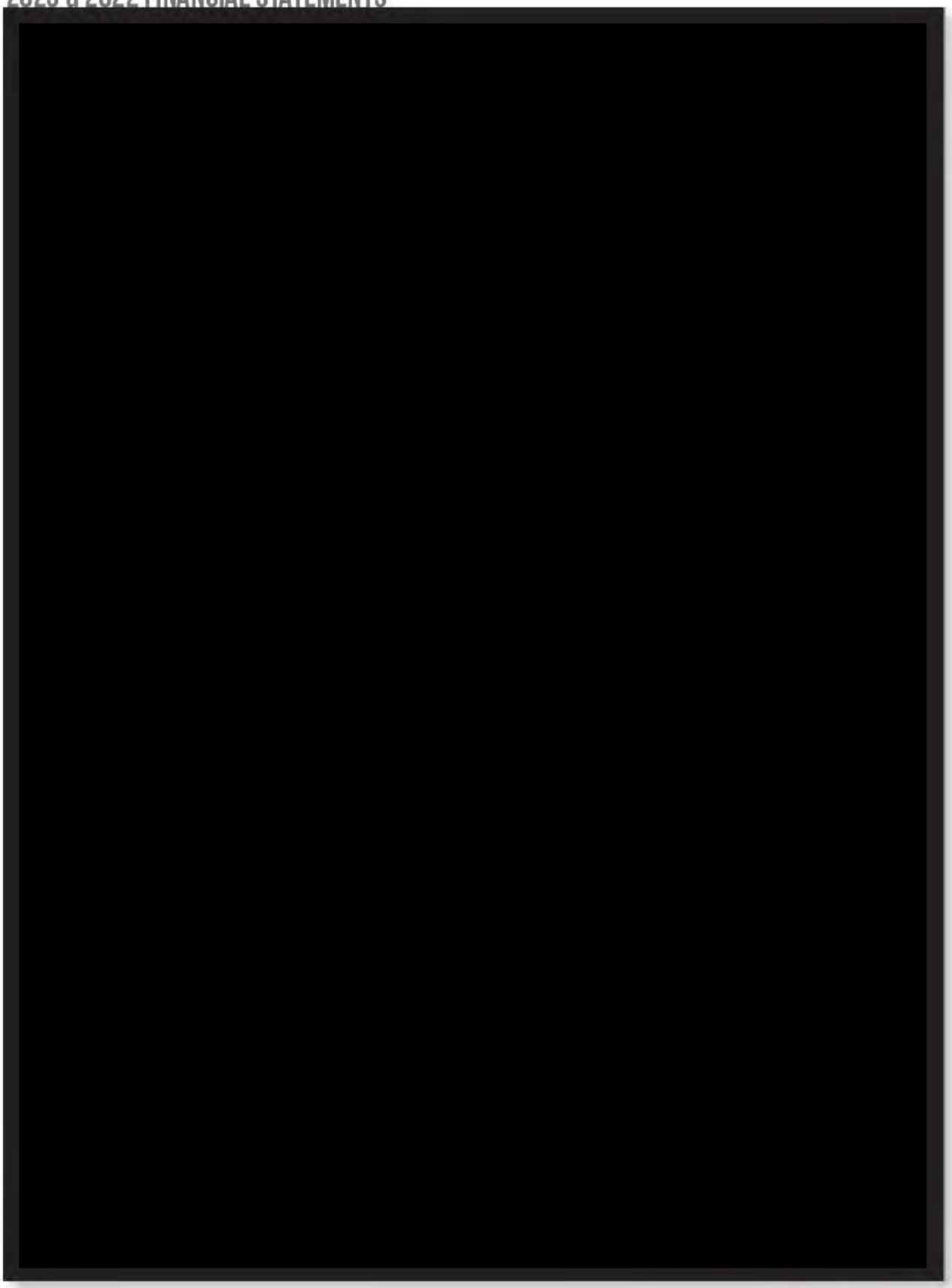
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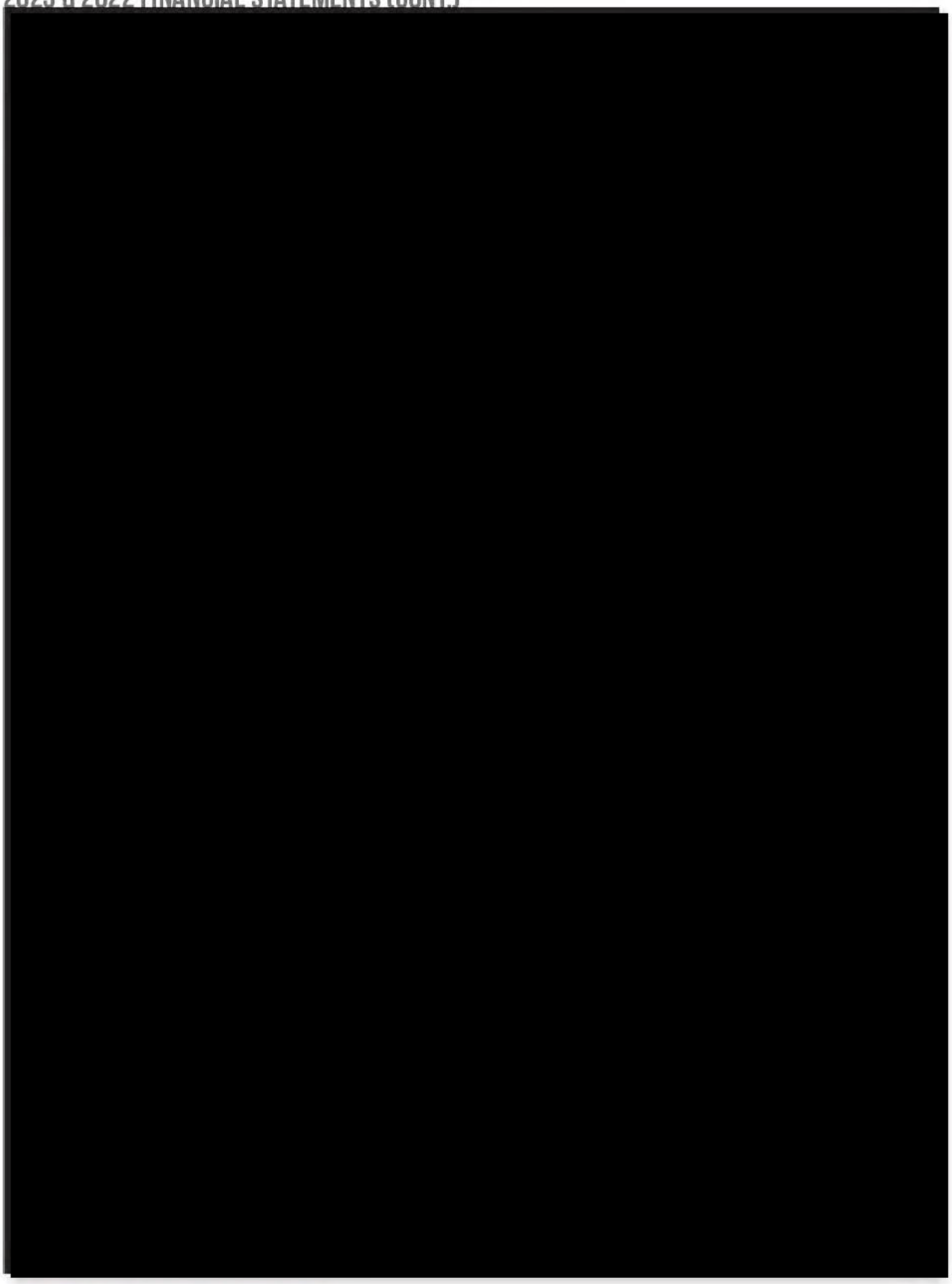
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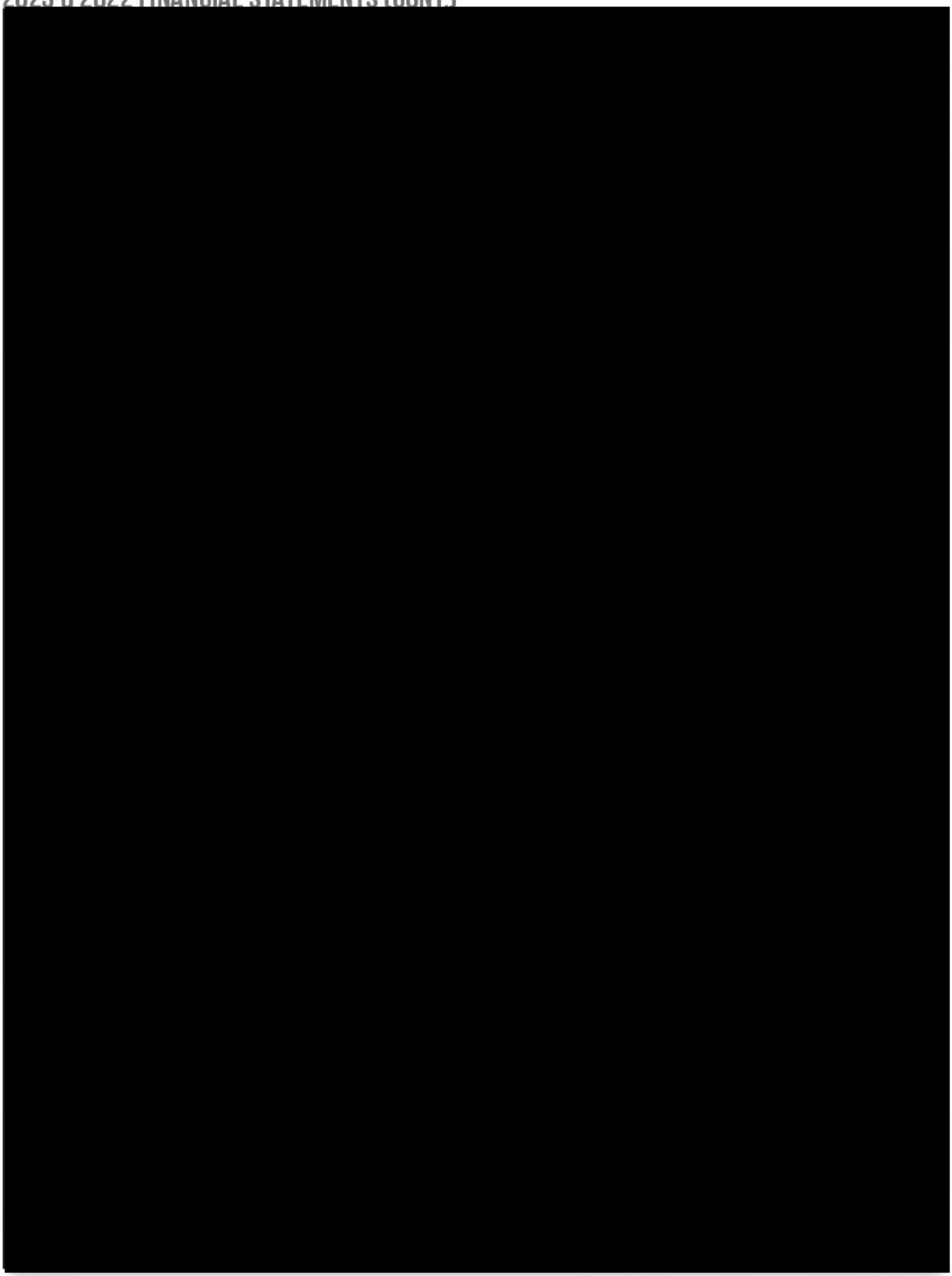


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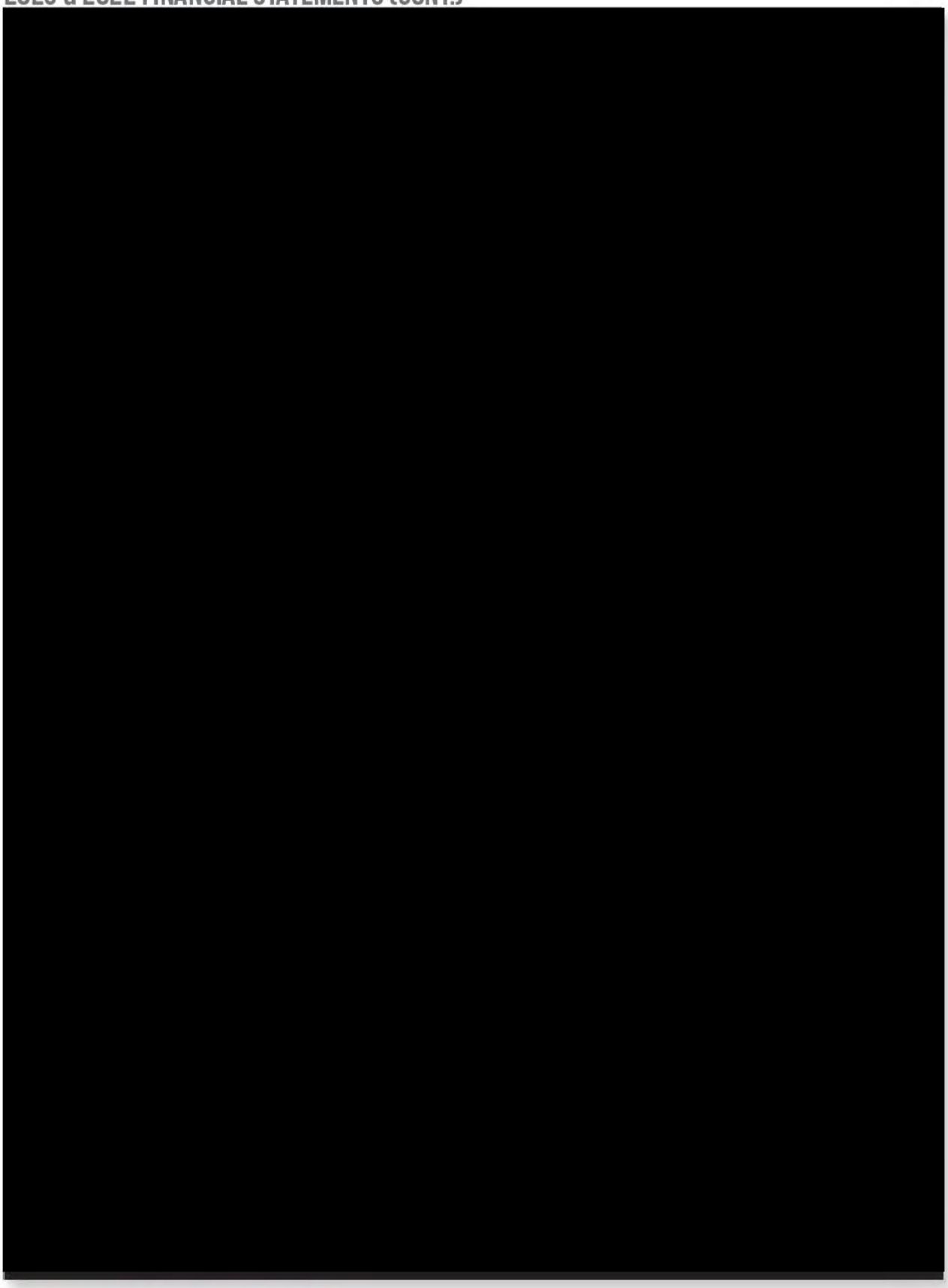


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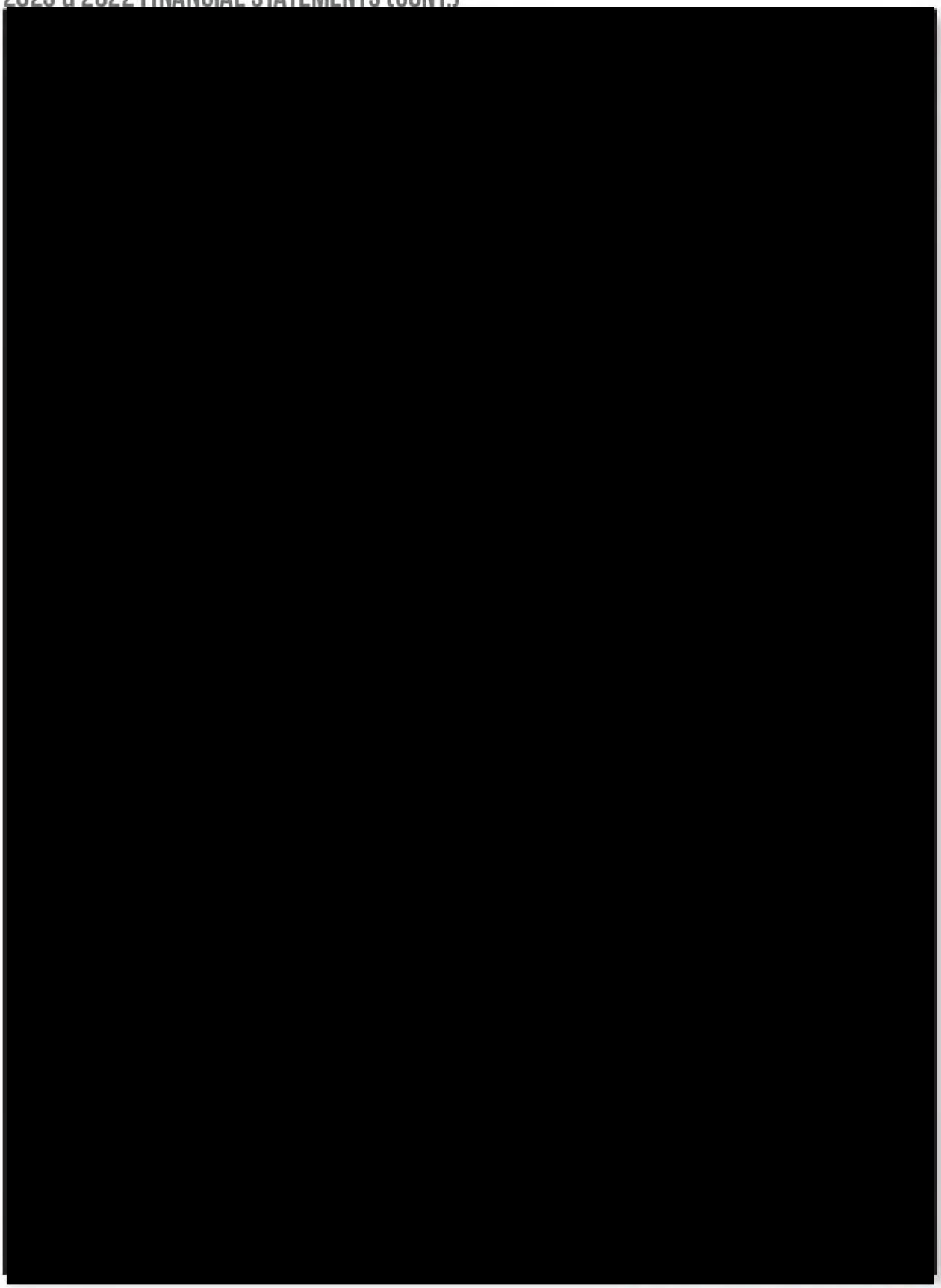




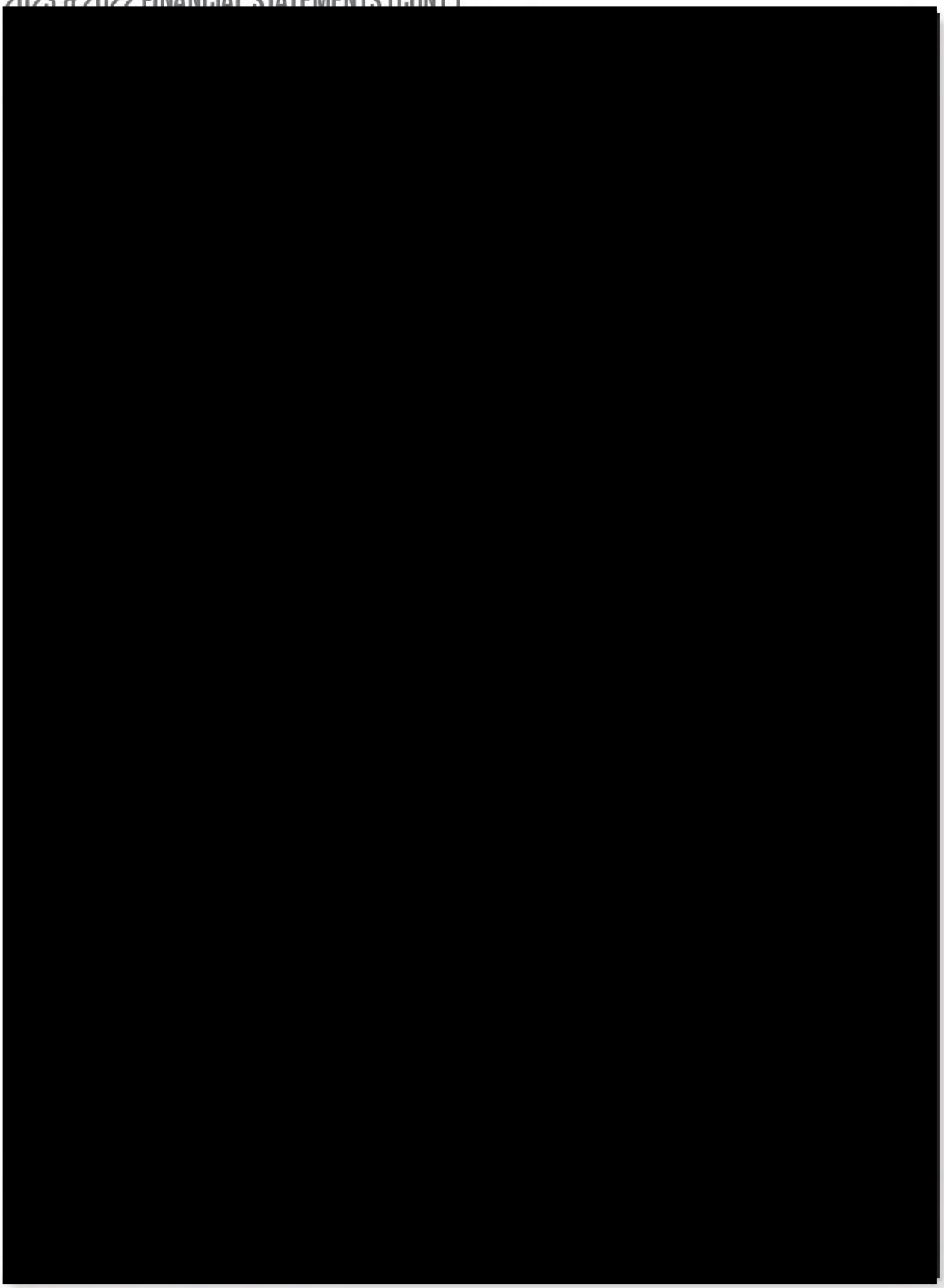
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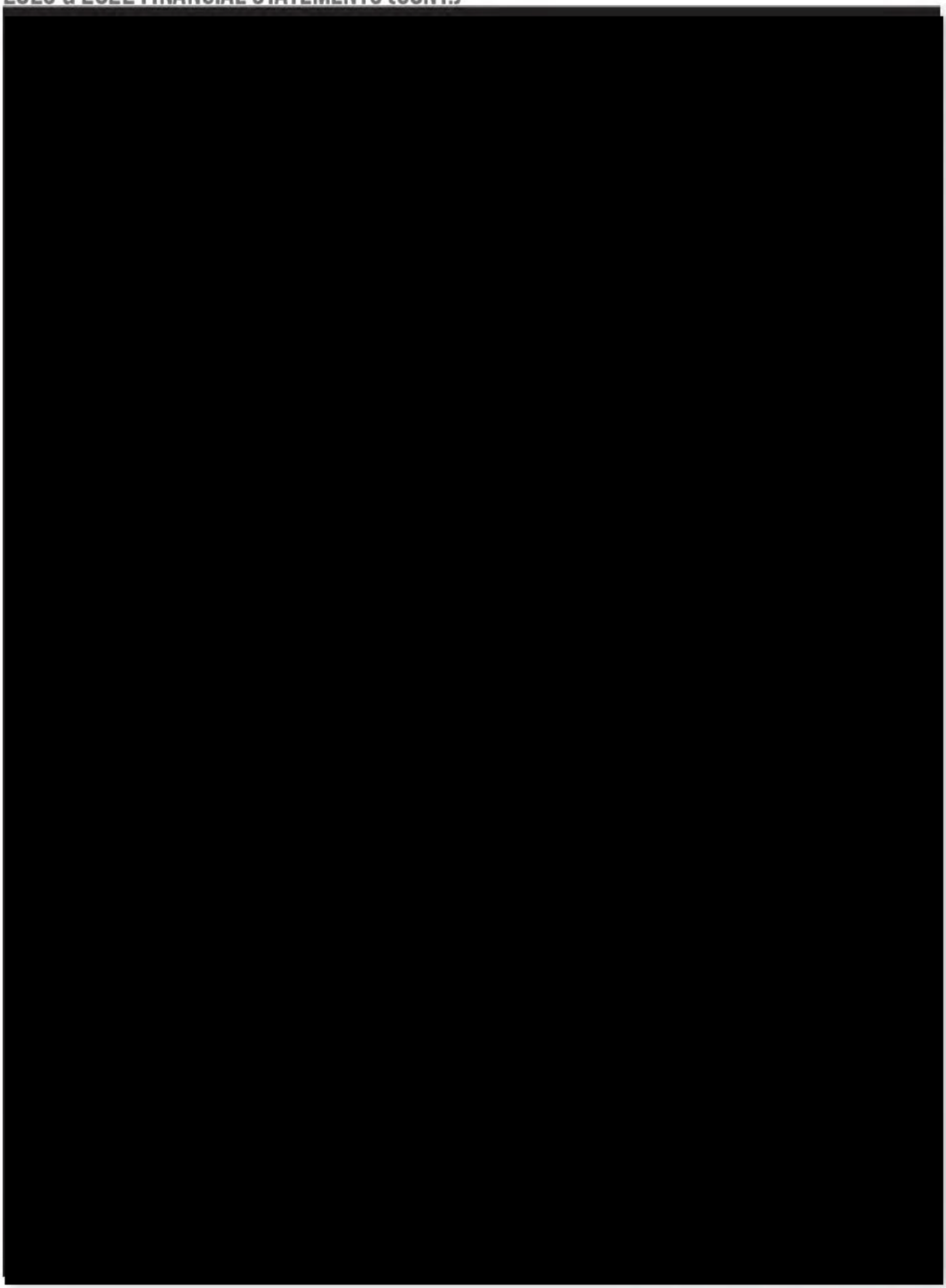
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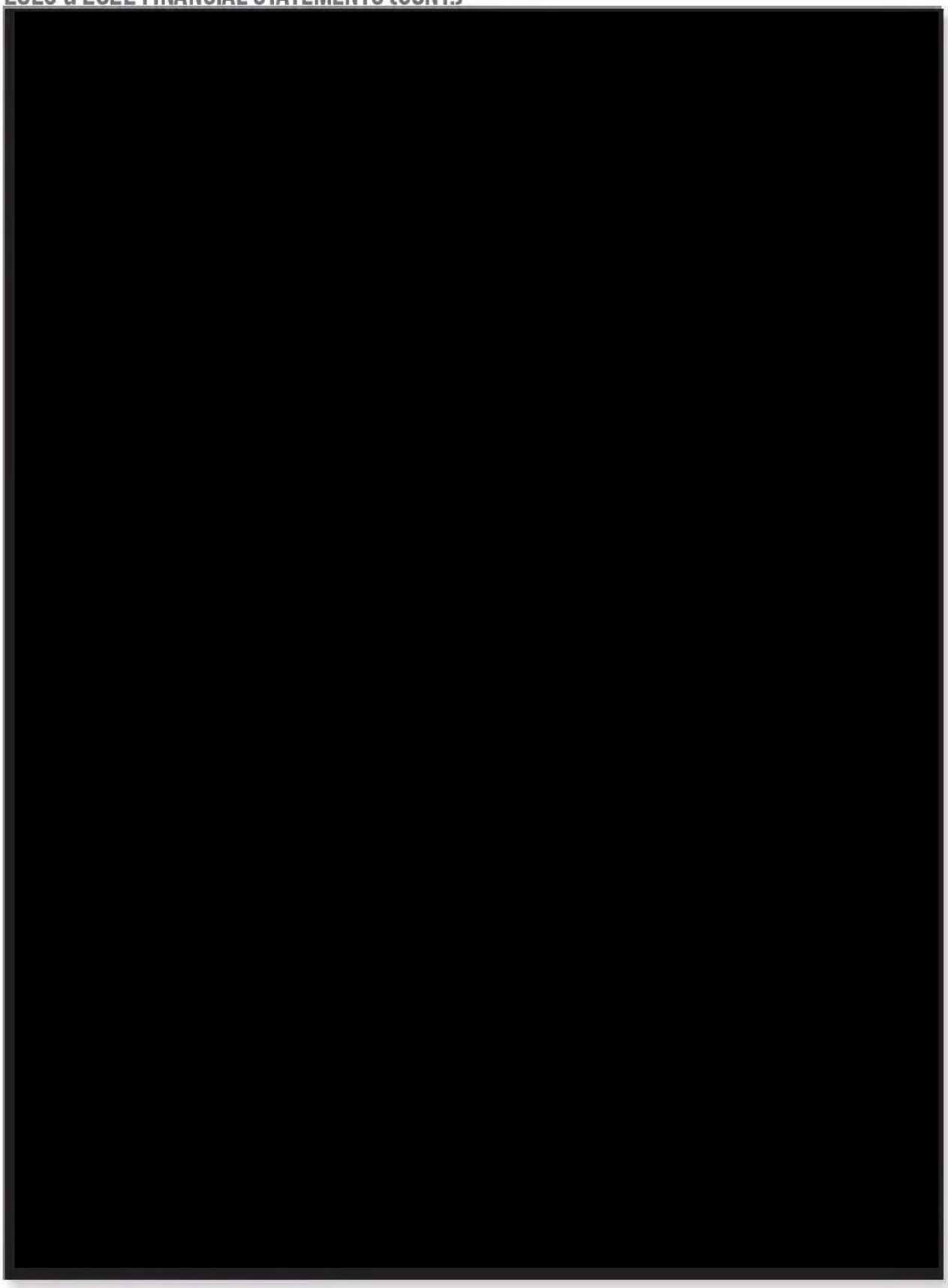
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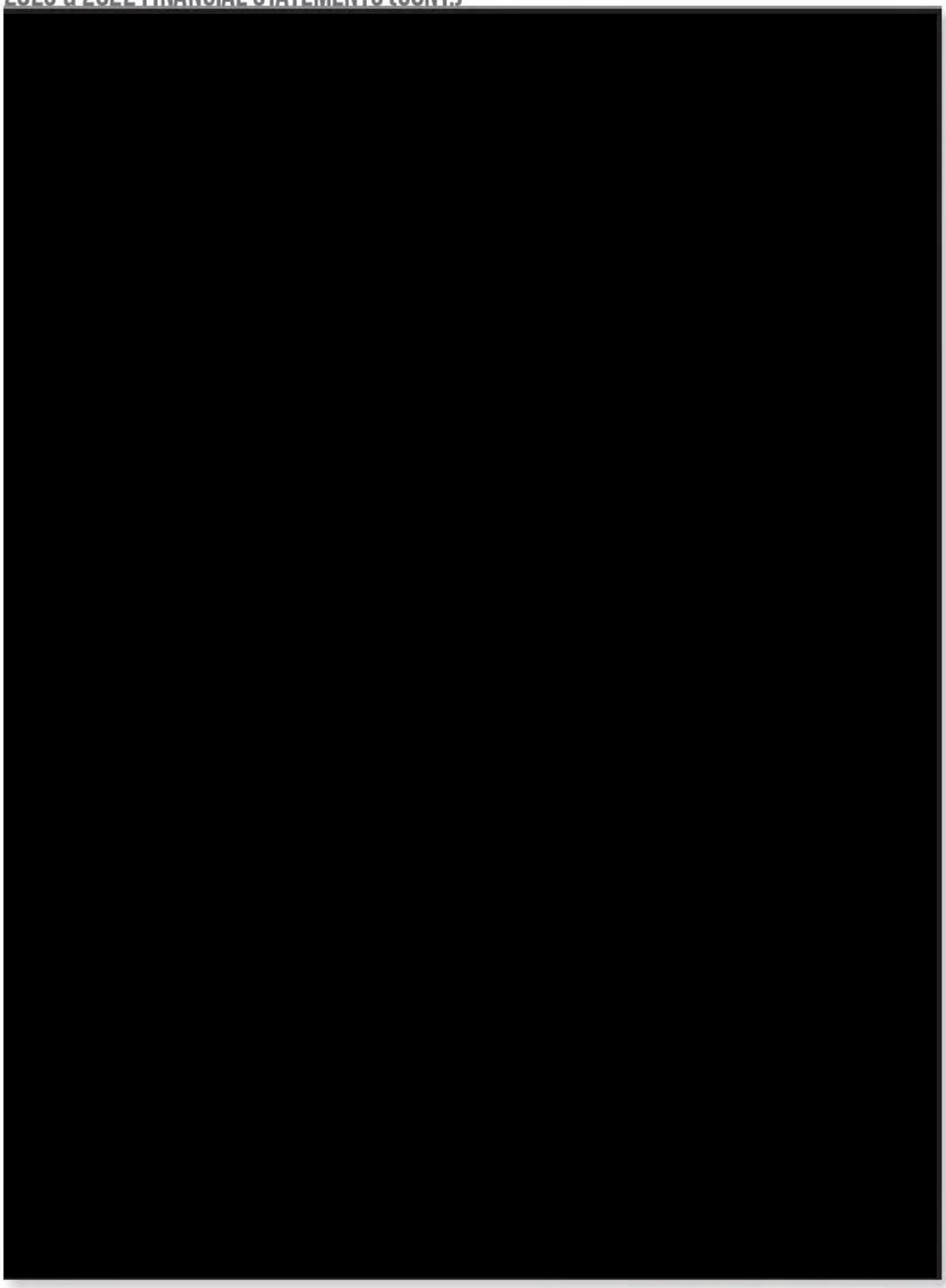
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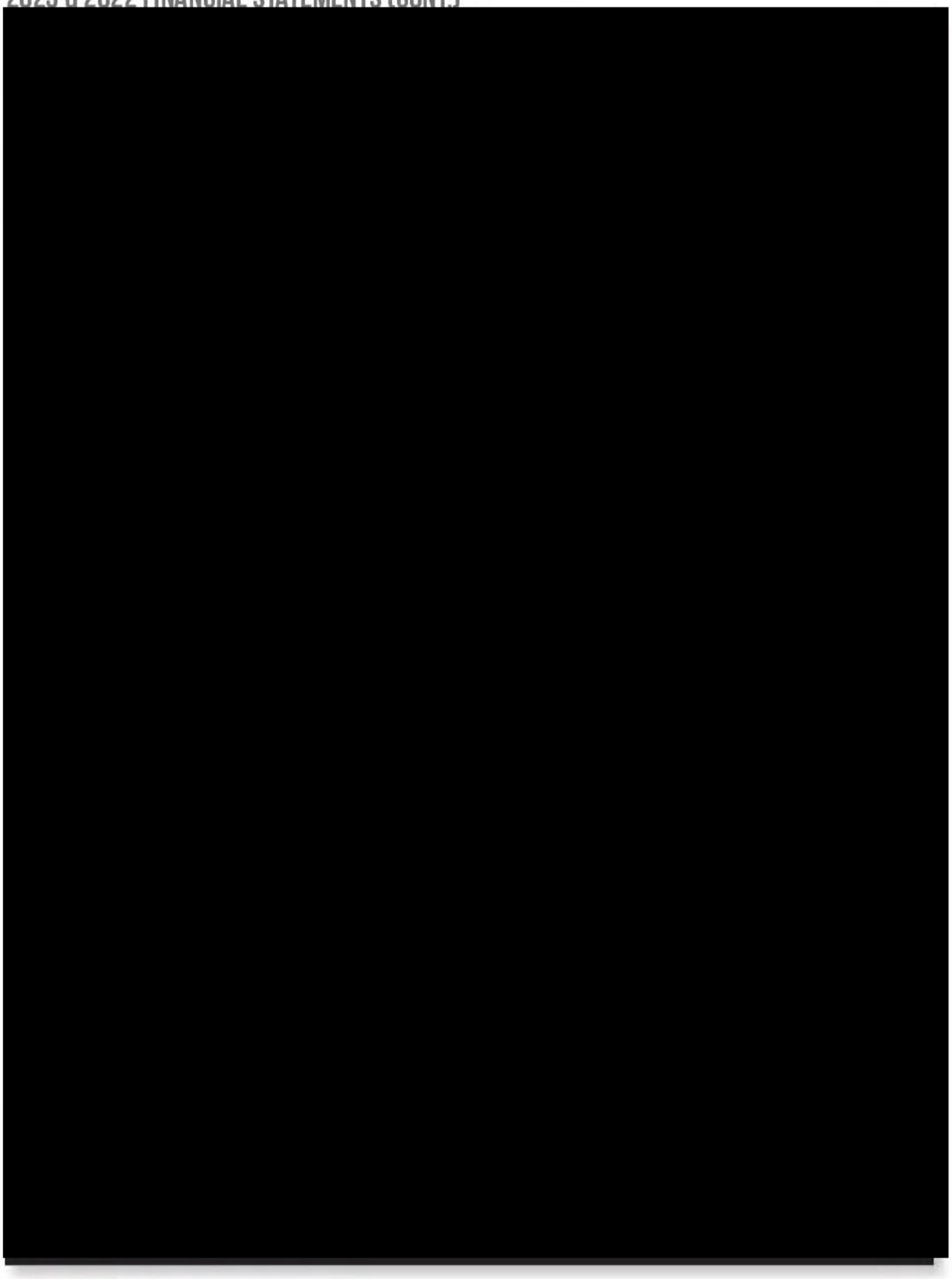
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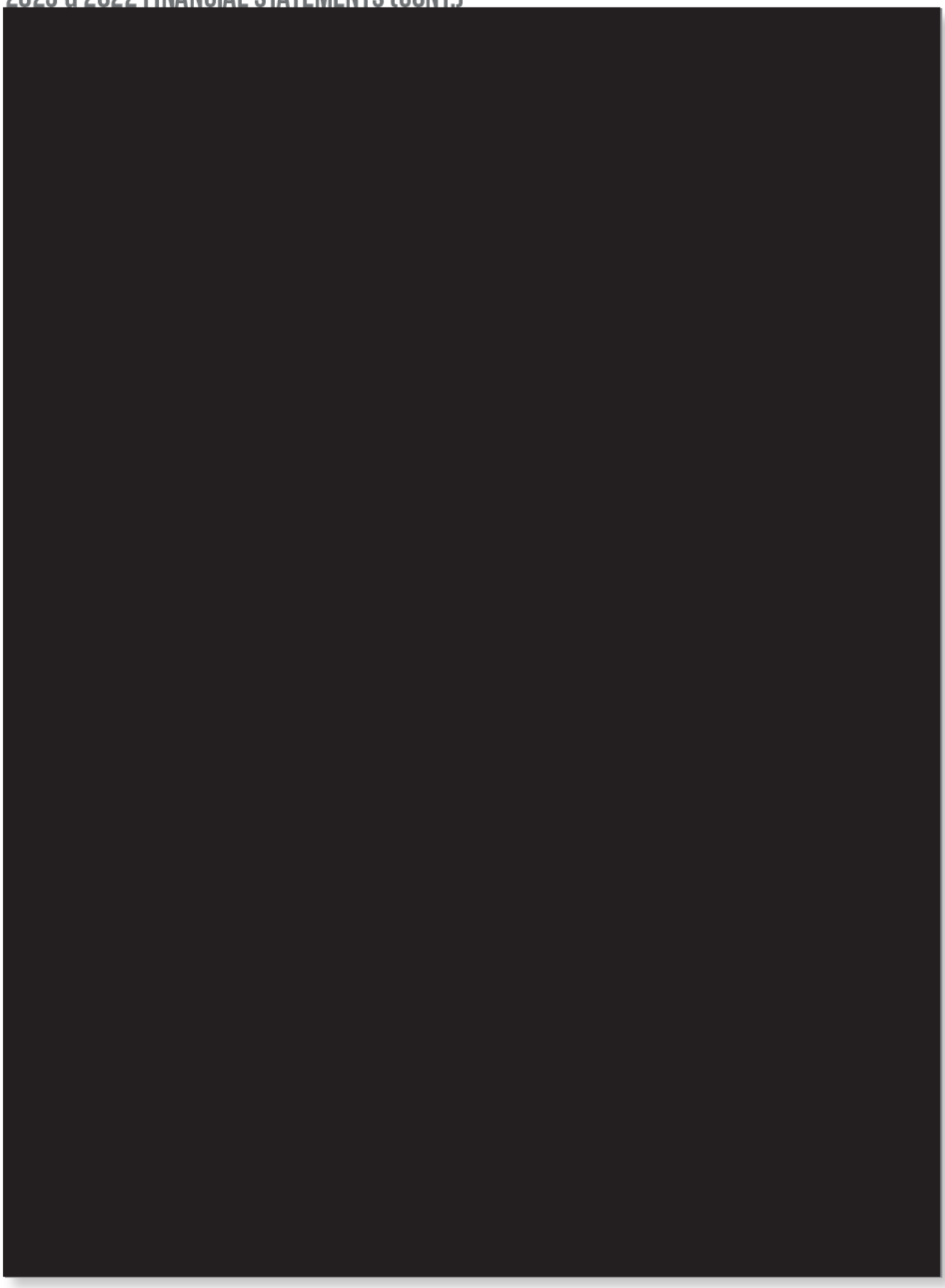
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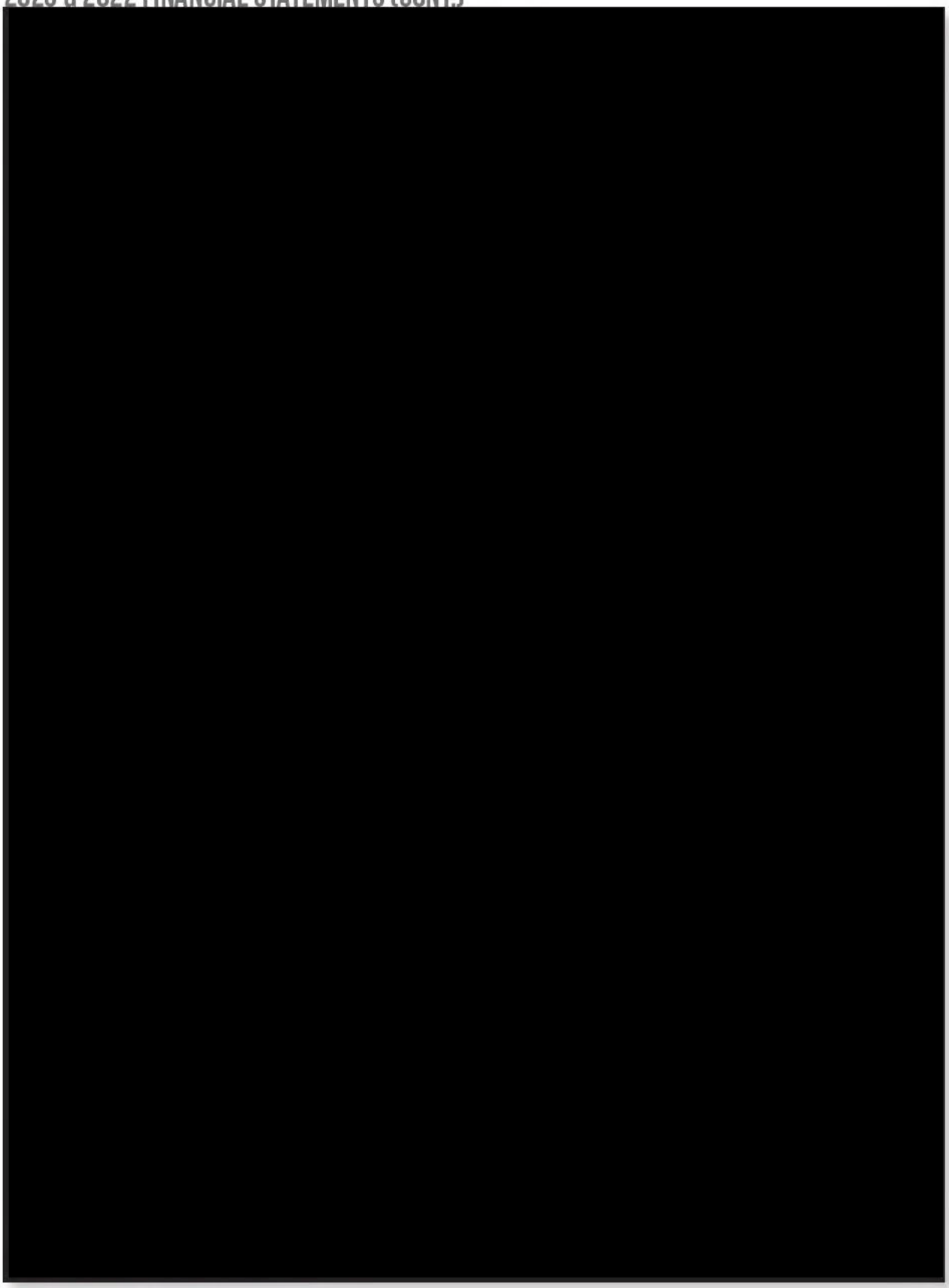
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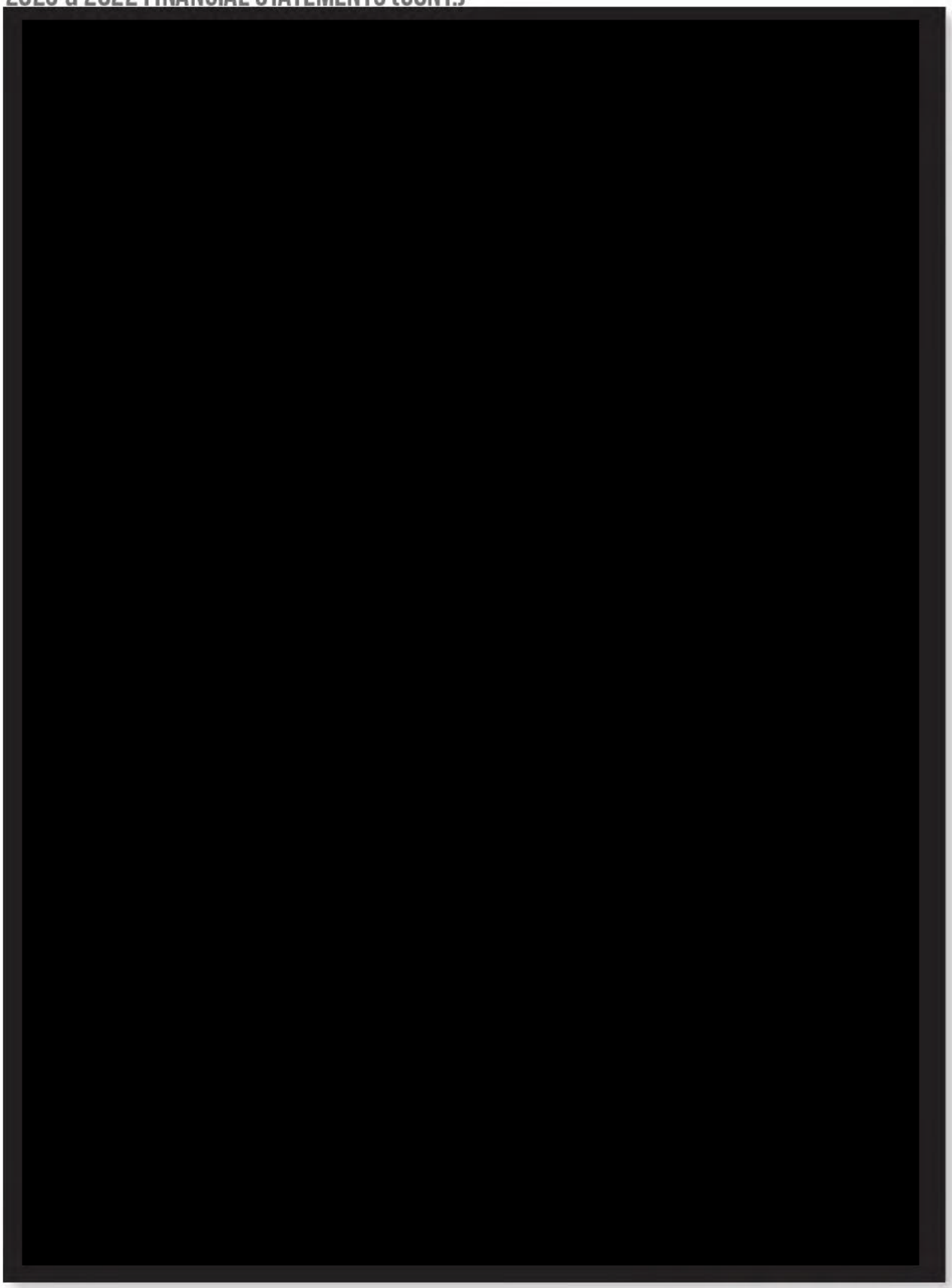
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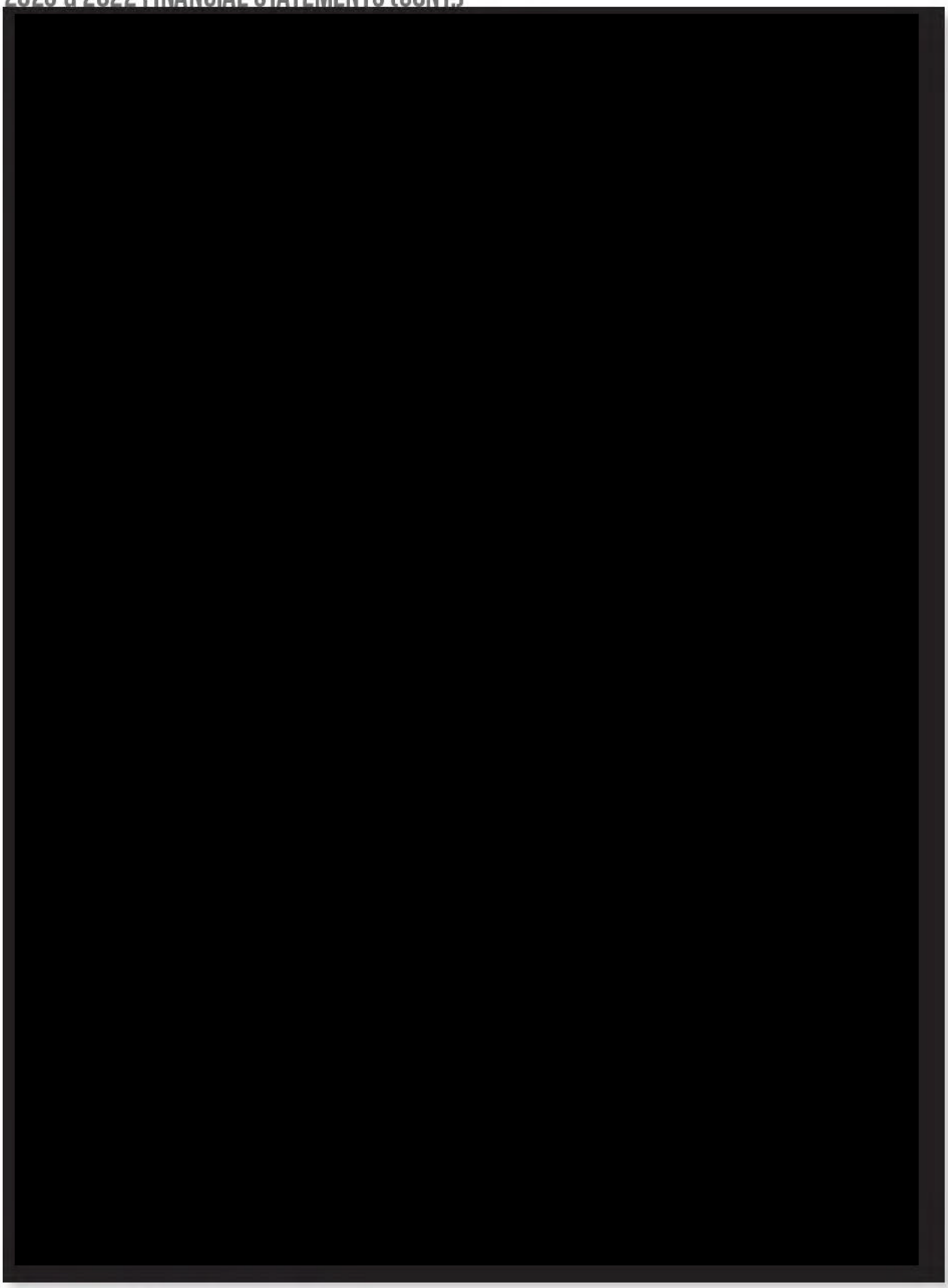
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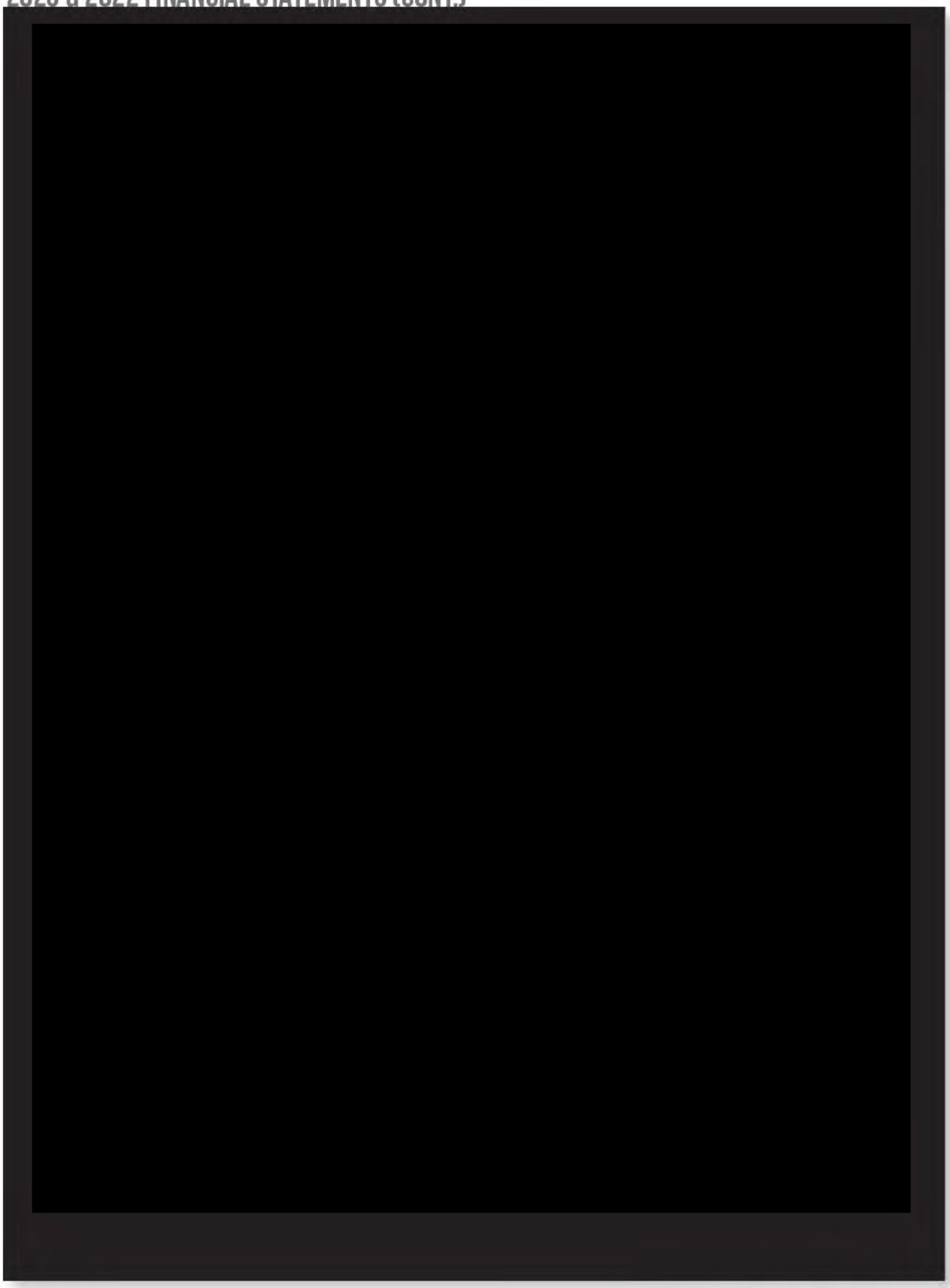
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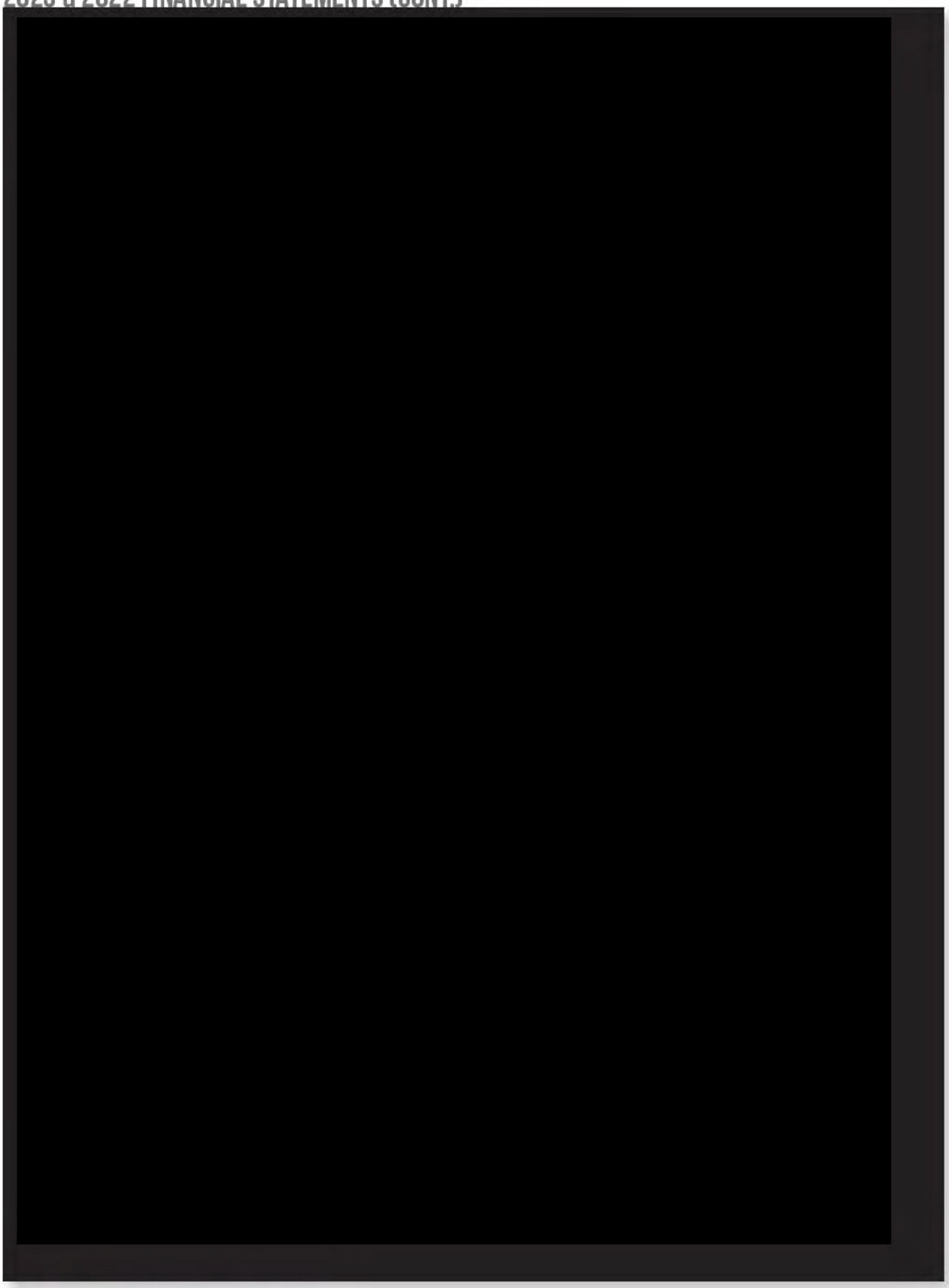
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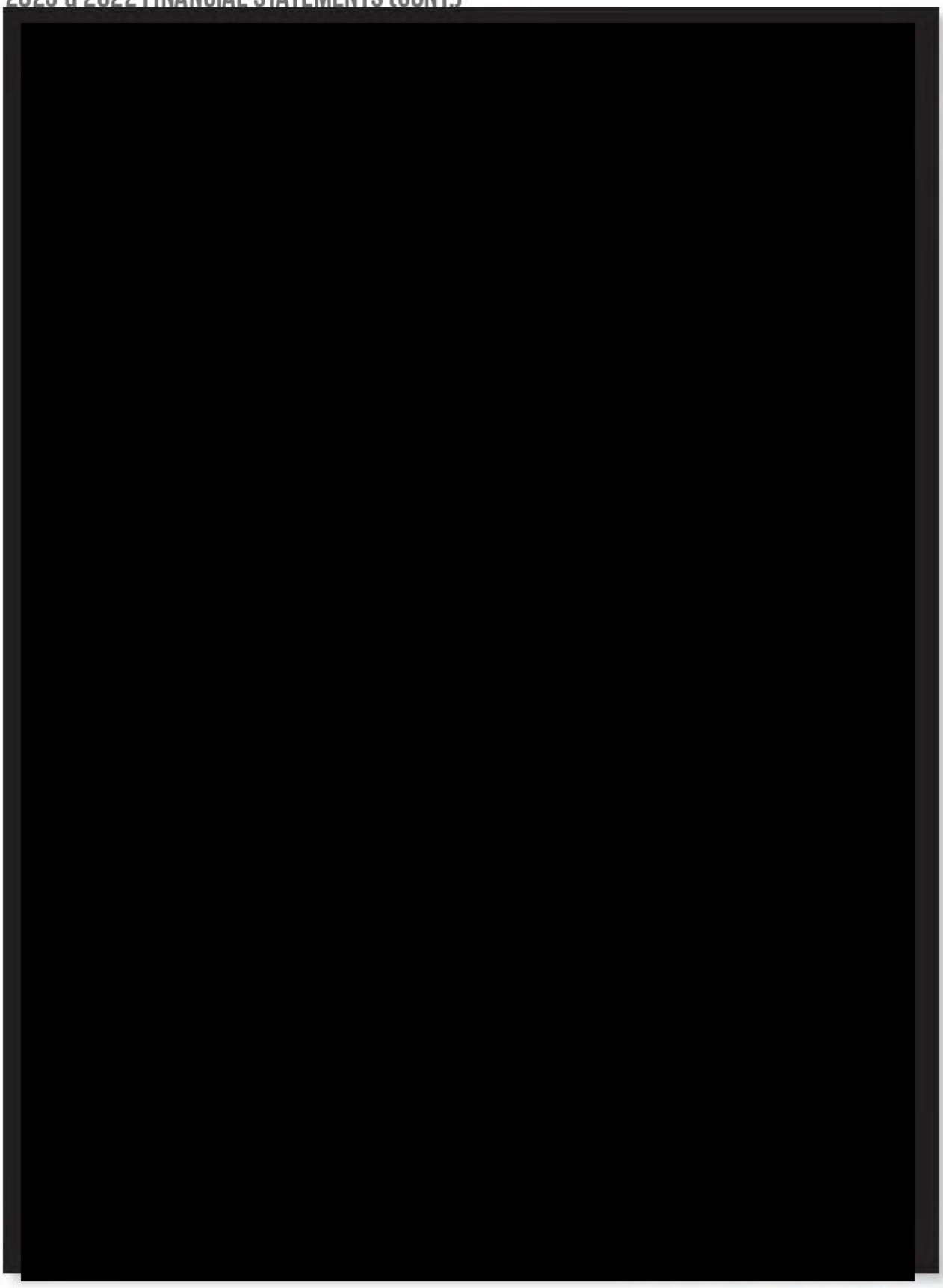
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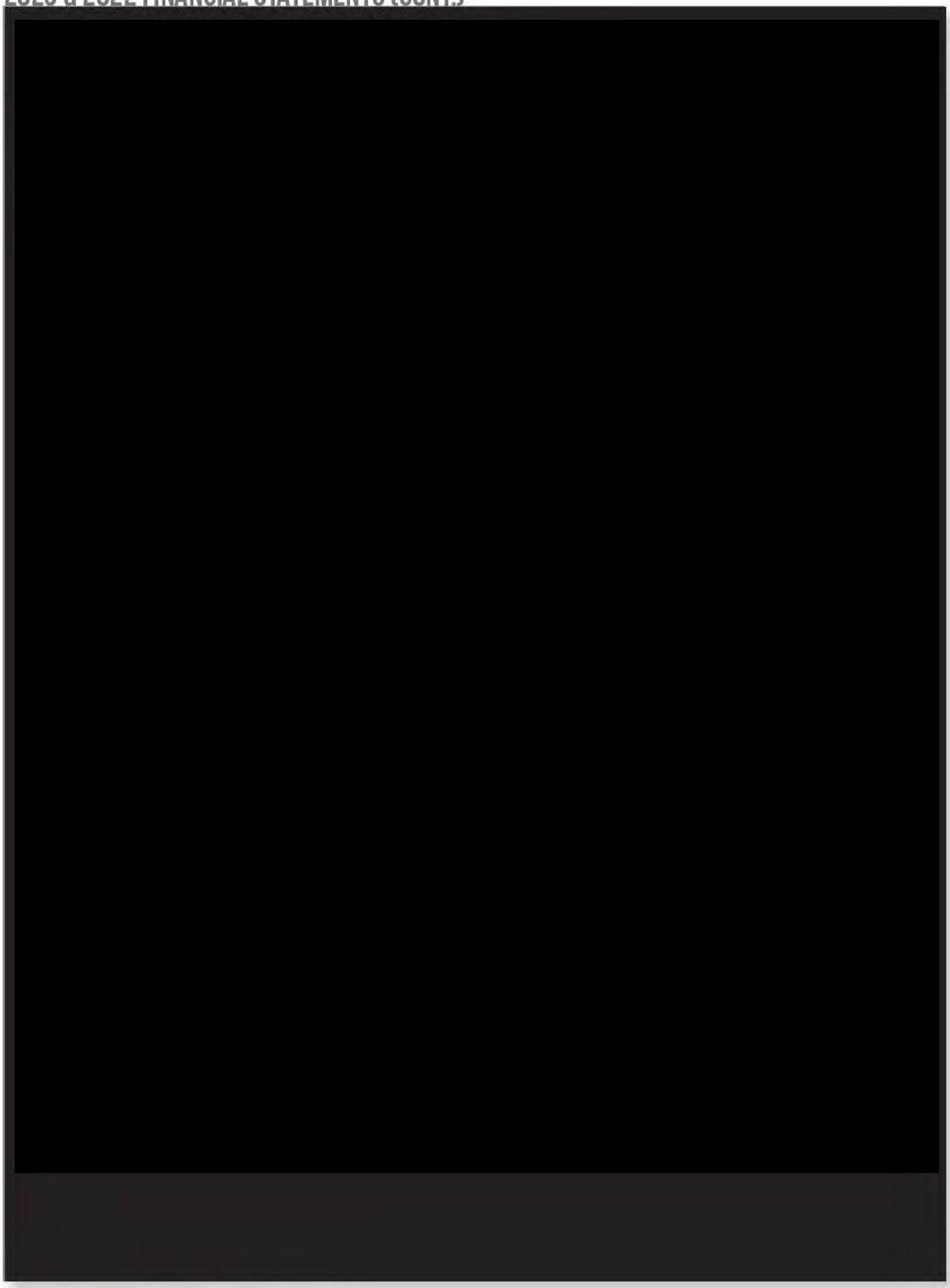
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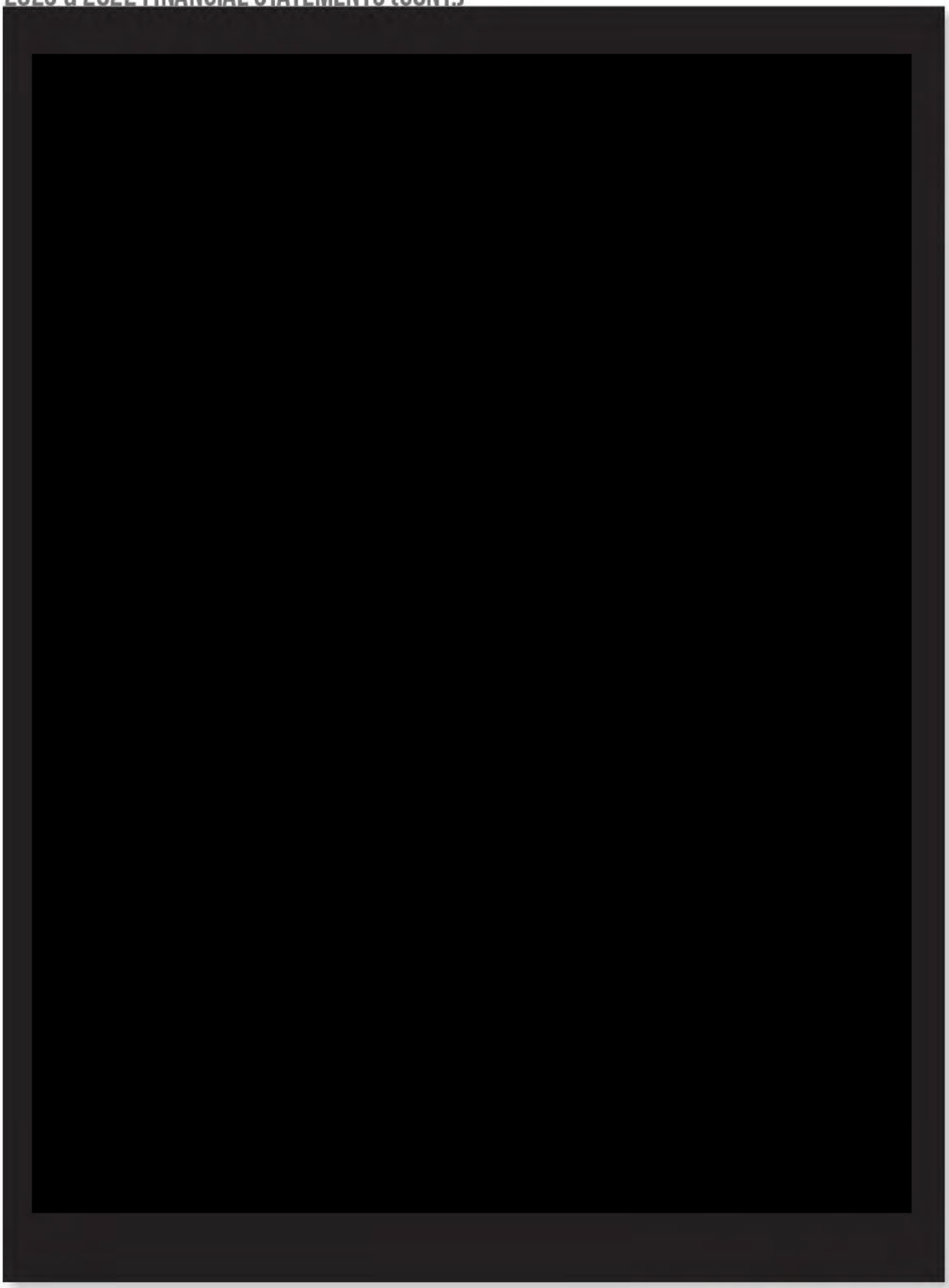
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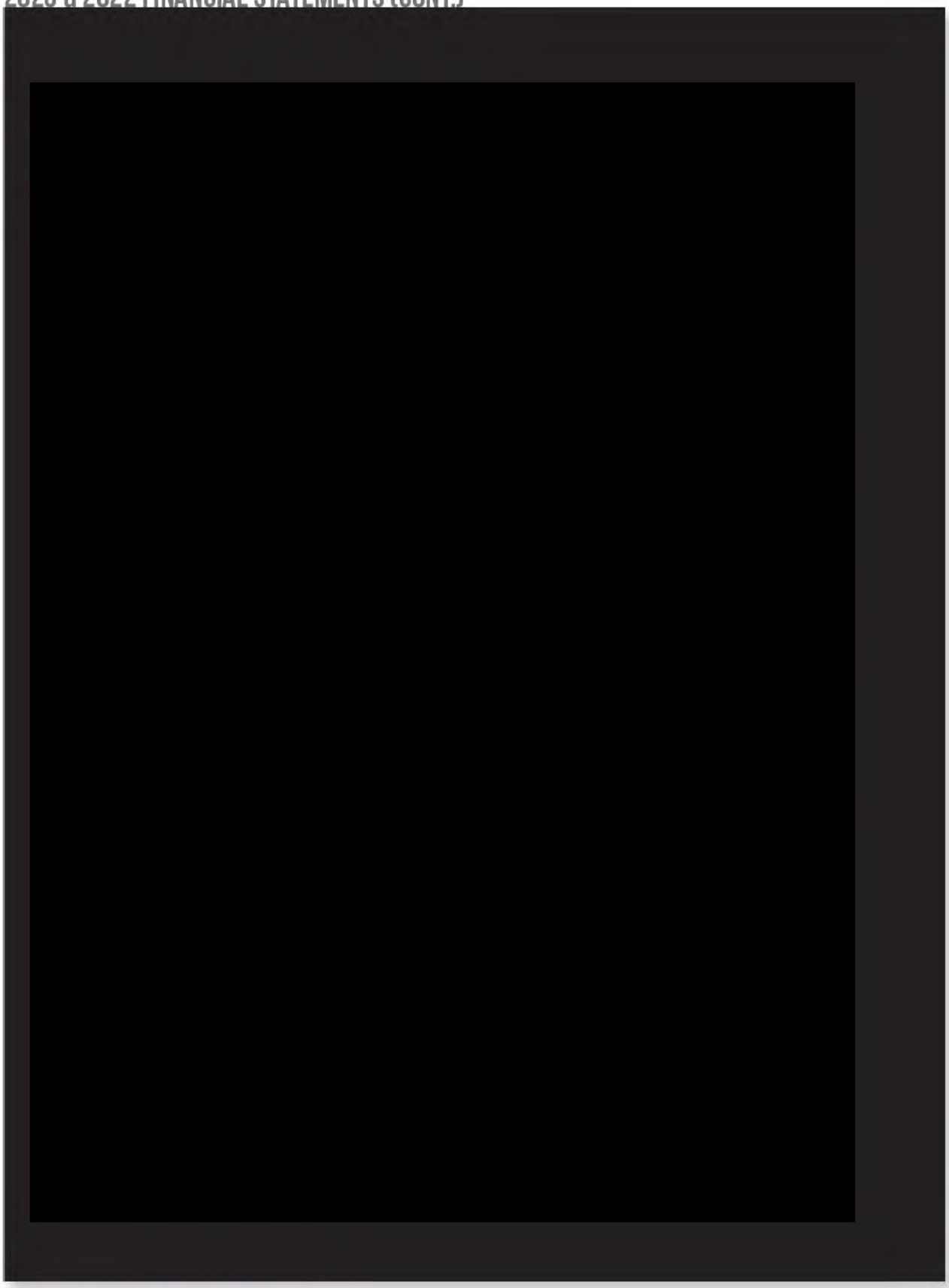
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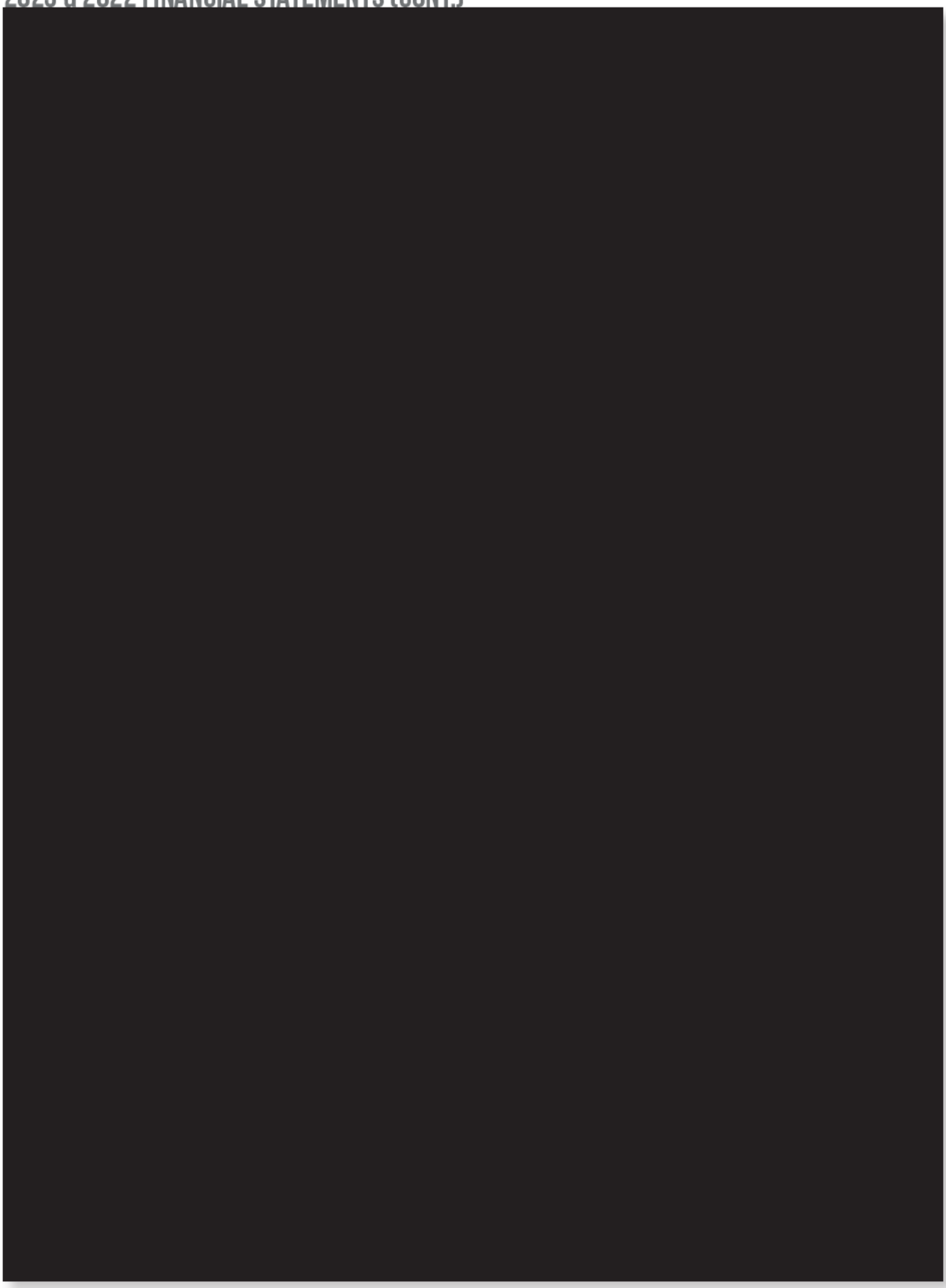
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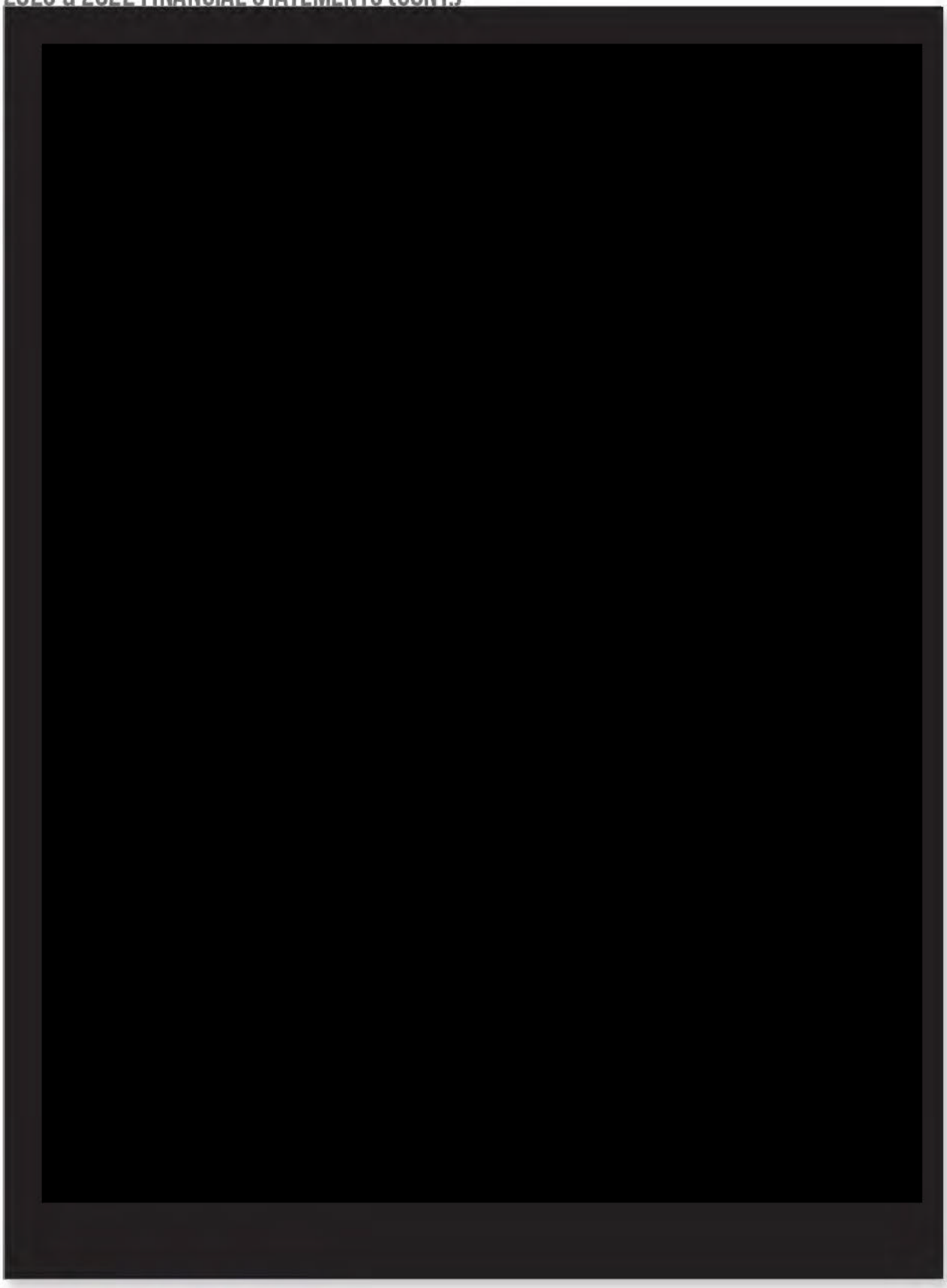
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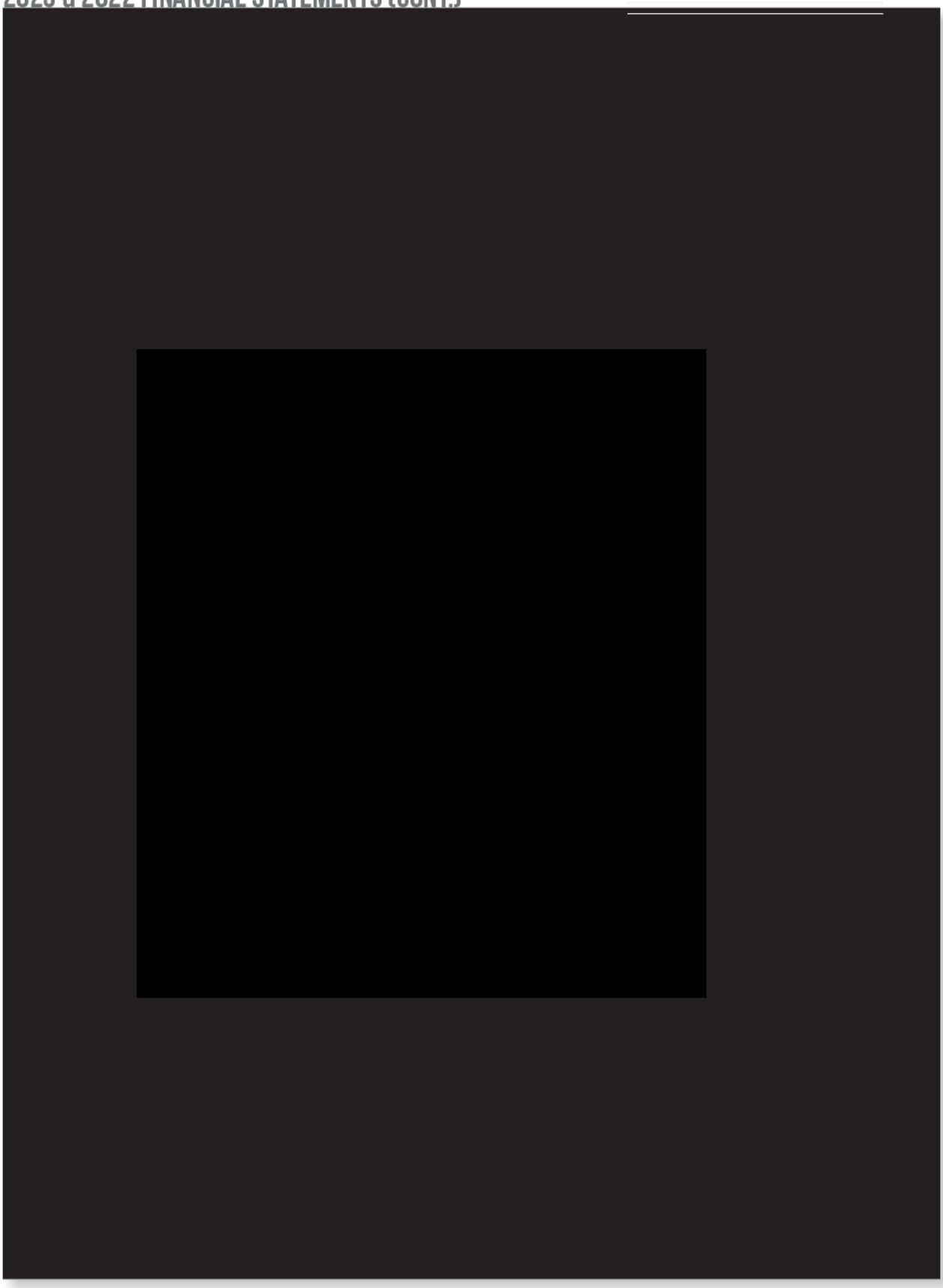
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2023 & 2022 FINANCIAL STATEMENTS (CONT.)



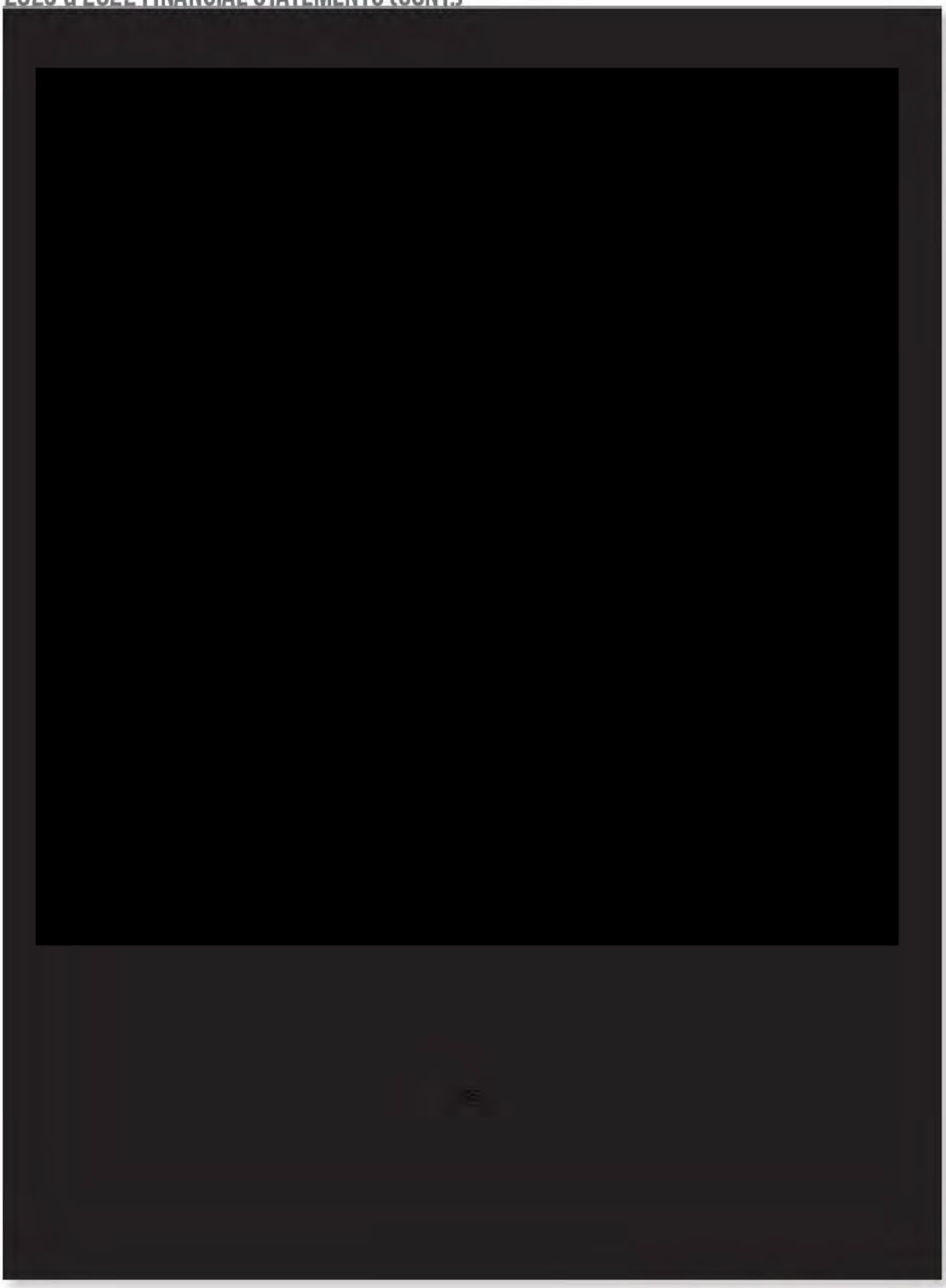
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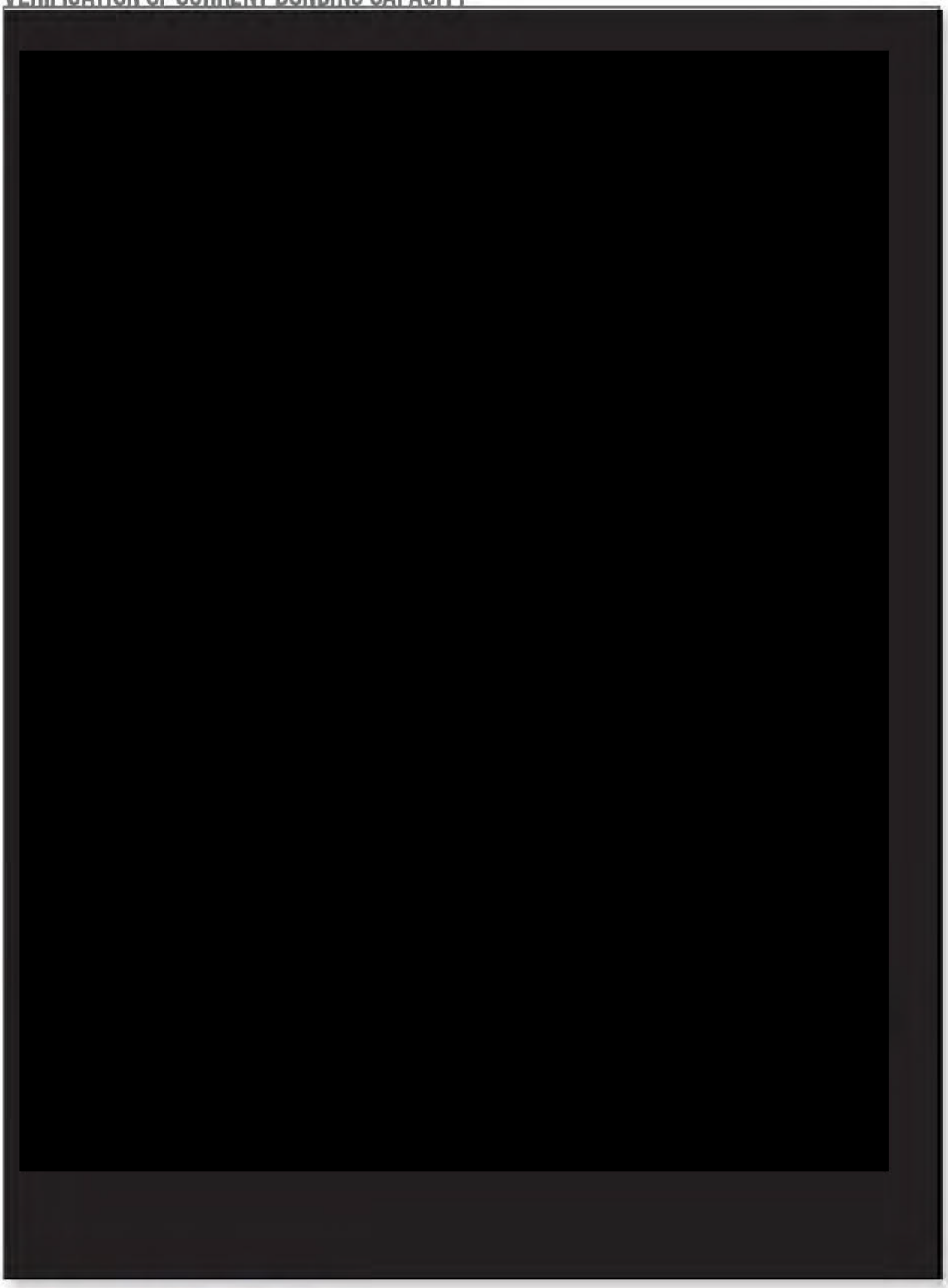
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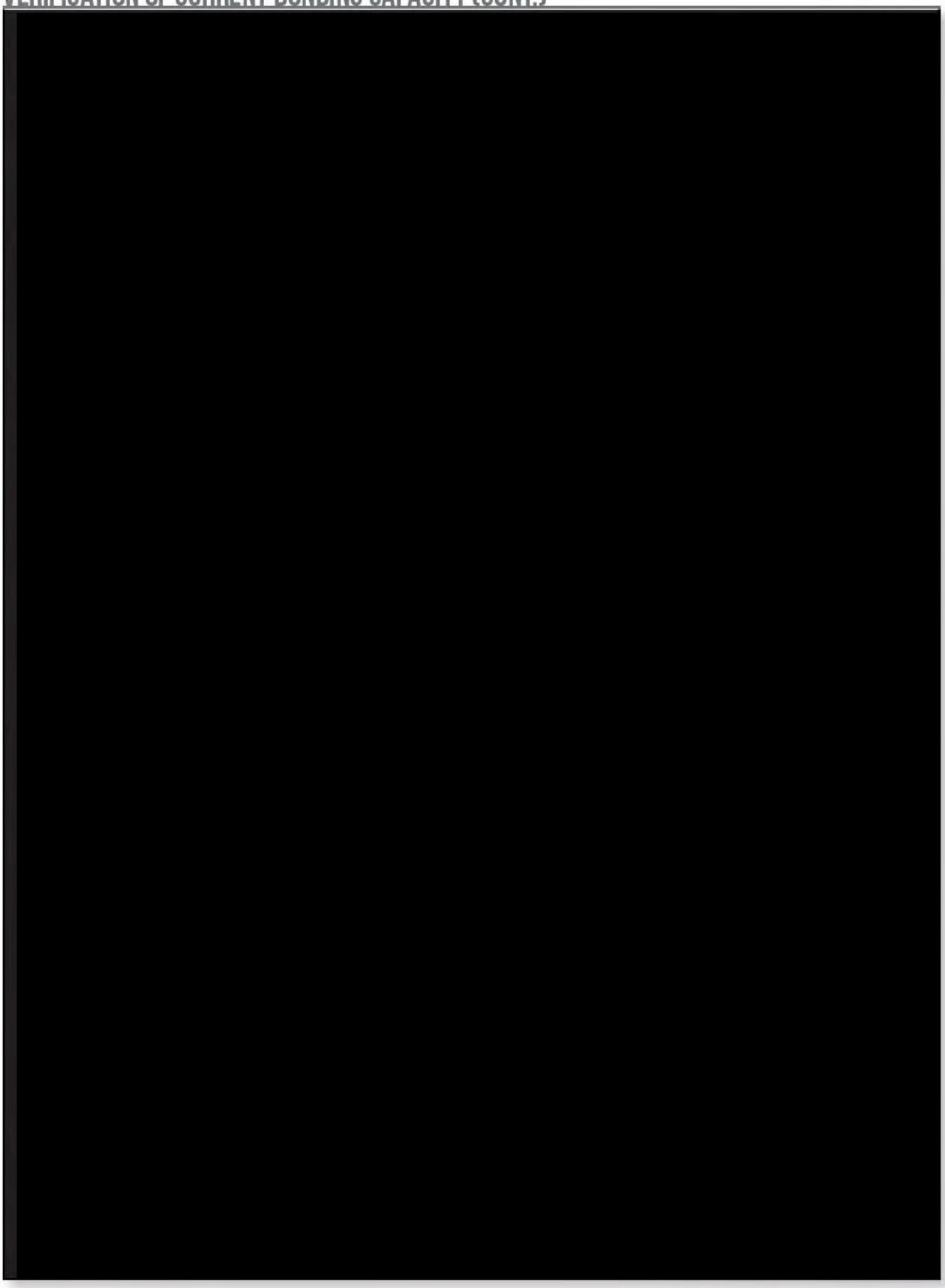
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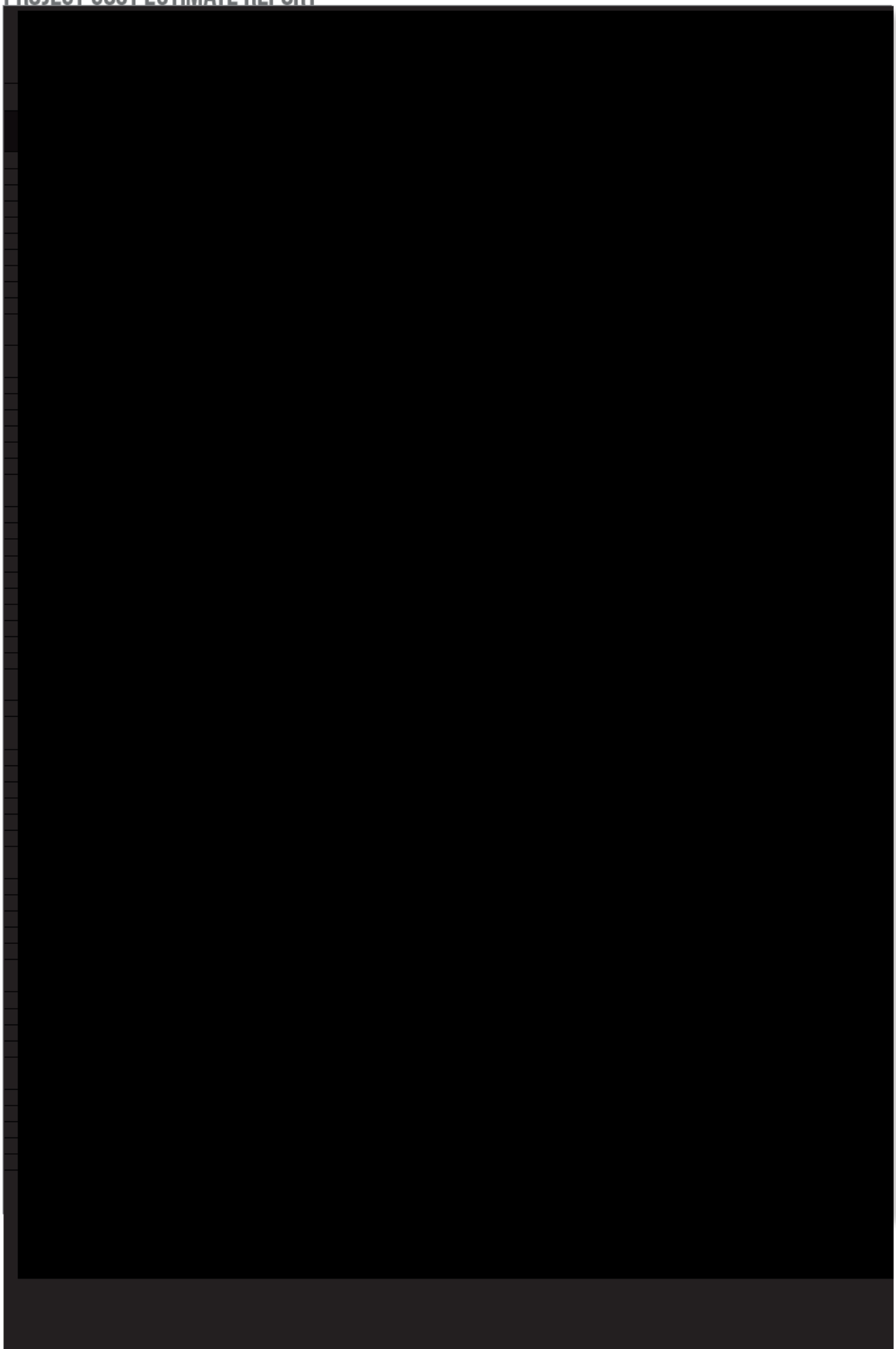


VERIFICATION OF CURRENT BONDING CAPACITY

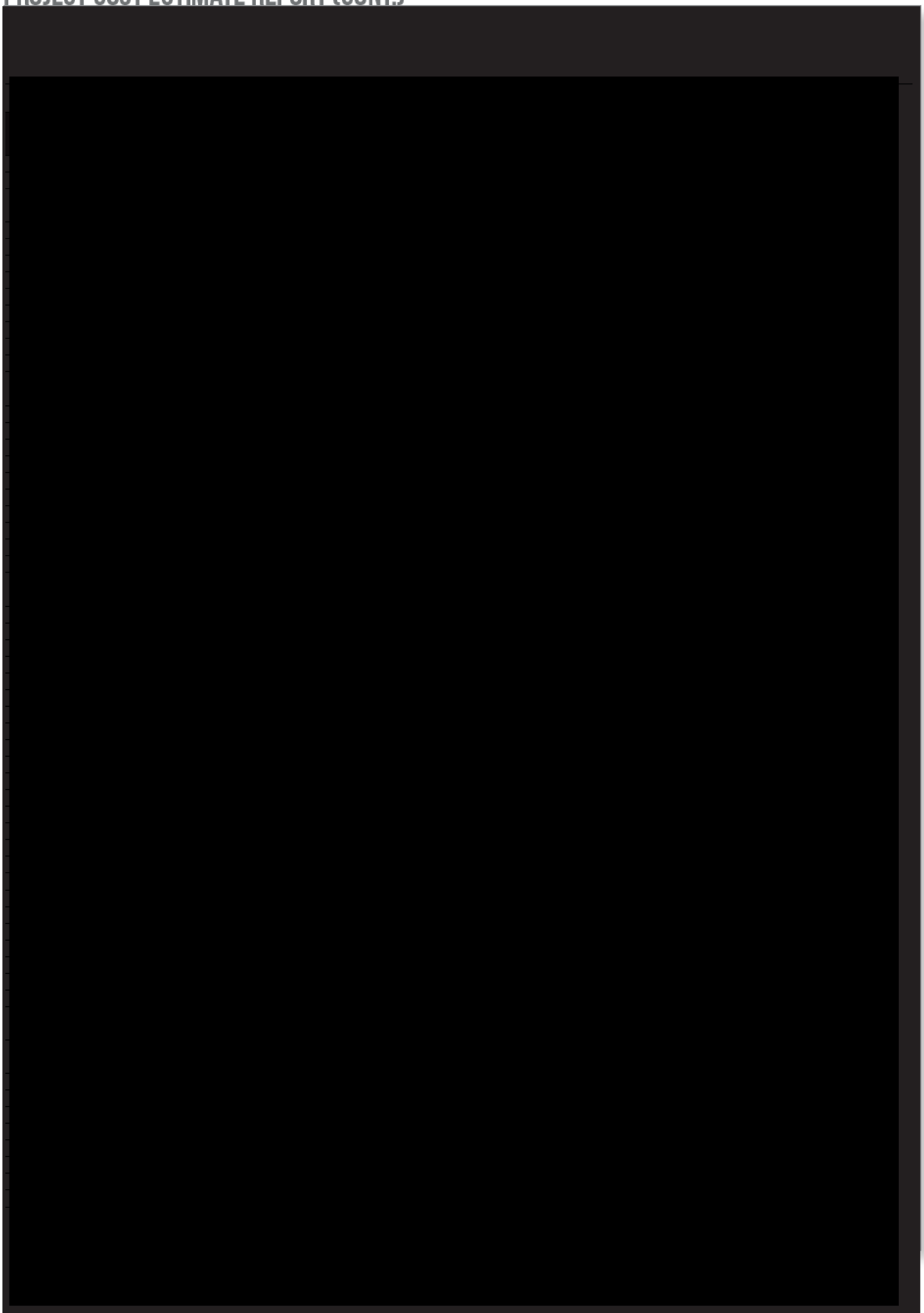


VERIFICATION OF CURRENT BONDING CAPACITY (CONT.)

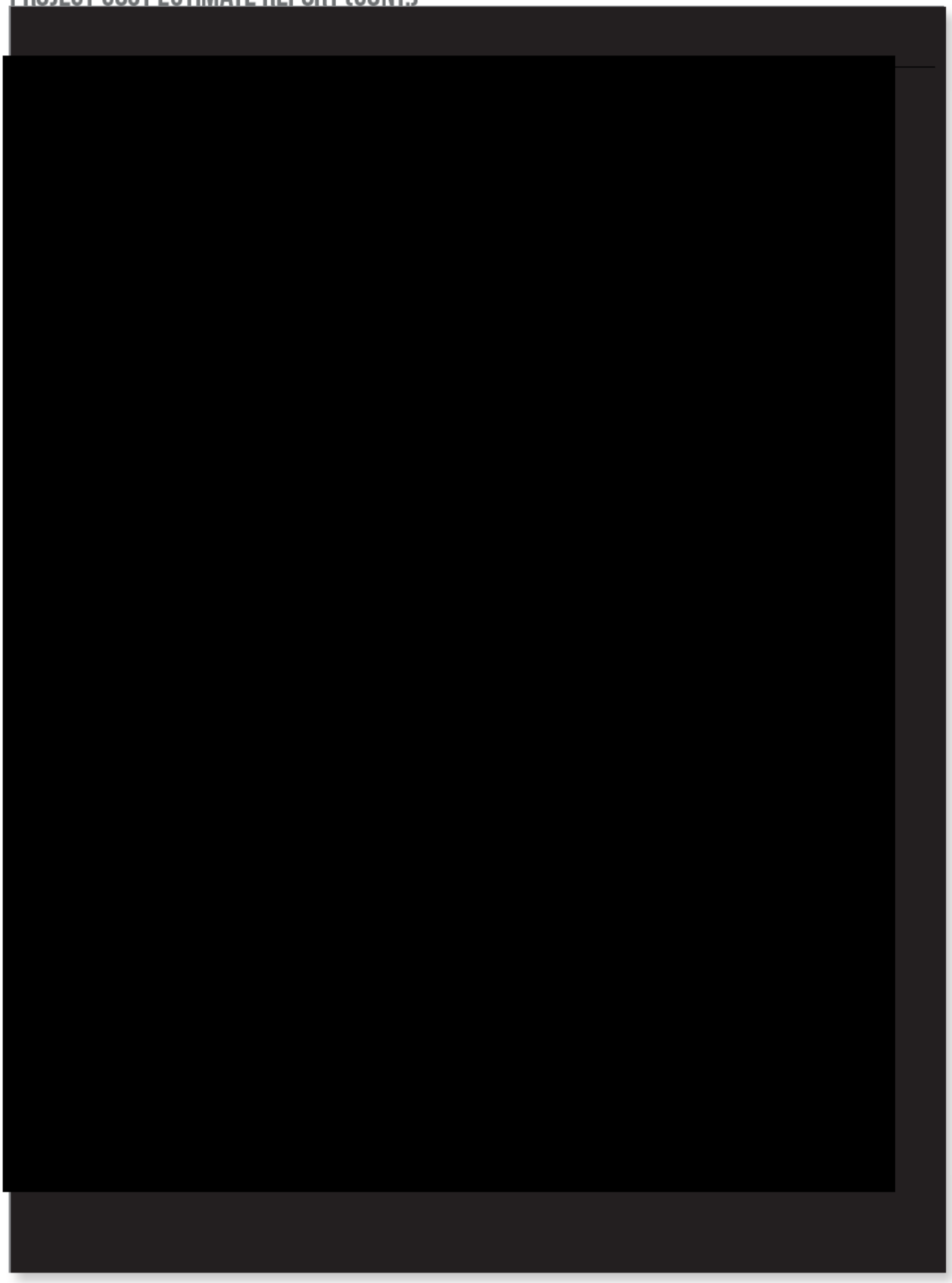




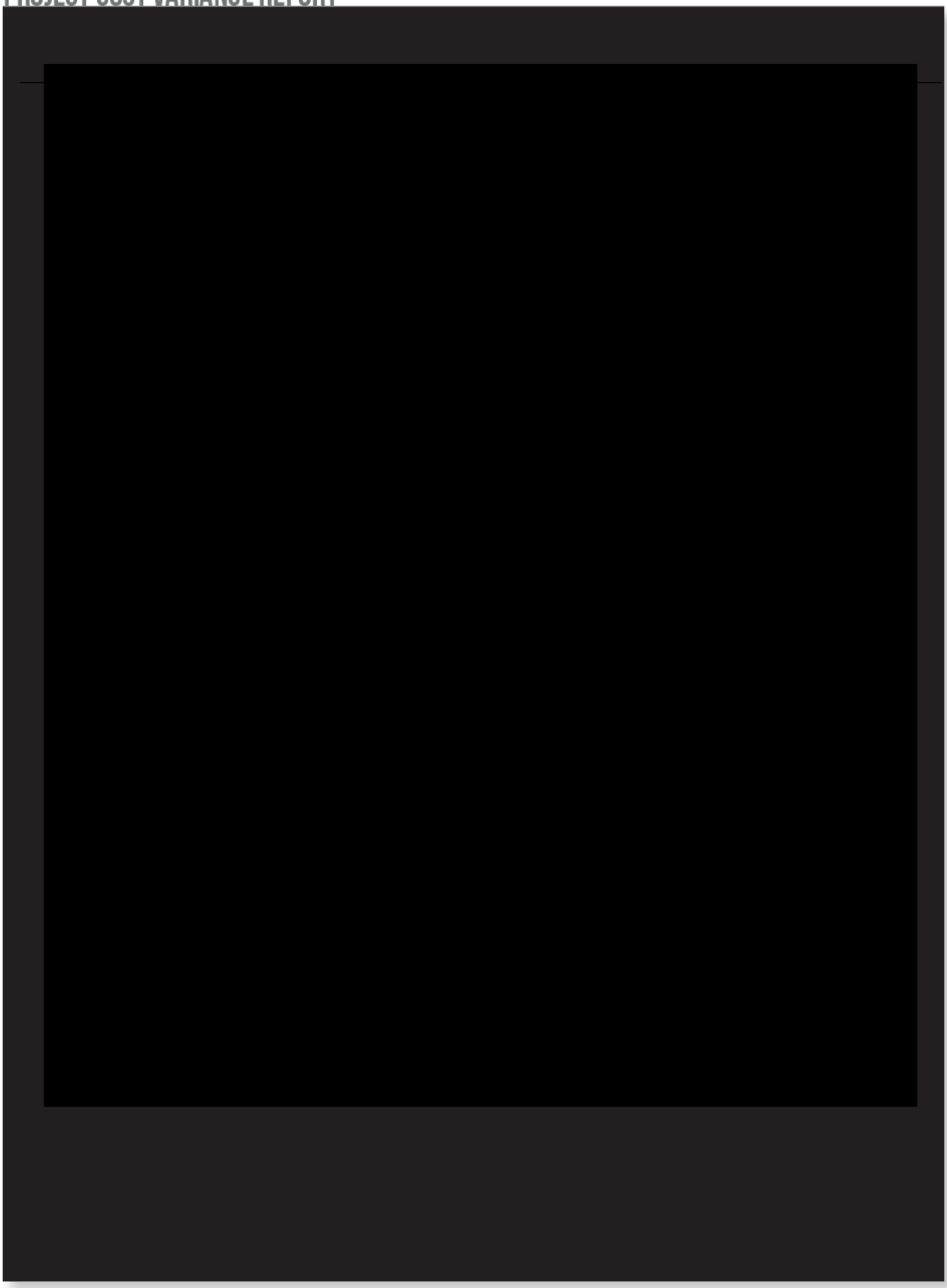
PROJECT COST ESTIMATE REPORT (CONT.)



PROJECT COST ESTIMATE REPORT (CONT.)

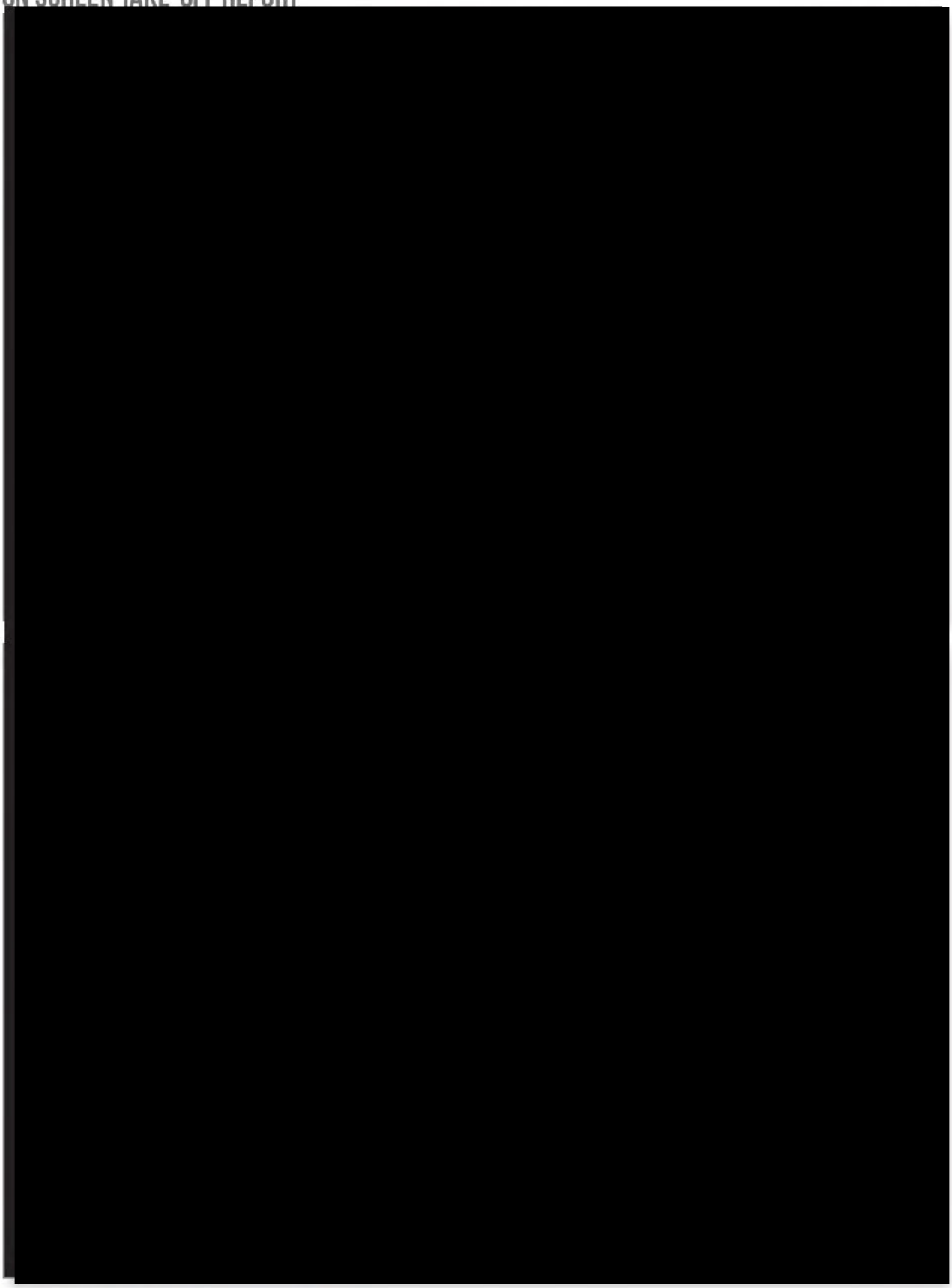


PROJECT COST VARIANCE REPORT

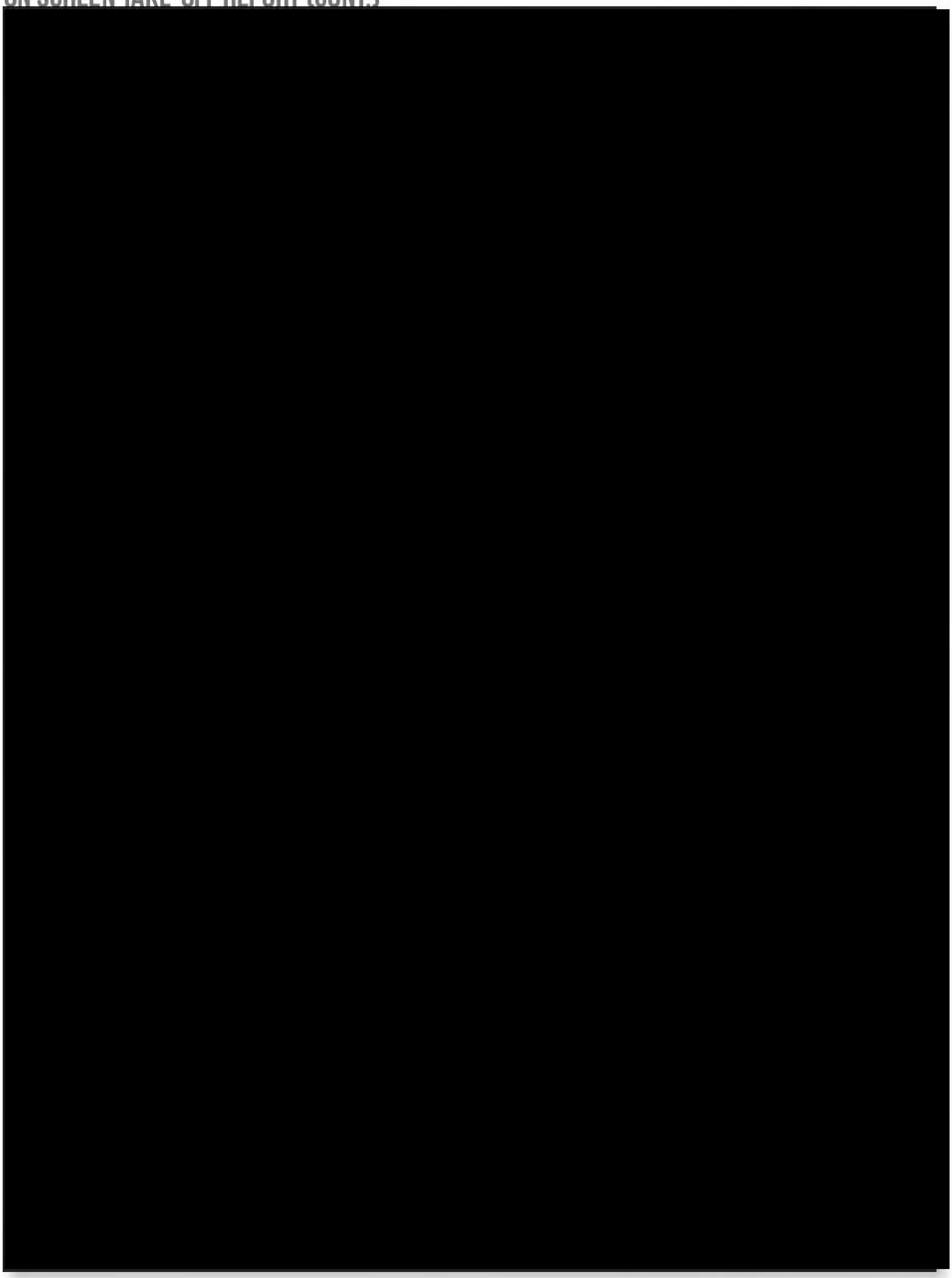


PROTECTED

ON SCREEN TAKE-OFF REPORT

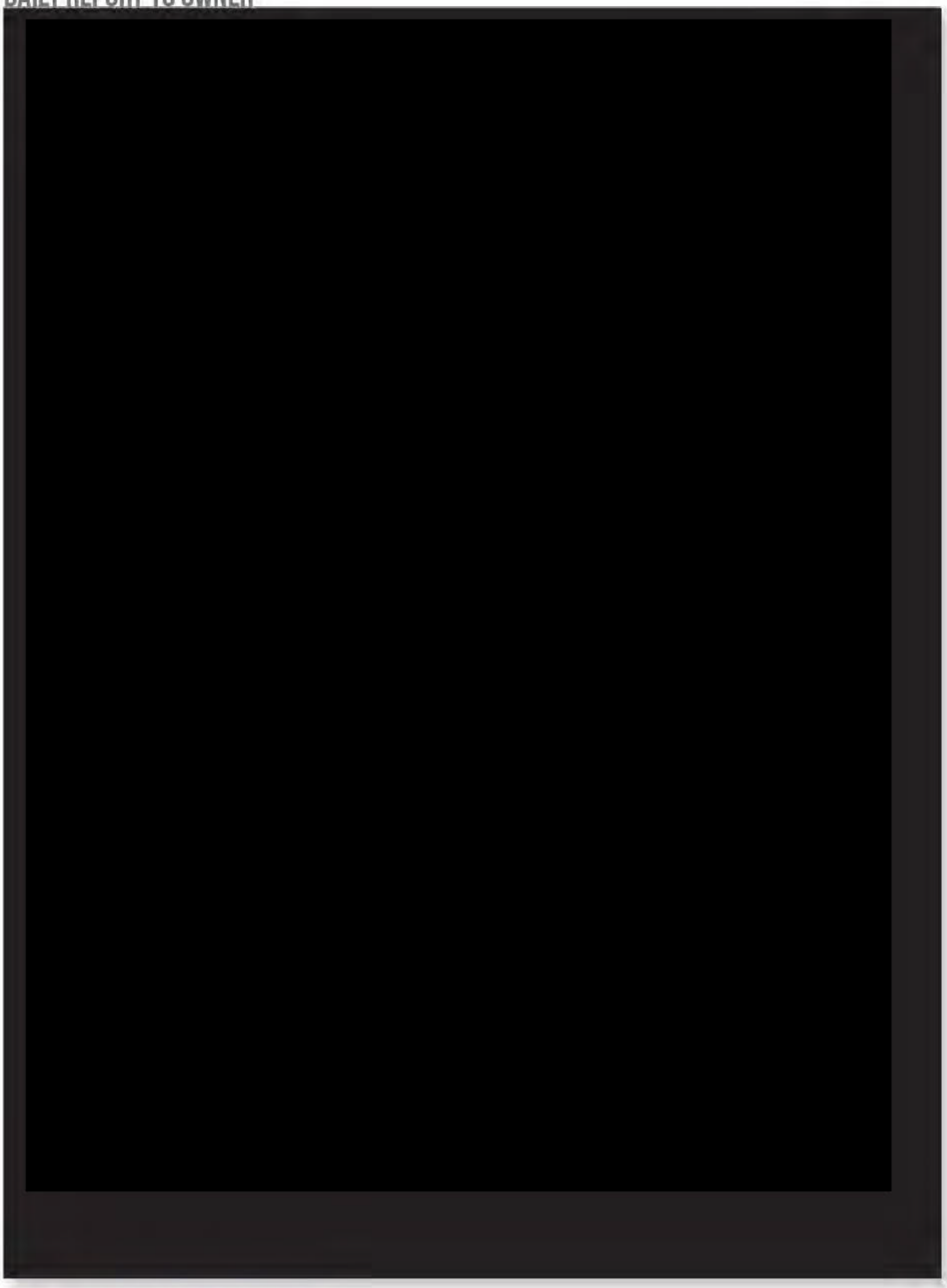


ON SCREEN TAKE-OFF REPORT (CONT.)

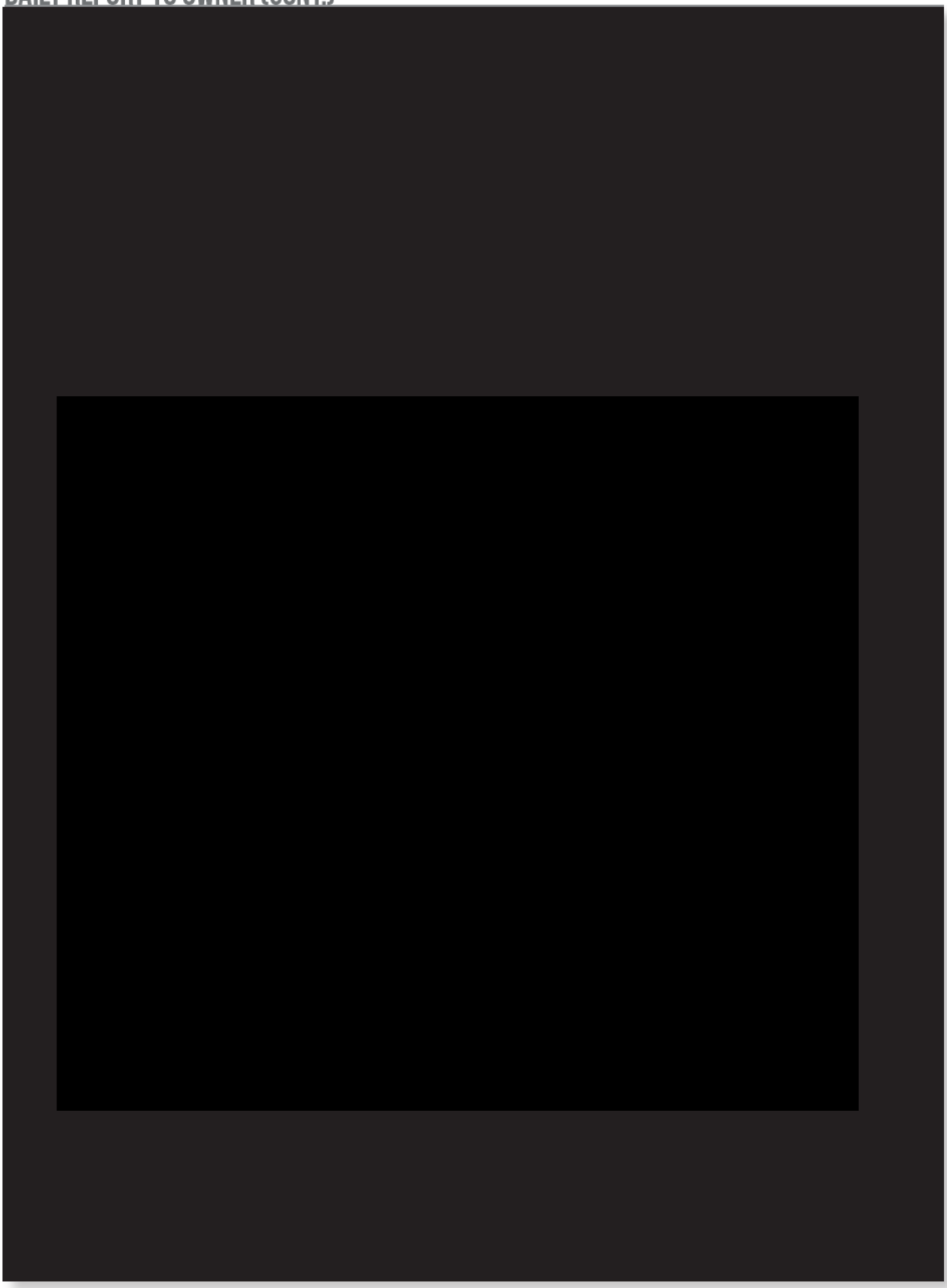


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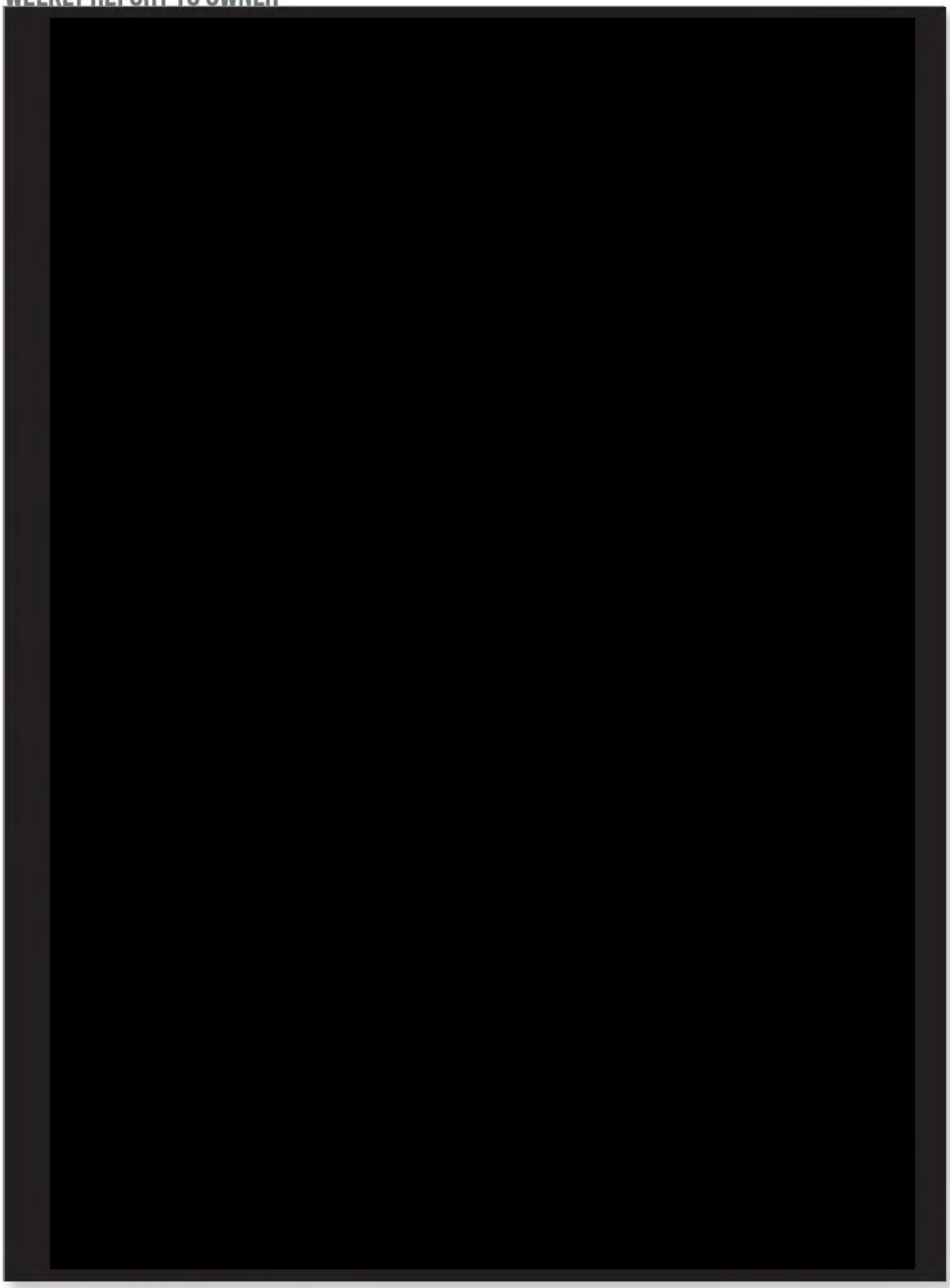
DAILY REPORT TO OWNER



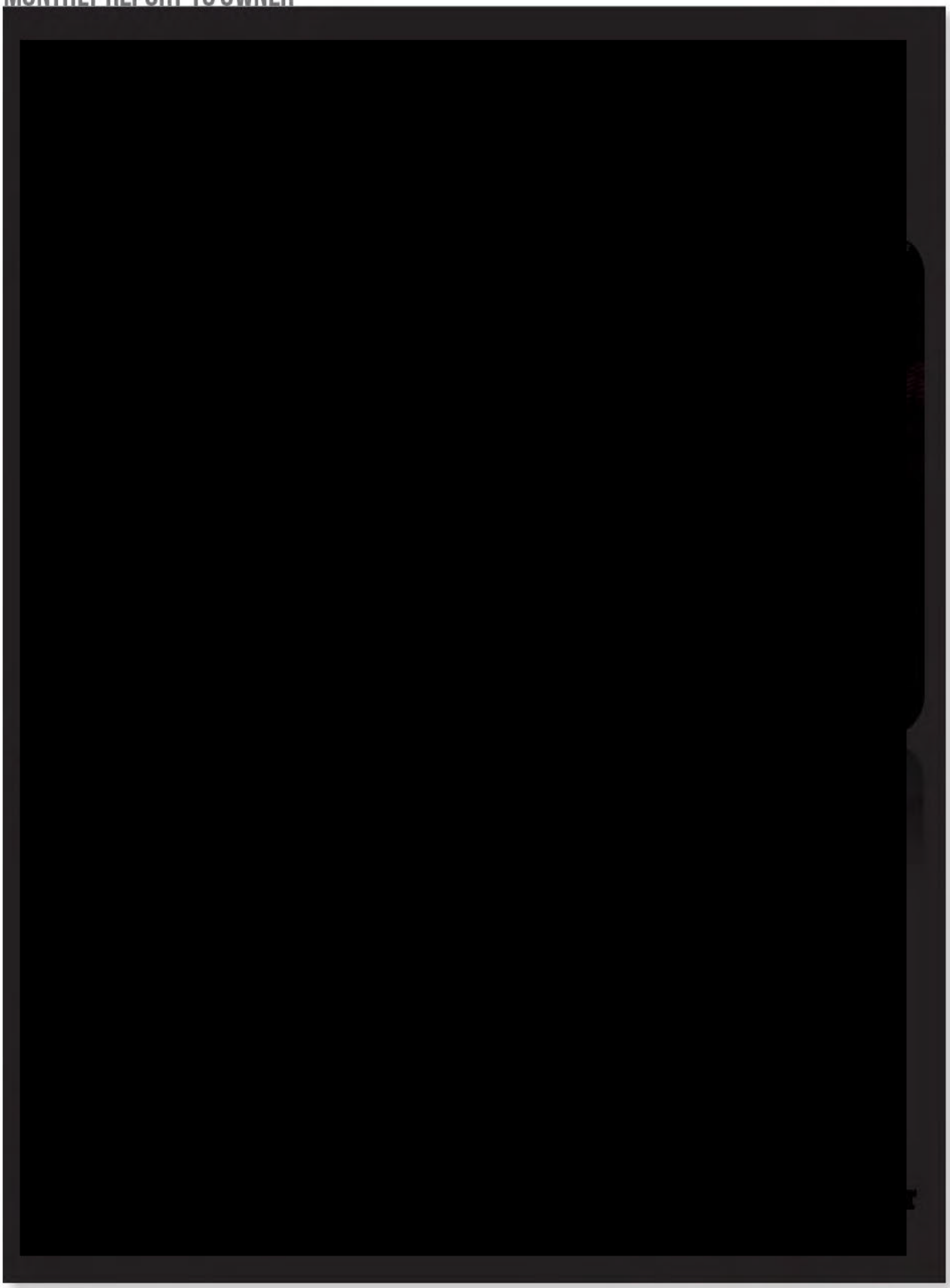
DAILY REPORT TO OWNER (CONT.)



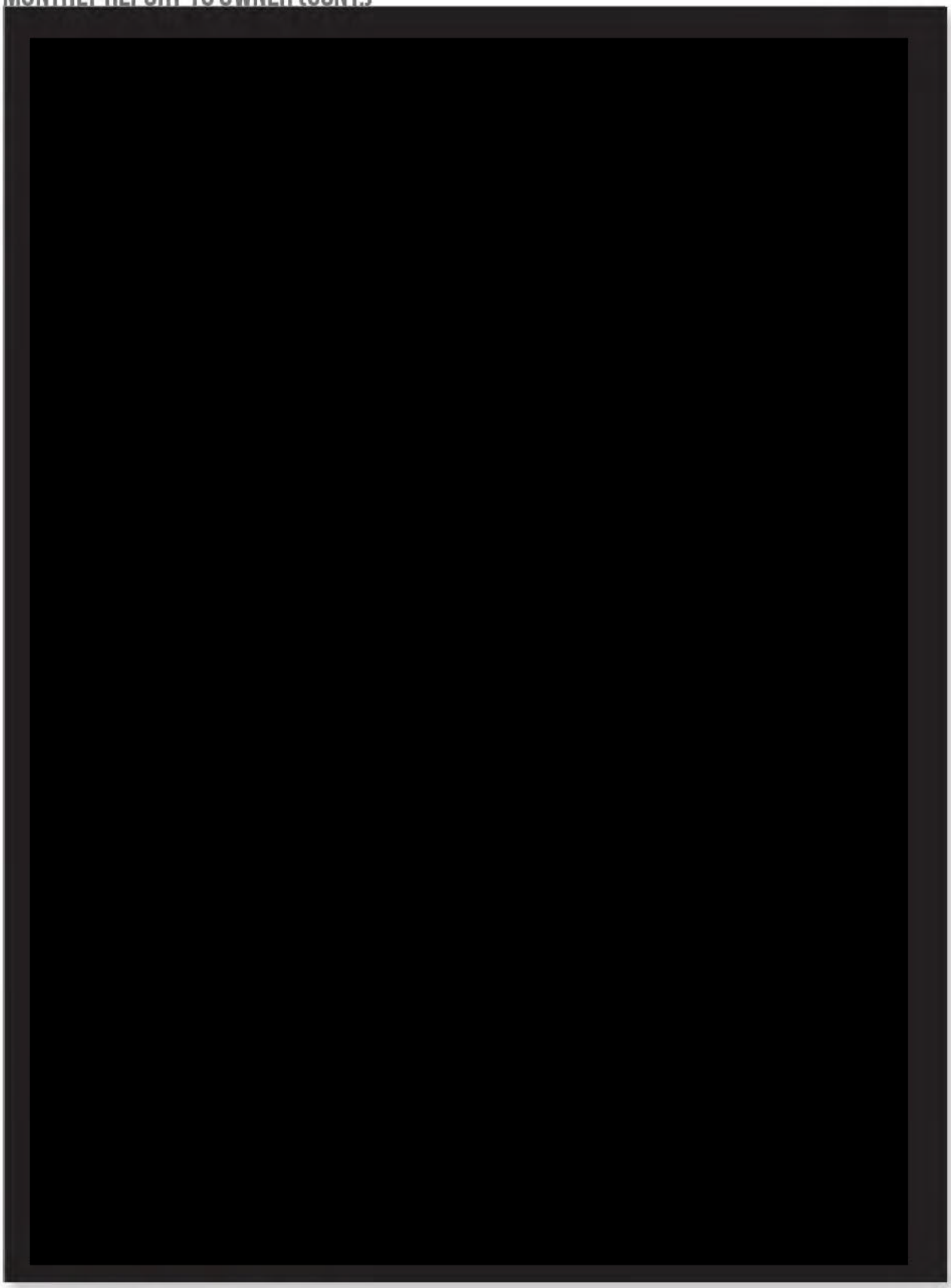
WEEKLY REPORT TO OWNER



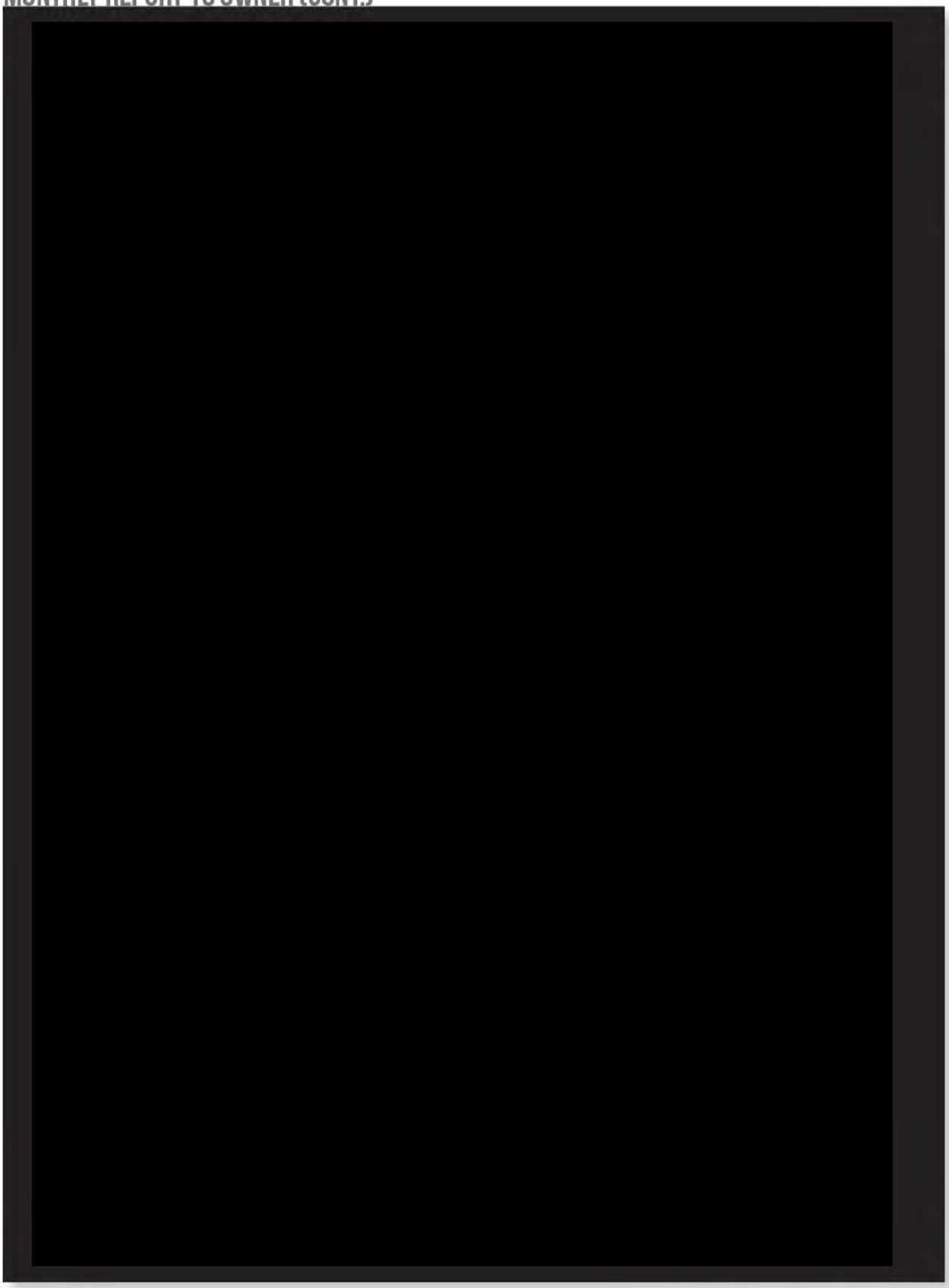
MONTHLY REPORT TO OWNER



MONTHLY REPORT TO OWNER (CONT.)

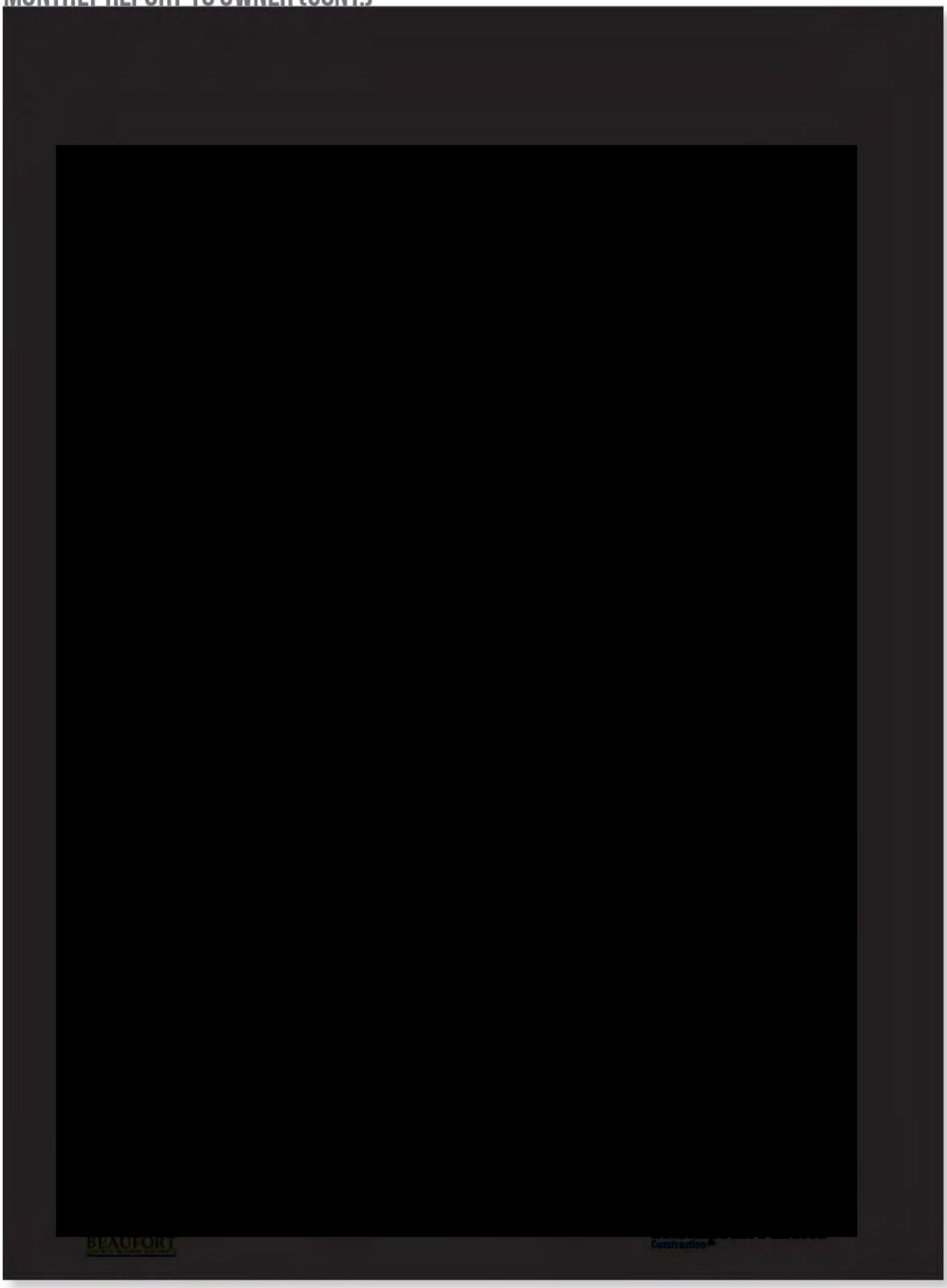


MONTHLY REPORT TO OWNER (CONT.)

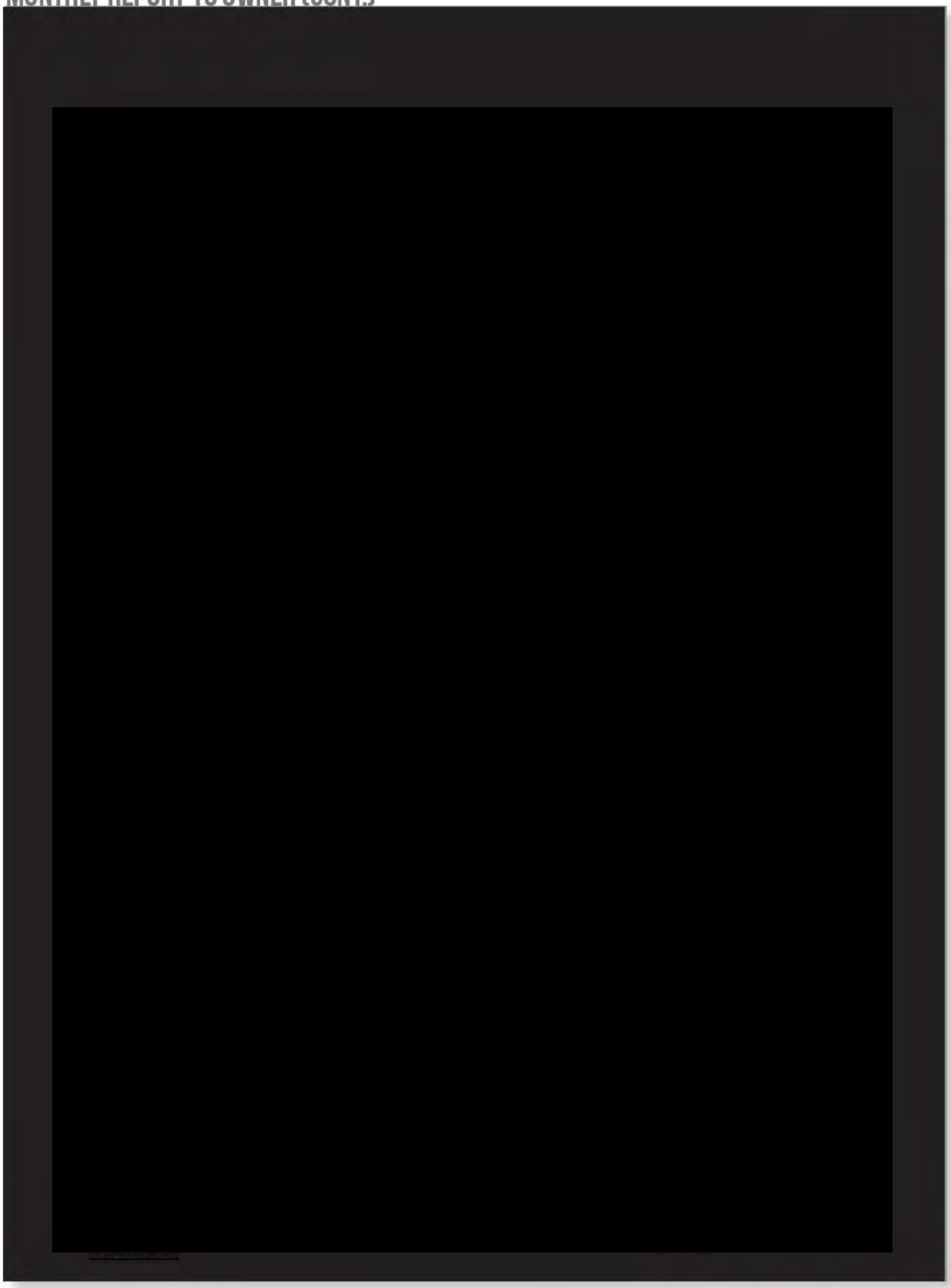


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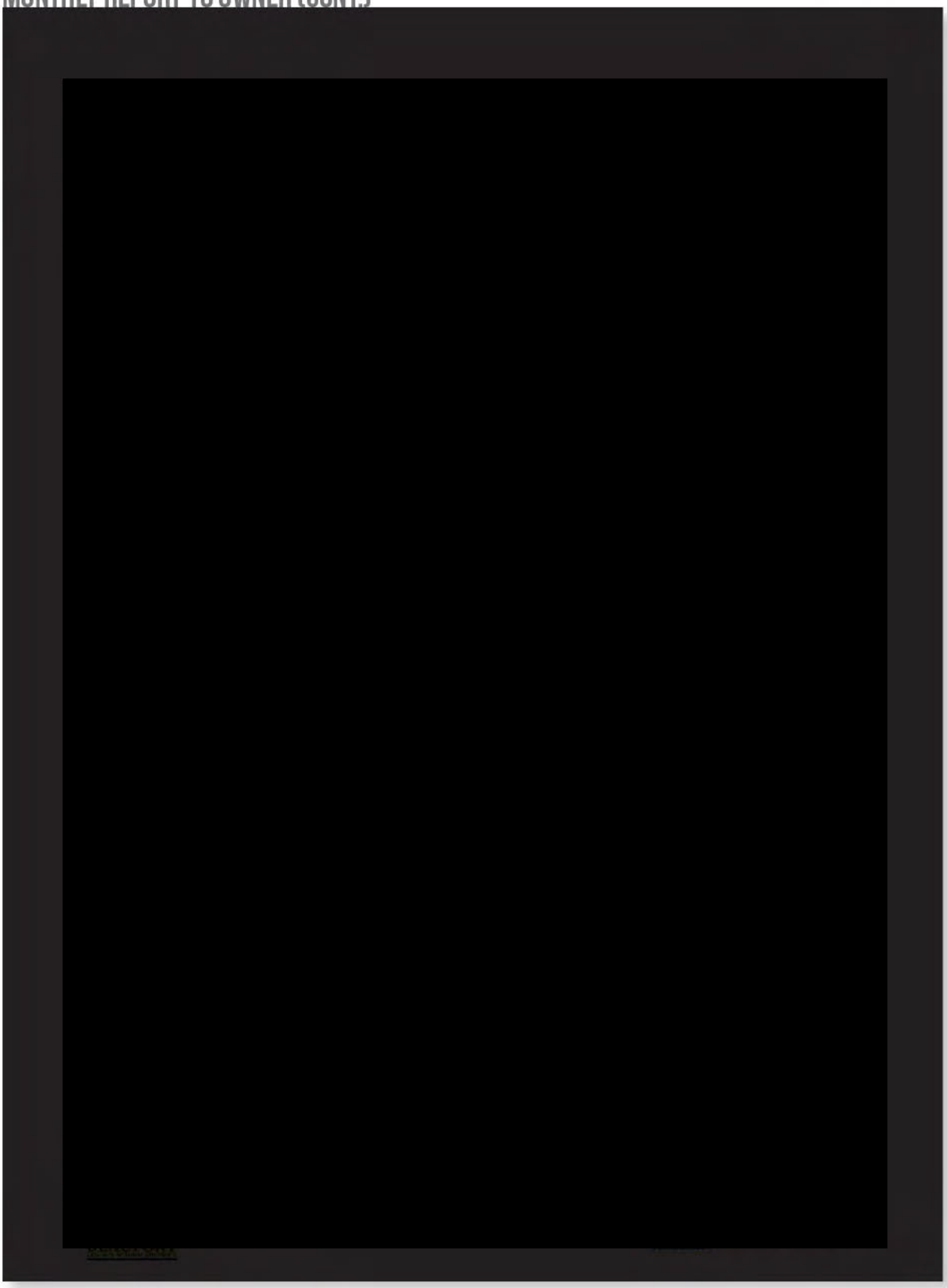
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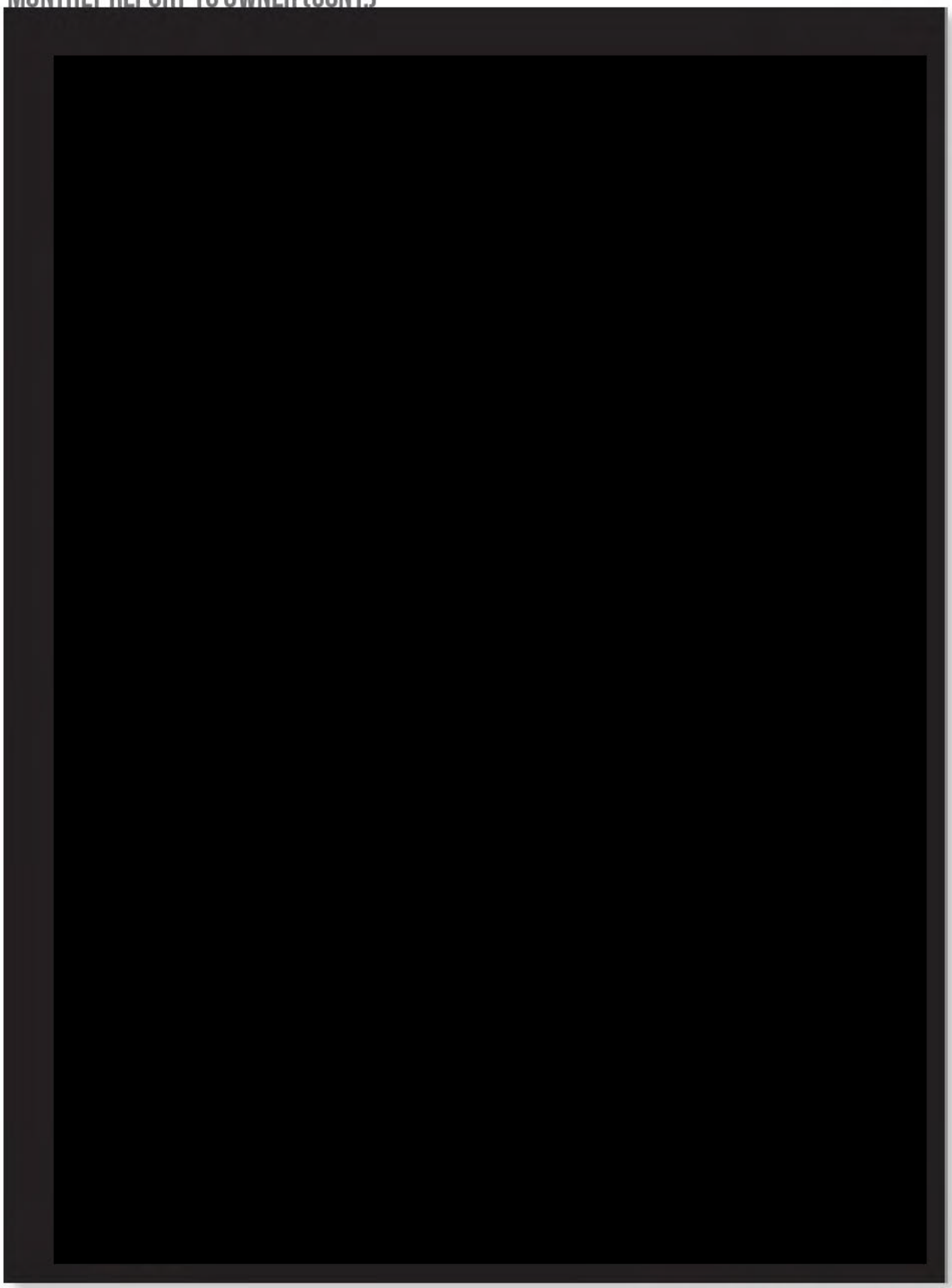
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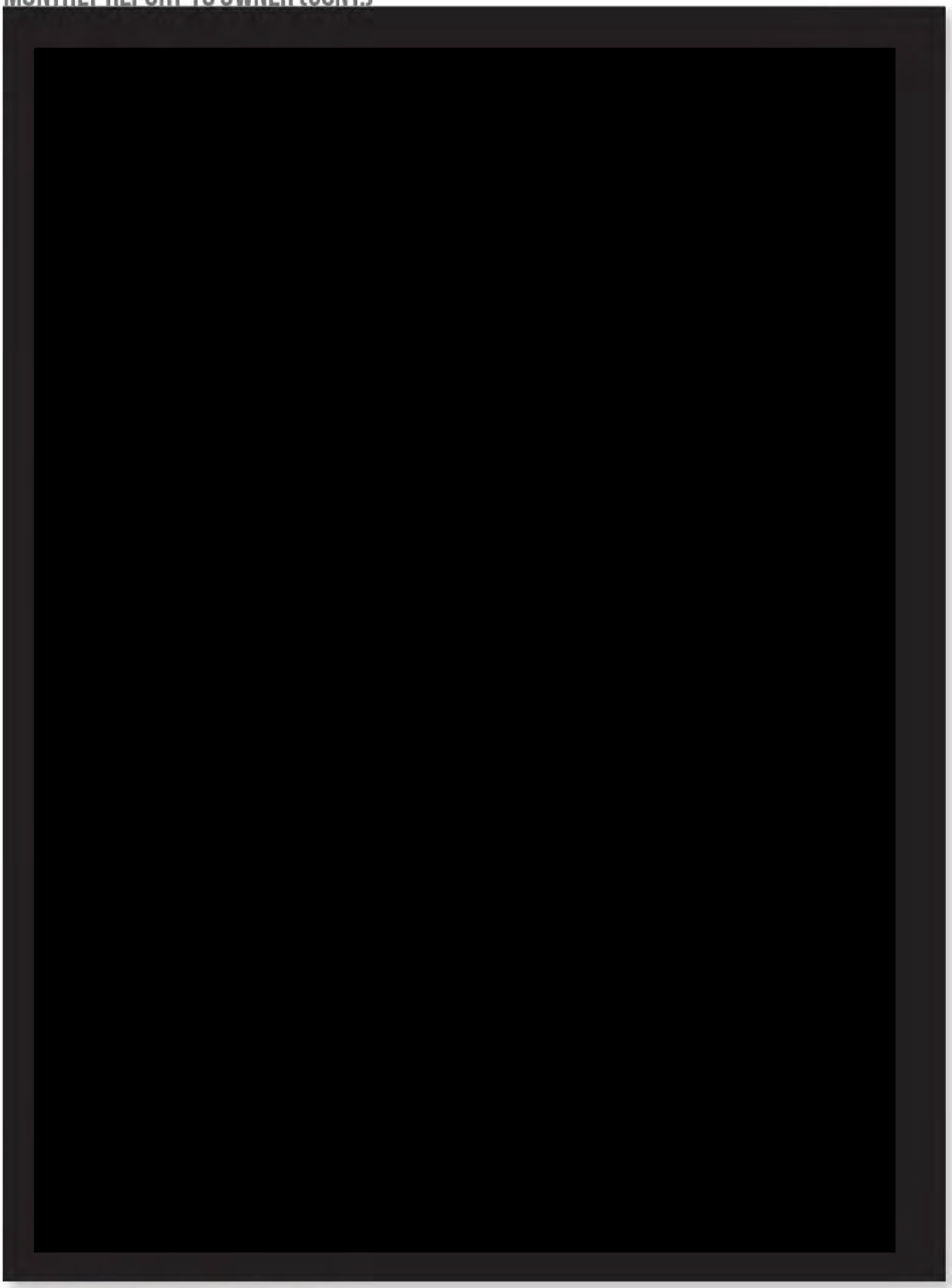
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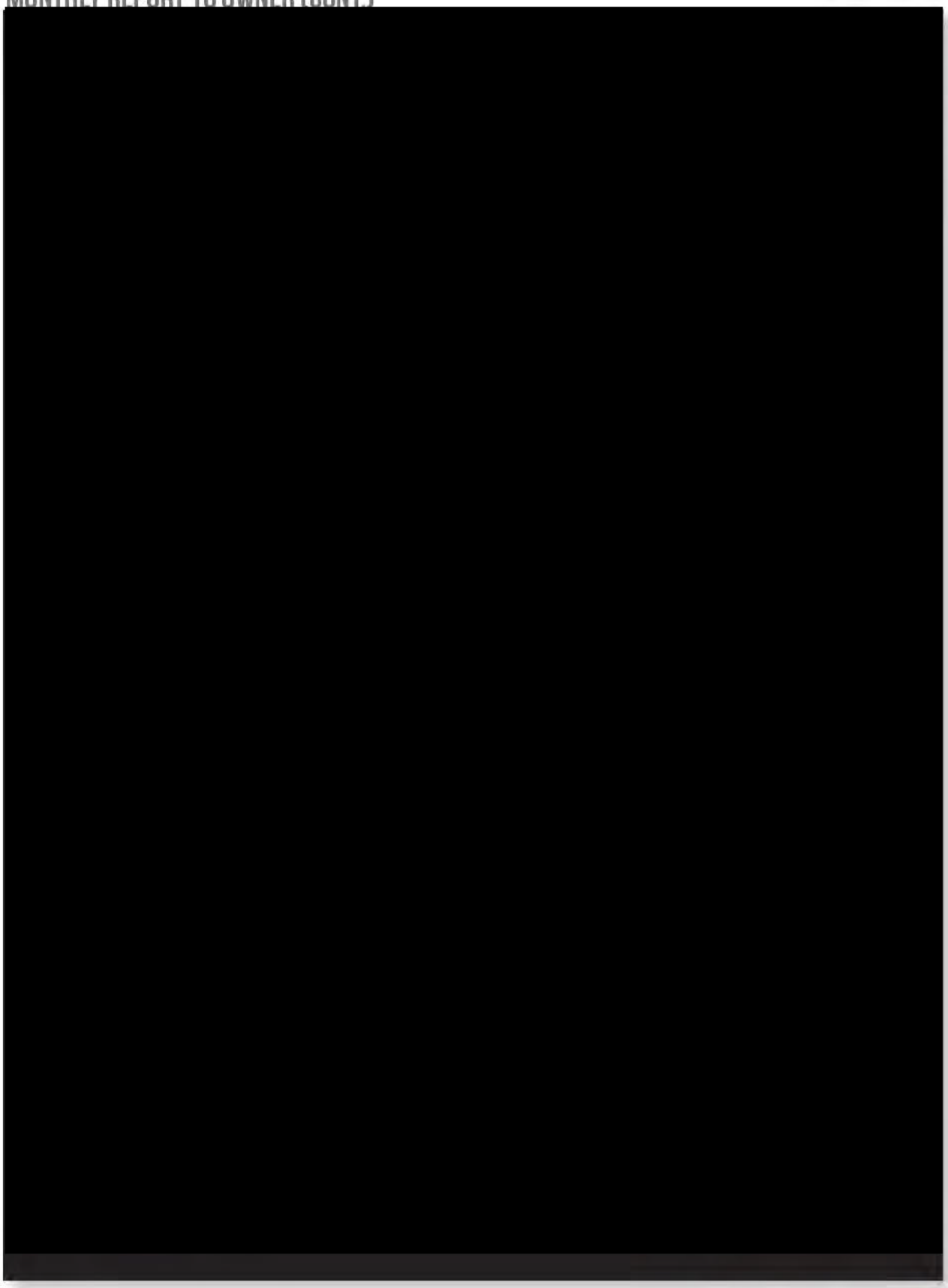
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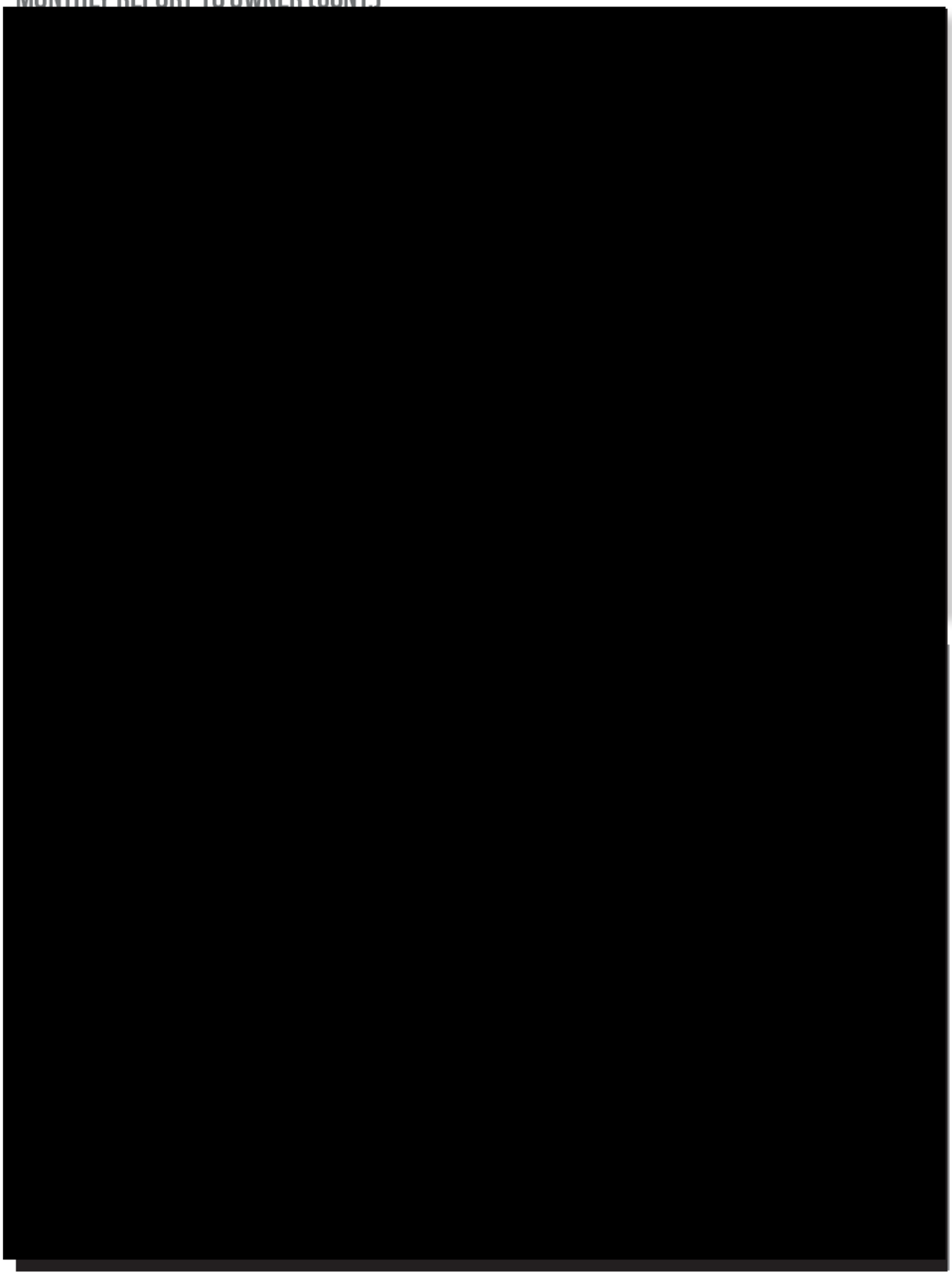
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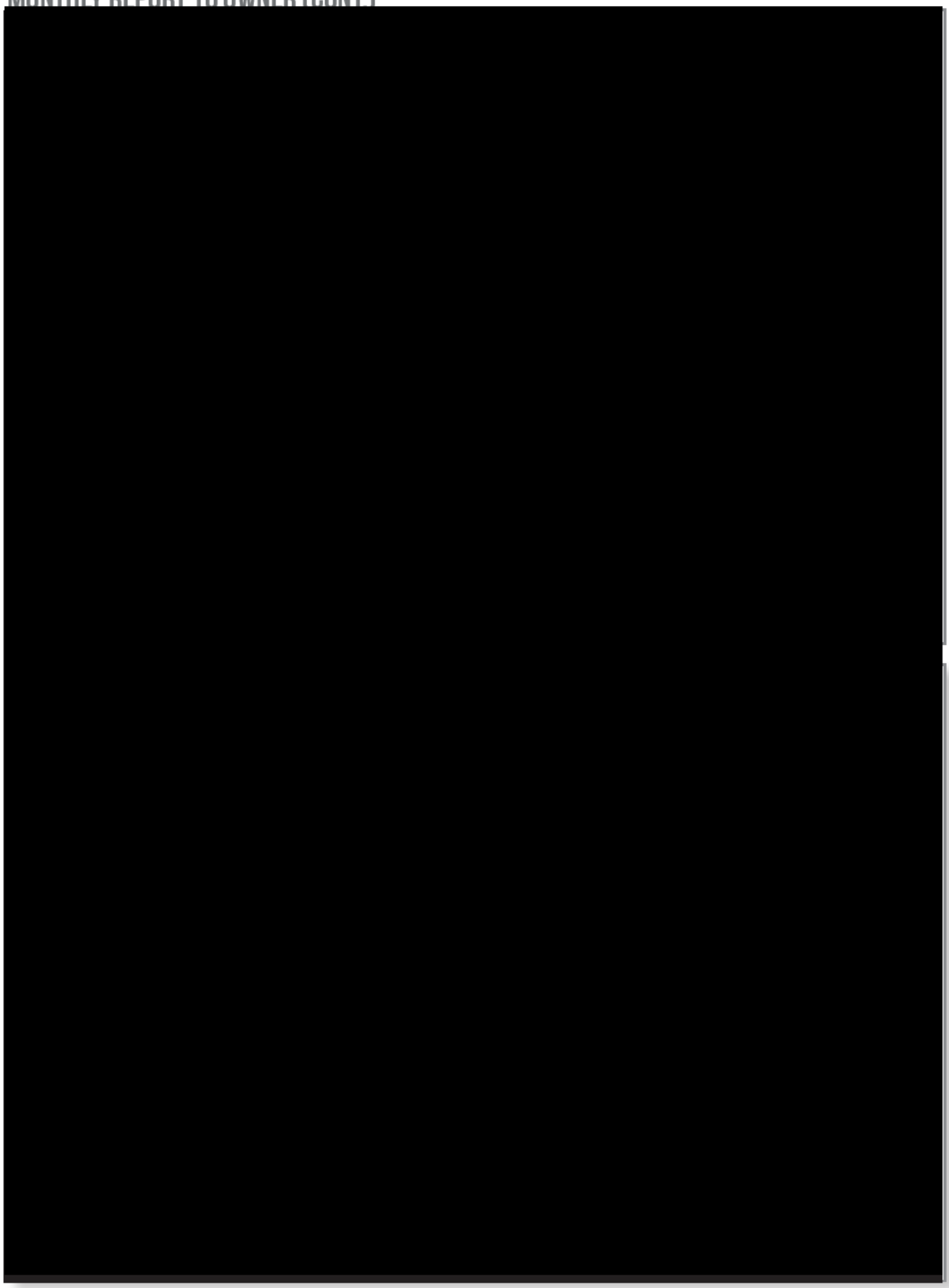
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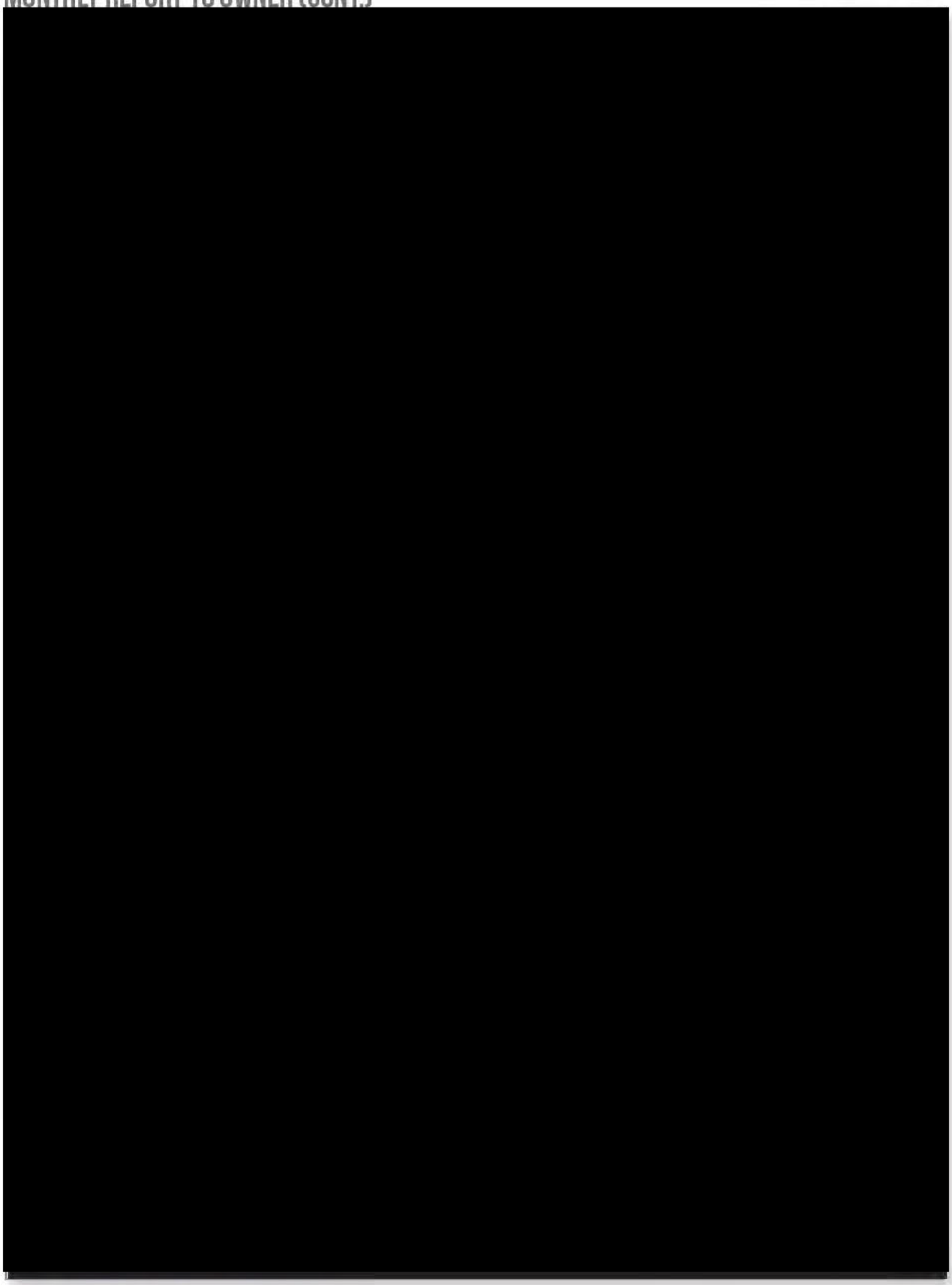
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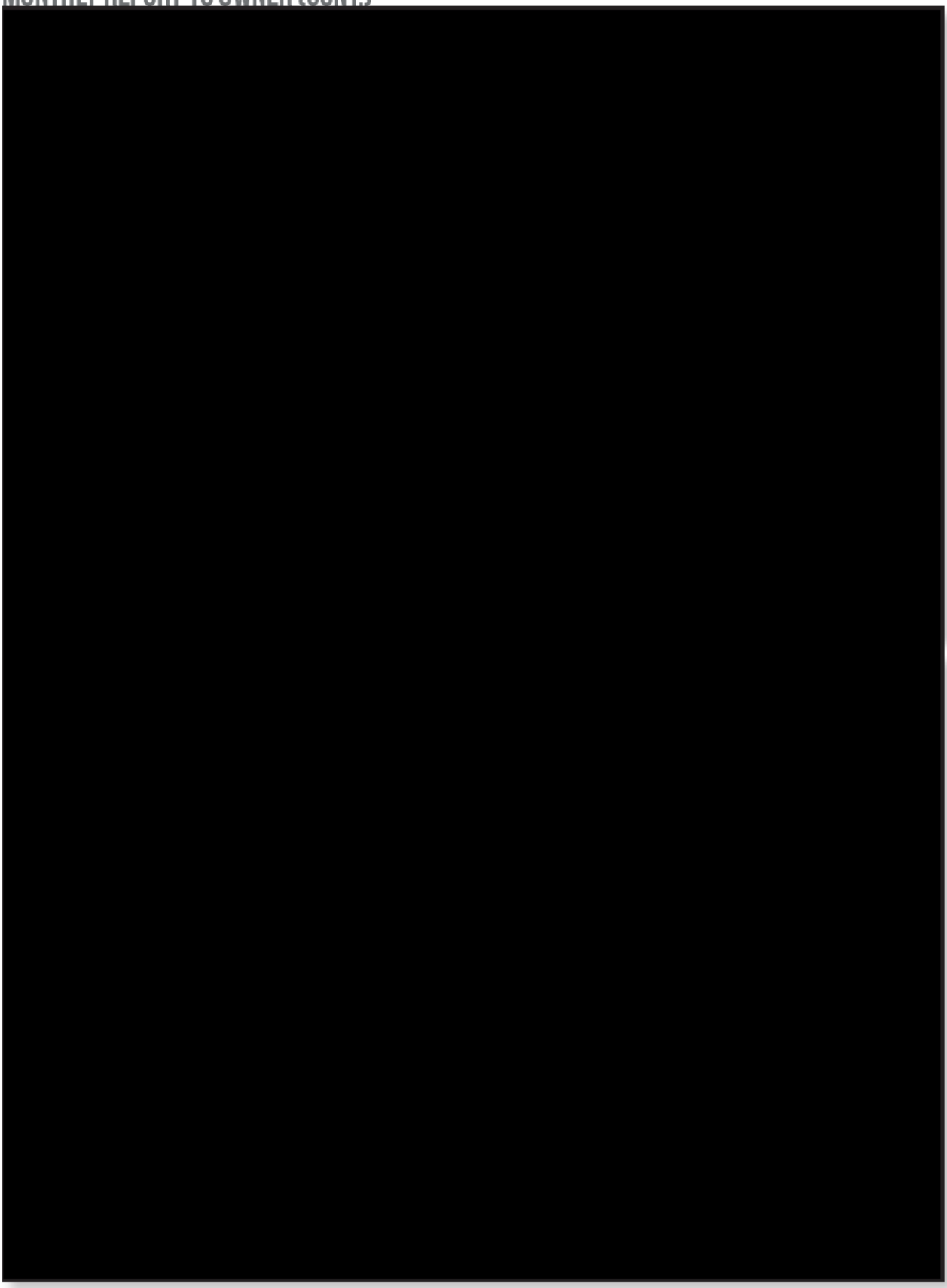
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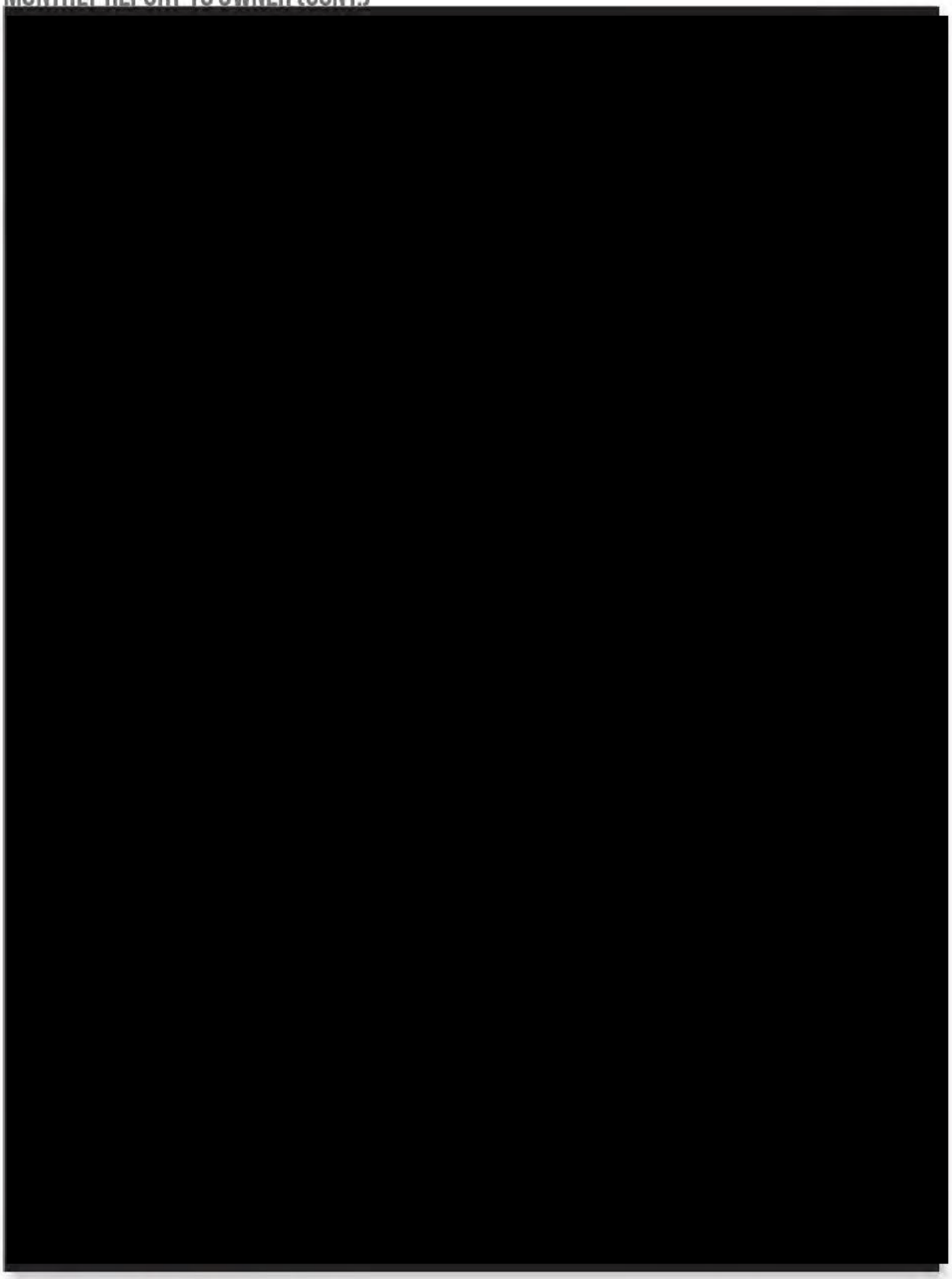
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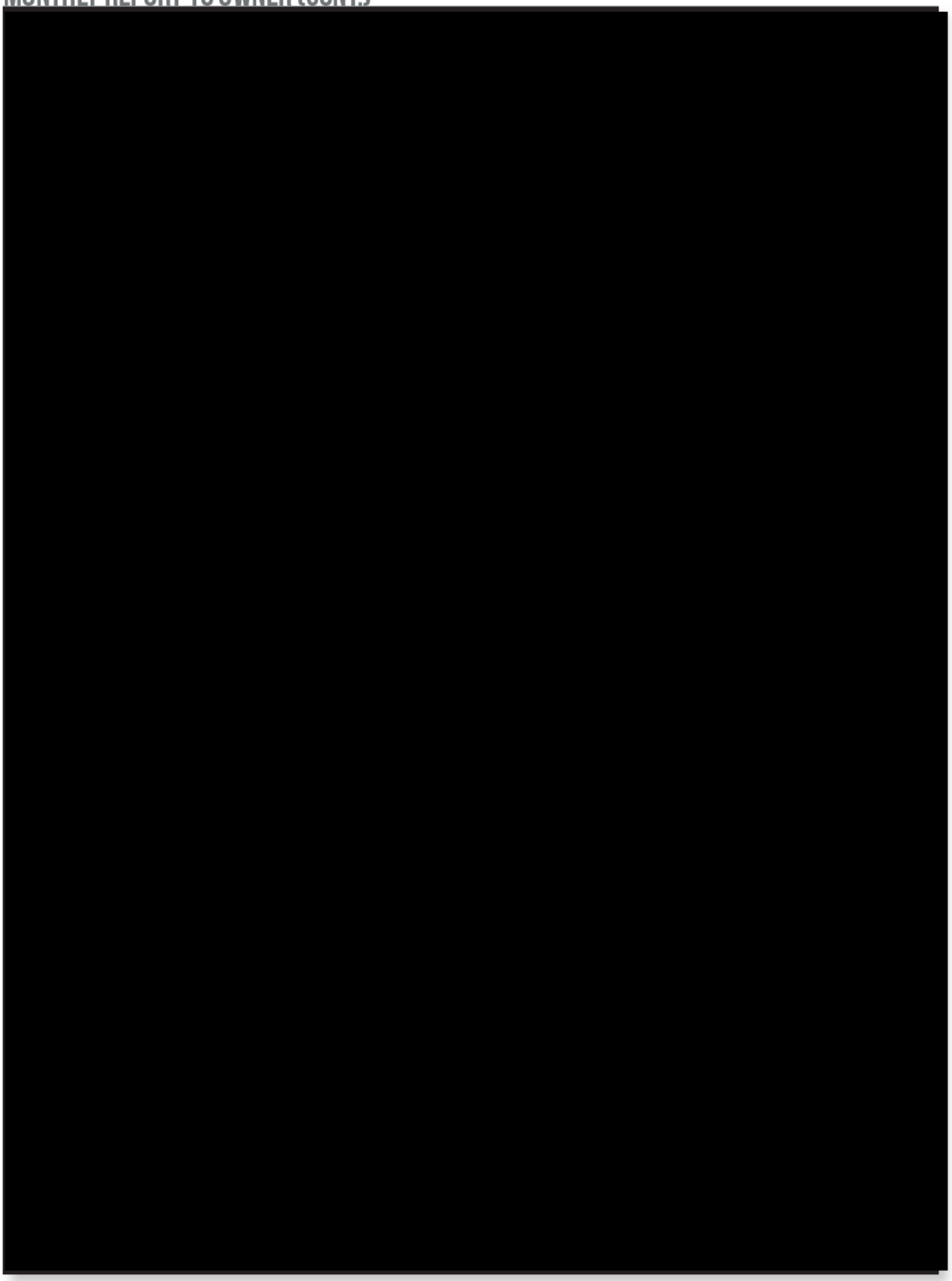
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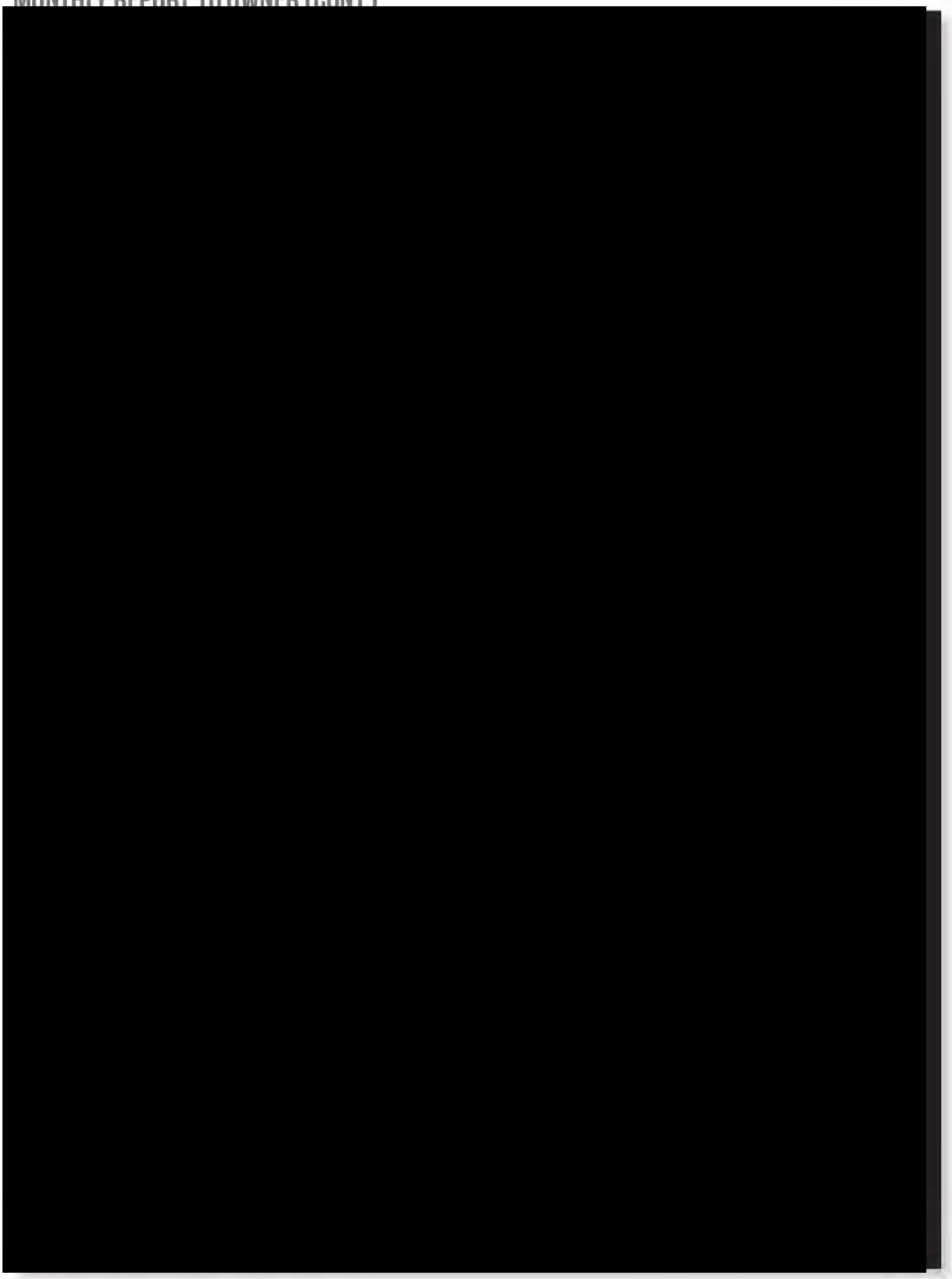
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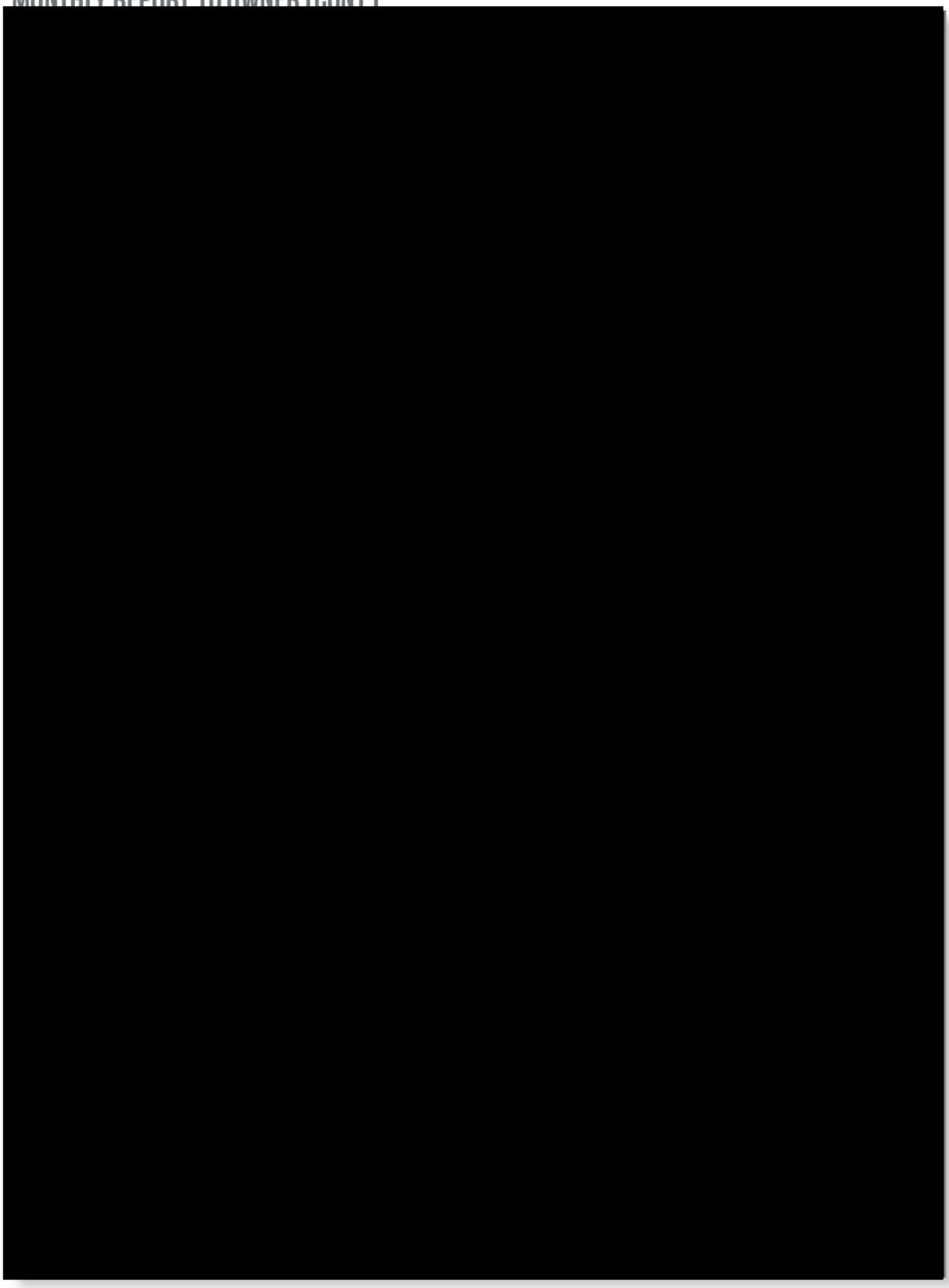
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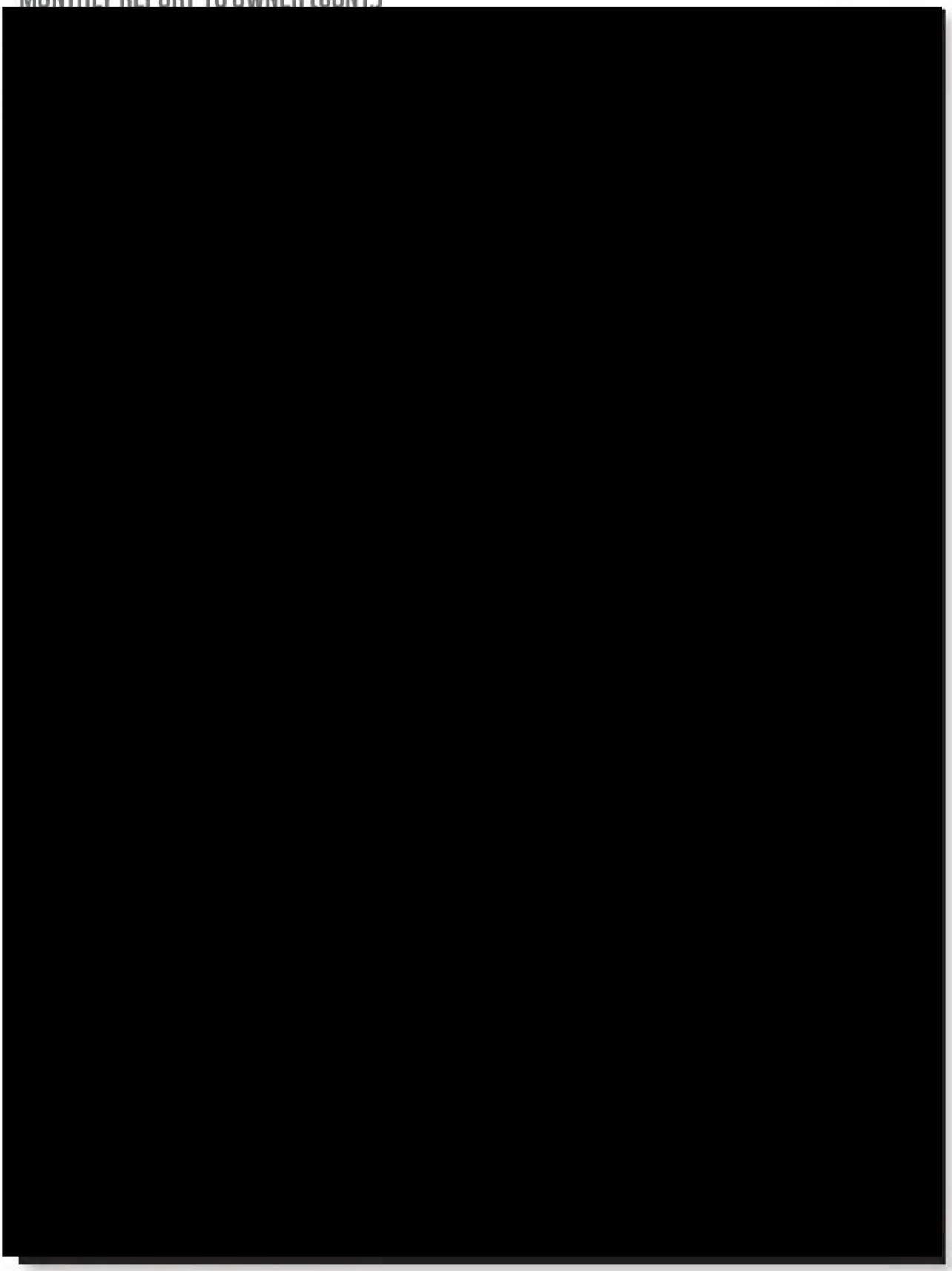
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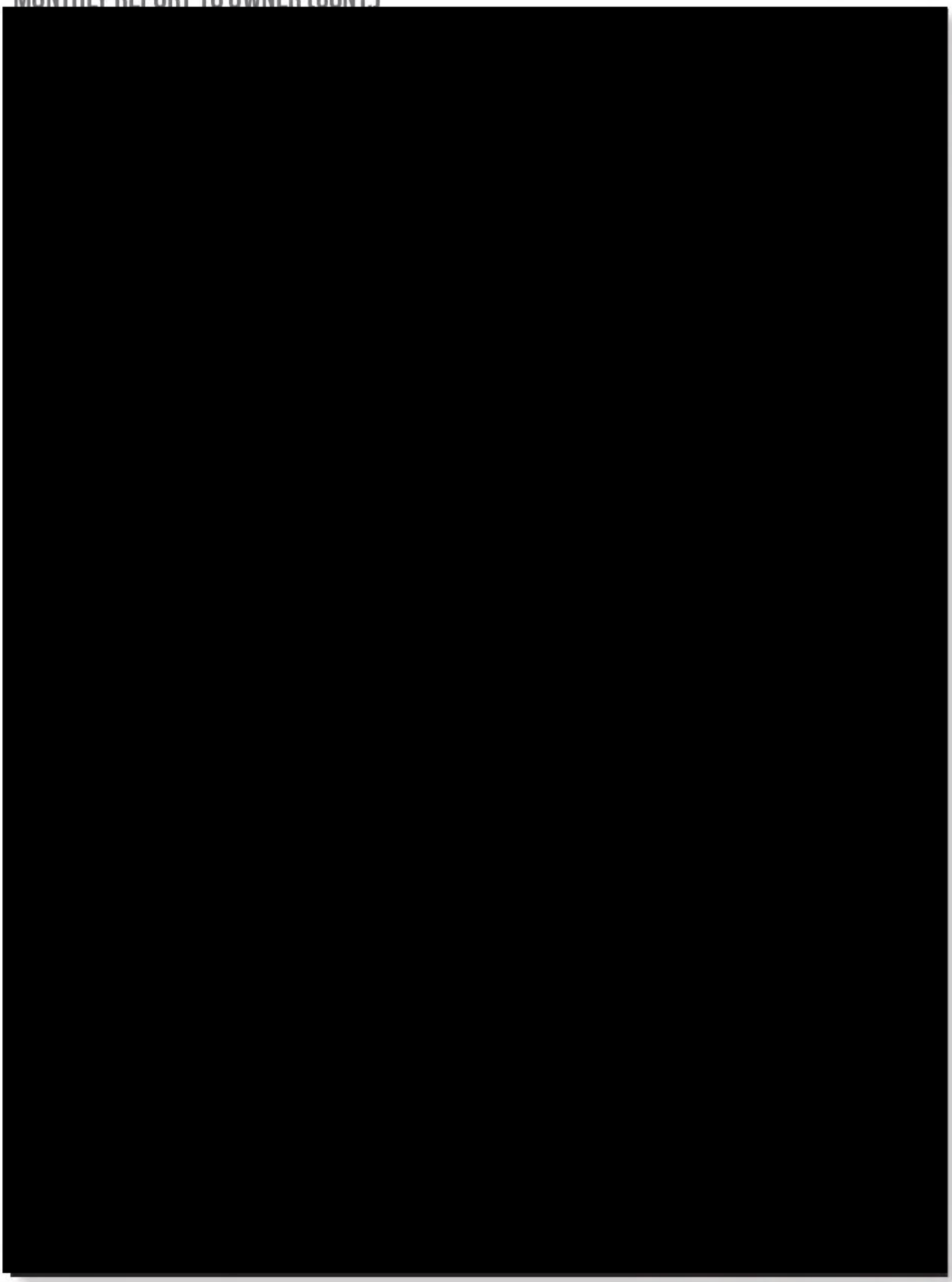
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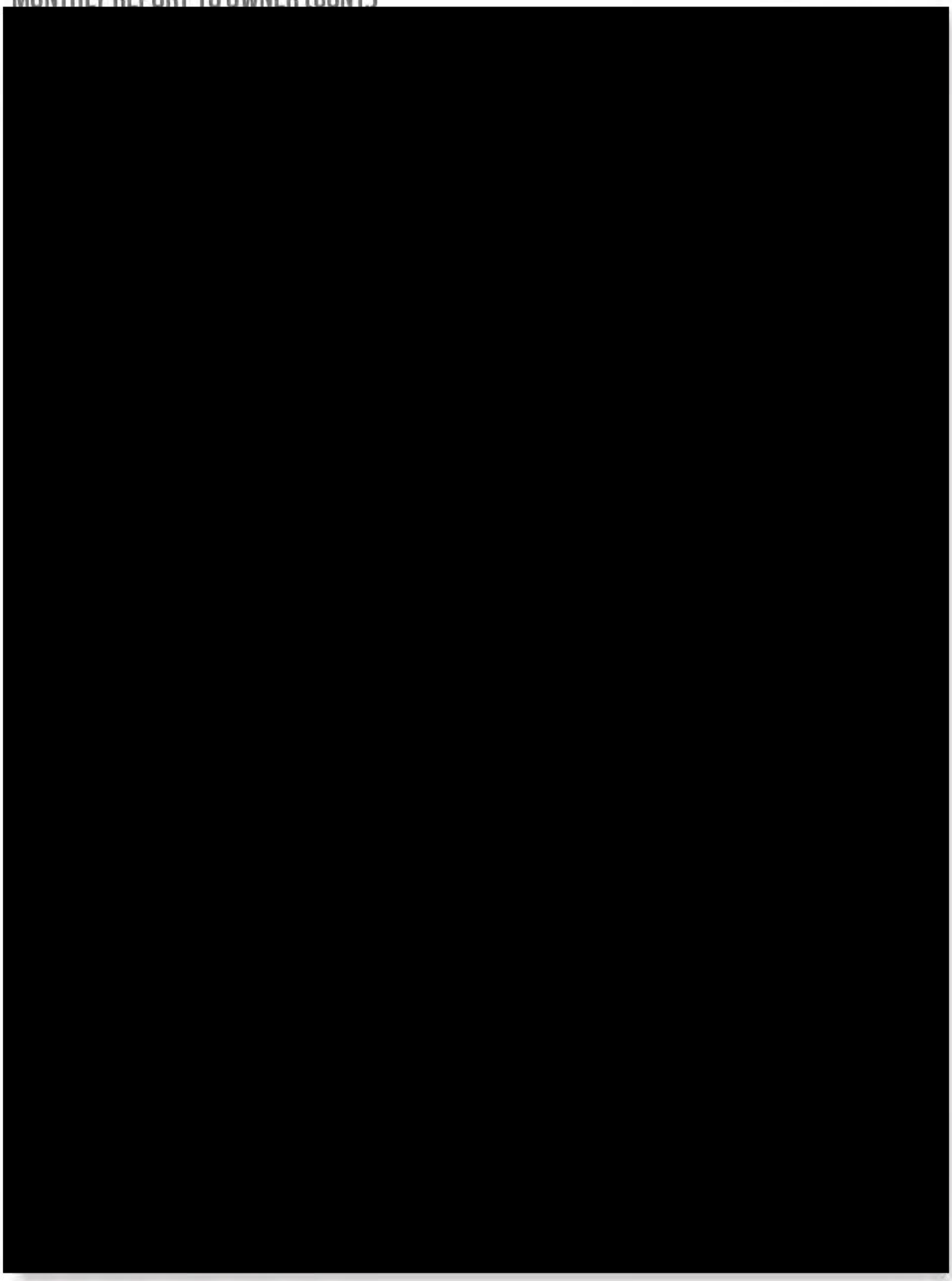
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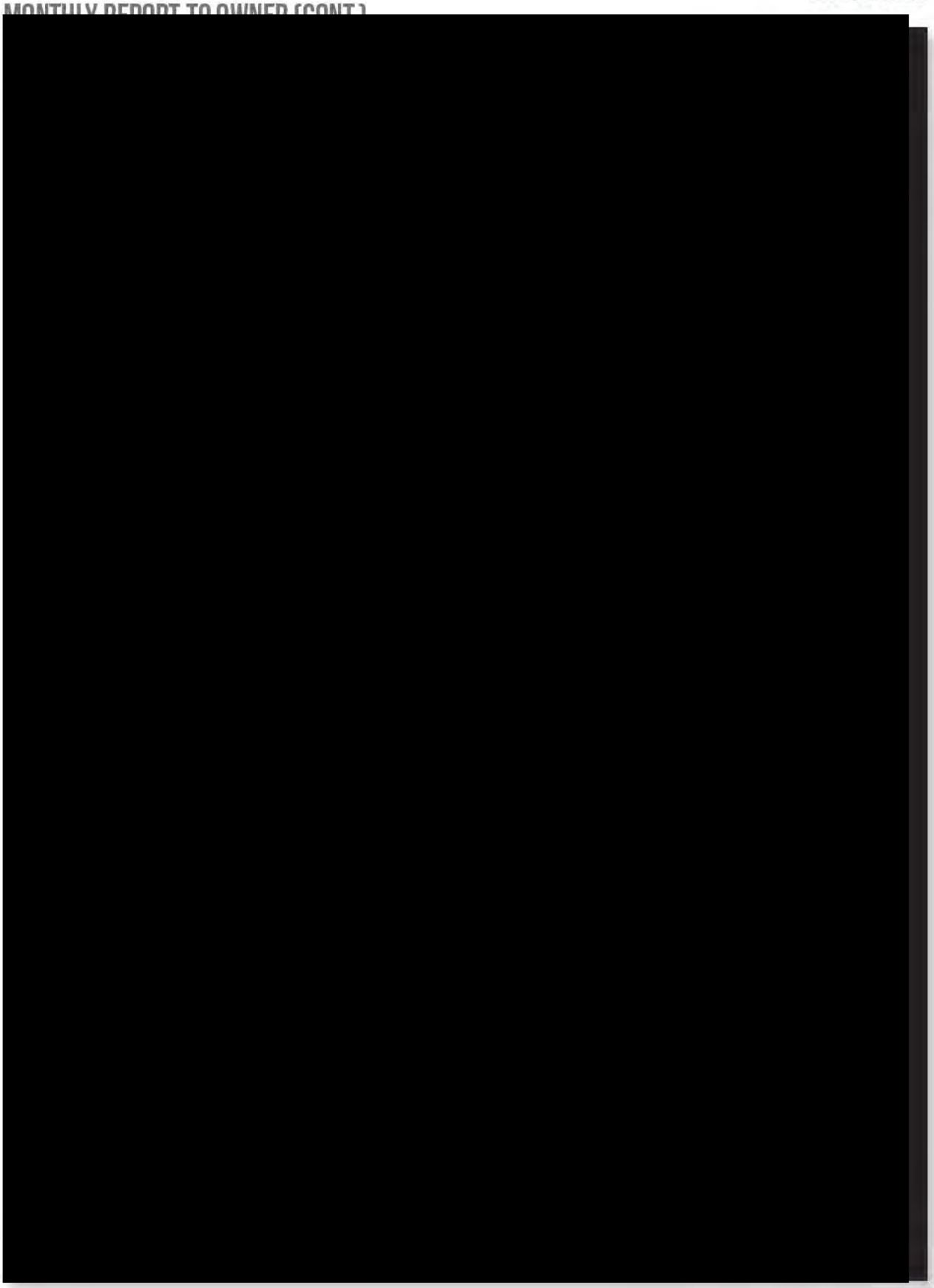
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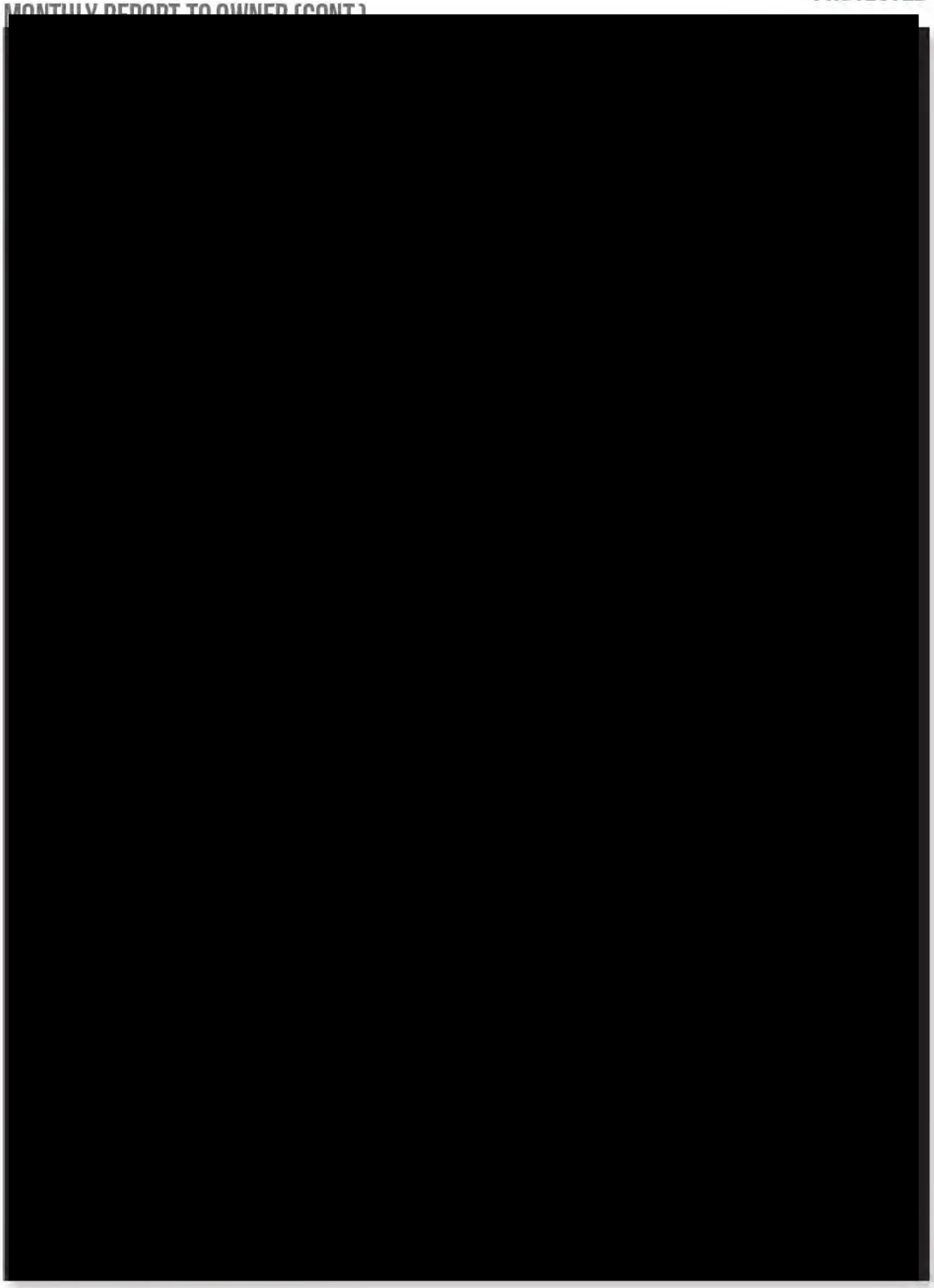
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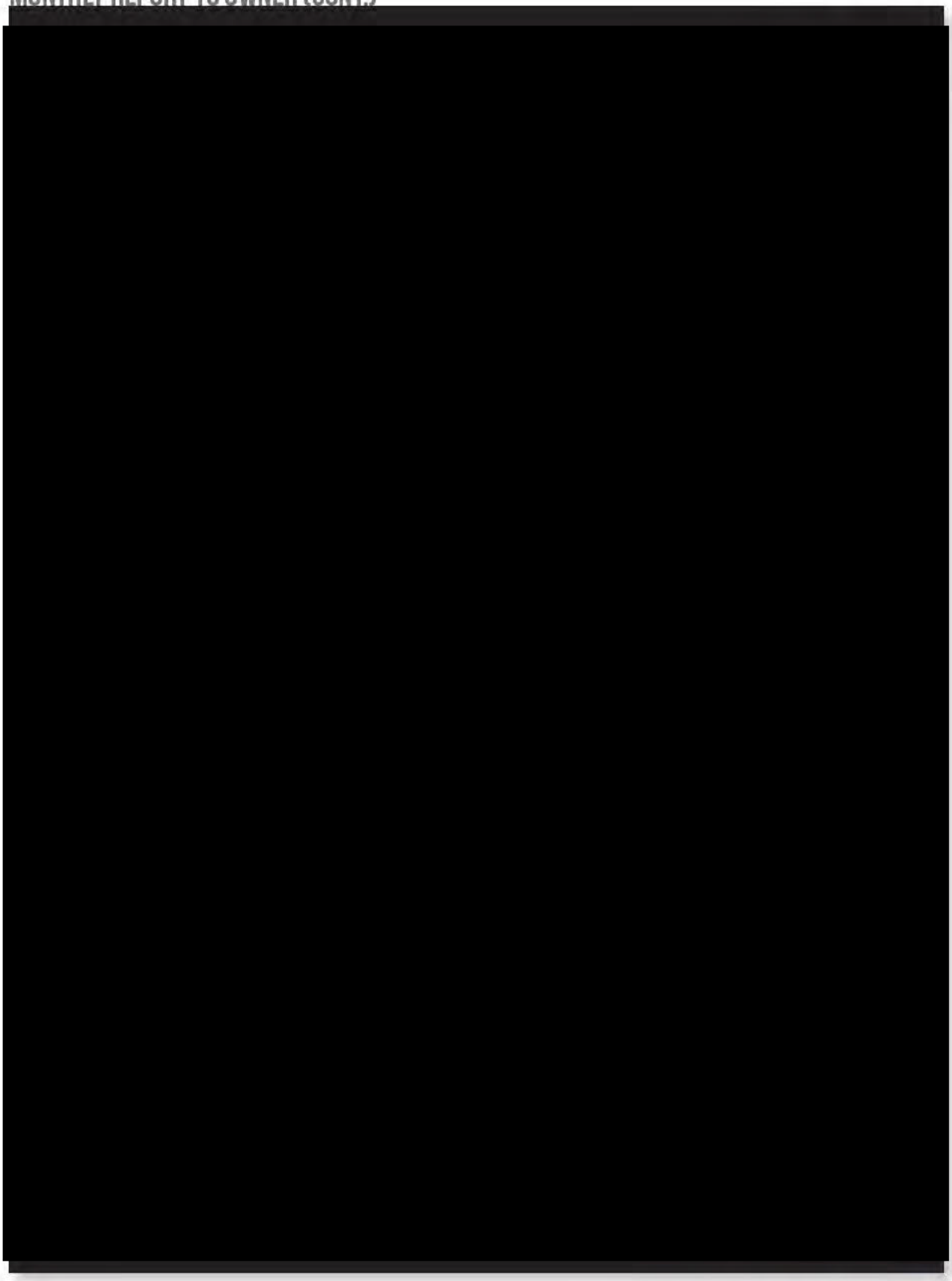
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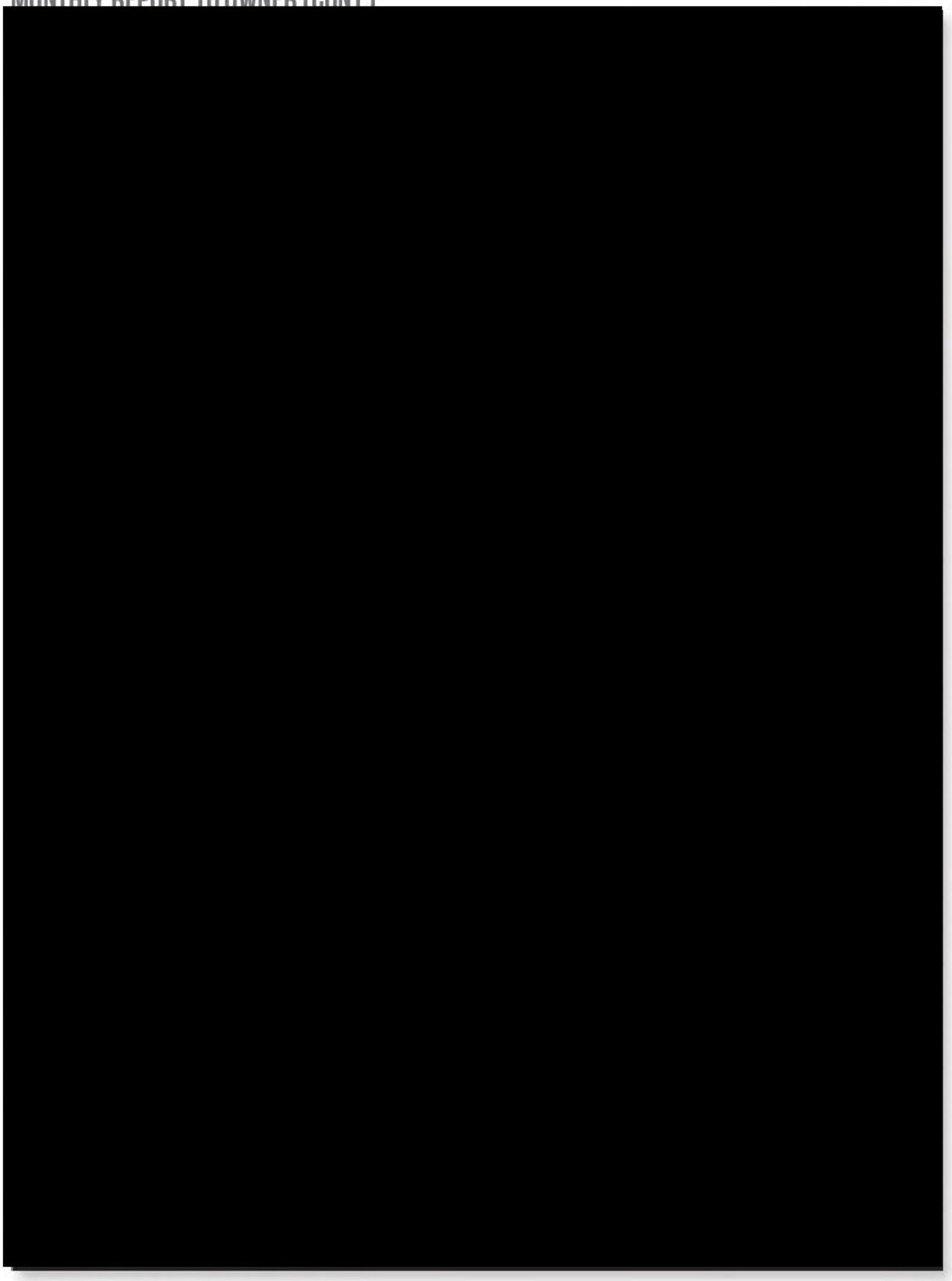
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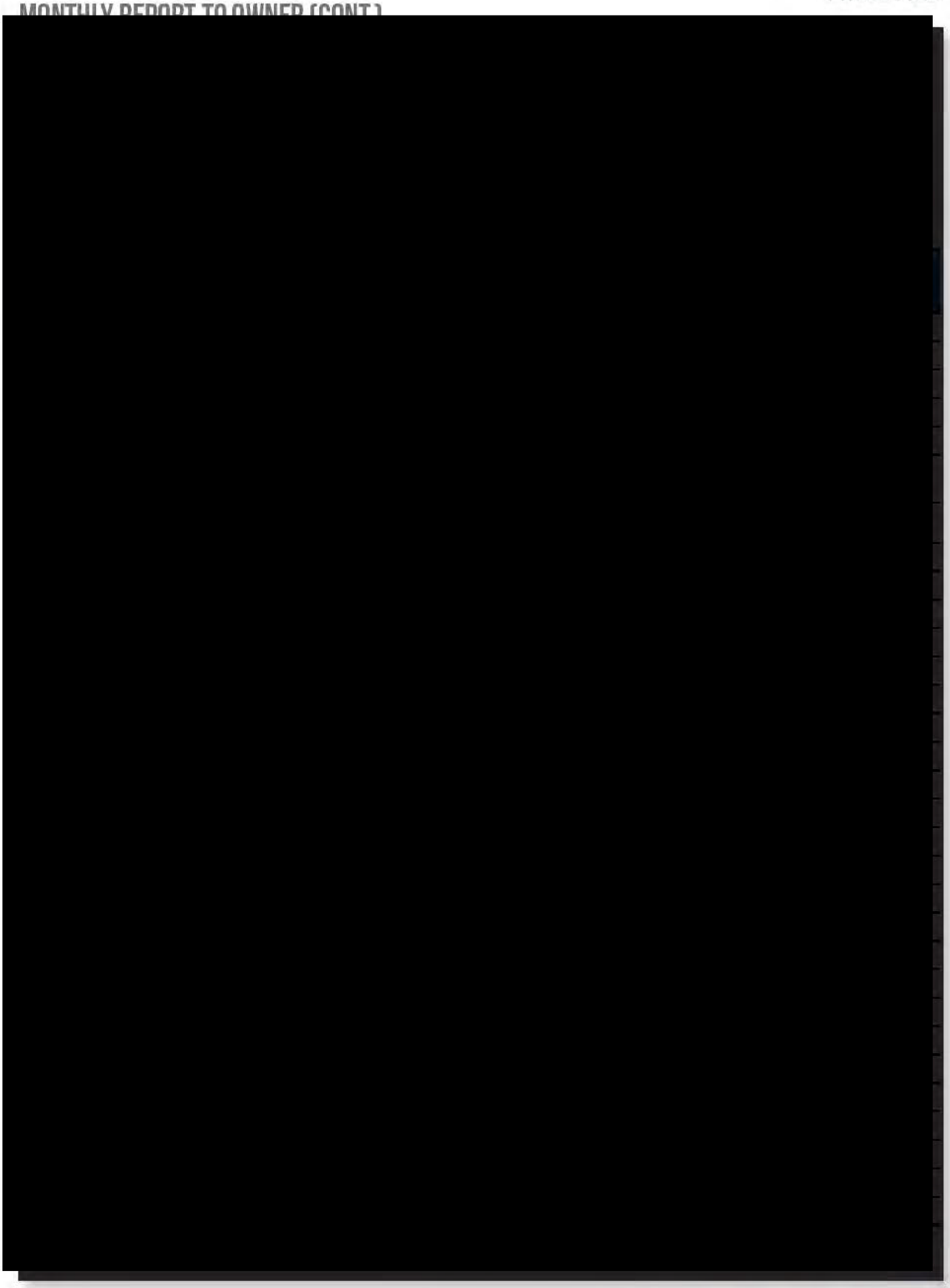
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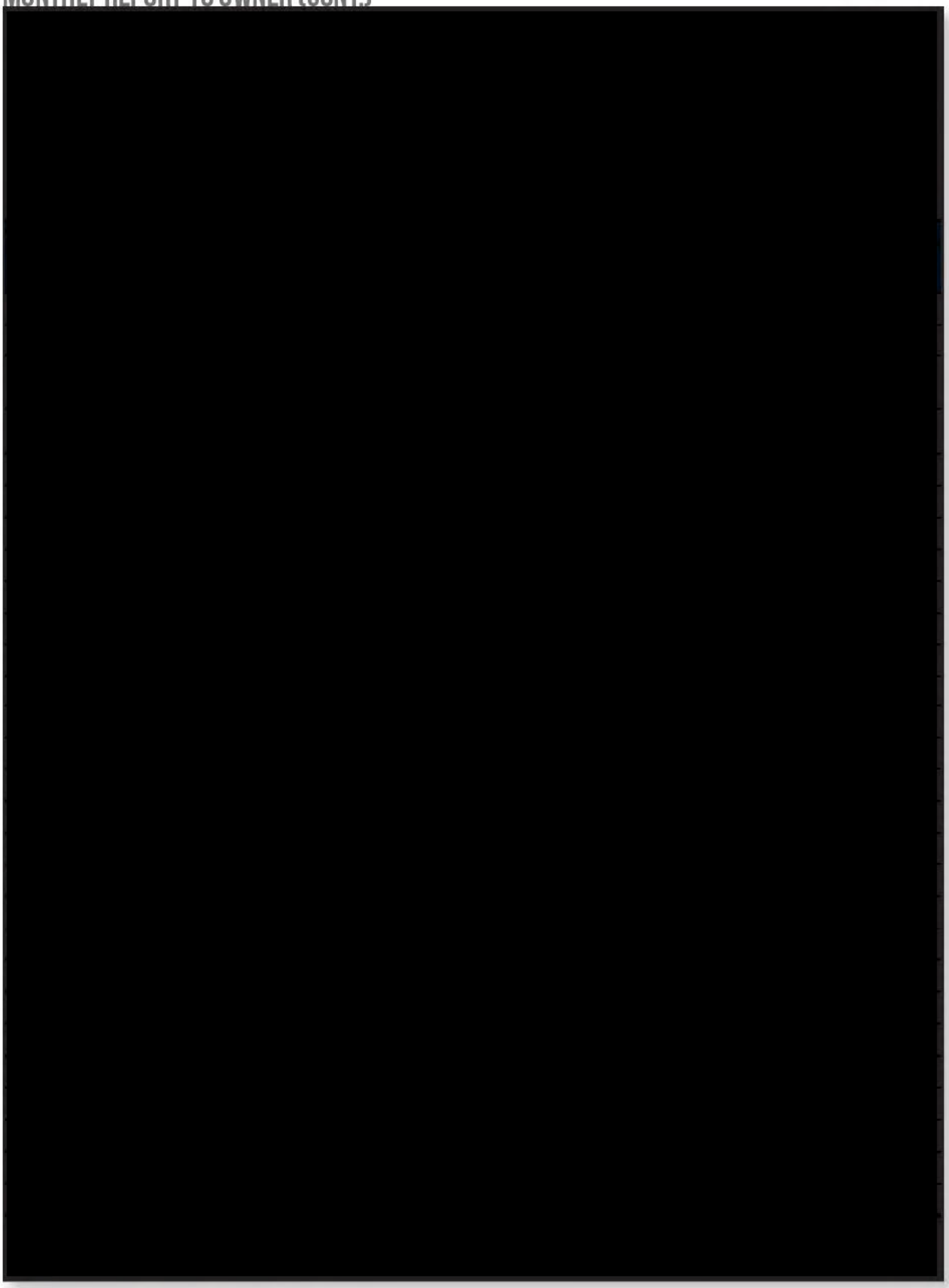
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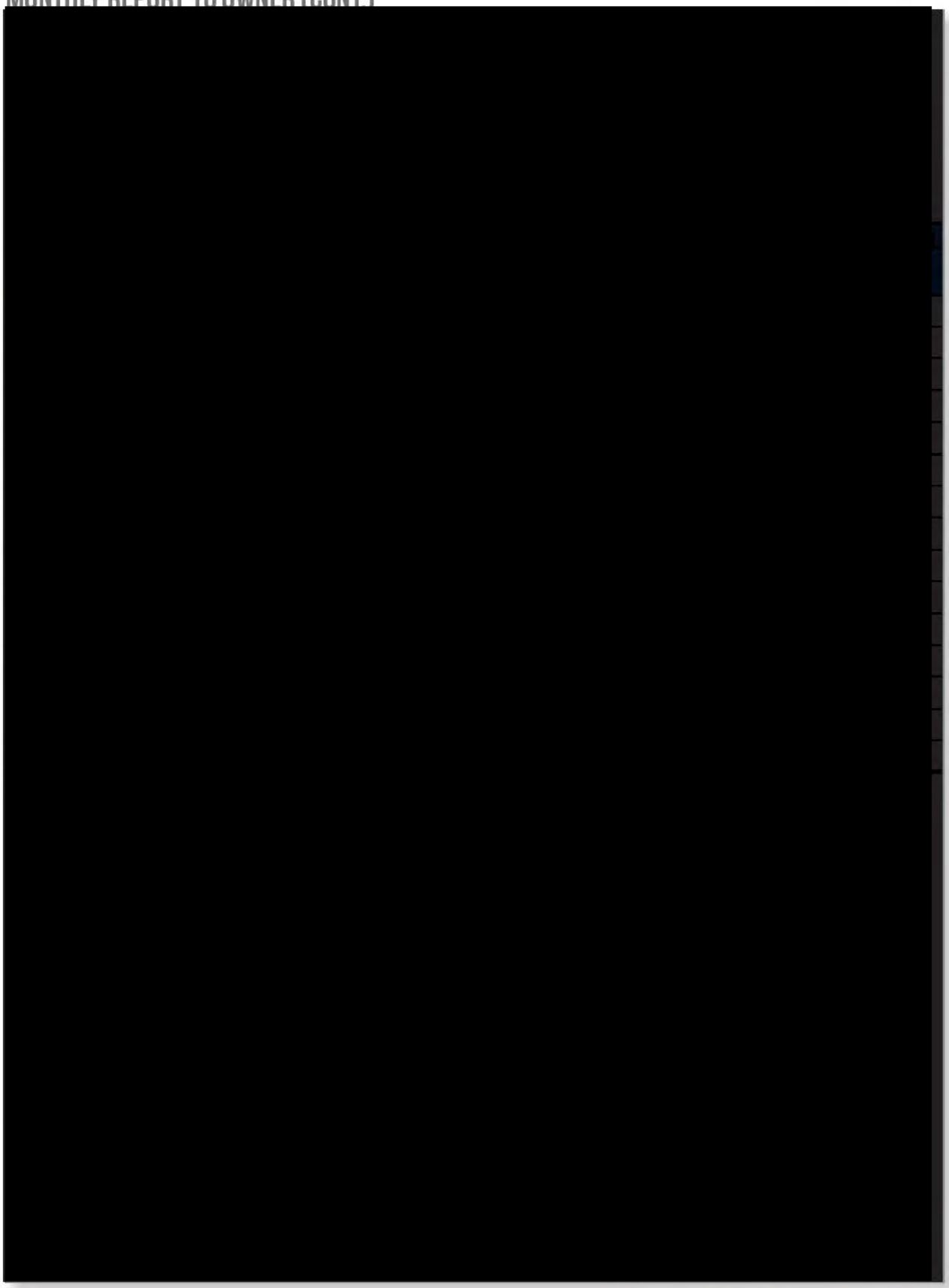
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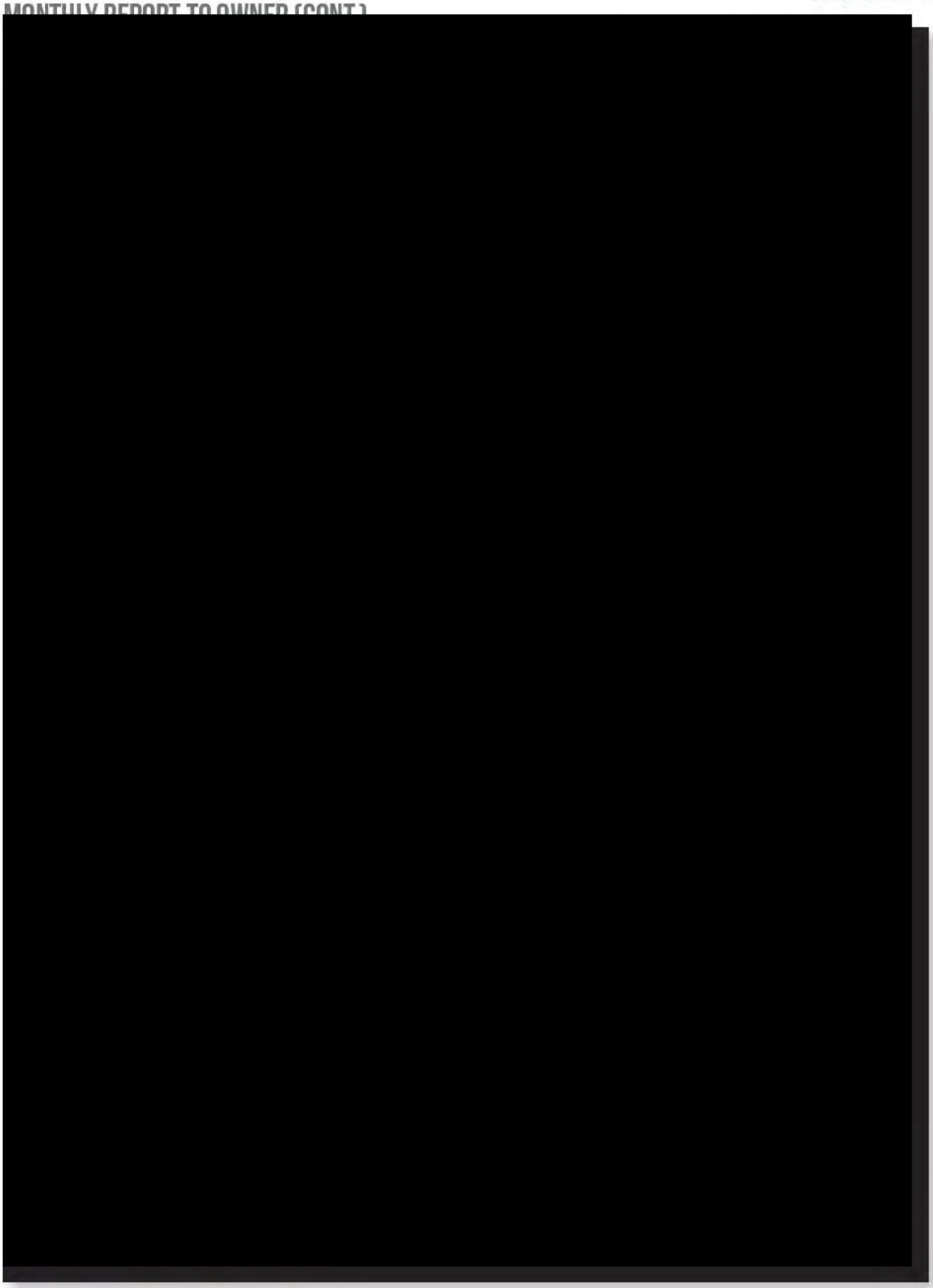
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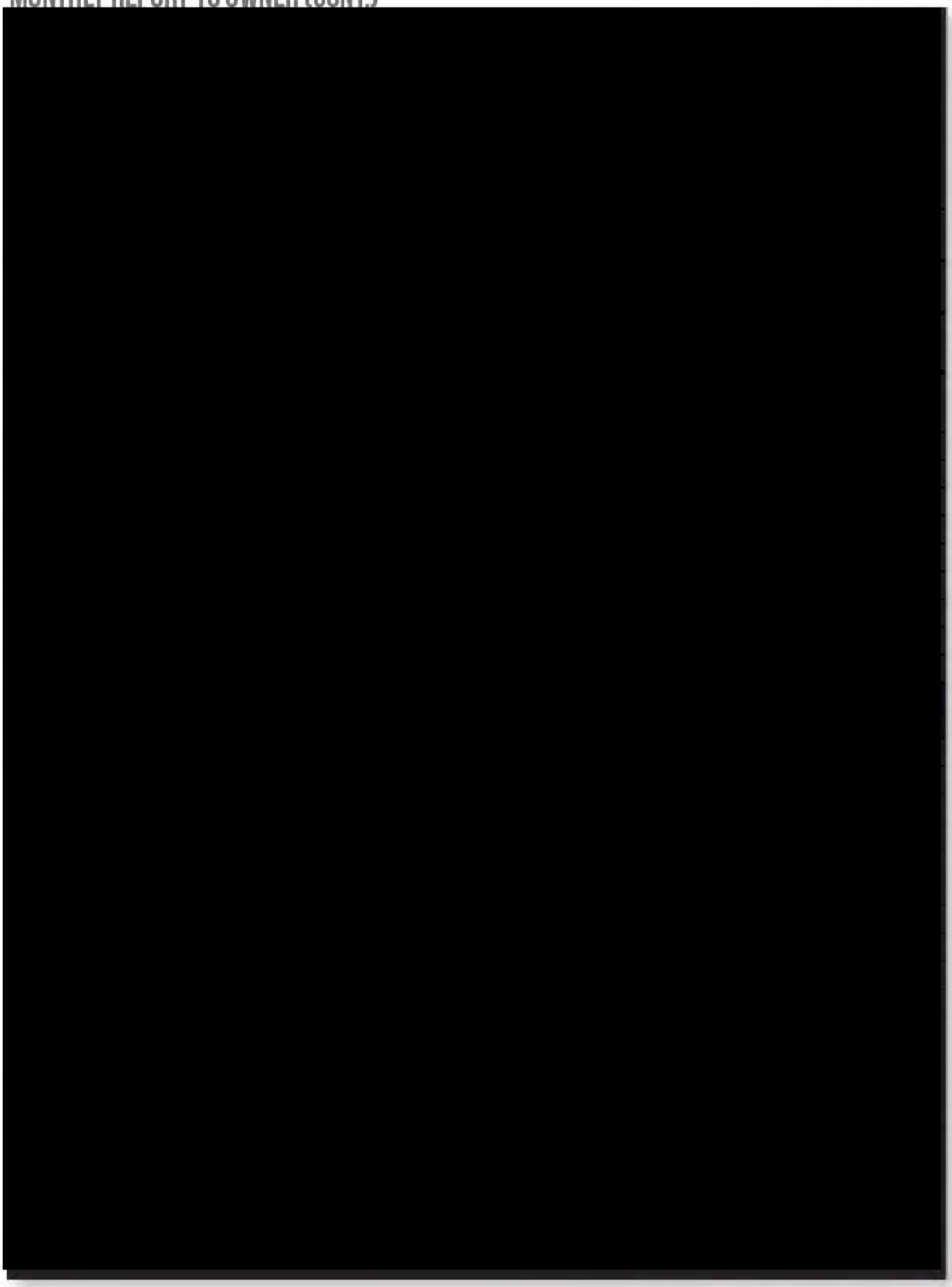
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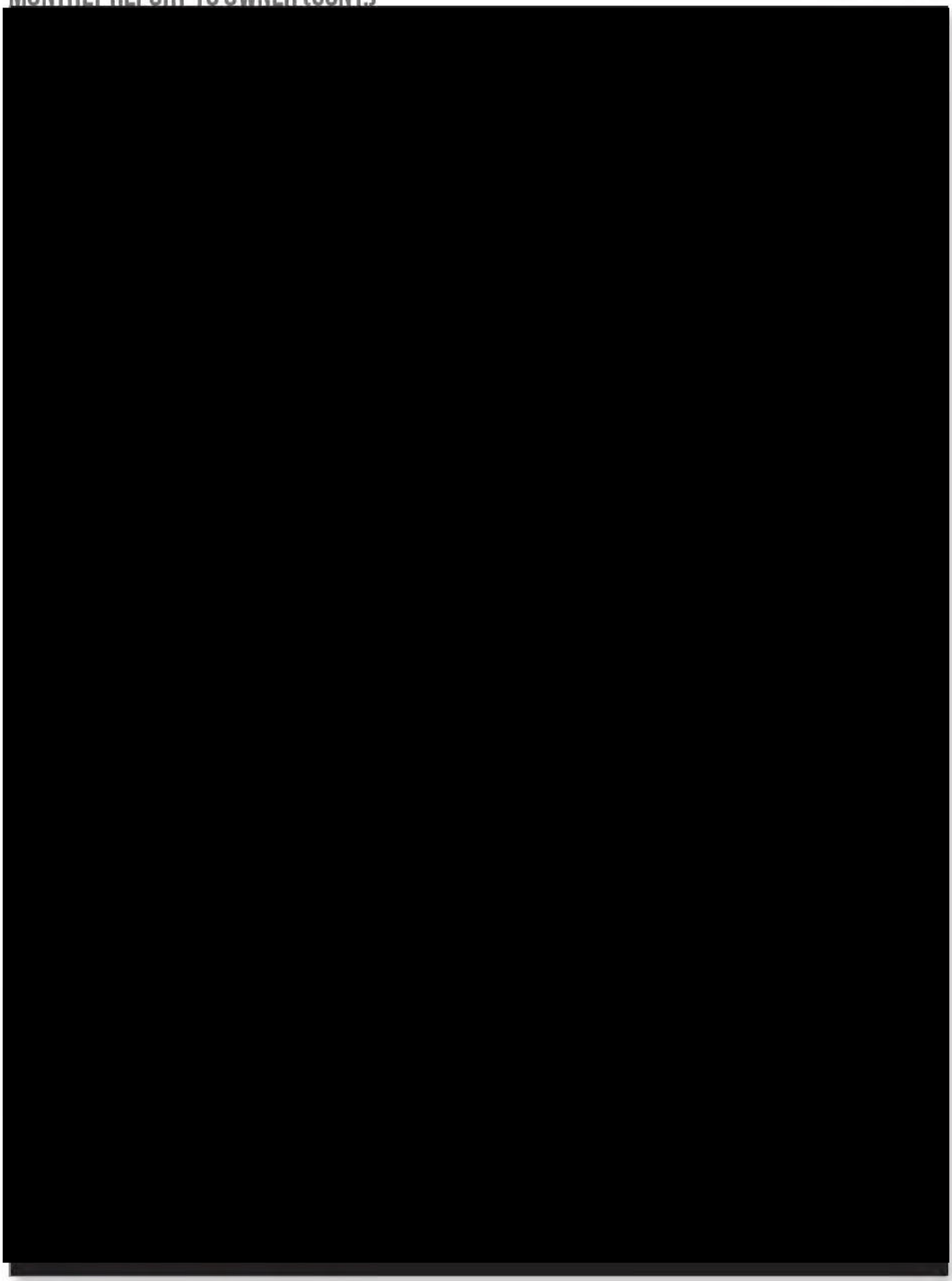
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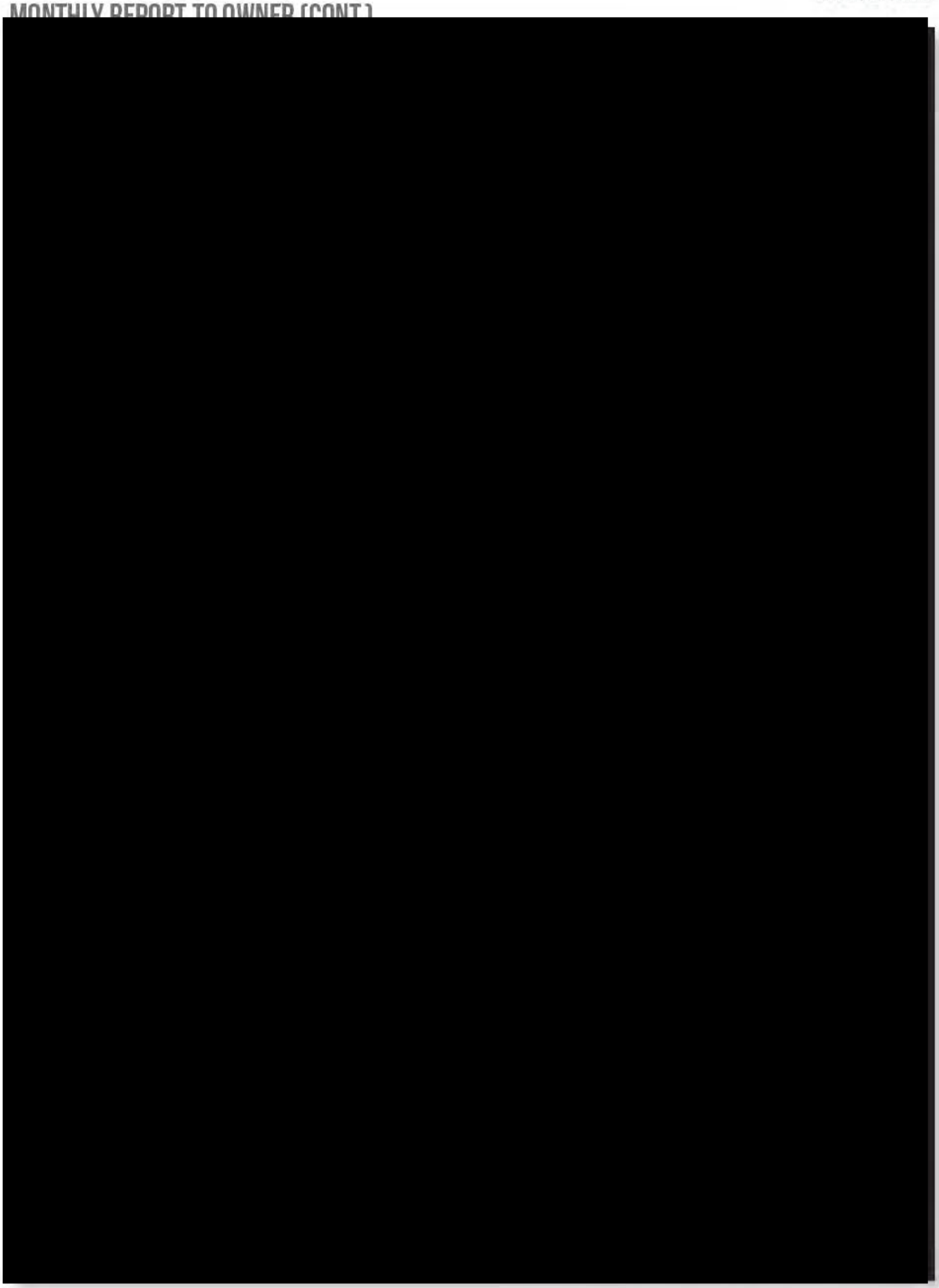
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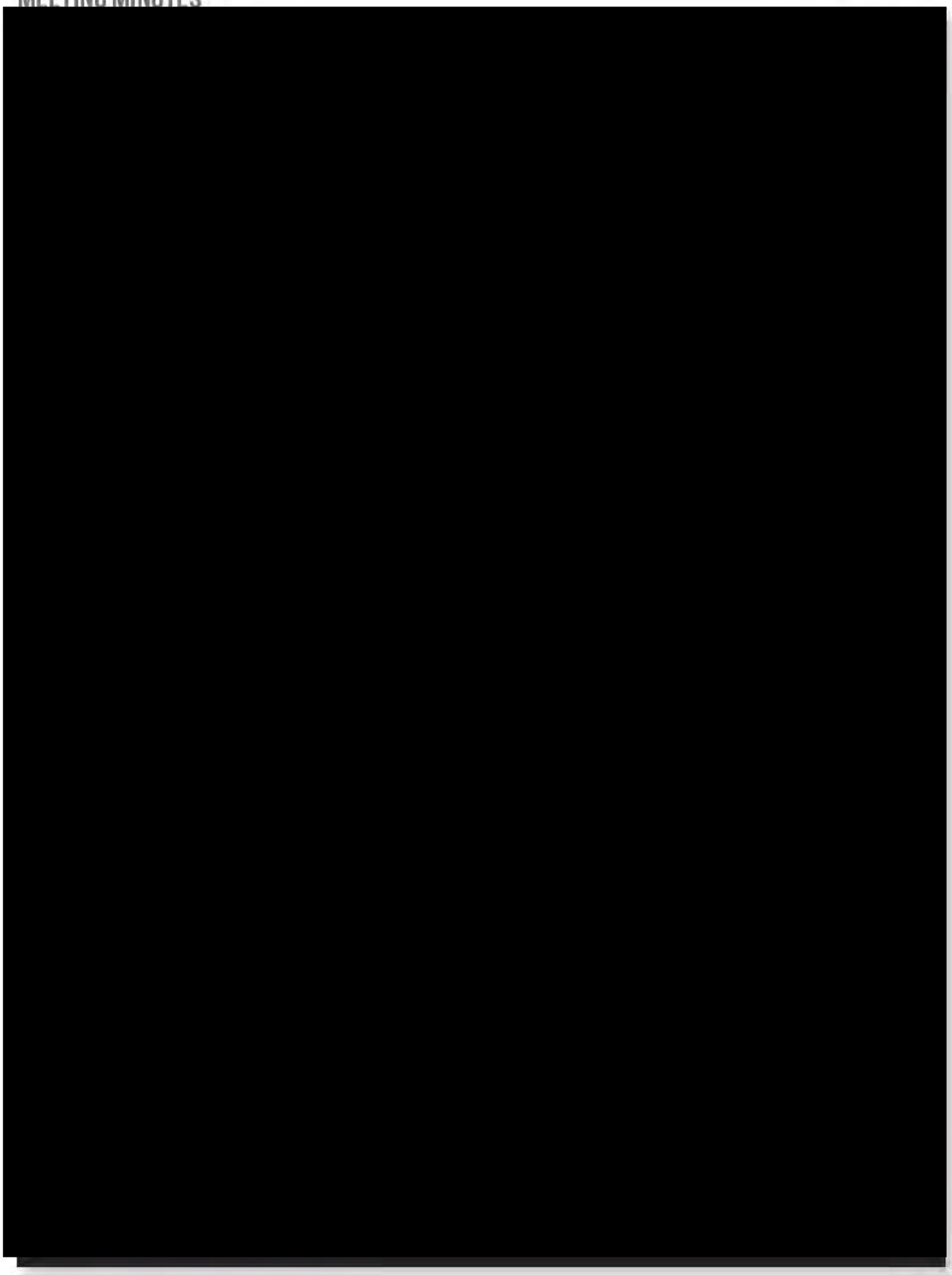
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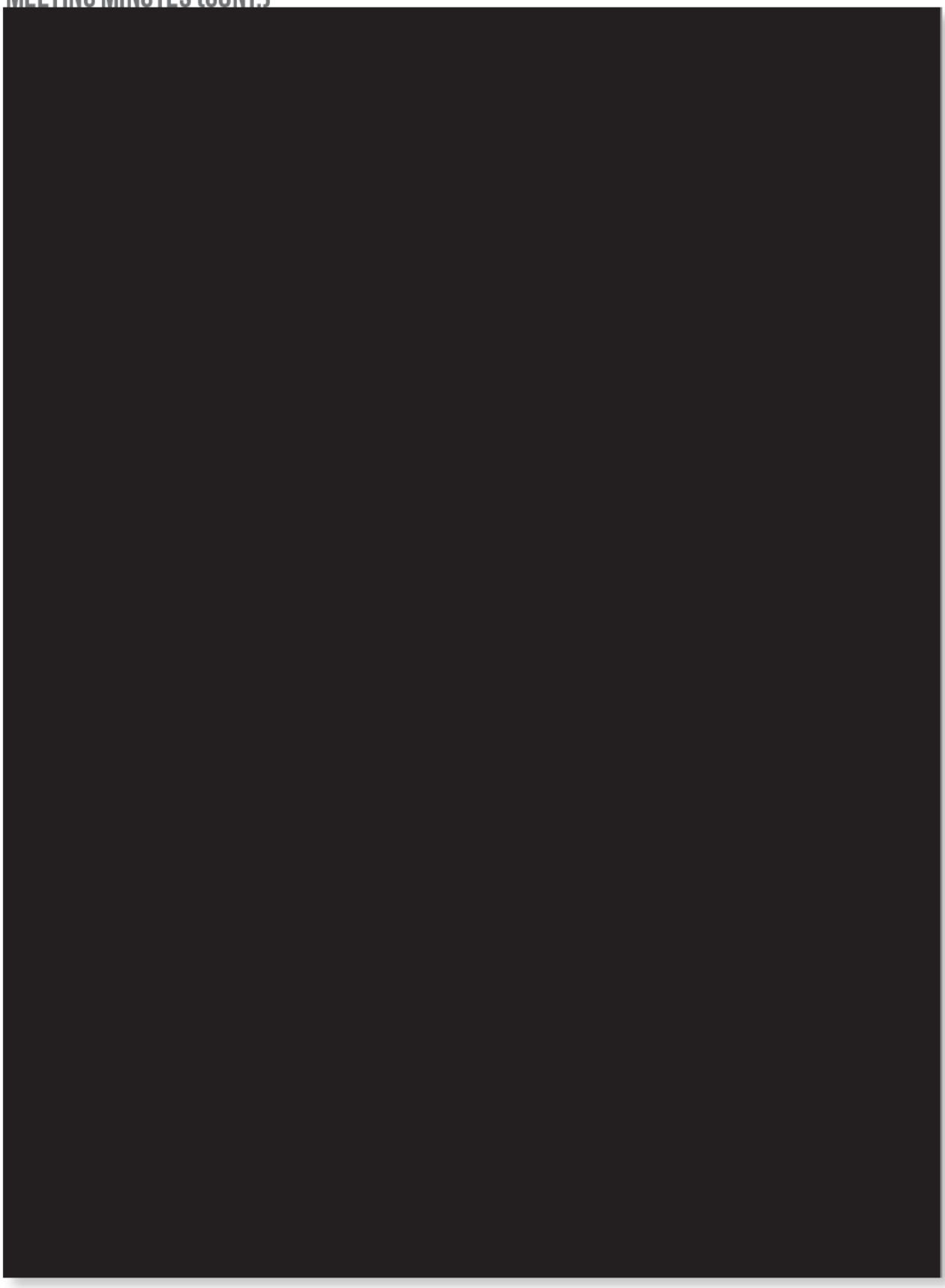
MONTHLY REPORT TO OWNER (CONT.)



MEETING MINUTES



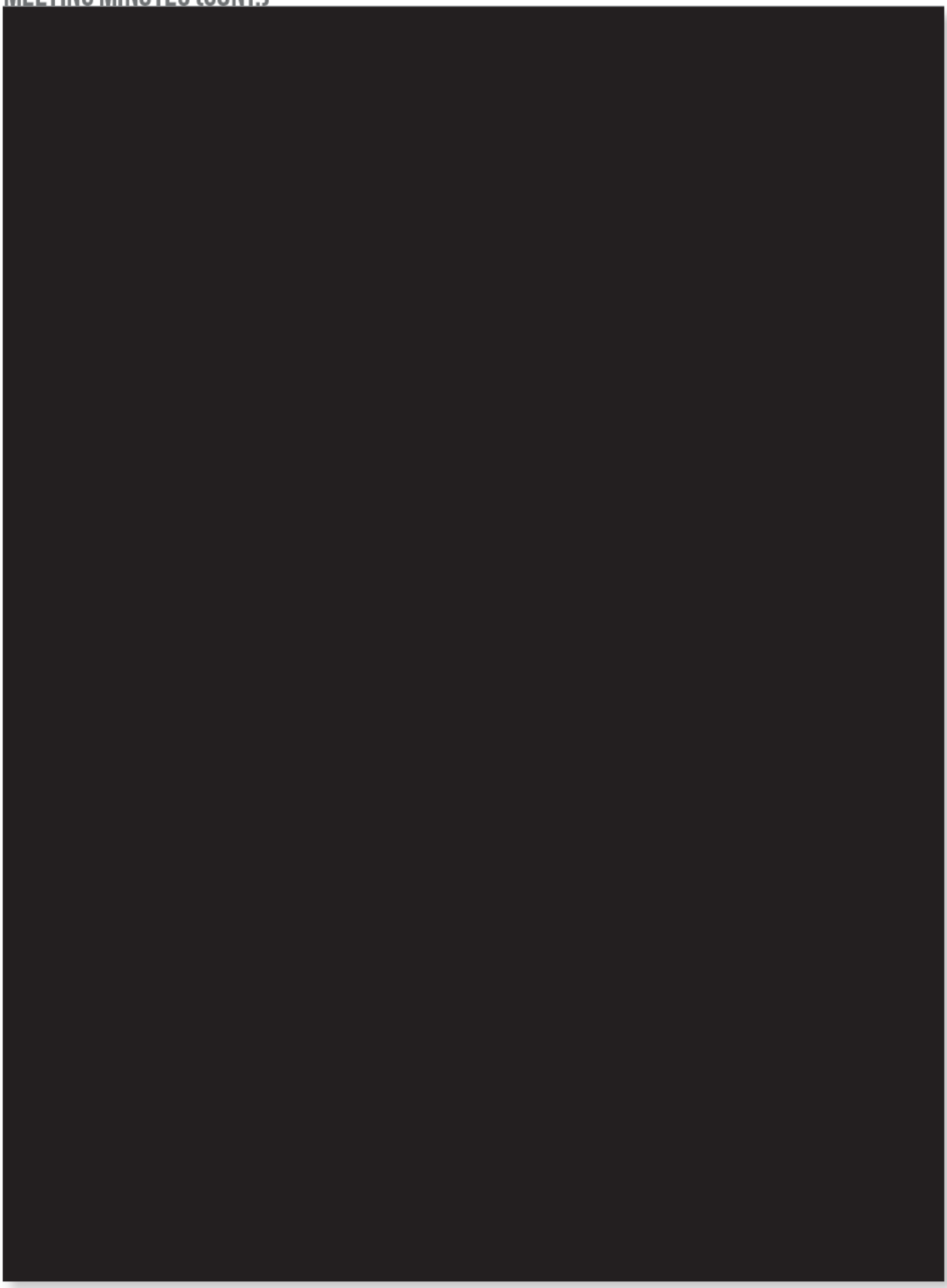
MEETING MINUTES (CONT.)



MEETING MINUTES (CONT.)



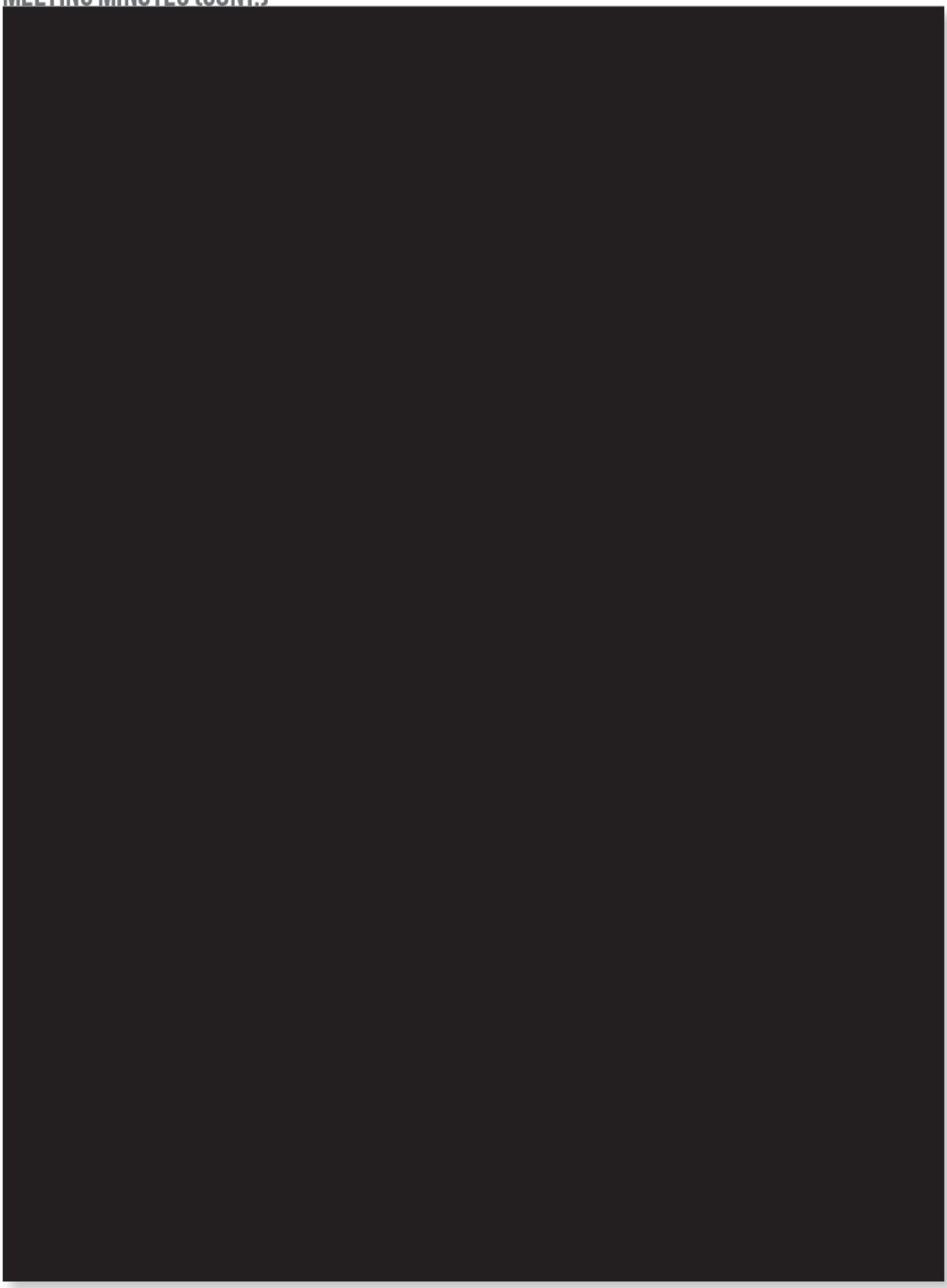
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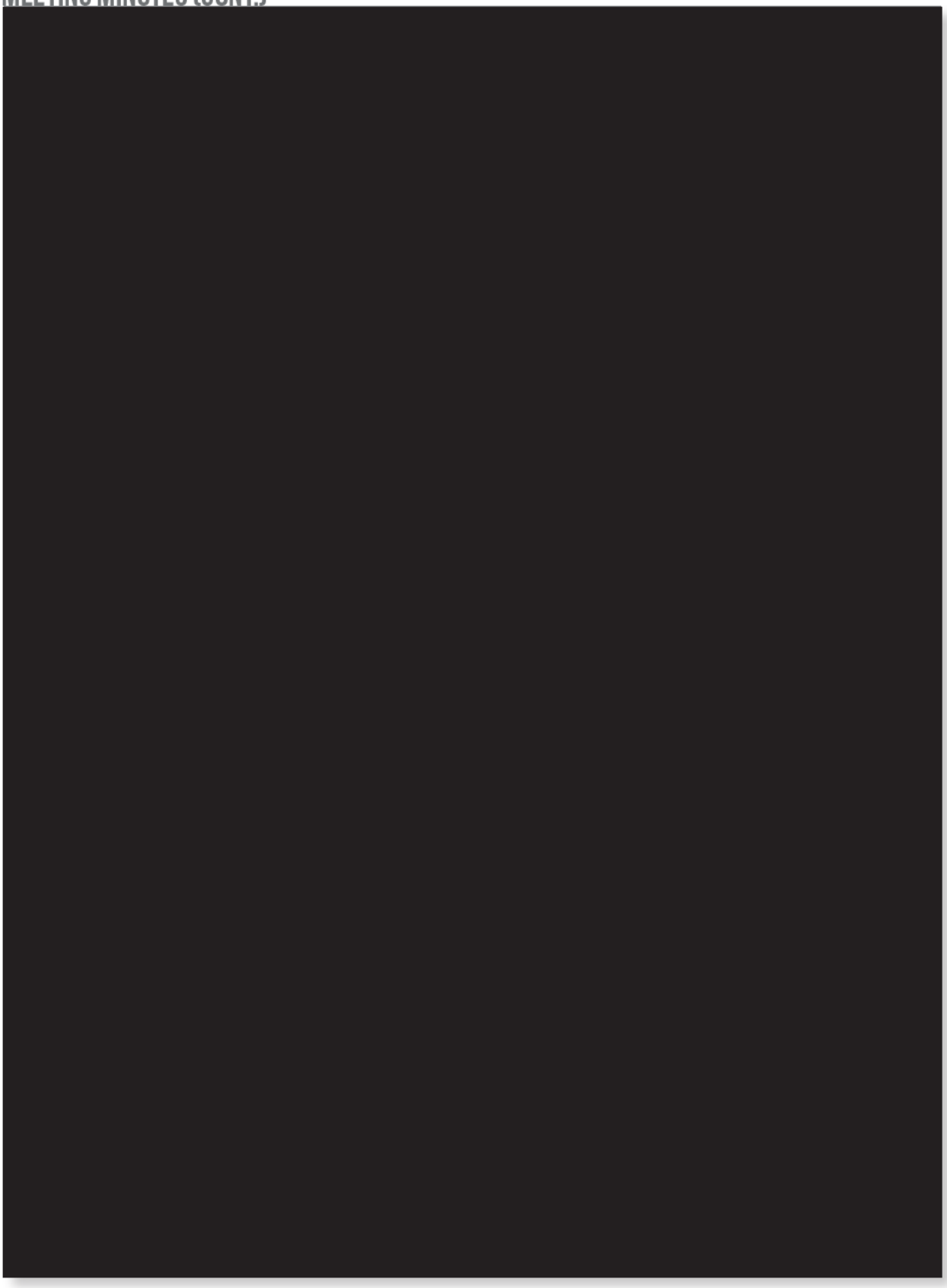
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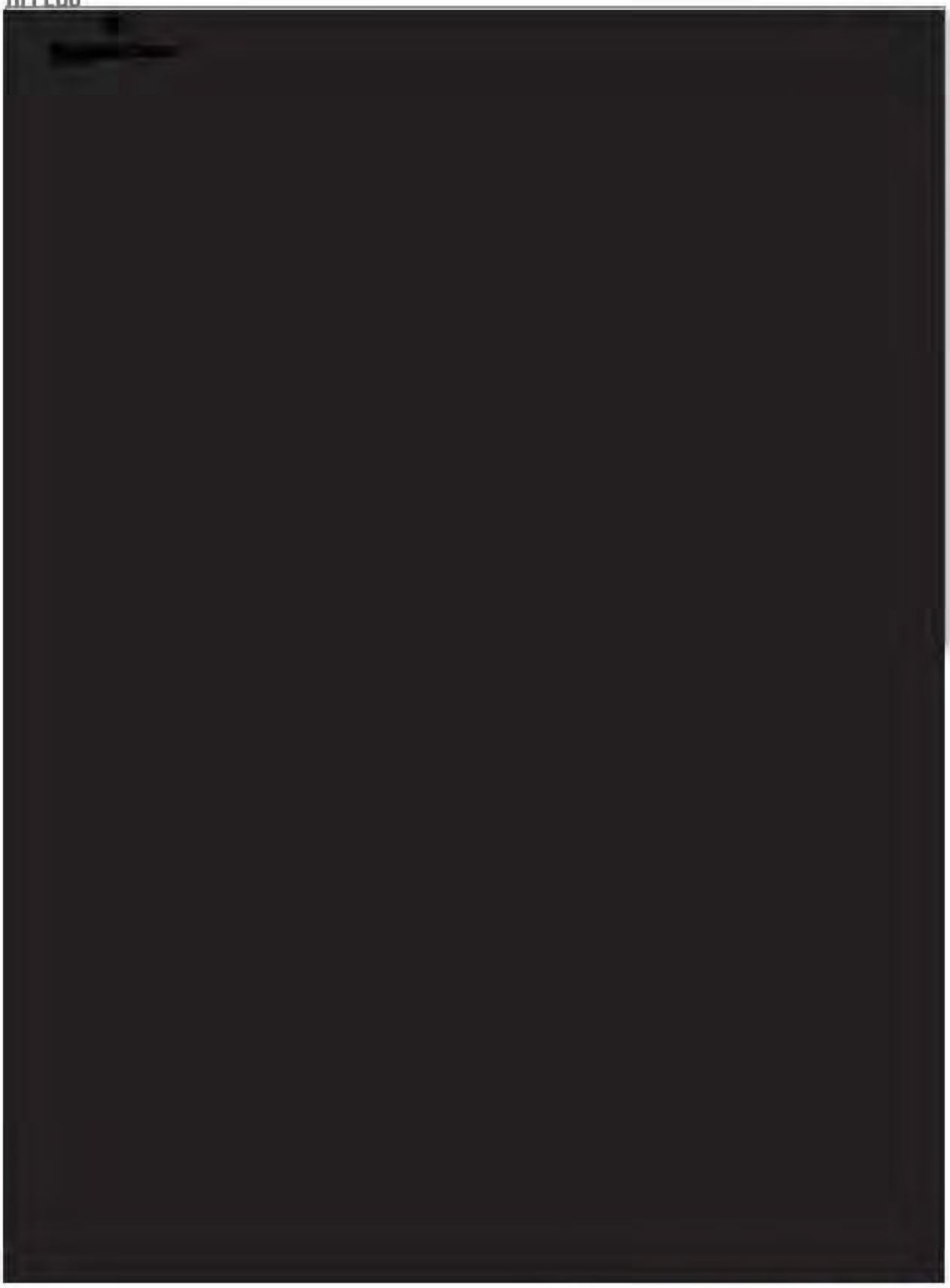


MEETING MINUTES (CONT.)



MEETING MINUTES (CONT.)



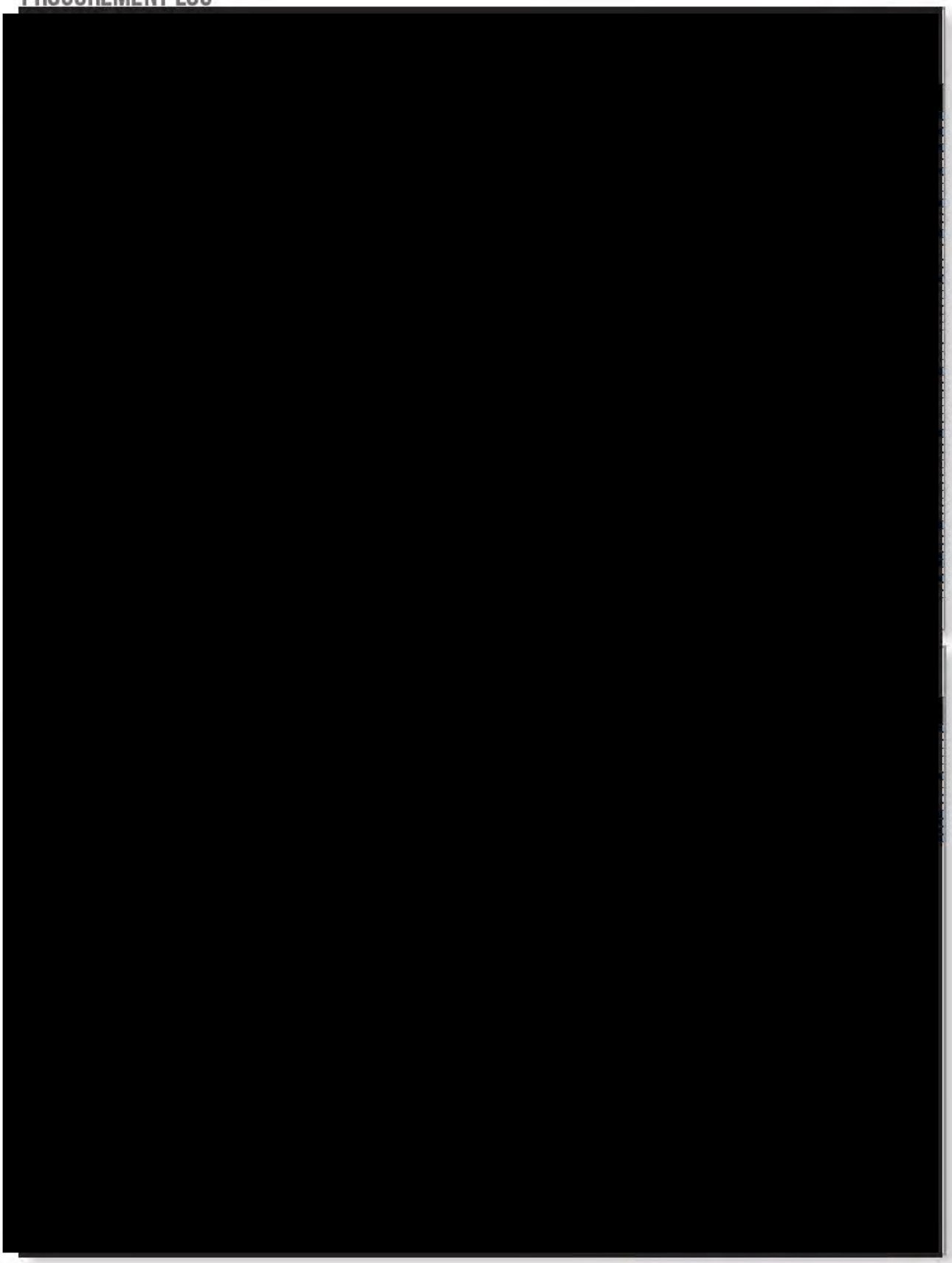


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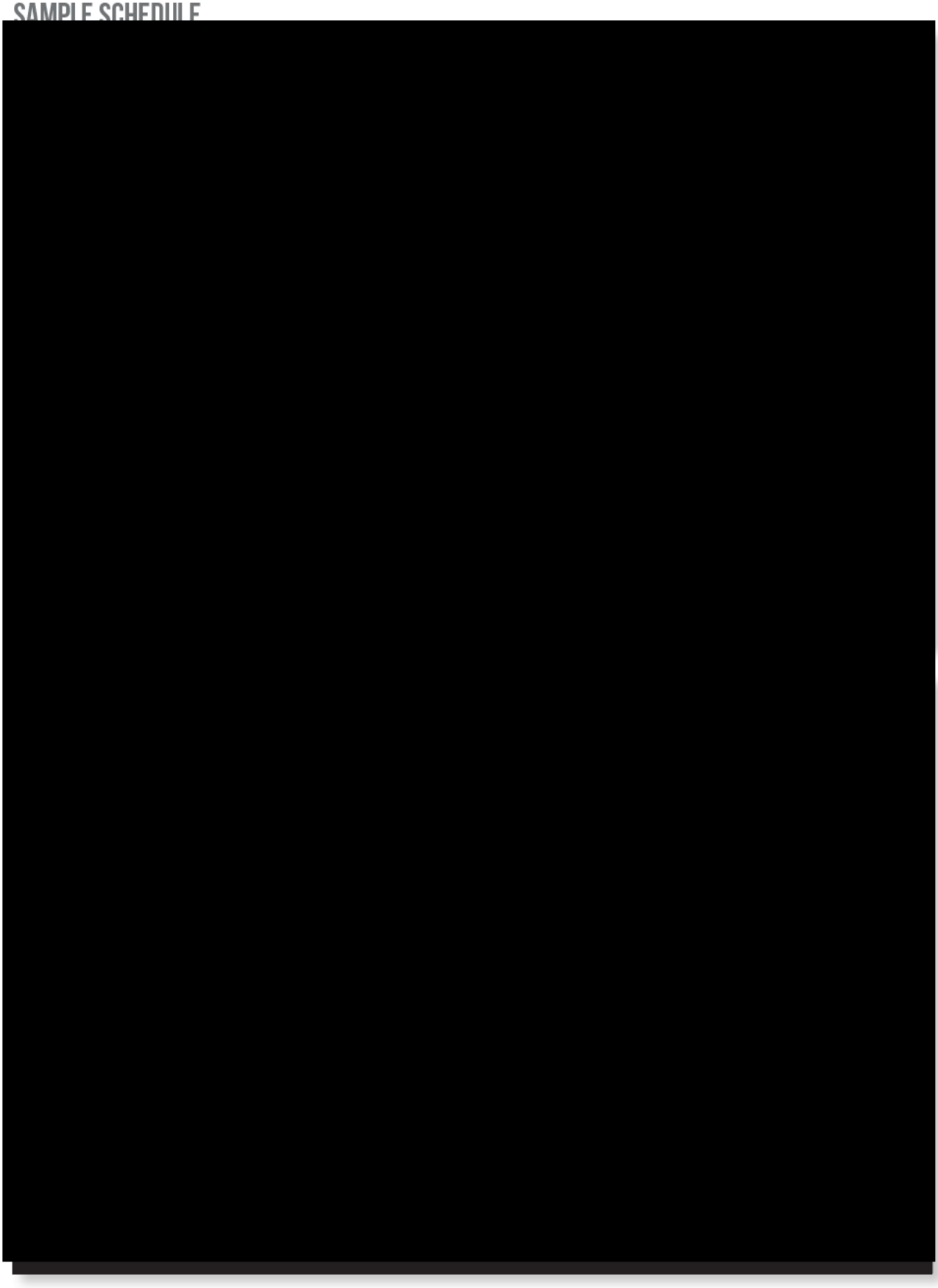
SUBMITTAL LOG



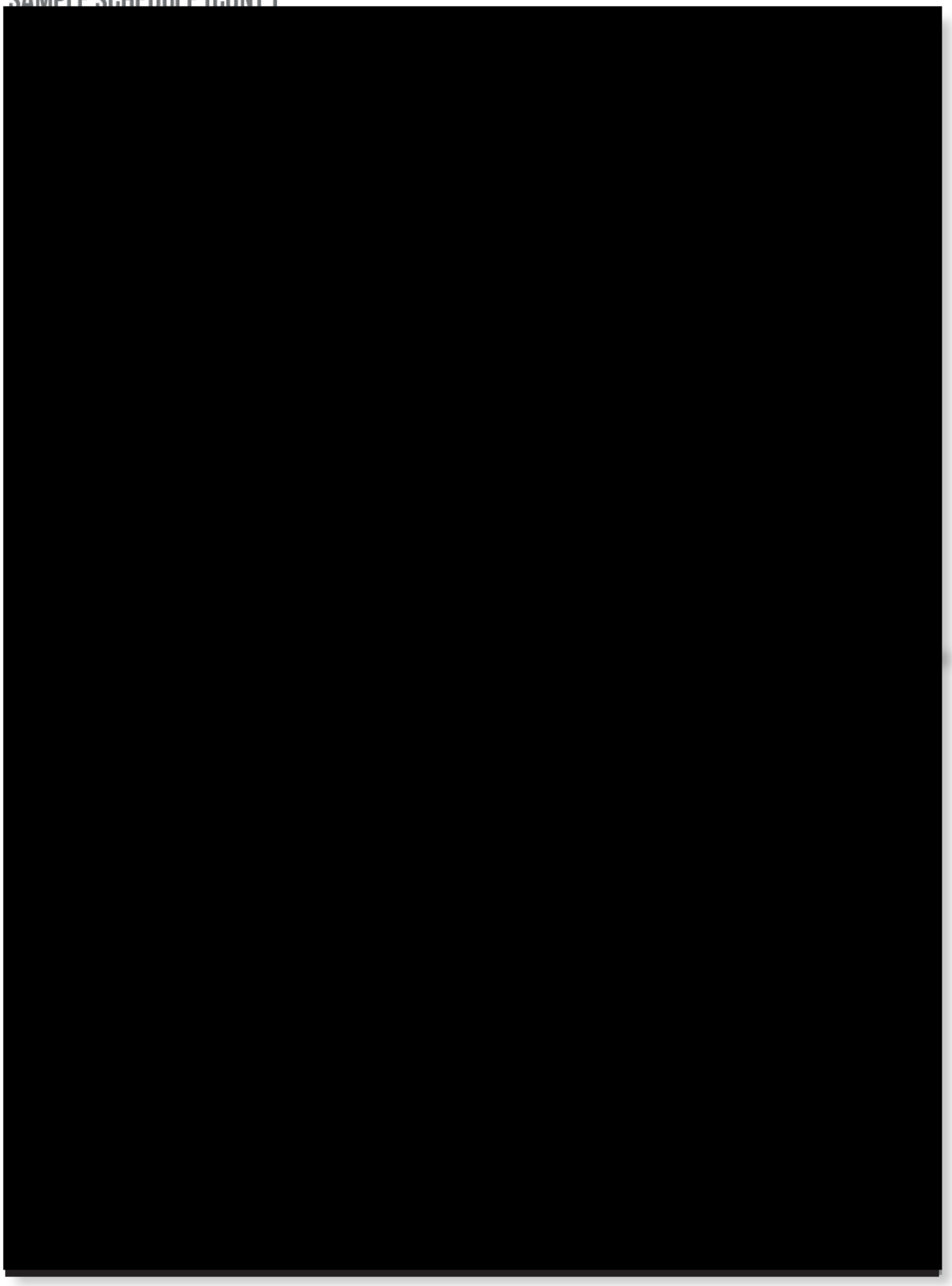
PROCUREMENT LOG



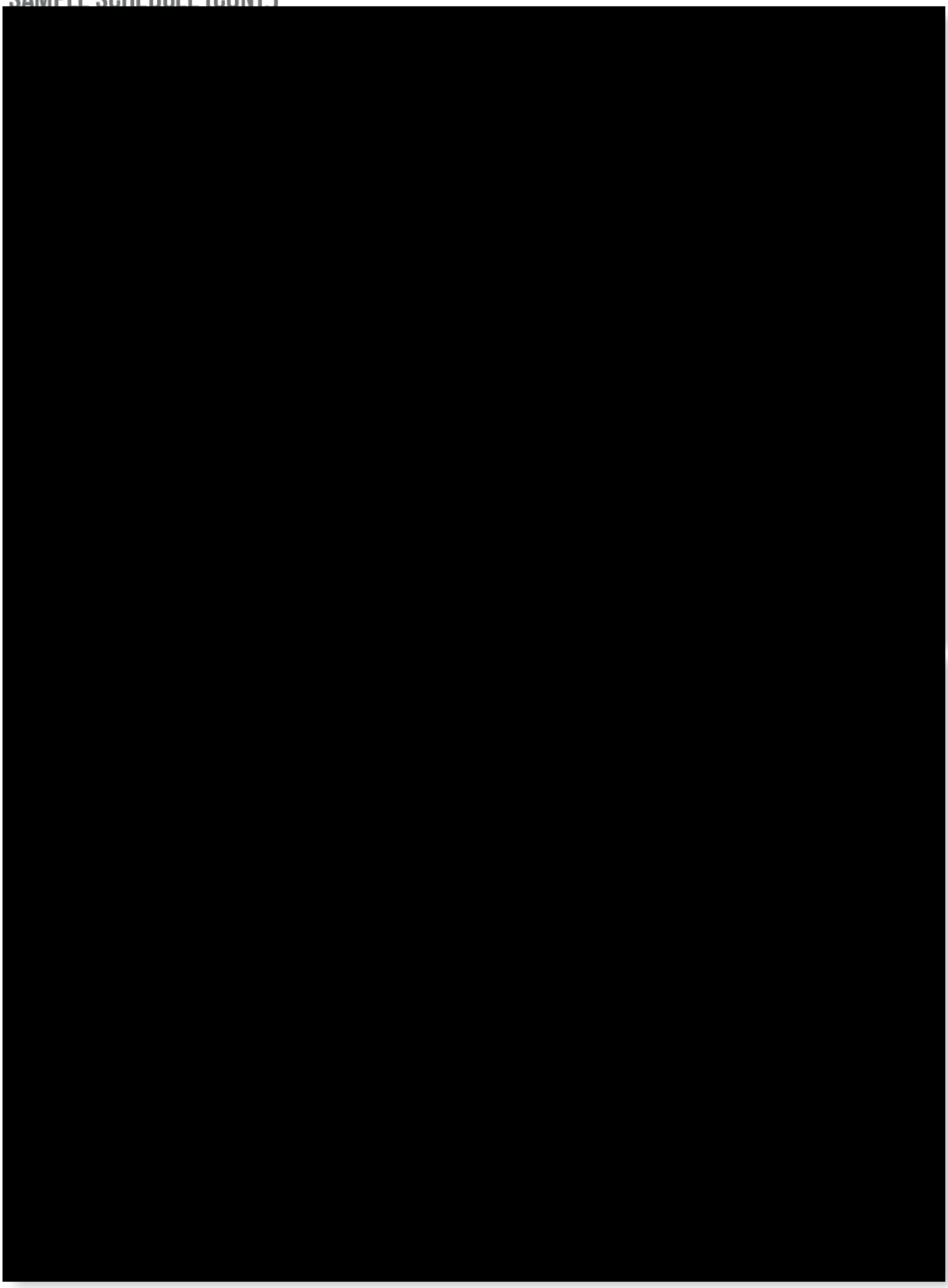
SAMPLE SCHEDULE



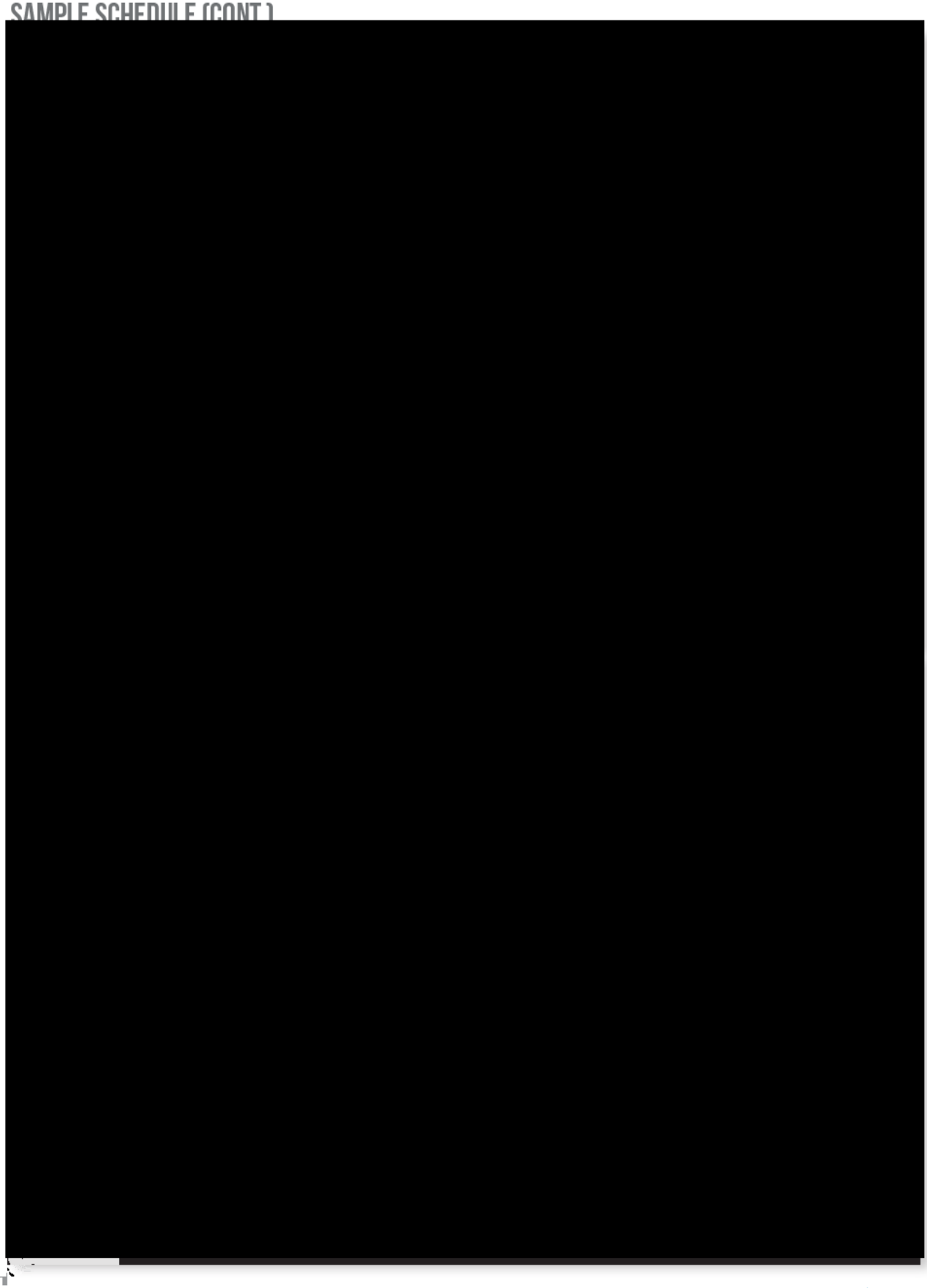
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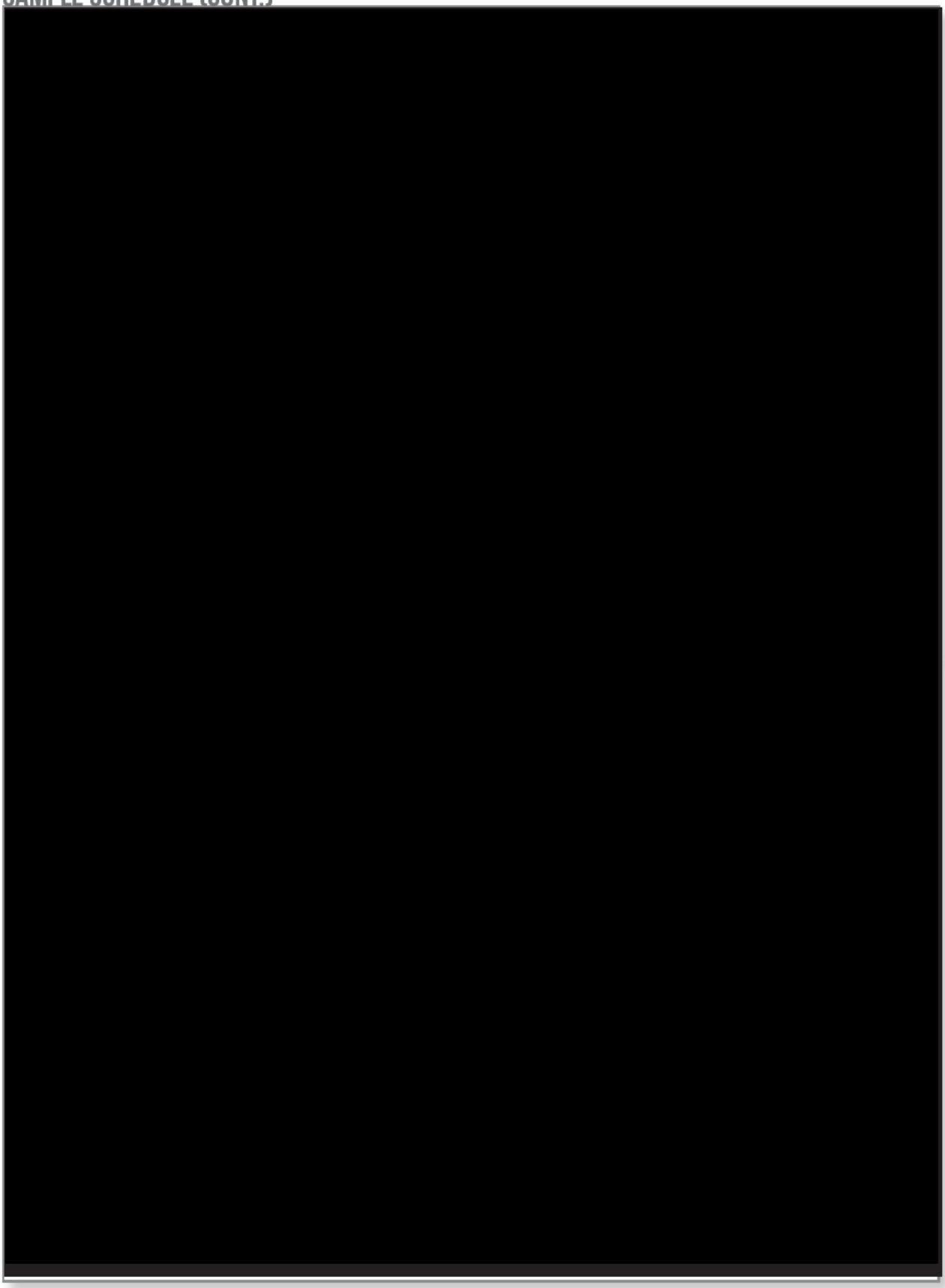
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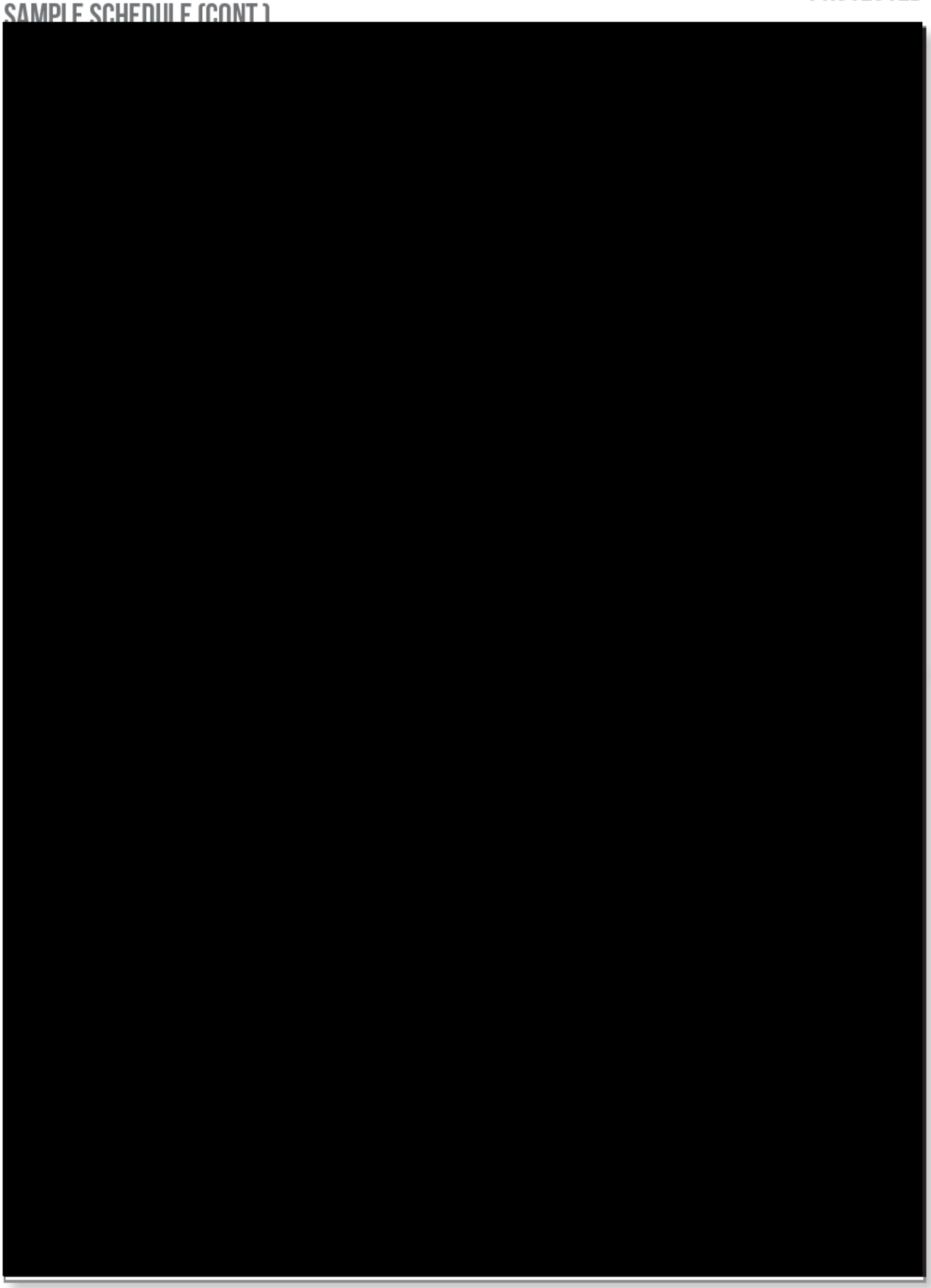
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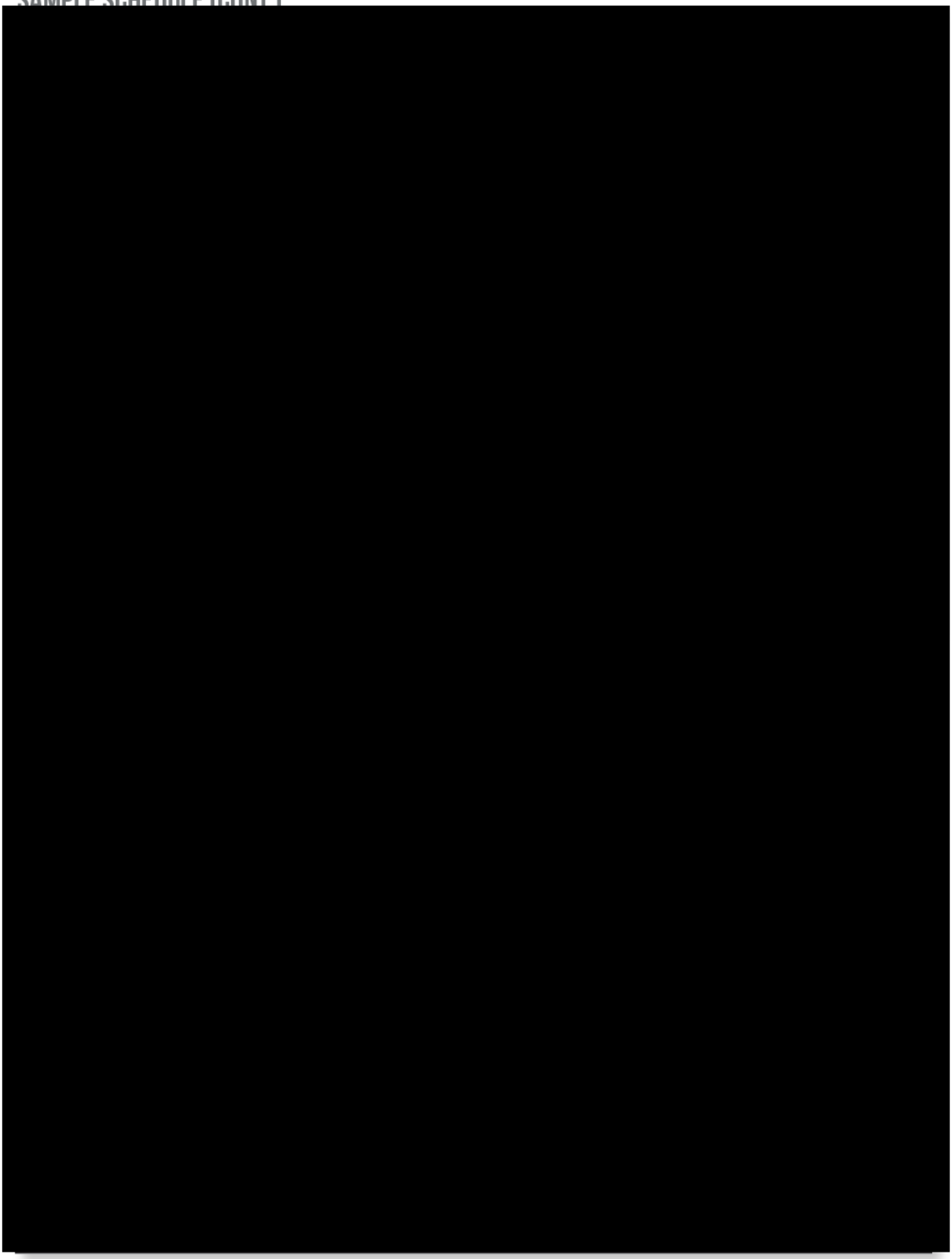
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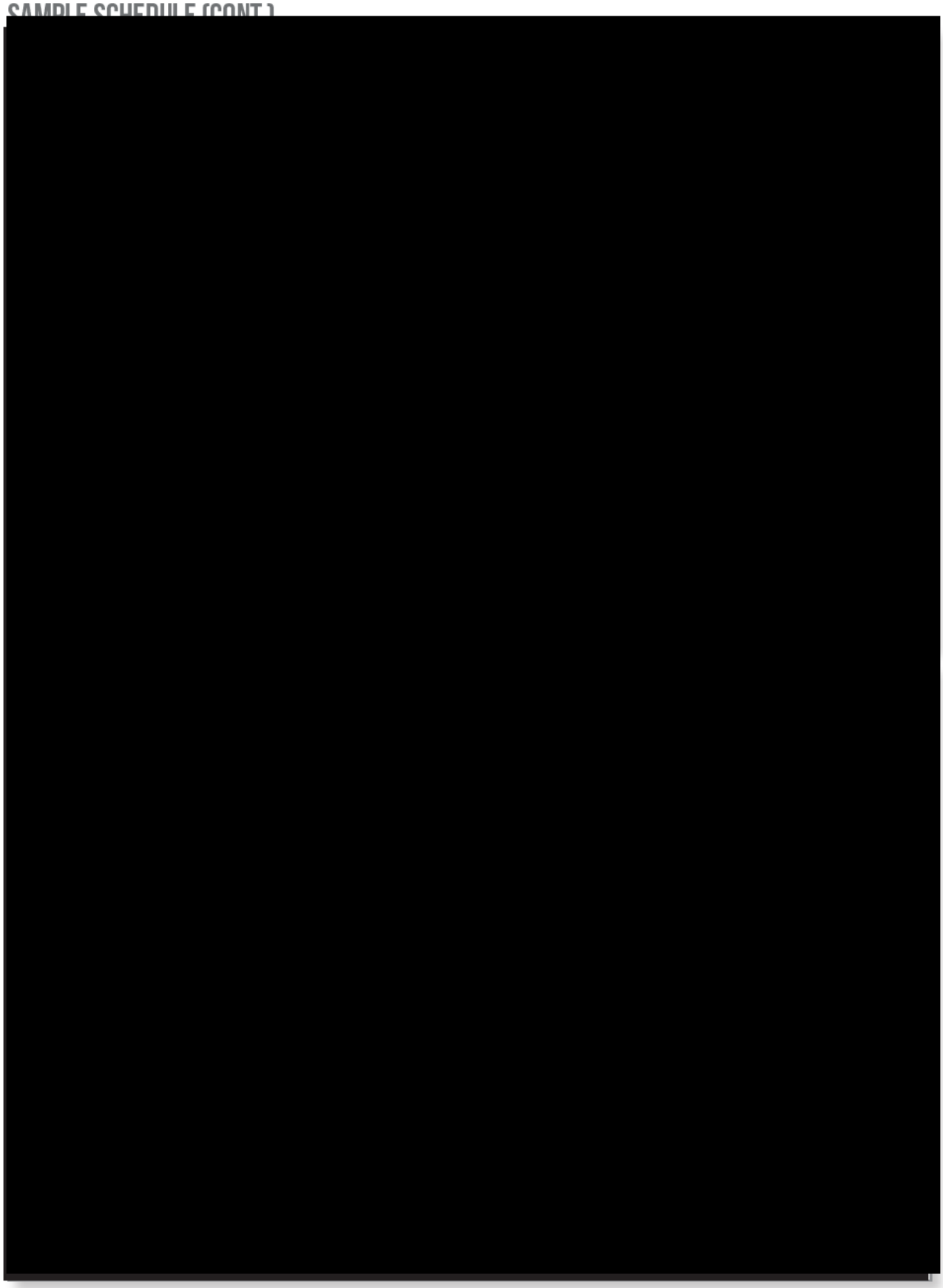
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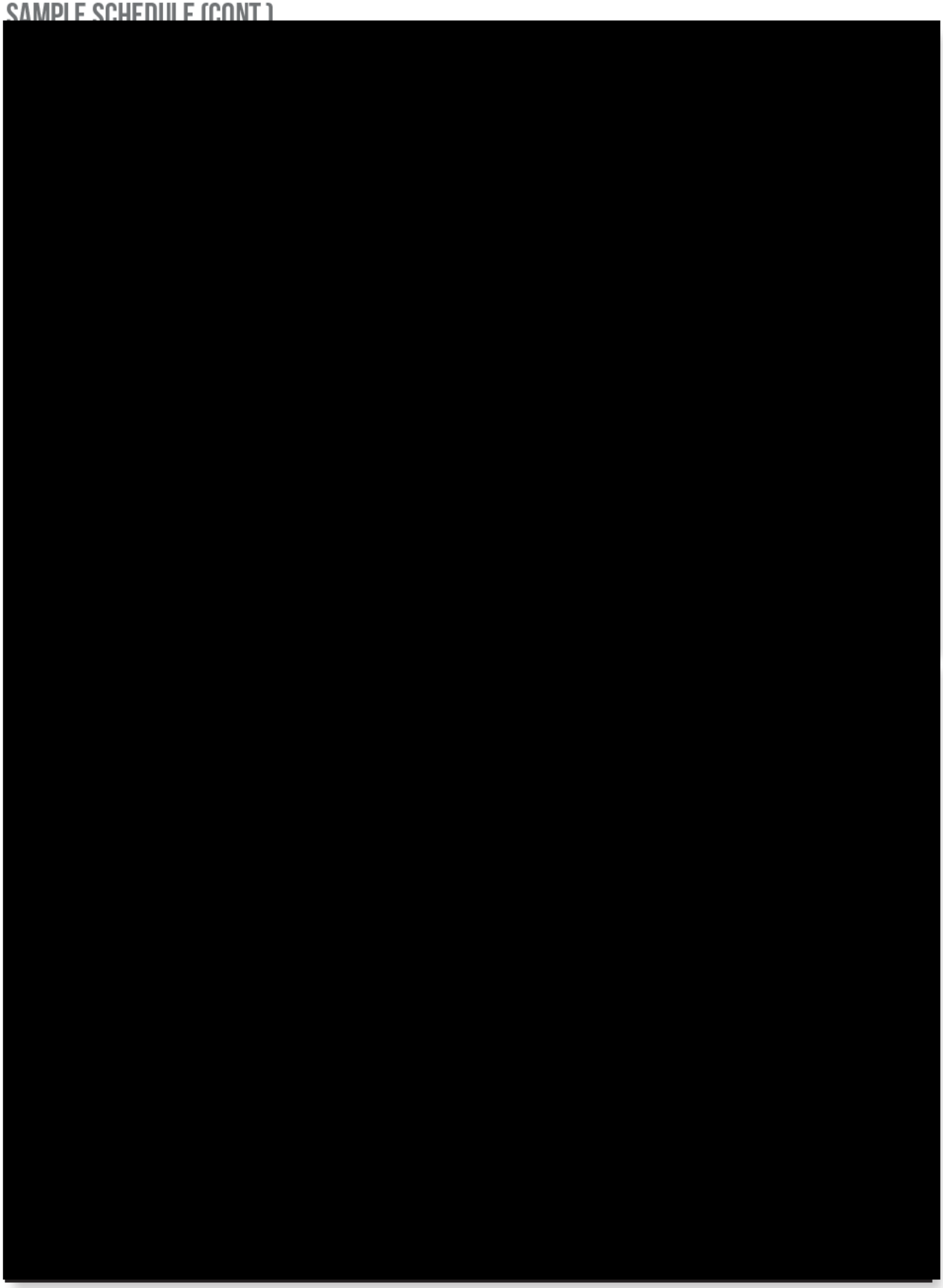
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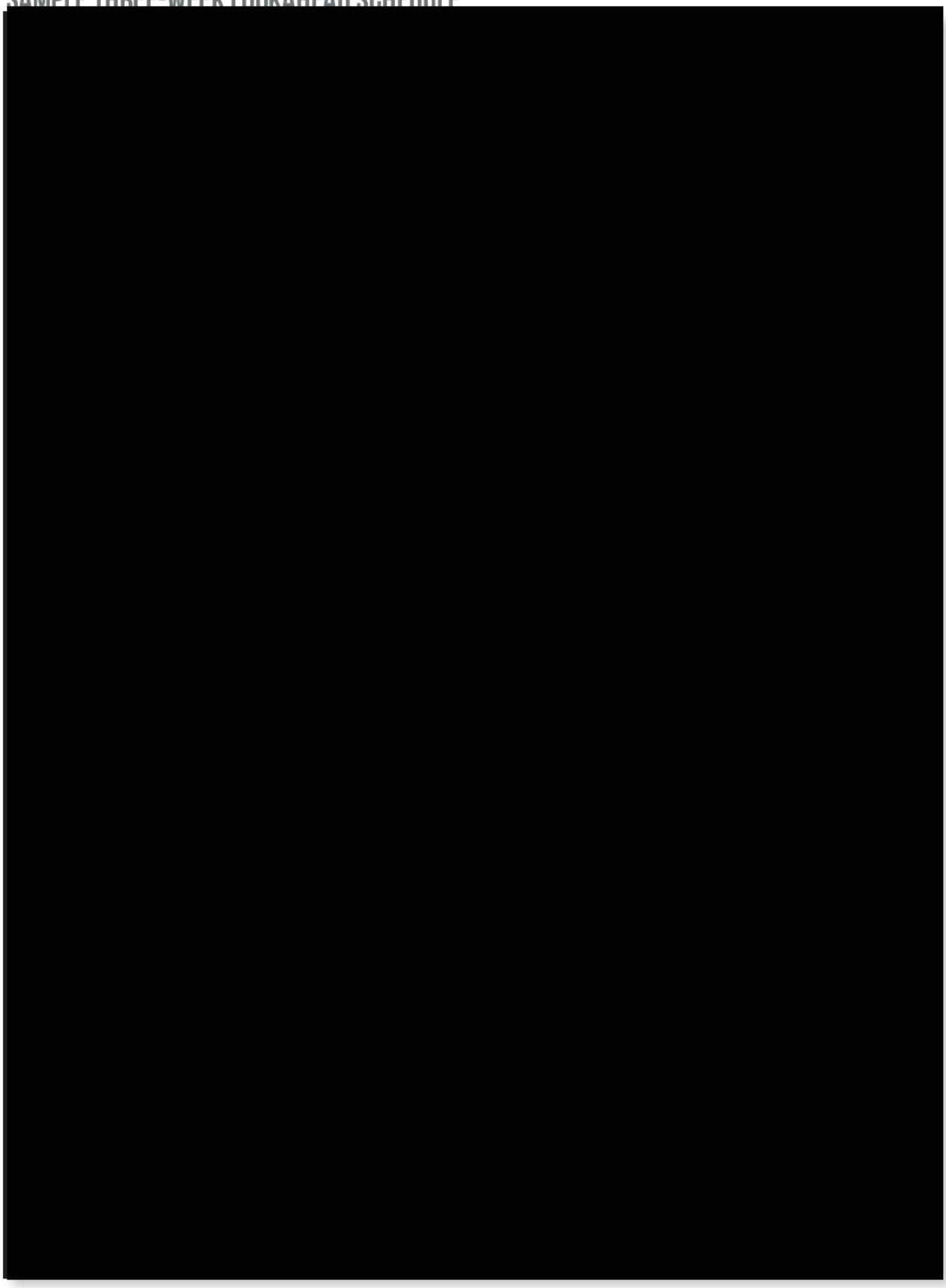
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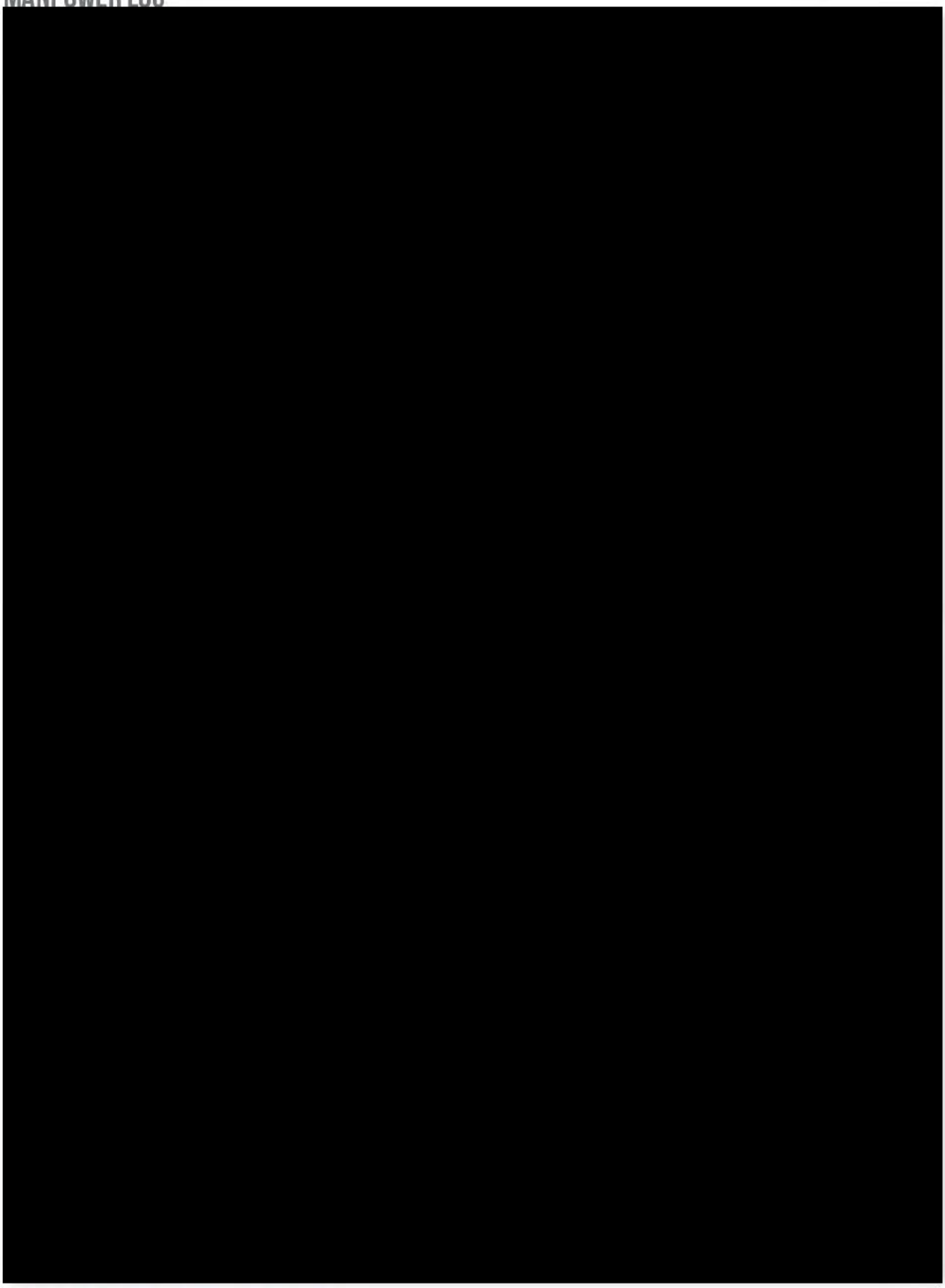
SAMPLE SCHEDULE (CONT.)



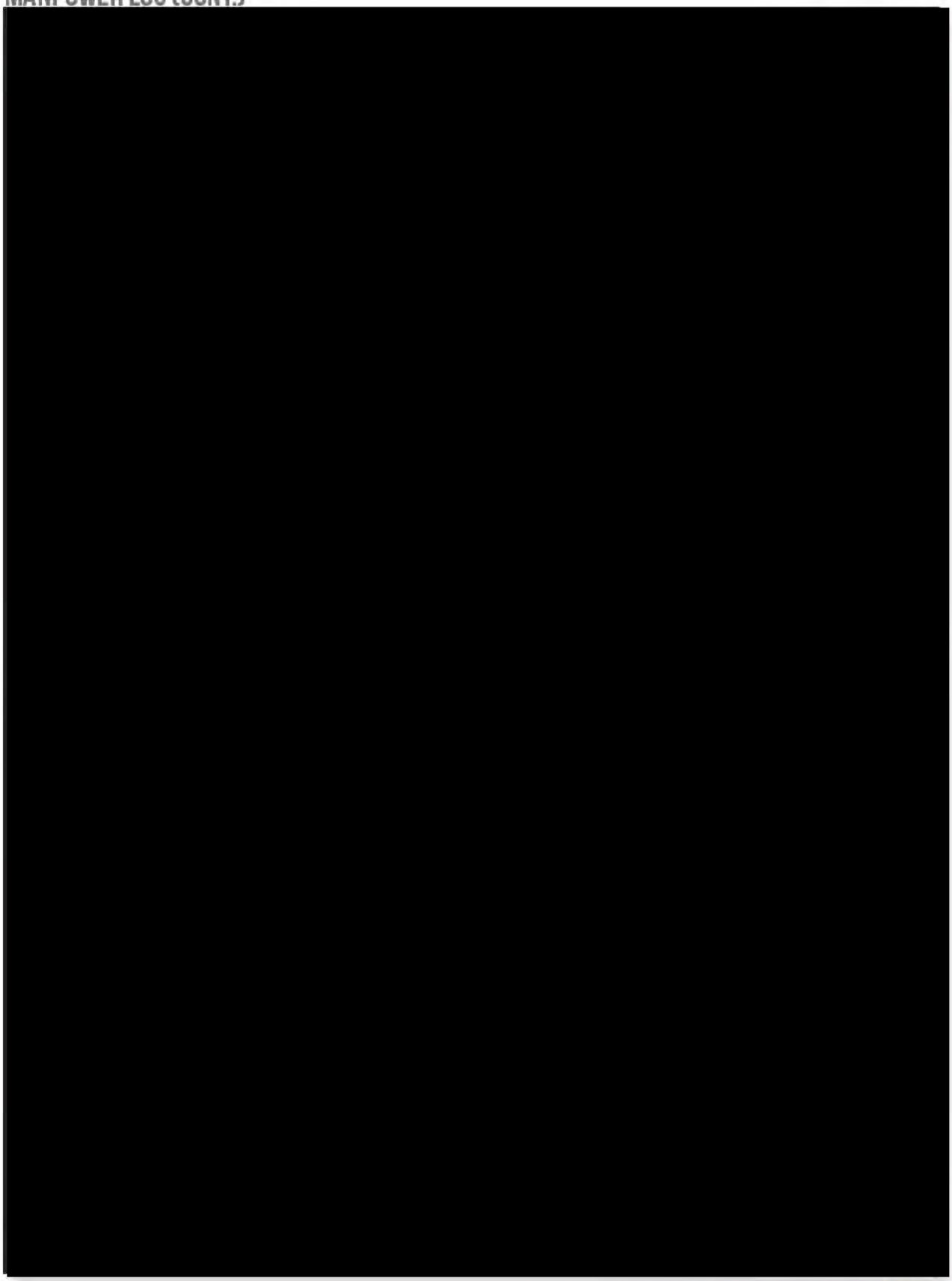
SAMPLE THREE-WEEK LOOKAHEAD SCHEDULE



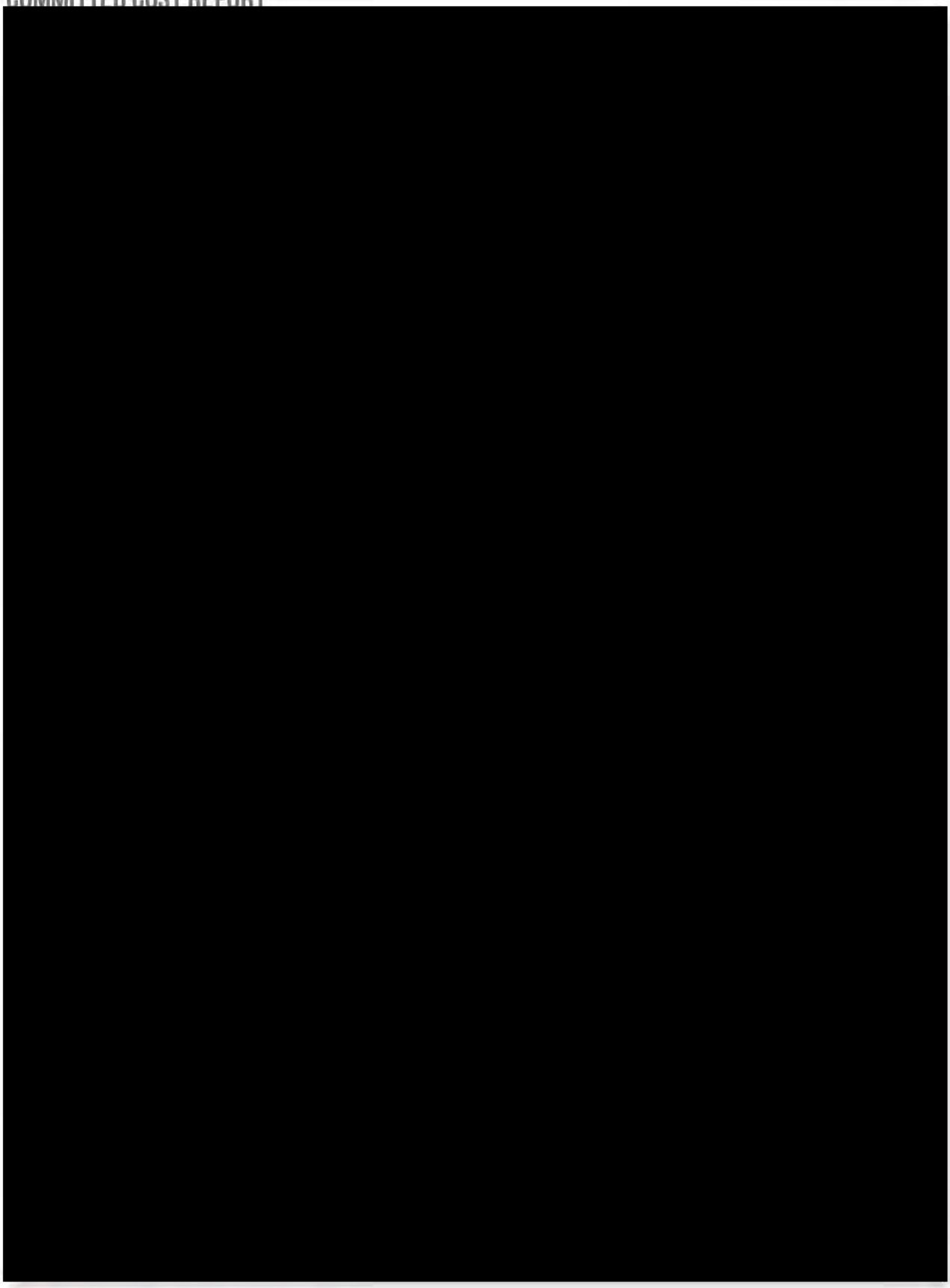
MANPOWER LOG



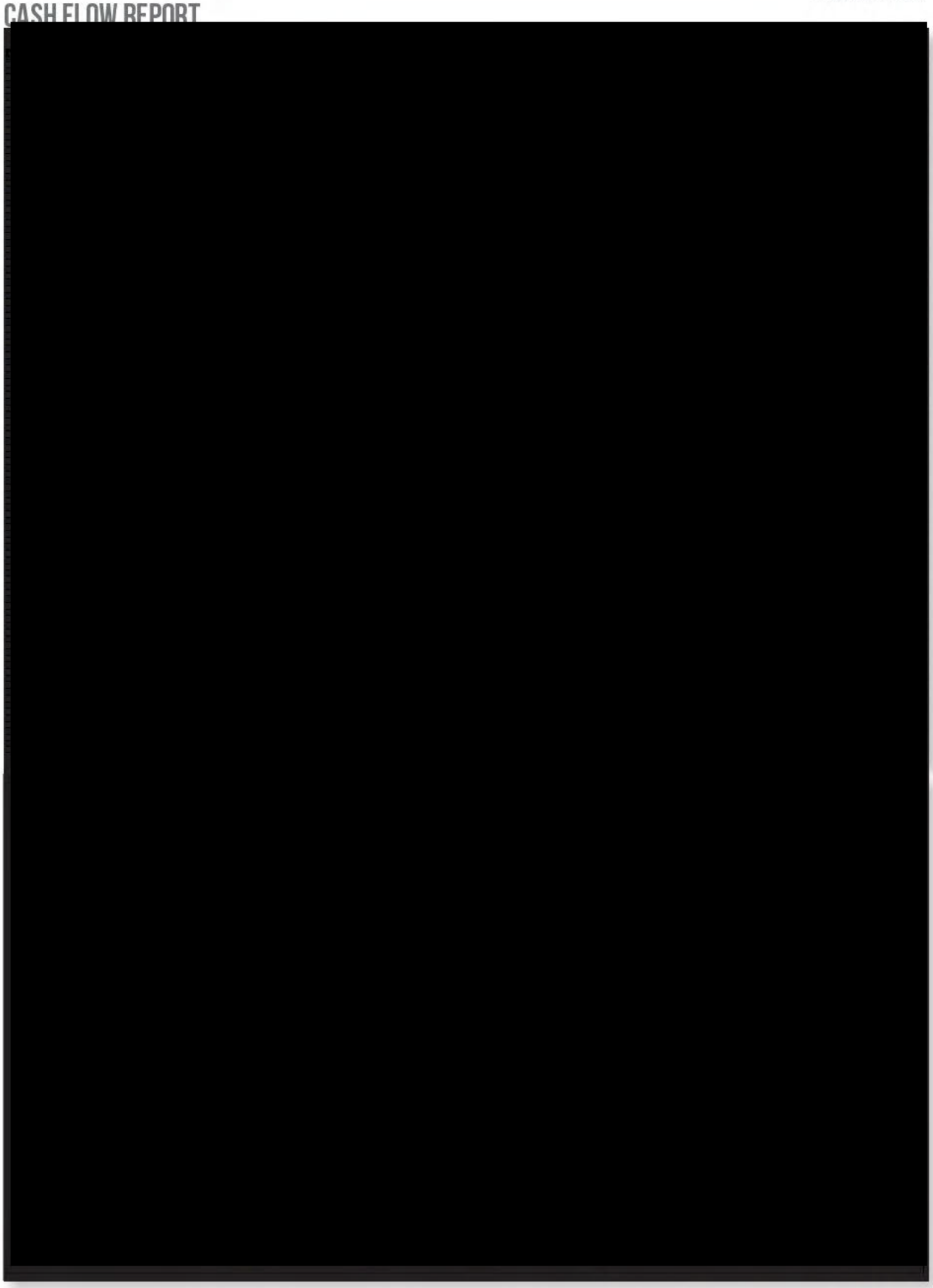
MANPOWER LOG (CONT.)



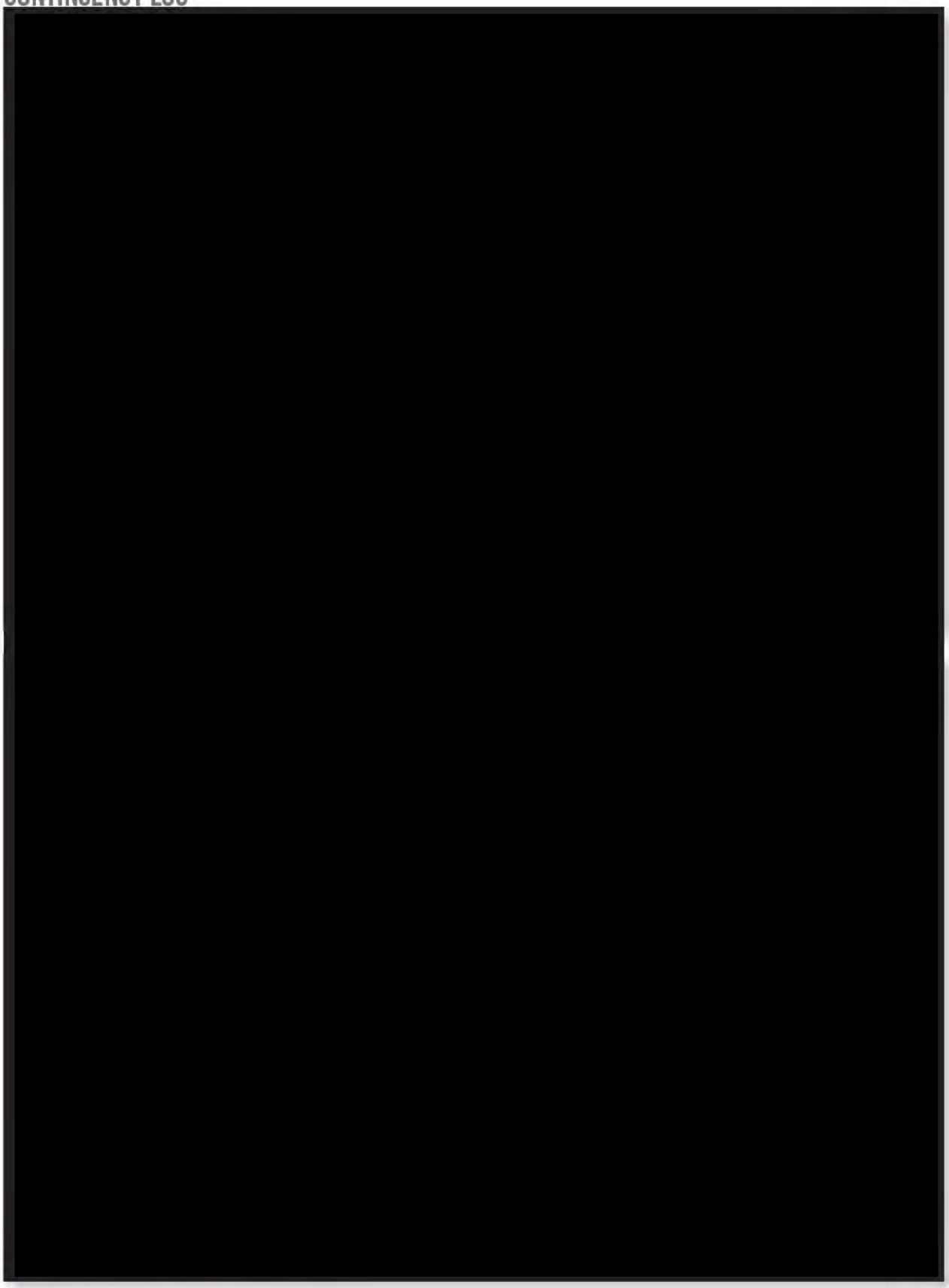
COMMITTED COST REPORT



CASH FLOW REPORT



CONTINGENCY LOG



REQUIRED LICENSES

SOUTH CAROLINA DEPARTMENT OF LABOR, LICENSING AND REGULATION

CONTRACTOR'S LICENSING BOARD

LICENSE#: CLG.104406

THOMPSON TURNER CONSTRUCTION

100 N MAIN ST
SUMTER SC 29150

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:
(If this license has a "Limited Building-LB" classification, work is limited to 3 stories in height)

Building-BD5, Grading-GD5, Water & Sewer Lines-WL5, Asphalt Paving-AP5, Concrete Paving-CP5, Concrete-CT5

LICENSE NUMBER: CLG.104406
Initial License Date: 01/04/2001
EXPIRATION DATE: 10/31/2026

Qualifying Party(s): MR MARK J MARTIN, WILLIAM LIGON, GREG A THOMPSON, HAROLD L TURNER JR

Group Limitation Amounts Per Job (i.e.BD"2"):
Group #1 - $100,000 **Group #4 - $3,000,000**
Group #2 - $400,000 **Group #5 - $Unlimited**
Group #3 - $1,000,000

Veronica W. Fulton
Board Executive

***** It is at the discretion of this licensee to designate any employee of their company to pull permits and conduct business on their behalf. *****

BPC 1293374

STATE OF SOUTH CAROLINA

Department of Labor, Licensing and Regulation
S C CONTRACTOR'S LICENSING BOARD

CONSTRUCTION MANAGER CERTIFICATE: CCM.352

This certificate recognizes:

GREG A THOMPSON

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

THOMPSON TURNER CONSTRUCTION
100 N MAIN ST
SUMTER SC 29150

Contractor's License Number: CLG.104406 GC

and is duly authorized to engage in **Construction Management Oversight** for the following classification(s):

BD

Contract $ Limit: Group 5-$Unlimited

Veronica W. Fulton
Board Executive

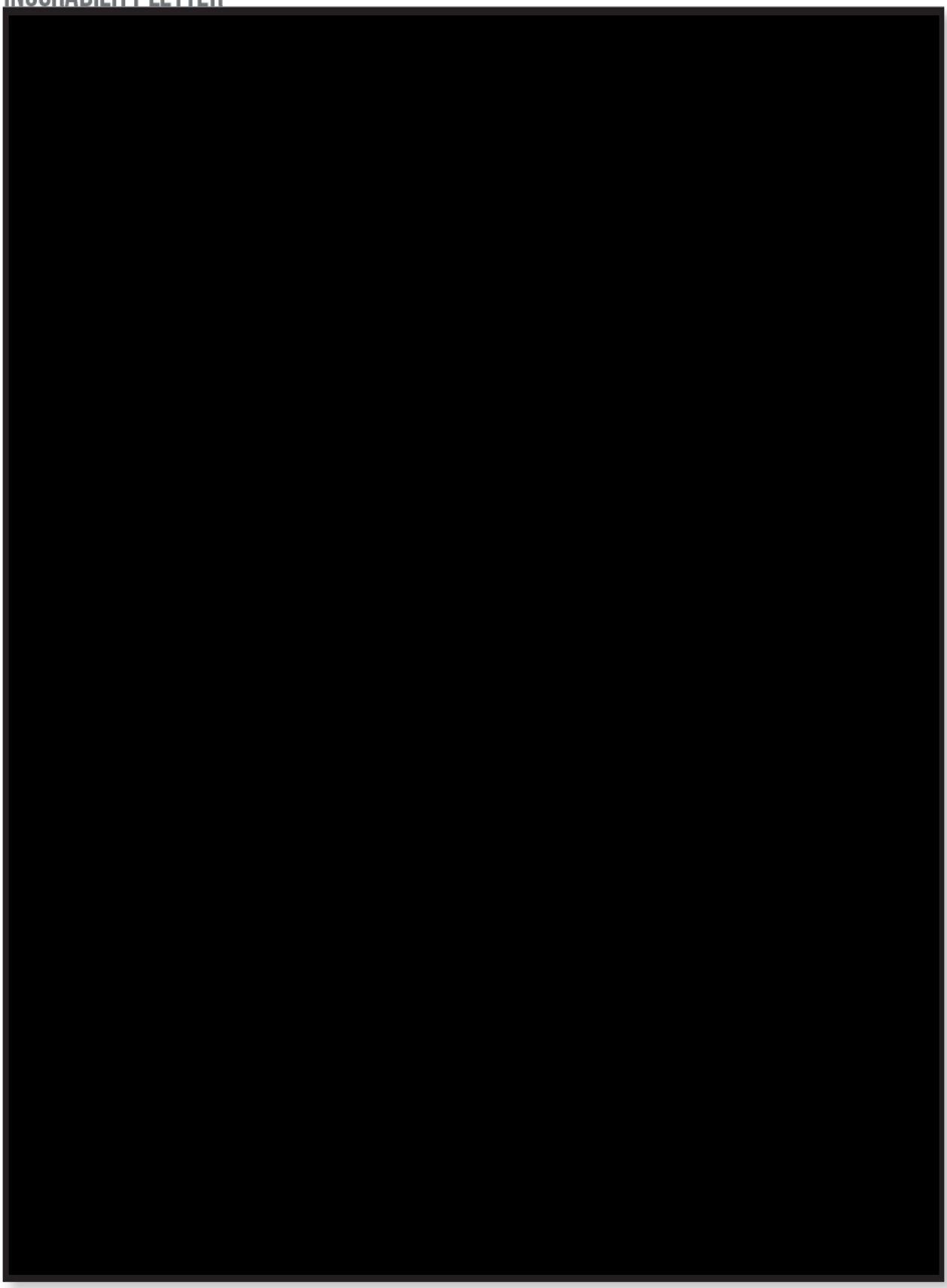
Certificate Issue Date: **August 27, 2024**
Expiration Date: **October 31, 2026**

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"

CERTIFICATE OF INSURANCE



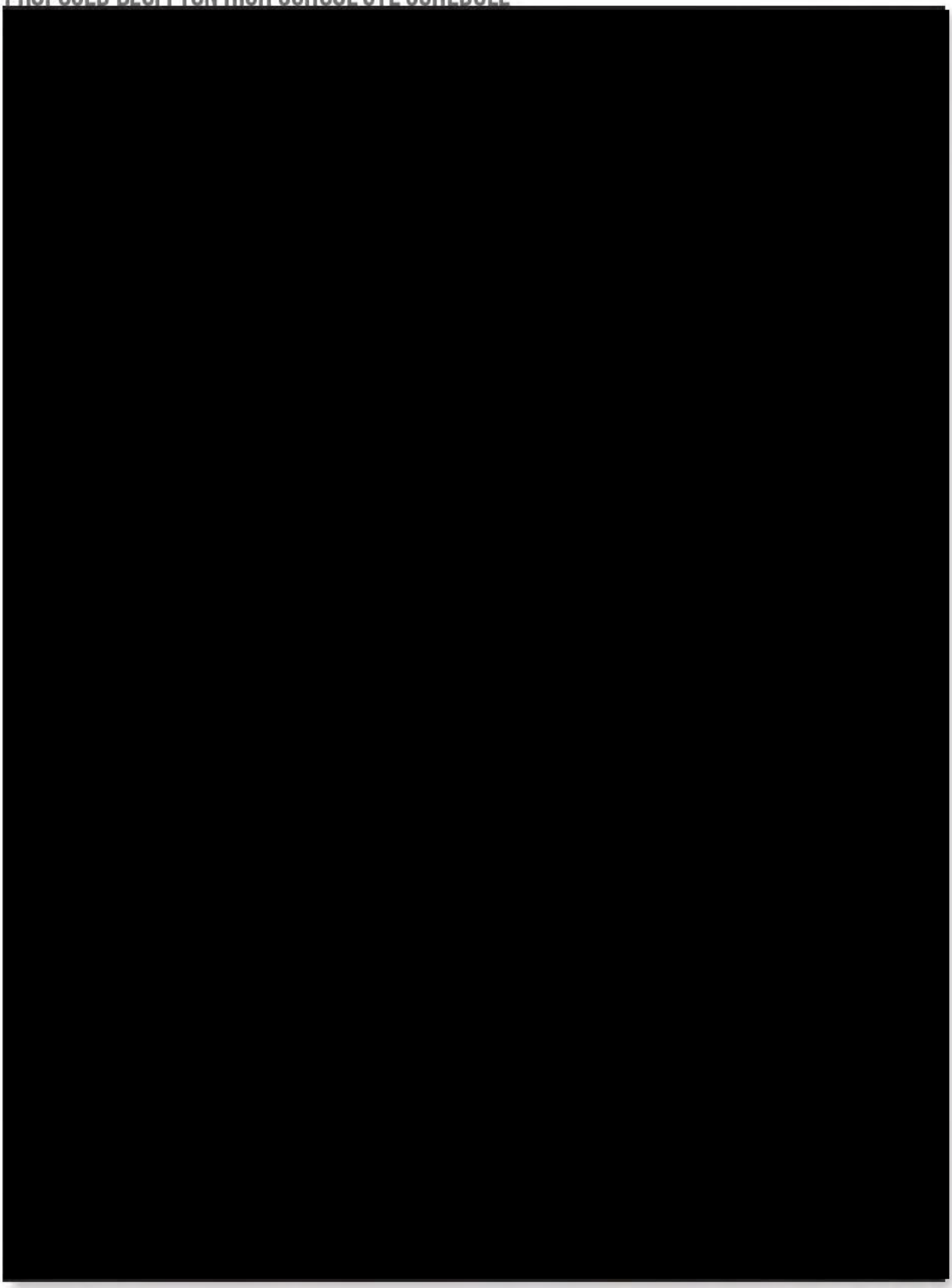
INSURABILITY LETTER



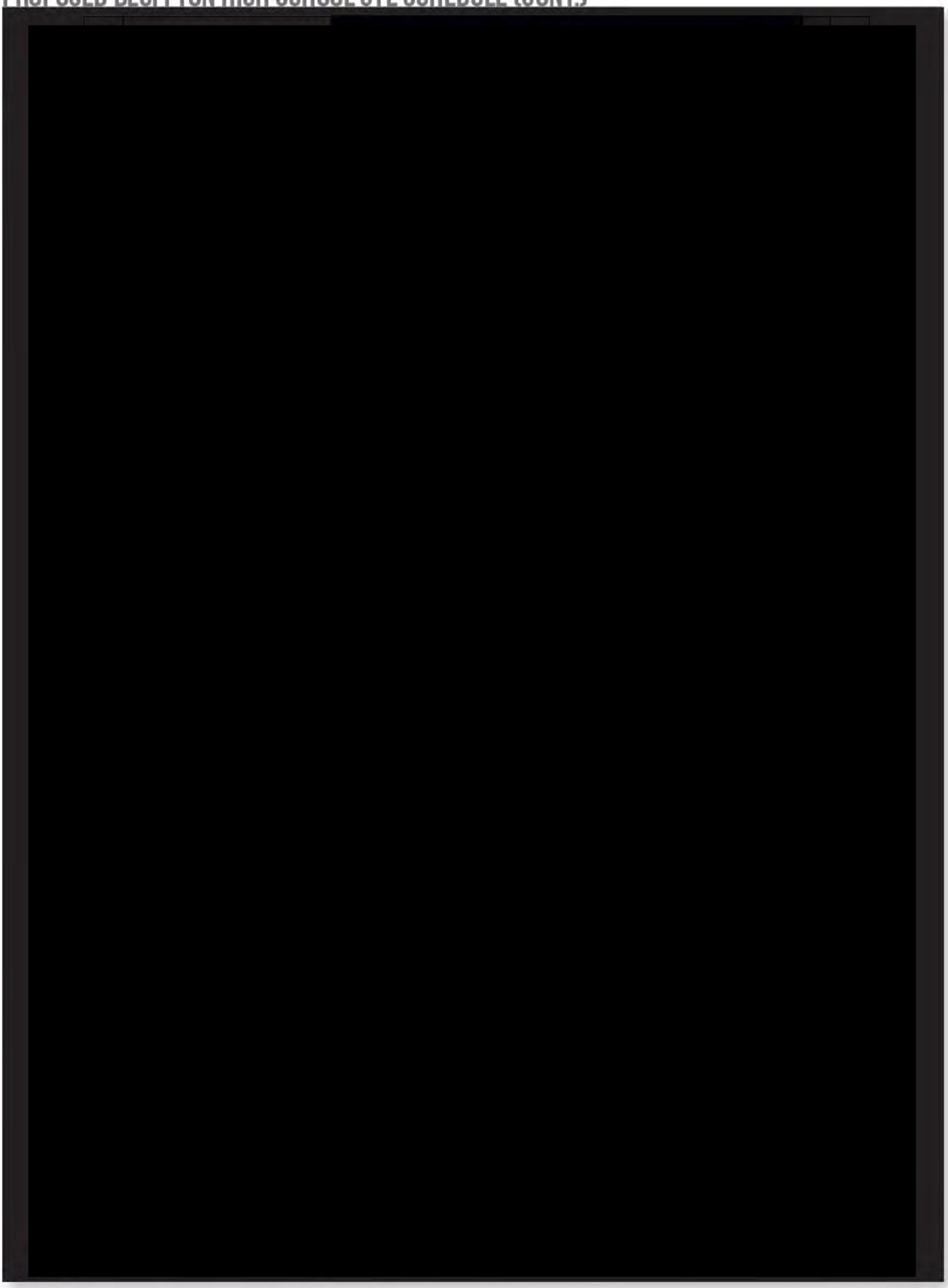
BUILDER'S RISK INSURANCE



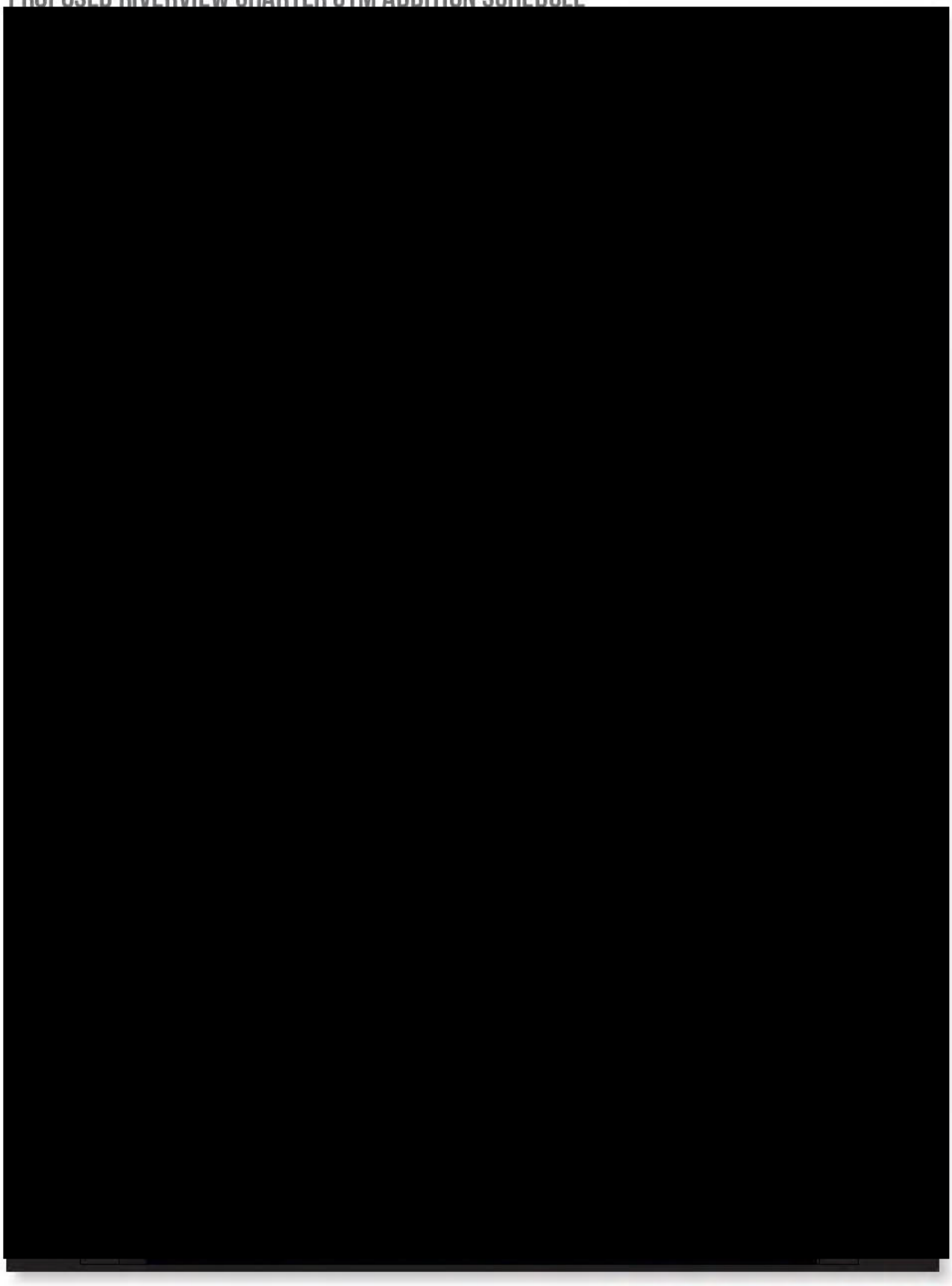
PROPOSED BLUFFTON HIGH SCHOOL CTE SCHEDULE



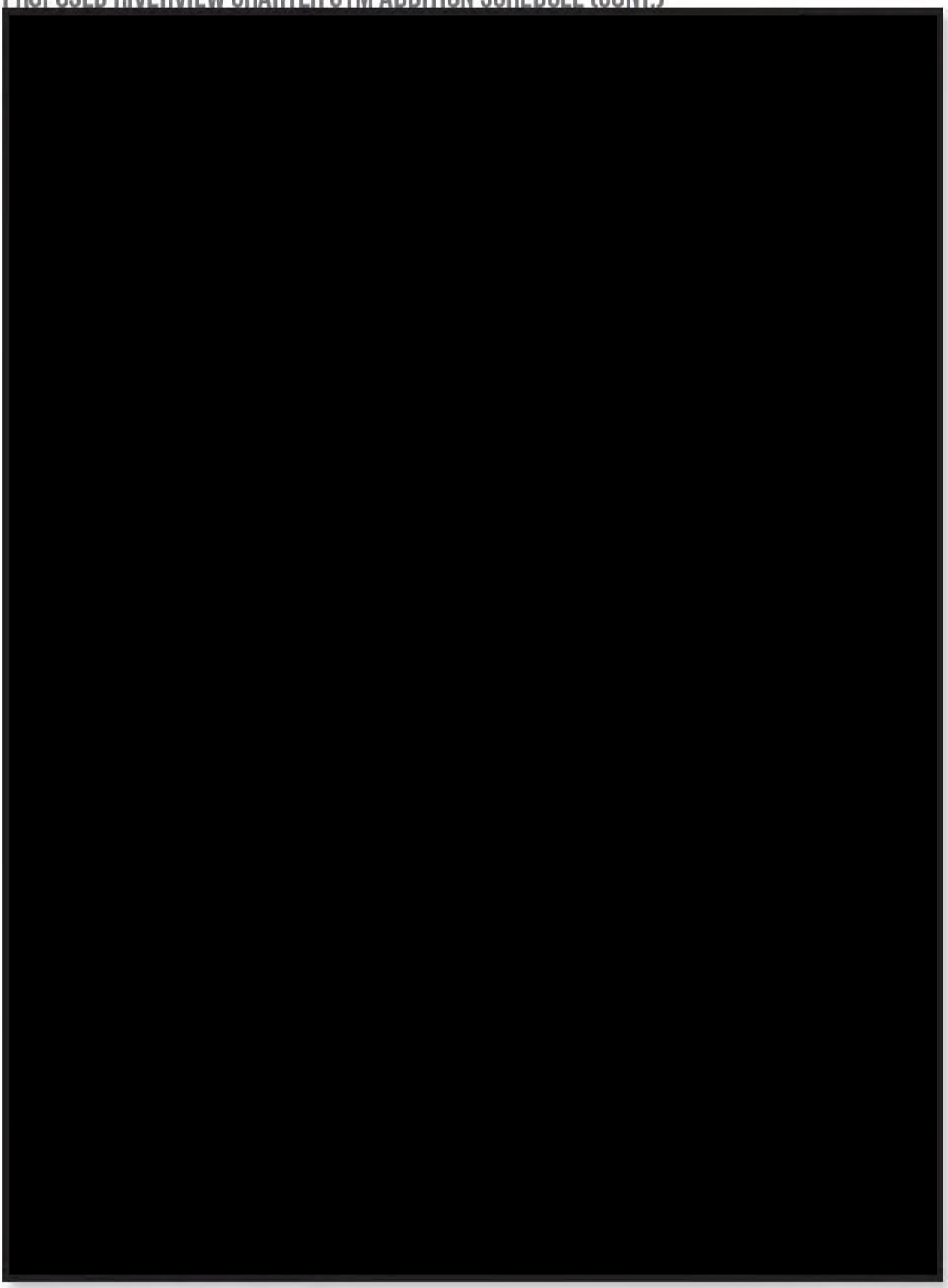
PROPOSED BLUFFTON HIGH SCHOOL CTE SCHEDULE (CONT.)



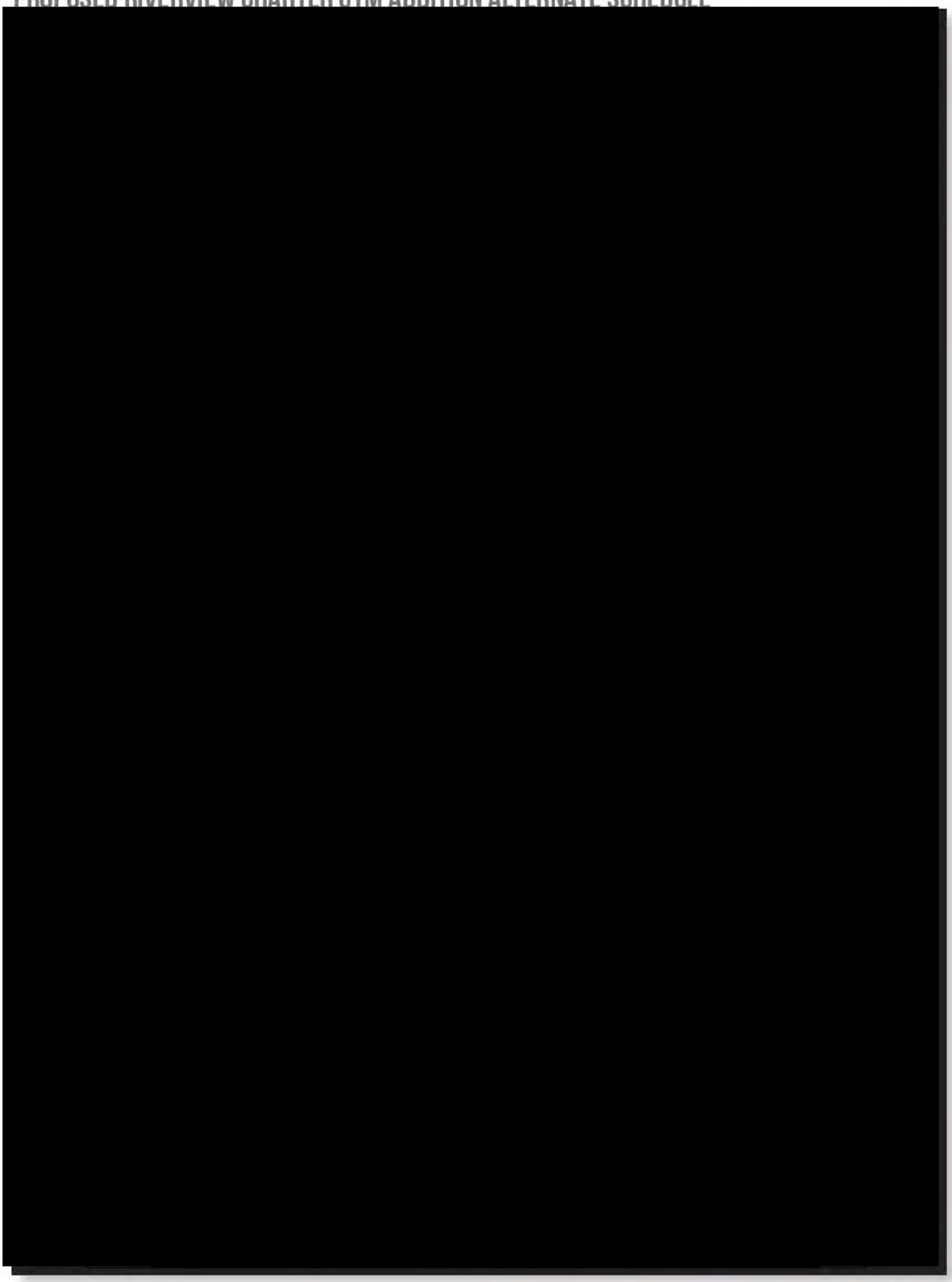
PROPOSED RIVERVIEW CHARTER GYM ADDITION SCHEDULE



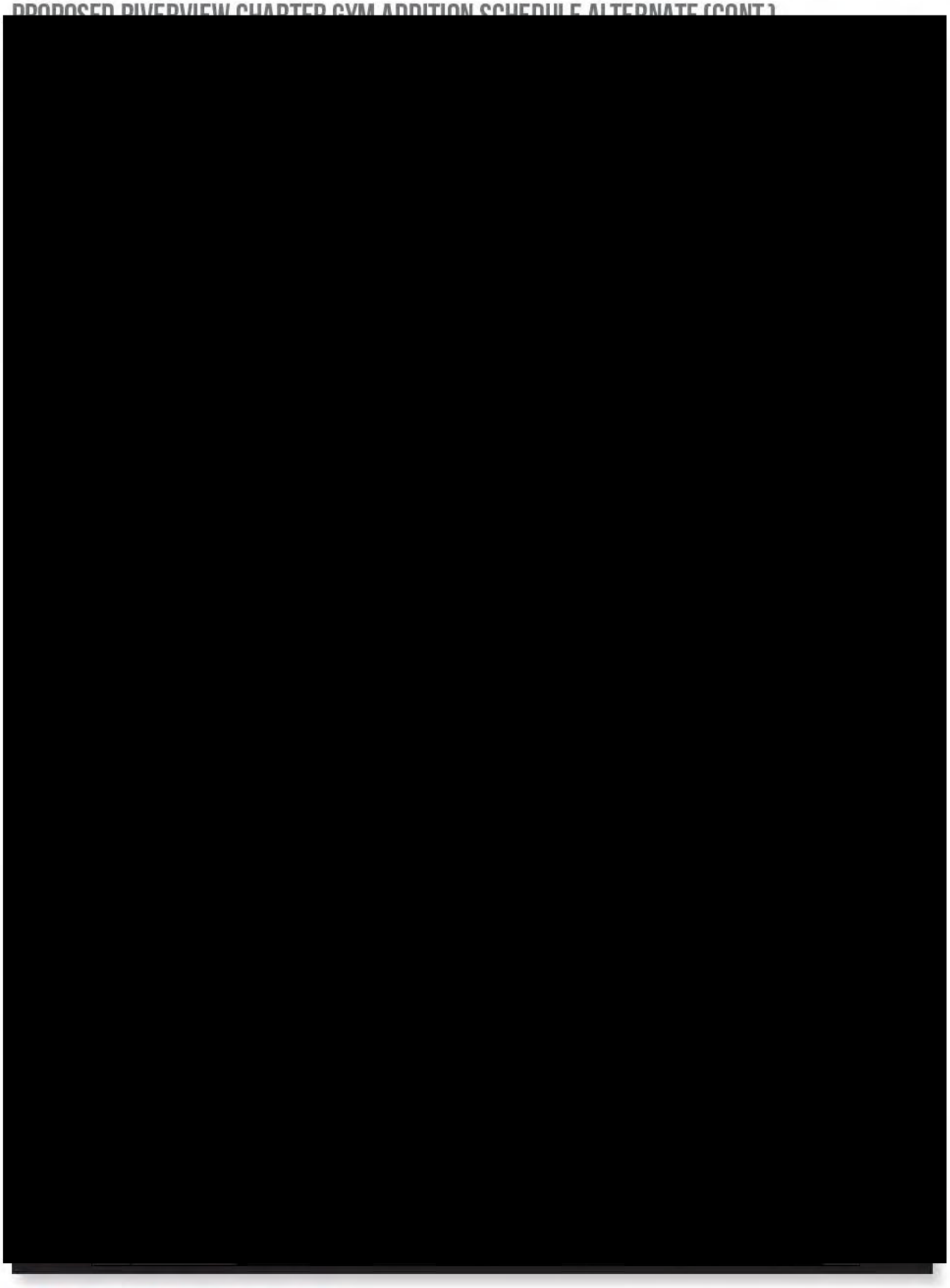
PROPOSED RIVERVIEW CHARTER GYM ADDITION SCHEDULE (CONT.)



PROPOSED RIVERVIEW CHARTER GYM ADDITION ALTERNATE SCHEDULE



PROPOSED RIVERVIEW CHARTER GYM ADDITION SCHEDULE ALTERNATE (CONT.)



9.0 ATTACHMENTS TO SOLICITATION

Potential bidders must demonstrate their process for contracting or utilizing businesses as subcontractors or suppliers for work on projects undertaken is open to businesses regardless of race, gender or ethnicity, by fulfilling one (1) of three (3) alternative eligible bidder categories.

1. *Documentation of prior M/WBE on projects undertaken in South Carolina during the previous two (2) years at the level of availability.*
2. *Documentation of prior good faith outreach efforts on all projects undertaken in South Carolina during the previous two (2) years.*
3. *Commitment to future good faith outreach efforts in all projects undertaken in South Carolina.*

TTC has included our detailed efforts for M/WBE outreach on all of our projects in Section 7 - Miscellaneous. These are ***documented efforts that we employ on all of our projects regardless of whether there is a minority participation requirement from the owner or not.*** Please refer to that section for an infographic that shows our success in minority utilization as it compares to the entire contract value.

These efforts have been very successful on garnering high minority utilization in the past on our BCSD projects. Following this section you will find a list of minority subcontractors that we have contracted with for our previous two years of BCSD Summer CIP work.

TTC understands that this scope of work is valued at over $5 million and therefore we will make a good faith effort to enter into a joint venture or Mentor/Protege arrangement. To this end, we have included ***Construction Dynamics, Inc. (CDI)*** on our team to maximize the minority participation utilization for your Lady's Island Middle School Replacement and New Early Childhood Center in Bluffton.

Following this section is our signed Statement of Intent, confirming our commitment to ensure equal opportunity goals for this proposed work, as well as a sample report of W/MBE participation that we can send to our Owners.

List all vendors/subcontractors to be used on this project. If the M/WBEs proposed for utilization on this project are certified by the Small and Minority Business Assistance Office through the State of South Carolina according to the criteria of the Beaufort County School District's Minority Business Enterprise Plan prior to utilization on this project, please list those firms below. A list of certified vendors through the South Carolina Division of Small and Minority Business Contracting and Certification can be found here: https://osmba.sc.gov/directory.html



STATEMENT OF INTENT

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.

[redacted]

[redacted]

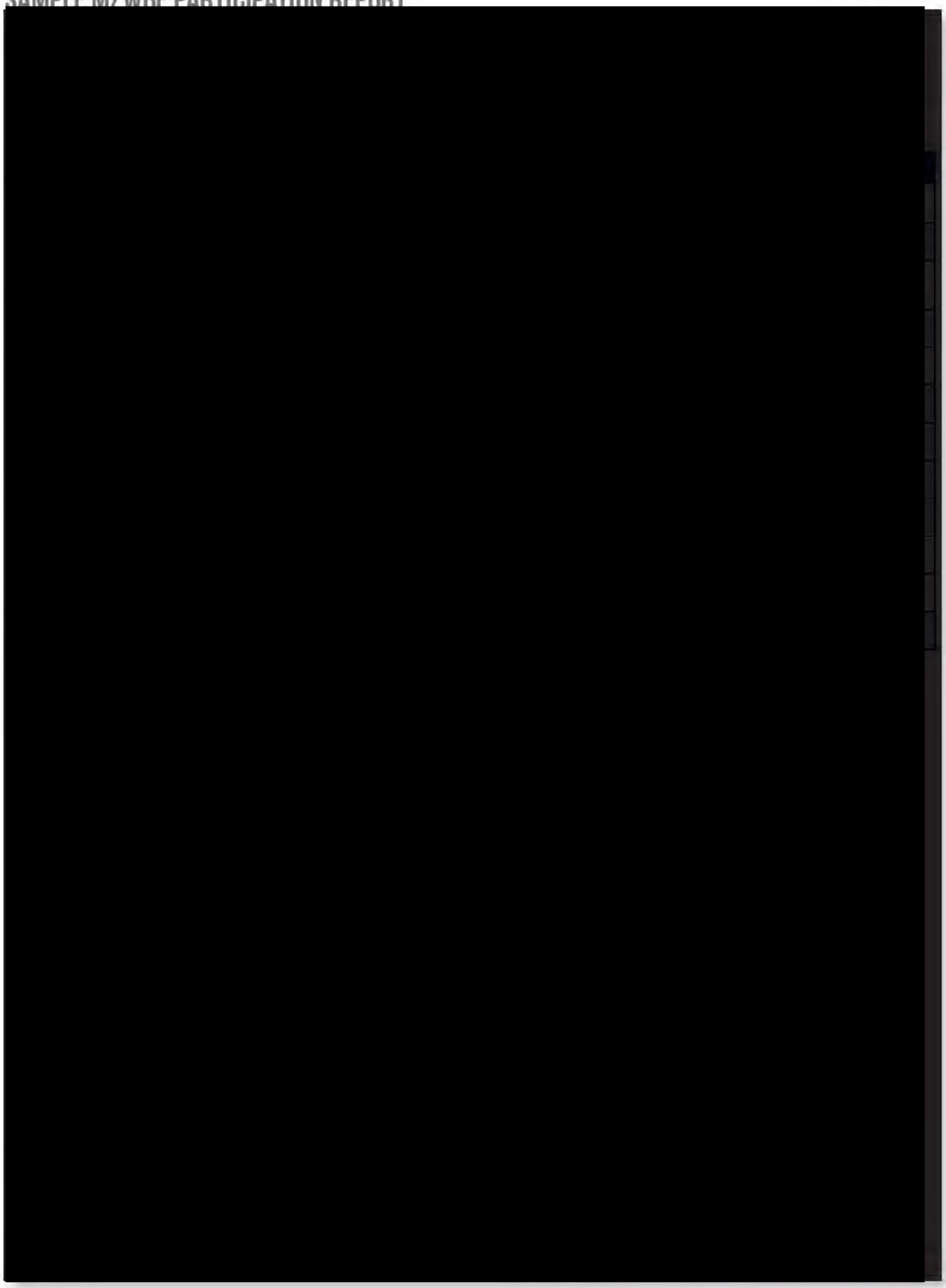
Date

Name: [redacted]

Title: [redacted]

Project: Bluffton High School CTE Building and Riverview Gym Addition

SAMPLE M/WBE PARTICIPATION REPORT





Thompson Turner Construction

111 COLEMAN BLVD., SUITE 401
MT. PLEASANT, SC 29464
843.296.1257

THOMPSONTURNER.COM

MAY RIVER HIGH SCHOOL *(cover and back)*
BEAUFORT COUNTY SCHOOL DISTRICT