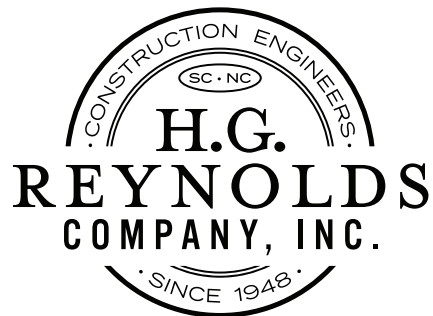


# Request for Proposals

## PRE-CONSTRUCTION/CONSTRUCTION PHASE (CM AT-RISK) SERVICES FOR CAPITAL RENEWAL RENOVATIONS AND MODIFICATIONS PROJECTS

SOLICITATION #20-016

Beaufort County School District | January 10, 2020



113 Contract Drive Aiken, SC 29801  
office (803) 641-1401 | fax (803) 641-1037  
[www.hgreynolds.net](http://www.hgreynolds.net)

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Attachments

Attached Separately  
8.0 Bidding Schedule  
4.0.1.7 Fees & Costs

## EXECUTIVE SUMMARY

## WHY H.G. REYNOLDS?

H.G. REYNOLDS HAS A LONG STANDING TRADITION OF CONSTRUCTING BUILDINGS THAT ENDURE THROUGH TIME AND MEET STRINGENT OPERATIONAL, COST AND CAPACITY REQUIREMENTS.

## TEAMWORK

H.G. Reynolds has always been committed to building a strong project team of architects, vendors, subcontractors, and financial partners. All team members are provided with the quality management and operating procedures they need to successfully execute their work.

## PAST PERFORMANCE

166 schools, 24 prisons and well over 30 commercial facilities have been constructed by H.G. Reynolds over the past half century. Although the majority of H.G. Reynolds' projects have been successfully completed in South Carolina, we have delivered and will continue to deliver projects in Georgia, North Carolina and southern Virginia.

## RELIABILITY &amp; SAFETY

The H.G. Reynolds philosophy is based on a commitment to customer satisfaction and is achieved by our executives championing the interests of the client. Licensed in South Carolina, Georgia, North Carolina, and Virginia, the Reynolds Project Management team consists of seven project managers who each average over 20 years of experience.

We recognize that accidents are prevented when top management makes safety a priority. Both executives and project managers consider the safety of each employee a primary responsibility and they require that safe work habits and conditions be maintained.

## SERVICES

## PRECONSTRUCTION SERVICES

- Value Engineering and Constructability
- Project Scheduling
- Subcontractor Qualifications
- Budget Constraints

## GENERAL CONTRACTING

- Project Coordination
- Value Engineering and Constructability
- Quality Control and Client Satisfaction
- Safety Management and Hazard Communication

## SPECIAL PROJECTS

- Fair and Competitive Pricing
- Demolition and Restoration Interior and Exterior Renovation
- Thorough Communication
- Design Analysis

"THEIR ATTENTION TO DETAIL, DEDICATION AND TAKING OWNERSHIP OF THE PROJECT ARE THE QUALITIES THAT I APPRECIATED THE MOST FROM THE HGR TEAM."

- CHAD FOSNIGHT, RICHLAND COUNTY GOVERNMENT



## EXECUTIVE SUMMARY

H.G. REYNOLDS HAS BEEN CONSTRUCTING QUALITY SCHOOLS FOR OVER 60 YEARS. IN THAT TIME, WE HAVE BUILT CLASSROOM CAPACITY FOR OVER 127,000 STUDENTS.

SINCE OUR ESTABLISHMENT IN 1948, H.G. REYNOLDS HAS WORKED TOWARDS BECOMING ONE OF THE ELITE CONSTRUCTION SERVICE CONTRACTORS IN THE SOUTHEAST.

WE INVITE YOU TO TALK WITH THE OWNERS WHO WE HAVE PREVIOUSLY WORKED WITH. TALKING TO OUR CLIENTS IS THE BEST WAY TO DETERMINE WHAT WE CAN ACCOMPLISH FOR YOU.

H.G. Reynolds is one of the top school builders in the state of South Carolina as evidenced by the fact that we have completed school projects across the state. In over half of the below counties, we have completed multiple projects.

- AIKEN COUNTY
- BERKELEY COUNTY
- OCONEE COUNTY
- MCCORMICK COUNTY
- GREENWOOD COUNTY
- CHARLESTON COUNTY
- BAMBERG COUNTY
- PICKENS COUNTY
- HORRY COUNTY
- GEORGETOWN COUNTY
- RICHLAND COUNTY
- HAMPTON COUNTY
- LEXINGTON COUNTY
- COLLETON COUNTY
- **BEAUFORT COUNTY**
- ORANGEBURG COUNTY
- EDGEFIELD COUNTY
- DORCHESTER COUNTY
- YORK COUNTY
- BARNWELL COUNTY
- CHESTERFIELD COUNTY
- ANDERSON COUNTY
- LAURENS COUNTY



LEAVELLE MCCAMPBELL MIDDLE SCHOOL



WHITE KNOLL HIGH SCHOOL

We have earned a reputation for finishing projects at a reasonable cost, on time and with a minimal number of change orders. Our team of project managers and superintendents work together and collaborate with subcontractors and vendors to deliver safe and reliable construction services. If you decide to contract with H.G. Reynolds, you will be working with a company that has met client expectations and schedules for over 60 years. We would like to put our experience and attention-to-detail to work for you.

### PROJECT APPROACH

On projects where HGR is involved in the design phase, we provide and maintain an overall project schedule that includes timelines for design, permitting, preconstruction, and construction. We also provided cost estimating and technical advice for cash flow and life cycle analysis of projects. We employ an open book bid process with the Owner present during our 'bid day'. HGR will do the same for your projects.





## Beaufort County School District

Solicitation Number: 20-016  
Date Printed: December 11, 2019  
Date Issued: December 12, 2019  
Procurement Officer: Kaylee Yinger  
Phone: 843-322-2349  
Email: [Kaylee.Yinger@beaufort.k12.sc.us](mailto:Kaylee.Yinger@beaufort.k12.sc.us)

### Request for Proposals

DESCRIPTION: **Pre-Construction / Construction Phase (CM at-Risk) Services for Capital Renewal Renovations and Modifications Projects**

SUBMIT OFFER BY (Opening Date & Time): **January 10, 2020; 2:00 PM EST**  
QUESTIONS MUST BE RECEIVED BY: January 3, 2020  
NUMBER OF COPIES TO BE SUBMITTED: **Six (6) Original Signed Copies and One CD (all documents as a single PDF file)**

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

SUBMIT YOUR SEALED OFFER TO EITHER OF THE FOLLOWING ADDRESSES:

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

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

CONFERENCE TYPE:

LOCATION:

DATE & TIME:

#### AWARDS & AMENDMENTS:

Award will be posted at the Physical Address stated above on or after **January 10, 2020**. The award, this solicitation, and any amendments will be posted at the following web address: <http://beaufortschools.net>. You must submit a signed copy of this form with Your Offer. By submitting a proposal or bid, you agree to be bound by the terms of the Solicitation. You agree to hold Your Offer open for a minimum of ninety (90) calendar days after the Opening Date.

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

ENTITY TYPE:

H.G. REYNOLDS COMPANY, INC.

CORPORATION

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

JEFFREY G. REYNOLDS

PRESIDENT

PRINTED NAME

TITLE

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

PAGE TWO

**(Return Page Two with Your Offer)**

**HOME OFFICE ADDRESS** (Address for Offeror's home office/  
Principal place of business):

**NOTICE ADDRESS** (Address to which all procurement and contract related notices should be sent):

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

PHONE NUMBER: 803-641-1401 x214

EMAIL ADDRESS: JREYNOLDS@HGREYNOLDS.NET

**PAYMENT ADDRESS** (Address to which payments will be sent):

**ORDER ADDRESS** (Address to which all purchase orders will be sent):

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

## ACKNOWLEDGEMENT OF AMENDMENTS:

Amendment Number

Amendment Issue Date

1

1-7-2020

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 FIRM INFORMATION

### 1. Firm Name

H.G. Reynolds Company, Inc.

dedicated to becoming one of the elite in offering construction services in the Southeast.

### 2. Firm Address

113 Contract Drive  
Aiken, South Carolina 29801

Jeffrey G. Reynolds - President  
E. Leland Reynolds - Vice President

### 3. History of company, including ownership and key management.

H.G. Reynolds Company, Inc. was founded in 1948, by Harry Graham Reynolds in Greenwood, South Carolina. In 1961, H.G. Reynolds Company was moved to *Trenton, South Carolina*, where it operated through 1990, at which time the home office was moved to Aiken, South Carolina. During this period, H.G. Reynolds Company constructed schools, detention centers, manufacturing facilities, and commercial buildings. In 1986, Leland Reynolds and Jeffrey Reynolds, sons of Harry Graham Reynolds, took over the business. In 1991, a division of H.G. Reynolds Company opened in Henderson, North Carolina, under the leadership of Ken Long, a graduate of NC State University. The Henderson Branch contracts similar type projects with an added emphasis on water and sewer infrastructure.

Jeffrey Reynolds and his brother, Leland Reynolds, provide day-to-day executive leadership at H.G. Reynolds. They share Executive in Charge responsibilities on all projects, ensuring clients of direct access to the company's top management. Jeffrey and Leland have responsibility for client satisfaction with H.G. Reynolds' staff, performance and services. They are also Project Managers.

### 4. Contact information for the Officer of the Firm in charge of this Proposal.

Jeffrey Reynolds, President - (803) 641-1401 ext. 214

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

No changes anticipated.

### 6. Location of corporate headquarters and other divisional offices.

Corporate Office: H. G. Reynolds Company Inc.  
113 Contract Drive  
Aiken SC 29801

Branch Office: H. G. Reynolds Company Inc. -  
Henderson Branch  
P. O. Box 209  
Henderson NC 27536

### 7. Location of office(s) which will be involved in the project during both pre-construction and construction.

Our Aiken Office will be involved in this Project during pre-construction and construction.





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

Please see organizational chart below.

## ORGANIZATIONAL CHART

## OFFICERS

JEFFREY G. REYNOLDS - PRESIDENT  
E LELAND REYNOLDS - VICE PRESIDENT

## PROJECT MANAGERS &amp; ESTIMATORS

LARRY HEIM  
CANDACE KIMBRELL  
JEFFREY REYNOLDS  
GRAHAM REYNOLDS  
HANK REYNOLDS  
LELAND REYNOLDS  
RYAN REYNOLDS  
JOE WRIGHT

## JOB SITE SUPERINTENDENTS

MICHAEL DOYLE  
BARRY EDWARDS  
BILL GARRETT  
DAVID HALLMAN  
TED HUGEL  
ROBERT LOWE  
HENRY MILLS  
JACOB OWENS  
PATRICK PATTON  
TIM PERKINS  
BOBBY STICHERT  
GREG WILLEY

## ACCOUNTING

LINDA FULMER  
DEBBIE NELSON

PAYROLL/  
HUMAN RESOURCES

LEE BENTON

## ADMINISTRATIVE

KIM PALUSKA  
JESSICA HUDSON

## 9. Vendor References.

Please see chart below.

PROJECT/DISTRICT	ADDRESS	PHONE NUMBER/EMAIL ADDRESS	CONTACT NAME
North Augusta High School Phase 2 Aiken County Public Schools	61 Given Street Aiken, SC 29805	803-270-0488 kchipman@acpsd.net	Kevin Chipman Director of Facilities Construction
Beechwood Middle School Lexington County School District One	1000 Tarrar Springs Road Lexington, SC 29071	803-821-1211 JSalters@lexington1.net	Jeff Salters, COO
Myrtle Beach Middle School Conversion Horry County Schools	335 Four Mile Road Conway, SC 29526	843-446-8096 abarnhill@horrycountyschools.net	Amber Barnhill Project Manager
Woolard Technology Center Kershaw County School District	2029 West Dekalb Street Camden, SC 29020	(843) 997-3207 erodelsperger@pmharchitects.com	Eddie Rodelsperger Owner's Rep
IPD Services GC 2019 Series School District of Pickens County	415 Ann Street Pickens, SC 29671	864-397-1100 marionthomas@pickens.k12.sc.us	Marion Thomas Director of Operations

4.0.1.3 PRE-CONSTRUCTION AND CONSTRUCTION PROJECT TEAM

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

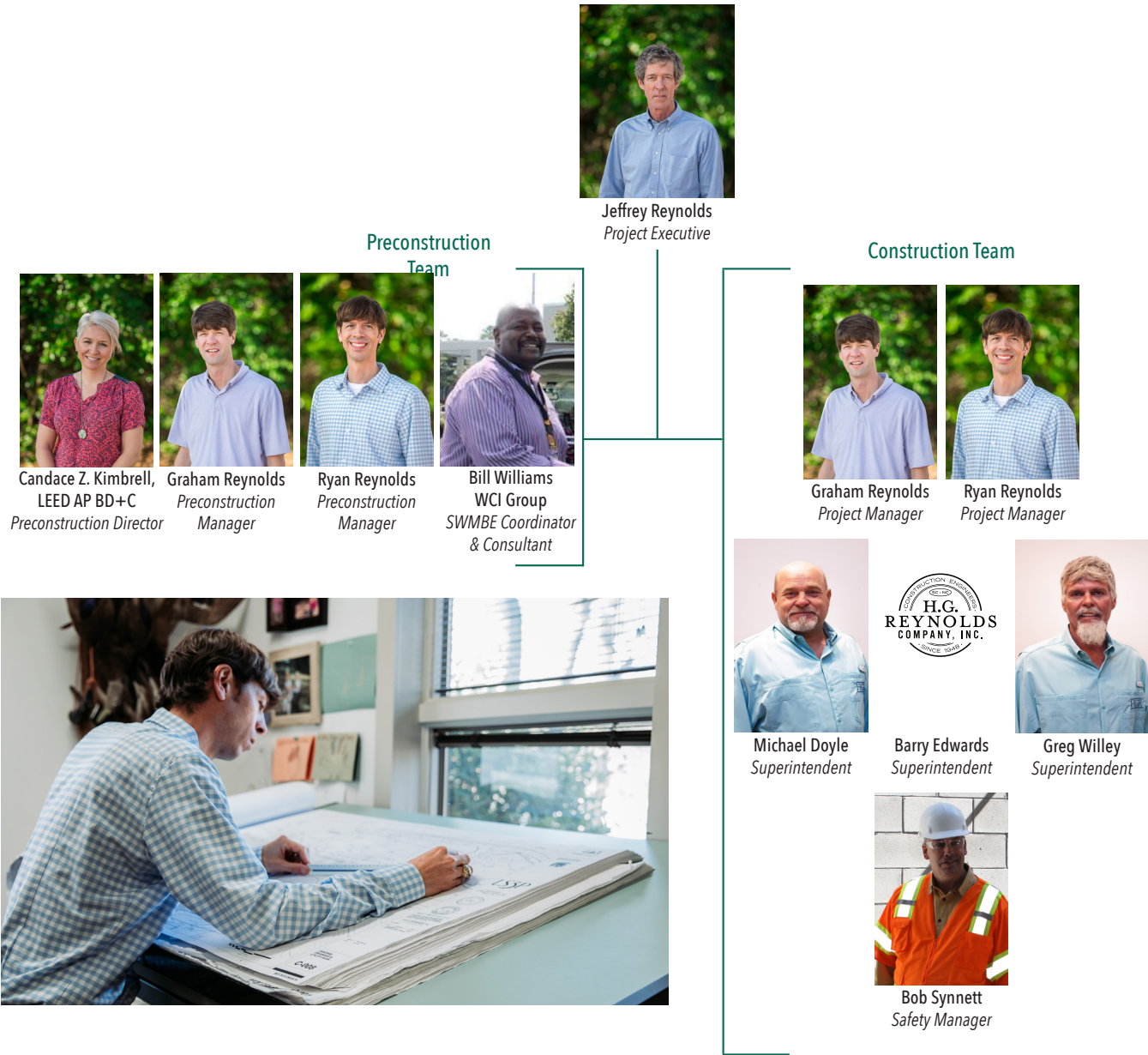
Please see attached resumes.

For these projects, we would propose Jeffrey Reynolds as Project Executive and Graham Reynolds and/or Ryan Reynolds as Project Manager(s).

We would propose Micheal Doyle, Barry Edwards, and Greg Willey for jobsite superintendents.

Our proposed team has worked together on Pre-Construction Phase Services and Construction Phase Services. We understand our roles and responsibilities which ultimately make for a successful project.

2. Include an organizational chart identifying key individuals and their responsibilities.





**JEFFREY REYNOLDS**  
**PRESIDENT**  
**PROJECT EXECUTIVE/  
PROJECT MANAGER**

Jeffrey Reynolds and his brother Leland Reynolds provide day-to-day executive leadership at H.G. Reynolds. They share Principal in Charge responsibilities on all projects, ensuring clients of direct access to the company's top management. Jeffrey and Leland have responsibility for client satisfaction with H.G. Reynolds' staff, performance and services.

Jeffrey has 39 years of experience in the construction industry. In addition to acting as Principal In Charge, Jeffrey acts as a Project Manager.



*North Augusta High School*

**EDUCATION**

Bachelor of Science in Civil Engineering, Clemson University.  
Clemson, South Carolina. 1979.

Bachelor of Science in Math & Physics, Presbyterian College.  
Clinton, South Carolina. 1977.

**RELEVANT PROJECT EXPERIENCE**

(Partial Listing)

Midland Valley High School Addition - Aiken County Public Schools

*CMR Project*

55,000 sq. ft. additions - \$17.8 Million

North Augusta High School Phase 2 - Aiken County Public Schools

*CMR Project*

215,000 sq. ft. additions - \$38.7 Million

Dorchester County Detention Center - Dorchester County

80,000 sq. ft. - \$19.1 Million

North Augusta High School Phase 1 Addition - Aiken County Public Schools

41,000 sq. ft. additions - \$10.3 Million

Aiken High School Phase 1 Addition - Aiken County Public Schools

48,000 sq. ft. additions - \$8.6 Million

North District Middle School - Hampton School District One

*CMR Project*

91,000 sq. ft. additions and renovations - \$12.6 Million

Waccamaw High School - Georgetown County School District

35,000 sq. ft. additions and renovations - \$6.1 Million

Dacusville Middle School - School District of Pickens County

8,500 sq. ft. additions and renovations - \$1.3 Million

Forestbrook Middle School - Horry County Schools

28,000 sq. ft. additions and renovations - \$3.3 Million

Myrtle Beach Middle School - Horry County Schools

Exterior renovations - \$1.0 Million

Beaufort Area Performing Arts Center - Beaufort County School District - *CMR Project*

30,000 sq.ft. addition of a 650 seat performing arts auditorium and art gallery - \$7.4 Million

Lakewood Elementary School - Horry County Schools

71,000 sq.ft. additions and renovations - \$10.3 Million

Conway Middle School - Horry County Schools

65,000 sq.ft. additions and renovations - \$8.4 Million

Aynor High School - Horry County Schools

84,500 sq.ft. additions and renovations - \$12.9 Million

Socastee High School - Horry County Schools

52,000 sq.ft. additions and renovations - \$7.4 Million

New Material Recovery Center - Horry County Solid Waste

**COMMITTEE MEMBERSHIPS**

Past Chairman of the Building Division Carolinas AGC

Past Member of SC Office of School Facilities  
Public School Facilities Committee





**GRAHAM REYNOLDS**  
**PROJECT MANAGER**

Graham Reynolds has been an on site job superintendent and project manager for the last 14 years. He graduated from Clemson University with a B.S. in Construction Science & Management. Mr. Reynolds is proficient in Timberline Estimating, P6 Primavera Scheduling, SureTrak, and AutoCad LT. He has a broad base of construction knowledge to assist in the preconstruction phase.



*Leavelle McCampbell Middle School*

**EDUCATION**

Bachelor of Science in Construction Science and Management,  
Clemson University.  
Clemson, South Carolina. 2005.

**RELEVANT PROJECT EXPERIENCE**

(Partial Listing)

Myrtle Beach Middle School Conversion - Horry County Schools  
- *CMR Project*  
134,000 sq. ft. phased renovation - \$16.5 Million

Beechwood Middle School - Lexington School District 1 -  
*CMR Project*  
208,000 sq. ft. two story facility - \$41.2 Million

North Myrtle Beach High School Renovations - Horry County  
Schools - *CMR Project*  
230,000 sq. ft. phased renovation - \$19.6 Million

New Leavelle McCampbell Middle School - Aiken County Public  
Schools - *CMR Project*  
125,000 sq. ft. two story facility - \$22.3 Million

Battery Creek High School CATE Building - Beaufort County  
School District  
14,000 sq. ft. addition - \$3.3 Million

Georgetown High School - Georgetown County School District  
17,000 sq. ft. additions and renovations - \$2.5 Million

Chesnee High School Addition/Renovation - Spartanburg School  
District 2  
63,000 sq. ft. additions - \$11 Million

Waccamaw High School - Georgetown County School District  
35,000 sq. ft. additions and renovations - \$6.1 Million

Forestbrook Middle School - Horry County Schools  
90,000 sq. ft. additions and renovations - \$3.3 Million

Myrtle Beach Middle School - Horry County Schools  
90,000 sq. ft. renovations - \$1.0 Million

Beaufort Area Performing Arts Center - Beaufort County School  
District - *CMR Project*  
30,000 sq.ft. addition of a 650 seat performing arts  
auditorium and art gallery - \$7.4 Million

Lakewood Elementary - Horry County Schools  
71,000 sq.ft. additions and renovations - \$10.3 Million



**RYAN REYNOLDS**

**PROJECT EXECUTIVE  
OWNER**

Ryan Reynolds has worked as an onsite job superintendent and as a project manager for the last 16 years. He graduated from Clemson University with a B.S. in Construction Science & Management. Mr. Reynolds is proficient in Timberline Estimating, P6 Primavera Scheduling, Suretrak, and Revit. He has a broad base of construction knowledge.



*Aiken High School Phase 2A*

**EDUCATION**

Bachelor of Science in Construction Science and Management,  
Clemson University.  
Clemson, South Carolina. 2000.

**RELEVANT PROJECT EXPERIENCE**

(Partial Listing)

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

*CMR Project*

99,200 sq. ft. - \$32.2 Million

Upperclassmen Student Housing - Presbyterian College

*CMR Project*

62,000 sq. ft. - \$12.9 Million

Aiken High School - Aiken County Public Schools

*CMR Project*

Phase 2A - 152,000 sq. ft. - \$28.8 Million

Phase 2B - 67,800 sq. ft. - \$16.1 Million

Student Housing Construction Phase 1 - Coastal Carolina  
University SC

160,000 sq.ft. - \$33.2 Million

Hicks Dining Hall Expansion - Coastal Carolina University

6,300 sq. ft. addition - \$2.1 Million

Holly Hill Town Administration Complex - County of  
Orangeburg SC

Renovation - \$4.3 Million

Buist Academy - Early Pile Package - Charleston County  
School District

\$5.5 Million

Alcorn Middle School Additions/Renovations - Richland School  
District One

90,000 sq. ft. - \$15.6 Million

Hartsville Presbyterian Church Additions/Renovations - Hartsville,  
SC

16,000 sq.ft. - \$3.3 Million

St. Stephens Lutheran Church Addns./Renovs. - Lexington, SC

60,000 sq.ft. - \$5.1 Million

New Barnwell Elementary School - Barnwell School District 45

72,500 sq.ft. - \$6.2 Million



**CANDACE KIMBRELL,  
LEED AP BD+C**

### **PRECONSTRUCTION DIRECTOR**

Candace Kimbrell will work alongside the Project Manager while developing an estimate and schedule for your projects. She will help evaluate specifications and drawings as they are developed, ensuring the project scope is complete. Candace will assist in generating an initial estimate and will be responsible for obtaining subcontractor interest, including local and minority participation. She will also coordinate any value engineering.

To develop the master project schedule, Candace will collaborate with the other team members to provide a logical flow of activities beginning in the preconstruction phase and concluding with the closeout of the construction phase. The schedule will be updated monthly.

### **EDUCATION**

Bachelor of Science in Construction Science & Mgmt,  
Minor in Business Administration, Clemson University.  
Clemson, South Carolina. 2004.

### **RELEVANT PROJECT EXPERIENCE**

(Partial Listing)

#### **CMR Projects**

Lexington School District One

New Pelion Middle School [tracking for Two Green Globes]

New Beechwood Middle School [Two Green Globes Certified]

Aiken County Public Schools

Ridge Spring-Monetta K-12 School - 99,200 sq. ft. - \$32.2 Million

Aiken High School - Phase 2A - 152,000 sq. ft. - \$28.8 Million

Phase 2B - 67,800 sq. ft. - \$16.1 Million

North Augusta High School - Phase 2 215,000 sq. ft. - \$38.7 Million

Midland Valley High School Addition - 55,000 sq. ft. - \$17.8 Million

Horry County Schools

Horry County Education Center

45,000 sq. ft. - \$12.9 Million

Myrtle Beach Middle School Conversion - 134,000 sq. ft. - \$16.6 M

North Myrtle Beach High School - 230,000 sq. ft. - \$19.6 Million

New Blackwater Middle School - 145,000 sq. ft. - \$18.3 Million

New Academy of Arts, Science, Technology - 132,000 sq. ft. - \$24.3 Million

North District Middle School - Hampton School District One

91,000 sq. ft. additions and renovations - \$12.6 Million

Beaufort County School District

New Red Cedar Elementary - 105,000 sq. ft. - \$14.6 Million

New Whale Branch High School - 132,000 sq. ft. - \$27.0 Million

Beaufort Area Performing Arts Center - 30,000 sq. ft. - \$7.4 Million

New Jones Tract Elementary School - 108,000 sq. ft. - \$17.4 Million

[LEED Silver Certified]

Summer Renovations - Multiple sites - \$4 Million

New Colleton County High School - Colleton County School District

350,000 sq.ft. two-story facility - \$59.8 Million

### **PROFESSIONAL AFFILIATIONS**

LEED Accredited Professional BD+C/2014

10 Hour OSHA Certification/2010

CAGC CM At Risk Seminar/2008

Dale Carnegie/2011





**BILL WILLIAMS**  
**WCI GROUP**

**SWMBE/LOCAL  
COORDINATOR &  
CONSULTANT**

In 1993 Bill Williams opened WCI, a Minority-Disadvantaged construction management company targeted to perform government type projects, quality control, negotiations, scheduling, buyouts, budgeting, estimating, designing, awarding of subcontracts and all other related job functions. He will be assisting H.G. Reynolds Company in recruiting SWMBE and local businesses to participate in these projects, as he is with Aiken County Public Schools.

**RELEVANT EXPERIENCE**

- Martin Boal Anthony & Johnson, Architects
- Shook Kelly Architects
- McMillan Pazdan Smith Architects

Clerk of the Works (1997-Present)

Hired as on staff Clerk of the Works by the firm to oversee upcoming and ongoing construction projects in the Aiken County Public School System and have currently been hired on to perform the same tasks for various schools in the Charlotte-Mecklenburg area. Responsible for all on-site inspections.

- Aiken County Public Schools

Project Construction Consultant (1996-Present)

Deal with all aspects of summer cyclic maintenance projects for 37 schools. Prepare all bid packages, oversee all painting, flooring, HVAC projects. Work as an independent consultant for this school system. Daily and weekly on-site inspections for all aspects of work.

- MacDill AFB
- Patrick AFB
- Fort Jackson
- Housing Authority (SAHMA)

General Contractor (1993-1999)

Completed various projects at MacDill AFB and Patrick AFB after SABER Contractor defaulted including satellite tracking center and barracks renovation. Awarded renovation and paintings projects at Fort Jackson. Renovated and painted interior and exterior, plumbing, electrical and HVAC upfits of housing facilities through the Southeast including locations in Georgia, Florida, and South Carolina.

- A. W. & Associates, Inc.
- Mac Dill, AFB

Tampa, Florida

Quality Control Manager (1992-1993)

Implemented and initiated a quality control program designed to comply with demands of the SABER and JOC programs. Conducted training of potential quality control managers for their placement on other bases. Handled all quality control and safety for each delivery order issued at MacDill Air Force Base. Handled all inspections, initial follow-ups, reviewed and approved all shop drawings to assure compliance with project specifications. My safety and hazardous communication program has proven most effective and has received excellent reviews from the Army Corps of Engineers at Fort Bragg, North Carolina, Savannah District and Regional Corps of Engineers, Washington, DC.

- Blaine Construction Company

Fort Bragg, North Carolina

Chief of Quality Control (1991-1992)

Represented the Quality Control Organization at the site and was responsible for the overall management with authority to act in all quality control matters for the company. Other responsibilities include weekly job meeting, daily site inspections, review and approval of all drawings. Represented the company in all governmental issues regarding quality control and contract documents.



**MICHAEL DOYLE**

**SUPERINTENDENT**

Mike Doyle has nearly 17 years of experience with H.G Reynolds. Mr. Doyle has supervised the construction of multimillion dollar schools to small additions and renovations of various facilities. His organizational skills and ability to control the activities of all trades on the project have brought our projects in on time and within budget.

Mike's projects have a clean safety record over three years.

**EMPLOYER HISTORY**

H.G. Reynolds Company, Inc.  
1994-2005, 2014-Present

Benton Concrete  
2011-2013

FBI Construction  
2005-2010



*Aiken High School Phase 2A*

**RELEVANT PROJECT EXPERIENCE**

(Partial Listing)

Midland Valley High School Addition - Aiken County Public Schools

*CMR Project*

55,000 sq. ft. additions - \$17.8 Million

Aiken High School Phase 2 - Aiken County Public Schools

*CMR Project*

Phase 2A - 152,000 sq. ft - \$28.8 Million

Phase 2B - 67,800 sq. ft. - \$16.1 Million

Dorchester County Detention Center - Dorchester County

80,000 sq. ft. - \$19.1 Million

2014 Summer Renovations - Beaufort County School District

*\$4 Million CMR Project*

Hilton Head High School

Hilton Head Middle School

Hilton Head Early Childhood Center

Hilton Head IB Elementary School

Georgetown High School Auditorium - Georgetown County School District

17,000 sq. ft. additions and renovations - \$2.6 Million

New James Island Elementary School - Charleston County School District SC

Georgetown High School Renovation - Georgetown County School District SC

New Andrews High School - Georgetown County School District SC

Pinckney Primary School - Charleston County School District SC

Davidson Fine Arts - Richmond County Board of Education GA

Army Barracks - Ft. Jackson

Turbeville Correctional 256 Bed Addition - SC Dept of Corrections

Leiber Correctional 256 Bed Addition - SC Dept of Corrections

Benton Concrete

CCU Student Housing Construction Phase 1 foundations

Streetscape City of Marion

CCU Fine Arts Building foundation and slabs

Loris Elementary School sidewalks

Carolina Forest Elementary School sidewalks/new entrance/drop off area

FBI Construction

J Reuben Long Detention Center

Green Sea Floyds High/Middle School Addition and Renovation



**BARRY EDWARDS**  
**SUPERINTENDENT**

Barry Edwards has nearly 25 years of experience in the construction industry. Mr. Edwards has supervised the construction of multimillion dollar student housing to small additions and renovations of various facilities. His organizational skills and ability to control the activities of all trades on the project have brought our projects in on time and within budget.

**RELEVANT PROJECT EXPERIENCE**

(Partial Listing)

Upperclassmen Student Housing - Presbyterian College  
*CMR Project*  
62,000 sq. ft. - \$12.9 Million

Magnolia Village Apartments - Hartsville, SC  
5 Buildings

Mallard Point Apartments - Columbia SC  
26 Unit Renovation



*Upperclassmen Student Housing  
Presbyterian College*





**GREG WILLEY**

**SUPERINTENDENT**

Greg Willey has been with H. G. Reynolds Company for over 21 years. He is very experienced in construction supervision including accurate takeoffs, estimating, budgeting, contracting, purchasing, and invoicing. He effectively schedules, monitors, and inspects all work from start to Owner orientation. Bill consistently completes projects under budget and on schedule.



*Chesnee High School*

**RELEVANT PROJECT EXPERIENCE**

(Partial Listing)

Anderson Institute of Technology - Anderson School District 5  
115,000 sq. ft. facility - \$23.7 Million

Allendale/Barnwell Disabilities & Special Needs Board  
Renovations - SCDDSN  
\$672,205

Barnwell County Detention Center - Barnwell County SC  
33,000 sq. ft. facility - \$7.7 Million

Battery Creek High School CATE Addition - Beaufort County  
School District  
14,000 sq. ft. addition - \$3.2 Million

Chesnee High School Addition/Renovation - Spartanburg  
District 2  
63,000 sq. ft. additions - \$11 Million

Charleston Co. School District – South Carolina  
New Sanders Clyde K-8 School - 87,500 sq.ft. - \$19.1 Million  
New Orange Grove Elementary School - 86,500 sq. ft. - \$13.8  
Million

Pickens High School Conversion to Middle School - School  
District of Pickens County  
120,000 sq. ft. - \$14.2 Million

Tubman Education Center Renovations - Richmond County  
Board of Education - Georgia  
*Historical*  
64,000 sq. ft. Renovations- \$6.5 Million

New Columbia County Middle School #3 - Columbia County  
Board of Education - Georgia  
133,000 sq. ft. - \$15.3 Million

Lower Richland High School - Richland County School District  
One  
185,000 sq.ft. additions and renovations - \$20.7 Million

New Hereford Farm Elementary School - Columbia County Board  
of Education - Georgia  
65,500 sq.ft. - \$6.0 Million

New West Richmond Elementary - Richmond County Board of  
Education - Georgia  
87,000 sq.ft. - \$7.4 Million



**BOB SYNNETT**  
**SAFETY MANAGER**

P.O. Box 90433  
Columbia, SC

Phone (803) 695-6050; Toll-Free Phone (800) 892-1839  
Fax (803) 695-9010

#### **SERVICES**

Providing superior "hands-on" safety management, inspection, administration, training and other occupational safety, risk management and workers compensation cost control services.

#### **EXPERIENCE**

President/Owner – Safety Management Consultants, Inc -  
1998 – Present.

Director, CTPA; (CTPA is Companion Third Party Administration and part of Companion Property & Casualty Insurance Co.) April, 1995 - July, 1998.

Vice-President of Safety, Risk Management & Human Resources, M.B. Kahn Construction Company, Inc., May, 1981-April, 1995.

#### **CERTIFICATIONS**

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

#### **EDUCATION**

University of South Carolina, Columbia, S.C., BA, 1981.  
Hudson Valley Community College, AAP, 1978.

### 4.0.1.3 PRE-CONSTRUCTION AND CONSTRUCTION PROJECT TEAM

3. 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.

Graham Reynolds - Current Obligations - Pelion Middle School  
Project Manager - 50%

Ryan Reynolds - Current Obligations - Ridge Spring-Monetta Elementary School  
Project Manager - 50%

Michael Doyle - Current Obligations - Midland Valley High School  
Superintendent - 100%

Barry Edwards - Current Obligations - None  
Superintendent - 100%

Greg Willey - Current Obligations - None  
Superintendent - 100%

Candace Kimbrell - Current Obligations - None.  
Assistant Project Manager/Estimator/Scheduler/SWMBE - 100%

Bill Williams - Current Obligations - None.  
Consultant & SWMBE Coordinator - 25%

Based on our current workload, Graham Reynolds and/or Ryan Reynolds would be dedicated full time for the pre-construction and construction services for these projects. Michael Doyle, Barry Edwards, and Greg Willey would be committed full time superintendents on the proposed projects. Once schedules are established, the Project Manager and Superintendent assigned to each project will remain with that project from start until final punch list completion.

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

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

5. 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 maintain the same persons as Project Manager for the entire duration of the Project.

Graham Reynolds and/or Ryan Reynolds will be the Project Manager(s) for these projects, and Michael Doyle, Barry Edwards, and Greg Willey would each be the General Superintendent at a site.

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

It's extremely important that the team selection for all parties involved in the project have a proven track record of successfully completing projects on time and in budget. For a project to be successful, it takes a Team approach from the GC @ Risk as well as the Project Architect and Associated Engineers. The team we have chosen has proven performance as part of a Project Team with your team in your district. Most recently, Graham Reynolds and Greg Willey constructed the Battery Creek High School CATE Addition for your district.

## 4.0.1.4 PREVIOUS EXPERIENCE

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

H.G. Reynolds Company is a third generation family owned company that has been in business since 1948. We approach each and every project with honesty and integrity with all team members. We believe honesty and integrity are the stepping stones of a successful project. In 2005, HGR was chosen from among a pool of the most well-respected general contracting and construction management firms in the Tri-state Area to construct the first South Carolina public school using the CMR Delivery Method – Blackwater Middle School in your school district. In addition to constructing the first CMR K-12 project in South Carolina (Blackwater Middle), we constructed the largest CMR K-12 project in South Carolina (Colleton County High School). We attribute the success of this project as to why we were selected to construct 25 additional multimillion dollar projects using the CMR Delivery Method throughout several counties throughout the state over the past fourteen years.

In recent years, we have completed two K-12 CMR projects in school districts that had not built a new school in over 50 years (Bamberg One and Hampton One). HGR continues to shift the focus of the company towards the owner beneficial delivery methods, including CMR, due to owners searching for general contractors that can provide a quality project on time and in budget utilizing qualified subcontractors, vendors, and suppliers. Our clients put their trust in HGR, and we have successfully delivered every project on time and in budget.

On projects where HGR is involved in the design phase, we provide and maintain an overall project schedule that includes timelines for design, permitting, preconstruction, and construction. We also provided cost estimating and technical advice for cash flow and life cycle analysis of projects. We employ a open book bid process with the Owner present during our 'bid day'. HGR will do the same for these projects.

"THEIR INPUT AND CLOSE INVOLVEMENT WITH THE DESIGN TEAM ALLOWED THIS PROJECT TO COME IN UNDER BUDGET ON BID DAY. WITHOUT THEIR INVOLVEMENT DURING DESIGN, THE DISTRICT WOULD HAVE FACED A VERY DIFFICULT SITUATION OF AN OVER-BUDGET PROJECT."

-CHRIS POE, FORMER FACILITIES PLANNING AND CONSTRUCTION OFFICER  
BEAUFORT COUNTY SCHOOL DISTRICT

Below are several reference projects where we have provided Pre-Construction and/or Construction Services:

PROJECT	CONTRACT AMOUNT	OWNER REFERENCE	ARCHITECT REFERENCE
North Augusta High School Phase 1 & Phase 2 Additions	Ph1 \$10,357,000 Ph2 \$38,725,137	Aiken County Public Schools Kevin Chipman 803-270-0488	McMillan Pazdan Smith Donnie Love 864-585-5678
Gettys Middle School Conversion	\$19,120,674	School District of Pickens Cty Marion Thomas 864-397-1100	McMillan Pazdan Smith Paul Mussman 864-626-6330
North Myrtle Beach High School Additions & Renovations	\$19,645,581	Horry County Schools Amber Barnhill 843-446-8096	UWPD Architecture Steve Usry 843-449-8737
Myrtle Beach Middle School Renovations	\$16,588,745	Horry County Schools Amber Barnhill 843-446-8096	Pike McFarland Hall Associates Diane Price 843-640-7952
HVAC & Roofing Repairs at Various Schools	\$12,118,321	School District of Pickens Cty Marion Thomas 864-397-1100	Mechanical Design Mike Burgess, PE 803-731-983



## 2. For the past three years, provide the following information:

- Identify all projects (name, location, completion date and Contract amount). Please see below.
- Identify all addition projects with similar scope. Projects below noted in green are addition and/or renovations projects.

*Ridge Spring-Monetta Elementary School [CMR]*  
Aiken County Public Schools  
\$20,003,080  
April-2021

*Center for Knowledge [CMR]*  
Richland County School District 2  
January-2021  
\$8,597,267

*North Augusta High School Phase 3 [CMR]*  
Aiken County Public Schools  
December-2020  
\$16,305,245

*Pelion Middle School [CMR]*  
Lexington School District One  
\$45,460,363  
November-2020

*Support Services Building Renovations [CMR]*  
Richland County School District 2  
October-2020  
\$3,364,455

*Ridge Spring-Monetta K-12 School [CMR]*  
Aiken County Public Schools  
February-2020  
\$32,217,171

*Aiken High School James Taylor Gym Renovations [CMR]*  
Aiken County Public Schools  
November-2019  
\$6,502,180

*Carver's Bay High School Additions & Renovations [CMR]*  
Georgetown County School District  
September-2019  
\$8,997,475

*Carver's Bay Middle School Renovations [CMR]*  
Georgetown County School District  
September-2019  
\$3,011,285

*Woolard Technology Center [CMR]*  
Kershaw County School District  
\$30,301,911  
July-2019

*Beechwood Middle School [CMR]*  
Lexington School District One  
\$41,202,984  
July-2019

*Myrtle Beach Middle School Conversion [CMR]*  
Horry County Schools  
\$16,588,745  
May-2019

*Anderson Institute of Technology*  
Anderson School District 5  
May-2019  
\$23,730,000

*Aiken High School Phase 2B [CMR]*  
Aiken County Public Schools  
\$16,084,080  
April-2019

*North Augusta High School Phase 2 [CMR]*  
Aiken County Public Schools  
\$38,725,137  
November-2018

*Bowen's Corner Elementary School [CMR]*  
Berkeley County School District  
\$24,807,016  
July-2018

*North Myrtle Beach High School Renovations and Additions [CMR]*  
Horry County Schools  
\$18,641,315 / January-2018

*Aiken High School Phase 2A [CMR]*  
Aiken County Public Schools  
\$28,810,639  
November-2017

*Pickens IPD HVAC/Roofing Renovations [CMR]*  
School District of Pickens County  
\$3,766,956  
September-2017

*Congaree Elementary School Addn and Renovation [CMR]*  
Lexington School District Two  
\$6,473,649  
August-2017

*Leavelle McCampbell Middle School [CMR]*  
Aiken County Public Schools  
\$21,604,321  
July-2017



Additionally:

- i. Indicate any such project where Liquidated Damages were assessed against your firm for failure to achieve substantial completion within the Contract Time, and describe the circumstances of the same. None
- ii. Identify any such project in which your firm made a Claim or Change Order Request for acceleration damages, and describe the circumstances of the same. None
- iii. Identify any such project in which your firm was terminated (whether for cause or for convenience) by the owner prior to substantial completion, and describe the circumstances of the same. None
- iv. Identify all projects which had a negotiated fee or guaranteed maximum price.

Ridge Spring-Monetta Elementary School  
Center For Knowledge  
Support Services Building Renovation  
Midland Valley High School Addition  
North Augusta High School Phase 3  
Pelion Middle School  
Ridge Spring Monetta K-12 School  
James Taylor Gym Renovations  
Carver's Bay High School Addn & Renov  
Carver's Bay Middle School Renovations  
Applied Technology Education Campus  
Presbyterian College Student Housing  
Beechwood Middle School  
Myrtle Beach Middle School Conversion

Aiken High School Phase 2  
North Myrtle Beach High School Renov.  
Leavelle McCampbell Middle School  
North Augusta High School Phase 2  
Bowen's Corner Elementary School  
Congaree Elementary School  
BCSD Capital Renewal Projects 2014  
Pickens HVAC & Roofing Renovations  
Greenwood High School Gymnasium  
Easley High School Conversion  
Gettys Middle School Conversion  
Brewer Middle School Addition  
Westview Middle School Addition  
Emerald High School Addition/Renov.

North District Middle School  
Richard Carroll Elementary School  
Pickens Co. Career/Technology Center  
Pendleton High School Addns/Renov.  
Colleton County High School  
Whale Branch Early College High School  
Pritchardville Elementary School  
Beaufort Area Performing Arts Center  
Red Cedar Elementary School  
Academy of Arts/Science/Technology  
Blackwater Middle School  
Middleton Fine Arts at Claflin University  
Laurens Centre  
Brownstone Condominiums

- v. Identify all projects (description and cost) which had a Guaranteed Maximum Price prior to completion of the documents. Myrtle Beach Middle School Conversion

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.

Please see the attached project profiles for North Augusta High School Phase 2, Gettys Middle School Conversion, North Myrtle Beach High School Additions & Renovations, Myrtle Beach Middle School Conversion, and HVAC & Roofing Repairs at Various Schools in Pickens County.



# NORTH AUGUSTA HIGH SCHOOL - PHASE 2

## NORTH AUGUSTA, SC

Services Provided: Preconstruction & Construction

North Augusta High School is a CM@Risk project replacing the existing school in multiple phases. In Phase 2, the new construction is adjacent to the Science and Technology Building that our company completed in May 2015. Originally the renovations and additions were planned as an eight phase master plan of the campus. This changed with the passage of a sales tax referendum, when HGR was brought on board, and allowed for several of the original phases to be combined and constructed in a two phase project that is demolishing 48,000 square feet of the original buildings and replacing them with over 200,000 square feet of new construction. These additions will include the kitchen/cafeteria, media center, administration area, main classroom buildings, freshman area and exploratory classrooms. Future phases will include the addition of a new auxiliary gym and locker rooms with renovations to the existing gymnasium and locker rooms, and the addition of new athletic fields. HGR will perform the future phase construction as well.

Original GMP vs. Final Cost: \$39,984,978 vs. \$38,725,137

Project Team Members

Project Manager: Jeffrey Reynolds  
Superintendent: Tim Perkins

Schedule:

Commencement: April 2016  
Completion: November 2017 (Phase 2A)  
December 2018 (Phase 2B)  
  
Completed on time.



Architect Reference	Owner Reference
McMillan Pazdan Smith Architecture Donnie Love, Architect (864) 585-5678/ dlove@mcmillanpazdansmith.com	Aiken County Public Schools Kevin Chipman, Director of Facilities Construction (803) 270-0488 / KChipman@acpsd.net









**GETTYS MIDDLE SCHOOL**  
**(EASLEY HIGH SCHOOL CONVERSION)**  
**EASLEY, SC**



Services Provided: Preconstruction and Construction

This project was composed of various phases. Phase 1 included sitework installed to support the full renovation. Demolition of 50,000 sf of older facilities and multiple buildings to make way for a new Front Entrance and parking for the Conversion of Easley High School to a middle school was included as well as demolition of 125,000 sf of interiors at multiple buildings. This phase also included new construction of connecting buildings, along with Elevators, reroofing the full facility, and installation of a new Central Plant, HVAC, and Mechanical systems throughout. A new Administrative area, Commons spaces, and Classrooms were constructed. Historic preservation work on the exterior of the 1939 facilities to renew the older façade and blending structures to connect to the newer renovated buildings was done. The Gymnasium was renovated, including HVAC, Plumbing, Gym Flooring and Seating. A portion of the Gym was converted to Specialty Band and Chorus areas.

In Phase 2 Multiple Building renovations and New Wing construction for additional classroom space was completed in 2015. This included renovation of the 1997 Building finishes and Mechanical systems and Historic 1939 Auditorium renovation to restore the facility providing additional space for Music, Theater, and band students. A 30,000 sf two-story new wing added additional classrooms needed for the middle school. Additional sitework to provide a Fire Lane, enhance teacher parking, add drop off & stacking lanes for the Middle school renovation were included.

Original GMP vs. Final Cost: \$9,823,510 vs. \$17,839,705  
The \$8,016,195 increase in cost was due to code requirements, additions to our scope, and the new addition.

Schedule: Commencement: May 2013  
Completion: July 2015 / Completed on time.

Project Team Members  
Project Manager: Larry Heim  
Superintendent: Hank Reynolds

Architect Reference
McMillan Pazdan Smith Architecture Paul Mussman, Architect (presently employed by Mussman Arch) (864) 626-6330

Owner Reference
Pickens County School District Marion Thomas, Director of Operations (864) 397-1100 / MarionThomas@pickens.k12.sc.us







**NORTH MYRTLE BEACH HIGH SCHOOL  
RENOVATIONS  
NORTH MYRTLE BEACH, SC**

Services Provided: Preconstruction and Construction

The North Myrtle Beach High School consisted of a complete renovation to the 230,000 sf building that was built in the 1970's. The construction was broken into 6 phases, 3 months per phase, in an 18 month duration.

Phase 1 - Fire alarm upgrades in the recent 2001 addition, added restrooms to special needs classrooms, installed new raceways for fire alarm.

Phase 2 - Classroom Wing renovation

Phase 3 - Science Wing/ROTC Renovations: Remodeled old science lab spaces and added new science labs

Phase 4 - Athletic Wing Renovations: Enlarged the existing weight room

Phase 5 - Complete Renovation of Kitchen, Serving Line, Administration, and Cafeteria: The existing Administration area was demolished and completely rebuilt. The existing group toilets were relocated so that the Cafeteria floor plan could be opened up. The existing Serving Line was demolished and replaced with a much larger and open serving line with new kitchen equipment. The existing Kitchen hood was replaced and air-conditioning was

added to the kitchen.

Phase 6 - Classroom Wing/Band & Chorus/Auditorium/new Student Parking Lot: Renovated existing classroom/Band & Chorus wing. Complete renovation of existing auditorium including increased the size of the stage, added new dressing rooms and new scene shop, new seating including added elevated seating, and installed new theatricals. Installed a new student parking lot along with a prefabricated guard shack.

Original GMP vs. Final Cost: \$18,641,315 vs. \$19,645,581  
The difference is due to scope increases by the Owner.

Schedule: Commencement: July 2016  
Completion: February 2018 / Completed on time.

Project Team Members  
Project Manager: Graham Reynolds  
Superintendent: Henry Mills

Architect Reference
UWPD Architecture Steve Usry, Principal (843) 449-8737 / susry@uwpdarchitecture.com

Owner Reference
Horry County Schools Amber Barnhill, PM (843) 446-8096 abarnhill@horrycountyschools.net



## MYRTLE BEACH MIDDLE SCHOOL CONVERSION TO THE NEW ELEMENTARY SCHOOL

### MYRTLE BEACH, SC

Services Provided: Pre-Construction and Construction

The Myrtle Beach Middle School was a CMR project that consisted of a complete renovation to the 134,000 square foot building. Sitework included additions to the parent drop-off lane and the staff parking lot, extended the fire lane along with a reconfigured bus drop-off loop, and the addition of an elementary playground.

Major interior renovations included science and associated prep rooms being renovated for typical classroom functions, changing the PE locker rooms to typical classroom functions, and also, transforming a mini-lecture hall to two classrooms and support spaces. The entire building received a new fire sprinkler and fire alarm system.

Interior finishes upgrades included carpet, new rubber base, painted walls, new ACT ceilings and associated lights, electrical, and low voltage systems.

Original GMP vs. Final Cost:  
\$16,588,745 vs. \$16,588,745

#### Schedule:

Commencement: February 2018  
Completion: May 2019  
Completed on time.

#### Project Team Members

Project Manager: Graham Reynolds  
Superintendent: Henry Mills

#### Architect Reference

Pike McFarland Hall Associates  
Diane Price  
(843) 640-7952  
dprice@pmharchitects.com

#### Owner Reference

Horry County Schools  
Amber Barnhill, PM (843) 446-8096  
abarnhill@horrycountyschools.net



# HVAC & ROOFING REPAIRS AT VARIOUS SCHOOLS

## PICKENS COUNTY, SC

Services Provided: Pre-Construction and Construction

For this contract, HG Reynolds helped SDPC assess the existing facilities, in order to prioritize and implement HVAC and Roofing repairs. HGR provided expertise and advice with regard to materials selection, schedule, costs, sequencing, phasing, coordinated purchasing, subcontractor work packaging, and constructability. HGR supervised the roofing and HVAC subcontractors once the preconstruction phase of each project was complete. Work was completed at the following sites:

- Central Elementary School - Roofing & HVAC
- Central Services Building - HVAC
- Clemson Elementary School - Hot Water Heater Replacement
- Croswell Elementary School - Hot Water Heater Replacement, Roofing, & HVAC
- Dacusville Elementary School - Sitework
- Easley High School - Sitework
- East End Elementary School - Roofing
- Forest Acres Elementary School - Roofing, HVAC, Gym Floor & Boiler Replacement
- Hagood Elementary School - HVAC
- Holly Springs Elementary School - HVAC
- Liberty Middle School - Roofing
- McKissick Elementary School - Roofing & HVAC
- Northside Center - Roofing & HVAC
- Operations Office - Roofing
- Pickens Elementary School - Roofing
- Pickens Middle School - Roofing
- Pickens High School - Sitework
- Six Mile Elementary School - HVAC, Carpet & Boiler Replacement
- West End Elementary School - Roofing

Original GMP vs. Final Cost: \$11,462,859 vs. \$12,118,321  
The difference is due to scope increases by the Owner.

Schedule: Commencement: June 2014  
Completion: December 2015 / Completed on time.

Project Team Members  
Project Manager: Hank Reynolds  
Superintendent: David Hallman

Architect Reference
Mechanical Design Mike Burgess, PE 803-731-983
Owner Reference
School District of Pickens County Marion Thomas 864-397-1100





4.0.1.5 - WORKLOAD

1. 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.

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2018	\$165,332,600
2017	\$104,104,813
2016	\$110,257,699
2015	\$ 95,224,361
2014	\$ 82,371,362

2. What is the current dollar value of work under Contract?

\$110,000,000 [unbilled]

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

\$2.0 - \$40 Million

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

Hard Bid - 10%

CM/GC@Risk - 90%

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

Renovation - 25%

New Construction - 75%



## 4.0.1.6 - FINANCIAL STABILITY

1. Submit your most recent financial statements (at a minimum, balance sheets and income statements for 2017 and 2018) and verification of current bonding capacity.

Financial Statements attached. Bonding Capacity Letter attached from McGriff Insurance Services.

2. Provide two bank references.

First Community Bank  
Attention: TK Woods  
P. O. Box 64  
Lexington SC 29071  
Phone: 803-951-0559  
Email: twoods@firstcommunitysc.com

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

1. Formal mediation, arbitration, or litigation; None.
2. Significant settlements with clients, contractors, or sub-contractors; None. or
3. Current significant pending claims or suits. Please see below.

In regard to Item 3.3., a construction defect case was filed in Aiken County, South Carolina on October 24, 2016 against a number of entities, including H. G. Reynolds Company, Inc. The case alleges property damage associated with the construction of a dormitory for the University of South Carolina Aiken. The project was fully completed and accepted in 2004. The alleged property damage appears to be caused by a lack of maintenance during the 12 years since it was completed. H.G. Reynolds Company, Inc. has turned the matter over to its general liability carrier who is defending the case. The Owner of the project was University Housing Services, Inc. The understanding of H.G. Reynolds Company, Inc. is that the ownership of the project was transferred to a separate foundation and then transferred again to the University of South Carolina Aiken. The architect for the project was Aiken, Aiken, Beauchamp & Sheetz Architects, Inc. from Atlanta, Georgia. The understanding of H.G. Reynolds Company, Inc. is that the architect is no longer in business. If further information is necessary, please contact us.

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

None.

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

None.

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

None.

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

Attached.

8. Provide your current bonding rate schedule.

Attached.

## INDEPENDENT AUDITORS' REPORT

### **Board of Directors**

**H.G. Reynolds Leasing, LLC**

**H.G. Reynolds, S.C., Inc.**

**H.G. Reynolds, N.C., Inc.**

**Aiken, South Carolina**

We have audited the accompanying consolidated financial statements of H.G. Reynolds Leasing, LLC, H.G. Reynolds, S.C., Inc., and H.G. Reynolds, N.C., Inc., which comprise the consolidated balance sheets as of December 31, 2018 and 2017, and the related consolidated statements of income and retained earnings, and cash flows for the year then ended, and the related notes to the consolidated financial statements.

### **Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditors' Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accompanying policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

**JOHNSTON MARION & COMPANY**

American Institute of Certified Public Accountants • South Carolina Association of Certified Public Accountants  
2235 Technical Parkway • Suite A • N. Charleston, South Carolina 29406  
(843) 572-0100 • Fax (843) 569-0152



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**Opinion**

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the financial position of H.G. Reynolds Leasing, LLC, H.G. Reynolds, S.C., Inc., and H.G. Reynolds, N.C., Inc. as of December 31, 2018 and 2017, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

The schedules 1 - 5 on pages 13 – 19 are presented for the purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

*Johnston, Marion & Co, CPA*

**Johnston, Marion & Company  
Certified Public Accountants  
Charleston, South Carolina  
May 15, 2019**



**H.G. REYNOLDS LEASING, LLC  
AND H.G. REYNOLDS S.C., INC. AND H.G. REYNOLDS N.C., INC.  
COMBINED BALANCE SHEET  
AS OF DECEMBER 31, 2018 AND 2017**

**Exhibit "A"**

<u><b>ASSETS</b></u>		<b>Restated</b>
<u><b>Current Assets</b></u>	<u><b>2018</b></u>	<u><b>2017</b></u>
Cash on hand and in banks	\$ 16,087,236	\$ 9,334,771
Investment in bonds and CD's (Note 10)	3,721,430	2,002,351
Contract receivables (Note 2 & Schedule 5)	22,012,862	13,870,893
Current maturities, notes receivable	604,135	385,483
Prepaid taxes	3,044	0
Costs and estimated earnings in excess of billings on uncompleted contracts (Notes 1, 3 & Schedule 3)	290,117	988,091
Total current assets	42,718,824	26,581,589
<u><b>Fixed Assets</b></u> (at cost, less accumulated depreciation)		
Property and equipment (Notes 1 & 4)	1,896,589	1,639,598
<u><b>Other Assets</b></u> (Note 9)	1,529,342	1,491,418
<b>Total Assets</b>	<u><u>\$ 46,144,755</u></u>	<u><u>\$ 29,712,605</u></u>
<u><b>LIABILITIES AND STOCKHOLDERS' EQUITY</b></u>		
<u><b>Current Liabilities</b></u>		
Accounts payable (Note 5)	\$ 17,194,668	\$ 10,243,706
Payroll taxes payable	5,977	4,629
Billings in excess of costs and estimated earnings on uncompleted contracts (Notes 1, 3 & Schedule 3)	10,623,956	4,785,374
Accrued salaries	350,212	557,433
Pension payable and profit sharing payable	400,000	400,000
Employee withholdings	9,755	10,260
Sales tax payable	0	0
Workers compensation payable	96,006	0
Total current liabilities	28,680,574	16,001,402
<u><b>Long-Term Liabilities</b></u>		
Long-term debt	0	0
<b>Total Liabilities</b>	28,680,574	16,001,402
<u><b>Stockholders' Equity</b></u>		
Common stock-authorized for the three entities (Note 1)	439,000	439,000
Additional paid-in capital (Note 1)	2,097,271	2,097,271
Retained earnings (Exhibit "C") (Note 14)	14,927,910	11,174,932
Total stockholders' equity	17,464,181	13,711,203
<b>Total Liabilities &amp; Stockholders' Equity</b>	<u><u>\$ 46,144,755</u></u>	<u><u>\$ 29,712,605</u></u>

**CONFIDENTIAL**

**H.G. REYNOLDS LEASING, LLC  
AND H.G. REYNOLDS S.C., INC. AND H.G. REYNOLDS N.C., INC.  
COMBINED STATEMENT OF INCOME  
AS OF DECEMBER 31, 2018 AND 2017**

**Exhibit "B"**

**CONFIDENTIAL**

	<u>2018</u>		<u>2017</u>	
Contract revenues earned	\$ 165,332,600	100.00%	\$ 104,104,813	100.00%
Cost of revenues earned	<u>(150,047,393)</u>		<u>(91,410,393)</u>	
Gross profit (Schedule 1)	15,285,207	9.25%	12,694,420	12.19%
Operating expenses (Schedule 4)	<u>(7,028,525)</u>	-4.25%	<u>(7,082,136)</u>	-6.80%
Operating profit	8,256,682	4.99%	5,612,284	5.39%
<b><u>Other income (expense)</u></b>				
Discounts earned	152,466		63,212	
Miscellaneous income	38,199		7,944	
Interest and dividend income	113,283		52,491	
Gain (loss) on sale of asset	219,278		16,288	
Gain (loss) on bond redemption	138			
Unrealized gain (loss) on investments	(12,284)			
Amortizaion of premium/discount	<u>(4,950)</u>		<u>(4,768)</u>	
<b>Total other income (expense)</b>	<u>506,130</u>		<u>135,167</u>	
Income before taxes	8,762,812		5,747,451	
Benefit (provision) for income taxes (Note 1)	<u>0</u>		<u>0</u>	
Net income	<u><u>\$ 8,762,812</u></u>	5.30%	<u><u>\$ 5,747,451</u></u>	5.52%



January 6, 2020

PO Box 8628  
Columbia, SC 29202-8628  
Office (803) 748-0100, Fax (877) 467-7214

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

**CONFIDENTIAL**

Re: H. G. Reynolds Company, Inc.  
Aiken, S.C.

Project: Request for Proposals - Pre-Construction / Construction Phase (CM at-Risk)  
Services for Capital Renewal Renovations and Modifications Projects  
Solicitation Number: 20-016

We understand that our client, H.G. Reynolds Company, Inc., is providing a proposal for the above referenced project. We have had the distinct privilege of being involved with the surety program for H.G. Reynolds Company, Inc. for the past forty+ years. During this time there has never been an instance where the surety had to intervene. We currently issue their bonds through Liberty Mutual Insurance Company which is rated A by AM Best Rating Company with a financial strength of XV and licensed to do business in the State of South Carolina.

At the present time, H.G. Reynolds Company, Inc. has bonding capacity of \$75,000,000 per project with a \$130,000,000 aggregate program. They have \$70,000,000 in bonding capacity available at this time. Please note numbers listed above are for the value of uncompleted contracts, not total contract values.

In the event H.G. Reynolds Company, Inc. is awarded a contract for the above referenced project, we are prepared to furnish the required 100% Performance and Labor and Material Payment Bonds for the entire contract amount, subject to normal review of the contract documents.

If further information is needed concerning H.G. Reynolds Company, Inc., please do not hesitate to contact us.

Sincerely,

Duainette H. Cullum  
Attorney-in-Fact for Liberty Mutual Insurance Company



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
1/6/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Parrish & Gwinn Insurance Group LLC 1401 Main Street Suite 601 Columbia SC 29201	<b>CONTACT NAME:</b> Certificates <b>PHONE (A/C, No, Ext):</b> (803) 799-1160 <b>FAX (A/C, No):</b> (803) 799-1159 <b>E-MAIL ADDRESS:</b> certificates@pginsgroup.com														
<b>INSURED</b> H.G. Reynolds Company, Inc. 113 Contract Drive Aiken SC 29802	<table border="1"><tr><th>INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A: National Union Fire Insurance Co.</td><td>19445</td></tr><tr><td>INSURER B: Continental Insurance Company</td><td>35289</td></tr><tr><td>INSURER C:</td><td></td></tr><tr><td>INSURER D:</td><td></td></tr><tr><td>INSURER E:</td><td></td></tr><tr><td>INSURER F:</td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A: National Union Fire Insurance Co.	19445	INSURER B: Continental Insurance Company	35289	INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER D:															
INSURER E:															
INSURER F:															

**COVERAGES** **CERTIFICATE NUMBER: 19-20 REG** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS														
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			GL 3292133	9/1/2019	9/1/2020	<table border="1"><tr><td>EACH OCCURRENCE</td><td>\$ 1,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$ 300,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$ 10,000</td></tr><tr><td>PERSONAL &amp; ADV INJURY</td><td>\$ 1,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$ 2,000,000</td></tr><tr><td>PRODUCTS - COMP/OP AGG</td><td>\$ 2,000,000</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$ 1,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000	MED EXP (Any one person)	\$ 10,000	PERSONAL & ADV INJURY	\$ 1,000,000	GENERAL AGGREGATE	\$ 2,000,000	PRODUCTS - COMP/OP AGG	\$ 2,000,000		\$
EACH OCCURRENCE	\$ 1,000,000																				
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GENERAL AGGREGATE	\$ 2,000,000																				
PRODUCTS - COMP/OP AGG	\$ 2,000,000																				
	\$																				
A	<input checked="" type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			CA 4544786	9/1/2019	9/1/2020	<table border="1"><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$ 1,000,000</td></tr><tr><td>BODILY INJURY (Per person)</td><td>\$</td></tr><tr><td>BODILY INJURY (Per accident)</td><td>\$</td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td></tr><tr><td></td><td>\$</td></tr></table>	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$		\$				
COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000																				
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BODILY INJURY (Per accident)	\$																				
PROPERTY DAMAGE (Per accident)	\$																				
	\$																				
B	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			6050184735	9/1/2019	9/1/2020	<table border="1"><tr><td>EACH OCCURRENCE</td><td>\$ 10,000,000</td></tr><tr><td>AGGREGATE</td><td>\$ 10,000,000</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$ 10,000,000	AGGREGATE	\$ 10,000,000		\$								
EACH OCCURRENCE	\$ 10,000,000																				
AGGREGATE	\$ 10,000,000																				
	\$																				
A	<input checked="" type="checkbox"/> <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A			WC 025893612	9/1/2019	9/1/2020	<table border="1"><tr><td><input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER</td><td></td></tr><tr><td>E.L. EACH ACCIDENT</td><td>\$ 1,000,000</td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$ 1,000,000</td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$ 1,000,000</td></tr></table>	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER		E.L. EACH ACCIDENT	\$ 1,000,000	E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000	E.L. DISEASE - POLICY LIMIT	\$ 1,000,000						
<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER																					
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E.L. DISEASE - POLICY LIMIT	\$ 1,000,000																				

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
Project: Pre-Construction/Construction Phase (CM at-Risk) Services for Capital Renewal Renovations and Modifications Projects

<b>CERTIFICATE HOLDER</b> Beaufort County School District Procurement Office P.O. Drawer 309 Beaufort, SC 29901	<b>CANCELLATION</b> SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE Mark Parrish/HP
---	---



January 6, 2020

PO Box 8628  
Columbia, SC 29202-8628  
Office (803) 748-0100, Fax (877) 467-7214

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

**CONFIDENTIAL**

RE: H. G. Reynolds Company, Inc.  
Aiken, S.C.

Project: Pre-Construction / Construction Phase (CM at-Risk) Services for  
Capital Renewal Renovations and Modifications Projects  
Solicitation Number: 20-016

Please have this letter serve as verification of the performance/payment bond premium rates for H.G. Reynolds Company, Inc. The rates are as follows:

\$9.18 per thousand for the first \$500,000 of the contract amount  
\$6.43 per thousand for the next \$2,000,000 of the contract amount  
\$5.51 per thousand for the next \$2,500,000 of the contract amount  
\$4.90 per thousand for amounts in excess of \$5,000,000 of the contract amount

\*\*\*For contracts in excess of 24 months, a charge of 1% of the bond premium amount, per month, should be added to the premium calculation. I.e. Bond Premium X 1.02 = Bond Premium for a 26 month project \*\*\*

Should further assistance be needed, please feel free to contact me.

Sincerely,



Duainette H. Cullum  
Attorney-in-Fact for Liberty Mutual Insurance Company

### 4.0.1.8 - MISCELLANEOUS

1. The selected Contractor shall be required to hold a publicly advertised pre-bid meeting, covering all projects, prior to accepting bids to be used in preparation of the GMP.
2. The selected Contractor shall be required to obtain a minimum of 3 qualified, competitive bids for all work in excess of 5% of the total construction costs. 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.
3. The Owner reserves the right to pre-qualify and/or approve subcontractors.
4. Describe your information management systems and Owner reporting systems. Explain how these systems tie to the initial cost projections and final estimate.

HGR is extremely experienced in various Management, Estimating, and Construction Information Systems, e.g. Submittal Exchange, CM Ware, Constructware, Expedition, Prolog Manager, Timberline, and Primavera P6, that are tools for ensuring a project is completed on time and in budget. All team members have received training and have experience working in these web based programs. Most recently we have used Submittal Exchange as our information management and owner reporting tool. Previously, we have used Primavera Expedition, CM Ware, and Constructware. These programs utilize large databases and are accessible by Owner, Architect, and Construction Manager at Risk via the internet. Tracking items include:

Project Information [contractor, architect etc.]  
Project Communication [transmittals, RFI's, meeting minutes etc.],  
Contract Information [pay applications, change orders etc.]  
Project Logs [submittals, daily reports, punch list etc.]

Another technology that some owners are interested in utilizing is BIM (Building Information Modeling). BIM enables Architects, Engineers, and Contractors to use digital design information to visualize, simulate and analyze the project's real – world appearance, performance, and cost. BIM is a design and documentation process that enables you to create and manage information about a building project. Incorporating the use of BIM for above ceiling coordination with Structural, Fire Protection, Mechanical, and Electrical systems above ceiling spaces enable the associated contractors and engineers to better visualize space requirements earlier in the design and avoid costly changes later in the project. This process would allow the associated subcontractors and engineers to create and review coordination drawings early in the project for the major disciplines of work that take place in concealed and confined spaces.

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

Because of our history in your area, H.G. Reynolds Company would first reach out to those local subcontractors and suppliers that we have previously had success with. We would also use our database to email "Invitations to Bid" to our vast list of subcontractors and suppliers we have a working history within the state. In addition, we would place advertisements in SCBO and local and state publications to reach as many bidders as possible. All major subs are checked through SCLLR to ensure proper licensing in the State of South Carolina. If BCSD would like to use a formal prequalification process, we will do so. This requires a qualification form with references.

We prefer to offer digital bid documents on our website to reach the maximum number bidders. In the past HGR has partnered with school districts to hold informational sessions for local and minority contractors. These sessions have always been successful.

6. 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 Submittal Log
  - d. Other tracking items you feel would be helpful in showing how you would assure the Project is delivered on time and on budget. Schedule Attached.

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

In the past HGR has been successful in achieving maximum participation from local and minority businesses by offering local and county networking receptions. The notice of this event is advertised and sent via fax or email to all relevant businesses listed in Beaufort County's master list of approved companies. We would also invite established subcontractors and vendors to participate as contacts for 2nd and 3rd tier subcontract opportunities to try to form relationships with undercapitalized firms.

HGR would also conduct door to door canvassing of local businesses, as well as advertising in local media. In the past, we have purchased or rented equipment from small local businesses to utilize in the performance of their work. This effort has enabled small businesses to perform work on larger contracts. We will utilize both our own list of local subcontractors and suppliers and a directory provided by the State to contact prospective bidders in Beaufort County and the State. We have aided small minority and local businesses in the field by assisting their supervision when needed.

We have a policy to achieve a goal of 50% local and minority participation on all of our contracts. We contact and make bid documents readily available for minority businesses from our established list of available minority enterprises. In the past, we have made personal phone calls and/or sent faxes to local and minority contractors to advise them of upcoming projects and requests their bids. We have also set up weekly draws to enable these businesses to have larger work forces and complete more work for a larger return on profits in a shorter period of time. We will consider providing material and/or equipment to undercapitalized local and disadvantaged enterprises with the abilities to perform the work; this will give them the opportunity to contract the work. We are extremely dedicated to achieving our goals for local and minority participation because it benefits the citizens of Beaufort County. In the past we have been successful in meeting our goal.

Specific Examples of SWMBE and Local Participation on previous CM@R Projects:

North District Middle School - Hampton School District One - 32%  
Richard Carroll Elementary School - Bamberg School District One - 53%



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

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

Red Cedar Elementary School  
Whale Branch Early College High School  
Pritchardville Elementary School  
Beaufort Area Performing Arts Center  
Capital Renewal Projects - 2014  
Battery Creek High School CATE Addition



## ATTACHMENTS

SECTION 9 - Minority and Woman Business Enterprise Policy/Business Utilization Report  
Statement of Intent

Good Faith Bond

SC General Contractors License & Construction Manager Certificate

Reference Letters  
Lexington School District One  
Aiken County Public Schools  
Anderson School District 4  
Jumper Carter Sease  
Coastal Carolina University  
Richland County Government

names, addresses and contact persons of the M/WBE and majority owned businesses, if any, to be used in the contract, the type of work each business will perform, the dollar value of the work and the scope of work. The Utilization Report submitted by the contractor shall be submitted as a part of the contract with BCSD. If the information contained in the Contractor's Utilization Report changes by the time the contract is executed, the Contractor shall amend the Utilization Report and such amended Utilization Report shall be incorporated into the contract.

### **Business Enterprise Utilization Report**

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

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

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

<b><u>Sub-Contractor Name</u></b>	<b><u>Gender Group</u></b>	<b><u>Address</u></b>	<b><u>Phone #</u></b>	<b><u>Other</u></b>	<b><u>E-Mail</u></b>
WCI GROUP	AABE	1711 WOOD CREEK FARMS ROAD, STE B ELGIN, SC 29045	803-318-4741		BILLWMSINCSC@AOL.COM

### **Statement of Intent**

We, the undersigned have prepared and submitted all the documents required for this project. We have prepared these documents with a full understanding of the Beaufort County School



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



---

Signature

JANUARY 10, 2020

---

Date

Name: JEFFREY G. REYNOLDS

Title: PRESIDENT H.G. REYNOLDS COMPANY, INC.

Project: PRE-CONSTRUCTION / CONSTRUCTION PHASE  
(CM AT-RISK) SERVICES FOR CAPITAL RENEWAL  
RENOVATIONS AND MODIFICATIONS PROJECTS

Upon our being hired, H.G. Reynolds would follow the plan laid out under section 4.0.1.6 on page 33. We commit to fully comply with the District policy and guidelines. SWMBE outreach is practiced throughout the bidding process on each of our projects. A listing of SWMBE subcontractors can be provided upon request.

# Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

## Bid Bond

### CONTRACTOR:

(Name, legal status and address)

H.G. Reynolds Company, Inc.  
113 Contract Drive, 118 Bypass  
Aiken, SC 29801

### SURETY:

(Name, legal status and principal place of business)

Liberty Mutual Insurance Company  
175 Berkeley Street  
Boston, MA 02116  
Mailing Address for Notices

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

### OWNER:

(Name, legal status and address)

Beaufort County School District  
Procurement Office P.O. Drawer 309  
Beaufort, SC 29901

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

**BOND AMOUNT:** 5% Five Percent of Amount Bid

### PROJECT:

(Name, location or address, and Project number, if any)

Pre-Construction / Construction Phase (CM at-Risk) Services for Capital Renewal Renovations and Modifications Projects Solicitation No. 20-016

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 10th day of January, 2020.

  
(Witness)

Candace Kimbrell

  
(Witness)

H.G. Reynolds Company, Inc.

(Principal)

(Seal)

By:

(Title)

Jeffrey G. Reynolds, President

Liberty Mutual Insurance Company

(Surety)

(Seal)

By:

Duainette H. Cullum, Attorney-in-Fact



**THIS POWER OF ATTORNEY IS NOT VALID UNLESS IT IS PRINTED ON RED BACKGROUND.**

This Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

Certificate No. 8083450

Liberty Mutual Insurance Company  
The Ohio Casualty Insurance Company West American Insurance Company

**POWER OF ATTORNEY**

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Adrian C. Burchett; Duainette H. Cullum; Wesley V. Dasher, Jr.; Frank W. Hafner, Jr.; Alfred T. Johnson; Lori J. Kelly; Robert J. Lavisky; Marian C. Newman

all of the city of Columbia, state of SC each individually if there be more than one named, its true and lawful attorney-in-fact to make, execute, seal, acknowledge and deliver, for and on its behalf as surety and as its act and deed, any and all undertakings, bonds, recognizances and other surety obligations, in pursuance of these presents and shall be as binding upon the Companies as if they have been duly signed by the president and attested by the secretary of the Companies in their own proper persons.

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 3rd day of May, 2018.



STATE OF PENNSYLVANIA ss  
COUNTY OF MONTGOMERY

On this 3rd day of May, 2018, before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Insurance Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal at King of Prussia, Pennsylvania, on the day and year first above written.



COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Teresa Pastella, Notary Public  
Upper Merion Twp., Montgomery County  
My Commission Expires March 28, 2021  
Member, Pennsylvania Association of Notaries

The Ohio Casualty Insurance Company  
Liberty Mutual Insurance Company  
West American Insurance Company

By: David M. Carey  
David M. Carey, Assistant Secretary

By: Teresa Pastella  
Teresa Pastella, Notary Public

This Power of Attorney is made and executed pursuant to and by authority of the following By-laws and Authorizations of The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company which resolutions are now in full force and effect reading as follows:

**ARTICLE IV – OFFICERS** – Section 12. Power of Attorney. Any officer or other official of the Corporation authorized for that purpose in writing by the Chairman or the President, and subject to such limitation as the Chairman or the President may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Corporation to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact, subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Corporation by their signature and execution of any such instruments and to attach thereto the seal of the Corporation. When so executed, such instruments shall be as binding as if signed by the President and attested to by the Secretary. Any power or authority granted to any representative or attorney-in-fact under the provisions of this article may be revoked at any time by the Board, the Chairman, the President or by the officer or officers granting such power or authority.

**ARTICLE XIII – Execution of Contracts – SECTION 5. Surety Bonds and Undertakings.** Any officer of the Company authorized for that purpose in writing by the chairman or the president, and subject to such limitations as the chairman or the president may prescribe, shall appoint such attorneys-in-fact, as may be necessary to act in behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations. Such attorneys-in-fact subject to the limitations set forth in their respective powers of attorney, shall have full power to bind the Company by their signature and execution of any such instruments and to attach thereto the seal of the Company. When so executed such instruments shall be as binding as if signed by the president and attested by the secretary.

**Certificate of Designation** – The President of the Company, acting pursuant to the Bylaws of the Company, authorizes David M. Carey, Assistant Secretary to appoint such attorneys-in-fact as may be necessary to act on behalf of the Company to make, execute, seal, acknowledge and deliver as surety any and all undertakings, bonds, recognizances and other surety obligations.

**Authorization** – By unanimous consent of the Company's Board of Directors, the Company consents that facsimile or mechanically reproduced signature of any assistant secretary of the Company, wherever appearing upon a certified copy of any power of attorney issued by the Company in connection with surety bonds, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

I, Renee C. Llewellyn, the undersigned, Assistant Secretary, The Ohio Casualty Insurance Company, Liberty Mutual Insurance Company, and West American Insurance Company do hereby certify that the original power of attorney of which the foregoing is a full, true and correct copy of the Power of Attorney executed by said Companies, is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 10th day of January, 2020.



By: Renee C. Llewellyn  
Renee C. Llewellyn, Assistant Secretary

Not valid for mortgage, note, loan, letter of credit, currency rate, interest rate or residual value guarantees.

To confirm the validity of this Power of Attorney call 1-610-832-8240 between 9:00 am and 4:30 pm EST on any business day.



# LICENSES

CCB1052209

**STATE OF SOUTH CAROLINA**  
**DEPARTMENT OF LABOR, LICENSING AND REGULATION**  
**SC CONTRACTOR'S LICENSING BOARD**

**LICENSE CERTIFICATE**

**LICENSE# - G10731**      The following licensee:      **LICENSE# - G10731**

**H G REYNOLDS CO INC**  
**DBA: H.G. REYNOLDS LEASING INC**  
**113 CONTRACT DRIVE**  
**AIKEN SC 29801**

*has met the necessary qualifications required by the laws of the state of South Carolina and is duly qualified and entitled to practice as a:*

**GENERAL CONTRACTOR**  
for the Classification(s) and Group Limitation shown below:  
**BD5 WL5 WP5**

**EXPIRATION DATE: 10/31/2020**      \*\*\* Group Number and Dollar Limitations: \*\*\*  
The number after your 2-letter classification(s) above is your Group#

Group #1 - \$50,000	Group #3 - \$500,000
Group #2 - \$200,000	Group #4 - \$1,500,000
Group #5 - \$Unlimited	

**Effective License Issue: 10/16/2018**  
**Initial License Date: 01/01/1982**

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

*It is at the discretion of the licensee, not the Board, to authorize officers or employees of the company to pull permits and conduct business.*

*Roger Lowe*  
Administrator

BPC1020130

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

**CONSTRUCTION MANAGER CERTIFICATE**

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

**JEFFREY G REYNOLDS**

as a **GENERAL CONSTRUCTION MANAGER** by the laws of South Carolina  
for the following licensee:

**H G REYNOLDS CO INC (CLG.10731 GC)**  
**DBA: H.G. REYNOLDS LEASING INC**  
**113 CONTRACT DRIVE**  
**AIKEN SC 29801**

and is duly authorized to engage in **Construction Manager Oversight** for the following classification(s) and contract limit:  
**BD WL WP**  
**Contract Limit: Group 5-\$Unlimited**

**Issue Date: October 16, 2018**  
**Expiration Date: October 31, 2020**

*Roger Lowe*  
Administrator

License CLG.10731 GC must be "Active" for this certification to be valid.  
Licensee Lookup: <https://verify.llronline.com/LicLookup/LookupMain.aspx>



**CONFIDENTIAL**

May 24, 2018

To Whom It May Concern:

It is with great pleasure that I recommend H. G. Reynolds as a contractor for any type of construction work. Lexington School District One has had a relationship with this company that dates back to the late 1970's when they built Lexington High School.

Our most recent project with H. G. Reynolds is a 200,000 square foot middle school that should open in August 2019. We chose this firm due to their past performance for our district and recent projects they had completed with similar scope and time constraints. The success of the company is clearly driven by their innovative approach to construction and their hands-on, personalized management of projects.

This was clearly highlighted during the course of the preconstruction phase of our most recent project. H. G. Reynolds developed numerous cost saving measures while working with our architects on a final design. They worked closely with us to understand our needs and expectations for the building to make sure none of the cost saving measures impacted our satisfaction with the final product.

During the construction phase of the project H. G. Reynolds continues to look for ways to control costs and maintain the quality we expect in our buildings. They are always planning ahead for upcoming construction milestones by making sure resources are available and subcontractors are coordinated.

We have built 13 schools in recent years in Lexington School District One so we have experience with many contractors and subcontractors in the area. H. G. Reynolds continues to exceed my expectations for quality of work, cleanliness and safety of job sites, ability to meet construction schedules and complete projects within budgets. It would be difficult to find a more capable and professional firm to work with when considering a construction project where cost, quality and schedule are priority. We look forward to continuing our long-standing relationship with H. G. Reynolds on future projects in Lexington School District One.

Sincerely,

Jeff Salters  
Chief Operations Officer  
Lexington School District One



**AIKEN COUNTY**  
PUBLIC SCHOOLS

Kevin A. Chipman  
Director of Facilities Construction  
61 Given Street  
Aiken, SC 29805  
803 642-0436

May 24, 2018

**CONFIDENTIAL**

To Whom It May Concern:

I am happy to recommend H.G. Reynolds Construction Company, Inc. H.G. Reynolds has been working with Aiken County Public Schools for more than 22 years, which is a real testament to the level of service and professionalism they have provided for our School District.

I have personally worked with Jeffrey Reynolds for more than 6 years and the latest projects; Aiken High, North Augusta High and Leavelle McCampbell Middle have been CM at Risk deliveries. They have provided construction management services for low bid projects and predesign services were included in the CM at Risk projects. All 3 projects with different project managers and different superintendents were managed professionally at all levels and completed ahead of schedules and under budgets. Their superintendents were strict and consistent with enforcement of their subs to adhere to the plans and specs which produces quality projects. You will always have additional scope wanted with any delivery system but H.G. Reynolds tries to achieve fair prices with his subcontractors or work he self performs.

I highly recommend H.G. Reynolds Construction Company, Inc. to assist you in all your efforts.

Sincerely,

Kevin Chipman  
Director of Facilities Construction



April 7, 2017

**CONFIDENTIAL**

To Whom It May Concern:

I write this letter in recommendation of HG Reynolds as a general contractor. I had the pleasure of working with this organization for a large project consisting of HVAC and other code upgrades at Pendleton High School, completed in 2016. I can recommend them highly and without reservation.

Throughout the course of the project, the project manager and superintendent were consummate professionals. They chose and managed the sub-contractors very well.

Our job was done with excellence and precision, and furthermore, they took special care regarding the safety of our students and staff during the project. This was a very complicated project and took place over two years, so they had to work with the school while it was occupied for a significant portion of the project. Their care and attention to detail was very impressive.

Sincerely,



Joanne Avery, Ph.D.  
Superintendent

May 25, 2018

**CONFIDENTIAL**

To Whom It May Concern:

Our firm, Jumper Carter Sease / Architects, P.A., has had a successful working relationship with HG Reynolds since the 1976 award of the new 286,000sf Lexington High School project. Historically, HG Reynolds has played a major role in the construction of school facilities for the state of South Carolina, in addition to general commercial work and religious structures. The volume of work HG Reynolds has been and is presently involved in, is considerable. For our firm alone over the last twelve (12) years the following projects have been completed or are currently under construction:

Yr. Bid	Project	Area in Sq. Ft.	Costs on Bid Date
2006	Northside Middle School	145,000	\$ 20,640,000
2006	Merrywood Elementary School	104,000	\$13,230,000
2006	Woodfields Elementary School	104,000	\$13,080,000
2006	Airport High School Additions and Renovations	130,000	\$10,650,000
2007	Mathews Elementary School	104,000	\$12,550,000
2008*†	Pritchardville Elementary School	108,000	GMP \$17,800,000
2009*	Pickens County Career and Technology Center	154,000	GMP \$21,625,955
2010	Athletic Imp. - Greenwood 50 School District		
2011*	Richard Carroll Elementary	128,000	GMP \$15,000,000
2017*	New Middle School	200,000	GMP \$39,830,000
*	CM at Risk Method of Construction		
†	LEED Silver Pending		

A similar trend between our firm and HG Reynolds can be tracked from 1976 to today. The projects have all been completed within the budget and on time. HG Reynolds builds a quality building and we are pleased when we are fortunate enough to have them the successful contractor on our projects. When there has been a call back on warranty items, the company is quick to respond and provides updates and coordination with the owner as to progress.

Two particular projects of which I was personally involved with and which best represents the collaborative and integrated process HG Reynolds used through the CM at Risk delivery system was the new Career Center in Pickens County and a New Middle School for Lexington School District One.

In 2010, Jeffrey Reynolds was the preconstruction manager for the Pickens County Career and Technology Center designed by our firm for Pickens County School District. The construction management at risk method was successfully used to expedite and assure under budget delivery of the project. Mr. Reynolds provided strong management leadership during preconstruction. This project was originally budgeted at \$35 million. The owner downsized the project after design development and Jeffrey and his team helped us redesign, under the owners guidance, to achieve a GPM of \$21,625,955. The owner's interests were always kept at the forefront of critical decisions. This project was completed, ahead of schedule, under budget and has been a showcase for the District's educational innovations.

In July of 2017, HG Reynolds was successful in being selected as the CM at Risk Contractor for a New Middle School for Lexington School District One. There were two issues with this project which were overcome by Jeffrey Reynolds and Graham Reynolds. The first was the overall budget of \$40 million dollars which included the building and sitework. When \$5 million was backed out of this for sitework, it meant the building had to be constructed for \$175/sf. The second was a difficult site which had a 60' fall across the site. During the design process, HGR was able to provide the designers excellent feedback on cost of materials and provided constructability information on our designs to reduce cost while maintaining the design intent. HGR was also creative in assisting the civil engineer not only with balancing the site but also with suggestions of retaining wall placement which reduced wall heights and maximized areas to spoil excess soils. The early site package was bid in November 2017 with a GMP, including contingencies, of \$5.1 million. The building package, bid in January 2018, had a GMP of \$34,727,084 which included contingencies. The schedule for the sitework for the building pad was met and footings started January 29, 2018. In spite of the cold experienced in February and rains in March and April, this project is progressing on schedule and I have no doubts it will be completed on time and on budget.

As mentioned, we are fortunate when we have the opportunity to work with HG Reynolds and we look forward to our next opportunity to work with the professional team HG Reynolds brings to each project.

Should you have any questions, please do not hesitate to call.

Sincerely,

JUMPER CARTER SEASE/ARCHITECTS, P.A.



Joel M. Carter, Principal

JMC/jhl



August 5, 2016

RE: HG Reynolds Company, Inc.

**CONFIDENTIAL**

To whom it may concern:

Recently I was given the task of managing the construction of the New Student Housing Complex for Coastal Carolina University. With an overall budget of 85 million, it was the largest project to date in the history of the University. It was a two phase, 1,274 bed project with the first phase constructed at a cost of 35 million. Having come to CCU from a 15 year contracting background myself, I knew the University's "low bid" policy could potentially deal me a bad hand when it came to the general contractor, but that was definitely not the case for Phase I construction. HG Reynolds was awarded the contract and they were an absolute pleasure to work with. I was teamed up with Mr. Ryan Reynolds, Project Manager and Mr. Henry Mills, Project Superintendent. Due to a code review error prior to the bid date, Ryan and his team were given less time to complete an already aggressive construction schedule, yet they still managed to obtain substantial completion for our 2015 fall semester student arrival. Throughout the project, HGR went above and beyond what is typically expected from a general contractor. There were never any absurd change order requests, undeserved bad weather time extension requests or any sort of owner finger pointing at all. HGR did a fantastic job of cultivating a teamwork oriented atmosphere and worked well with the State Engineer's Office and the entire project team to offer solutions to problems and overcome numerous challenges during the course of construction. Furthermore, there were many post construction requests from newly arrived freshmen students that were in addition to the architectural punch list, and HGR made every effort to accommodate those requests at no cost to the University. If I had my say, HG Reynolds would build every project I manage. I highly recommend HG Reynolds to manage and construct future projects.

Sincerely,



Shawn Godwin, LEED AP BD+C  
Project Manager  
CCU Facilities Planning and Management



**RICHLAND COUNTY  
GOVERNMENT**  
Office of the County Administrator

**CONFIDENTIAL**

April 6, 2017

**RE: H.G. Reynolds Company, Inc. Letter of Recommendation**

To Whom it May Concern:

It has been my pleasure over the last 2 years to work with the H.G. Reynolds Company, and specifically Larry Heim and Jacob Owens. H.G. Reynolds provided General Contractor services on the recently completed Decker Center renovation. This facility is approximately 116,000 SF and houses the Richland County Magistrate court as well as a Richland County Sheriff sub-station. The existing structure provided multiple challenges that I feel the HGR team handled effectively and efficiently.

Their attention to detail, dedication and taking ownership of the project are the qualities that I appreciated the most from HGR team. Being the owner of this project, I always had confidence that the General Contractor and subcontractors on site were properly managed, followed all safety protocols, and I regularly received updates on the status of various tasks.

I look forward to the opportunity to work with the H.G. Reynolds Company again in the future and would highly recommend this firm, and specifically Larry Heim and Jacob Owens for any large scale construction or renovation project.

Sincerely,

Chad Fosnight  
Richland County Government  
Capital Projects Program Manager  
803-576-3584