

# AGENDA ITEM:

## XII

New Business item A



## Jasper County Finance Department

358 Third Avenue, Post Office Box 1149  
Ridgeland, South Carolina 29936  
Phone (843) 717-3692 Fax (843) 717-3626

Kimberly Burgess, CPA, CGFO  
Director, Administrative Services Division  
[kburgessr@jaspercountysc.gov](mailto:kburgessr@jaspercountysc.gov)

### Jasper County Council Qualification Proposal Presentation Construction Management at Risk Services

<b>Meeting Date:</b>	June 27, 2022
<b>Subject:</b>	Qualification Proposal for Construction Management at Risk Services
<b>Recommendation:</b>	Accept Staff Recommendation of M. B. Kahn Construction Co., Inc. to provide construction management at risk services
<b>Submitted for:</b>	Council to accept staff recommendation of M. B. Kahn Construction Co., Inc. to provide construction management at risk services

**Description:** Jasper County advertised for qualification proposals for construction management at risk services. The proposals were due May 18, 2022. The County received three timely responses. The proposers are Huss, Inc., IP Builders, LLC, and M. B. Kahn Construction Co., Inc. The qualifications were reviewed by a committee consisting of Mr. Andrew Fulghum, County Administrator, Mr. Danny Lucas, Director of Development Services, Dale R. Terry, Director of Public Works, and Kimberly Burgess, Director of Administrative Services. After careful review of the qualifications of each company, the committee unanimously selected M. B. Kahn Construction Co, Inc. as the provider that best meets the requirements of a construction management at risk service provider for Jasper County.

**Recommendation:** Staff recommends that the Council accept the qualification proposal submitted by M. B. Kahn Construction Co., Inc. and authorize Mr. Fulghum to execute all necessary documents.

**Attachments:**

Construction Management at Risk Services Evaluation  
M. B. Kahn Construction Co., LLC proposal  
Huss, Inc. proposal  
IP Builders, LLC proposal  
Advertisement for Request for Qualifications  
Request for Qualifications RFQ #2022-6

Jasper County  
 Construction Management at Risk Services  
 RFQ #2022-6 Due Date May 18, 2022

Instructions:

A committee will review the responses to the RFP according to the following criteria which are equally weighted. After review and evaluation of qualifications by the three construction companies enter a numerical rating from 1 to 5 with 1 NOT meeting the expectations and 5 EXCEEDING expectations. Enter comments in the area below the rating.

Criteria:

- Evaluation of the proposer's ability and approach to provide the required services.

- The resumes and experience of the proposed construction management at risk team members.

- Familiarity and/or experience with public projects.

- Financial resources and ability to provide responsive services to the County.

Sample	Huss, Inc.	IP Builders, Inc.	M.B. Kahn Construction Co., Inc.
5	3	4	5
Sample comments for each company.	Not as much project variety as other proposers	limited number of projects	Detailed information for every step of the process
3	4	4	5
Sample comments for each company.	no issues	Good detail about the team	vast experience
4	4	3	5
Sample comments for each company.	Many historic preservation projects	3 projects highlighted	Numerous projects and varied experience to include very large scale such as detention center
2	4	4	5
Sample comments for each company.	no issues	no issues	Ability to self-perform if advantageous
<b>3.5</b>	<b>3.75</b>	<b>3.75</b>	<b>5</b>

**AVERAGE RATING**

Jasper County  
 Construction Management at Risk Services  
 RFQ #2022-6 Due Date May 18, 2022

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Criteria:

- Evaluation of the proposer's ability and approach to provide the required services.
- The resumes and experience of the proposed construction management at risk team members.
- Familiarity and/or experience with public projects.
- Financial resources and ability to provide responsive services to the County.

Sample	Huss, Inc.	IP Builders, Inc.	M.B. Kahn Construction Co., Inc.
	4	2	5
Sample comments for each company.			M.B. Kahn has multi-disciplinary and multi-faceted approach for full service construction management. Complete supplement to Jasper County lean staff approach.
	3	2	5
Sample comments for each company.	I would feel comfortable with the collective experience of Huss, Inc.		Depth and breadth of experience by staff with vertical & horizontal skills sufficiently demonstrated.
	4	3	5
Sample comments for each company.	Sufficient experience with public projects.		Sufficient experience and vertical experience with all phases of construction and project management.
	4	2	5
Sample comments for each company.			M.B. Kahn has a longer history and track record suggesting the financial resources needed to provide responsive services.
<b>0</b>	<b>3.75</b>	<b>2.25</b>	<b>5</b>

**AVERAGE RATING**

**From:** [Dale R. Terry](#)  
**To:** [Kimberly Burgess](#)  
**Subject:** Construction Management at Risk  
**Date:** Tuesday, June 21, 2022 1:22:29 PM

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I agree with everyone on using W B Kahn, they already have knowledge of the county and should be a good choice.

Thanks

Dale

Jasper County  
Construction Management at Risk Services  
RFQ #2022-6 Due Date May 18, 2022

Instructions:

A committee will review the responses to the RFP according to the following criteria which are equally weighted. After review and evaluation of the presentation of qualifications by the three construction companies enter a numerical rating from 1 to 5 with 1 NOT meeting the expectations and 5 EXCEEDING expectations. Enter comments in the area below the rating.

Criteria:

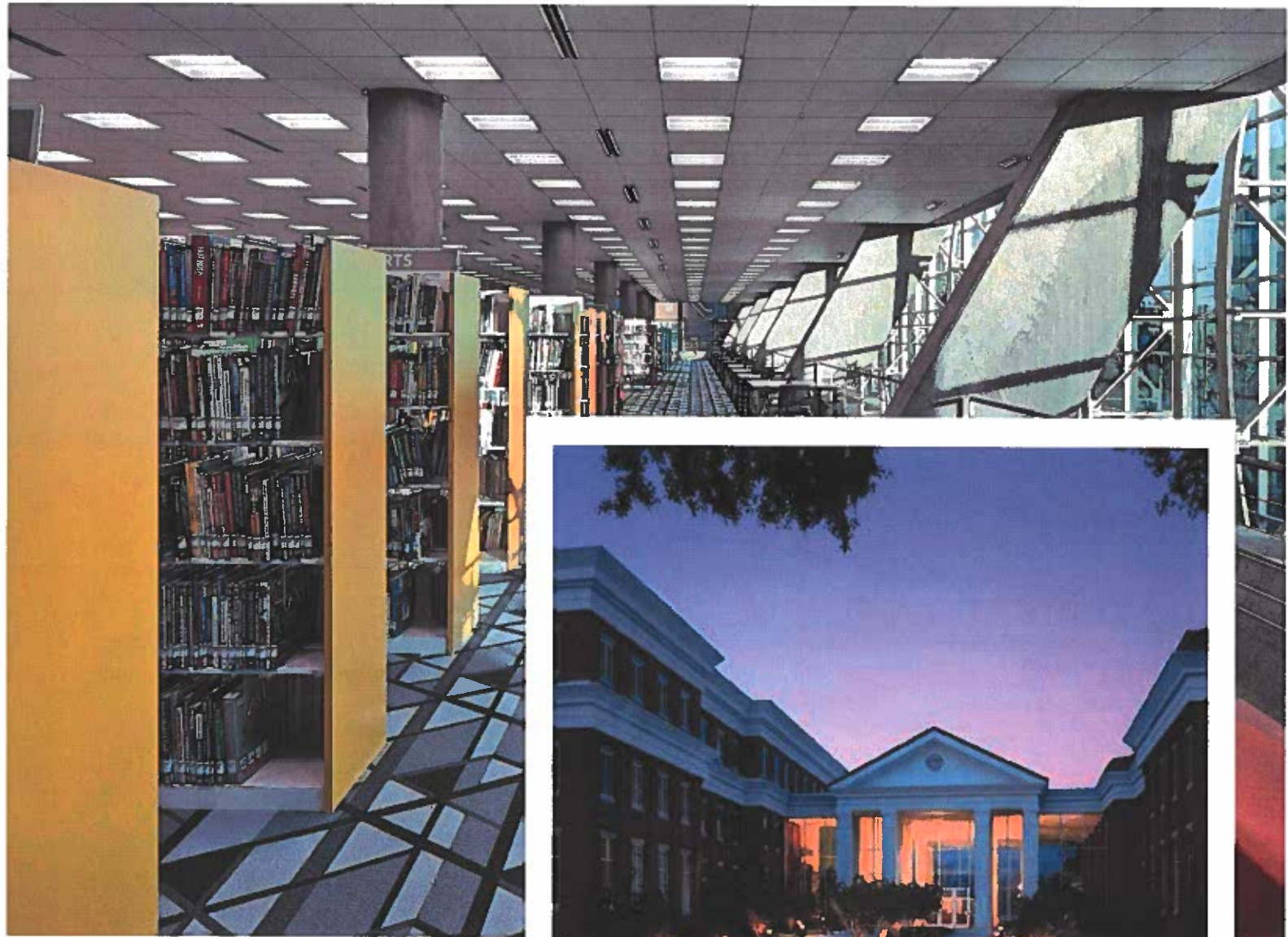
- Evaluation of the proposer's ability and approach to provide the required services.

- The resumes and experience of the proposed construction management at risk team members.

- Familiarity and/or experience with public projects.

- Financial resources and ability to provide responsive services to the County.

Sample	Huss, Inc.	IP Builders, Inc.	M.B. Kahn Construction Co., Inc.
5	2	2	4
Sample comments for each company.	Huss, Inc.'s approach to the required services seemed to be as a construction manager or consultant rather than CMR. The proposal did not provide a specific approach.	IP Builders, Inc. provided a specific approach in the proposal. However, the approach addressed timelines and did not specifically address completing projects within or under budget.	M. B. Kahn Construction Co., Inc. provided a very detailed and thorough approach as to how it would provide CMR services to the County.
3	2	2	5
Sample comments for each company.	The CMR team presented was a small team with extensive experience. However, the team's experience was primarily historic preservation. Previous CMR experience was not mentioned.	The CMR team was limited to three persons. Although, the team had 17 - 21 years of construction experience, many of the projects consisted of pre-engineered buildings, which are not in the County's current plan. Previous CMR experience was not mentioned.	The CMR team presented was extensive and had a variety of experience, including other CMR projects and projects similar to the County's current list.
4	2	2	4
Sample comments for each company.	Public project experience was mentioned in the proposal, however, the projects were mostly historic preservation.	Public project experience was mentioned in the proposal, however, the projects were mostly historic preservation.	Extensive experience with public projects, including detention centers, law enforcement centers, and library renovations.
2	2	2	5
Sample comments for each company.	\$5M single/ \$10M aggregate	\$4M single/\$8M aggregate	\$150M single/\$750M aggregate with \$500M current bonding capacity
3.5	2	2	4.5
<b>AVERAGE RATING</b>			



## JASPER COUNTY CONSTRUCTION MANAGEMENT AT RISK SERVICES

RFQ #2022-6

Submitted May 18, 2022

 **M. B. Kahn**  

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**KAHN Construction Co., Inc.**

M. B. KAHN CONSTRUCTION CO., INC.  
101 Flintlake Road, Columbia, SC 29223  
Contact: Bill Cram, Executive Vice President  
office: 803.736.2950 cell: 803.917.5333  
email: [bcram@mbkahn.com](mailto:bcram@mbkahn.com)  
[www.mbkahn.com](http://www.mbkahn.com)  
TIN 57-0347524

January 26, 2022

Ms. Kimberly Burgess  
Director of Administrative Services  
Jasper County  
358 Third Avenue  
Ridgeland, SC 29936



RE: RFQ #2022-6 – CM at Risk Services – Multiple Projects

Dear Ms. Burgess:

M. B. Kahn Construction is excited about the opportunity to continue working in Jasper County. We sincerely want to be an integral part of the process to deliver your much-needed addition and renovation projects and new construction projects as quickly as possible. We understand the importance for not only fast-track schedule but also a high-quality, in-budget project.

M. B. Kahn has a positive 95-year history of delivering projects across South Carolina. The firm has grown to a ENR Top 300 contractor in the nation and has over 320 staff. Our experience and knowledge in the government and municipal sector has been ongoing since our inception 95 years ago. We continue to educate our staff by attending annual training such as the SC Jail Administrators conference, SC County Association, and procurement training by the SC Association of Government Purchasing Officials.

**Unique Advantages:** M. B. Kahn has been working in Jasper County for many years, managing multiple additions and renovations. Thus, we have a unique understanding of the contractors, local labor, pricing, and capabilities of the local and regional market.

**Government/Public Facility Specialists:** The proposed team and division of our firm specializes in public building construction in a CM at Risk environment. We have assigned team members who understand the specialty requirements of these specialized and secure buildings.

**Gaining better pricing in a volatile bid market:** Having been in business for 95 years, with a strong local presence, we are prepared to address any bid market concerns. We bring loyal subs and relationships to the table and have recent success in meeting budgets. In order to supplement the schedule or budget, **M. B. Kahn is able to self-perform masonry and other scopes, only if a competitive advantage can be proven to the County.** This provides a firewall of protection for the project.

We have taken the time to prepare a thorough response that is worthy of your time. We will provide the County with a specialty CM at Risk team that has the resources, manpower and time to deliver a quality project on time and within budget. Thank you for your time, and we look forward to presenting our ideas in person.



*M. B. Kahn Construction is the #1 contractor in South Carolina! Engineering News-Record Southeast selected M. B. Kahn as the top general contractor for the Palmetto State in 2021.*



M. B. Kahn Construction Co., Inc.

William W. (Bill) Cram  
Executive Vice President  
bcram@mbkahn.com  
803.917.5333



# 1 | Company Information

*a. Provide a summary of the company; years in business; and location of office handling the contract.*

M. B. Kahn Construction has been in continuous operation since it was established in 1927. With **95 years in business**, M. B. Kahn has grown and prospered by sticking to its founding principles. We have a rich history of distinction and are recognized as a leader in the construction industry across South Carolina and throughout the Southeast. We take projects from conception to completion with astonishing results, provide the best value for the dollar, and assure completion on time and within budget.

M. B. Kahn enjoys a robust financial condition, and we realize the benefits of a \$750,000,000 bonding capacity. As most companies will tell you, our people are our greatest asset. It's true. With a 95 year history, we are proud to have a dedicated team of over 320 people – 140 with more than 10+ years of service – to consistently produce a wide range of safe, reliable, and aesthetically pleasing projects on time and within budget. Our exceptional expertise, experience, and commitment to make our company successful has enabled us to routinely meet our clients needs since we opened our doors. One of the things that sets us apart from other firms is our ability to self-perform.

### *Location of office handling the contract*

M. B. Kahn Construction headquarters, in Columbia, SC, will be responsible for the performance of the services requested. The location of the corporate office is 101 Flintlake Road, Columbia, South Carolina 29223. The pre-construction and executive staff will be located in this office. A project office will be located on the job site, and in that office the superintendent and other support personnel will be permanently located during the life of the project. The project manager will work primarily out of the job site office and the corporate office as needed. We also have an office location in Charleston, SC.



*We've been working  
in Jasper County  
for decades.*

*M. B. Kahn has been working in Jasper  
County for a long time.*

*Jasper projects include:*

- |                                    |  |
|------------------------------------|--|
| Bluffton WWTP                      | Jasper County Schools<br>Facility Study  |
| Cherry Point WWTP                  | Jasper County Schools<br>Repair Projects |
| Jasper County CATE                 |  |
| Jasper County Shell<br>Building #4 |  |

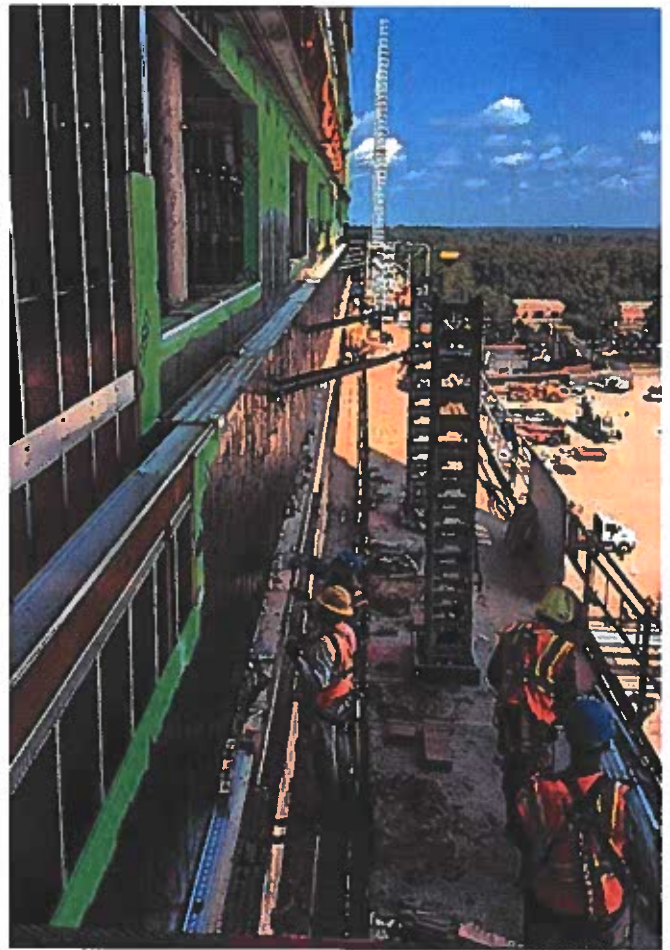


# 1 | Company Information

Our self-performance capabilities extend beyond normal general contracting project management functions. We are able to offer this expertise on projects requiring multi-prime contractors – especially those with demanding concrete and masonry requirements. Self-performance will only be used if it is a cost advantage for the County per competitive bid. M. B. Kahn Construction has the skilled craftsmen and experience required to self-perform demolition, concrete work, masonry, carpentry, doors and hardware, drywall, and Division 10 specialties. We self-perform the following trades:

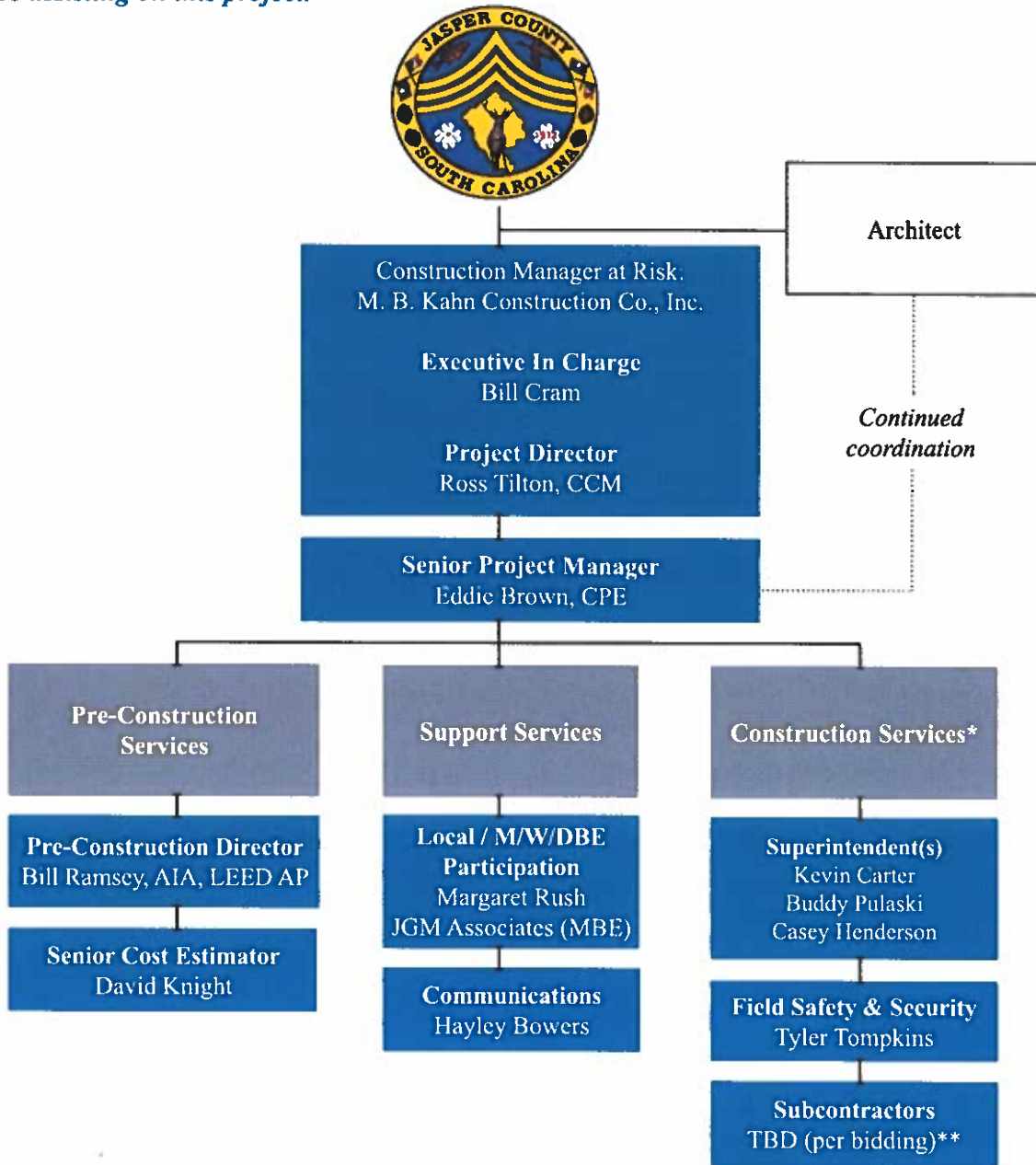
- General Construction
- Project Management
- Supervision
- Excavation
- Demolition
- Concrete Work
- Masonry
- Drywall
- Carpentry

Our capability to self-perform in these areas benefits your project with reduced costs, better quality, and better schedule control. Always having our client's best interest at heart, we will provide you with our costs for these packages so you can compare our self-performed cost with those of competitively bid subcontractor packages. Giving you as much information as possible allows you to decide which avenue to follow to best meet your project needs.



# 1 | Company Information

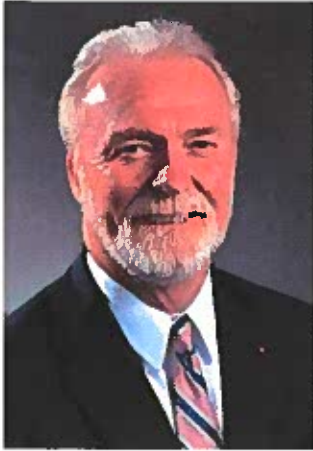
b. Provide a team organizational chart and resumes of the project manager and key staff that would likely be assisting on this project.



\* M. B. Kahn will only self-perform work that has a proven cost advantage for the County, only as proven by a competitive bid. We provide a firewall of protection for the cost and schedule with an ability to self-perform masonry and other elements of work, if needed.

\*\* We provide the best opportunities for local firms to submit their best prices for portions of the work. We have found this to be the best strategy for including local firms, by tapping into their talent and using their labor force on the construction scopes.

# 1 | Company Information



## **William W. (Bill) Cram** **Executive In Charge**

Bill is responsible for team and resource management. He also reviews and approves project expenditures, labor projections, and cost estimates. Bill is a leader who understands overall strategy of project management, cost estimating, and day-to-day operations.

### Samples of projects:

- **Charleston County, SC - Detention Center Expansion - \$91 million - \$9 Million in cost savings**
- **Kershaw County, SC - Detention Center renovations**
- **Richland County Detention Center; renovations and 911 Center**
- **Jasper County, SC - Detention Center**
- **Avery County, NC - Courthouse and Jail - Additions and renovations on occupied campus**
- **Lincoln County, NC - Law Enforcement Center**
- **City of North Charleston, SC – 664,000 SF – 2000-Space Parking, Sting-rays Office & Infrastructure – \$43 million – \$4 million under budget**
- **City of Columbia, SC - Lincoln Street Parking Deck - **CM at Risk****
- **Pamlico County, NC – Detention Center**
- **City of Columbia and Midlands Authority for Conventions and Tourism, SC - Columbia Metropolitan Convention Center, Pendleton Street Parking Garage and adjacent Hilton Hotel. Complex program in the busy Vista area of Columbia. Involved multiple agencies. \$70,655,000**
- **Spartanburg School District 7 - New High School \$132 Million - **CM at Risk****
- **Charleston County, SC - Library Building Program - 5 new libraries and renovations of existing libraries; completed \$9 million under budget**
- **Horry County Government Dept of Airports / City of Myrtle Beach CAB, SC - \$118 million in value with FAA regulations and high security requirements and equipment: New General Aviation Airport and Rental Car Facilities; Road Extension – Harrelson Boulevard; Air Rescue and Firefighting Facility; and new general aviation airport**

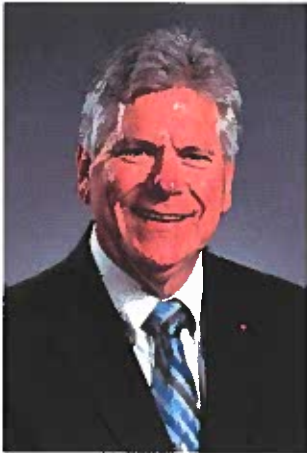
### **Education**

BS, Civil Engineering  
*Northeastern University*

**Years of Experience**  
Total: 47

*These resumes are examples of our staff's experience and expertise. Specific project assignments will be made on a per project basis and include discussions with the County.*

# 1 | Company Information



## **Ross Tilton, CCM** **Project Director**

Ross has spent the majority of his 43 year construction career with M. B. Kahn. Ross has extensive experience in all types of project delivery methods. He is a seasoned manager of commercial, industrial, and institutional construction projects with a consistent record of project success.

Samples of projects:

- **Charleston County, SC - Library Building Program** - 5 new libraries and renovations of existing libraries; completed \$9 million under budget
- **Spartanburg School District 7 - New High School** \$132 Million - **CM at Risk**
- **City of North Charleston, SC** – 664,000 SF – 2000-Space Parking, Sting-rays Office & Infrastructure – \$43 million – \$4 million under budget
- **Myrtle Beach International Airport, SC**  
Terminal Capacity Enhancement Project  
New Terminal, Rental Car Facility, Harrelson Boulevard Extension, Aircraft Rescue & Firefighting Facility, Long & Short Term Parking Lots, Terminal Access Road – \$118 million project
- **Lexington County School District Two, SC**  
New Centerville Elementary School
- **Fruit of the Loom Distribution Center**  
Design/Build Office and Warehouse Facility
- **Corning, Inc.**  
Concrete and Masonry work for plant to produce high-purity silica for the manufacturing of fiber optic cables
- **John Deere Commercial Products, Inc 5000 Series Focus Factory**  
Design/Build Manufacturing plant, office and separate Replenishment Distribution Center
- **Kronotex USA, Phase I**  
Design/Build pre-engineered metal building, foundations, slabs and general trades work for plant to manufacture laminated wood flooring products
- **John Deere Commercial Worksite Products, Inc.**  
Manufacturing Plant, District Office, Dealer Training Center, and Product Development for Deere’s line of skid steer loaders

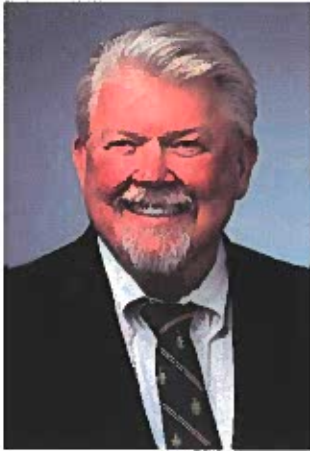
### **Education**

BS, Construction  
Engineering  
*Central Michigan  
University*

### **Years of Experience**

Total: 45

# 1 | Company Information



## **Eddie Brown** **Senior Project Manager**

Eddie will serve as your primary contact and will collaborate with Jasper County and the architect to establish the overall project scope, and schedule, and budget for your project. He will review all documents prior to submittal, monitors production schedules, manages contracts, prepares planning programs and phasing strategies, and oversees cost estimates, as needed. Eddie's 50 years of diversified management experience in schedule driven projects include a variety of projects.

Samples of projects with M. B. Kahn:

- Bedford County Public Schools - Bedford, VA  
New Bedford Middle School & Liberty High School Gym

### **Education**

Building Construction/  
Architecture, 1967-68

Civil Engineering  
Technology, 1965-66

United States Air Force  
Vietnam Era Veteran

**Years of Experience**  
Total: 50

### **Professional Affiliations**

- Professional Construction Estimators Association
- American Association of Cost Estimators
- Construction Specifications Institute
- Society of American Value Engineers
- American Society of Professional Estimators
- NC General Contractor NC 17606 & NC 36382)

Experience with other firms:

1982-2015: E. J. Brown Construction Co., Inc.  
Construction Managers  
Specializing in Design-Build

1981-82: Richardson Corporation  
Corporate Vice President of Operations  
Commercial Construction Division

1980-81: Fortis Corporation  
Division of Daniels International  
Vice President Commercial Construction Division

1977-80: Davidson & Jones Construction  
Project Manager/Estimator

1971-77: D. R. Allen & Son, Inc.  
Project Superintendent/Project Manager

1969-71: Algernon Blair, Inc.  
Field Engineer/Assistant Superintendent

Teaching experience includes:

1985-89: Forsyth Technical College  
Architectural Department - Estimating - Construction Methods & Material  
Visiting Instructor

1975-76: Fayetteville Technical College Estimating  
Visiting Instructor

# 1 | Company Information



## **Bill Ramsey, AIA, LEED AP** **Pre-Construction Director**

Bill brings a unique blend of nearly 40 years' experience in construction. As a professional construction administrator with diverse experience, Bill planned and managed over \$750 million in new construction and renovation.

Project experience:

- **Spartanburg School District 7, SC** – New High School – Bill led the team that completed this project 5 months ahead of schedule – **CM at Risk**
- **State of Ohio**  
Master Planning/Project Development
  - Supreme Court Facility Assessments
  - Department of Corrections Facility Planning
  - Youth Detention Facility Design Development
  - Exposition Center, Cardinal Hall and Ag Pavilion
- **Charleston County, SC** - Library Building Program - 5 new libraries and renovations of existing libraries; completed \$9 million under budget
- **Milwaukee County, WI**  
Juvenile Justice Center
- **University of Michigan**

### **Education**

Masters, Construction Engineering/Management and Master of Architecture  
*University of Michigan*

### **Years of Experience**

Total: 37

### **Training &**

#### **Certifications**

- LEED Professional
- NCARB Certified

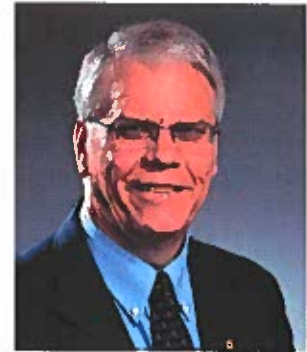
## **David Knight**

### **Senior Cost Estimator**

David evaluates school facilities from both the life cycle and cost perspectives. His depth of experience allows him to see beyond the basic requirements and include all the necessary components for a complete project.

Project Experience:

- **Horry County Government, SC** – Judicial Center & Courthouse Renovations
- **Richland School District Two, SC** – Facility assessments, scopes of work, and cost estimates as part of the building programs bond referenda for the following years: 2000, 2003, 2007, 2008, 2010, and 2018
- **Richland School District Two, SC** – (3) New Schools and Additions & Renovations at (11) Schools within the District
- **Lexington School District Four, SC** – Swansea High School (A7R)



### **Education**

Bachelor of Science in Geology  
*West Georgia College*

Years of Experience

Total: 35

# 1 | Company Information



## Margaret Rush Local / M/W/DBE Participation

Active in governmental affairs at the local, state, and national level, Margaret was the 1st African-American to serve on the powerful Highways & Public Transportation Commission since creation in 1917. Appointed by the Governor, she served an unprecedented 12 year term, representing the 9th Judicial Circuit.

Samples of projects as M/W/DBE coordinator with M. B. Kahn:

- **Charleston County, SC** – Detention Center Expansion – Assisted with contractor/vendor bid workshops and meetings, staff training program, and updates to County Council via reports and presentations – Met the M/W/DBE goal – \$91 million – \$9 Million in cost savings
- **Spartanburg County School District 7, SC** – Coordinated outreach efforts and reports for the School Board regarding minority participation – Conducted 10 public meetings across Spartanburg County to raise awareness of project opportunities and hiring processes – **CM at Risk**
- **City of Savannah, GA** – New Savannah Cultural Arts Education Center – Communications and public workshops during the bid process
- **Charleston County, SC** - Library Building Program - 5 new libraries and renovations of existing libraries; completed \$9 million under budget – Coordinated the outreach for vendors and contractors – led the OJT Program

### Years of Experience

Total: 30

### Education

Masters in Business  
Management  
*Webster University*

Bachelor of Science  
in Organizational  
Management  
*Vorhees College*

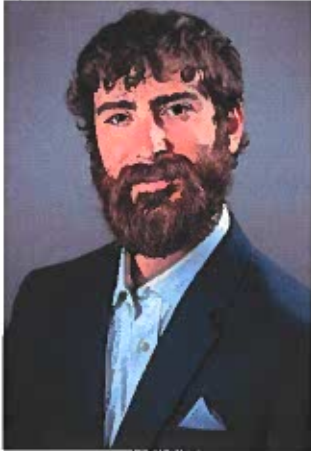
Associate Degree  
in Marketing  
*Trident Technical College*

*Charleston County Detention Center*





# 1 | Company Information



## **Kevin Carter** Superintendent

Kevin is a Superintendent with experience in direct supervision of carpenters, concrete finishers, rod busters, dirt operators, and laborers. He is also skilled in planning and maintaining short term schedules.

Samples of projects with M. B. Kahn:

- **Charleston County Library Program**  
Baxter-Patrick James Island Library
- **Lexington School District One**  
LHS Softball Field & Locker Room Renovations – **CM at Risk**
- **Lexington School District Two**  
Career & Technology Center – **CM at Risk**

Projects with other firms include:

- **USACE National Emergency Power Contract (OCONUS)**  
Emergency Power following Typhoon Soudelor, Saipan Deployment
- **City of Mt. Pleasant and City of Charleston, SC**  
Traffic Light Emergency Maintenance
- **Naval Weapons Station, Charleston, SC**  
Warehouse Light Fixture Upfit
- **SCDOT Charleston Tri-County**  
Street Light Emergency Maintenance

### **Education**

BS, Business Administration

*The College of Charleston*

### **Construction**

**Experience**

10 Years

### **Training & Certifications**

- OSHA - 30 Hour
- First Aid & CPR
- GHS and OSHA  
Hazardous Communication

*Baxter-Patrick James Island Library*



# 1 | Company Information



## **Buddy Pulaski** Superintendent

As Superintendent, Buddy will remain on the site 100% during construction. He will lead weekly on site safety meetings. He will provide daily reports on the construction progress, and detailed reports monthly along with the Project Director. He will oversee the quality of construction provided by the subcontractors on a daily basis.

Samples of projects:

- **Charleston County, SC - Library Building Program - 5 new libraries and renovations of existing libraries; completed \$9 million under budget**
  - Dorchester Road Regional Library Renovation - Superintendent
  - Keith Summey North Charleston Library - Superintendent
- **City of North Charleston, SC – 664,000 SF – 2000-Space Parking, Stingrays Office & Infrastructure – \$43 million – \$4 million under budget – Assistant Superintendent**

### **Education**

BS, Construction  
Science & Management  
*Clemson University*

### **Construction Experience**

4 Years

### **Training & Certifications**

- OSHA - 30 Hour
- First Aid & CPR

*North Charleston Coliseum Parking Deck*



# 1 | Company Information



## **Casey Henderson** Superintendent

Casey is skilled in general management of all aspects of a job including job mobilization, layout of buildings, coordination of materials, equipment and scheduling. As Superintendent, Casey will remain on the site 100% during construction.

Samples of projects:

- **Charleston County, SC - Library Building Program - 5 new libraries and renovations of existing libraries; completed \$9 million under budget**
- **Mt. Pleasant Regional Library Renovation - Superintendent**
- **Baxter-Patrick James Island Library - Superintendent**
- **Bee's Ferry West Ashley Library - Superintendent**
- **Wando Mt. Pleasant Library - Assistant Superintendent**

## **Construction Experience**

4 Years

## **Training & Certifications**

- OSHA - 30 Hour
- First Aid & CPR

*Baxter-Patrick James Island Library*



## 2 | Experience and approach

a. Provide information and references from three (3) to five (5) municipal or County projects encompassing multiple, concurrent projects under a Guaranteed Maximum Price.



completed \$10 million  
under budget

### CHARLESTON COUNTY DETENTION CENTER EXPANSION

Charleston County, North Charleston, South Carolina

Moseley Architects and M. B. Kahn Construction were selected to design and construct this \$90 million project, which is the largest capital project ever undertaken by Charleston County. The expansion provided an additional 1,344 beds under direct supervision. The existing linear housing wings were abandoned, giving the facility a total capacity of 2,033 inmates.

The expansion included a new pre-cast building of approximately 334,000 square feet, consisting of four stories with a mechanical penthouse. Each of the 21 direct supervision housing units are rated for 64 beds. The building also includes a kitchen, laundry, medical clinic and infirmary, inmate housing, inmate processing areas, and support and administration areas, sized for a population of 3,000 inmates. Limited renovation to the existing facility followed completion of the new building. This project was completed with 0 incidents in an occupied facility.

**COMPLETION DATE** |  
August 2012

**ORIGINAL BUDGET** |  
\$102,500,000

**FINAL COMPLETION COST** |  
\$91,117,396

**SIZE** |  
512,251 square feet

**ARCHITECT** |  
Moseley Architects

**CLIENT REFERENCE** |  
Barret Tolbert  
Director of Contracts &  
Procurement  
Charleston County  
4045 Bridge View Drive  
North Charleston, SC  
29405  
Phone: 843.958.4750  
Email: btolbert@  
charlestoncounty.org

*GMP provided  
during design*

*10% M/W/SBE  
Goal Met*

## 2 | Experience and approach

### HORRY COUNTY JUSTICE & GOVERNMENT COMPLEX

Conway, South Carolina

Sited on a parcel adjacent to the historic county courthouse, this new complex respects the scale of the small town setting. The project consisted of a two-story Government Wing housing different department offices for the county, including the County Administrator's Office, Budget & Review, Finance, Public Information and Human Resources. A three-story Justice Wing is comprised of 11 courtrooms and the Sheriff's Office. Both wings are connected by a glass atrium which hosts the security entrance to the Justice Wing. **Several secure holding cells were also a part of the project.**

*65% local participation*

#### PROJECT DATES |

Contract - February 1998

Completed December 2003

#### COST |

\$37,604,977

#### SIZE |

160,000 square feet

#### CLIENT

#### REFERENCE |

Mr. Danny Knight  
(Former County Administrator)  
Executive Director,  
Horry County Solid  
Waste Authority  
Post Office Box  
1664/1886 Highway 90  
Conway, SC 29526  
Phone: 843.347.1651

#### ARCHITECT |

Stevens & Wilkinson



## 2 | Experience and approach



### N. CHARLESTON COLISEUM PARKING DECK & STINGRAYS OFFICE

North Charleston, South Carolina

In addition to the surrounding roadways and landscaping areas, the 664,000 square foot Design-Build parking structure and office building resulted in 23,500 cubic yards of concrete and three elevated levels. Etna Street and the Coliseum Complex is located in the heart of the region near the interchange of I-26 and I-526, making it a primary traffic area, especially during concerts, hockey games, and other major events. Our work includes roadway widening, sitework, pedestrian crosswalks, a new 2,000-space parking garage (cast-in-place concrete by Donley's), as well as a new office complex for the SC Stingrays Hockey team. The M. B. Kahn/Moseley team was able to offer a value engineering solution that saved \$4 million by extending the footprint of the garage, reducing a level, and adding the raised crosswalk to the existing entrance of the 2nd floor, all while maintaining the number of parking spaces and sizes.

#### PROJECT DATES |

Contract - October 2019  
Completed May 2021

#### COST |

\$43,390,165

#### SIZE |

657,000 square feet

#### CLIENT

#### REFERENCE |

City of North Charleston  
Denise Badillo  
2500 City Hall Lane  
North Charleston, SC  
29406  
843.740.5899  
dbadillo@  
northcharleston.org

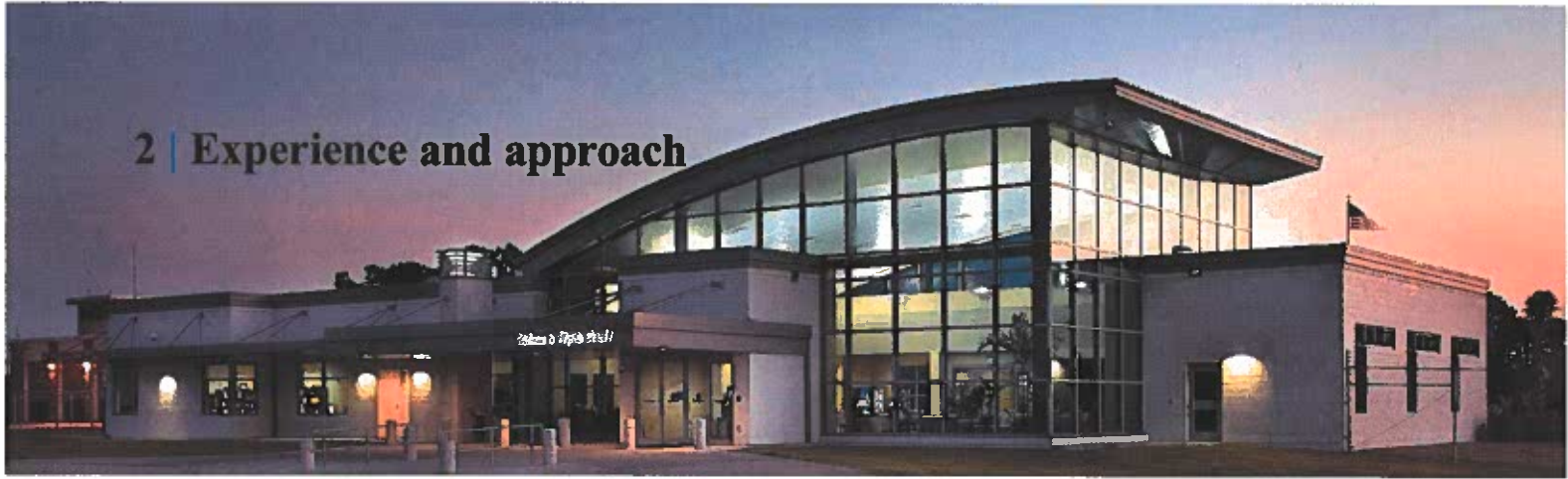
#### ARCHITECT |

Moseley Architects

*All work was accomplished while the Convention Center remained open and fully operational, with close coordination and planning by our construction team during events.*



## 2 | Experience and approach



### INFRASTRUCTURE PROJECTS

Horry County Department of Airports, Conway, South Carolina

M. B. Kahn was hired to value engineer and bid this project after the County's original effort to bid the project themselves, came in over the desired budget. The M. B. Kahn pre-construction team evaluated the 11,500 sq. ft. project to find over \$1 million in cost savings without sacrificing the design or aesthetic intent of the welcoming area for pilots and visitors. To cut costs, changes included lowering the height of a glass atrium by just 5 feet, thus reducing the amount glass required for the structure. The new plans also slightly reduced the size of windows.

The project, which came in under budget with the Kahn team, features a large passenger lounge, snack bar, public restrooms, multi-purpose training room, conference room, business center, and private pilot lounge with a restroom, shower and relaxation room. The building is surrounded by canopies to protect disembarking passengers. The new facility also includes administration areas with a customer service desk, general aviation manager office, property manager, and line crew operations.

**COMPLETION DATE |**  
2010

**COST |**  
\$12,000,000

**CLIENT REFERENCE |**  
Horry County  
Government /Horry  
County Department of  
Airports  
PO Box 1664  
Conway, SC 29526  
Mr. Danny Knight,  
Former County  
Administrator  
Director, Horry County  
Solid Waste Authority  
843.347.1651

**ARCHITECT |**  
Gresham Smith &  
Partners  
Pegram & Associates

**CM AT RISK  
PROJECTS |**

- Fire & Rescue Facility
- New General Aviation Terminal
- New Roadway

## 2 | Experience and approach



The **Richland County 911/Forensics Renovation** project is a consolidated public safety complex under contract with M. B. Kahn Construction. The complex will house the 9-1-1 Communication Center, the RCSD Forensic Laboratory, and office space for RC Probation, Pardon and Parole. Project includes HVAC replacement, new roof, and other major renovations. This 120,000 sf building is currently under contract with a scheduled July 2022 pre-construction completion date. The current budget is \$26,500,000 and a 20% M/W/SBE goal has been met by the CM at Risk team.

**CLIENT REFERENCE |**  
Richland County Government  
Sheriff's Department  
Jennifer Wladischkin  
803.576.2130  
wladischkinj@rcgov.com

**ARCHITECT |**  
LS3P Associates



Local residents overwhelmingly approved a referendum to build five new libraries and renovate 13 others in November 2014. In all, five new libraries (242,000 sf) were built as part of the **Charleston Library Building Program**: two new branches in areas of rapid growth and three to replace outdated facilities. A major focus includes upgrading technology by adding self check-out kiosks, more public computers and the latest equipment in public meeting rooms. A 23% M/W/DBE goal was achieved and local participation was >70%.

The five new libraries included:

- Wando Mt. Pleasant \$17,705,062
  - Baxter Patrick James Island \$11,675,979
  - Bees Ferry West Ashley \$11,566,000
  - St. Paul's Hollywood \$9,115,600
  - R. Keith Summey North Charleston \$9,639,122
- There was a total savings of \$6,000,000.

In addition, we were selected for multiple renovations and additions at existing libraries throughout Charleston County.

**CLIENT REFERENCE |**  
Charleston County Government  
Barret Tolbert  
Director of Contracts & Procurement  
Phone: 843.958.4750  
Email: btolbert@charlestoncounty.org

**ARCHITECT |**  
Multiple Architects



## 2 | Experience and approach

Teddie E. Pryor, Sr.- Chairman  
J. Elliott Summey – Vice Chairman  
Colleen T. Condon  
Henry E. Darby  
Anna B. Johnson  
Joseph K. Qualey  
A. Victor Rawl  
Herbert R. Sass, III  
Henry D. Schweers



Beverly T. Craven, Cler  
(843) 958-103  
1-800-524-783  
FAX (843) 958-103  
E-mail: bcraven@charlestoncounty.or

CHARLESTON COUNTY COUNCIL  
LONNIE HAMILTON, III PUBLIC SERVICES BUILDING  
4045 BRIDGE VIEW DRIVE  
CHARLESTON, SOUTH CAROLINA  
29405-7464

August 3, 2011

**RE: Past Performance of Kahn Team (Solicitation No. 2011-001-OPS)**

Charleston  
County has recently contracted with M. B. Kahn Construction and JGM Associates under a Design-Build contract to build our recently opened Sheriff J. Al Cannon, Jr. Detention Center Expansion. The project managed by Kahn was planned and executed exceptionally well, came in under budget, on time, and exceeded our Minority Business Enterprise goals. Their diversity and values mirrored the diversity of our community and Charleston County Government's goals.

The Kahn Team produced an award-winning project for the County, and I would highly recommend the M. B. Kahn and JGM Team based on their excellent performance here in Charleston County.

Respectfully,

A handwritten signature in black ink, appearing to read "TEB", is written over a faint, larger version of the same signature.

Teddie E. Pryor, Sr.  
Chairman, Charleston County Council

## 2 | Experience and approach



610 Dupre Drive  
Spartanburg, SC 29307  
PO Box 970  
Spartanburg, SC 29304  
p 864.594.4400  
f 864.594.4406  
spartanburg7.org

*Tradition. Excellence. Innovation.*

February 2021

To Whom It May Concern:

Subject: M. B. Kahn Construction Company

Spartanburg School District Seven is proud of the new Spartanburg High School and the renovation of a 60-year-old high school to a modern middle school, McCracken Middle School, by M. B. Kahn Construction Co., Inc. The construction management services provided were invaluable. The response of the M. B. Kahn team to Spartanburg County School District Seven requests was always timely and resulted in a feeling of ownership by the administration, faculty, staff, students and community. Their response to requests for attention to MWBE inclusion was excellent. Their coordination with the architects meant greater quality and more dollars saved. Best of all, both schools opened safely and on time!

Not a single day of school was lost to construction delays in spite of the complications in labor and materials caused by the COVID-19 crisis. This was in no small part due to the tremendous efforts of Kelly Wyatt, on-site Assistant Project Manager, as well as the on-site Construction Superintendent, Tim Ignasiak. They were an incredible team working the challenges faced to get things done on time and right.

Safety was paramount for the crews as well as others on campus as construction continued at both sites while school was in session. Coordinating the construction, faculty, staff, bus and parent traffic was completed through timely communication and collaboration among all parties impacted. Both Kelly Wyatt and Tim Ignasiak were in constant communication with district administrators keeping them fully informed as the projects unfolded.

Perhaps most impressive to me was the hands on, personal attention to the project provided by Executive Vice President, Bill Cram and the near daily, on-site attention of Vice President of Operations in the Construction Management Division, Ross Tilton. These executives are great role models for the old "management by walking around" from the Total Quality era. Some things don't get old.

I would be remiss not to call out Rick Ott, Senior Vice President and Chuck Saylor, Vice President. They were with our school district from the conception of the building plan, the referendum to obtain funding, community relations throughout the projects and have continued to support our schools and community. In fact, their efforts on a statewide and national level benefit public education teachers and students throughout the country.

Wholeheartedly and without reservation, I give my highest recommendation for construction services as well as construction management services by M. B. Kahn Construction Co., Inc. Please feel free to contact me for more details of their excellent work.

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas D. White, Jr.', is written over a horizontal line.

Thomas D. White, Jr., Ph.D.  
Former Chief Operations Officer and Superintendent

## 2 | Experience and approach

*b. Provide a brief description of the approach the company or individual will take to provide the required inspection and reporting.*

M. B. Kahn understands the County's need to build facilities within an agreed upon schedule and budget. Our approach to Construction Management at Risk delivery is to provide the Owner and Architect team with the resources, cost estimates, and field staff to deliver an on-budget, on-schedule, high-quality facility in a collaborative, positive environment that improves the function, quality and maintenance ability of the facility. Our firm and individual staff members are accountable to the County to meet the project's needs and exceed your expectations for client services.

As a leading provider of Construction Management at Risk contracting and the largest General Contractor based in the State of SC, M. B. Kahn brings a comprehensive, collaborative approach to CMAR delivery. We will provide the resources, manpower, and expertise to deliver the project within the Guaranteed Maximum Price and schedule, maintaining quality and design requirements. We will collaborate with the County and architects to provide you with a GMP proposal for approval, seeking input along the way.

Several strategies we will employ to coordinate with the County and the A/E on this project include:

- Provide an immediate, detailed budget estimate upon hire detailing any long-lead items with a plan to make early purchases and store materials or furniture if needed
- Meet with the design team to collaborate on the site plan, design, and logistics of the project site.
- Utilize BIM for clash detection, as further described within this proposal.

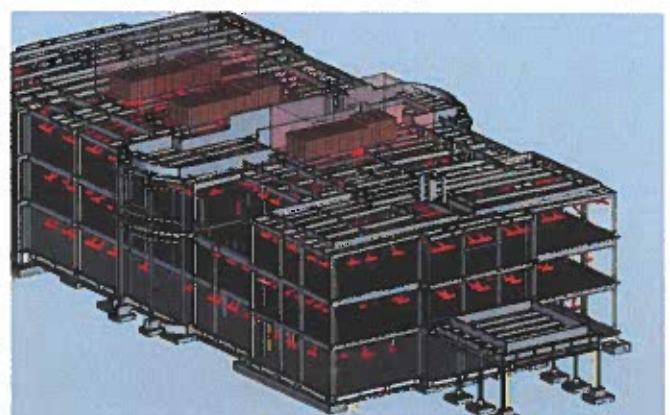
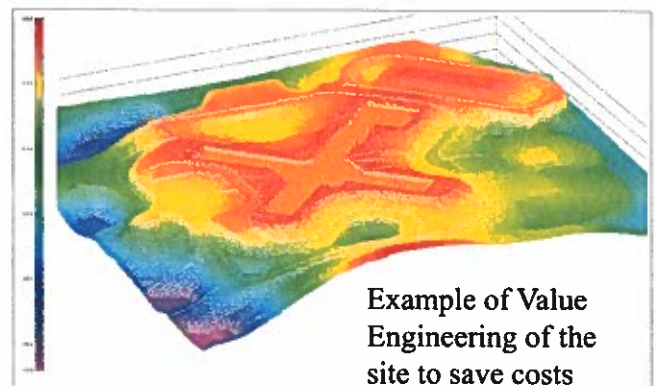
**Value management solutions and life cycle cost analysis** - Kahn's pre-construction team is able to work with the A/E firm to provide saving options that equate to 5% to 10% of the project cost without compromising quality, square foot, or function. Kahn's methodology consists of developing alternates for consideration which:

- Achieve required function for less cost

- Add or improve functions for the same or greater cost
- Eliminate unnecessary functions
- Optimize operating costs

**Schedule** - We are flexible in phasing your project to meet the design, review and construction schedule. We will consider an early site package, if deemed necessary to keep the project ahead of schedule.

We employed this strategy on the Spartanburg 7 High School project in order to give the County more time to make decisions on their materials and program. In fact, several phases were used to keep the project moving and subs working, while giving the County more time to finalize their design reviews. This can be accomplished through the use of additional GMP's, if requested. The schedule will be managed on a daily basis during construction by our field staff and leadership team.



*BIM Clash Detection on an M. B. Kahn project*

## 2 | Experience and approach

### **Our Site Superintendent will remain on the job site 100% during construction to manage the schedule and quality of the work.**

The best way to ensure quality and schedule compliance, saving both time and money, is to properly manage the work at hand. Our Site Superintendent will talk to subs daily about workflow and any upcoming challenges their teams may encounter. He will also review commitments to the work each subcontractor team will start or complete that week. A chart of workflow will be kept at the jobsite so that each subcontractor can see how their work impacts the overall team. This is much more than a construction schedule. The assigned Project Superintendent will lead, oversee, and question the work daily by asking;

- What have we done since yesterday?
- What are we planning to do by tomorrow?
- Do we have anything delaying us from accomplishing our goals?

Our approach to managing the schedule is working closely with subcontractors. We will have completed the schedule before bidding the construction documents so that the subcontractors can understand the relationships between activities and other trades and be able to plan their work flow and manpower needs accordingly.

Once the project is under construction, we conduct weekly subcontractor coordination meetings with two-week look ahead schedules serving as the largest portion of those meetings. All major subcontractors working on the critical path, or those about to work on the critical path, are required to be on site and participate in these meetings. Ongoing and upcoming work is discussed, compared against the schedule, and then through the implementation of a Push/Pull analysis, milestone dates are established. This entire process provides the subcontractors with a view of the project that exceeds their normal focus on their own specific scope. Subcontractors begin to develop a worldly view of the project and recognize how their work impacts the other trades. We have found this practice to be highly successful

for subcontractor engagement, quality control, and overall schedule management.

**Constructability Reviews and Building Information Modeling (BIM) - M. B. Kahn** currently employs BIM software to manage building data during pre-construction and construction. We have found that RFIs are significantly reduced during construction due to the enhanced coordination and conflict reduction with the use of BIM.

Our team also has the capability to integrate a BIM model with construction cost and schedule updates to produce a visual simulation of the construction sequence. Project schedules alone are not detailed enough for performing certain process analyses. Some parameters used for planning are lost once a schedule is created and some schedules are not conducive to considering “what-if” scenarios. BIM modeling solves many of these problems by enabling the project team to simulate the virtual construction of a project.

Our goals for using BIM on this project include:

- Identify collisions (e.g., identifying ductwork and piping running into structural members)
- Visualize what is to be built in a simulated environment
- Fewer errors and corrections in the field
- Higher reliability of expected field conditions, allowing for opportunity to do more prefabrication of materials off site, which is usually a higher quality at a lower cost
- Do more “what-if” scenarios, such as looking at various sequencing options, site logistics, hoisting alternatives, cost, etc.
- Allow the County to visualize the end product

**Cost Estimating and GMP - M. B. Kahn** bids numerous projects and is award of cost changes in the market. Our cost estimates are historically accurate within 1% of costs. The goal of our Guaranteed Maximum Price Development process is to provide a Guaranteed Maximum Price that meets the complete requirements of the plans and specifications at the lowest possible cost without sacrificing quality or schedule. We offer an “Open

## 2 | Experience and approach

Book Policy”: we will share all of our internal work product that is used in developing interim estimates and the Guaranteed Maximum Price with the County/Architect team.

The County can easily see and review the bids we receive. A detailed GMP proposal, subsequent spending reports, schedules, budget tracking, assumptions, alternative design approaches, site reports, local participation rates, and other project details are included in our reports. A Critical Path Method milestone schedule will be provided with the GMP Proposal. Based on the Design Development Documents, we will provide the County with a detailed GMP proposal based on bids received along with the CPM schedule. We will be available to discuss the bids, costs, and quality performance of each element of work for review and approval. Once the County has approved a GMP proposal, the contract will be amended to include the cost of construction using the approved negotiated costs.

Our **Quality Control** process encompasses all activities after project award through to project closeout. The M. B. Kahn Quality Management Manual is a broad statement of M. B. Kahn’s approach toward maintaining a standardized baseline of quality expectations.

**A. Site Specific Quality Control Plan** - In addition to the M. B. Kahn Quality Management Policy, each project should develop a Site Specific Quality Control Plan. At a minimum, this plan will identify the Three Phase Quality Control Procedure, Coordination Methods, Required Tests/Inspections, and Close out Procedures. Additionally the SSQCP should note how Submittals, RFIs, and Deficiencies, will be processed. The SSQCP should reflect the requirements of the project documents as well as M. B. Kahn Quality Management Policy.

**B. Three Phase Quality Control** - All projects, regardless of size, implement a basic three phase method of physical construction quality control.

1. Pre-Installation Meeting - The Pre-Installation Meeting is performed before

on site activities commence for each major feature of work as noted in the Pre-Construction Constructability Review; when a significant member of the FOW management is changed; or when it is determined that the FOW is not meeting quality standards.

2. Initial Inspection - The Initial Inspection will be performed on site, on the first work in place. There should be significant work in place to accurately judge safety and quality of workmanship, but not so much that any issues requiring remedial measures would have significant time and/or cost implications. Additional Initial Inspections are performed anytime subsequent Pre-Installation meetings are held. The initial inspection is attended by those same parties that attended the Pre-Installation meeting.
3. Follow Up Observations - Follow up Observations are performed at intervals agreed upon during the Pre-Installation meeting. The Follow Up Observations utilize the M. B. Kahn FOW Checklists and/or third party inspections. Follow Up Observations are performed by members of M. B. Kahn’s field staff (Superintendent, Asst. Superintendents, Project Engineers) and documented in the Project Quality Control file. Deficiencies found should be documented and tracked on the project Deficiency Log.

The image shows two overlapping forms. The top form is a 'Daily Progress Report' with fields for Project Name, Location, Date, and a table for recording progress. The bottom form is a 'Submittal Log' for Spartanburg School District 7, Spartanburg High School. It includes a header with the M. B. Kahn logo and project details, followed by a table with columns for Item No., Description, Date, Status, and Remarks. A signature line at the bottom is filled with 'Kathy Wynn'.

## 2 | Experience and approach

- C. **Coordination Meetings** - Certain aspects of each project require the interaction and cooperation of multiple features of work. To facilitate these aspects it is imperative that M. B. Kahn coordinate the various features of work and establish a work flow that all trades concur with. Coordination meetings are held for areas of work that will require the cooperation of multiple trades to be installed effectively. Each coordination meeting is followed up with distribution of meeting minutes and any drawings/sketches generated to coordinate work.
- D. **Pre-Concealment Inspections** - Certain aspects of the construction process require specific inspection before they are concealed and unable to be easily re-accessed. M. B. Kahn will use various concealment inspection forms to document that all parties have confirmed their areas of responsibility have been completed prior to concealment.
- E. **Final Inspections / Punch-Lists** - A Two Phase Completion Inspection System will be utilized to close out the project or any segment of the work
- F. **Project Close Out** - At the approximate 50% milestone of the project, the Project Management Team will develop a strategic plan that aids the team in finalizing the requirements for a successful project closeout. The contents of the close out plan are developed from the project

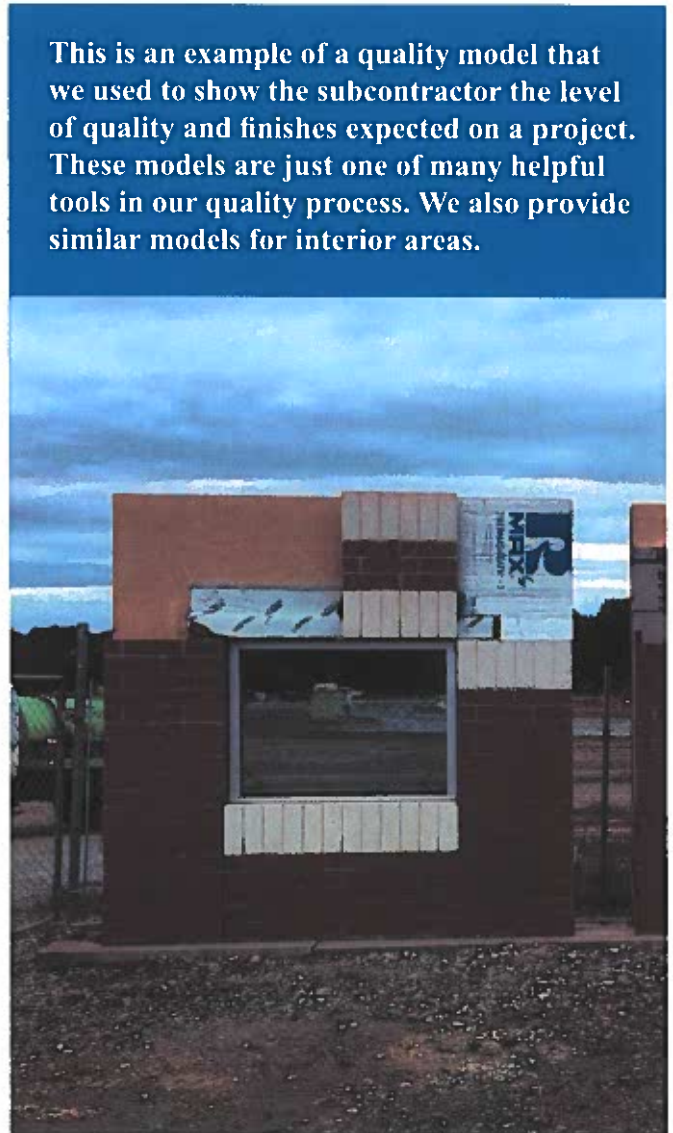
**Daily Inspections** - Our team's field staff will perform daily inspections to ensure that construction activities, workmanship, and testing are in compliance with contract requirements. Our team will document any follow-up phases, and final inspection shall be conducted. Close out begins on Day 1, but as the project nears completion, our team will prepare for commissioning activities.

Our team uses the latest technology to assist in quick access to design plans on site, which are tied to our RFI and submittal register. This information is also backed up to the cloud and sent to the Architect and Owner Project Manager.

**Tracking and Reporting** - Our CMAR team will attend all meetings, take and distribute meeting minutes, and provide follow-up for all tasks. We have included staff to provide detailed, graphical reports that the County can use to show stakeholders.

*No changes or alternates shall be made without the written consent of the County and Architect.*

This is an example of a quality model that we used to show the subcontractor the level of quality and finishes expected on a project. These models are just one of many helpful tools in our quality process. We also provide similar models for interior areas.



## 2 | Experience and approach

*It is the commitment of the M. B. Kabn team to use all of our extensive resources to make a positive impact on the community through this project.*

**Process for soliciting and selecting qualified subcontractors** - Our approach to soliciting subcontractors will include:

- Include outreach to local firms and firms approved by the County; we can discuss a pre-qualification process if requested, for major bid packages
- Publicly advertise for bids for all scopes of work
- Use our e-database to identify and contact quality subcontractor firms
- Send notices far in advance so subcontractors can plan ahead
- Include the types of work sought
- Provide information online for those who cannot attend meetings
- Work with the entire team to coordinate final bid documents
- Create local interest and ensure that those businesses have the opportunity to participate during bidding
- Conduct pre-bid conferences and answer questions
- Prepare a pre-bid schedule for subcontractors with an activity chart for each bid package showing major milestones and durations for the work of each group of contractors. This chart is derived by computer

from the Critical Path Method (CPM) network master schedule to incorporate key milestone dates, and then is expanded to contain the required level of detail.

The pre-bid schedule ensures that contractors bid on a uniform schedule and understand what is required of them individually and in relation to other contractors. This results in more competitive bids.

- Negotiate any clarifications or cost reductions
- Prepare a Guaranteed Maximum Price proposal for approval to include the following information:
  - A fully detailed estimate identifying all costs
  - Bid tabulations for each trade package
  - Copies of all bids received
  - CPM Schedule
  - Identification of local vendors and where they stand in the bid tabulations

**Encouragement and recruitment of Minority, Women, and other Disadvantaged Businesses to participate in this project** - Our firm has been the leader in achieving small, minority and local goals through a variety of methods. We have learned that Small Businesses will be more likely to bid on projects with the earliest notification possible.

THE GMP INCLUDES INPUT FROM:

Bid market contacts & knowledge



Owner decisions



Architect team



design phase estimates

GUARANTEED MAXIMUM PRICE (GMP)

1. Schematics
2. 60% design development
3. 90% design completion

## 2 | Experience and approach

We recruit and evaluate quality subcontractors all year long, not just at bid time. Personal attention and long-term partnerships are always helpful in gaining the best subcontractors.

We make personal phone calls, as well as provide digital access to information for subs that might not be able attend all of the pre-bid workshops held by our firm. Splitting the project into smaller packages can also increase the amount of minority participation and reduce costs as well. We will review all bids with the County and Architect prior to making any awards.

In addition to partnering with JGM Associates, M. B. Kahn will further our commitment to meeting the County's DBE goals through the use of our subcontractor outreach program. This program will be led by Margaret Rush to ensure a proactive effort to reach out to the M/W/DBE firms to inform them of the opportunities and to assist them in preparing their bids to maximize participation.

Our team will plan, implement and document our efforts to maximize the use of local, small, minority and women-owned firms in all aspects of the project. M. B. Kahn's goal is to maximize the use of M/W/DBE for this program. The steps M. B. Kahn will take in leading this process include the following:

- Our Team will initiate an outreach program in the early stages of the project. Unlike many programs where the workshop is held a few weeks before bids are due, we believe in being proactive and to begin gaining momentum during the early stages. Our program will include a series of public workshops geared toward stimulating interest in the project, obtaining information on the capability of interested designers, contractors, and suppliers, and creating an atmosphere of partnering and trust between the County and the local community.
- We will develop a plan to target local, minority, and women owned business enterprises for specific subcontracts. Local and M/W/DBE contractors deserve the opportunity to maximize their participation in this important project. Our experience has been that the pride of participation exhibited by local subcontractors has consistently produced lower prices and higher quality workmanship for our clients.

- We will oversee a formal Invitation to Bid or process for bids that identify the list of bid packages and establishes the date, time, and location that bids will be received.
- M. B. Kahn will review for compliance with the project plans and specifications, and confirm the capability and past successful performance of the bidders.
- M. B. Kahn will then review this information with the County, and will make recommendations for award of contracts.
- Provide written notification to M. B. Kahn Partners and Community Organizations, and maintain a record of the organizations' responses.
- Maintain a current file of the names, addresses and telephone numbers of each Local and M/W/DBE applicant and their service area.
- Encourage M/W/DBEs to recruit other M/W/DBEs where reasonable.

### *Summary of Key Points:*

- Key personnel who are committed to this project and who understand detention facilities
- A CM at Risk approach to collaborating with the entire team, including architects and the County
- A pre-construction strategy to meet current bid market demands
- Schedule considerations for a fast-track completion
- Our firm's extensive government facility expertise
- A proven plan to gain maximum local and M/W/DBE participation in a meaningful way



### 3 | Legal

a. Include a copy of firm's South Carolina contractor and construction manager licenses



### 3 | Legal

b. Provide a letter from bonding company stating firm's current available bonding capacity.



May 12, 2022

P.O. Box 8628  
2000 Center Point Road (29210)  
Columbia, SC 29202-8628  
Main (803) 748-0100, Fax (888) 751-3201

Ms. Kimberly Burgess  
Director of Administrative Services  
Jasper County  
358 Third Avenue  
Ridgeland, SC 29936

RE: M.B. Kahn Construction Co., Inc.

Project: Construction Management at Risk Services, Multiple Projects, RFP #2022-6

Dear Ms. Burgess:

I am pleased to advise that McGriff Insurance Services through Travelers Casualty and Surety Company of America has provided contract bonds on behalf of M.B. Kahn Construction Co., Inc. for over seventy five years. Travelers Casualty and Surety Company of America is rated A+ by A.M. Best and is licensed to conduct business in the state of South Carolina.

We have enjoyed an excellent relationship with the M.B. Kahn Construction Co., Inc. and have observed a very successful operation which has encompassed a wide variety of projects, all of which have been completed with no intervention by the Surety. We consider them one of our outstanding and most valued clients in whom we have the highest confidence. Through the years this company has, in our opinion, remained properly financed, well equipped and capably managed.

It is our opinion that M.B. Kahn Construction Co., Inc. is qualified to perform any project awarded to them and at their request we are prepared to provide the required 100% performance and labor and material payment bonds for the above referenced project.

M.B. Kahn Construction Co., Inc. presently has bonding capacity on single projects in excess of One Hundred Fifty Million Dollars (\$150,000,000) with a total aggregate of Seven Hundred Fifty Million Dollars (\$750,000,000). Approximately Five Hundred Million (\$500,000,000) in bonding capacity is still available at this time.

If additional information is needed concerning M.B. Kahn Construction Co., Inc., please feel free to contact me.

Sincerely,

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

  
Duainette H. Cullum  
Attorney in Fact

### 3 | Legal

*c. Provide information about the firm's financial and human resources.*

The financial strength of our firm is an asset to Jasper County. We are able to recruit quality subcontractors who follow our work in the Southeast Region, resulting in cost savings and quality buildings.

#### Bonding Company & Agent Information

**McGriff Insurance Services**

Duainette H. Cullum  
 Surety Account Manager  
 2000 Center Point Road Suite 2400  
 Columbia, SC 29210  
 803.231.6140

**Travelers Casualty & Surety**

**Company of America**  
 1500 Market Street  
 29th Floor West Tower  
 Philadelphia, Pennsylvania 19102  
 267.675.3089

#### Financial Stability

The outlook for M. B. Kahn is continued growth and stability. Our leadership takes a conservative approach to match growth with our resources, ensuring we have the ability to take on new projects.

#### Annual Billings

Our annual billings for the last three years were:

2021	\$297,438,337
2020	\$351,618,849
2019	\$399,178,739

#### Human Resources

If our Team is selected as your CM at Risk, the prime contracting entity with Jasper County will be M. B. Kahn Construction Co., Inc. of Columbia, South Carolina. M. B. Kahn and its in-house employees shall be fully and solely responsible for providing all services and deliverables associated with the contract. We have a subconsultant on our team, JGM Associates, a W/MBE firm, who will assist with M/W/DBE Outreach. Total Staff Resources of M. B. Kahn Construction:

Administrative Asst.	15	Human Resources	2	Safety Manager	5
Asst. Project Manager	4	Intern	2	Shop	3
Asst. Superintendent	12	Iron Worker	1	Superintendent	56
Business Developer	3	IT Department	2	Truck Driver	1
Carpenter & Helper	26	Jobsite Clerk	1	Vice Chairman of Board	1
Certified Crane Operator	2	Laborer	11	Vice President	9
Chairman of the Board	1	Lead Carpenter	11	VP Marketing	1
Concrete Finisher	1	Marketing	1		
Cost Estimator	3	Payroll Administrator	1		
Engineer	18	Pipe Fitter & Layer	19		
Equipment Operator	12	President	3		
Estimator	15	Project Director	7		
Executive Vice President	10	Project Manager	33		
Financial Coordinator	5	Quality Control	1		
Foreman	34	Receptionist	1		
General Superintendent	5	Risk Manager	1		
				<b>TOTAL</b>	<b>339</b>



**HUSS, INC.**

Preservation ♦ Residential ♦ Commercial

P.O. Box 12339 ■ Charleston, SC ■ 29422  
Phone (843) 937-0023 ■ Fax: (843) 937-0095

May 17, 2022

Jasper County Request For Qualifications (RFQ #2022-6)

For Construction Management at Risk Services

Hello, please accept this transmittal letter and the accompanying information as our proposal for the Request for Qualifications for RFQ #2022-6.

With thirty years of working as a general contractor with a focus on historic preservation, we have the knowledge and experience of successful projects throughout North and South Carolina. As a part of this letter, I will address certain pieces of information, including the following.

- Our physical address is 1005 St. Andrews Blvd., Charleston, SC 29407. This location is a one hour and fifteen minute drive from the project area. We regularly perform projects outside of Charleston and have a knowledgeable staff experienced and equipped to handle out of town projects.
- Richard Huss, President, is the person authorized to represent the proposer regarding contract, change orders, and other paperwork as related to this project.
- Our South Carolina General Contractor license number is G13773, BD5, unlimited.
- Our South Carolina Construction Manager Certificate number is CCM.1041.
- See project summaries as part of this package as a small representative of projects we have completed.
- As of the date of this letter, there are no claims or suits against Huss, Inc. and there have been no claims for at minimum the last 5 years.

Executive Summary:

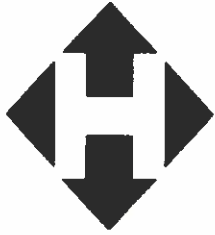
As a fully licensed general contractor and construction manager, we have many years of experience with institutions like The College of Charleston, The Citadel, MUSC, University of South Carolina, City of Charleston, Charleston County, and other towns and municipalities throughout South Carolina.

In addition we feel that we can provide this difference:

- A commitment to a proven process through team building with continued training of our subcontractors, suppliers and employees. This ensures that the expectations of our clients for the project are exceeded.
- A small but highly skilled staffed with a team concept including our superintendents and project managers who have completed multiple renovation projects of this nature.
- In these challenging times it is important that the financial stability of the company is secure. Huss Inc. has thirty years as a family owned business and has been built on our firm's strong financial principles and integrity.

Scope of Services:

- **Scheduling:** Assist the construction manager with identifying the length of project and project milestones including mobilization, major phases of work, completion and occupancy.
- **Estimating:** Work with management team to review possibilities, explore options, troubleshoot risks, estimate expenditures and determine costs.
- **Value engineering:** During the planning and design phase, examine the scope of work and identify areas where value engineering can bring a good balance of cost and project quality within the stated goals of the project.



**HUSS, INC.**

Preservation ◊ Residential ◊ Commercial

P.O. Box 12339 ■ Charleston, SC ■ 29422  
Phone (843) 937-0023 ■ Fax: (843) 937-0095

- Project phasing and procurement: Obtaining goods, supplies, and/or services required for the project.
- Qualifications of the Subcontractors: Huss has established relationships with qualified subcontractors and can provide these qualifications.
- Grant Specific compliance: Huss will work with the management team to ensure that all requirements of the grant are met as the construction process evolves.
- Historic preservation compliance: Huss has considerable experience working within the various Historic Preservation Guidelines. This includes published guidelines such as "Historic Preservations and Guidelines" as well as working with local and state preservation organizations.
- Permitting: Huss will work with the management team to identify any municipal organization having permit authority over the project and oversee the acquisition and execution of all applicable permits.

In the following pages all other required information is provided. Alan Sheeley, in our office, has been the primary person who has completed this package. Please feel free to contact him or me at the office number below.

Sincerely,

Richard Huss

**Huss, Inc.**

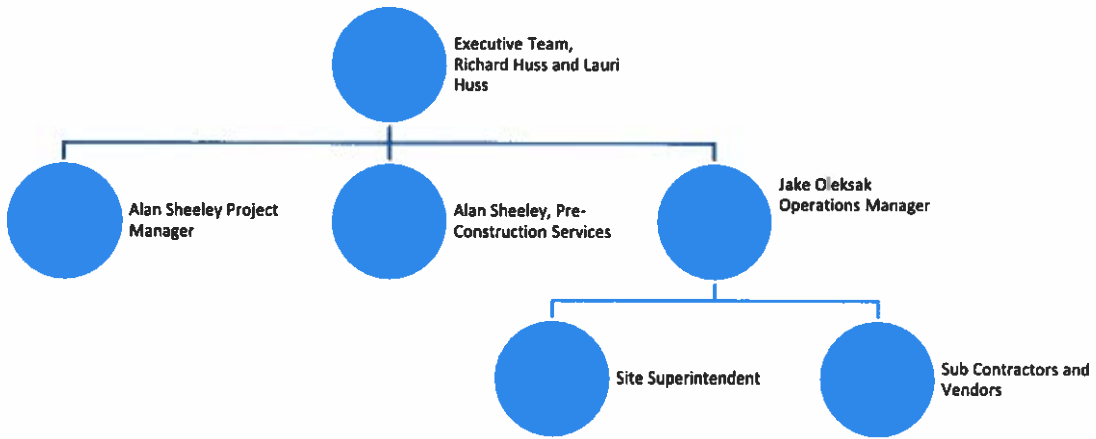
P.O. Box 12339

Charleston, SC 29422

Ph: 843.937.0023

Fax: 843.937.0095

[richardhuss@hussinc.com](mailto:richardhuss@hussinc.com)



**Richard M. Huss**  
**Huss Inc.**  
[richardhuss@hussinc.com](mailto:richardhuss@hussinc.com)  
843-937-0023

**Owner, President of Huss, Inc.** Mr. Huss graduated from the College of Charleston with a degree in Geology. After graduation Mr. Huss spent time in Greenville SC working as a project superintendent for a residential construction company specializing in high end homes. In 1989 Mr. Huss started Huss, Inc. specializing in all phases of construction, including historical, residential, commercial projects, new construction and renovations. General Contractor license #G13773, BD5, unlimited.

Recent Major Projects:

- 158 Rutledge Ave Restoration/ Ashley Hall School. Renovation and addition to school building at Ashley Hall School.
- Dessassure & Harper Elliot Window Replacement. Window and Door Restoration and Replacement, University of South Carolina, Columbia, S.C.
- Calhoun County Courthouse, Renovation to county courthouse in St. Matthews, S.C.
- Edward F. Worst Craft House, Penland School of Craft. Exterior Stabilization and Replacement of Timber Framing and Stonework, Penland, N.C.
- McLeod Plantation – Stabilization of multiple historic buildings, Charleston County Parks, Charleston, S.C.
- Quarters F Rehabilitation, Complete Renovation of a two story residential style building now being used as an event venue, Charleston, S.C.
- Kensington Plantation, Interior Plaster and Painting of Walls and Trim. New Electrical fixtures, repointing of brick walls in basement. Exterior painting, with wood trim and shutter repair and replacement located in Eastover, S.C.

**Cost Consultant Estimator:** Provide estimating and consulting services to Joseph Oppermann Architect of North Carolina to help service historic properties in the National Park Services.

Recent Major Projects:

- Currituck County Jail Restoration, Currituck, N.C. – masonry wall repair and restoration... Built in 1857.
- William Johnson House (Natchez National Historic Park) – restoration and modification to the two story home built in 1897.
- Brattonsville Historic Homestead, McConnells, S.C. – Structural Stabilization of multiple properties on the Historic Brattonsville complex built in the mid-1800s.

**Insurance Consultant:** Residential and Commercial Property Loss Consultant, since 2005

**Other Notable Projects**

- Tome Residence, Charlotte NC
- Wilson Residence, Columbia SC
- Natoli Barn, Petersham MA
- Baher Residence, Bluffton, SC
- Old Hibben Church, Mt. Pleasant, SC
- Moore Residence, Savannah, Georgia
- Grace Residence, New Orleans, VA
- Mountain Lodge, Flat Rock, NC
- Barham Residence, Lake Charles, LA
- Matthews Residence, New Orleans, LA
- Pigott Residence, New Orleans, LA
- BloomEnstill Residence, New Orleans, LA
- Crimm Residence, New Orleans, LA

**Previous Careers:**

Assistant Professor of Geology, College of Charleston, Charleston, SC. 1989-1992

Bush Engineering, Greenville SC. 1987-1989

Roadway Express Trucking Terminal Manager, Phoenix, Arizona.1983-1986

**Education:**

College of Charleston, 1979-1983, Bachelor of Science Degree

Northern Arizona University, 1983-1984



# ALAN D. SHEELEY

## EMPLOYMENT

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### **Pre-Construction and Project Manager, 2016-Present**

Pre-Construction and Project Manager, Huss, Inc. Provide project management for multiple commercial and historic preservation projects in the Charleston, SC region with a focus on Historic Preservation. Pre-Construction Services Manager for Estimating and Bidding.

#### **Major Projects:**

**107 Lockwood Renovation:** October 2021 – Present. Project Manager for renovation and addition to existing convenience store and office space at the City Marina, Charleston, S.C.

**Quarters J Rehabilitation:** December 2019 – February 2021. Project manager of complete renovation of historic schoolhouse and officer quarters into new office space at former Navy Shipyard, North Charleston, S.C.

**Quarters F Rehabilitation:** October 2016-January 2018. Project Manager of complete renovation of historic home at former Navy Shipyard, North Charleston, S.C.

**11 Glebe Street:** April 2016-July 2016. Project Manager of complete renovation of interior and exterior renovation of historic building owned by the College of Charleston.

**230 Sumter Renovation:** August 2018 – August 2019. Project Manager of complete renovation of interior and exterior historic residence in Summerville, S.C.

**The Citadel Bell Tower Repairs:** December 2017- May, 2018. Project Manager for the repair and replacement of the Bell Tower system at the Citadel Military College, Charleston, S.C.

**The Citadel Courvoisie Banquet Hall Renovation:** January 2017-September 2017. Project Manager for the renovation of banquet hall and event facility at the Citadel Military College, Charleston, S.C.

**158 Rutledge Renovation:** January 2019-August 2019. Project Manager for the renovation of existing two story with major addition of new two story structure. Complete exterior and interior renovation.

### **Property Manager, Homes You of G.T. LLC: 1999-2016**

Partner and property manager for Residential and Commercial income properties in the Traverse City, Michigan market. Served in this capacity as partner-owner of Residential properties and on behalf of owners of Commercial properties.

### **Licensed Builder and Owner, Sheeley Construction: 1996-2016**

Owner of residential construction company, overseeing new home construction with multiple on-site subcontractors. Performed framing, roofing, siding, trim carpentry and painting services for new homes and remodels. Worked with bankers and accountants to track financing, accounts payable/receivable, and inventory.

## EDUCATION

---

- Residential Builder's License, State of Michigan, 1995-2017
- Bachelor of Arts, History, Grand Valley St. University, 1992
- Secondary Endorsement, Grand Valley St, University, 1992
- <sup>1</sup>Professional Education Certification, State of Michigan, 1992, 1999

**Jake Oleksak**

728 Canopy Cove

James Island, SC

29412

**Construction Operations Manager:** April 2010– Present: supervise and oversee multiple projects for clients such as The College of Charleston, The Citadel, and Medical University of South Carolina. Oversee daily operations, work with project managers to allocate assets of labor, subcontractors, and vendors. Interact with owners to ensure project remain on schedule and delivered in a timely manner.

**Site Superintendent/Foreman:** March 2003 – April 2019: coordinate on site work relating to vendors, subcontractors, employee work forces, quality control, and project safety. Interact with owners to address scope of work and timely completion of project.

**Major Projects:**

- Hampton Preston Mansion South Porch Repairs. (NHR#69000172). Project included, but not limited to: Roof repair and replacement with a copper roof, joist replacement, stucco repair, wrought iron repair, and wood repairs.
- 300 Meeting Street Exterior Renovation & Stabilization. Project includes porch wood repair and replacement, including decking, railings and columns, some structural repairs and reinforcements, exterior trim repair and replacement, and painting.
- 24 Bull Street Exterior Renovation. Project included exterior masonry repointing, HVAC installation, plumbing, façade repair, interior concrete repair and addition, stabilization of the masonry walls, ceiling stabilization and various interior cosmetic improvements.
- Carolina Theatre – Phase I Renovations, Western Carolina Higher Education Commission, USC Salkehatchie. Project included exterior masonry repointing, HVAC installation, plumbing, façade repair, interior concrete repair and addition, stabilization of the masonry walls, ceiling stabilization and various interior cosmetic improvements.
- Woodrow Wilson Family Home Restoration, Phase I (NHR#72001222). Project included, but not limited to: Exterior Painting , repainting exterior, repair all windows to working order, sill repair and replacement where too rotted to repair, plaster ceiling repair, wood fascia repair and replacement, wood siding repair and replacement, column repair and replacement, gutter replacement, exterior stucco repair, some electrical, HVAC, and plumbing.



## Facade Repairs at 132 East Bay, c.1800

Location: Charleston, South Carolina

Owner: 130-134 East Bay Limited Partnership  
Mr. and Mrs. Barkley  
P.O. Box 12390  
Durham, NC 27709  
919-368-4517

Engineer: Bennett Preservation Engineering Inc.  
Mr. Craig Bennett  
17 Lockwood #500  
Charleston, SC 29401  
843-723-8585

### Building Description:

Two story masonry commercial building located in downtown Charleston. Built around 1800 by the gentleman architect Gabriel Manigault. After severe damage in the 1886 Earthquake the original brick facade was covered by stone.



### Project Scope:

Structural repairs to the front facade; work included disassemble and reassemble of the stone and brick store front to the 1st story window lintels, additional structural masonry support in the walls, construct a shoring wall during construction, replacement of the lintel beams, add interior structural tie rods, add two patress plates, and reattach front facade to roof. Other work included restoration of six windows, replacement of scupper and downspout, repair to damaged floors and re-priming/re-painting of interior.

Project Dates: March 2019- October 2019

Project Cost \$762,619.11

National Register of Historic Places: # 78002497/ Charleston Historic District

Carolopolis Award Winner

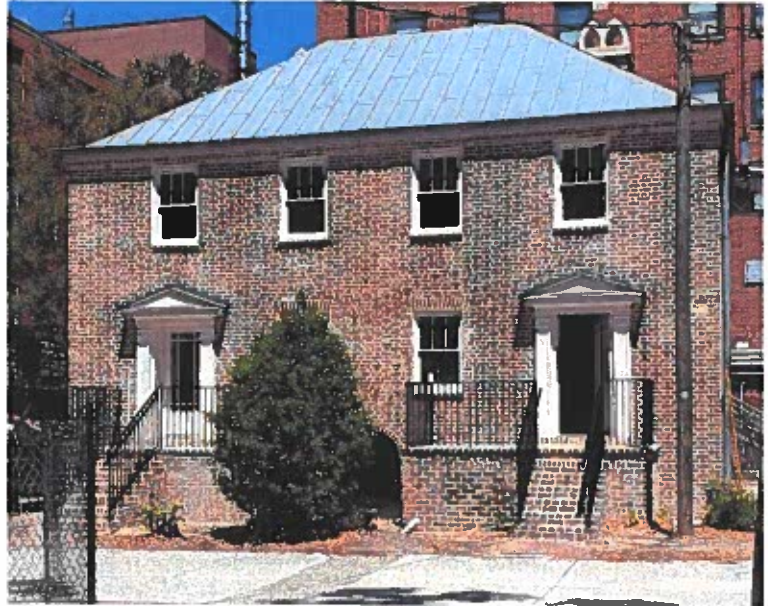


## **Kitchen House to the Anderson House Medical University of South Carolina, 1815**

**Location: Calhoun St.  
Charleston, SC**

**Owner: MUSC  
Mr. Phil Mauney  
28 Ehrhardt St, MSC 109  
Charleston, SC 29403  
843-792-2490**

**Architect: ADC Engineering  
Mr. Rick Cook  
1226 Yeamans Hall Road  
Hanahan, SC 29410  
843-566-0161**



### **Building Description**

The Kitchen House was built in 1815 as a dependency building by Daniel Cannon for his daughter. In 1855 the grandson of Governor John Rutledge, John Rutledge III, bought the property. The Anderson family owned the property from 1919-2002 when The Medical University of South Carolina took possession.

### **Project Scope**

Stabilization of building to repair major termite damage. Repoint interior and exterior masonry. Repair/ replace exterior doors and windows. Repair wooden floors and stairs. Replace plumbing and electrical. Fabricate and install new handrails.

**Project Dates: June 2019- May 2020**

**Project Cost: \$ 832,459**

**National Register of Historic Places: Charleston Historic District # 66000964**



**HUSS, INC.**

Preservation • Restoration • Commercial

## **Calhoun County Courthouse, 1913**

**Location:** Matthews, South Carolina

**Owner:** Calhoun County  
Mr. Boyce Till  
102 Courthouse Drive, Suite 108  
St. Matthews, SC 29135  
803-655-5670

**Architect:** Meadors, Inc.  
Ms. Betty Prime  
2811 Azalea Drive  
Charleston, SC 29405  
843-723-8585

### **Building Description:**

Two story Colonial Revival style courthouse constructed in 1913 measuring approximately 7,600 sq ft. Still currently used as the County Courthouse.



### **Project Scope:**

Structural repairs to the roof system and floor framing; repair of exterior windows; restoration and repair of exterior doors and replacement of door hardware. Repointing of masonry, concrete stair repair, repair or replacement of entablature. Replacement of the roof, new standing seam copper roof and flashing. Cupola repairs, repainting and roof replacement. Full exterior and interior painting. Addition of ladders and access doors to the attic and cupola. Interior removal of wallpaper and plaster repairs to walls. New carpet throughout. Stucco repairs to pediments, knee walls and column bases.

**Project Dates:** April 2018- December 2018

**Project Cost** \$1,393,433.00

**National Register of Historic Places #** 80000943



**HUSS, INC.**

Preservation • Rehabilitation • Commercial

## **Barnwell County Courthouse, 1878**

**Location:** Barnwell, South Carolina

**Owner:** Barnwell County  
Mr. Tim Bennett  
57 Wall Street  
Administrative Building  
Barnwell, SC 29812  
803-541-1010

**Architect:** Meadors, Inc.  
Mr. Jeremy Tate  
2811 Azalea Drive  
Charleston, SC 29405  
843-723-8585

**Building Description:**

Two story masonry structure that has had several additions over the years to total 20,934 square feet. Still currently used as the County Courthouse.



**Project Scope:**

Interior and exterior repairs to the courthouse structure that include, but not limited to, structural repairs to the crawl space, ironwork on the stairs, repair to the attic trusses, repair and replacement to the exterior windows, cleaning, repair and repainting to the exterior EIFS and stucco, new asphalt and membrane roof, replacement to the gutter systems, repair and replacement to the exterior cornice, structural repairs to the front portico, upgrades to the security and fire alarm system, interior changes to several rooms and abatement to hazardous materials.

**Project Dates:** March 2020-July 2021

**Project Cost** \$3,042,306.38

**Part of:** Barnwell Downtown Historic District



**HUSS, INC.**

Preservation • Restoration • Commercial

## McLeod Plantation, 1800s

**Location:** Charleston, SC

**Owner:** Charleston County Park &  
Recreation Commission  
Ms. Patty Newshutz  
861 Riverland Drive  
Charleston, SC 29412  
843-762-8112

**Architect:** Glenn Keyes Architects  
Mr. Glynn Keyes  
12 Vanderhorst Street  
Charleston, SC 29403  
843-722-4100



### Building Description

McLeod Plantation is an important 37-acre Gullah/Geechee heritage site that has been carefully preserved in recognition of its cultural and historical significance. The grounds include a riverside outdoor pavilion, a sweeping oak allée, and the McLeod Oak, which is thought to be more than 600 years old.

### Project Scope

**Gin House-** Structural rough-sawn treated joist and rafter supports were added to the roofing system and the second floor joist system. Additional supports added to the stringers of the stairwell. Removed entire ground floor flooring and hoist system, poured new foundation, installed new sleepers for flooring system and re-used original flooring material.

**Garage-** Structural floor joist and stud wall sister supports were added to the building throughout. Removal of deteriorated tin roof. Installed new roofing battens and cedar shingle roof. New 5v metal roof on lower roof. Removed, consolidated and re-installed original siding that was salvageable. Added new siding to match. Restored, re-installed and added additional support to doors. Removed and re-installed wood flooring.

**Barn-** Jacking, supporting and straightening of entire North Wall of structure. Addition of rough-sawn structural timber sisters. Removed, consolidated and reinstalled original siding that was salvageable. Added new rough-sawn treated siding to match as needed. Sanding, patching, priming and painting of roof. Removed, reinstalled and/or added collar ties with additional earthquake support rods. Restored, reinstalled and added additional support to all doors.

**Privy-** Moved entire structure to perform archaeological survey. Poured new footings and built new brick piers. Set structure back on new piers. Removed, consolidated and reinstalled original siding that was salvageable. Added new siding to match as needed. Restored door and reversed swing.

**Project Dates:** January 2018- June 2018

**Project Cost** \$391,337

**National Register of Historic Places #** S10817710081



**HUSS, INC.**

Preservation • Redevelopment • Construction

## Quarters F Rehabilitation, Late 1800s

**Location:** North Charleston, South Carolina

**Owner:** Charleston Naval Complex

Redevelopment Authority

Mr. Sean McDonnell

1096 Navy Way

N. Charleston, SC 29405

843-747-0010

**Architect:**

Evans & Schmidt

Mr. Joe Schmidt

284 Meeting Street

Charleston, SC

843-723-5495



**Building Description:**

Former Naval Officers quarters. 2 story residential style building now being used as an event venue.

**Project Scope:**

**Foundation:** Stabilize brick pier foundation. Repair and repoint brick piers, along with the stabilization of piers with new foundation footings. Structural Wood framing as needed at interior walls, floors and ceilings. New Drywall and Plaster finish coat throughout entire interior. Repair historic windows by removing, restoring, and resetting after glazing and painting. Pull historic windows, install new pan and sill flashing at each opening. Remove, restore, paint and install all historic interior and exterior doors with new hardware. Restore existing hardwood flooring and install new tile throughout. Remove and replace roof with new copper roofing, gutters, and downspouts. Complete removal and replacement of all mechanical, electrical, and plumbing systems. Install of new three stop elevator. Replace damaged wood siding, prep, repair, and paint all exterior wood siding and trim. Repair and restore all porch floors, railings, and columns. New landscaping of entire lot, with new sod, plantings, and irrigation. Repave and restripe parking area.

**Project Dates:** September 2016- January 2018

**Project Cost:** \$3,233,593

**National Register of Historic Places #** 07000100



**CONTRACTOR'S LICENSING BOARD**

Hereby Certifies:

**HUSS INC**

**1005 SAINT ANDREWS BLVD  
CHARLESTON SC 29407-7136**

Having given satisfactory evidence of the necessary qualifications required by 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:

**Building-BD5**

**LICENSE NUMBER:.....G13773**

**Expiration Date: .....10/31/2022**

**Initial License Date: .....01/17/1992**

**\* Group Limitations - \$Amount Per Job:**  
Group #1 - \$50,000    Group #3 - \$500,000  
Group #2 - \$200,000    Group #4 - \$1,500,000  
Group #5 - \$Unlimited

  
Administrator

**Qualifying Party(s) (Primary QP displays "PQ"): RICHARD H HUSS (CQG.3230 PQ)**

It is at the discretion of the licensee to designate whomever they elect to pull permits and conduct business for this license.

**\*\*\* CHECK LICENSE CARD, CERTIFICATE, CLASSIFICATION(S), AND CONTRACT LIMIT FOR ACCURACY \*\*\***

**LICENSE RENEWAL** - YOUR LICENSES EXPIRES ON 10/31/2022. Renewal Information will be sent to the email address on file approximately 3-4 months prior to the expiration date and available on the Board's website at: <https://lir.sc.gov/cdb>. Contact the board if you do not receive a renewal notice at that time.

**THIS IS A 2-PART POCKETCARD! FOLD CARD - DO NOT CUT OR TEAR CARD IN HALF!  
BOTH PARTS OF THIS POCKETCARD MUST BE PRESENTED TO CONDUCT BUSINESS AT ALL TIMES!**

**LICENSE NUMBER: G13773**

CCB 1060545

South Carolina Department of Labor, Licensing and Regulation

Contractor's Licensing Board

**GENERAL CONTRACTOR**

**HUSS INC**

**1005 SAINT ANDREWS BLVD**

**CHARLESTON SC 29407-7136**

is certified to practice in the following classification(s) and \*Group Limit:  
**Building-BD5**

**LICENSE NUMBER: G13773**

CCB 1060545

**Qualifying Party(s) (Primary QP displays "PQ"): RICHARD H HUSS  
(CQG.3230 PQ)**

**\* Group Limitations - \$Amount Per Job:**  
Group #1 - \$50,000    Group #3 - \$500,000  
Group #2 - \$200,000    Group #4 - \$1,500,000  
Group #5 - \$Unlimited

**Initial License Date: 01/17/1992  
EXPIRATION DATE: 10/31/2022**



Additional information about General Contractor Classification Abbreviations and Group Bld/Job Limitations is available on the SC Contractor's Licensing Board website: <https://lir.sc.gov/cdb>

**DO NOT PEEL CARD FROM A CORNER**

To remove card from backing

- Bend form back from the outside edge
- Pull card off backing

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

BPO1022443

This certificate recognizes:

Certificate Number: CCM. 1041

**RICHARD H HUSS**

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

**HUSS INC**  
**1005 SAINT ANDREWS BLVD**  
**CHARLESTON SC 29407-7136**

and is duly authorized to engage in **Construction Manager Oversight** for the following classification(s) and contract limit:  
**BD**

**Contract Limit: Group 5-\$Unlimited**

Issue Date: October 6, 2020  
Expiration Date: October 31, 2022

*Molly J. Prew*  
Interim Administrator

License CLG.13773 GC must be "Active" for this certification to be valid.  
Licensee Lookup: <https://verify.llronline.com/LicLookup/LookupMain.aspx>

REMOVE SIDE EDGES FIRST  
THEN FOLD, CREASE AND TEAR THIS STRIP ALONG PERFORATION

**McCARTHA, COBB  
& ASSOCIATES**  **GROUP**

131 MINISTRY DRIVE, IRMO, SC 29063  
PHONE: (803)799-3474  
cwayne@mccartha-cobb.com  
ray@mccartha-cobb.com  
kathryn@mccartha-cobb.com

May 17, 2022

Jasper County

Attention: Kimberly Burgess

Re: Huss, Inc.

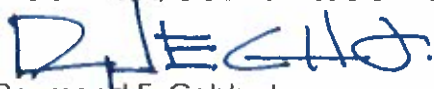
Project: Construction Management at Risk Services, Multiple Projects – RFQ #2022-6

It has been the privilege of McCarthy Cobb & Associates, Inc. and RLI Insurance Company to provide surety bonds on behalf of Huss, Inc. It is our opinion that Huss, Inc. remains properly financed, well equipped, and capably managed.

At the present time, RLI Insurance Company provides a \$5 million single project /\$10 million aggregate surety program to Huss, Inc. We have in the past issued performance and payment bonds in excess of \$5 million. We stand ready to issue Bid, Performance & Payment Bonds based on current information on the above project. As always, RLI Insurance Company reserves the right to perform normal underwriting at the time of any bond request, including, without limitation, prior review and approval of relevant contract documents, bond forms, and project financing. We assume no liability if for any reason we do not execute such bonds.

RLI Insurance Company is listed on the U.S. Treasury Department's Listing of approved Sureties (Department Circular 570), and is rated "A+" FSC XI by A.M. Best Company.

Very truly yours,  
MCCARTHA, COBB & ASSOCIATES, INC.



Raymond E. Cobb, Jr.  
Attorney-in-Fact for Surety  
RLI Insurance Company

State of South Carolina County of Richland  
Subscribed and Sworn to me this 17<sup>th</sup> Day of May, 2022



M. Kathryn McCarthy-Powers

**M. KATHRYN McCARTHA-POWERS**  
Notary Public, South Carolina  
My Commission Expires  
May 30, 2028

May 18, 2022  
Mrs. Kimberly Burgess  
Jasper County  
421 Jasper Street  
Ridgeland, SC 29936



Re: RFQ: 2022-6 Construction Management at Risk Services

Dear Mrs. Burgess and Selection Committee,

IP Builders, Inc. is pleased to submit our interest and qualifications for the Construction Management at Risk Services for Jasper County. We look forward to working with you and the County. We are excited about the opportunity to offer the design and construction management needs for the upcoming County projects.

IP Builders, Inc. offers the County the following:

- A project team with a proven track record of industry experience, technical talent, and passion for the community in the development of similar community projects throughout the Lowcountry.
- A commitment to the highest level of client service and responsiveness to Jasper County's needs given by our key personnel to provide the full spectrum of planning, design, and construction management.
- A dedication to provide an interactive design process and a high-quality building plan and services that will enhance the County's development goals and meet their schedule expectations.
- IP Builders, Inc., as the Construction Manager at Risk, offers a dedicated staff led by R. Ian Padgett, holding a general contractor's license BD, Group 5 Unlimited with the state of South Carolina and over 60 years of collective experience in the field.

IP Builders, Inc. has an extensive history of working experience that includes numerous joint design-build projects with architectural and engineering firms in and around the Lowcountry.

Thank you for your consideration of our proposal and the opportunity to serve Jasper County with this project. We look forward to presenting our qualifications and ideas for the upcoming projects in person. If we can provide any further information, please contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Ian Padgett', is written over a blue ink scribble.

R. Ian Padgett, GC  
President, IP Builders

## **IP Builders, Inc. – Company Information**

IP Builders, Inc. was founded in August 2006 by Walterboro native, R. Ian Padgett. Our office is located at 4472 Jefferies Highway in Walterboro, South Carolina. Since inception Mr. Padgett has been able to use his prior 17 years of experience in design engineering and construction management to establish a company that provides a wide variety of professional services.

We have built our reputation by providing customers with exceptional services that consistently deliver exceptional results. Our services are customized to meet the unique needs of our client with a focus on construction phases, design build and general contracting, as well as complete development services. Through our professional association with multiple architects throughout the Lowcountry, we have the ability to provide complete Architectural and Engineering Design Services for a number of construction projects including Commercial, Industrial, Educational, Institutional, Correctional, Residential Homes and Retail Facilities. IP Builders, Inc. has successfully completed a wide variety of turnkey building projects. Our professional staff at IP Builders, Inc. has over 60 years of collective experience in the construction industry.

### **Design-Build Services**

IP Builders, Inc. offers design-build services that combines planning, design, budgeting, and construction to offer our clients a smooth process to bring their vision to a reality. We have partnered with professional and experienced architectural, engineering and land planning firms, as well as trusted MEPs to design and permit projects providing a full set of construction documents ready for permitting and execution.

### **General Contracting Services**

IP Builders, Inc. is licensed and insured with a team of industry experienced professionals ready to assist our clients to develop any of their construction needs. Our team will organize and serve as the main contact throughout your project, no matter how big or small, including numerous responsibilities in addition to the day-to-day supervision of the project; such as, permitting, scheduling, inspections, procurement of materials, hiring and coordinating of sub-contractors, and troubleshooting any issues that may arise within the scope of the project.

### **Financial and Human Resources**

IP Builder's financial and human resources are managed by Ms. Meagan Marvin, working directly with our certified accounting firm, Smith Kesler & Co. and our bonding company, Propel Insurance/South Risk Management. She handles all human resources for the company and assists with project management for each of the current projects of the company.

# Organizational Chart with Key Project Personnel



IP Builders, Inc.

R. Ian Padgett

General Contractor/Principal in Charge

Shane Moody

Project Manager

Meagan Marvin

Administrative & Accounts Manager

## R. Ian Padgett, GC

### PRINCIPAL IN CHARGE/PROJECT MANAGER

A native of Walterboro, R. Ian Padgett founded IP Builders, Inc. in 2006. Prior to the inception of IP Builders, Inc., Mr. Padgett has 17 years of experience in design engineering and construction management in a wide variety of construction project delivery services. His experience includes project work from Commercial, Industrial, Educational, Institutional, Correctional, Residential Homes, and Retail Facilities.

Mr. Padgett holds a South Carolina General Contractor's License #G112587 – Level BDS – Unlimited and a South Carolina Construction Manger Certificate #CCM.743.

Most current relevant experience includes:

- Walterboro Discovery Center, Walterboro, SC
- Colleton County Recreation Complex, Walterboro, SC
- Colleton County Farmers Market Kitchen, Walterboro, SC
- Step of Faith Facilities, Ridgeland, SC
- Bedon Baptist Family Life Center, Walterboro, SC
- Numerous Fire Stations for Colleton County

## Shane Moody

### PROJECT MANAGER

Shane Moody is a native of St. Stephen, South Carolina. Shane has over 21 years of experience in construction and construction management. He has been with IP Builders, Inc. for five years serving as the Project Manager & Estimator. Prior to IP Builders, Mr. Moody worked eight years as owner/operator of Twin Oaks Construction working on residential projects, and prior to that, thirteen years as a construction superintendent and project manager for P&P Builders, Inc. managing commercial construction projects. His experience in the construction field includes project work and management of Commercial, Industrial, Institutional, Correctional, Retail, and Residential projects.

Most current relevant experience includes:

- Colleton County Recreation Complex, Walterboro, SC
- Stiney Road Fire Station, Jasper, SC
- SCDJJ, Coastal Regional Center Vocational Building, Ridgeville, SC
- Town of St. George Judicial Center, St. George, SC
- Islandton Fire Station, Colleton County, SC

## Meagan Marvin

### ADMINISTRATIVE & ACCOUNTS MANAGER

Ms. Marvin has over 20 years of accounting and administrative management experience. She has been with IP Builders, Inc. for three years handling the accounts management and assisting with project management. Prior to her work with IP Builders, Inc., Ms. Marvin spent 17 years managing a vehicle body shop, handling the accounting, estimating, insurance companies, and day to day operations. She holds an Associate's Degree from the University of South Carolina and a South Carolina real estate license. Her attention to detail and management skills provide a seamless experience for our clients and partnering contractors.



## Project Approach

The collaboration between the County and the IP/Architectural Team will be the key to our approach. The successful integration of the design and construction teams with the County representatives will involve careful planning and defining of roles and responsibilities. IP Builders will assign a specific project manager who will remain with the project throughout the design, production, and construction phases to completion. The IP team is familiar with local design standards and building requirements and have designed multiple projects throughout the region.

The continuity of the project team is a key component of the process and ensures that decisions made in the design phase are carried through and realized in the construction phase. All meetings, RFIs, and project decisions and/or information will be documented and circulated to all project identified personnel for review and concurrence. We will work diligently as a team to integrate the requested elements into a realistic design and construction program that will align with the project budget and timeline.

At the beginning of the project, we will establish a schedule to include design phase and construction timelines and important milestones. We understand the importance of meeting schedule goals and milestones throughout the development of a project; we monitor and communicate any scheduling conflicts or variances with all project personnel, contractors, and subcontractors involved or affected.

IP Builders has a strong working relationship with numerous architectural and engineering firms in the Lowcountry, and our local involvement, dedication, and experience with similar community projects enhances our team's project delivery.

## Colleton County Farmers Market Kitchen

Walterboro, SC

When the Colleton County Farmers Market Kitchen project moved to the construction phase, Colleton County contracted with IP Builders, Inc. to complete work for the building program. IP Builders, Inc. served as the general contractor, providing construction administration and coordination.

The facility is approximately 4500 SF and offers storage spaces, including walk-in freezers, refrigerators, and storage lockers, a sauce and jam kitchen with a 6-burner gas range and blast freezer, a baking kitchen with a roll-in rack oven, double convection oven, fryer, dough sheeter, and reach in freezer & cooler, a packaging room, a scullery, and a teaching & catering kitchen with full audio-visual set up, separate entrance, and 50-person capacity.



### PROJECT DATA

**Location:**

Walterboro, South Carolina

**Size:**

4,500 SF

**Cost:**

\$985,670.00

**Contact:**

Kevin Griffin  
County Administrator  
Colleton County  
843-549-5221



## Lowcountry Equipment Sales

Walterboro, SC

Lowcountry Equipment Sales was a joint project for IP Builders, Inc. and Cook Design Studio, Inc. This was a commercial pre-engineered metal building, approximately 4,000 SF, with a modified façade, brick veneer face and covered entrance, to enhance the aesthetic appeal. The layout was customized to meet the clients needs with a finished showroom at the front of the building with polished concrete floors, office spaces, bathrooms, and a warehouse in the rear.



### PROJECT DATA

**Location:**  
Walterboro, SC

**Size:**  
8,450 SF

**Cost:**  
\$500,100

**Contact:**  
Phil Breland  
843-539-2000



# Colleton County Recreation Complex Renovation & Expansion

Walterboro, SC

The Colleton County Recreation Complex Renovation and Expansion project in Walterboro, SC is a pre-engineered metal building, approximately 12,949 SF, featuring a new fitness facility, basketball court/gym, and office spaces, plus the renovations of the existing 16,802 SF including the current gym, restrooms, administrative offices, and assembly rooms.

## PROJECT DATA

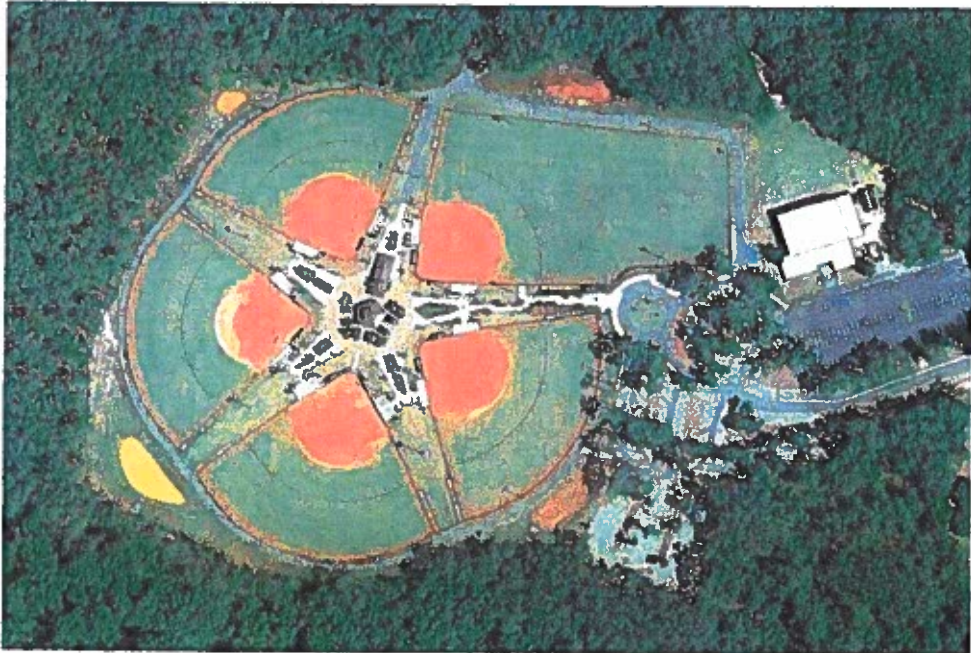


**Location:**  
Walterboro, SC

**Size:**  
29,751 SF

**Cost:**  
\$4,042,461.19

**Contact:**  
Kevin Griffin  
County Administrator  
Colleton County  
843-549-5221



## Step of Faith Facility

Ridgeland, SC

The Step of Faith Facility built in Ridgeland, SC is a pre-engineered metal building, approximately 15,080 SF, featuring a gymnasium main room, weight room, locker rooms, restrooms, concession kitchen, snack room, storage rooms, and an office space. This was also a joint project for IP Builders, Inc. and Cook Design Studio, Inc.



### PROJECT DATA

**Location:**  
Ridgeland, SC

**Size:**  
15,080 SF

**Cost:**  
\$1,116,300.95

**Contact:**  
Wilbur Daley  
Step of Faith  
843-305-0110





May 17, 2022

Re: IP Builders, Inc.  
Bonding Reference

To Whom It May Concern:

We are the bonding agent for IP Builders, Inc. They are pre-qualified for surety bond credit with Employers Mutual Casualty Company, an "A+" (Excellent) rated bonding company as rated by A.M. Best Company. IP Builders currently qualifies for bonds on single projects of \$4,000,000 with an aggregate program of \$8,000,000.

We value our relationship with IP Builders and can recommend them to you for the above referenced project or any other project they wish to pursue with your firm. Prior issuance of any bonds is subject to review of the contract documents, bond forms, and current underwriting information at the time of the request.

Please do not hesitate to call with any questions or if we can help in any way.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Frank W. Hafner, III', written over a light blue horizontal line.

Frank W. Hafner, III  
Attorney-in-Fact  
Employers Mutual Casualty Company

**South Risk Management is now PROPEL INSURANCE**

1410 Blanding Street, Suite 100, Columbia, SC 29201  
803-733-5284

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

BPC1022393

This certificate recognizes:

Certificate Number: CCM. 743

**RAYMOND I PADGETT**

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

**I P BUILDERS INC  
4472 JEFFERIES HWY  
WALTERBORO SC 29488**

and is duly authorized to engage in **Construction Manager Oversight** for the following classification(s) and contract limit:  
**BD**

**Contract Limit: Group 5-\$Unlimited**

Issue Date: September 19, 2020

Expiration Date: October 31, 2022

*Molly S. Pinn*  
Interim Administrator

License CLG.112587 GC must be "Active" for this certification to be valid.  
Licensee Lookup: <https://verify.lironline.com/LicLookup/LookupMain.aspx>

**CONTRACTOR'S LICENSING BOARD**

Hereby Certifies

**IP BUILDERS INC**

4472 JEFFERIES HWY  
WALTERBORO SC 29488

Having given satisfactory evidence of the necessary qualifications required by 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:

**Building-BD6**

**LICENSE NUMBER** G112587

**Expiration Date:** 10/31/2022

**Initial License Date:** 08/16/2006

\* Group Limitations - \$Amount Per Job:

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

*Molly J. Dineen*  
Administrator

Qualifying Party(s) (Primary QP displays "PQ"): RAYMOND I PADGETT (COG.19998 PQ)

It is at the discretion of the licensee to designate whomever they elect to pull permits and conduct business for this license.



# South Carolina Business Opportunities

Published by Division of Procurement Services - Delbert H. Singleton, Jr., Division Director

**Ad Category:** Construction

**Ad Start Date:** May 3, 2022

**Agency/Owner:** Jasper County

**Project Name:** Construction Management at Risk Services

**Project Number:** RFQ #2022-6

**Construction Cost Range:** n/a

**Project Location:** Ridgeland, SC

**Description of Project/Services:**

Jasper County is seeking Statements of Qualifications for Construction Management at Risk Services for various projects under consideration and potential approval by County Council to include additions and renovations to existing structures and/or construction of new facilities upon completion of a facility study and Council approvals.

**Bid/Submittal Due Date & Time:** May 18, 2022 - 2:00pm

**Number of Bid/Submittal Copies:** Online at Vendor Registry

**Project Delivery Method:** CM-R

**Agency Project Coordinator:** Kimberly Burgess

**Email:** [kburgess@jaspercountysc.gov](mailto:kburgess@jaspercountysc.gov)

**Telephone:** 843-717-3692

**Documents May Be Obtained From:** The Jasper County link to Vendor Registry

**Project Details:** <https://vrapp.vendorregistry.com/Vendor/Register/Index/jasper-county-sc-vendor-registration>

South Carolina Business Opportunities • Scott Hawkins11111, Editor • 1201 Main Street, Suite 600 • Columbia, SC 29201  
803-737-0686 • [scbo@mno.sc.gov](mailto:scbo@mno.sc.gov) • <https://procurement.sc.gov>





**JASPER COUNTY  
REQUEST FOR STATEMENTS OF QUALIFICATIONS (RFQ #2022-6)  
FOR  
CONSTRUCTION MANAGEMENT AT RISK SERVICES**

**DEADLINE FOR RECEIVING SUBMITTALS:  
MAY 18, 2022 AT 2:00 PM EST**

**CONTACT PERSON  
Kimberly Burgess, Director of Administrative Services  
(843) 717-3692  
kburgess@jaspercountysc.gov**

**ONLINE SUBMISSION THROUGH VENDOR REGISTRY ONLINE PORTAL  
ALL VENDORS MUST BE PRE-REGISTERED WITH THE COUNTY PRIOR TO SUBMITTAL**

**DATE OF REQUEST:** Wednesday, May 4, 2022

**DUE DATE FOR QUALIFICATIONS STATEMENTS:** Wednesday, May 18, 2022, at 2:00 PM EST

No site visits or meetings shall be conducted as part of this process. Questions will be due in writing within 7 business days of the due date of proposals. Any responses requiring notification to all potential providers will be issued as an addendum and posted on Vendor Registry. Please use the above listed email address to request a copy of the RFP and to ask all questions.

**PROJECT:**

Jasper County (Owner) is seeking Statements of Qualifications for Construction Management at Risk Services for various projects under consideration and potential approval by County Council to include additions and renovations to existing structures and/or construction of new facilities upon completion of a facility study and Council approvals. **The architect for the projects has not been named and shall be selected through additional methods.**

Jasper County is seeking the services of a qualified Construction Manager at Risk to serve as the County's General Contractor, working with the architect and engineer during the pre-construction stage to provide budget and schedule input, a Guaranteed Maximum Price, construction delivery, site inspections, management, and reporting as required by the technical specifications. Other duties will include reporting on the progress of the construction project to the County staff and/or the County Council and providing organizational and project management support regarding the construction of the project(s). One firm shall be named as the successful Construction Manager at Risk for the project(s).

**SCOPE OF SERVICES:**

The Construction Manager will provide the following services on behalf of the Owner:

The selected firm shall perform Pre-Construction and Construction Phase Services as set forth in modified AIA Documents A-133 (2009) Agreement between Owner and Construction Manager as Constructor with a Guaranteed Maximum Price (GMP) and A-201 (2007) General Conditions, or later editions. The firm must have appropriate bonding and insurance capacity to be considered for selection. The selected firm shall provide all services as a representative of the Owner from the conceptual stage through planning, design, construction, occupation, and contract closeout.

The scope of work may include the following tasks:

Pre-Construction Services shall include but are not limited to the following:

- a. Participate in design team meetings as required to provide input into the budget and schedule process.
- b. Evaluate the design during development, providing analysis of alternate construction methods and materials for potential quality, cost, and schedule enhancements.

- c. Evaluate construction documents for constructability, maintainability, potential problems, errors, and compliance with the construction budget.
- d. Develop a construction schedule, coordinating activities to accomplish the completion of the project by the earliest date possible within the stated cost limitation.
- e. Provide cost estimating, cost management, value analysis, and value engineering.
- f. Provide cost estimating of alternative means, methods, materials, and configurations of the design.
- g. Provide cost estimating of individual construction packages.
- h. Develop a construction budget to be maintained throughout the design and construction to confirm with the Guaranteed Maximum Price for the Project.
- i. Guaranteed Maximum Price: At an appropriate point in the project and subject to contractual negotiations, the CM at-Risk shall propose a guaranteed maximum price backed by a surety bond. After agreement with the County, the project shall be constructed within this Guaranteed Maximum Price. To the extent professionally responsible, the contractor will overlap the Design Development and Construction Phases when components are conducive to early construction starts, reflecting such in the project schedule.

Construction Phase Services shall include but are not limited to the following:

- a. Develop and follow requirements and procedures for safety, quality assurance, and schedule adherence.
- b. Maintain on-site staff for construction management.
- c. Maintain a system for tracking the timely submittal, review, and approval of submittals.
- d. Coordinate, conduct, and document regular construction meetings.
- e. Prepare and submit change order documentation for review and approval by the Architect and the County.
- f. Maintain on-site records and submit monthly progress reports to the Architect and the County.
- g. Maintain quality control and ensure conformity to contract documents.
- h. Reconcile construction contract requirements with the construction budget.
- i. Assist the County with required permits and inspections.
- j. Develop and maintain a detailed design and construction schedule indicating sequencing of construction activities and milestones necessary for completion of the project by the targeted date.
- k. Provide site reports and summary monthly progress reports.
- l. Additional duties per contract terms and conditions as negotiated with the successful offeror.

**ONLINE SUBMISSION PORTAL:**

Vendors must be registered with the County in order to respond to solicitations. Quotes, bids, qualifications, or proposals submitted by businesses that are not registered with the County may be rejected. While every effort is made to ensure that registered vendors receive email notifications of solicitations when posted to the website, the County cannot guarantee receipt of these notifications. Additionally, vendors will not receive automatic email notification when an addendum is posted. Vendors are responsible for checking the website for posted addenda and must respond to all additions and alterations specified. Vendor registration can be completed online. The system allows you to quickly register and update details such as what products and services you provide as well as your contact information. This will enable us to notify you of important bid opportunities in the future. If you have any questions regarding the registration process, please call Vendor Registry at (844) 802-9202.

**QUALIFICATIONS SUBMITTAL FORMAT:**

Statements shall be organized and contain the following information:

1. Company information
  - a. Provide a summary of the company; years in business; and location of office handling the contract.
  - b. Provide a team organizational chart and resumes of the project manager and key staff that would likely be assisting on this project.
  
2. Experience and approach
  - a. Provide information and references from three (3) to five (5) municipal or County projects encompassing multiple, concurrent projects under a Guaranteed Maximum Price.
  - b. Provide a brief description of the approach the company or individual will take to provide the required inspection and reporting.
  
3. Legal
  - a. Include a copy of firm's South Carolina contractor and construction manager licenses
  - b. Provide a letter from bonding company stating firm's current available bonding capacity.
  - c. Provide information about the firm's financial and human resources.

Please limit statements to 30 total pages or less, including all covers, forms, etc.

Statements shall be submitted in the online portal via one (1) PDF digital document. No paper copies will be accepted.

**SELECTION CRITERIA:**

A committee will review the responses to the RFP according to the following criteria which are equally weighted:

- Evaluation of the proposer's ability and approach to provide the required services.
- The resumes and experience of the proposed construction management at risk team members.

- Familiarity and/or experience with public projects.
- Financial resources and ability to provide responsive services to the County.

**TERMS AND CONDITIONS:**

Upon award, the successful offeror will be required to obtain and/or provide the following:

- Jasper County business license
- Completed and signed W-9
- Certificate of Insurance with Jasper County as an additional insured and with the following types and limits:
  - Workers' Compensation - The vendor shall provide coverage for its employees with statutory workers' compensation limits, and no less than \$1,000,000.00 for Employers' Liability. Said coverage shall include a waiver of subrogation in favor of the OWNER and its agents, employees, and officials.
  - Commercial General Liability - The vendor shall provide coverage for all operations including, but not limited to Contractual, Products and Completed Operations, and Personal Injury. The limits shall be no less than \$ 1,000,000.00, per occurrence, with a \$2,000,000.00 aggregate.
  - Business Automobile Liability - The vendor shall provide coverage for all owned, non-owned and hired vehicles with limits of not less than \$1,000,000.00, per occurrence, Combined Single Limits (CSL) or its equivalent.
  - Professional Liability (Errors & Omissions) - The vendor shall provide coverage for all claims arising out of the services performed with limits not less than \$1,000,000.00 per claim. The aggregate limit shall either apply separately to this contract or shall be at least twice the required per claim limit.

The Jasper County, South Carolina (the Owner) reserves the right to waive any informalities or irregularities in the proposals received, to negotiate certain or all contract bid items, to reject any or all bids and to award or refrain from awarding the contract for the work, whichever is deemed to be in the Owner's best interests.

# AGENDA ITEM:

## XII

New Business item B



## Jasper County Finance Department

358 Third Avenue, Post Office Box 1149  
Ridgeland, South Carolina 29936  
Phone (843) 717-3692 Fax (843) 717-3626

Kimberly Burgess, CPA, CGFO  
Director, Administrative Services Division  
[kburgessr@jaspercountysc.gov](mailto:kburgessr@jaspercountysc.gov)

### Jasper County Council Quote Presentations Traffic and Informational Signs for Cypress Ridge Business Park

<b>Meeting Date:</b>	June 27, 2022
<b>Subject:</b>	Presentation and acceptance of quotes for signs at Cypress Ridge Business Park
<b>Recommendation:</b>	Accept quote #'s 102840 and 102939 provided by Sign D'Sign for the demolition and removal of current signage and the replacement with new traffic and informational signs throughout the Cypress Ridge Business Park
<b>Submitted for:</b>	Council to accept quote #'s 102840 and 102939 for the demolition and removal of current signage and the replacement of the signage with new traffic and informational signs throughout the Cypress Ridge Business Park.

**Description:** The signage currently at the Cypress Ridge Business Park requires updating for safety reasons. Recently, traffic signs have fallen due to deterioration. The missing traffic signs may create hazardous driving conditions, therefore the County determined that time was of the essence to replace them. Because the situation presented a potential safety hazard, only one sign provider who could provide the signs quickly was consulted to replace the signs, Sign D'Sign. During the quotation process, it was determined that it would be cost effective to have other informational signs throughout the park updated and replaced by the same vendor, therefore the quotes include informational as well as traffic signs. The quotes total \$61,303.72 and will be paid from the Special Projects line item in the Development Services budget (010-074-2606.)

**Recommendation:** Staff recommends that the Council accept the quotes (102840 and 102939) to replace informational and traffic signs throughout the Cypress Ridge Business Park and authorize Mr. Fulghum to enter into an agreement with Sign D'Sign to demolish and remove the current signs and to replace the current signs with new signs.

**Attachments:**

Sign D'Sign quote #102840  
Sign D'Sign quote #102939





**SIGN D' SIGN**  
 270 Red Cedar Street  
 Suite 102  
 Bluffton, SC 29910  
 Ph: (843) 757-7057  
 FAX: (843) 757-8057  
 Email: sales@sign-dsign.com  
 Web: http://www.sign-dsign.com

**Estimate #: 102840**

<b>Created Date:</b> 5/27/2022 12:34:31PM	<b>Prepared For:</b> Jasper County
<b>Salesperson:</b> Sean Congleton	<b>Contact:</b> Sandy Steele
<b>Email:</b> scongleton@sign-dsign.com	<b>Office Phone:</b> (843) 908-9409
<b>Office Phone:</b> (843) 757-7057	<b>Email:</b> ssteele@southerncarolina.org
<b>Office Fax:</b> (843) 757-8057	<b>Address:</b> P.O. Box 1149
<b>Entered by:</b> Kayla Sanders	358 Third Avenue/Room 202C Ridgeland, SC 29936

**Description: Cypress Ridge ID & Directory Signs**

		Quantity	Unit Price	Subtotal
<b>1</b>	<b>Product:</b> Routed Sign <b>Description:</b> Two routed HDU sign faces for each V-sign (ID Signs). Mounted between 3 painted posts with aluminum tops and post wraps. Total of 4 faces and 6 posts. • 4, 48 in x 96 in Single Sided Routing, Made From HDU 2in 48x96	4	\$5,241.765	\$20,967.06
<b>2</b>	<b>Product:</b> Routed Sign <b>Description:</b> Routed Sign - tenant signs 1 & 2. HDU face mounted between 2 painted posts with aluminum tops. Tenant panels 1.5" thick HDU with raised background and recessed lettering. One sign for each entrance. • 2, 54 in x 96 in Single Sided Routing, Made From HDU 2in 60x120	2	\$6,874.86	\$13,749.72
<b>3</b>	<b>Product:</b> Routed Sign <b>Description:</b> Routed Sign - Directory Signs HDU face mounted between 2 painted posts with aluminum tops. Tenant panels 1.5" thick HDU with raised background and recessed lettering. 2 signs total. • 2, 51 in x 48 in Single Sided Routing, Made From HDU 2in 48x96	2	\$2,891.75	\$5,783.50
<b>4</b>	<b>Product:</b> Service and Install <b>Description:</b> Remove and dispose of stucco over wood column features. • Standard Install • Install Time = 16 hr	1	\$4,050.40	\$4,050.40
<b>5</b>	<b>Product:</b> Service and Install <b>Description:</b> Install new monuments and directory signs. ****Does not include demo of existing monuments. • Standard Install • Install Time = 24 hr • Travel Time = 1 hr	1	\$5,625.62	\$5,625.62



**SIGN D' SIGN**

270 Red Cedar Street  
Suite 102  
Bluffton, SC 29910  
Ph: (843) 757-7057  
FAX: (843) 757-8057  
Email: sales@sign-dsign.com  
Web: http://www.sign-dsign.com

**Estimate #: 102840**

<b>Estimate Total:</b>	\$50,176.30
<b>Subtotal:</b>	\$50,176.30
<b>Taxes:</b>	\$2,411.12
<b>Total:</b>	\$52,587.42
<b>Deposit Required:</b>	\$26,293.71

**Payment Terms:** All Payments are due at our offices within 30 days of order completion or additional interest of 2% per month will be assessed.

**Client Reply Request**

- Estimate Accepted "As Is". Please proceed with Order.
- Changes required, please contact me.

Other: \_\_\_\_\_  
SIGN: \_\_\_\_\_ Date: / /



**SIGN D' SIGN**  
 270 Red Cedar Street  
 Suite 102  
 Bluffton, SC 29910  
 Ph: (843) 757-7057  
 FAX: (843) 757-8057  
 Email: sales@sign-dsign.com  
 Web: http://www.sign-dsign.com

<b>Created Date:</b> 6/13/2022 11:58:12AM	<b>Prepared For:</b> Jasper County
<b>Salesperson:</b> Sean Congleton	<b>Contact:</b> Sandy Steele
<b>Email:</b> scongleton@sign-dsign.com	<b>Office Phone:</b> (843) 908-9409
<b>Office Phone:</b> (843) 757-7057	<b>Email:</b> ssteele@southerncarolina.org
<b>Office Fax:</b> (843) 757-8057	<b>Address:</b> P.O. Box 1149
<b>Entered by:</b> Sean Congleton	358 Third Avenue/Room 202C Ridgeland, SC 29936

**Description: Cypress Ridge Traffic Signs (Speed Limit, STOP & Street Names)**

		Quantity	Unit Price	Subtotal
<b>1</b>	<b>Product:</b> Routed Sign <b>Description:</b> Routed Sign Blades for street signs. To be installed onto painted aluminum 4" square tube with aluminum cap. Three Single Blade Signs One Double Blade Sign (4 Total Street Signs) • 5, 12 in x 30 in Single Sided Routing, Made From HDU 2in 48x96	5	\$449.616	\$2,248.08
<b>2</b>	<b>Product:</b> Traffic Signs <b>Description:</b> Traffic Signs 30" HIP, .080 STOP sign with painted aluminum backer installed onto 4" square aluminum post (with cap). • 8, 30 in x 30 in 30" HIP Stop Signs	8	\$457.845	\$3,662.76
<b>3</b>	<b>Product:</b> Traffic Signs <b>Description:</b> Traffic Signs 18" x 24" WEGP, .080 Speed Limit 20 sign with painted aluminum backer installed onto 4" square aluminum post (with cap). • 2, 24 in x 18 in 30" HIP Stop Signs	2	\$414.52	\$829.04
<b>4</b>	<b>Product:</b> Service and Install <b>Description:</b> Install Traffic Signs: Remove existing and dispose of and install: 8 STOP signs, 4 street signs, and 2 speed limit signs. • Standard Install • Install Time = 6 hr • Travel Time = 1 hr	1	\$1,575.18	\$1,575.18

<b>Estimate Total:</b>	\$8,315.06
<b>Subtotal:</b>	\$8,315.06
<b>Taxes:</b>	\$401.24
<b>Total:</b>	\$8,716.30
<b>Deposit Required:</b>	\$4,358.15

**Payment Terms:** All Payments are due at our offices within 30 days of order completion or additional interest of 2% per month will be assessed.

**Client Reply Request**

Estimate Accepted "As is". Please proceed with Order.       Other: \_\_\_\_\_

Changes required, please contact me.      **SIGN:** \_\_\_\_\_ **Date:**    /    /

# AGENDA ITEM:

## XII

*New Business item C*



C. MERRILL CONSTRUCTION

9521 Hwy 301 South  
Statesboro, Georgia 30458  
Phone: (912) 988-8934

INITIATED BY:

OWNER

CONSTRUCTION MANGER

ARCHITECT

CONTRACTOR

## CHANGE ORDER

### OWNER:

MARSH COVE FIRE STATION  
4820 LOW COUNTRY DRIVE  
RIDGELAND, SC 29936

CHANGE ORDER NO: COR-007 REV-1

DATE: 06/23/2022

PROJECT NOS: C2110

CONTRACT FOR: MARSH COVE FIRE STATION

CONTRACT DATE: 11/25/2020

### TO CONTRACTOR:

C. Merrill Construction  
9521 Hwy 301 South  
Statesboro, GA 30458

You are hereby directed to make the following change(s) in this Contract:

1. Fire Suppression System Upgrades
2. Generator by Blanchard Equipment
3. Generator Credit by AJ's Electrical
4. Oil & Water Separator

ATTACHMENTS INCLUDED:

### ADJUSTMENTS

1. The proposed basis of adjustment to the Contract Sum or Guaranteed Maximum

Price is:

Lump sum increase of \$ 177,283.00

Unit Price of \$ \_\_\_\_\_ per \_\_\_\_\_

Design Fee of \$ \_\_\_\_\_

Total: 177,283.00

2. The Contract Time is proposed to remain unchanged. The proposed adjustment, if any, is (an increase of 90 days)

Signature by the Contractor indicates the Contractor's agreement with the proposed adjustments in Contract Sum and Contract Time set forth in this Construction Change Directive.

CONTRACTOR

C. Merrill Construction

Address

9521 Hwy. 301 S. Statesboro, GA 30458

By Jeff May

Date 06/23/2022

When signed by the Owner, Construction Manager and Architect and received by the Contractor, this document becomes effective IMMEDIATELY as a Construction Change Directive (CCD), and the Contractor shall proceed with the change(s) described above.

OWNER

CONSTRUCTION MANAGER

ARCHITECT

Address

Address

Address

By

By

By

Date

Date

Date

C. Merrill Construction, LLC.  
P.O. Box 3008  
Statesboro, GA 30459  
Phone: (912) 988-8934



**COR-007 Marsh Cove Changes**

**PROJECT:** Marsh Cove Fire Station  
**ENGINEER:** Woods Deny  
**CUSTOMER:** Jasper County  
  
**DATE:** 6/23/2022

	DESCRIPTION	COST
	<b>Fire Suppression System Upgrades</b>	
1.	DLP Fire Protection Quote	79,505.00
2.	CMC Budgetary Tank Foundation & Insulation Quote	28,652.00
3.	AJ's Electrical estimate for power to heat trace	5,255.00
4.	Generator & Transfer Switch by Blanchard Equipment	58,957.00
5.	Generator & Transfer Switch Credit by AJ's Electrical	-44,191.00
6.	Oil & Water Separator by Wash Bay Solutions	19,761.00
7.	Installation of the Oil & Water Separator	4,550.00
	Supervision / General and Administrative	10,018.00

SUBTOTAL COR	\$	162,477.00
OH&P 7.5%	\$	12,186.00
Labor OH&P	\$	-
SUBTOTAL	\$	174,663.00
Bonds 1.5%	\$	2,620.00
	\$	177,283.00



**AJ'S ELECTRICAL SPECIALIST**  
195 ONA 16 DE STE JOB  
 100 PFTON SC 29009  
 803-651-1111

<b>CHANGE ORDER</b>	
Date	Change Order #
6/6/2022	199

C. Merrill Construction, LLC  
 9521 Hwy 301 South  
 Statesboro, Ga 30458

**We are a Minority owned Company**

Project
Jasper County Marsh Cove Fire Station

Description	Total
Marsh Cove Fire Station Generator Price Adjustment Change Order	18,039.00
The following quote is per plans and specifications to date with the bid documents. The scope of work is as follows:	
Original Price of Generator w/ tax and Mark up: \$44,191.00	
Price of New Generator w/ tax and Mark Up: \$62,230.00	
Price difference Aj's Electrical Specialists is requesting: \$18,039.00	

**Exclusion: No dumpster fees. No cut / patch. No conduit painting. No fire caulking. No core drilling.	<b>Total</b>	\$18,039.00
--	--------------	-------------

\*\*\* Any and / or all change orders must be agreed upon and signed by job owner/authorized agent before work begins.

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_



Quotation # E16019 C7.1 Rev 2	Project: Marsh Cove Fire Station
Provided by: Sara Cox	Date: 06/15/2022
Contact info: sbcox@blanchardmachinery.com	843-412-6824

**One Caterpillar D150-10 DIESEL Fueled 150kw generator set and associated gear equipped as follows:**  
**D150-10, 150 kw, 60Hz , THREE PHASE, 120/2080 volt ,1800 RPM**

- STANDBY POWER, NFPA 110 Upgrade, UL Certification, meets EPA emissions for standby emergency application, IBC Seismic certification
- EMCP 4.2B Control Panel
- (1) Remote Annunciator;
- 12 volt electric motor starting CAT maintenance free lead acid batteries
- Battery Charger UL 10 amp
- Permanent Magnet excited alternator; anti-condensation heater and integrated digital voltage regulator, 130 degree temp rise
- Volt Free Contacts for Alarm/Gen Running Relay
- Cartridge Type Air filter with restriction indication
- 100% rated circuit breakers: (1)600 amp; LSI, shunt trip, aux contacts
- Low Coolant temp alarm, Low Coolant shutdown circuit
- Electronic adjustable Governor
- Coolant Heater
- Factory Test Report
- Sound Attenuated Level 1 (rated for 75 dba at 23 feet at full load) ,Weatherproof enclosure, CAT WHITE, rated for 180 MPH wind rating, enclosed silencer,
- 402 total; 395 usable gallon sub base fuel tank; 35 run time hours at 100% load;
- 5 year warranty, Platinum level
- Start up and commissioning to include NFPA/4 hour load bank testing ; Owner' s training
- Delivery to project site

Net Price (Excluding sales tax): \$49,000.00

**Automatic transfer switch: Thompson Technology model:**

- 600 amp; 120/208 volt, 3 phase, 4 wire, 60 hz
- Open transition
- 3 pole with solid neutral
- NEMA 3R enclosure
- programmable exerciser, modbus communication, event log, common alarm function, phase rotation monitoring
- Delivery and start up

Net Price (Excluding sales tax): \$6,100.00

55,100.<sup>00</sup>  
 3,857.<sup>00</sup> TAX  
 58,957.<sup>00</sup>

**Columbia**  
 PO Box 7517  
 Columbia, SC 29202  
 803.791.7100 tel  
 803.791.9874 fax

**Greenville**  
 224 Neely Ferry Road  
 Simpsonville, SC 29680  
 864.963.3645 tel  
 864.963.2063 fax

**Florence**  
 3031 Caterpillar Lane  
 Florence, SC 29506  
 843.678.8520 tel  
 843.678.8538 fax

**Rock Hill**  
 3777 Lazy Hawk Rd  
 Rock Hill, SC 29730  
 803.324.9600 tel  
 803.324.9710 fax

**Myrtle Beach**  
 2334 Chestnut Road  
 Longs, SC 29568  
 843.399.1692 tel  
 843.399.2092 fax

**Summerville**  
 153 Farmington Drive  
 Summerville, SC 29483  
 843.871.2001 tel  
 843.285.2854 fax





QUOTATION Nr: E16019 rev 2

**Notes: General Notes and Clarifications:**

- 1) Scope of supply is limited to the items listed in the quotation.
- 2) Start up, commissioning and training to be performed during normal business hours. No third party testing or Infrared scanning is included.
- 3) Offloading, setting, installation, assembly, wiring, piping, and fueling provided by others. This includes any extended exhaust piping, through the wall kit, shrouds or exhaust insulation.
- 4) Anchor hardware supplied and installed by other; not included in this proposal.

**Scheduling:**

Submittals: 2 - 3 weeks from receipt of order. (Submittals and O&M Manuals are provided electronically)

Generator Set: On order for inventory; RTS date is late July 2022.

ATS: 4 weeks from order.

**Clarifications:**

- Quotation based on previous submittal only.

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QUOTATION Nr: E16019 rev 2

### Terms and Conditions

Blanchard Machinery Company, a corporation having its principal office at 3151 Charleston Highway, West Columbia, SC 29172 with a mailing address of P.O. Box 7517, Columbia, SC 29202 (hereinafter called "SELLER") hereby sales to the identified CUSTOMER and the CUSTOMER hereby purchases from the SELLER the personal property described and in consideration of which SELLER and CUSTOMER do hereby convenant and agree in this Order Acknowledgement as follows.

#### **COMPLIANCE WITH LAWS**

This order shall be governed by the laws of the state of South Carolina. Buyer shall fully comply with all applicable federal, state or local laws, rules, regulations, or ordinances and shall hold Buyer harmless from any liability resulting from failure of such compliance.

#### **CONTINGENCIES**

This order is contingent upon credit approval. This order acknowledgement is conditioned upon and subject to the Customer maintaining the financial creditworthiness required for payment.

#### **PAYMENT TERMS**

Unless otherwise specified herein, payment of an undisputed amount of an invoice shall be made within thirty (30) days after the invoice.

#### **FINANCE CHARGE**

Amounts payable, which are not paid within 30 days of the due date, shall be subject to a Finance Charge computed on such account balance by a "Periodic Rate" equal to 18% per annum or, if less, the highest rate permitted by law.

#### **INSURANCE**

CUSTOMER assumes and shall bear the entire risk of loss of and damage to the EQUIPMENT from any and every cause whatsoever as of the date the EQUIPMENT is delivered to CUSTOMER.

CUSTOMER shall indemnify and save Seller harmless from and against any and all damage or injury to or loss of EQUIPMENT or any part thereof and from and against any and all claims, damages, judgments, and liability whatsoever occasioned by or resulting from the use, operations, possession, or transportation of EQUIPMENT. The amount of damage for any loss of or injury to EQUIPMENT shall be based upon the then actual reasonable market value.

#### **CONDITION UPON DELIVERY**

CUSTOMER shall be conclusively presumed to have accepted the EQUIPMENT in the condition existing at the time of delivery hereunder unless within forty-eight (48) hours thereafter, CUSTOMER shall notify SELLER of any actual existing defects and of CUSTOMER'S refusal to accept the EQUIPMENT in its then condition. Thereupon, SELLER, if it shall so elect, without liability to CUSTOMER, may arrange to correct any such defect of the EQUIPMENT.

#### **WARRANTIES DISCLAIMER OF WARRANTIES**

BLANCHARD MACHINERY CO., THE SELLER, EXPRESSLY DISCLAIMS ANY REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OR PERFORMANCE OF THE EQUIPMENT, ITS MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR WITH RESPECT TO THE FREEDOM OF CLAIMS OF ANY PERSON BY WAY OF INFRINGEMENT OR THE LIKE. SELLER SHALL HAVE NO LIABILITY TO CUSTOMER FOR ANY CLAIM, LOSS OR DAMAGE OF ANY KIND OR NATURE WHATSOEVER, INCLUDING CLAIMS ARISING OUT OF OR IN CONNECTION WITH (i) ANY DEFICIENCY OR INADEQUACY OF THE EQUIPMENT FOR ANY PURPOSE, (ii) ANY DEFICIENCY OR DEFECT IN THE EQUIPMENT, (iii) THE USE OR PERFORMANCE OF THE EQUIPMENT, OR (iv) ANY LOSS OF BUSINESS OR OTHER CONSEQUENTIAL LOSS OR DAMAGE.

#### **INDEMNIFICATION**

Except for the gross negligence or willful misconduct of the SELLER or its assignees, CUSTOMER, shall and does agree to indemnify, protect, defend, save and keep harmless SELLER and its assignee(s) from and against any and all liabilities, obligations, losses, damages, penalties, claims, actions, suits, costs, or expenses of any kind and nature whatsoever, including but not limited to attorneys fees, including without limitation, attorneys fees in connection with the enforcement of this indemnification, which may be imposed upon, incurred by or asserted against the SELLER or its assignee(s) in any way relating to or arising out of this sale, possession, use, taxation, condition or operation of, or any accident involving, the EQUIPMENT (including, without limitation, those claims based on latent and other defects, whether or not discoverable, or claims based on strict liability arising out of CUSTOMER'S possession, use, condition or operation of the EQUIPMENT).

#### **COMPLIANCE BY CUSTOMER UNDER LAWS RELATED TO GOVERNMENT CONTRACTS**

The CUSTOMER agrees, that to the extent applicable to this Sale, unless exempted by federal law, regulation or order, to comply with Federal statutes, Executive Orders, and implementing regulations, including the provisions of 29 CFR Part 470 relating to government contractors and subcontractors regarding equal employment opportunity, affirmative action, the employment of veterans and the handicapped and the utilization of minority or female-owned business enterprises.

#### **NON-WAIVER**

Failure of SELLER to insist on strict performance of any of the covenants or agreements set forth herein shall not be construed to be a waiver of any such or other covenants or agreements, and the same shall remain in full force and effect.

#### **ENTIRE AGREEMENT**

This Order constitutes the entire agreement between SELLER and CUSTOMER, and no oral agreement, guaranty, promise, condition, or representation heretofore, made or claimed to have been made by SELLER shall be binding upon SELLER unless herein expressly stated.

ACCEPTANCE \_\_\_\_\_

DATE \_\_\_\_\_

**Columbia**  
PO Box 7517  
Columbia, SC 29202  
803.791.7100 tel  
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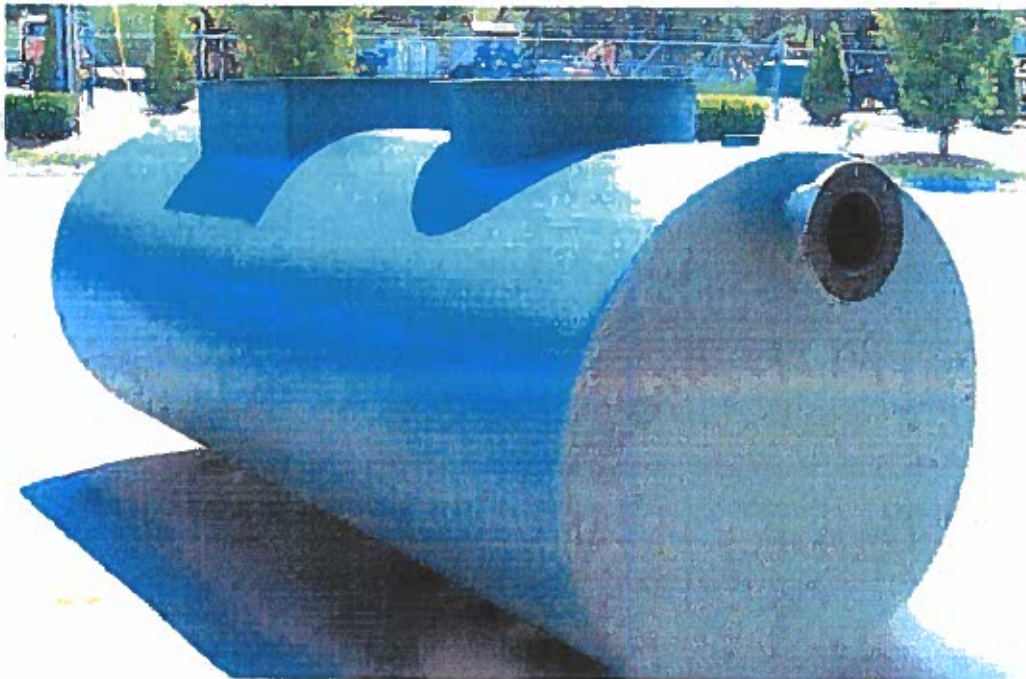
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843.871.2001 tel  
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Underground Oil Water Separator  
for  
C. Merrill Construction  
Ridgeland, SC



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No part of the quotation may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical photocopying, recording or other wise without the prior written permission of JDI, Inc. or Wash Bay Solutions International.

C. Merrill Construction - Jeff May  
Quote #: 13854  
June 3, 2022



Jeff,

As requested for the Ridgeland fire station project, we are pleased to provide you with updated pricing for Model WB-QB-342SW single walled, parallel corrugated plate underground oil/water separator which will be able to process a continuous flow of 1-35 gallons per minute. It will remove essentially all free and dispersed non-emulsified oil droplets larger than 30 microns in diameter with a specific gravity of 0.88 or less.

Both separators are exceptionally well-engineered systems, designed for heavy-duty commercial and industrial washing operations. Simple to operate and maintain, they operate for years in the harshest environments. We understand your application to be as follows:

- Purpose of System: Process wash waters for discharge to sewer
- Average Flow Rate: 35 GPM
- Primary Contaminates: Oil, grease, solids
- Existing Treatment of Wash Water: NA

Since 1991, we have been supplying industrial washing and reclaim systems for many different applications worldwide. By integrating a wide range of equipment, we design and engineer complete systems based on our customers' individual specifications. Our dedication to our customers has won the approval of many well-respected Fortune 500 companies, municipalities and military installations. Customers include Baker Hughes, Trane, and the U.S. Navy to name a few.

Thank you for the opportunity to provide this proposal and we look forward to working with you on this project. If you have any questions or need further information, please give me a call.

Best regards,

*Anne*

Anne Goodwin  
JDI, Inc.

## PRICING INFORMATION

DESCRIPTION	UNIT PRICE, USD
<b>WB-QB-342SW Underground Cylindrical Oil Water Separator - Single Wall</b> <ul style="list-style-type: none"><li>• 35 GPM Design Flow</li><li>• See attached details, 5-7 weeks after receipt of deposit</li></ul>	\$18,130.00
<b>Internal Coating for Corrosion Protection</b> <ul style="list-style-type: none"><li>• Recommended for corrosive waters only</li><li>• Add 5-6 weeks to lead time</li></ul>	\$1,800.00

This proposal is based on project design and water information provided by Purchaser. Any variations, additions, or changes to that information may result in increased costs and delays, as well as variations in expected equipment performance. System shall be supplied as quoted. This quotation supersedes any other technical specification, design or documentation requirements listed in the Purchase Order or other client documentation.

### Delivery, Terms & Conditions

- InCoterms 2020: FOB, Manufacturing facility, Shipping estimate \$1,000.00-\$2,000.00
- Shipment: 5-13 weeks after receipt of deposit, depending on plant loading at time of order
- Terms: 50% deposit w/PO, 45% before shipment, balance net 30 days after shipment. 4% adder for credit cards.
- Quote: Good for 20 days
- Taxes: Not included in price. If taxes are applicable, they should be remitted directly to proper tax authority

## Underground Oil Water Separator

The WB-QB-Series underground parallel-corrugated plate oil water separator will remove essentially 100% of all free and dispersed non-emulsified oil droplets larger than 30 microns in diameter with a specific gravity of .90 or less at a design temperature of 45 degrees F. The design utilizes the difference in specific gravity between oil and water (buoyancy force) enhanced by the use of HD Q-PAC polypropylene coalescing media. The separator is designed to receive oily water by gravity flow that will not mechanically emulsify the oil and will process it on a once through basis.

The tanks can be a single wall or double wall, cylindrical unit, located below grade. It will be constructed of carbon steel that is built in accordance with UL 58, and corrosion protected per UL 1746. The HD Q-PACs are manufactured of UV-resistant polypropylene material. This system is comprised of a tank containing an inlet compartment, separation chamber, sludge chamber, oil storage compartment and clean water outlet chamber.

### WB-QB-342SW Underground Cylindrical Oil Water Separator System

- 35 GPM Design Flow
- Approximate dimensions 3.5' D x 6' L

### Features

- Parallel-corrugated plate coalescer designed to remove free and dispersed non-emulsified oil droplets from the water stream larger than 30 microns in diameter with a Reynolds number of less than 500.
- (1) Rectangular access manhole with 30" extension to service and maintain coalescing media
- 4" Inlet/Outlet- 150 lb flange
- Fittings for vent, oil pump out, sludge pump out, gauging and lifting lugs
- Exterior sandblasted to SSPC-SP6 and coated with FRP to 100 mils
- Interior coating optional
- Built in accordance with UL 58 and UL 1746
- 30 year Tank External Corrosion Warranty
- See detailed specifications on next pages

### Warranty

- Oil Water Separator Tank External Corrosion Warranty 30 years.
- Oil Water Separator Accessories and Treatment Equipment One (1) years.

### Documentation Provided

- O&M manual including installation instructions, basic operation and regular maintenance procedures, start-up and shut-down procedures and trouble shooting guide

## Specifications

**FABRICATION:** The oil water separator is a special purpose prefabricated Parallel corrugated plate, cylindrical, gravity displacement, single wall oil water separator. The separator capacities, dimensions and construction, shall be in strict accordance with UL 58 and UL 1746. The separator shall be comprised of a tank containing an inlet compartment, separation chamber, sludge chamber, oil storage compartment and clean water outlet chamber.

**TANK:** The tank shall be constructed of 1/4" thick Carbon steel conforming to ASTM A36. Welding will be in accordance with AWS D1.1 to provide a watertight tank that will not warp or deform under load.

**PIPE CONNECTIONS:** All connections 2" and smaller are FNPT couplings. All connections 3" and larger are flat face flanges with ANSI 150 pound standard bolt hole circle. Use flanged piping connections that conform to ANSI B16.5.

**SEPARATOR CORROSION PROTECTION:** After shop hydrostatic test has been successfully completed, a coating system will be applied to the exterior surfaces of the separator. Exterior shall be sandblasted to SSPC-SP6 and coated with FRP to 100 mils MDFT. Interior coating is optional.

**LIFTING LUGS:** The tank shall be provided with properly sized lifting lugs for handling and installation.

**MANWAYS:** Manways will provide access into the separator to service the coalescer and sludge removal from grade level. The manways will be provided complete with extension, cover and gasket.

**INLET COMPARTMENT:** The inlet chamber shall be comprised of a non-clog diffuser (baffle) to distribute the flow across the width of the separation chamber. The inlet compartment shall be of sufficient volume to effectively reduce influent suspended solids, dissipate energy and begin separation. A sludge chamber will be provided to retain settleable solids and sediment from entering the separation chamber.

**SEPARATION CHAMBER:** The oil separation chamber shall contain Coalescing Media containing a minimum of 132 square feet per cubic foot of effective coalescing surface area. The medias needle like elements (plates) shall be at 90 degrees to the horizontal or longitudinal axis of the separator. Spacing between these elements shall be spaced 3/16" apart for the removal of a minimum of 99.9% of free droplets 30 micron in size or greater. Laminar flow with a Reynolds Number of less than 500 at a maximum design flow rate shall be maintained throughout the separator packed bed. Flow through the polypropylene coalescing media shall be crossflow perpendicular to the vertical media elements such that all coalescing media is available for contact with the coalescing surfaces. The media shall have a minimum of 87% void volume to facilitate sludge and dirt particles. The media when installed in crossflow OWS shall meet US EPA Method 413.2 and also European Standard 858-1.

**SLUDGE CHAMBER:** The sludge (sediment) chamber shall be located prior to and under the separation chamber and shall provide an adequate volume for the settling of any solids. It shall also prevent any solids from entering the clean water chamber.

**OIL STORAGE:** The waste oil storage shall be an integral part of the separator, and have a capacity of 30% of the separator volume. Oil will be stored on the surface of the water and can be pumped away when the oil water interface reaches a predetermined depth.

**CLEAN WATER CHAMBER:** Provide clean water chamber which allows the water to leave the separator by gravity flow through the clean water outlet port.

**VENTS:** Sufficient vents will be provided for vent piping to atmosphere, see listing and drawing.

## Acceptance, Terms & Conditions

ACCEPTANCE: Purchaser's acknowledgment or acceptance of this Agreement or Seller's commencement of performance at Purchaser's request shall be conclusive evidence of acceptance herein.

SELLER: JDI, Inc.

PURCHASER:

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Name (Please Print): \_\_\_\_\_

Name (Please Print): \_\_\_\_\_

Date: \_\_\_\_\_ P.O. # \_\_\_\_\_

### TERMS AND CONDITIONS:

1. This Agreement, including all terms stated herein, referenced attachments and specifications described in the attached proposal, constitutes the entire agreement by the parties except as modified in writing and executed by both parties, as set forth in this Proposal and any referenced attachments. Unless project development and design is provided by Seller, this proposal is based on project design information provided by Purchaser. Any variations, additions, or changes to that information may result in increased costs and delays, as well as variations in expected equipment performance. Seller warrants that the Equipment is suitable for the normal use for which it is designed if used and maintained properly. Seller's warranty conditions apply. Seller will not be held liable for any claims in regard to oil or water effluent or air emissions quality.
2. The Lead Times shown are in good faith and depend on the availability of parts. We will communicate any shortages that present a risk to the on-time delivery of the project as soon as is practical and present substitution options, if needed. We will not accept liability for missed delivery based on the specification of unavailable parts.
3. Seller shall maintain all right, title, and interest to design. No part of the design may be disclosed without the prior written permission of Seller. Purchaser shall not disclose the Confidential Information of Seller unless expressly authorized by Seller.
4. The prices proposed herein are good for the term the Proposal is valid, otherwise subject to change according to the then current price list which supersedes all previous published price lists.
  - a) 50% with PO, 45% prior to shipping, balance net 30 days after shipment. 4% adder for credit cards. Seller shall maintain all right, title, and interest to said equipment until equipment is paid in full. The Purchaser will pay all applicable state and local taxes directly to proper taxing authority.
  - b) There will be no exceptions, arrangements, additions or changes to the scope of this project, expressed or implied herein unless it is obtained in writing from an authorized representative of Seller.
5. It is the Purchaser's responsibility to:
  - a) Inspect the unit for shipping damage upon arrival. If the unit is damaged, notify the Carrier and Seller, immediately and write on the Bill of Lading what is damaged or missing. Purchaser assumes the risk of loss upon delivery and acceptance of said equipment
  - b) Secure permits, provide proper utilities to the equipment, regularly monitor water chemistry and use additives properly, ensuring compatibility with equipment.
  - c) Follow Seller's Periodic Maintenance schedule and protect equipment from extreme weather conditions after installation.
6. Neither Seller nor Purchaser shall have the right to assign right or interest in said equipment, unless such assignment is in connection with the transfer of all or substantially all of the assignor's business.
7. Cancellation of any accepted order for equipment covered by this proposal shall be subject to cancellation charges by Seller in an amount equal to the total amount of work completed including, but not be limited to; all purchased parts, labor, design engineering, and preparation of shop construction drawings. Any cancellation must be done in writing.
8. Seller shall not be liable for any failure or delay in performing their obligations under this contract, and neither party shall be deemed in breach of its obligation thereunder, if such failure or delay is due to Acts of God, natural disasters, national, state or local states of emergency, acts of war or terrorism, labor strike or lock-out, or other industrial or transportation accident caused by any third party, any violation of law, regulation or ordinance by any third party or any other cause not within the control of Seller.
9. In the event a dispute shall arise between the parties to this agreement that is not able to be resolved through negotiation, it is hereby agreed that the dispute shall be referred to arbitration in North Carolina. Both parties will be responsible for their own legal fees.
10. Both parties agree to release, indemnify, defend and hold the other party, its officers, agents, and employees harmless from any loss, cost, damage or bodily injury (including death) of whatsoever kind in the performance of its obligations under this Agreement except to the extent caused by willful misconduct or negligence.
11. In no event will either Party be liable to the other for loss of use, loss of profit, interruption of business, any special, incidental, or any consequential damages.
12. The failure of any party hereto to exercise any right, power or remedy provided in this Agreement or otherwise provided by law shall not constitute a waiver by such party of its right to exercise that right, power or remedy or to demand compliance.
13. If any provision of this Agreement is held invalid, the invalidity does not affect other provisions or applications of this Agreement which can be given effect without the invalid provision or application, and to this end the provisions of this Agreement are severable.



# AGENDA ITEM:

## XIV

Council Members Comments

# AGENDA ITEM:

## XV

### Administrator's Report



## OFFICE OF THE JASPER COUNTY ADMINISTRATOR

358 Third Avenue - Courthouse Square - Post Office Box 1149  
Ridgeland, South Carolina 29936 - 843 717-3690 - Fax: 843-726-7800

Andrew P. Fulghum  
County Administrator  
[afulghum@jaspercountysc.gov](mailto:afulghum@jaspercountysc.gov)

### **Administrator's Report June 27, 2022**

---

1. **South Carolina City and County Management Association (SCCCMA):**  
I would like to thank you for the opportunity to attend the association's summer meeting on Hilton Head Island on Friday, June 17. I was able to attend several sessions and catch up with colleagues I had not seen in a while.

Specific highlights of the meeting for me were hearing Frank Rainwater's Economy, Budgets, and Revenue Update and listening to a presentation on ARPA and Infrastructure Bill Funding provided by Bonnie Ammons of the SC Rural Infrastructure Authority (RIA) and Justin Powell from the SC Dept. of Transportation (SCDOT). Following this report is some information about funding opportunities.

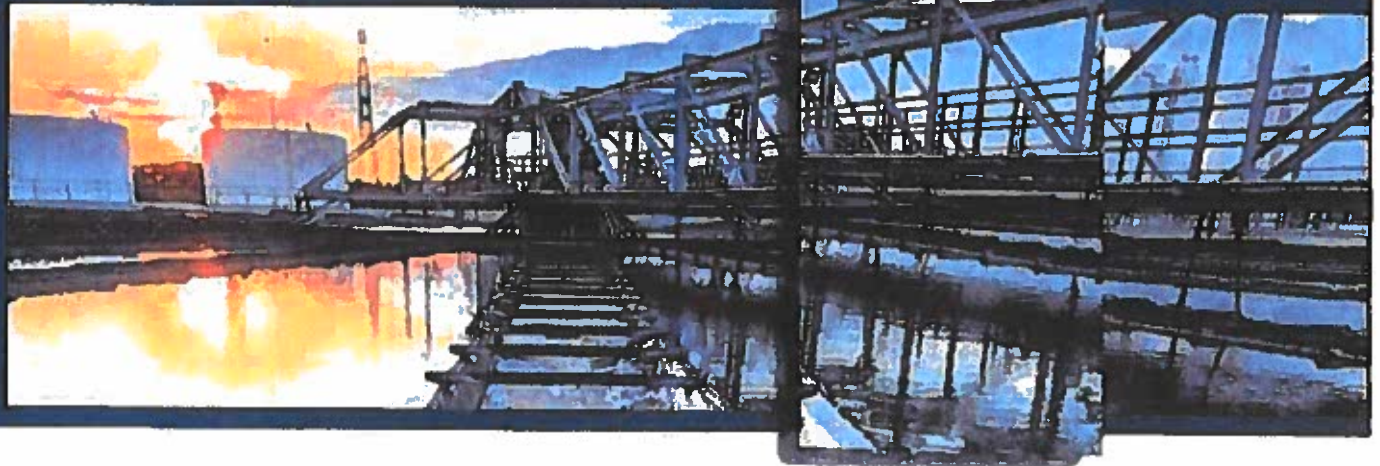
2. **Lowcountry Council of Governments (LCOG) Board Officer Nominations:**  
As of the writing of this report, our Director of Development Services, Danny Lucas, is included in a slate of new board officers for LCOG. The board officers will be selected on June 23 and Danny is being considered for the position of secretary for the LCOG board.

***The County Administrator's Progress Report and any miscellaneous correspondence, agendas, and minutes follow this report.***



**SCIIP**  
South Carolina  
Infrastructure  
Investment Program

## South Carolina Infrastructure Investment Program



The South Carolina Infrastructure Investment Program (SCIIP) is a major one-time initiative to improve water, wastewater and stormwater systems throughout the state using federal funds allocated by the 2021 American Rescue Plan Act (ARPA). SCIIP offers a unique opportunity to make long-term capital improvements that will strengthen critical services to residents and businesses across the state, create more resilient communities and build the capacity to support future opportunities for growth and economic development.

**\$900 million**  
Total program  
funding

**\$10 million**  
May be requested  
per project or  
application for  
competitive  
infrastructure grants



*"Water and sewer are key to life. The right water and sewer systems in a county can transform a tax base, creating jobs, good schools, and a vibrant community. With this investment ... we can ensure that South Carolina will have the workforce, the infrastructure, and the quality of life necessary to compete nationally and globally for jobs and investment - for generations to come."*

Gov. Henry McMaster

CREATING WATER SOLUTIONS.  
IMPROVING COMMUNITIES STATEWIDE.

# South Carolina Infrastructure Investment Program



In order to achieve maximum impact, the Rural Infrastructure Authority will divide SCIIP funds to help large utilities that serve the most people and smaller systems that struggle to raise the capital needed to modernize outdated infrastructure. We will also incentivize regional partnerships where feasible to resolve the viability concerns of smaller systems and encourage other partnerships that create lasting solutions for communities. Funding will include \$100M for special economic development projects as designated by the South Carolina Department of Commerce.

The Rural Infrastructure Authority is committed to a transparent and efficient grant process that ensures these funds will transform infrastructure across South Carolina. We will conduct a comprehensive review of applications and an analysis of needs to direct funds where they can be most effective, and then we will distribute grants expeditiously so projects can be completed by the federally mandated deadline of December 31, 2026.

## Competitive Programs - \$800 million

### Community Impact Grant: \$683M

- ◊ 60% for large utilities
  - serving ≥30K people
  - 25% local investment requirement
- ◊ 40% for smaller utilities
  - serving <30K people or utilities in Tier III/IV counties
  - 15% local investment requirement

### Eligible Applicants

Units of local government, special purpose districts, commission of public works and joint municipal organizations. Units of local government may apply on behalf of non-profit water and sewer systems. Applicants must generally own or operate the facilities to be improved.

### Regional Solutions Grant: \$80M

Funding for projects that result in regional consolidation, new or expanded operating agreements or other partnerships, particularly with smaller systems that have viability concerns. A local investment of 15% is required.

### Selection Priorities

- Regional Solutions
- Protection of Public Health and Water Quality
- Resilience and Storm Protection
- Modernization of Aging Infrastructure
- Capacity Development and Economic Opportunities

### Viability Planning Grant: \$20M

Grants up to \$1 million maximum will go to very small systems serving 3,300 or fewer people that want to address viability concerns or evaluate regional options as well as to identify capital improvement needs. No local investment is required.

### Timeline

Application Deadline:

- ◊ September 12, 2022

Federal Expenditure Deadline:

- ◊ December 31, 2026

*"The SC Rural Infrastructure Authority is invigorated by the chance to make transformational improvements to South Carolina's most critical services, and we will ensure that the state capitalizes on this opportunity to put communities in a position to succeed in the future."*



Bonnie Ammons  
Executive Director





HENRY D. MCMASTER, *Governor*  
BENJAMIN I. DUNCAN II, *Chief Resilience Officer*

June 2, 2022

Dear County Government Leader:

I have some exciting news and wanted you to be among the first to know. The South Carolina Office of Resilience (SCOR) is launching a Resilience Revolving Fund (RRF). This fund was created by the General Assembly to make low interest loans available for property buyout and floodplain restoration projects. Loan applications are now being considered for up to \$1.5 million. Repayment terms up to 10 years are available at a low fixed interest rate based on 40% of the 10-year US Treasury Yield Curve (TYC), which fluctuates daily. As an example, the annualized TYC for yesterday (May 24, 2022) was 2.52%. This means the interest rate on a RRF loan closed on that day would have been just 1.01%.

An RRF loan can be used to fund an entire project or as match for other funding sources. Projects implementing certain beneficial flood mitigation practices may also qualify for a financial incentive, which allows part of their loan to be converted into a grant not requiring repayment. Included in this mailing is a fact sheet, which provides additional information on the RRF Program. If your local government should decide to take advantage of this opportunity, technical assistance is available to assist your staff in preparing your application. For more information or if you have questions, please feel free to contact me. If needed, I am also available to meet with you, your staff and/or your governing body. Thank you for your consideration of this new resilience resource. I look forward to hearing from you soon!

Sincerely,

A handwritten signature in black ink, appearing to read "Don Simmons".

**Don Simmons**  
Resilience Revolving Fund Program Manager  
South Carolina Office of Resilience  
632 Rosewood Dr., Columbia, SC 29201  
[Don.Simmons@scor.sc.gov](mailto:Don.Simmons@scor.sc.gov)  
(803) 822-9578



# Revolving Loan Fund Program

The SC Office of Resilience (SCOR) Revolving Loan Fund Program offers low-interest loans to eligible entities **anywhere in South Carolina** to carry out **buyout programs** for properties that have experienced repetitive flood loss or to complete **floodplain restoration projects**.

## ELIGIBLE PROJECTS

### BUYOUTS

of properties experiencing repetitive flood loss

### FLOODPLAIN RESTORATION

on lands already bought out using other funding sources

Priority will be given to projects which:

- Buyout blocks or groups of homes (avoiding the “checkerboard” effect)
- Buyout single-family primary residences and multifamily residences
- Use of Revolving Loan funds to leverage additional funding sources
- Serve low to moderate income households earning less than 125% of the median household income in the eligible fund recipient’s area
- Implement activities consistent with the goals and priorities of the Statewide Strategic Resilience and Risk Reduction Plan

## ELIGIBLE APPLICANTS

Any state agency, commission, or local government in South Carolina, or land trusts operating in South Carolina and accredited by the Land Trust Accreditation Commission.

## LOAN DETAILS

SCOR Revolving Loan Funds will have a low interest rate no higher than 40% of the market interest rate defined by the ten-year United States Treasury Yield Curve (TYC).

Implementing beneficial flood mitigation practices can earn loan awardees an additional financial incentive. Awardees may qualify to have up to 25% of their loan converted into a grant not requiring repayment. The amount is determined at the time the loan is closed.

*No loans or grants will be provided for activities that involve homes built after July 1, 2020, and/or the use of eminent domain.*

## HOW TO APPLY

For more information on the Revolving Loan Fund Program or to request an application packet, please email your request to [don.simmons@scor.sc.gov](mailto:don.simmons@scor.sc.gov) or call (803) 822-9578. You can also visit our website at [scor.sc.gov](http://scor.sc.gov).





## OFFICE OF THE JASPER COUNTY ADMINISTRATOR

358 Third Avenue - Courthouse Square - Post Office Box 1149  
Ridgeland, South Carolina 29936 - 843-717-3690 - Fax: 843 726 7800

Andrew P. Fulghum  
County Administrator

[afulghum@jaspercountysc.gov](mailto:afulghum@jaspercountysc.gov)

### **Progress Report June 6, 2022-June 27, 2022**

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1. **County-wide Impact Fee Study:**  
Met with County staff, Town of Ridgeland staff, City of Hardeeville staff, Beaufort County staff, and consulting engineer on June 7 to review proposed road projects for future impact fees as well as 2024 transportation sales tax referendum. Municipalities to review and advise by the end of June.
2. **Engineering Services Division:**  
Met with County staff and consulting engineer on June 8 to review transition plan action items. Immediate staffing issues (promotions and pay increases) made. Staff interviews next. Initial research and report item for solid waste and recycling operations started.
3. **Levy Volunteer Fire Dept. (LVFD):**  
Attended meeting with outside counsel, county attorney, and emergency services director on June 7 to review edits from last working group meeting. Group is next scheduled to meet on June 28.
4. **Regional Affordable Housing Trust:**  
Attended meeting on June 15 with all local government managers represented in SOLOCO at which the terms of a draft intergovernmental agreement (IGA) governing the trust was discussed.
5. **Various Development Projects:**  
Attended meetings with County staff, SCA staff, and outside counsel on June 8, 15, and 22 to review active economic development projects. Discussion with staff and developer re: Frampton Tract Development Agreement (DA), meetings and telephone conversations re: Chelsea South development with concerned citizens, staffers from environmental groups, and Mr. Carson Bise. Attended meeting on June 9 with potential purchaser of Rivers Reach property. Conference call re: Jasper Ocean Terminal (JOT) scheduled for June 23.



6. Capital Projects Plan:  
Met with County staff and staff from MB KAHN on June 14 to review draft Capital Projects Plan. Once plan is completed, it will be presented to Council.
  
7. Other Meetings/Events Attended or Scheduled to Attend:  
Friends of the Pratt Memorial Library on June 7, Jasper Ocean Terminal Joint Venture Board on June 10, County Council budget workshop on June 13, South Carolina City/County Management Association (SCCCMA) Summer Meeting on June 17, County Council budget workshop on June 21, and Hardeeville Library meeting on June 23.

**Ridgeland Aviation Community Association (RACA)  
Ridgeland – Claude Dean Airport (3J1)  
224 Airport Road  
Ridgeland, SC 29936**

June 3, 2022

Jasper County Administrator  
Attn: Andrew Fulghum  
P.O. Box 1149  
Ridgeland, SC 29936

**Subj: Ridgeland – Claude Dean Airport and the Ridgeland Aviation Community Association**

Dear Mr. Fulghum;

The Ridgeland Aviation Community Association (RACA, the Association) would like to meet with you and your staff to discuss issues regarding the Ridgeland – Claude Dean Airport.

The Association has taken active measures to correct the poor perception Jasper County Council has regarding the pilots at the airport. We hope this is an effective first step in restoring a healthy relationship between the County and the pilots. Hopefully, at the meeting proposed, we can transcend these issues and move on to other important matters of mutual concern.

First, I'd like to restate that no one loves the airport more than we do, and that means 99% of the Association's goals line up perfectly with Jasper County's goals. We support any initiative that develops the airport into the facility we all know it needs to become. Therefore, we actually have only one issue that puts the Association at odds with the County.

Second, the Association hopes the County can see a path forward that honors the \$4.5M investment the hangar-owners have made that created the airport. The ground lease in existence in 2017 was perfect in this regard. In 2018, that lease was changed to include reversion. And that's the rub.

I appreciate how hard it is to run a county and how precious your time must be. Thank you for considering a meeting with the Association.



Steven Schmidt  
President, Ridgeland Aviation Community Association  
Cell (912) 247-1020, N1znzrv8@comcast.net



## *Jasper County Legislative Delegation Office*

Mary Gordon Ellis Executive Bldg, 651 Grays Highway, 278 North  
Ridgeland, South Carolina 29936  
P.O. Box 2433 Ridgeland, South Carolina 29936  
Phone: (843)726-6019 • Fax: (843)726-7781  
jcdelegation@jaspercountysc.gov

**Sen. Margie Bright Matthews**  
SC Senate District 45  
*Chairman*

**Rep. Shedron Williams**  
SC House District 122  
*Vice Chairman*

**Sen. Tom Davis**  
SC Senate District 46  
**Rep. Weston Newton**  
SC House District 120  
**Rep. Bill Herbkersman**  
SC House District 118

### **JASPER COUNTY TRANSPORTATION COMMITTEE MEETING**

#### **AGENDA**

**June 13, 2022**

- I. CALL TO ORDER**
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE**
- IV Moment of silence: Transportation Committee Member "Alex Flint"**
- V. APPROVAL OF THE MINUTES**
- VI. PUBLIC COMMENTS:**  
Dale Terry
- VII. OLD BUSINESS:**  
Adam Bishop:
  - **Proposal for paving for 2.2 miles of S-27-75 (from the intersection of S-27-75 and S-27-87 to the intersection of S-27-75 and S-27-15).**
- VIII ADJOURN**

**AGENDA  
JUNE 7, 2022  
FRIENDS OF PRATT MEMORIAL LIBRARY**

**Welcome**

**Pratt Memorial Renovation Update: Andrew Fulghum, Jasper County Administrator  
Danny Lucas, Director of Development Services**

**Resume Meeting**

**Thank you Karen Duncan for the refreshments  
Book Store Calendar  
Treasurer Report**

**Old Business:**

- A. Report from Scholarship Committee: Mary Hunt and Debbie Person**
- B. Report from Gopher Committee: Karen Duncan and Sydney Weaver**
- C. Up date on the carpet cleaning and the flags are on the way-Glenice Watts**
- D. Pratt Library Report: Manager Marcia Cleland or Staff**
- E. Eat and Greet for June**
- F. AHJ Director Carolyn Fortson-Report on AHJ Library System and Summer Reading Program**
- G. Election of Officers-Director Fortson**
- H. Open Discussion-New Business**
- I. Refreshments for July 5<sup>th</sup> Meeting**
- J. Close**



**BOARD MEETING  
AGENDA**

**June 10, 2022**

**South Carolina Ports Authority  
200 Ports Authority Drive  
Mt. Pleasant, SC 29464**

**Teleconference: 12:30 p.m.**

Journalists and community members are welcome to join the Board meeting in-person. If you prefer to call-in to the Board meeting, please contact Liz Crumley at (314) 494-9106 or [lcrumley@scspa.com](mailto:lcrumley@scspa.com) ahead of time for call-in information. A recording of the meeting will also be available upon request.

- I. Approval of Minutes of the July 20, 2021 Meeting
- II. Budget FY23
- III. Atkins & Corp of Engineers Update
- IV. Additional Business
- V. Chairman & Vice-Chairman Election
- VI. Next Board Meeting: To be determined.
- VII. Adjourn

June 1, 2022

Mr. Andrew P. Fulghum  
Jasper County Administrator  
Post Office Box 1149  
Ridgeland, South Carolina 29936

Re: US-601 (Cypress Branch Road) at SC-462 (Gillison Branch Road), Jasper County

Dear Mr. Fulghum:

Thank you for your recent letter to Commissioner Fishburne requesting that the South Carolina Department of Transportation (SCDOT) make intersection safety improvements at the intersection of US-601 and SC-462 in Jasper County. Your letter cited a recent crash at this location, and it was forwarded to my office in order to review and provide a response.

SCDOT dedicates federal highway safety improvement funding towards intersection safety projects statewide. Those projects are identified using a data driven approach that includes the frequency of fatal and injury crashes over a five-year period. SCDOT's Traffic Safety Office reviewed this location to see if crash data identified it for an intersection safety improvement project. Based on that review, this location has not been identified for a federally funded intersection safety project. However, our Traffic Safety Office did perform a field safety audit to ascertain whether there were any low cost safety improvements that may help reduce crashes. The field safety audit findings identified the following improvements:

- Implement pavement marking improvements approaching the stop controlled intersection on SC-462.
- Clear vegetation in the northeast quadrant to increase site distance.

Motorists should see these improvements implemented in the next few weeks. If I can be of any further assistance, please do not hesitate to contact me.

Sincerely,  


Leland D. Colvin, P.E.  
Deputy Secretary for Engineering

LDC:rep

cc: John Barnwell Fishburne, SCDOT Commissioner, Sixth Congressional District  
Tim Henderson, P.E., District Six Engineering Administrator  
Rob Perry, P.E., Director of Traffic Engineering

File: TE/REP

