

City Council Minutes  
December 5, 2023

Orangeburg City Council held its regularly scheduled meeting on Tuesday, December 5, 2023, at 6:00 PM with Mayor Michael C. Butler presiding.

**PRESENT:**

- Michael C. Butler, Mayor**
- Annette D. Grevious**
- Jerry Hannah**
- Dr. Kalu Kalu**
- L. Zimmerman Keitt, Mayor Pro Tem**
- Sandra P. Knotts**
- Richard F. Stroman**

The Public Hearing was opened for consideration of a Zoning District Map change from B-1 General Business District to B-2 Central Business District for the following Railroad corner properties: 122 Treadwell Street, TMP# 0173-14-04-014.000, 118 Treadwell Street, TMP# 0173-14-04-013.000, 110 Treadwell Street, TMP# 0173-14-04-026.000, 1701 Russell Street, TMP# 0173-14-04-012.000, 1705 Russell Street, TMP# 0173-14-04-027.000, 1711 Russell Street, TMP# 0173-14-04-011.000, 1715/1719 Russell Street, TMP# 0173-14-04-010.000, 1721 Russell Street, TMP# 0173-14-04-009.000, 111/117 Boulevard Street, TMP# 0173-14-04-008.000, 135 Boulevard Street, TMP# 0173-14-04-007.000. There was no one to speak at the public hearing. The public hearing was closed.

The Public Hearing was opened for consideration of a Zoning District Map Change from O-I Office-Institutional-Residential District to B-1, General Business District for properties belonging to Phyllis Pelzer, 1090 St. Matthews Road, TMP# 0173-05-05-001.00, Harry Ken Floyd, Jr., 1070 St. Matthews Road, TMP# 0173-05-05-015.00, and Glenda Zeigler, 1080 St. Matthews Road, TMP# 0173-05-05-016.000.

Ms. Paula O'Neal, 1205 Dantzler Street, stated, "I understand Mr. and Mrs. Floyd want to sell their home. They are nice people and I have compassion for what they go through on a nightly basis with the Bank and ATM machines next to them. I believe changing these addresses to a B-1, General Business District will create another business backed up to someone's home and create more than one homeowner greatly affected. I want to point out a few things mentioned by other homeowners that spoke at the Planning Commission meeting on November 16, 2023. It was stated that no one knew what O-I, Office-Institution-Business District was, and it was confusing to perspective developers. I searched the City's website and learned the difference between O-I, Office-Institution-Business District and B-1, General Business District. I also reviewed the list of zoning ordinances. Developers can find this information on the website as easily as I did. They stated they want to change it to B-1, General Business District so that the property stays the same. There is a bank on their side of the street, but so are homeowners and families. It was also stated that all residents facing St. Matthews Road would eventually become businesses. I do not agree as not everyone wants to sell to a potential business. Some people want to leave their homes to their family. By keeping things the same you are protecting the charm of original parts of Orangeburg, and keeping homes in a price market that the majority can afford. I agree businesses should come to Orangeburg, but they should go downtown where storefronts are already built and in need of revitalization."

Mr. Randy Shuler, 1080 St. Matthews Road, stated, "Our concern is being treated fairly with everything the City has already done. We understand the Dantzler Street homeowner's thoughts and concerns. O-I Office-Institutional-Residential District can be used under B-1, General Business District. We have had more interest in the B-1, General Business District zoning. For our interest, we would like it to change to B-1, General Business District like the Walgreens property located on the corner of St. Matthews Road and Chestnut Street. The owner bought those homes with the intent to progress the City of Orangeburg and it was approved. We are asking City Council for fair treatment where our properties are located on St. Matthews Road. Thank you for your support."

There being no one else to speak at the Public Hearing, it was closed.

A motion was made by Councilmember Stroman, seconded by Mayor Pro Tem Keitt to approve the November 21, 2023, City Council minutes. The motion was unanimously approved.

Mayor Butler recognized "Gratitude" as the December 2023 Orangeburg County Community of Character trait.

City Administrator Evering addressed Council concerning second reading of an ordinance amending the budget for the City of Orangeburg for the fiscal year beginning October 1, 2023, and ending September 30, 2024. He stated, "In previous years the Airport budget because it is an enterprise fund was sometimes included in the budget figures and sometimes not included. It does not affect the General Fund, but we are amending the budget to include it in the overall budget. While making this amendment, we are requesting you include the Hospitality and Accommodations Tax in the budget. Also, the new commercial sanitation rates that were approved in budget sessions are outlined in an exhibit so the public will know the new rates beginning January 1, 2024."

A motion was made by Councilmember Kalu, seconded by Mayor Pro Tem Keitt to approve second reading of an ordinance amending the budget for the City of Orangeburg for the fiscal year beginning October 1, 2023, and ending September 30, 2024. The motion was unanimously approved.

Public Works Director Singh addressed Council concerning second reading of an ordinance to amend Chapter 13, Building and Housing of the code of the City of Orangeburg and to amend the International Property Maintenance Code. He stated, "As you all know cleaning up the City has been a major project for the City and City Administration. We have taken a new initiative in the way we provide code violation notices to individuals. We send certified letters and if the item is not handled, then fines are added. We have started this process and are getting results. The current maximum fine is \$500. The new fine scale is a moving scale. The first 30 days of violation if you do not correct the violation is \$25 a day. It goes up to \$50 a day after that and then it will go up again to \$75 a day. The intent of this ordinance is to work with people to clean up the City."

Mayor Butler stated, "No one is exempt. We want our City to be clean."

Councilmember Grevious asked, "What is the timeframe for compliance?"

City Attorney Mosser stated, "The notice letter will go out and effectively say from the date of the notice letter or 30 days from the posting of the property. That is the timeframe the owner has to correct the deficiencies that are noted in the notice letter. If 30 days goes by and they fail to correct the deficiencies, then the property is reinspected and then you get into the escalating fine structure."

Mayor Pro Tem Keitt stated, "I think 30 days is enough time. It is up to us to let people know we are serious about cleaning up the City."

A motion was made by Councilmember Stroman, seconded by Councilmember Knotts to approve second reading of an ordinance to amend Chapter 13, Building and Housing of the code of the City of Orangeburg and to amend the International Property Maintenance Code. The motion was unanimously approved.

Interim Assistant City Administrator Williams addressed Council concerning second reading of an ordinance to approve a change to the Zoning District Map from B-1 General Business District to B-2 Central Business District for properties located at 122 Treadwell Street, 118 Treadwell Street, 110 Treadwell Street, 1701 Russell Street, 1705 Russell Street, 1711 Russell Street, 1715/1719 Russell Street, 1721 Russell Street, 111/117 Boulevard Street, and 135 Boulevard Street. She stated, "A copy of the map outlining the properties was included in your packet along with the minutes from the Planning Commission meeting. The Planning Commission voted to recommend approval for the District Map change. B-1 is defined as General Business and B-2 is an expansion of B-1 which accommodates more of mixed-use properties. Since this is regarding Railroad Corner where the properties will be commercial as well as residential, the B-2 destination is more appropriate. Mr. John Ford, project planner, is on Zoom to answer questions."

A motion was made by Councilmember Kalu, seconded by Councilmember Hannah to approve second reading of an ordinance to approve a change to the Zoning District Map from B-1 General

Business District to B-2 Central Business District for Properties located at 122 Treadwell Street, 118 Treadwell Street, 110 Treadwell Street, 1701 Russell Street, 1705 Russell Street, 1711 Russell Street, 1715/1719 Russell Street, 1721 Russell Street, 111/117 Boulevard Street and 135 Boulevard Street, also known as TMP# 0173-14-04-014.000, 0173-14-04-013.000, 0173-14-04-026.000, 0173-14-04-012.000, 0173-14-04-027.000, 0173-14-04-011.000, 0173-14-04-010.000, 0173-14-04-009.000, 0173-14-04-008.000, and 0173-14-04-007.000. The motion was unanimously approved.

DPU Manager Harley addressed Council concerning third reading of an ordinance authorizing the execution and delivery of a sale and transfer agreement by and between Orangeburg Department of Public Utilities and Bull Swamp Rural Water Company, Inc., authorizing the implementation of the Bull Swamp Rate Classification. He stated, "As you may recall from the last meeting, this is the process for DPU to take ownership of the system so that we can begin using the \$14 million grant to incorporate the Bull Swamp system as part of the Department of Public Utilities."

A motion was made by Councilmember Grevious, seconded by Councilmember Kalu to approve third reading of an ordinance authorizing the execution and delivery of a sale and transfer agreement by and between DPU and Bull Swamp Rural Water Company, Inc., authorizing the implementation of the Bull Swamp Rate Classification. The motion was unanimously approved.

A motion was made by Councilmember Stroman, seconded by Councilmember Kalu to approve third reading of an ordinance adopting water rates for the Bull Swamp Territory for DPU effective on January 1, 2024. The motion was unanimously approved.

DPU Manager Harley addressed Council concerning first reading of an ordinance amending the City of Orangeburg Department of Public Utilities Operating Budget Ordinance 2023-15 for FY September 30, 2024 (DPU Project House 2). He stated, "We are requesting a budget amendment of \$900,000 for the gas division that was presented in Executive Session at the last meeting."

A motion was made by Mayor Pro Tem Keitt, seconded by Councilmember Knotts to approve first reading of an ordinance amending the City of Orangeburg Department of Public Utilities Operating Budget Ordinance 2023-15 for Fiscal Year ending September 30, 2024 (DPU Project House 2). The motion was unanimously approved.

A motion was made by Councilmember Stroman, seconded by Councilmember Knotts to go into Executive Session concerning 1) discussion of negotiations incident to proposed contractual arrangements and/or other matters covered by the attorney-client privilege – Project Middletown – SC Code 30-4-70(a)(2); 2) Discussion of negotiations incident to proposed contractual arrangements and/or other matters covered by the attorney-client privilege - Gateway Project – SC Code 30-4-70(a)(2); and 3) Negotiations of proposed contractual arrangements - Health Insurance – S.C. Code Sec. 30-4-70 (a)(2). The motion was unanimously approved.

A motion was made by Councilmember Stroman, seconded by Councilmember Knotts to return to open session. The motion was unanimously approved.

A motion was made by Councilmember Kalu, seconded by Mayor Pro Tem Keitt to approve a resolution to adopt Health Insurance Benefits for the employees of the City of Orangeburg effective January 1, 2024, and repealing any conflicting resolution or ordinance. The motion was unanimously approved.

A motion was made by Mayor Pro Tem Keitt, seconded by Councilmember Kalu to approve a resolution accepting a proposal for the design and construction of the Gateway Project. The motion was unanimously approved.

A motion was made by Councilmember Stroman, seconded by Councilmember Kalu to adjourn. The motion was unanimously approved.

Respectfully submitted,

Linda McDaniel  
City Clerk



V O I D

V O I D

V O I D



**RESOLUTION**

**A RESOLUTION TO ADOPT HEALTH INSURANCE BENEFITS FOR THE EMPLOYEES OF THE CITY OF ORANGEBURG EFFECTIVE JANUARY 1, 2024 AND REPEALING ANY CONFLICTING RESOLUTION OR ORDINANCE**

**WHEREAS**, by Resolution of the Orangeburg City Council dated December 6, 2022 certain retirement and health insurance benefits of City employees were adopted; and

**WHEREAS**, the City by said Resolution retained and reserved the right to review, amend or change said benefits, with or without cause; and

**WHEREAS**, City Council has reviewed its present benefits and finds it is not presently necessary to amend or change the present health insurance benefits provided its employees and retirees, but reserves its rights to review, amend, discontinue, abolish or change said benefits in the future, with or without cause.

**NOW THEREFORE BE IT RESOLVED**, by City Council duly assembled this 5<sup>th</sup> day of December, 2023, that subject to the City's right in its discretion to amend, change, discontinue or abolish in whole or in part, the conditions, qualifications and requirements of all past, present and future employees of the City of Orangeburg, including retired and disabled employees of said City, (hereinafter referred to as "employees") as of January 1, 2024 to obtain health insurance benefits from the City are set forth and shown on Exhibit A attached hereto and made a part hereof by reference. The rates, benefits and conditions of eligibility as referenced therein shall be prospective and not retroactive. Said health insurance benefits shall be continuously reviewed and may be amended, changed, discontinued or abolished after each review.

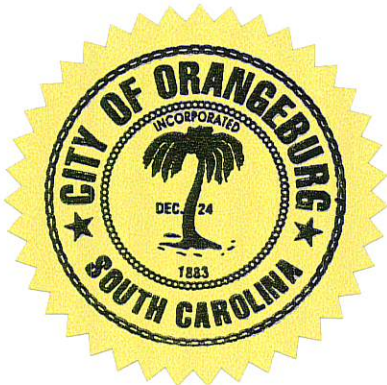
**BE IT FURTHER RESOLVED**, that regardless of any prior review the health insurance benefits of employees shall be defined, revised, reviewed, established and adopted annually by resolution of the City of Orangeburg and its Department of Public Utilities.

**BE IT FURTHER RESOLVED**, that any amendment, change, discontinuation or abolishment shall be effective upon adoption by City Council and notice of same after adoption shall be provided to employees within forty-five (45) days after adoption.

The City of Orangeburg is committed to reviewing its personnel policies and procedures and its health insurance benefits as needed. Accordingly, the policies and benefits of employees are subject to review, amendment, change or abolishment at any time, at the discretion of City Council; thus benefits may be increased, decreased or abolished at any time, with or without cause.

Any term, condition or limitation contained in any existing ordinance or resolution in conflict with this Resolution is repealed in its entirety.

**RESOLVED BY** City Council duly assembled this 5<sup>th</sup> day of December, 2023.



*Michael C. Butch*  
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MAYOR

*[Signature]*  
\_\_\_\_\_

*Richard A. Stone*  
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MEMBERS OF COUNCIL

ATTEST:

*Linda McDaniel*  
\_\_\_\_\_  
CITY CLERK

**THIS IS NOT A CONTRACT**

**HEALTH INSURANCE BENEFITS  
CALENDAR YEAR 2024  
Exhibit A**

**The within benefits may be increased, decreased or abolished at any time, with or without cause.**

Definitions:

“BCBS” is defined as BlueCross BlueShield of South Carolina.

“City” is defined as the City of Orangeburg, South Carolina, a municipal corporation.

“COBRA” means the Consolidated Omnibus Budget Reconciliation Act.

“Dental and Term Life”, collectively and individually, is defined as the insurance benefits provided by the City of Orangeburg and administered by BlueCross BlueShield (BCBS) of South Carolina and Companion Life. “Vision” coverage will be administered through Community Eye Plan (CEC), formerly Physicians Eye Care (PEP).

“Employees” are defined as all City of Orangeburg employees, including employees of the Department of Public Utilities.

“Dependent” is defined as an individual who is an employee’s spouse: Is a lawful spouse or; a former spouse who is required to be covered by a divorce decree. Dependent is also defined as an employee’s child: Is a child under the age of 26 which includes a natural child, adopted child, foster child, stepchild, or child for whom an employee has custody or legal guardianship unless child has other federal or state insurance coverage. The term “child” also includes an incapacitated dependent, a child who is on a medically necessary leave of absence, a child of a divorced or divorcing employee who, under a qualified medical child support order, has a right to enroll under the employer’s group health plan. The term “child” does not include the spouse of an eligible child. Under the Patient Protection and Affordable Care Act and the Health Coverage and the Education Reconciliation Act, a child does not include an individual who is eligible for other employer sponsored coverage if the group health plan is grandfathered plan beginning for plan years before January 1, 2015.

“Health Insurance Benefits” are defined as medical, hospitalization and prescription drug benefits available to active full-time employees and their dependents of the City and provided by the City of Orangeburg and administered by insurance providers under contract with the City.

“HSA” is defined as a Health Savings Account or a type of savings account that lets you set aside money on a pre-tax basis to pay for qualified medical expenses.

“PPO” is defined as the non-High Deductible Health Plan.

“HSA” plan is the 2024 Preferred Blue High Deductible Health Plan administered by BlueCross BlueShield of South Carolina.

“PPO” plan is the 2024 Preferred Blue Plan administered by BlueCross BlueShield of South Carolina.

“TERI” is defined as the Teacher and Employee Incentive Program administered by the South Carolina Retirement System.

**Active Employees**

**Active Full Time Employees**

The City of Orangeburg (hereinafter referred to as “City”) will provide medical, hospitalization, prescription drug, dental and vision insurance and (\$15,000) term life insurance to active full-time employees (as defined within the Personnel Handbook) with 100% of the premiums paid by the City. The insurance is offered through providers chosen by the City. New full time employees are eligible to be covered at the beginning of the month following 30 days of continuous employment. Terminated employees are only covered until their last day of employment. Councilmembers, City Administrator, Manager of the Department of Public Utilities, and the City Attorney are considered active full-time employees for purposes of qualifying for health insurance benefits.

**Dependents of Active Full Time Employees**

Dependents, as defined by the insurance providers, are eligible for dependent Health Insurance Benefits, with the City contributing up to the following dollar amounts towards the premium costs and the employee paying all additional costs and premiums, including any future increases:

\$ 276.93 per month for spouse coverage for the BCBS PPO plan  
\$ 241.00 per month for spouse coverage for the BCBS HSA plan  
\$ 191.81 per month for children coverage for the BCBS PPO plan  
\$ 166.90 per month for children coverage for the BCBS HSA plan  
\$ 383.02 per month for family coverage for the BCBS PPO plan  
\$ 333.26 per month for family coverage for the BCBS HSA plan

The above City contributions to the dependent portion of the premium are capped as of January 1, 2013.

Dependent Dental, Vision and Companion Term Life (\$5,000) insurance may be obtained with the employee paying 100% of the premium cost. Dependents of new employees are eligible to be covered at the beginning of the month following 30 days of continuous employment of the employee. Dental and Vision for dependents of terminated employees are only covered until their last day of employment of the employee. Dependent premiums for Dental, Vision and Companion Term Life Insurance (\$5,000) are as follows:

Dental:

\$ 35.00 per month for spouse coverage for the Dental plan  
\$ 45.00 per month for children coverage for the Dental plan  
\$ 81.00 per month for family coverage for the Dental plan

Vision:

\$ 10.00 per month for spouse coverage for the Vision plan  
\$ 12.00 per month for children coverage for the Vision plan  
\$ 20.00 per month for family coverage for the Vision plan

Companion Term Life Insurance (\$5,000):

\$ 1.00 per month for any number of dependents covered under the Companion Term Life Insurance

Dependents of current active full-time employees are eligible to be added or dropped during the City's annual enrollment period or as defined by law. All dependent coverage will be subject to the then terms and conditions of the City's benefit package being offered to dependents and the terms and conditions of the insurance policy or policies of the then insurance provider.

Employees who select medical coverage under the BlueCross BlueShield HSA plan will forfeit all other benefits referred to herein, but will receive the following amounts deposited each payroll period into their Health Saving Account (hereinafter referred to as "HSA" account).

\$1,800 annualize for active full-time employee coverage only  
\$2,160 annualized for active full-time employee and spouse coverage  
\$2,100 annualized for active full-time employee and children coverage  
\$2,220 annualized for active full-time employee and family coverage

Spouses of active full-time employees who are eligible for Health Insurance Benefits and/or Dental, Vision and Term Life with their employer(s), regardless of coverage limits or conditions, must select and obtain coverage under their employer's plan or plans before they can become eligible for coverage under any City plan which, if selected, will be secondary insurance.

Effective January 1, 2016, all employees and dependents over the age of 2 years which are covered by one the City's Health Insurance Benefits Plans will be entitled to use the employee clinic (if operational). All covered members who elect to use the clinic must conduct an initial health risk assessment. There is no charge for members covered by the BCBS PPO Plan. There is a required co-pay for members covered by the BCBS HSA Plan for non-preventative services as required by law.

Effective January 1, 2016 and thereafter; employees or any dependent of an employee covered by the City's Health Insurance Benefits who uses tobacco products shall be subject to a surcharge of \$50 per employee per month. An employee will be subject to this surcharge for the full calendar year if they or their dependent is a tobacco user during any part of the year. The employee is subject to repay the employer for this surcharge if they willfully disregard this rule or fail to properly notify employer.

Effective January 1, 2023 and thereafter; plan participants over the age of 18 and who are covered by the City's Health Insurance Benefits shall be required to participate in the City's wellness plan which requires the participant to undergo an annual Health Risk Assessment administered by a provider with whom the City contracts or the equivalent of same by participant's primary care provider, within the plan year. Plan participants over the age of 18 who fail to undergo a Health Risk Assessment shall be charged a \$50 per month surcharge in addition to the plan premium.

Effective January 1, 2017 and thereafter; active full-time employees covered by the City's Health Insurance Benefits shall be eligible for a City paid subsidy of \$5 per month for individual monthly dues and \$10 per month for family dues participation at the Orangeburg YMCA. Employees must agree to pay the YMCA dues through payroll deduction at the time of open enrollment and must maintain membership for the full calendar year.

Effective January 1, 2023 and thereafter; dental plan participants over the age of 18 and who are covered by the City's Health Insurance Benefits shall be required to participate in the City's wellness plan which requires the participant to undergo an annual dental assessment administered by a provider with whom the City contracts or the equivalent of same by participant's primary care provider, within the plan year. Plan participants over the age of 18 who fail to undergo a Health Risk Assessment shall be charged a \$50 per month surcharge in addition to the plan premium.

### **Eligibility for Post-Employment Benefits**

#### **Present Active Full Time Employees last hired prior to June 1, 1993**

These employees may be eligible for the continuation of Health Insurance Benefits and Dental and Vision insurance coverage if they meet one of the following:

- a. The employee has 15 years employment with the City and is over age 65.
- b. The employee has 20 years employment with the City and is over age 60.
- c. The employee has 25 years employment with the City.
- d. The employee has 25 years employment with the City Department of Public Safety.
- e. The employee has 28 years of service under the SC Retirement System; with at least 15 years of continuous employment with the City.
- f. The employee has 25 years of service under the SC Police Retirement System; with at least 15 years of continuous employment with the City.

#### **Present Active Full Time Employees last hired on or after June 1, 1993 and before January 1, 2010**

These employees may retire with the City and be eligible for continuation of Health Insurance Benefits and Dental and Vision if an employee meets the following condition.

- a. The employee works 25 years for the City.

#### **State of South Carolina TERI Retirement Program**

Years of employment with the City while participating in the TERI program are included in employee tenure calculation for Post-Employment Benefits eligibility.

#### **Active Full Time Employees Retired under the SC Retirement System or SC Police Retirement System**

Total years of City employment of an active full-time employee who has retired under either the SC Retirement System or the SC Police Retirement System are included in employee tenure calculation for Post-Employment Benefits eligibility.

### **Retirees with Post-Employment Benefits**

#### **Retiree Insurance**

The following benefits are not available to retirees who during employment with the City, ever made an election to the HSA Plan. The City will pay the entire cost of a retired employee's Health Insurance Benefits being provided active full-time employees of the City once the retired employee reaches the age of 60 and until the employee reaches the age of 65. Prior to reaching the age of 60, the employee must pay the full premium and cost of his or her Health Insurance Benefits being provided as an active full-time employee of the City. Retirees of the City will be allowed to participate in Dental and Vision insurance of the City if permitted by the insurance provider and provided the retired employee pays the full premium and cost of coverage.

Retirees over the age of 65 and/or their spouses over the age of 65 are eligible to receive any enhanced Medicare or Medicare supplemental plan being provided by the City. The City will pay up to \$100 per month towards an HRA for the retiree to be used for insurance coverage and/or for HRA approved medical expenses for the Retiree and /or spouse. The above City contributions are capped as of January 1, 2013. The City contribution of \$100 per month ends upon the death of the retired employee, however, the spouse may elect to remain on the enhanced Medicare or Medicare supplemental plan being provided by the City with the spouse responsible for paying the entire cost thereof.

The Retirees under the age of 65 are also eligible for the continuation of Health Insurance Benefits and Dental and Vision for dependents. The retiree will be responsible for the entire cost of the Health Insurance Benefits dependent coverage and the entire cost of the Dental and Vision retiree and dependent



coverage. Once the retiree attains the age of 65 years, the retiree may continue Dental and Vision coverage for both the retiree and dependents, but must pay the entire cost of any such coverage.

A Retiree must elect coverage at the time of retirement. Failure to make an election for available retiree, spouse or dependent coverage upon retirement shall constitute a waiver and forfeiture of all retiree Health Insurance Benefits, including Dental and Vision insurance provided by the City.

Retirees (excluding TERI employees) returning to full time employment with the City will be required to pay fifty (50) percent of premiums for employee coverage of Health Insurance Benefits, dental and vision insurance regardless of age of employee or other terms previously expressed in this paragraph.

#### Spouses of Deceased Retirees

Spouses of deceased retirees, who are receiving Group PPO Health Insurance Benefits from the City at the death of a retiree, may continue the insurance coverage then in existence, and shall continue up to the age of 65 and shall pay the required premium while covered.

#### Retirees with No Post-Employments Benefits

##### Employees hired on or after January 1, 2010

These employees upon retirement or termination will not be provided and may not continue any benefits referred to herein, including without limitation, Health Insurance Benefits, and Dental, Vision and Term Life.

##### Election to HSA Plans

Current active full-time employees who elect to be covered under a City's HSA medical insurance coverage waive any future rights to be eligible for any benefits referred to herein, including without limitation, Health Insurance Benefits and Dental, Vision and Term Life upon termination of or retirement from employment. However, an employee may return to coverage under the standard PPO plan, however all post-employment benefits remain forfeited and shall not be reinstated.

#### Spouse & Dependents, over 65, of Active Full Time Employees, Who Would Qualify as a Dependent

Spouse and Dependents, over the age of 65, of active full-time employees are eligible for the standard dependent PPO insurance plan or the Medicare Advantage Plus plan. Spouses and dependents shall be subject to the same restriction for spouse eligibility referred to above if coverage is available at their place of work.

#### Active Full Time Employees on FMLA Leave or Long-Term Disability

The City will continue to pay the monthly health and dental insurance cost of an employee who is placed on long-term disability or Family Medical Leave for a period of three (3) months following the last month worked. Upon expiration of three (3) month the employee has the option of continuing health and/or dental coverage (COBRA) at his own expense for a period of 18 months or up to 29 months (if totally disabled as defined by the Social Security Administration). COBRA coverage ceases once the employee becomes eligible for Medicare or Medicaid.

Dependent medical, dental, vision and life insurance shall remain in force on dependents for a period of up to three (3) months starting with the month following the last month worked by the employee. The City will continue to pay the same portion of the dependent coverage in effect while the employee was an active full-time employee of the City. The employee will continue to pay his portion of the premium for dependent coverage. Dependents will have the same option as an employee of continuing coverage under COBRA after this three-month period.

The employee or dependent must make arrangements for the payment of the employee's portion of the health insurance benefits premiums for the three-month period to be paid weekly, semi-monthly, or monthly.

- If COBRA is elected after this three-month period, employee will make full premium payments the first of each month, payable to the City.



**A RESOLUTION ACCEPTING A PROPOSAL FOR THE DESIGN AND CONSTRUCTION OF THE GATEWAY PROJECT; AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTRACT RELATED TO THE SAME; AND PROVIDING OTHER RELATED MATTERS.**

BE IT RESOLVED by the City Council, as the governing body of the City of Orangeburg, South Carolina ("Council"), that the City Administrator ("Adminsitrator"), acting on behalf of and for the benefit of the City, is authorized to accept a proposal for the design and construction of the Gateway Project, execute and deliver a contract, and take other actions, as provided below.

**Section 1. Findings**

(a) The City (i) intends to design and construct the Gateway Project on and about the intersection of Magnolia Street and Chestnut Street, Orangeburg, with funding previously authorized by the City Council from ARPA sources and state grant proceeds, and (ii) ratifies the Administrator's delivering, through normal procurements methods, a Request for Proposals on the City's behalf to consummate the work to be performed, a copy of which is attached as Exhibit A.

(b) It is in the best interest of the City to move forward with the project as provided in this Resolution.

**Section 2. Acceptance of Bid; Delegation of Authority.** In response to the Request for Proposals, the City received three bids for the Gateway Project, a copy of each of which is attached, collectively, as Exhibit B. After reviewing the bids in conjunction with the evaluation criteria set out in the Request for Proposals, specifically Section 4.0, the City accepts the bid of Mashburn Construction Company, Inc./Studio 2LR, Inc., a copy of which is attached as Exhibit C.

The City authorizes (a) the Gateway Project and (b) the Administrator to determine all items related to the same, except as specifically limited by previously authorized funding and/or this Resolution. Each document related to the work to be performed, shall be executed in the name of the City with the manual or facsimile signature of the Administrator and may be attested, as and if necessary, by the manual or facsimile signature of the City Clerk.

**Section 3. Authorization to Execute.** The Council authorizes the Administrator and City Clerk to execute whatever documents, including a contract, as may be necessary to effect this Resolution's intent.

**Section 4. General Repealer.** All orders, resolutions, and parts thereof in conflict herewith are to the extent of that conflict hereby repealed. This Resolution shall take effect and be in full force upon adoption by the Council.

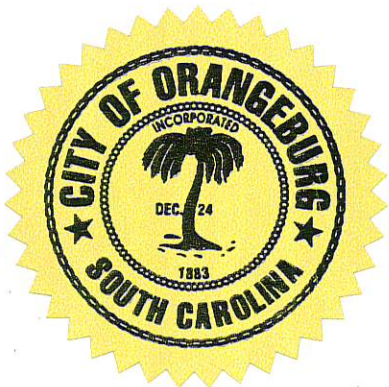
ADOPTED BY the City Council on December 5, 2023.

Mayor

Michael C. Butch

Members of Council

[Signature]  
Richard F. Stovner  
[Signature]  
[Signature]  
[Signature]



Attest: Linda McDaniel  
City Clerk

**EXHIBIT A**  
**REQUEST FOR PROPOSALS**  
[SEE 12 PAGES, ATTACHED]



**CITY OF ORANGEBURG  
STATE OF SOUTH CAROLINA**

**REQUEST FOR PROPOSALS  
ORANGEBURG GATEWAY PROJECT**



**CITY OF ORANGEBURG  
STATE OF SOUTH CAROLINA  
REQUEST FOR PROPOSALS**

All qualified vendors are invited to submit proposals to the City of Orangeburg for the following:

**Orangeburg Gateway Project  
Proposal Submission Deadline:  
[3:00PM EST October 11, 2023]**

**Proposal Submissions:** Email proposals to [sidney.evering@orangeburg.sc.us](mailto:sidney.evering@orangeburg.sc.us)

Mailed or hand delivered proposals shall be enclosed in a sealed envelope marked “Proposal for Orangeburg Gateway Project” and mailed or delivered to:

City of Orangeburg  
979 Middleton Street  
Orangeburg, SC 29115  
Attn: Mr. Sidney Evering II, City Administrator

**Questions/Clarifications:** Email questions to:  
[sidney.evering@orangeburg.sc.us](mailto:sidney.evering@orangeburg.sc.us)

**Deadline for Questions  
and/or Clarifications:** **12:00PM EST October 6, 2023**

All revisions to this Request for Proposal (RFP) will be issued as an addendum. All addenda, additional communications, and responses to questions pertaining to this RFP will be posted on the City of Orangeburg website at: <https://www.orangeburg.sc.us/rfqs-rfps>.

Proposals submitted after the specified time and date will not be accepted. Proposers are responsible for ensuring their proposals arrive on time. Facsimile proposals will not be accepted.

## LICENSED CONTRACTOR FOR ORANGEBURG GATEWAY PROJECT REQUEST FOR PROPOSAL

### 1.0 Introduction

The City of Orangeburg is seeking proposals from qualified contractors for a landscaping project in Orangeburg, SC.

Please see Exhibit A for conceptual renderings of the project. The concept renderings are illustrative for visioning purposes only and require a reconciliation phase to conform with the City's specified construction budget. The Design-build firm should, as part of their proposal to the City to meet their budget, propose cost saving measures that are in-line with the current design intent. This may include any modifications proposed in some graphic form as part of their RFP response. These proposals will be considered, along with financial and other considerations, as part of the award process by the City.

Collaborative Architecture Laboratory ("CAL"), the architectural firm the City engaged to create the Project's conceptual renderings, will be available to review these proposals and provide a recommendation regarding design intent. After the contract award, CAL will participate in 2-4 workshops with the selected design-build firm to help establish a refined approach that maintains design intent and complies with the budget.

After this Reconciled Concept Design phase, CAL will engage in artistic review of the design development by the architect/engineer of record for adherence to the design intent only and shall be consulted during the design-build process for any major changes to the design that will alter the architectural character of the Project."

The purpose of this RFP is to invite interested contractors to submit their proposals outlining their qualifications, experience, and proposed approach to complete the project.

### 1.1 Project Background

The landscaping project aims to transform Orangeburg Gateway Project ("Project") into an aesthetically pleasing and functional outdoor space. The Project includes, but is not limited to, the following:

- Site analysis and design development.
- Landscape construction, including hardscape and softscape elements.
- Installation of irrigation systems, lighting, and other necessary utilities.
- Plant selection and installation.
- Site cleanup and maintenance plan.

## 1.2 Tentative Project Schedule

Item	Date
Issuance and publication of RFP	September 18, 2023
RFP Submittal Deadline	October 11, 2023
Tentative Project Start Date	November 1, 2023
Project Delivery	Q1 2024

## 2.0 Scope of Services

The selected vendor shall be responsible for coordinating work with all subcontractors. The selected vendor (including subcontractors) shall comply and adhere to all safety regulations and requirements. The scope of work includes, but is not limited to, the following items:

1. Equipment list and specifications, final construction plan, rendered site plan, perspectives, and costs.
2. Obtaining all certificates, licenses, and permits
3. Construction
  - a) The selected vendor shall be responsible for all aspects of the Project, including site preparation.
  - b) The selected vendor shall be responsible for ensuring the Project is compliant with all codes and regulations.
4. Post Construction
  - a) The selected vendor shall provide a written warranty for all equipment and services provided.

The selected vendor shall provide a recommended preventive maintenance plan for the entire Project.

## 3. RFP Requirements and Submittal

The Proposer responses must include all the information requested in the RFP. The City reserves the right to accept or reject all proposals as the interest of the City may require and waive any formalities in the request for proposals and to award the contract in whole or in part to the most qualified responder.

The City assumes no responsibility and no liability for costs incurred by proposers responding to this RFP.

Submit proposals on 8 ½” x11” paper with 12-point font (minimum). Electronic proposals should be submitted as a PDF. Proposals should incorporate the following:

1. Cover Letter and Company Overview
2. Experience, Qualifications, and References
  - a) Provide qualifications and relevant experience of the project team members (including subcontractors).

- b) Description of three (3) previous projects related to the services requested in this RFP within the last 10 years.
  - c) Provide three (3) references.
3. Project Approach and Schedule
- a) Provide a description of the project approach for meeting the Scope of Services.
  - b) Proposed schedule indicating project milestones, deliverables, and overall time for completion.
  - c) Availability of the project team and resources to successfully complete the project in a timely manner.
  - d) Estimated labor hours for team members and subcontractors.
4. Cost Proposal.
5. Estimated labor hours for team members and subcontractors.
6. An itemized schedule of all expenses, including labor and direct expenses.
7. A maximum budget amount inclusive of all fees and expenses.
5. Warranty and Maintenance
- a) Describe Warranty for work and any maintenance services provided post-project completion.
6. Health & Safety
- a) Approach to maintaining a safe working environment and complying with relevant health and safety regulations.

All materials not clearly labeled confidential shall become property of the City and will be considered public documents.

#### **4.0 Evaluation Criteria**

The City will review all submitted proposals that comply with the requirements contained in the RFP. The criteria by which the RFP will be evaluated include:

- 1. Contractor's qualifications and experience.
- 2. Proposed approach and methodology.
- 3. Demonstrated ability to meet project requirements within the specified timeline and budget.
- 4. Cost-effectiveness and value for money.
- 5. Past performance and client references.
- 6. Compliance with health and safety regulations.

After initial evaluation, the City may determine which, if any, Proposers will be interviewed. If the City elects to interview Proposers, during the interviews, the selected respondents will be given the opportunity to discuss their proposal, qualifications, experience, and their fee proposal in more detail. The City reserves the right to interview the key personnel assigned to the Project.

All Proposals submitted may be subject to clarifications and further negotiation. All agreements resulting from negotiations that differ from what is represented within the RFP or in the proposal shall be documented and included as part of the final contract.



The determination of the successful vendor will be based on various criteria, including, but not limited to, qualifications and experience, price and evaluation factors set forth in the RFP.

## **5.0 General Comments or Clarifications**

Any cost incurred by respondents in preparing or responding to this RFP shall be the respondent's sole responsibility. All responses, inquiries or correspondence relating to this RFP will become the property of the City of Orangeburg when received (subject to Section IX - Confidentiality of Documents).

City of Orangeburg has sole discretion and reserves the right to reject all responses received with respect to this RFP and to cancel the RFP process at any time prior to entering into a formal agreement.

The City reserves the right to request additional information or clarification of information provided in the response without changing the terms of the RFP. In the event a contract cannot be negotiated with the best qualified firm the City reserves the right to terminate negotiations with that firm and initiate negotiations with the next best qualified firm.

The City of Orangeburg is an Equal Opportunity Employer.

**EXHIBIT A – SITE CONCEPTS**



*Design images are provided courtesy of Collaborative Architecture Laboratory (“CAL”). The reproduction or use of the images without the expressed permission of CAL is strictly prohibited. CAL exclusively retains all rights in the design, intellectual property, and all copyright in all documents prepared by CAL. The client and the local professionals shall not alter, modify, vary, interpret, or further develop the preliminary or final project design or any other idea presented by CAL without prior written authorization by CAL.*



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**EXHIBIT B**  
**PROPOSALS**  
[SEE 93 PAGES, ATTACHED]

# EDGED PROPOSAL



4112 Main ST  
Unit C Loris SC 29569

843-756-9800

[WWW.EDGE LANDSCAPE AND CONSTRUCTION.COM](http://WWW.EDGE LANDSCAPE AND CONSTRUCTION.COM)

The Proposal of Edge Landscape & Construction LLC  
For the  
City of Orangeburg Gateway Project.

#### Company Overview:

Edge Landscape & Construction is based out of the Myrtle Beach area and has specialized in Landscape-Construction related projects for many years. We are a fully Licensed, Bonded, and Insured Landscape Contracting firm. We hold a SC General Grading Contractors License as well as SC General Building Contractors License. Alston Edge, President/Commercial Project Manager specializes in coordinating and overseeing projects similar to the proposed Gateway Project. Alston has managed projects for The SC Commission for the Blind (Columbia Campus – State Agency,) City of North Myrtle Beach, Town of Cameron, and numerous developers, and property management companies within the state. We are equipped with some of the best Hardscape, Landscape, Irrigation, and Carpentry Crews within the state to successfully complete projects such as the City of Orangeburg Gateway Project. We complete most of our work within our company. All excavating, grading, hardscape, carpentry, vertical construction, concrete, irrigation, low-voltage lighting, and landscaping is completed in-house to ensure that the highest quality of work is provided to the owner. We have an established and trusted group of Subcontractors we use for Electrical, Plumbing, and Asphalt Paving that carry the appropriate Licenses, bonding and insurance. We utilize the best industry standards in all aspects of what we do. Equipped with some of the best machines, tools, and employees in the industry we aim to provide top quality service with unmatched customer service to all our clients.



## Qualifications & Experience:

As stated, we carry both a SC General Building Contractors License as Well as a SC Grading Contractors License. Our team has been appropriately trained and specializes in all the tasks that they do, including our Subcontractors. Specializing in projects such as this we know what it takes to design and build projects of this nature.

Our most recent project which is set to complete by November of 2023 is for the SC Commission for the blind. We have conducted a complete rehabilitation of the Columbia Campus exterior amenities. This campus was in dire need of upgrades. To date we have removed several thousand square feet of damaged and deteriorated sidewalks, replaced with new concrete and pavers, installed new Pergola and Pavilion structures, correct existing grade issues to allow for positive drainage, a complete rehabilitation of the existing irrigation system, completely new landscape installation, and added several ADA compliant features to the campus to better facilitate their consumers.

In 2022 we completed construction of a new park for the Town of Cameron. The town requested bids from qualified design-build firms for the construction of a park within the town limits. We completed the design in house and successfully delivered the project with the contracted timeframe. This project included concrete and paver sidewalks and seating areas, the installation of commercial picnic tables and benches as well as a full site lighting package, low-voltage lighting, landscaping, and irrigation.

In 2020 we completed the construction of a new City Gateway Sign for the City of North Myrtle Beach. This project consisted of installing one of the largest digital signs in the region on a large brick monument structure. This project contained intricate foundation and brick work that only the best of skilled tradesman could complete. We installed all new irrigation, lighting, and landscaping to the entire property to add the finishing touch.

In 2019 our team contracted with Palmetto Harbor POA of the North Myrtle Beach area to conduct a complete overhaul of the amenities of the community. Demolition of the existing entrance feature, all new site lighting, construction of a new paver and concrete common area, a full landscape renovation, and new community fencing was installed to revive the neighborhoods appearance.

## Project Approach & Timeline:

Upon execution of a contract with the City of Orangeburg Edge Landscape & Construction would immediately engage the architect and engineers for the design process. Upon completion of the design process and review and acceptance of the final plans by the owner Edge Landscape & Construction will move forward with permitting the project with SCDOT and all other local, and state agencies. Once permits have been received, we would first establish a safe and clean job site by installing temporary construction fencing to the entire job site and placing the appropriate erosion and sediment control measures (1 week.) Demolition of the existing conditions would start first, once all existing conditions are removed grading and storm drain installation services would commence (3 Weeks.) After Grading & Storm Drain

improvements all high voltage electrical improvements will be installed as well as the necessary sleeving and piping for all irrigation and electrical work (1 Week.) Once this is complete the team will proceed with the construction of the foundations for structures and the hardscape installation (4 Weeks.) After the foundation and hardscape elements are complete, the installation of all structures will commence including the pergola as shown, fencing, water feature, and welcome column (4 Weeks.) The final project steps will include paving of the proposed parking area, irrigation, and landscape (3 Weeks.) This is to serve as a preliminary schedule and actual times may vary. Due to Covid-19 many manufactured products are still facing significant lead times to acquire. Permitting will also be applied for as quickly as possible as several state agencies are overwhelmed with applications. We will work diligently with the city of Orangeburg to deliver this project in a quality and timely manner. Due to the current market conditions this project will be a 6-month project from execution of the agreement to completing the punch list. Our team will be on site a minimum of 5 days per week to complete the proposed project. Our project manager Alston Edge will be always available during the duration of the project by phone and email and can be available for onsite meetings within 24-hour notice by request. Alston also will engage in Bi-weekly or Monthly meetings with the City or Orangeburg to discuss construction progress, and any issues that may arise. Our Landscape Architect and Engineers will also be readily available via phone or email to the Contractor and Owner for any clarifications or modifications that may arise.

#### Warranty & Maintenance:

A 1 Year warranty of all workmanship will be given after all construction is complete. All materials will carry the manufacturer's warranty. Edge Landscape & Construction will provide a maintenance schedule and conduct an on-site meeting with City personnel to review the features installed and how to service and maintain all aspects of the installation.

#### Health & Safety:

As stated, Edge Landscape & Construction will provide temporary construction fencing to the entire project site and necessary construction area warning signs. All employees will utilize high visibility vest and cones while working within the right of ways. All traffic control measures will be in place while engaging in work within the right of way as well. Silt fencing and erosion control measures will be installed immediately upon commencement to prevent any storm water contamination to city, county, or state-owned drainage systems. Prior to any excavation SC 811 is contacted to locate all underground utilities and all operators will be aware of any utility presence prior to starting any excavation. Portable sanitary facilities will be always furnished to the property while construction is taking place and will be regularly serviced.

#### Scope of Work & Budget:

Design-build projects have many variables, we aim to look beyond the scope of work to discover any potential budget hindering issues prior to commencement. Our proposal is a

maximum budget figure for all scopes of work and features as seen and described within the RFP document provided. We will work diligently with the owner to bring any cost saving measures, and value engineered proposals to the table to provide the owner the best finished product for the best value within budget. Pricing stated with in the cost estimate is for "Turnkey" Services. Below, is a detail list of what has been included in the proposed budget.

- Architectural and Engineered Plans
- Permitting
- Demolition to existing conditions (existing asphalt, excavation of base material,)
- Silt Fence and Erosion Control
- Excavation and Grading of imported fill
- Storm Drain Systems Construction
- Construction of all Paver and Asphalt Hardscape Features as shown.
- Construction of Pergola Feature and Welcome Monument
- Construction of Water Feature/Splash Pad
- Construction of Privacy Fencing
- Installation of all Electrical and Site Lighting
- Installation of all Irrigation Systems
- Installation of all Landscape Features to include, plantings, mulch, and sod.
- Installation of all Signage and Lettering.
- Final Site Cleaning, Pressure Washing
- Mobilization
- Contractor Management

Please see the attached itemized budget/estimate for review.

In closing, we at Edge Landscape & Construction would like to thank the City of Orangeburg for the opportunity to bid this project. If you should have any questions, please reach out to us at 843-756-9800.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alston Edge', written in a cursive style.

Alston Edge  
President

## Edge Landscape & Construction LLC

1196 Cleveland Drive

Conway, SC 29526 US

+1 8437569800

alstonedge@yahoo.com

www.edgelandscapeandconstruction.

com



## Estimate

### ADDRESS

City of Orangeburg

979 Middleton ST

Orangeburg, SC 29115

ESTIMATE # 2197

DATE 10/17/2023

EXPIRATION 01/17/2024

DATE

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ACTIVITY	QTY	RATE	AMOUNT
<b>Architectural Design</b> Landscape Architect design, consulting, management fee	1	18,650.00	18,650.00
<b>Engineered Design</b> Engineer design, consulting, management fee. Includes construction survey and staking	1	15,420.00	15,420.00
<b>Permitting</b> Encroachment permit, Land Disturbance Permit, Building Permit, Electrical Permit, Grading & Demolition Permit.	1	7,650.00	7,650.00
<b>Demolition Services</b> Demolition to existing conditions that are to be removed. Preserve existing site conditions that are to remain. Erosion and Sediment Control Included. Pricing includes disposal and hauling.	1	26,300.00	26,300.00
<b>Grading &amp; Site Services</b> Grading of existing soils and imported fill to shape the finished landscape and set specified grades for pavement, hardscape, and landscaped areas. Includes materials & labor.	1	25,310.00	25,310.00
<b>Drainage Installation</b> Installation of applicable	1	16,830.00	16,830.00



ACTIVITY	QTY	RATE	AMOUNT
drainage systems per engineered plans. Includes materials & labor.			
<b>Construction Services</b> Construction of foundations for structures including Pergola Feature, Foundation for Welcome Monument and Base. Construction and installation of Manufactured Aluminum Pergola Approx. 12'x75' and Construction of Manufactured Welcome Monument to be approx. 25' tall. Construction of approx. 200 LF of 6' Trex Privacy fencing included. Pricing includes all materials, labor, hardware, foundations, and finishing.	1	271,760.00	271,760.00
<b>Hardscape Services</b> Construction of hardscape features, walkways, retaining walls. and concrete paver or formed concrete flatwork. Includes materials & labor. Tremron Plank Pavers to be utilized for all hardscape flat work. Belgard Diamond Pro Wall block to be utilized as retaining wall block for Welcome monument base and to establish elevation changes in paver walkway areas. Approx. 9000 SQFT of pedestrian walk space to be installed. All pedestrian walk spaces to be constructed over 6" of compacted ABC.	1	232,610.00	232,610.00
<b>Construction Services</b> Construction of parking areas to include aggregate base course, asphalt paving, pavement markings and ADA signage. Includes materials & labor. Approx. 3800 SQFT of parking space to be installed.	1	72,470.00	72,470.00
<b>Electrical Services</b> Electrical services for power supply, hardscape lighting, and site lighting. Includes materials & labor.	1	38,920.00	38,920.00
<b>Sales</b> Integrated water feature / splash pad to welcome monument base/foundation.	1	74,630.00	74,630.00



ACTIVITY	QTY	RATE	AMOUNT
Includes materials & labor, 5 jets to be installed. Includes construction of equipment pad and fenced enclosure for splash pad equipment.			
<b>Irrigation System Installation</b> Installation of irrigation sleeving, irrigation systems, controllers. Includes materials & labor.	1	17,650.00	17,650.00
<b>Landscape Services</b> Installation of all landscape features per applicable plans. Plant material, mulching, sodding, and fine grading to be included. Includes materials & labor.	1	58,830.00	58,830.00
<b>Signage</b> Signage and Lettering for Gateway Feature	1	49,210.00	49,210.00
<b>Project Security, Safety, Facilities</b> Temporary construction fencing, signage, restroom facilities, traffic control	1	17,620.00	17,620.00
<b>Management &amp; Overhead</b> EL&C Management & Overhead Fee	1	103,280.00	103,280.00
<b>Mobilization</b> Mobilization	1	12,370.00	12,370.00
<b>Bonding</b> Performance & Payment Bonding if applicable. 2% of Contract Total.	1	21,314.70	21,314.70
<b>Alternate #1</b> Upgrade cost for Plank Pavers to installed in place of asphalt parking area. Price is in addition to Asphalt Scope listed above. (Includes additional bonding.)	1	17,834.64	17,834.64

It is understood that this estimate shall serve for budgetary purposes only. Actual costs shall vary and are contingent upon review and final pricing of the final architectural and engineered plans.

TOTAL

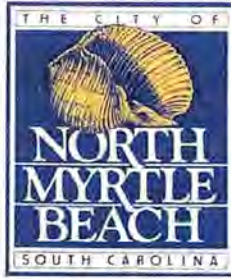
**\$1,098,659.34**

Accepted By



Accepted Date

10/17/2023



L. Suzanne Pritchard  
City of North Myrtle Beach  
1018 2<sup>nd</sup> Ave S  
North Myrtle Beach, SC 29582

October 5, 2023

To Whom It May Concern:

I am writing this letter to provide a strong and enthusiastic recommendation for Edge Contracting, LLC, who has consistently demonstrated exceptional abilities and dedication to delivering high-quality construction services to our City. Alston Edge has been a valued partner for our City projects for over five years and has worked with us on a range of projects, including our new Main Street Events Sign, beautification projects throughout the City, and our new City gateway projects. Throughout this partnership, he has exhibited the utmost professionalism, expertise, and integrity.

One of the most notable qualities of Alston Edge is his unwavering commitment to quality and safety. He adheres to the highest industry standards, ensuring that all projects are executed with the utmost care and precision. His attention to detail and his ability to identify and address potential issues before they become problems has been instrumental in our projects' success. In addition to his technical expertise, Alston Edge has regularly shown excellent project management skills. He has a track record of completing projects on time and within budget, which is a testament to his meticulous planning, organization, and communication skills. Moreover, Alston Edge and his team have always been responsive and accessible, which has facilitated open and constructive communication.

In summary, I have the utmost confidence in recommending Edge Contracting, LLC, for any construction project. Their team's expertise, commitment to quality, and dedication to our community's well-being make them a reliable and valuable partner. I am confident that Alston Edge will continue to excel in his field and contribute positively to any endeavor he undertakes.

If you have any questions or need further information, please do not hesitate to reach out to me at [lspritchard@nmb.us](mailto:lspritchard@nmb.us) or 843-280-5572.

Sincerely Yours,

L. Suzanne Pritchard, PLA, AICP, CFM  
LEED AP BD+C · ISA Certified Arborist® License SO-7155A  
Senior Planner/Urban Designer  
CITY OF NORTH MYRTLE BEACH  
Planning & Development



## Chancel Construction, Inc.

---

10-15-23

To: Whom It may concern

Re: - Letter of Recommendation

To whom It may concern,

It is my privilege and honor to write this letter of recommendation for Edge Landscape & Construction based on their past work history with Chancel Construction Inc. Edge Landscape & Construction completed their first project with Chancel Construction in the Fall of 2018. Since then, Edge has become one of my companies go to Landscape Contractors and they have performed the majority of our landscape related projects since then. Alston is a great communicator and is known within Chancel Construction as someone who does what he says and will be at the job when he says he will be there. These communication skills along with Alston's attention to providing quality work puts his company at a level above most other Landscape Contractors.

I can confidently say that Edge Landscape & Construction is an asset to any construction project that is fortunate enough to have him as a contractor.

Sincerely,

Joseph A Holmes Jr

Project Manager

843-997-5018

Joseph@chancelconstruction.com





10/12/2023

To: Whom it may concern  
From: Mr. David Summers  
Mayor - Town of Cameron  
Re: Letter of Recommendation

To whom it may concern,

I am writing this letter of recommendation for Edge Landscape & Construction, LLC based on their recent partnership with the Town of Cameron to design and construct a pocket park in our downtown area.

Alston and his team were great to work with from the proposal submission, all the way through project completion. Alston was able to design a park that met our community's needs as well as meeting our budget (just over \$90,000). He and his team were very professional during the construction process, and they made the safety of our residents and local neighboring businesses a top priority. His workmanship was of high quality, and he met our agreed upon schedule. He also coordinated with utility companies for water and power services to the park.

I can with confidence recommend Edge Landscape & Construction, LLC for future projects and we hope to have the chance to work together again in the future.

If there is anything we can do to assist further, feel free to reach out.

Respectfully,

*David W. Summers Jr.*

Mr. David Summers

Mayor - Town of Cameron

# **MASHBURN PROPOSAL**





*Request for Proposal*

# City of Orangeburg

# Orangeburg Gateway Project

October 11, 2023





October 11, 2023

City of Orangeburg  
979 Middleton Street  
Orangeburg, SC 29115  
Attn.: Mr. Sidney Evering II, City Administrator

**RE: Request For Proposals - Orangeburg Gateway Project**

Dear Sidney,

Please allow this letter to serve as our formal indication of interest for the Orangeburg Gateway Project. We are presenting our design-build team to include the following partners:

- Mashburn Construction, general contractor
- Studio2LR, designer
- W.K. Dickson, engineer
- Grimball Cotterill, landscape architect

Our well-rounded partnership has worked to develop some budget goals and a preliminary schedule for the Gateway Project, based on our current level of knowledge of the scope. As some elements are currently undefined, we are prepared to work in collaboration with the City of Orangeburg to further develop more detailed plans and pricing. We will also participate in meetings with CAL to ensure we are working towards the desired design intentions for the most impactful and efficient project for the community. Furthermore, we would be willing to aim to accelerate the schedule for this project given that the City can assist in pushing early testing and design items along.

Thank you for the opportunity to present these qualifications, and we look forward to discussing the project with you further. If you have any questions, please feel free to call me at (803) 513-3211.

Sincerely,

**MASHBURN CONSTRUCTION COMPANY, INC.**

Lee Mashburn  
President

**STUDIO 2LR**

Wes Lyles  
President

**COLUMBIA**

1820 Sumter Street (29201)  
Post Office Box 2466  
Columbia, SC 29202-2466  
803-400-1000 | 803-400-1010 Fax

**CHARLESTON**

1202 Chuck Dawley Boulevard  
Mt. Pleasant, SC 29464  
843-853-4303 | 843-853-4304 Fax

**GREENVILLE**

18 East North Street, Suite 301  
Greenville, SC 29601  
864-660-8528 | 864-213-8092 Fax

**MYRTLE BEACH**

807 N. Kings Highway  
Myrtle Beach, SC 29577  
843-353-4040 | 843-325-2504 Fax

[www.MashburnConstruction.com](http://www.MashburnConstruction.com)

Carolina AGC Pinnacle Award Winner / Best General Contractor



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**MASHBURN**

MASHBURNCONSTRUCTION.com





# Building with Integrity

## MASHBURN CONSTRUCTION

### Firm Description

Founded in 1976, Mashburn Construction is a full-service construction company providing preconstruction services, construction management, design-build and general contracting services. For over four decades, the company has exemplified **Building with Integrity** by providing superior service and quality to clients in the healthcare, historic renovation, hospitality, industrial, institutional and faith-based construction markets.

Mashburn's focus is on the long-term relationship versus short term profit. Through more than 40 years, the company has developed business relationships with architects, engineers, subcontractors and vendors. Mashburn takes an owners' bold vision for a facility and partners it with creative designers, to provide open book competitive pricing and deliver quality craftsmanship.

Headquartered in Columbia, Mashburn also has offices in Charleston, Greenville and Myrtle Beach, South Carolina. These offices provide clients with a strong local presence paired with the knowledge and capabilities of a regional contractor.

### Our Mission

Partnering to deliver an exceptional building experience.

### History and Growth

In 1976, Founder and Chief Executive Officer, Harry Mashburn established Mashburn Construction as a company dedicated to protecting the interests of its clients. Still today, the company motto of **Building with Integrity** signifies a commitment to honesty, quality and efficiency in construction.

In 2010, the next generation of the Mashburn family was promoted into key leadership roles - Paul Mashburn became President and Chief Operating Officer, Lee Mashburn became Executive Vice President of Preconstruction, and Harry presided as Chief Executive Officer. When Harry officially retired in May 2017, Paul took over as Chief Executive Officer and Lee advanced to be President of the firm.

In 2020, Mashburn Construction opened its Coastal Division's second office, located in Myrtle Beach. This was the fourth office for the firm.

Shortly after the completion of the Myrtle Beach office, Mashburn Construction began a 1,500 SF expansion to its Mount Pleasant office. The expansion served to meet the firm's growing needs in the Charleston area.

### Our Vision

To be the builder of choice, the builder of people, and the builder of better communities.





## STUDIO 2LR

### About

Studio 2LR was formed in Columbia's Vista on April 19, 2005 by three architects – President Wes Lyles, AIA, LEED AP; Vice President Gretchen Lambert, AIA, WELL AP; and Vice President Tripp Riley, AIA. Each of the principals brings over 20 years of professional design experience to their work. Our personal and business portfolios include an incredible breadth of project types, clients, and delivery methods. In the 18 years since our inception, the firm has grown to include talented architectural, interior design, and administrative staff. We currently have 9 employees.

Stephanie Harper heads Business Development and accounts. She is constantly developing new methods to increase our efficiency as well as our reach in the community. Our Architectural Staff; Josh Bucher, AIA; and Leeann Mustain, Associate AIA work with the principals in all aspects of our projects from design through construction administration. Interior Designers Julia Kuhn, IIDA; Lisa Lyles, IIDA; and Joy Faust, Associate IIDA not only create exceptional color and material palettes, but also provide the ability to specify FF&E packages for our clients including major furnishings, artwork, decorative items, etc. Our firm is very supportive of staff involvement in both professional and personal organizations. We pay for the annual membership of each employee in their respective professional organization, provide financial support toward licensure examinations, and support their involvement in other community endeavors by providing flexibility in their schedules. By hiring professional and

experienced staff, Studio 2LR knows that our clients will receive top notch design and service from every employee.

While Studio 2LR has performed award-winning design work throughout the United States and internationally, we enjoy being rooted in the Southeast. The majority of our work is within the state of South Carolina, with a great number of our clients and projects actually located in the Midlands. Clients include a balance of public and private work from the City of Orangeburg and the South Carolina Department of Administration to large brands such as Starbucks to local businesses such as the historic renovation of Adluh in Columbia. Our project types also vary widely – interior upfits to ground-up buildings to historic renovations to master planning and space planning. We do not specialize in types of architecture and design. Instead, we specialize in listening to our client's needs and creating a built environment that works for them.

In early 2016, an exciting opportunity to purchase our own building presented itself. Wes, Gretchen, and Tripp purchased the old Wilson Upholstery building at the corner of Main Street and Confederate Avenue in Columbia and soon started construction on a place of our own. Studio 2LR moved into our new offices and started operations on Monday, August 1, 2016. For the past 7 years, we have been very excited to become stewards of the North Main corridor and have enjoyed meeting our neighbors, as well as becoming members of the North Columbia Business Association. Please feel free to come by and see our space!

## WK DICKSON

### Introduction

WK Dickson specializes in community infrastructure solutions in the areas of land planning and site development; environmental and water resources engineering; transportation planning and design; and energy resources. Providing these essential infrastructure consulting services for municipalities, educational institutions, and private developments across the Southeast has allowed us to not only understand how each of these infrastructure systems individually contribute to the success of the community, but the importance that each of the systems plays in complimenting the many others – ultimately making the community stronger as a whole.

For nearly a century, we have managed and designed thousands of infrastructure projects across a broad range of clientele and discipline sectors, all with the same care and focus, providing quality and cost-effective solutions, and working collaboratively with our clients, engineering partners, and the construction professionals as one project delivery team.

Our philosophy is simple: We become a part of the communities we serve through hands-on program development, efficient project management, and constant interaction with our clients and their teams. Our staff possess the qualifications and experience necessary to navigate the full project cycle from conceptual planning, final design, and permitting, construction administration/ observation and project closeout, all while guaranteeing the quality of our work along the way. You can trust our team to be responsive and nimble, adjusting quickly to meet your needs and keeping your project moving forward.



A HISTORY OF SUCCESS	ENR SOUTHEAST TOP 50 DESIGN FIRM
	<p>98%</p> <p><i>is WK Dickson's rate of client retention.</i></p> <p><i>When entrusted with a community's infrastructure, they want to work with us for many years to come.</i></p>
<p>51%</p> <p><i>of our employees are licensed professional engineers. This ensures clients are getting the value they demand on every project!</i></p>	

### KEY MANAGEMENT



**Clay Cannon, PE**  
Senior Consultant  
Mobile: 803.727.4474  
ccannon@wkdickson.com

### OFFICE PROVIDING SERVICES

**W.K. Dickson & Co., Inc.**  
1320 Main Street, Suite 400  
Columbia, SC 29201  
Office: 803.786.4261

### HEADQUARTERS

**W.K. Dickson & Co., Inc.**  
1213 West Morehead St., Suite 300  
Charlotte, NC 28208  
Office: 704.334.5348





## GRIMBALL COTTERILL

### Firm Overview

Grimball-Cotterill & Associates has a 36-year history of providing quality design and planning services to clients throughout South Carolina and beyond. We are the sole office of our company and remain in Columbia, SC today with all employees living in the Columbia area. The firm brings together a range of expertise from various backgrounds and has extensive experience in working with other design professionals in a “team effort.” Clients have valued the firm’s accessibility and creative solutions, and we have enjoyed a high degree of repeat business and word-of-mouth referrals.

Grimball-Cotterill LLC is dedicated to the following design principles:

- Respecting the integrity of the natural environment.
- Giving attention to man-made landscape forms, forces, and features.
- Preserving environments that have historical or community significance.
- Designing the optimum relationship between site and structure.
- Designing compatible spaces between pedestrian and vehicular traffic.
- Planning a harmonious environment between man and nature.
- Designing within budgets and schedules of clients.

We believe that by following these principles, the service we provide will not only benefit the client but the community as well. We welcome the opportunity to be of service to anyone who wishes to develop a project by these standards.

Grimball Cotterill is licensed to practice landscape architecture in South Carolina. The firm has experience in all the facets of landscape architecture and has worked with private, state, and local agencies as well as the federal government. We have experience in all phases of project development ranging from master planning, site design, construction documents, and contract administration and construction observation. We have worked on numerous projects requiring close coordination with other consultants, client representatives, and other stakeholders to help promote successful projects.

The firm has been in business since 1987 and has maintained a small hands-on-studio environment. Unlike large corporate firms, our practice offers the on-going participation of the most experienced designers throughout the life of the project, from concept studies through construction administration.

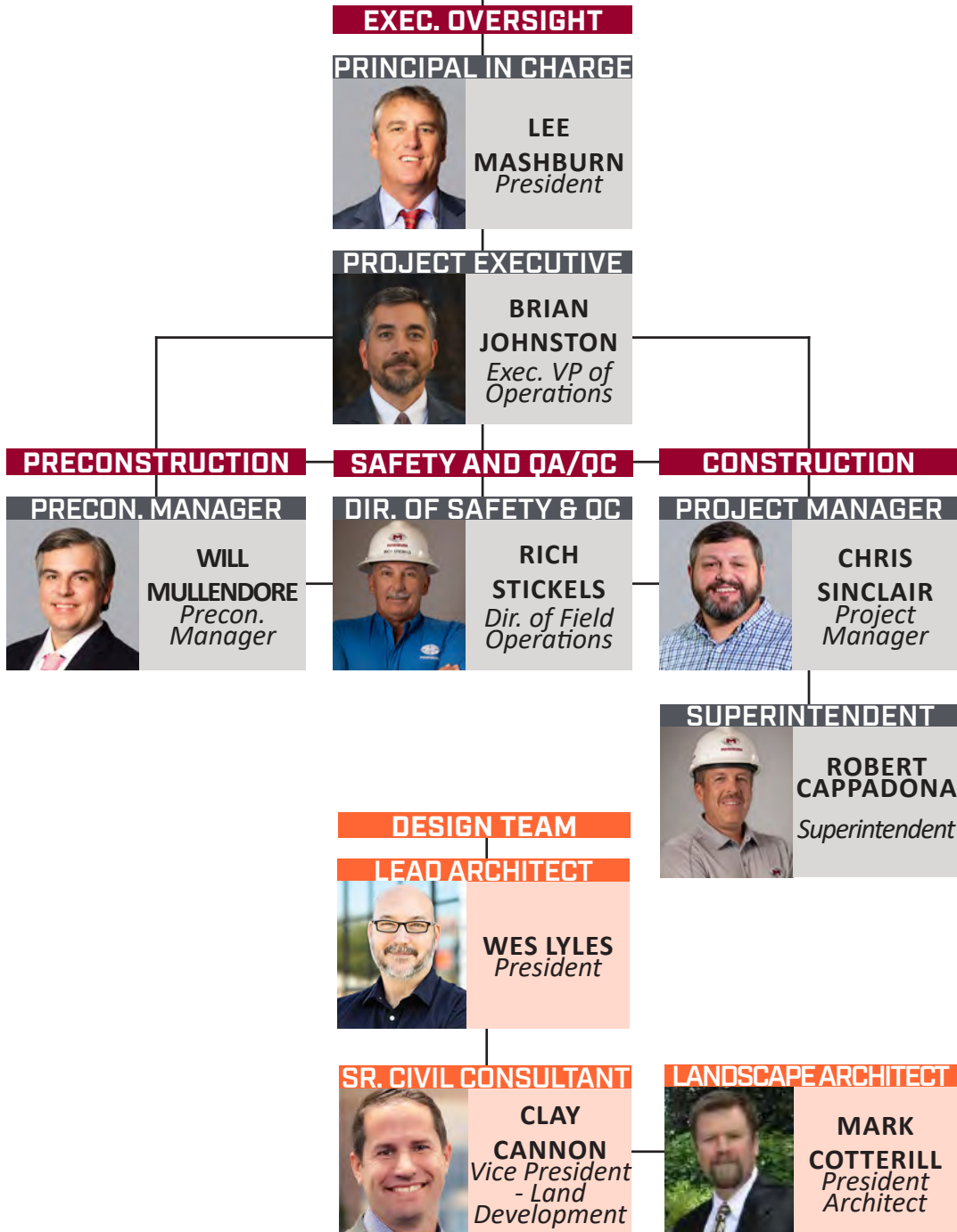
### Experience of Personnel

Mark Cotterill has comprehensive experience in all types and sizes of projects. He has overseen successful projects for college and school campuses, public parks and gardens, churches, office courtyards, and numerous private residences. He has been involved with the City of Columbia and the University of South Carolina on multiple streetscape and recreation projects. Recent projects have emphasized adaptive re-use of sites and facilities as well as sensitive solutions for minimal impact development. He brings expertise in design and visual communication and is skilled at working with committees with diverse goals for a project. Recent projects include Harden Street, Main Street and Lady Street streetscapes in Columbia; Maxcy Gregg Park, USC Athletic Village, Forest Acres, Quinine Hill Park, Citadel Park, and Idalia Park. The firm recently completed an amphitheater project for Greenville Technical College and recently is working on improvements to the Women’s Sports Facilities at Clemson University.



**MASHBURN**

[MASHBURNCONSTRUCTION.com](http://MASHBURNCONSTRUCTION.com)







## Lee Mashburn

*Corporate Title: President*

*Project Role: Principal-in-Charge*

Lee is responsible for developing business relationships, strategic partnerships and for the oversight of preconstruction activities. He works with clients during the planning and development stages of projects and helps manage the preconstruction process through contract negotiations.

### EXPERIENCE

26 Years in Industry  
26 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

Columbia Chamber of  
Commerce, Board of  
Directors  
City Center Partnership,  
Treasurer  
Urban Land Institute South  
Carolina, Executive  
Committee  
Eastminster Presbyterian  
Church, Member  
Properties Committee  
South Carolina Economic  
Development Alliance,  
Member  
South Carolina Hospital  
Association, Member  
International Council of  
Shopping Centers,  
Member  
Committee of 100, Central  
South Carolina Alliance,  
Member  
Metro Chamber of  
Commerce, Member  
AGC of America, Member  
United Way of the Midlands,  
Board of Directors

### EDUCATION

B.S., Civil Engineering,  
University of South  
Carolina

### Relevant Experience

***Mashburn Construction Company, Inc.***

**President (2017–Present)**

Lee is responsible for all day to day operations and the strategic direction of the company while remaining heavily involved in client and owner relationships.

**Executive Vice President of Preconstruction (2010–2016)**

As part of the six-person executive committee for Mashburn Construction in managing over 90 employees and three offices. His main responsibilities remain in the Midlands.

**Director of Business Development (2002–2009)**

While still focused on the Midlands, Lee was also responsible for the opening of both the Charleston and Myrtle Beach offices and became intimately familiar with development patterns and trends during a period of tremendous growth in both regions.

**Business Development (1998–2002)**

Responsible for business development in metropolitan region and surrounding areas.

**Project Engineer & Superintendent (1998–2000)**

Responsible for the daily supervision of all trade contractors and for ensuring that safe work practices were used for all construction activities. Also responsible for the daily Quality Control inspections of all work in progress.

**Estimating (1996–1998)**

Responsible for coordination and management of estimates and project bids.



## Wes Lyles, AIA, Lead AP

*Corporate Title: President*

*Project Role: Principal in Charge & Project Architect*

As Principal in Charge, Wes will be responsible for the overall coordination and design with CAL, Civil Engineer, Landscape Designer, and Contractor.

### Relevant Experience

**Orangeburg County Library & Conference Center, Orangeburg, SC**  
New build to replace the former main library. Project includes a large lawn and video wall with outdoor amphitheater.

**Sigmatex, Orangeburg County, SC**  
75,000-Square-Foot manufacturing facility. It is the fifth building for the UK based international company. Project was designed to meet future expansion goals, with expandable floor plan.

**Orangeburg Spec Building, Orangeburg County, SC**  
75,000-Square-Foot speculative manufacturing facility located in the John W. Matthews Industrial Park. It was the second building in the park and was designed to compliment Sigmatex.

**Six01, Orangeburg County, SC**  
Master Site Planning and concept design for the new Six01 development in Orangeburg. Plan includes multiple sites for Retail, Restaurant, Apartments, & Amenity areas.

**Department of Education, Columbia, SC**  
151,000-Square-Foot office building located in the State Farmers Market. Building and upfit were designed to meet the current and future needs of SC Dept. of Education. Building includes offices, open offices, meeting spaces, public training spaces, and canteen.

**Department of Natural Resources, Columbia, SC**  
67,000-Square-Foot office building located in the State Farmers Market. Building and upfit were designed to meet the current and future needs of SC DNR. Building includes offices, open offices, meeting spaces, emergency operations and canteen.

**Savage Craft Ale Works, West Columbia, SC**  
Historic Renovation and addition of former New Brookland Fire Station & City Hall building, as well as the former New Brookland Jail. Project includes a microbrewery, rooftop terrace, beer garden, fire pit, and stage.

**University of South Carolina, Statewide**  
On call Architect for the USC for various projects, ranging from new build to renovations

**South Carolina National Guard, Statewide**  
On call Architect for SCNG for various projects, ranging from new build to renovations

### EXPERIENCE

33 Years in the Industry  
18 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

Registered Architect: SC,  
NC, GA, LA  
AIA (American Institute of  
Architects  
NCARB (National Council of  
Architectural Registration  
Boards)  
USGBC LEED AP  
Board of Appeals, City of  
West Columbia  
South Carolina Board of  
Architectural Examiners

### EDUCATION

B.S., Design, Clemson  
University  
M. Arch., Architecture,  
Clemson University



## Brian Johnston

### LEED AP

*Corporate Title: Executive Vice President of Operations*  
*Project Role: Project Executive*

Brian, our proposed Project Executive, will be responsible for overall executive oversight of the entire project, and will be the principal point of contact between our firm, the City of Orangeburg, Studio 2LR and WK Dickson. Brian will oversee all design phases during preconstruction, GMP amendment and negotiation, and will manage the transition from preconstruction to construction, as well as the overall construction operations and closeout activities.

### EXPERIENCE

26 Years in the Industry  
15 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

LEED Accredited  
Professional  
OSHA 10 and OSHA 30  
Training  
Residential Builders License  
AGC Professional  
Construction Supervisor  
Module  
AGC Total Safety  
Performance Module  
State Construction/CAGC  
Joint Committee

### EDUCATION

B.S., Biology (Pre-Medical),  
University of South  
Carolina

### Relevant Experience

#### Finlay Park Revitalization, Columbia, SC

The revitalization effort includes, but not limited to retaining the iconic spiral fountain, cascading falls and waterfall to a newly renovated central pond which will then flow into an amenity stream. The new water features will be naturalized with gentle sloping littoral shelves to promote visitor safety and will also incorporate sustainable techniques to capture and treat stormwater. New supporting facilities and amenities included an events stage and lawn, restrooms, spray play, destination playground, bouldering walls, multiple plazas and overlooks, enhanced lighting solutions, public art, hospitality and park ranger offices, multiple walkways, accessibility upgrades, parking modifications and gardens.

#### Bender Street Park, Charleston, SC

Mashburn is teamed up with Stantec and Liollo Architecture to complete a new waterfront park at the end of Bender Street in West Ashley. The scope of work includes construction of a new 5,707 SF multi-purpose building, along with restrooms, an open-air pavilion, decking, a previous path, a playground and parking. The scope also includes grading, drainage, utilities, hard scape, landscaping, site lighting, irrigation and signage for a new City of Charleston park overlooking the Ashley River.

#### Peak Drift Brewing Company, Columbia, SC

This project consists of the historic renovation of a 63,000 SF industrial warehouse space into brewery and event space. Mashburn Construction and Lambert Architecture are working together as the Design-Builder of Record on this project to provide Design and Preconstruction Services, as well as Historical Consulting and full Construction Services. Building envelope improvements completed to date include replacement of existing wood roof joists and decking, new insulated TPO roof system and historically accurate window replacement. Construction of the new 16,000 SF brewery space is scheduled to be completed November 2022.



## Will Mullendore

*Corporate Title: Preconstruction Manager*

*Project Role: Preconstruction Manager*

Working closely with the Project Manager, the Preconstruction Manager will provide leadership during the planning phases of the project. He will be responsible for estimating, MEP coordination, value analysis and constructability reviews. He will also create project-specific phasing and scheduling, and will develop trade contractor bid scopes.

### EXPERIENCE

16 Years in Industry  
8 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

OSHA 30-Hour  
OSHA 10-Hour  
American Red Cross Adult &  
Pediatric First Aid/CPR/  
AED Certification

### EDUCATION

B.S. in Building  
Construction, Auburn  
University

### Project Experience

#### Finlay Park Revitalization, Columbia, SC

The revitalization effort includes, but not limited to retaining the iconic spiral fountain, cascading falls and waterfall to a newly renovated central pond which will then flow into an amenity stream. The new water features will be naturalized with gentle sloping littoral shelves to promote visitor safety and will also incorporate sustainable techniques to capture and treat stormwater. New supporting facilities and amenities included an events stage and lawn, restrooms, spray play, destination playground, bouldering walls, multiple plazas and overlooks, enhanced lighting solutions, public art, hospitality and park ranger offices, multiple walkways, accessibility upgrades, parking modifications and gardens.

#### Barefoot Landing Building & Site Improvements, North Myrtle Beach, SC

This project was the exterior renovations of Barefoot Landing. Scope for all buildings consists of, but is not limited to, the following: demo cedar shake siding, demo 5'x5' windows, demo portion of metal roof, demo some drywall and framing, install new asphalt shingles roofing, add dormers, install metal roofing at dormers and rework flashing, replace demoed cedar shakes with fiber cement shake - shadow, fiber cement board and batten, brick, shiplap fiber cement siding-smooth, fiber cement trim, install new fixed aluminum, painted wood trim, paint new and existing metal roofing, install new doors to be painted or stained, and install new nanawall or similiary wall, install two bay windows, and an outdoor chimney.

#### Home 2 Suites by Hilton, Irmo, SC

This project was the new construction of a 5-story, 92-room hotel consisting of structural steel, hollow core concrete planks and wood framing. Scope of the 69,719 SF structure consisted of electrical, HVAC, plumbing, caststone, EIFS, TPO roof, drywall, painting, elevators, carpet, extensive tile work, landscaping, grease trap system and storm drainage system to deep retention pond. Amenities included: indoor saltwater swimming pool, fitness center, meeting room, media room, patio area with gas firepit and gas grills.





## Rich Stickels

*Corporate Title: Director of Field Operations*

*Project Role: Director of Safety and QC*

### EXPERIENCE

35 Years in Industry  
5 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

OSHA-30 Hour  
Certified CPR and First Aid  
Flagger  
Rigger  
Heavy Equipment Operator  
Crane Certified  
Certified Welder  
SWPPP Certified  
Scaffolding Certified

### EDUCATION

A.A., Business  
Administration,  
Manchester Community  
College

As Safety and Quality Control Supervisor, Rich's primary responsibility will be the implementation and maintenance of the Safety and Quality Management programs, assuring that the work put in place will conform to the design and planning decisions made throughout the design process. He will support the Superintendent and Project Manager to ensure safe work practices are being used for all construction activities and for the daily Quality Control inspections of all work in progress.

### Relevant Experience

#### **Bender Street Park, Charleston, SC**

Mashburn is teamed up with Stantec and Liollo Architecture to complete a new waterfront park at the end of Bender Street in West Ashley. The scope of work includes construction of a new 5,707 SF multi-purpose building, along with restrooms, an open-air pavilion, decking, a previous path, a playground and parking. The scope also includes grading, drainage, utilities, hard scape, landscaping, site lighting, irrigation and signage for a new City of Charleston park overlooking the Ashley River.

#### **Kingston Plantation, Myrtle Beach, SC**

The project consists of the new construction of an approximately 14,500 SF, freestanding, two-story restaurant with event space, as well as the renovation of the existing pool complex. This project will utilize tilt-panel construction. The pool complex will also gain a new, 900 SF restroom building and a 600 SF building to house the pool equipment. Once renovated, the pool complex will include three new swimming pools, one spa pool, cabanas, outdoor fireplaces and a hammock garden. One of the three new pools will feature two water slides and another will have a splash pad and children's play area. This project is located on a 3.8 acre, oceanfront lot in Kingston Plantation in Myrtle Beach, SC.

#### **Laurens County Historic Courthouse, Laurens, SC**

This project is a renovation of the existing historic Laurens County Courthouse. The exterior facade scope included new stucco and repairs to the existing stucco, window replacements, copper shingle roofing, repairs to the wood soffits, fascia, decorative corbels and crown molding. The interior renovation includes the installation of a new elevator, drywall and ceiling repairs and plumbing, mechanical, and electrical modifications and upgrades.



## Chris Sinclair

LEED AP, BC + C

*Corporate Title: Project Manager*  
*Project Role: Project Manager*

As Project Manager, Chris works closely with the preconstruction manager during the planning phase of every project to provide continuity in all phases. He will conduct preconstruction meetings with assigned personnel from each subcontractor and evaluate contract documents to plan start and completion times, as well as to determine the staffing requirements for each phase of construction. He also oversees and assists with construction supervision, develops construction means and methods, ensures materials and workmanship conform to plans and specifications and ensures that all safety requirements are met.

### EXPERIENCE

18 Years in Industry  
2 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

Project Management  
Institute  
PMP (Project Management  
Professional)  
LEED AP, BD+C  
Completed State of SC GC  
License  
Sub classifications  
(Concrete/Asphalt  
Paving, marine, bridges,  
etc.)  
Completed SC DHEC  
Certified  
Erosion Control Inspector  
Certification Program  
30 Hour OSHA Training  
Certified  
First Aid and CPR Training  
Certified

### EDUCATION

B.S., Business  
Administration,  
University of South  
Carolina

\*Previous Employer

### Relevant Experience

#### **Orangeburg New City Hall Renovation, Orangeburg, SC**

This project is the renovation of the old First Citizens Building located on Russel and Broughton streets into the new City Hall for Orangeburg. The renovation will include a rooftop terrace that will be available for the public to rent out as event space.

#### **1728-1730 Main Street, Columbia, SC**

This project is the renovation and adaptive reuse of approximately 25,000 SF for a mixed-use development. Both 1728 and 1730 will be renovated to include a Revive Wellness and Spa on the first floor with luxury apartments on the second floor of each building. The 1730 building will also house luxury apartments featuring private rooftop patios on the third level. There will also be an elevator tower and an additional flight of stairs built to extend the existing staircase to the third level at the rear of the building, adjacent to the existing parking lot.

#### **\*Legacy Trail Extension, Sarasota, FL**

New construction of a rails to trails project converting abandoned train railway into a bike trail. Included playground and restroom building facilities, as well as, new utilities work.

#### **\*Bees Ferry/West Ashley Library, Charleston, SC**

Construction of new library facility near Charleston, SC.

#### **\*Lexington 2 Institute of Innovation, Lexington, SC**

Construction of new CATE center building which included the following careers/trade classrooms - welding, auto body, auto mechanics, carpentry, firefighting, barbering, cosmetology, culinary arts, drafting, graphic design, engineering/robotics, television production/radio, nursing, sports sciences/PT, etc.



## Robert Cappadona

*Corporate Title: Superintendent*

*Project Role: Superintendent*

As a full-time, on-site Project Superintendent, Robert is responsible for daily supervision of all trade contractors. He is responsible for ensuring that safe work practices are used for all construction activities and for the daily Quality Control inspections of all work in progress.

### EXPERIENCE

30 Years in the Industry  
5 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

NCCER

American Red Cross Adult &  
Pediatric First Aid/CPR/  
AED Certification

FEMA in Incident Command  
System and Single  
Resources & Initial Action  
Incident

Confined Space Rescue  
Technician

High Angle Rescue  
Vehicle Entrapment  
HAZMAT

NFPA Life Safety Code  
certified (Includes fire  
sprinkler and alarm  
inspection certification)

South Carolina Residential  
Builders License, 2006

OSHA 30 & 10 Hour Safety  
Certification; scaffold  
erection; lift & lull  
operation; climbing &  
rappelling; fork, scissor;  
man lift operation

ASE Certified Mechanic,  
1993

HVAC Universal Certification  
(March 2010)

### Relevant Experience

#### **\*Doko Meadows Park, Blythewood, SC**

This project is 22-acre park located in Blythewood, South Carolina surrounding the historic town hall. The park contains a 2,500 seat outdoor amphitheater that over looks the lake, playgrounds, skating facilities, soccer fields, ropes courses and walking trails. There is also a 7,900 square-foot event buildings.

#### **Peak Drift Brewing Company, Columbia, SC**

This project consists of the historic renovation of a 63,000 SF industrial warehouse space into brewery and event space. Mashburn Construction and Lambert Architecture are working together as the Design-Builder of Record on this project to provide Design and Preconstruction Services, as well as Historical Consulting and full Construction Services. Building envelope improvements completed to date include replacement of existing wood roof joists and decking, new insulated TPO roof system and historically accurate window replacement. Construction of the new 16,000 SF brewery space is scheduled to be completed November 2022, and we anticipate being fully permitted with construction underway in December 2022 to include upfit of the remaining event space and site development.

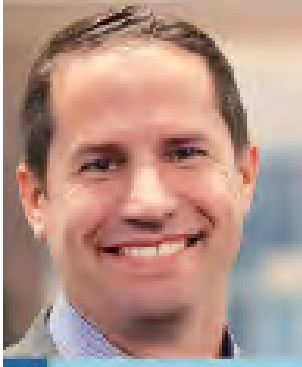
#### **Market on Main, Columbia, SC**

Mashburn completed the renovation of an existing Zoe's Kitchen into a market-style restaurant. The restaurant brought a farm-to-table dining experience, with market amenities to the downtown area of Columbia. The featured market amenities were items such as fresh eggs, cheeses and more. Our team provided new kitchen equipment, tile flooring throughout the space and a bar area. An outdoor patio space was also added which included a state-of-the-art jumbo screen, beer cooler and grilling area.

#### **Smoked, Columbia, SC**

This was a historic renovation of 3 contiguous buildings on Main Street that were converted into multi-use space. Smoked was a highly-anticipated downtown restaurant that also housed a micro-brewery and speakeasy. The mixed-use development included multiple bars, indoor-outdoor dining spaces, and an oyster bar with a unique skylight feature. The outdoor area included a patio with synthetic turf and an outdoor smoker for smoked meats.

\*Previous Experience



## Clay Cannon, PE

*Corporate Title: Vice President - Land Development*

*Project Role: Sr. Civil Consultant*

Clay is a firm principal and senior land development consultant serving as regional manager overseeing the daily operations of the firm's Columbia, SC office. For almost 25 years, Clay has designed and managed projects throughout South Carolina with a focus on the general civil design for commercial, industrial, municipal, residential and the educational sectors. His specialties include athletic and recreational layouts, geometric roadway design, traffic control, grading plans, parking layouts, stormwater detention systems, and municipal sanitary sewer system and water system design.

### EXPERIENCE

25 Years in Industry  
2 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

Prof. Engineer - SC

### EDUCATION

B. S. of Civil Engineering,  
Clemson University

### Relevant Experience

**Newberry High Football stadium and track – Newberry SC**

**Mid Carolina High Tennis Court facility – Prosperity SC**

**Kelly Mill Park Phase 2 – Columbia SC**

**Gadsden Park Community Center – Gadsden SC**

**Blythewood Park Improvements – Blythewood SC**

**District Three Stadium – Blythewood SC**

**Richland Northeast High School Practice Field facility – Columbia SC**

**Richland Northeast High School Athletic Improvements – Columbia SC**

**Ridgeview High School Athletic Improvements – Columbia SC**

**Parone Stadium and Track Renovations – Columbia SC**

**Pelion High School Softball renovations – Pelion SC**

**Gilbert High School Football Stadium – Gilbert SC**

**Lexington High School Football Stadium – Lexington SC**

**Pelion High School Football Stadium – Pelion SC**

**Swansea High School Field House – Swansea SC**

**Bluffton Middle School Athletic Facilities – Bluffton SC**

**Spring Valley High School Tennis Facility – Columbia SC**

**White Knoll High School Football Stadium – Lexington SC**

**Strom Thurmond High School Football Stadium renovations and field house – Johnston SC**

**Boundary Street Elementary Playground – Newberry SC**

**Swansea High School Athletic Improvements – Swansea SC**





## Mark Cotterill, PLA, ASLA

*Corporate Title: President Architect*

*Project Role: Landscape Architects*

### EXPERIENCE

36 Years in Industry

36 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

Registered Landscape  
Architect State of South  
Carolina

### EDUCATION

B. S. of Science in Landscape  
Architecture, University  
of Kentucky

Mr. Cotterill has worked in South Carolina for 36 years and has broad experience in all aspects of landscape architecture and construction. His specific areas of interest are master planning and site & detail design. His recent projects include campus greenspace, city parks, office courtyards, churches and memorial gardens, and streetscape enhancements. He brings expertise in design and visual communication and is skilled at working with committees with diverse goals for a project. His project for the SC Veterans Monument was honored with a Merit Award from the SC Chapter of the American Society of Landscape Architects. The Columbia section of the AIA and the Columbia Tree & Appearance Commission have recognized his work.

### Relevant Experience

#### **The Benson Campus Amphitheater & Student Plaza, Greenville, SC**

Grimball-Cotterill was selected by Greenville technical College to design a Student Plaza bounded by a Band Shell (Plan West) and a multi-purpose Pavilion (Plan South) which could serve as an exhibit hall, event space or flexible area to promote and display student works and activities.

#### **Foundation Square, Columbia, SC**

Grimball-Cotterill was selected by the University of South Carolina Foundation to act as the prime consultant for this “flagship” project at the intersection of Greene and Lincoln Streets next to the Colonial Life Arena. Foundation Square serves as a level pedestrian plaza, however, allows traffic to move through the space as needed. The project will be able to be closed off and used as a large gathering space for events and festivals. The project was funded by Richland County Penny tax and completed at the end of 2016.

#### **Lady Street Streetscape, Columbia, SC**

Grimball-Cotterill was retained by the City of Columbia to design a six-block improvement project along Lady Street in downtown Columbia’s Vista dis-trict. The firm created the template for streetscape improvements. In addition to new underground utility installations, the project included traffic calming measures and a range of elements that create a more pedestrian-friendly environment. Construction on the twelve million Lady Streetscape was completed in the fall of 2006.

# City of Columbia Finlay Park Revitalization

Columbia, SC

## PROJECT SIZE

770,000 Square Feet

## CONSTRUCTION COST

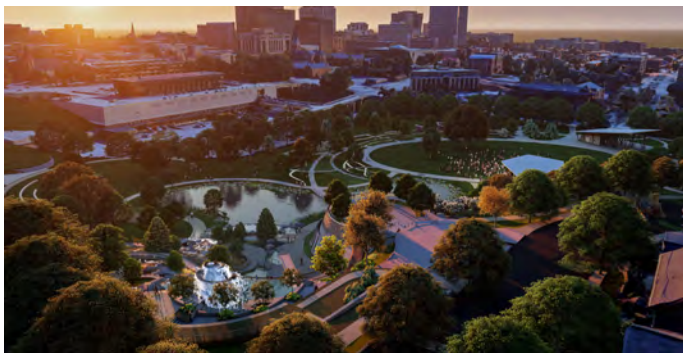
\$21,320,000

## ESTIMATED DATE COMPLETED

Summer 2025

## OWNER

City of Columbia



- The revitalization effort includes, but not limited to retaining the iconic spiral fountain, cascading falls and waterfall to a newly renovated central pond which will then flow into an amenity stream.
- The new water features will be naturalized with gentle sloping littoral shelves to promote visitor safety and will also incorporate sustainable techniques to capture and treat stormwater.
- New supporting facilities and amenities included an events stage and lawn, restrooms, spray play, destination playground, bouldering walls, multiple plazas and overlooks, enhanced lighting solutions, public art, hospitality and park ranger offices, multiple walkways, accessibility upgrades, parking modifications and gardens.



# Orangeburg County Library & Conference Center

Orangeburg, SC

## PROJECT SIZE

47,000 Square Feet

## CONSTRUCTION COST

\$8,107,700

## DATE COMPLETED

2021

## OWNER

Harold Young  
Orangeburg County  
803-533-6101



STUDIO 2LR



- This project occupies the site of a former Piggly Wiggly grocery store and parking lot in downtown Orangeburg, SC.
- Interior program elements include: library book circulation, teen area, story time room, meeting rooms, training room, art room, kitchen areas, museum, and a conference center.
- Exterior program elements include: outdoor amphitheater with projection screen, multi-purpose lawn area, vegetable garden, playground, covered porch with outdoor seating, walking trail, food truck area, fountain, and interactive art exhibits.

# Foundation Square University of South Carolina

Columbia, SC

## PROJECT SIZE

2.5 Acres

## CONSTRUCTION COST

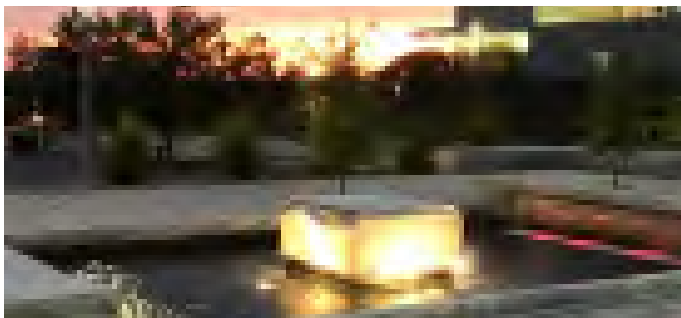
\$17,800,000

## DATE COMPLETED

Spring 2019

## OWNER

University of South Carolina



- Grimball Cotterill was selected by the University of South Carolina Foundation to act as the prime consultant for this “flagship” project at the intersection of Greene and Lincoln Streets next to the Colonial Life Arena. This urban plaza is designed to be the central feature of the Sasaki Campus Master Plan. Greene Street will be the pedestrian spine that runs from the Horseshoe to the future River Park with Foundation Square as its central hub surrounded by the Colonial Life Arena, student housing and Discovery Building. All part of the City of Columbia and USC’s Innovista Development. Grimball Cotterill also worked in conjunction with RB Todd Consulting Engineers, who developed the site grading and utilities plans, and was key in the design process. Foundation Square serves as a level pedestrian plaza, however, allows traffic to move through the space as needed. The project will be able to be closed off and used as a large gathering space for events and festivals. The project was completed the end of 2016.



## References



**Todd Martin**  
City of Columbia Parks & Recreation  
*Parks Planner/Landscape Architect*  
803-545-4395  
walter.martin@columbiasc.gov



**Harold Young**  
Orangeburg County  
*Administrator*  
803-533-6101



**Emily Jones**  
University of South Carolina  
*Landscape Architect/Project Manager*  
803-777-7592  
efjones@fmc.sc.edu



**Jay S. Downs**  
Saluda Shoals Park  
*Superintendent of Operations and Facilities*  
803-213-2004  
Jdowns@icrc.net





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# Project Approach

## The Design-Build Process

The Mashburn/Studio2LR team has experience in working projects together as well as projects specific to design-build. Our experience allows us to anticipate and address the risks associated with this delivery method. It is our belief that a successful project requires a commitment from the entire team. We begin with an understanding that all team members are expected to assist each other as needed. We establish a solid work plan that includes all project activities, which serves as a visual reference for each team member to understand the critical path and stay on target. The design team remains an integral part of the design-build team throughout the construction period and is available to serve as a resource for both the owner and the contractor.

## Collaborative Approach

The design team's unique and diverse experience allows us to produce innovative design solutions while delivering projects on-time and on-budget. We do this by developing cooperative and collaborative relationships with all the partners and stakeholders. Our team is comfortable collaborating with the City of Orangeburg's concept architect, CAL and the complex programmatic building and site needs and budgets. Through our engagement with the City of Orangeburg, CAL, user groups, general contractor and consultants, we will verify and develop the specific requirements for the needs of the project. We will deliver design development, consulting with CAL and provide documentation throughout each phase of the design process. Our design team will be dedicated and responsive from design development through final construction. We take pride in the strong relationships we have built with clients, consultants, and builders. Creating a building is truly a team effort and we embrace each challenge with an attitude that a solution can be found through collaboration.

## What will the City of Orangeburg get out of this process?

There are numerous benefits to utilizing a design-

build approach when constructing a new project. Some ways these benefits are realized throughout the process with Studio2LR and Mashburn Construction are:

### Single Responsibility to Perform

With both design and construction in the hands of a single entity, there is a single point of responsibility for quality, cost and schedule adherence. The design-build team, Studio2LR and Mashburn Construction, are motivated to deliver a successful project by fulfilling multiple parallel objectives including aesthetic and functional quality, budget and schedule for a timely completion. The owner is able to focus on project scope and timely decision-making, rather than worry about coordination between the designer and the builder.

### Emphasis on Quality

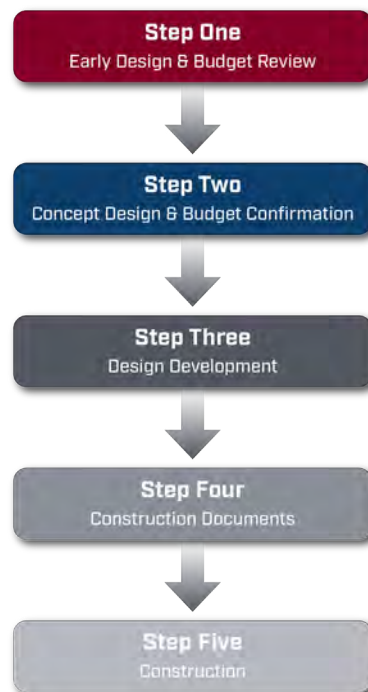
The singular responsibility inherent in design-build serves as a motivation for quality and proper project performance. The owner's requirements and expectations are documented in performance terms and it is the design-build team's responsibility to produce results accordingly.

### Cost Savings Method

Design and construction personnel evaluate alternative materials and methods efficiently and accurately. Value engineering and constructability are utilized continuously and more effectively when the designers and contractors work as one team throughout the entire design process. Architectural fees are lower due to the design process being streamlined and early involvement of the design-build team.

### Expedited Build Time

Because design and construction are overlapped, and due to bidding periods and redesigns being eliminated, the total design and construction time can be significantly reduced. Design-Build is ideal for the application of "Fast Track" construction techniques. With design-build, material and equipment procurement as well as construction work can begin before the construction documents are fully completed. The resulting time savings translates into a lower cost and earlier utilization of the completed facility.



### What should the City of Orangeburg expect?

To better understand how Studio2LR and Mashburn will provide Dorchester County with a building that meets your budget and schedule, the team follows the outlined design-build process below. Upon selection, Mashburn and Studio2LR will start the preconstruction process by utilizing the below steps to successfully deliver design-build services to the County:

#### Step One: Early Design and Budget Review

Mashburn and Studio2LR will begin the preconstruction process immediately, if selected. In this step our team will:

- Meet with the entire team to discuss the building needs and desires identified by the County.
- Establish project goals and timelines.
- Establish a rough target budget as a base to begin preconstruction services.

#### Step Two: Conceptual Design and Budget Confirmation

Using the agreed upon criteria and pricing from Step One as the reference, Mashburn and Studio2LR will:

- Conduct any remaining necessary due diligence.
- Refine documents needed for pricing such as building plan, wall types, building elevations, structural and MEP narratives and architectural guideline specifications.
- Confirm pricing implications with subcontractor and supplier input.

#### Step Three: Design Development

In this phase, Mashburn and Studio2LR will conduct the following activities:

- Review Design Development documents with Studio2LR to reaffirm the project budget for Dorchester County utilizing pricing implications confirmed with subcontractor/supplier input.
- Produce a milestone schedule with proposed dates for submittals based on the architect’s Design Development documents containing architectural, mechanical and electrical designs. This schedule will be updated as requested by the County and Studio2LR.

#### Step Four: Construction Documents and Permit Submission

Next, Mashburn will assist with

constructability reviews and potential scope modifications:

- Studio2LR will prepare, review and revise (subject to your approval) Construction Documents including specifications detailing requirements for construction.
- Studio2LR to provide 90% complete contract documents for review and mark-up by the County and Mashburn’s construction management team.
- Incorporate last-minute future client requirements for final design.
- Final Construction Documents will be received and confirmed by Dorchester County.
- Mashburn will provide a detailed final spreadsheet and 16-Division Description to the County and Studio2LR for review and any additional information requested in accordance with Mashburn’s open-book policy.
- Previously executed AIA-A133 preconstruction services agreement will be amended with the final GMP.
- Receive “Notice to Proceed” from both the County and Studio2LR.

#### Step Five: Final Pricing and GMP

Step Five is the final stage of preconstruction. In this stage we will:

- Work through final pricing with subcontractors as the construction documents are completed.
- Invite qualified bidders from each trade involved in the project to submit quotes based on the construction documents.
- Conduct subcontractor interviews, if necessary, to provide Dorchester County with the best value.
- Advise on subcontractor input and cost-saving ideas in the final design and incorporate any final requirements into the design.

#### DESIGN-BUILD METHOD




Time Savings

#### TRADITIONAL METHOD





Line	Name	Duration	Start	Finish	2023												2024																														
					October			November			December			January			February			March			April			May			June			July			August			September									
					16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29	5	12	19	26	4	11	18	25	1	8	15	22	29	6	13	20	27	3	10	17	24	1	8	15	22	29	5
<b>Preconstruction &amp; Design Development</b>		<b>72d</b>	<b>10/16/2023</b>	<b>1/30/2024</b>																																											
2	Team Selection		10/16/2023	10/16/2023	◆ Team Selection																																										
3	Schematic Design	20d	10/16/2023	11/10/2023																																											
4	Schematic Design & Budget Review	5d	11/13/2023	11/17/2023																																											
5	Prepare Design Documents	22d	11/20/2023	12/21/2023																																											
6	Prepare Construction Documents for Permit	5d	12/22/2023	12/29/2023																																											
7	Construction Documents Issued for Permit		1/2/2024	1/2/2024	◆ Construction Documents Issued for Permit																																										
8	Permit Review & Approval	20d	1/2/2024	1/29/2024																																											
9	Final Pricing, Procurement & Award	20d	1/2/2024	1/29/2024																																											
10	Date of Commencement		1/30/2024	1/30/2024	◆ Date of Commencement																																										
<b>Site Development &amp; Construction</b>		<b>85d</b>	<b>1/30/2024</b>	<b>5/29/2024</b>																																											
12	Site Demolition, Clearing & Grading	10d	1/30/2024	2/12/2024																																											
13	Foundations/Structures	15d	2/13/2024	3/4/2024																																											
14	Site Utilities	30d	2/13/2024	3/25/2024																																											
15	Final Site Paving, Landscaping, Site Amenties, etc.	45d	3/26/2024	5/28/2024																																											
16	Substantial Completion		5/29/2024	5/29/2024	◆ Substantial Completion																																										

<h1>Orangeburg Gateway Project</h1> <h2>Proposed Construction Schedule</h2>	Date: 10/10/2023	Rev. date: 10/10/2023	
	% Complete: 0.00%	Author: Mashburn Construction	



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## Budget Goals

Orangeburg Gateway Project	
<u>Item</u>	<u>Budget</u>
<b>DESIGN</b>	
Architecture	\$ 20,000
Structural	\$ 15,000
Electrical	\$ 15,000
<i>Design Costs Subtotal</i>	<b>\$ 50,000</b>
<b>ENGINEERING</b>	
Phase I and Geotech Exploration (If Required - \$10,000)	\$ -
Boundary and Topo Survey (If Required - \$5,000)	\$ -
Landscape Architecture Services	\$ 25,000
Civil Design/Permitting Services	\$ 25,000
<i>Engineering Costs Subtotal</i>	<b>\$ 50,000</b>
<b>CONSTRUCTION</b>	
Site Demolition, Clearing and Grading	\$ 150,000
Foundation/Structure	\$ 300,000
Site Utilities	\$ 100,000
Landscaping/Paving/Structures/Amenities	\$ 250,000
<i>Construction Costs Subtotal</i>	<b>\$ 800,000</b>
<b>TOTAL</b>	<b>\$ 900,000</b>

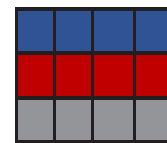
# Proposed Staffing Matrix

## City of Orangeburg Gateway Project

Staff	Role	Months	Allocation	2023				2024							
				O	N	D	J	F	M	A	M				
Wes Lyles	Project Manager	0.75	20%												
Josh Bucher	Project Architect	1.5	80%												
Al Stevens	Structural Engineer	1.5	100%												
Dickson O'Brien	Electrical Engineer	1.5	100%												
Clay Cannon	Civil Engineer	4	25%												
Mark Cotterill	Landscape Architect	4	25%												
Will Mullendore	Preconstruction Manager	3	25%												
Brian Johnston	Project Executive	8	20%												
Chris Sinclair	Project Manager	5	33%												
Robert Cappadona	Superintendent	4	100%												

**Key:**

- Design
- Engineering
- Construction







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# Warranty and Maintenance

## *Plant Guarantee and Replacement:*

A. Guarantee. This guarantee shall be provided to the owner by the contractor responsible for planting and irrigation. Plants shall be guaranteed for the duration of one (1) full year after the formal acceptance of the planting by the Owner and shall be alive and in satisfactory growth at the end of the guarantee period. The Owner shall be responsible for all maintenance necessary to keep the plants alive and healthy between the time the plantings are accepted and the end of the guarantee period. The basic needs of the plants during this period are for adequate water and protection from insects and other similar pests. Plants severely damaged by vandals are not subject to replacement by this Landscape Contractor.

B. Sodded lawn areas are not subject to a one-year guarantee.

C. Should the Landscape Contractor find the plant material is not receiving the proper maintenance at any time prior to the end of the guarantee period, he should advise the Landscape Architect and the Owner immediately in writing so corrective measures may be initiated.

D. Replacement. At the end of the guarantee period, inspection will be made by the Owner and the Landscape Architect upon written notice requesting such inspection submitted by the Landscape Contractor at least ten (10) days prior to the anticipated date. Any plant installed under this Contract that is dead or not satisfactory in growth as determined by the Landscape Architect shall be removed from the site. These, and any plants missing due to the Landscape Contractor's negligence, shall be replaced as soon as conditions permit but during the normal planting season.

1. Any plant that has die-back or otherwise loses 30% or more of its branches, excluding branches removed by trimming and pruning, as existing and living prior to removal from the nursery field shall be rejected. In case of any question, the Landscape Contractor may elect to allow such plant to remain through another complete growing season at which time the rejected plant, if found to be dead or in an unhealthy or badly impaired condition, shall be replaced.

2. The Landscape Contractor shall be responsible for removing dead or diseased plants from the site during the guarantee period upon notification by the Owner or Landscape Architect. Dead plants may be removed by the Owner during the guarantee period provided they keep a photographic record of all plants removed. Photographs should show the plant to such a degree that is clearly evident the plant is dead.

Replacements shall be made only at the end of the guarantee period as described herein.

3. The Landscape Architect shall inspect replaced plants when all replacements have been made. Any plant that is not alive and in a healthy vigorous condition shall be replaced again by the Landscape Contractor.

E. Materials and Operations. All replacements shall be plants of the same kind and size as specified in the Plant List. They shall be furnished and planted as specified under "New Planting", the cost of which shall be borne by the Landscape Contractor.

F. Replaced plants are not subject to a full one (1) year guarantee, but replacements must be alive and vigorous when inspected after planting and must leaf out fully in spring, if replacements

## *Guarantee:*

For a period of one year from date of final acceptance of the work performed under this Contract, the Landscape Contractor shall promptly furnish, without cost to the Owner, all parts and labor which prove defective in material, workmanship, or proper functioning of system.

## *Replacements:*

Landscape Irrigation System - During the last month of the guarantee period, the Landscape Architect and Landscape Contractor shall inspect the installation to determine the condition of the complete system. A list of defective materials or installations to be replaced shall be made by the Landscape Contractor within thirty days of receiving written notification. Replaced materials and installation shall be in accord with these Specifications, Drawings and/or schedules.



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# Safety

## Expect the Unexpected

Mashburn's Director of Field Operations, Rich Stickels is responsible for the implementation and review of Mashburn's written safety program to ensure it complies fully with all OSHA requirements and industry best practices. He is also intimately involved with the planning and supervision of the Project Safety Plans. He provides training, educational materials and support of projects such as OSHA 10- and 30-hour classes.

*Expect the Unexpected* is Mashburn's Safety slogan. A safe job site is critical to the success of any project. The implementation of our safety program is centered on the

following four critical components:

### Strong Communication

Communication is a key to safe jobsites, and it is dependent upon the contractors' ability to share pertinent information with all members of the project team. Mashburn communicates safety concerns with the owner through weekly OAC meetings and with employees through weekly jobsite safety meetings. Jobsite safety meetings are mandatory for all jobsite workers.

### Hazard Analysis

The hazards associated with the project are clearly defined at the beginning of the project and updated as the work progresses. The hazards identified build the elements necessary to establish a comprehensive and effective execution plan. Examples include the HazComm program where chemical hazards are broken up between two volumes that include widely used products and job specific materials. Superintendents review this program with each employee on the jobsite. Other hazards are identified by an outline provided by the Association of General Contractors (AGC) Toolbox Safety talks.

### Effective Execution

Mashburn's ability to execute a construction plan safely has proven time and again. In our pursuit of safety

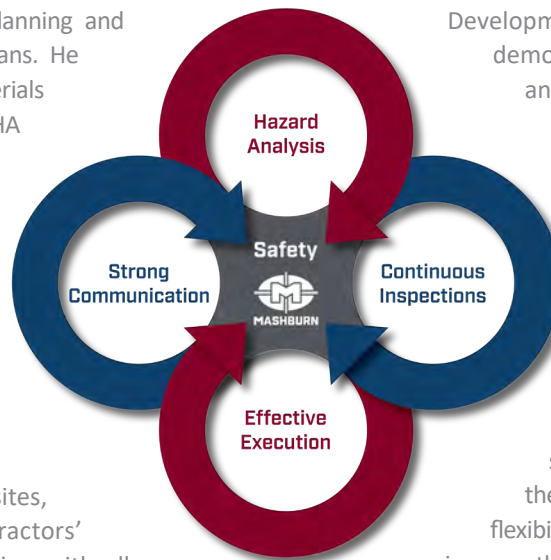
excellence, Mashburn has been recognized for safe work practices by being awarded the AGC Achievement Award for Outstanding Safety Performance, the AGC Outstanding Service Award, and the AGC Quality Workforce Development Award. These accomplishments demonstrate Mashburn's effectiveness and commitment to safety.

### Continuous Inspections

The Safety Execution plan is monitored through continuous inspections. In-depth daily and weekly inspections are performed by Job Superintendents, Project Managers, and the Director of Field Operations, and are recorded using our in-house project management software. This provides feedback on the execution of the plan while allowing flexibility in identifying opportunities to improve the Safety Execution plan.

Mashburn has a state-of-the-art-training facility located in the corporate office in Columbia, SC. This facility is used for classroom training, computer labs, and hands on safety training. With safety being a major priority, Mashburn Construction invests a great deal of time and money in making sure that all employees have the most up to date training in all areas of safety.

Safety is a top priority at Mashburn Construction. Mashburn has a written safety program that complies fully with all OSHA requirements. Safety is an ongoing process at Mashburn with all employees dedicated to its fulfillment. Recently, Mashburn Construction received a Merit Award for its building division from the Associated General Contractors for more than 90,000 hours worked. This award is given to each division work hour category for those who have an incident rate between 74% and 99% below the national average. In addition, Mashburn has been recognized for safe work practices by being awarded the AGC Achievement Award for Outstanding Safety Performance, the AGC Outstanding Service Award and the AGC Quality Workforce Development Award. These accomplishments demonstrate Mashburn's commitment to safety.



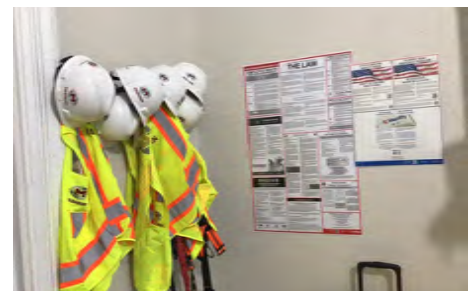


Jobsite safety meetings are held weekly and are mandatory for all jobsite workers. Superintendents follow the outline provided by Association of General Contractors Toolbox Safety talks. Additionally, Superintendents will select a safety topic applicable to current jobsite status and an inspection report is completed. These practices will ensure a safe and productive jobsite.

Each superintendent is provided with his own AGC Safety manual to take with him from job to job. Each superintendent is provided with the latest edition of the OSHA manual. Additionally, we have contracted an AGC consultant to conduct OSHA jobsite self-inspections.

Mashburn Construction has extensive safety related programs and activities. Select programs include:

- An In-House Safety Committee. This committee consists of the President, Vice President, Project Managers as Committee Chairman. The committee meets once a month to discuss safety concerns and issues. They also keep the company up to date on all existing and new OSHA standards, schedules safety programs at bi-monthly Leadership Meetings.
- A successful substance abuse program, conducting pre-employment, random, for cause and post-accident drug testing.
- A Hazard Communication Program in place. Each superintendent is issued Volume I and Volume II of MSDS sheets. Volume I include chemicals and other hazardous material that one would find on a typical project. Volume II is a site-specific manual that holds current project MSDS sheets. Superintendents review this program with each employee on his jobsite.
- June is recognized as National Safety Month emphasizing safety.





# TRIDENT PROPOSAL



# Proposal for TEAM BUILD Services

for

## Orangeburg Gateway Project



Building TRUST and ADDING VALUE to Everything We Do





October 11, 2023

Sidney Evering II  
City Administrator  
City of Orangeburg  
979 Middleton Street  
Orangeburg, SC 29115

Dear Mr. Evering:

We are delighted to present the qualifications of Trident Construction and our experienced team members to design and construct the Orangeburg Gateway project. We are excited to participate in the transformation of this landmark corner into an aesthetically pleasing community space.

As you review our qualifications, we hope you will find evidence of our exceptional record for completing municipal construction projects. Our public works clients include the City of Orangeburg, Charleston County, North Charleston, Goose Creek, and Mount Pleasant. Recently, we finished major projects for the Saint Andrews Public Service Authority, Sullivan's Island Fire Department, and the Isle of Palms Fire Department and Police Building. As the majority of our public work has been design/build - design/assist, we embrace the highest requirements for transparency to maintain the public's trust. We have included our trusted design partner, JLA, for your project. We have a long working relationship with them.

We have diligently prepared a project-specific qualifications package, which we hope you will find satisfactory in selecting Trident Construction. Our response was developed based on our conversations with JLA, site visits, review of what we understand to be the design intent.

This project will be a valuable addition to Orangeburg. We look forward to working with you to bring this dream to life. Please do not hesitate to contact us for any further information or assistance.

Sincerely,

**Trident Construction**

Matt Robbins  
Vice President

**Trident Construction, LLC**

2245 Technical Parkway • North Charleston, SC 29406 | P.O. Box 60939 • North Charleston, SC 29419-0939  
PHONE 843.572.7600 FAX 843.764.1704 EMAIL [tcc@tridentconstruction.com](mailto:tcc@tridentconstruction.com)



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## Building TRUST and ADDING VALUE to Everything We Do



Seabrook Island Lake House

ESTABLISHED IN  
**1981**

Founded by Robert D. Fairey on the guiding principles of building trust and adding value to our client's construction experience from inception to final completion, Trident Construction has grown to become the region's most recognized leader for providing collaborative design-assist construction services to team-oriented clients. Known throughout our market as Trident Construction's **TEAM BUILD** process, today, we complete over \$200,000,000 annually, from small tenant upfits to complex fast-track \$50,000,000 facilities. The success of our **TEAM BUILD** approach has led to our 95% repeat client business.

### CULTURE

#### CLIENT FIRST

By starting with the end in mind, we begin every project by fully understanding our client's program, budget, and quality expectations. This is the basis of our collaborative TEAM BUILD relationship.

#### TRANSPARENCY

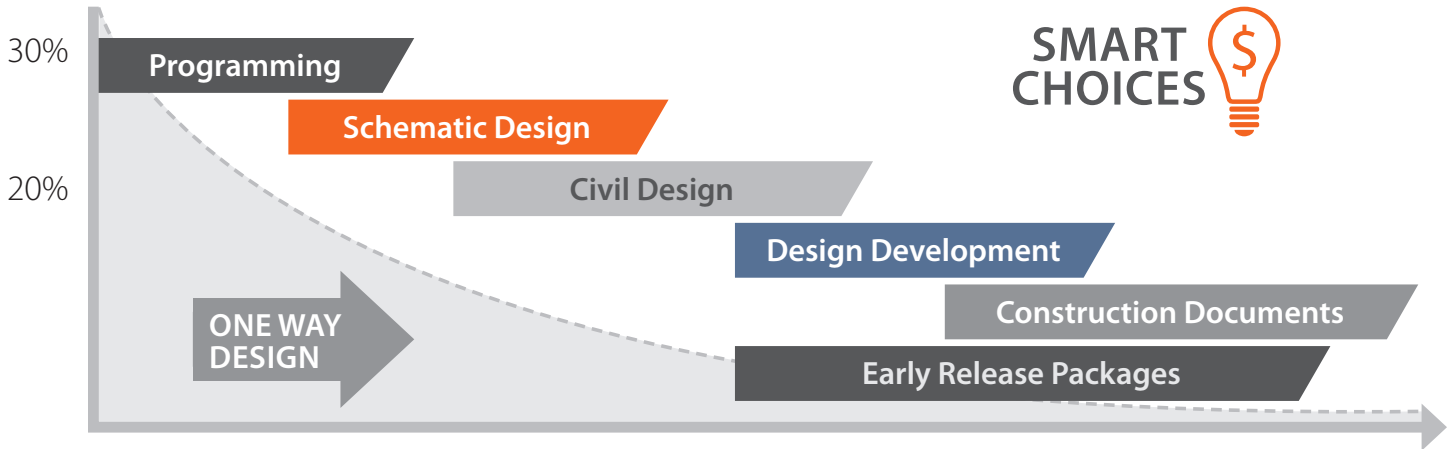
Trust is earned by openly sharing in all engineering, design, budget, and bidding activities. Every project element is thoroughly vetted, documented, and approved by our client before the design is advanced or construction begins.

#### SHARED SUCCESS

Every member of the project team—our clients, the design team, subcontractors, suppliers, code officials, building inspectors, and stakeholders—are an integral part of project planning, execution, and completion. Each member of the project is properly engaged and recognized for the unique value they bring to the project's success.



## TEAM BUILD



### INTEGRATED PROJECT DELIVERY (IPD)

Trident Construction is often asked to provide Integrated Project Delivery (IPD) services through our collaborative **TEAM BUILD** approach. To improve our client's project experience, we provide site analysis, site due diligence, design team selection/recommendations, program development, permitting, design management, cost control, construction, equipment and interior installation, and facility operations and maintenance services. Our ability to meet our client's diverse needs is essential to achieving our client's long term success.

### SMART CHOICES

By challenging the status quo, Trident Construction encourages every team member to bring forward solutions that add value to the project during the design process. Called **SMART CHOICES**, our goal is to maximize building performance while achieving our client's goals. **SMART CHOICES** empowers our clients to achieve project success.

### ONE WAY DESIGN

Understanding that redesign costs time and money, Trident Construction's **ONE WAY DESIGN** process embraces real time confirmation of the budget, quality and schedule expectation with regular approval by our clients before the design is advanced.

### PROVEN RESULTS

Today, Trident Construction completes over 95% of our projects employing our proven **TEAM BUILD** process. As a result of our hard work and successful **TEAM BUILD** collaborative approach, Trident Construction benefits from 95% repeat client business.

*"Trident Construction is the only contractor involved in the WestEdge Development to deliver the project on time and on budget. They are people you can TRUST."*

**-Mack Reese, Managing Partner  
 Gateway Ventures**



Established in 1980 by Charles J. (Joe) Johnson and Richard J. Laschober, Johnson, Laschober & Associates, P.C. (JLA) is a professional architecture, engineering and landscape architecture design firm conveniently located in Augusta, Georgia and Charleston, South Carolina. JLA offers a unique blend of land planning, comprehensive engineering and design services in architecture; interior design; civil, structural, mechanical, fire protection, and electrical engineering; and landscape architecture.

JLA has extensive experience in the design and planning of new facilities, existing facilities, additions, renovations, and facility assessments on a variety of projects including, but not limited to: government, municipal, commercial, institutional, recreational, industrial, educational, and healthcare project types. A registered professional manages each project ensuring the team is properly staffed with employees who are knowledgeable of local, state and federal building requirements necessary for project success.

At JLA it is our desire to provide the best array of professional services available. Our staff continues its commitment to client satisfaction by thoroughly evaluating our client’s needs, providing personal attention to all aspects of the project, promoting teamwork and utilizing strict standards for quality control. With all disciplines under one roof, JLA can coordinate a multi-discipline project with unmatched efficiency.

## AWARDS

### **New Construction Award**

(2020) Historic Augusta Lutheran Church of the Resurrection’s new Reiser Hall

### **Engineering Excellence Award**

(2020) American Council of Engineering Companies (ACEC) of South Carolina  
 Historic Railroad Cut Soil Stabilization Project

### **Project of the Year Award** (2019)

South Carolina Section of the American Society of Civil Engineers  
 Emergency Structural Response at Textron Specialized Vehicle Plant

### **Project of the Year Award** (2018)

South Carolina Section of the American Society of Civil Engineers  
 Creative Engineering Approach to Rehabilitating the Historic Miller Theater

### **Engineering Excellence Award**

(2013) GSPE/NSPE/ACEC-Georgia  
 Design of the Lady Antebellum Pavilion

### **First Place Award**

(2012) Georgia Chapter ACI  
 Reynolds Street Parking Deck

### **Metro Augusta Quality Council’s Special Team Accomplishment Recognition or MAQC STAR Award**

The Metro Augusta Chamber of Commerce  
 Achievements in Quality Assurance

### **First Place Award**

Georgia Chapter ACI  
 Medical College of Georgia’s Children’s Medical Center Design



*Reiser Hall*



*Lady A Pavilion*



# SECTION ONE

## EXPERIENCE, QUALIFICATIONS, AND REFERENCES

Experience, Qualifications, and References

2A) PROVIDE QUALIFICATIONS AND RELEVANT EXPERIENCE OF THE PROJECT TEAM MEMBERS (INCLUDING SUBCONTRACTORS.)



**MATT ROBBINS**

Project Executive

**CONSTRUCTION**

**DESIGN**



**STEVE SPEAR, JR.**

Superintendent



**JOSH ROBBINS**

Project Manager



**HERBERT GILLIAM**

Design Project Manager



**HOWARD WAYT**

Electrical Engineer



**EVERETT HARBESON**

Landscape Architect



**MARK LORAH**

Structural Engineer



**WATSON LEE DORN**

Architect



**TREVOR WIMBERLY**

Civil Engineer



**EDUCATION**

Bachelor of Science, Construction Science & Management, Clemson University

**CERTIFICATIONS**

South Carolina - GC Unlimited Building (Qualifying Party), 2014  
 U.S. Army Corps of Engineers CQM for Contractors, 2013  
 OSHA 30 Hour Safety Training, 2012

**PROJECT EXPERIENCE**

Charleston County Azalea Complex	\$57,000,000
Merrill Gardens Greenville	\$36,000,000
Mount Pleasant Operations Facilities	\$33,000,000
Merrill Gardens Columbia	\$30,500,000
Summerville Town Hall	\$15,000,000
<i>(Renovations, Retail, Parking Garage, and Annex Building)</i>	
Northwood Academy Upper School	\$10,500,000
Indoor Firing Range – Charleston	\$10,000,000
Northwood Academy Lower School	\$9,900,000
First Baptist Learning Center - Downtown Campus	\$8,000,000
Neptune Island Water Park - Hartsville, SC	\$7,580,000
Charlie Norwood Augusta VAMC Parking Garage	\$7,000,000
C-17 Hangar Project – Charleston	\$6,800,000
Murrell's Inlet Ambulatory Surgery Center	\$6,100,000
USC Athletic Village Parking Garage	\$5,700,000
Rogers & Brown	\$4,500,000
First Baptist Upper School	\$3,800,000
Scotts Fertilizer Plant Expansion	\$3,750,000
Wando Marina Building	\$3,500,000
College of Charleston Craig Hall Cafeteria Renovation	\$3,200,000
Boeing 88-815 Retrofit	\$1,700,000
Unified Aircraft Services	\$1,300,000

**PROFESSIONAL + COMMUNITY INVOLVEMENT**

The Citadel School of Engineering – Construction Engineering Advisory Board, *Member*  
 Leadership Charleston, *Class of 2020*



**Matt Robbins**  
 Vice President/Project Executive

Beginning his career as a form carpenter and concrete finisher in 1995, Matt progressed to an ironworker. From there he advanced to Superintendent and Quality Control Manager. He then became a co-op student, receiving his CSM degree in 2001. Matt currently serves as a Project Executive, having over 24 years of experience in estimating, field supervision and project management. He has vast construction experience including industrial, educational, municipal, medical, recreational, historic



Merrill Gardens at Bull Street



Murrell's Inlet Ambulatory Surgery Center



Summerville Town Hall



**EDUCATION**

Bachelor of Science, Construction Science & Management, Clemson University  
 Minor in Business Administration

**CERTIFICATIONS**

OSHA 30 Hour Safety Certification  
 American Red Cross First Aid & CPR Certification  
 LEED Accredited Professional  
 U.S. Army Corps Of Engineers CQMC Training  
 Erosion Control Inspector with SCDHEC

**PROJECT EXPERIENCE**

Gaillard Center ( <i>Joint Venture - Skanska</i> )	\$110,000,000
22 WestEdge	\$38,000,000
Summerville Town Hall	\$15,000,000
Charleston County Consolidated 911 Center	\$13,600,000
WestEdge / 99 WestEdge Sitework Package	\$11,200,000
WestEdge / Phase 1 Sitework Package	\$10,700,000
Orangeburg County Aquatic Center	\$9,319,000
Pain Specialists of Charleston - MOB II	\$8,000,000
MUSC 9th & 10th Floor Renovations	\$6,000,000
South Strand Recreation Center Complex	\$5,000,000
Zodiac Boat Manufacturing Facility	\$4,100,000
MUSC Upfit at 22 WestEdge	\$3,700,000
Harbour Club Upfit at 22 WestEdge	\$3,300,000
Stokes Kia Dealership	\$2,900,000
Roper Bon Secour MRI Replacement	\$1,100,000
MUSC Infrastructure Relocation Package 4	\$900,000
Roper Bon Secour St. Francis SPD Renovation	\$900,000
Roper Bon Secour St. Francis Plaza MRI Replacement	\$503,000
Roper Bon Secour MDF/IDF Recabling	\$192,000
Roper Bon Secour St. Francis PET CT Replacement	\$96,000



**Josh Robbins**  
**Project Manager**

Josh has over 15 years of experience in all phases of commercial, industrial, and healthcare construction, including project management, estimating, and field supervision.



Gaillard Center



Harbour Club at 22 WestEdge



22 WestEdge

**CERTIFICATIONS**

OSHA 30 Hour Safety Training  
 Storm Water Pollution Prevention Plan (SWPPP) Certified

**PROJECT EXPERIENCE**

North Charleston Public Works Complex	\$36,000,000
Vinegar Hill Residence Inn (Charlottesville, Virginia)	\$19,500,000
Neptune Island Waterpark - Hartsville, SC	\$7,830,000
Tractor Supply Company New Bern, NC and Awendaw, SC Locations	\$5,500,000
Boeing Cell 0 Expansion	\$4,900,000
Rogers & Brown Office Building	\$4,550,000
Roper Northwoods ER	\$4,500,000
Radcliffe House Renovations at 61 Vanderhorst Street	\$4,300,000
Seabrook Island Beach Club	\$3,300,000
East Cooper Montessori School	\$2,500,000
Beaufort Memorial Hospital – Lady’s Island Internal Medicine	\$2,300,000
McAlister Smith Funeral Home – Charleston	\$2,000,000
McAlister Smith Funeral Home – Goose Creek	\$2,000,000
South University Pharmacy School	\$2,000,000
The Citadel Alumni Center	\$1,350,000
Ashley Hall School - Pardue Hall Courtyard	\$1,330,000
West Ashley Veterinary Clinic	\$1,300,000
Charleston Area Therapeutic Riding Arena	\$1,200,000
Gramling Brothers Medical Office Building	\$700,000
Zeus Industrial Fab Shop Addition	\$700,000
Veteran’s Administrative at Cross Creek	\$650,000
Neptune Island Waterpark Concession Stand	\$400,000
OHL at Rivergate Center	\$150,000



**Stephen Spear**  
 Superintendent

Steve has over 30 years of experience in general construction including project management, supervision, foundations, welding, elevated concrete, concrete block, carpentry, renovation, and new construction interior up-fits.



*Neptune Island Waterpark*



*Rogers & Brown Office Building*



*North Charleston Public Works*



**HERBERT W. GILLIAM, P.E.**  
 Design Project Manager



**Location:**  
 Charleston, South Carolina

**Active Registrations:**  
 Professional Engineer  
 South Carolina #11649

**Education:**  
 Bachelor of Science, Civil Engineering,  
 Clemson University, 1981

Mr. Gilliam has over 41 years of professional engineering experience in the consulting field. The majority of his experience has been in the municipal engineering field focusing on services to Cities and municipal utilities covering water, sewer collection and treatment, storm water drainage, sidewalks and streets, downtown renovations including streetscapes, passive and active parks, road rehabilitation, and large site design.

Mr. Gilliam's experience ranges from initial conceptual and schematic planning, preliminary engineering, construction document preparation, permitting, bidding, services during construction, and final project close-out. The projects have ranged in size from \$25,000 to multi-million dollar projects. Most recently Mr. Gilliam has been a project manager on numerous downtown revitalization projects that involved coordination of utility relocation and upgrades during design and construction process.

Mr. Gilliam has been a project manager on numerous downtown revitalization projects that involved coordination of utility relocation and upgrades during the design and construction process. He has been intimately involved in multiple projects for the City of Orangeburg, including the Boulevard Street Block Redevelopment, Middleton Street Streetscape, Russell Street Streetscape, and he is currently the project manager for the Edisto Memorial Gardens Skate Park. He also was the project manager and civil engineer for the Orangeburg County Courthouse Parking Lot and Road Relocation.

**Orangeburg County Courthouse Parking Lot and Road Relocation |** Orangeburg, South Carolina  
 Project Manager/Civil Engineer. Master Planning and engineering design services for a relocated boulevard and new 42-space parking lot. Relocated road and driveway access and fountain near Courthouse and Administrative Building. Cost: \$2.5 million, approximately.

**Russell Street Streetscape, Lowman to Boulevard Street |** Orangeburg, South Carolina  
 Project Manager/Civil Engineer. This is a 3 block streetscape project that includes new brick and concrete sidewalks, granite curb, concrete pavement, asphalt pavement and new landscaping. This project also includes street print and stamped asphalt.

**James Island Waterfront Planning and Design |** James Island, South Carolina  
 Project Manager/Civil Engineer. Provided design and construction administration for public access to a reclaimed tidal basin near the Dills Bluff right of way in the Town of James Island. Scope included a boardwalk over a portion of a tidal area and a gravel path along highland, outside the right-of-way. The sidewalk and boardwalk are completely designed and constructed. Permitting was obtained through SCDOT.

**Mount Pleasant Memorial Waterfront Park, Phases II and III |** Mount Pleasant, South Carolina  
 Project Manager/Civil Engineer. Provided master planning, upgrades, and repairs to Mount Pleasant Memorial Waterfront park. Improvements include gift shop renovations, parking improvements, electrical improvements, an addition to the existing playground, and a first responders memorial.

**The Alley |** Aiken, South Carolina  
 Project Civil Engineer. Landscape Architecture, Civil and Electrical Engineering design services to an existing corridor of local shops and restaurants. Project includes streetscape, undergrounding of utilities, ornamental lighting, and storm drainage..





**HOWARD WAYT, P.E.**  
 Electrical Engineer



**Location:**  
 Augusta, Georgia

**Education:**  
 M. Science, Mathematical Sciences (Signal Processing), Clemson University, 2007  
 M. Science, Electrical Engineering, Vanderbilt University, 1993

B. Science, Dual Major, Electrical Engineering and Mathematics, Vanderbilt University, 1992

**Active Registrations:**  
 Professional Engineer

- South Carolina #36547
- Georgia #39528
- North Carolina #048391
- Arkansas #21684
- Louisiana #0447214

Mr. Wayt has over twenty (20) years of professional engineering and project management experience as an Electrical Engineer. He has project experience in medium- and low-voltage power distribution, control systems, indoor and outdoor lighting, communication, instrumentation, and security lighting. Mr. Wayt is skilled at providing written and edited standards, protocols, specifications, reports, journal articles and other technical documents.

Mr. Wayt is acquainted in all aspects of design, cost estimates, and construction inspection. He is experienced in the coordination of multi-discipline projects as well as project management.

**Mount Pleasant Memorial Waterfront Park, Phase III |** Mount Pleasant

Project Electrical Engineer. JLA provided master planning, architecture, engineering and landscape architecture design for Phase III of Mount Pleasant Memorial Waterfront Park. Electrical engineering design includes lighting and power distribution for a Fallen Officer Memorial, water features, and a pickleball court. Fallen Officer Memorial completed in May 2023.

**9th Street (James Brown Boulevard) Lighting Design |** Augusta, Georgia

Project Electrical Engineer. Electrical engineering and landscape architecture design for a 1-mile street improvement in Downtown Augusta, Georgia. Electrical design includes lighting calculations to determine the light spacing and lighting plans.

**Bell Road Roundabout |** Johns Creek, Georgia

Electrical Engineer. Provided electrical engineering design for roadway lighting at the Bell Road Roundabout. Lighting scope is limited to the lighting of the roundabout only. Project designed using Visual Lighting Software and design is per AASHTO guidelines.

**Wrightsboro Road Reconstruction Project |** Augusta, Georgia

Project Electrical Engineer. Electrical design for the Wrightsboro Road Reconstruction and Pedestrian Improvements project for the City of Augusta, Georgia. This road is classified by GDOT as a Principal Arterial roadway, and is four lanes with a center-merge lane for most of its length. Design was performed for an overall length of approximately 2.5 miles. Part of this roadway is adjacent to Daniel Field airport and was subject to FAA review for lighting and flight path obstruction.

**15th Street Pedestrian Improvements |** Augusta, Georgia

Project Electrical Engineer. Mr. Wayt provided electrical engineering design for the lighting improvements along 15th Street Bridge. Pole and fixture locations were pre-determined based on previous placement along bridge.

**Fox Creek High School Courtyard Improvements |** Edgefield, South Carolina

Project Electrical Engineer. JLA provided landscape architecture, civil and electrical engineering services for a courtyard at Fox Creek High School. Design is complete. Scope includes installation of shade sails, fans, and hardscape improvements, including tiered seating to create a flexible outdoor space.





**EVERETT D. HARBESON, III,**  
**PLA, CLARB**  
 Landscape Architect



**Location:**  
 Augusta, Georgia

**Education:**  
 Bachelor of Landscape Architecture, School  
 of Environment and Design, University of  
 Georgia, 2008

**Active Registrations:**  
 Registered Landscape  
 Architect

- South Carolina #1173
- Georgia #LA001634

Since joining Johnson, Laschober & Associates, P.C. (JLA) in 2008, Mr. Harbeson has gained experience in the master planning and design of recreation facilities, residential and commercial landscape plans, streetscapes and public parks. Mr. Harbeson has experience in the construction administration of various types of projects to ensure they are completed on time and on budget.

Mr. Harbeson has a strong working knowledge of plants and other landscape materials commonly used in the Southeast. He exhibits a strong understanding of the identification and use of historically significant and native plants and materials.

Mr. Harbeson has developed master plans and construction documents for public parks, retreats, streetscapes, office complexes and sports facilities. He has designed campus master plans as well as residential and commercial landscape plans. Mr. Harbeson has also developed construction details and detailed estimates.

**Orangeburg County Courthouse Parking Lot and Road Relocation** | Orangeburg, South Carolina  
 Project Landscape Architect. Master Planning and engineering design services for a relocated boulevard and new 42-space parking lot. Relocated road and driveway access and fountain near Courthouse and Administrative Building. Cost: \$2.5 million, approximately.

**Memorial Waterfront Park, Phase II** | Mount Pleasant, South Carolina  
 Project Landscape Architect. JLA provided master planning, architecture, engineering and landscape architecture design for Phase II of Mount Pleasant Memorial Waterfront Park. Design includes pier expansion, overflow parking, playground expansion, and additions and renovations to an existing building.

**The Alley Renovations** | Aiken, South Carolina  
 Project Landscape Architect. Provided Landscape Architecture design services to an existing corridor of local shops and restaurants. Project includes streetscape, undergrounding of utilities, ornamental lighting, and storm drainage.

**James Island Waterfront Planning and Design** | James Island, South Carolina  
 Project Landscape Architect. Provided design and construction administration for public access to a reclaimed tidal basin near the Dills Bluff right of way in the Town of James Island. Scope included a boardwalk over a portion of a tidal area and a gravel path along highland, outside the right-of-way. The sidewalk and boardwalk are completely designed and constructed. Permitting was obtained through SCDOT.

**Evans Towne Center Park and Lady A Pavilion** | Evans, Georgia  
 Project Landscape Architect. JLA provided full landscape architecture, architecture and engineering design services. The park spans approximately 18-acres with a 1/2 mile paved walkway, playground, splash fountain, restroom/concessions facility, performance structure, greenroom, and day-use facilities. This facility has hosted such performers as Lady A, Charles Kelly, Kid Rock, Willie Nelson, Darius Rucker, and Keith Urban, to name a few.



**MARK W. LORAH, P.E., S.E.,  
 F.ASCE**  
 Structural Engineer

**Location:**  
 Augusta, Georgia

**Education:**  
 Master of Engineering, Structural  
 Engineering, Purdue University 1989  
 Bachelor of Science, Civil Engineering,  
 University of Cincinnati, 1988



**Active Registrations:**  
 Professional Engineer  
 South Carolina #18614  
 Georgia #23753  
 Georgia SE #360  
 North Carolina #47463  
 Ohio #56486

Mr. Lorah joined the Structural Department of Johnson, Laschober & Associates, P.C. in 2003. He has 30 years of experience as a Structural Engineer. He is skilled in the design of demolitions, new multi-story steel and concrete structures and the modification and rehabilitation of existing facilities. Mr. Lorah has specialized experience for Historic Preservation/Renovation projects and is familiar with the state and county guidelines for renovations on such projects.

Mr. Lorah has performed structural forensics and designed and supervised implementation of emergency retrofits for water, fire, impact and blast damaged structures. He has managed projects from concept through design and completion and is skilled in identifying structural cost reductions. He is experienced in overseeing and checking work performed by other design professionals.

**Orangeburg County Courthouse Parking Lot and Road Relocation** | Orangeburg, South Carolina  
 Project Structural Engineer. JLA provided master planning and complete design for a new 42-space parking lot with relocated boulevard, road and driveway access. Structural design included a new Martin Luther King, Jr. monument with fountain, and a military honor plaza.

**Lake Edisto Parcel River Access** | Orangeburg, South Carolina  
 Project Structural Engineer. Mr. Lorah provided structural design for a nature boardwalk with observation decks and a boardwalk with floating kayak launch area for river access. Phase I boardwalk is approximately 1,375 feet. The second phase boardwalk will be 1,688 feet and tied into Phase I boardwalk.

**Concession/Restroom Building at Augusta Canal Headgates** | Martinez, Georgia  
 Project Structural Engineer. New, 3,000 SF concession/restroom building at the Augusta Canal Headgates national heritage area. The new facility not only offers restroom and concession access, but also has a kayak and bicycle rental facility.

**Evans Towne Center Park and Lady A. Pavilion** | Evans, Georgia  
 Project Structural Engineer. Provided structural engineering design services for the restroom/concessions facility, picnic pavilions, and the Lady A. Pavilion. The Lady A Pavilion is an open air pavilion with a green room below. The green room includes a sitting area, kitchen and restrooms. The Lady A. Pavilion was awarded the 2012 Engineering Excellence Award presented by GSPE/NSPE/ACECGA. This structure has hosted such performers as Lady A, Charles Kelly, Kid Rock, Willie Nelson, Darius Rucker, and Keith Urban, to name a few.



**WATSON LEE DORN, III,**  
**AIA, NCARB**  
Architect



**Location:**  
Augusta, Georgia

**Education:**  
Master of Architecture, Clemson University,  
1999  
Bachelor of Science Architecture, Georgia  
Institute of Technology, 1992

**Active Registrations:**

- Registered Architect
- South Carolina #6823
  - Georgia #RA012029
  - Alabama #8258
  - Florida #AR98224
  - Mississippi #5672

Mr. Dorn has over 25 years of experience as a Project Manager and Principal Architect. His design experience includes governmental, recreational, healthcare, commercial banking, educational, religious, residential and industrial facilities. Mr. Dorn has experience using Design-Build, Design-Bid-Build and Negotiated delivery methods. His experience coordinating multi-discipline projects and his understanding of a variety of project delivery systems uniquely qualifies him to assemble and lead design teams for a wide variety of projects.

**Orangeburg County Courthouse Parking Lot and Road Realignment** | Orangeburg, South Carolina  
Project Architect. JLA provided master planning and complete design for a new 42-space parking lot with relocated boulevard, road and driveway access. Architectural design included a new Martin Luther King, Jr. monument with fountain, and a military honor plaza.

**Memorial Waterfront Park, Phase III** | Mount Pleasant, South Carolina  
Project Architect. Provided design for upgrades to the existing Mount Pleasant Memorial Waterfront Park. Amenities include a Fallen Officer Memorial. Fallen Officer Memorial completed in May 2023.

**Gatehouse and Site Entrance Improvements** | McCormick, South Carolina  
Project Manager/Architect. AE Services for planning and design of new gatehouse and gated entrance at the John De La Howe School in McCormick, SC. Gatehouse will be manned 24 hours a day. Site entrance will be fenced and gated for controlled access to both vehicles and pedestrians. Gatehouse will be designed to be in keeping with the historic architectural character of the campus.

**Lake Edisto Parcel River Access and Park Improvements** | Orangeburg, South Carolina  
Project Architect. Provided architectural design for a new community center on site. The new facility includes meeting space, restrooms, and offices to be shared with DHEC.



**TREVOR A. WIMBERLY, P.E.**  
 Civil Engineer



**Location:**  
 Augusta, Georgia

**Education:**  
 Bachelor of Science, Civil Engineering,  
 Michigan State University, 2002

**Active Registrations:**  
 Professional Engineer  
 South Carolina #29792  
 North Carolina #045391  
 Georgia #036706  
 Georgia NPDES Level II Certification

Mr. Wimberly joined Johnson, Laschober & Associates, P.C. (JLA) in 2007. He has over 20 years of experience in the design of water mains, storm drainage, sanitary sewer and roadway design. He has developed cost estimates and full engineering plans and specifications, including utility, soil erosion and construction detail plans for civil engineering projects. He is knowledgeable of the AASHTO design standards and frequently utilizes the design standards for his pavement projects. Mr. Wimberly has experience in construction administration on various types of projects to ensure they are completed on time and on budget. He has been involved in permitting coordination with various municipalities and he has performed construction administration for many projects throughout the South Carolina and Georgia.

**Orangeburg County Courthouse Parking Lot and Road Relocation** | Orangeburg, South Carolina  
 Project Civil Engineer. Master Planning and engineering design services for a relocated boulevard and new 42-space parking lot. Relocated road and driveway access and fountain near Courthouse and Administrative Building. Cost: \$2.5 million, approximately.

**Lake Edisto Parcel River Access** | Orangeburg, South Carolina  
 Project Civil Engineer. As a result of the Masterplan for the Edisto River access, the Lake Edisto Parcel was chosen for design and implementation. JLA provided complete design for the 37-acre parcel, including kayak launch, nature boardwalk with observation decks, community center, picnic pavilion, primitive camp sites and car/boat parking. The site included permitting for encroachment in the floodway and flood plain of the river.

**William Few Parkway and Chamblin Road Roundabout** | Columbia County, Georgia  
 Project Civil Engineer. This project is the replacement of a 3-way road intersection with a new roundabout. Approximately 1,600 LF of roadway construction varying from 2-lane to 3-lane roads. Scope includes utility relocation, new storm sewer, water quality design and ESPC for all phases of traffic flow.

**Eisenhower Army Medical Center Parking** | Fort Eisenhower (formerly Fort Gordon), Georgia  
 Project Civil Engineer. Expansion of parking lot located north of building 315 to provide additional staff parking. Grading for new parking lot was kept to a minimum. The site is not in the 100-year flood plain and no state waters are associated with the site. New light duty asphalt pavement, 18' concrete curb and gutter and 6' wide concrete sidewalks are provided. Site design incorporates all applicable Anti-Terrorism/Force Protection (ATFP) requirements for building with a secured perimeter.





## City of Hartsville Neptune Island Waterpark

**LOCATION** Hartsville, South Carolina

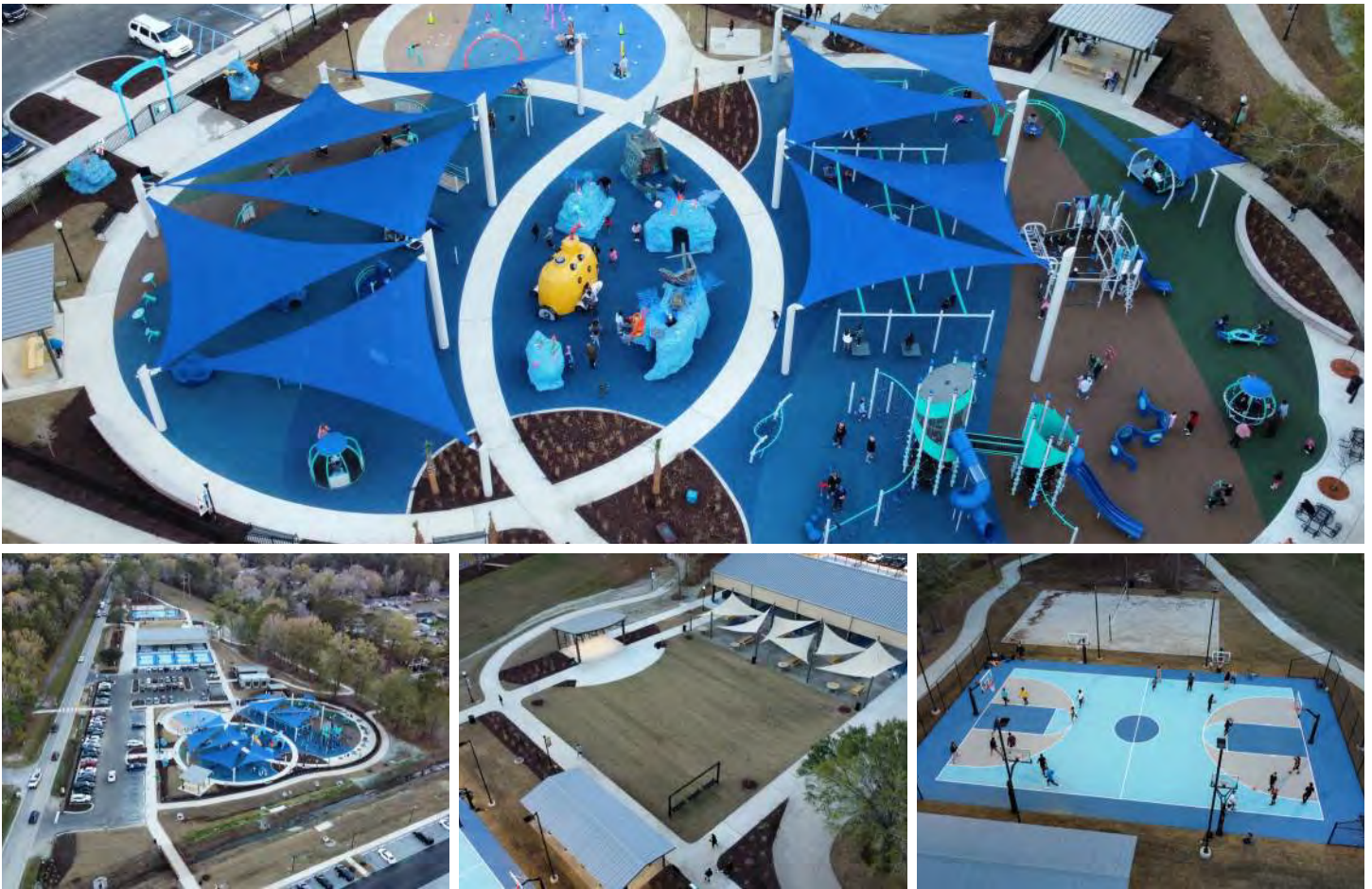
**SIZE** 110,000 SF

**CLIENT** City of Hartsville  
 Karen Caulder  
 (843) 383-3015

**ARCHITECT** Architecture Unlimited  
 Jeff Sherer  
 (704) 451-7436

Trident Construction was the design/build general contractor selected to lead the construction the City of Hartsville’s Neptune Island Waterpark. Using our proven TEAM BUILD process, Trident Construction worked collaboratively to guide the design professionals and the City of Hartsville to achieve their budget, quality and schedule.

The project includes nine buildings, bathrooms, locker rooms, open pavilions, six water slides, a quarter mile lazy river, wave pool, ticket booth office, two bridges, zero entry pool and a children play area.



## City of Goose Creek Central Creek Park

- LOCATION** Goose Creek, South Carolina
- SIZE** 56,000 SF
- CLIENT** City of Goose Creek  
 Natalie Zeigler, ICMA-CM  
 (843) 797-6220
- ARCHITECT** Landplan Group South  
 Jeff Lewis, AIA  
 (803) 960-5026

Trident Construction was competitively selected by the City of Goose Creek to deliver our TEAM BUILD services for the new Central Creek Park. This 13-acre outdoor recreational facility is the first completely handicapped-accessible urban park in South Carolina. The community park includes public gathering spaces, outdoor basketball courts, covered pickleball courts, walking trails, public green spaces, a comfort station, and offices.

Through our collaborative TEAM BUILD process, we presented the City with over \$2,500,000 in Smart Choice savings, of which they accepted \$1,000,000. We are proud to have contributed to this landmark project that is now a centerpiece of the City's commitment to "Recreation for All".





## City of Goose Creek Joe Daning, Amphitheater

**LOCATION** Goose Creek, South Carolina

**SIZE** 3.8 Acres

**CLIENT** City of Goose Creek  
Natalie Zeigler, ICMA-CM  
(843) 797-6220

**ARCHITECT** The Middleton Group  
Zach Carman, AIA  
(843) 302-0632

Selected through a competitive bid process, Trident Construction recently broke ground on the Joe Daning Amphitheater project in Goose Creek. The new amphitheater complex will include a new open air pavilion with outdoor tiered seating, new restroom facility, food truck plaza, and basketball court. This project also includes new parking spaces and site lighting.

The facility, named after beloved public servant Joe Daning, will usher in a new era for performance art in the city. From concerts to poetry readings, the amphitheater will be a game-changer for Goose Creek and beyond.

<b>REFERENCES</b>		
<b>PROJECT</b>	<b>CLIENT</b>	<b>CLIENT CONTACT</b>
<b>Neptune Island Water Park</b>	<b>City of Hartsville</b>	<b>Karen Caulder (843) 383-3015</b>
<b>Central Creek Park</b>	<b>City of Goose Creek</b>	<b>Natalie Zeigler, ICMA-CM (843) 797-6220</b>
<b>Danny Jones Recreation Complex</b>	<b>City of North Charleston</b>	<b>Denise Badillo (843) 740-5899</b>





# SECTION TWO

## PROJECT APPROACH AND SCHEDULE



## Project Approach and Schedule

### A) PROVIDE A DESCRIPTION OF THE PROJECT APPROACH FOR MEETING THE SCOPE OF SERVICES

As with any project, it is essential to thoroughly evaluate and consider the impact of the project on its surroundings. It is also critical to thoroughly evaluate the impact of the project's existing and intended future surroundings on the project itself. After reviewing the RFP and the site as well as working to obtain an understanding of what may be done in the future, our team offers the following recommendations. Hopefully, these recommendations will guide the City through the process of ensuring that both the Gateway Project and the intended surrounding improvements are both successful individually and collectively. This can be achieved by ensuring that both projects work with one another when it comes to design, construction sequencing, completion dates, budgets, and (most importantly) the impact on the public during and after construction is complete.

The Gateway Project will have a positive impact on the intersection of Magnolia and Chestnut streets. In order to ensure the Gateway Project's success, it is so important that the design and construction of this project be properly sequenced with other improvements that are being considered for Chestnut Street and the surrounding area. These improvements are not included in our proposal. Intersection modifications (traffic signal pole replacement), utility relocations, and curb/sidewalk replacements will all directly impact the scope and schedule of the Gateway project. These will need to be coordinated to prevent redundancy of scope. Coordination will also be necessary to ensure that the installation of finish materials for either project do not impede the installation of materials for the other. Careful consideration needs to be made to properly sequence the work of both projects with one another.

After thorough review of the RFP and the area, we recommend that a coordination meeting between the City, the selected General Contractor, DPU, and SCDOT to identify the work that will be included in improvements to Chestnut and Magnolia Streets, and also to discuss the sequencing and scheduling of that work.

Here is an example of the coordination that will need to take place: Before the new sidewalks, curbing, and water feature can be installed, the overhead power lines and traffic signaling at the intersection of Magnolia and Chestnut must be relocated and buried if those improvements are desired in the future. If not done first, the sidewalks, curbing, and water feature will later need to be demolished in order to bury the power lines, and then reconstructed.



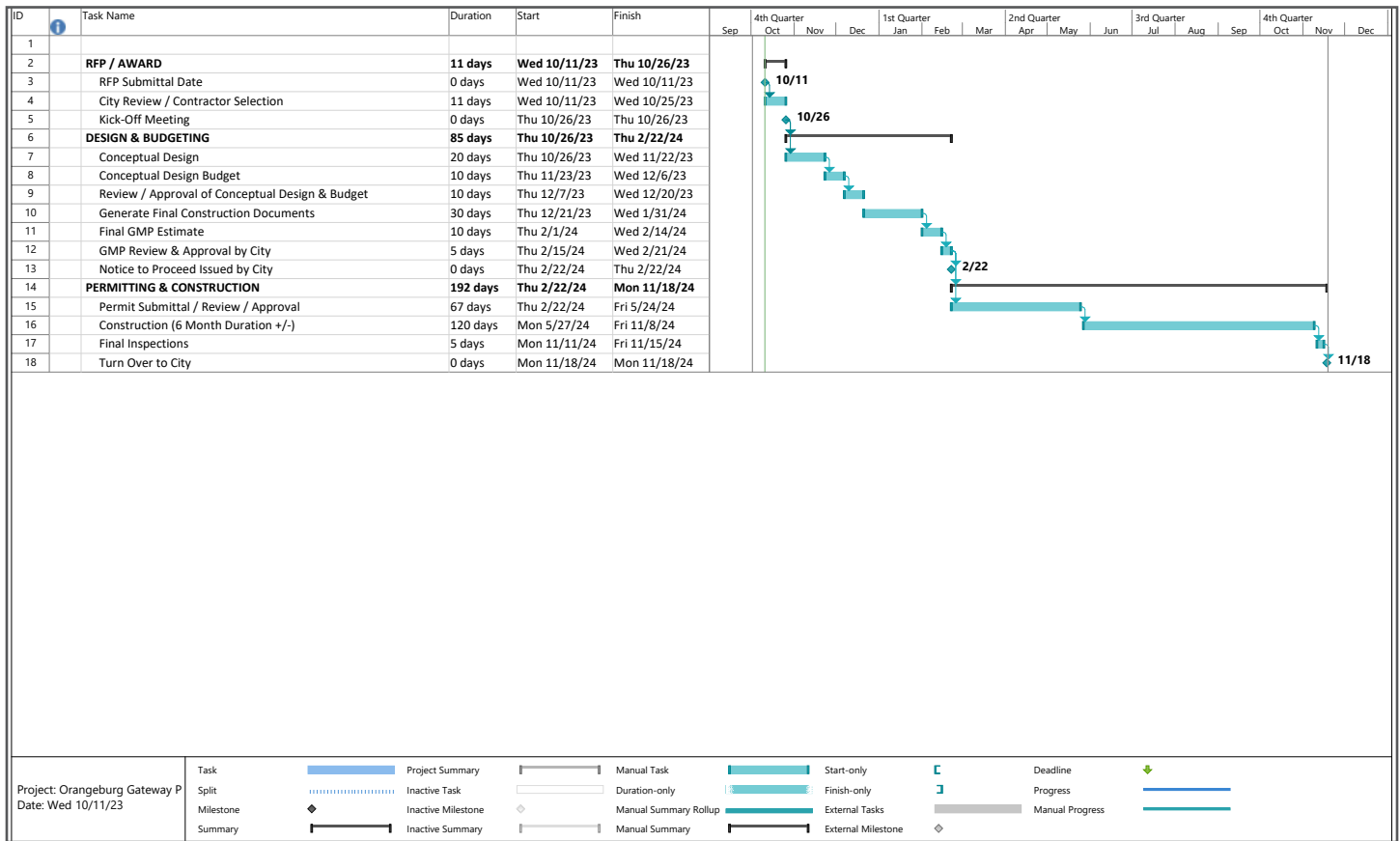
## Project Approach and Schedule

The Gateway Project site is the only site at the intersection that is currently clear and unoccupied. The other three corner properties are occupied by local businesses. For this reason, the Gateway Site is the only corner of the intersection that is available for use, storage, and staging of materials to facilitate the reworking of the intersection itself. The City will experience the greatest value by reworking the intersection and utilities first, and then completing The Gateway Project.

As requested by this RFP, a preliminary budget is included in **SECTION 04: Cost Proposal**. Please note, this budget includes allowances for only the work listed and is based on the assumption that the Gateway Project will be a "stand alone" project and not include any additional cost for work outside the project. It is our recommendation that once the coordination meetings noted above are held and the scope of each project and sequencing can be clearly defined, design work for the Gateway Project will commence and a final budget and schedule can then be established.

**B) PROPOSED SCHEDULE INDICATING PROJECT MILESTONES, DELIVERABLES, AND OVERALL TIME FOR COMPLETION**

The following schedule does not incorporate the coordination with other projects adjacent to the site as detailed in the Project Approach narrative above. The durations of that coordination are unknown until initial meetings are held and durations for their work are identified. The intent of this Preliminary Schedule is to illustrate the flow of design, budgeting, permitting, and construction of the Gateway Project alone. **The work for this project from the date of selection of a Design/Build team to completion date of the project will take approximately 12 months +/-.**





**C) AVAILABILITY OF THE PROJECT TEAM AND RESOURCES TO SUCCESSFULLY COMPLETE THE PROJECT IN A TIMELY MANNER**

Johnson, Laschober & Associates (JLA) will be Trident’s design partner for the Gateway Project. Below are the step-by-step tasks that will be followed for the planning, design, and construction document phase. Trident Construction & JLA staff will be available to facilitate the necessary design and budgeting efforts as follows:

**1. ASSIMILATE DATA AND INITIAL PLANNING:**

- a) Coordinate a field survey with Edisto Survey to include features, utilities, and topography of the three properties on the northwest corner of Chestnut Street and US Highway 601. A base map will be developed to be used for all planning, design and construction document preparation.
- b) Incorporate the Collaborative Architecture Laboratory (CAL) design on the surveyed base drawing. We will make minor adjustments to address issues based on the surveyed existing conditions. Depending on the extent of the adjustments, we will coordinate with CAL to determine the impact on the overall design.
- c) JLA will coordinate with a geotechnical engineer to determine base data for foundation design and geophysical data to determine if there are any environmental issues that need to be considered based on past use of the site.
- d) A meeting will be held with the City to review the design for input of the overall design. We will work with the team to develop an update to the construction costs of the plan.



**2. CONSTRUCTION DOCUMENT PHASE:**

- a) Concurrently with the planning phase, JLA will coordinate with DPU on the utility conflicts that may exist with the development of this parcel. In addition, we will have initial coordination with SCDOT on the drainage at the intersection and how it will be incorporated into the design of the entranceway elements.
- b) Using the results of the data collection and initial planning, JLA will develop layout and grading and drainage plans to a 35% level to allow Trident to further develop construction costs as we begin creating details and material selection of the elements.
- c) Working with the City and Trident, a consensus of the design development with material selections will be reached and JLA will prepare 90% level of construction documents for layout, grading and drainage, SWPP plans, utility relocation and distribution plans, and all associated details.

### **3. PERMITTING PHASE:**

- a) Once comments are received from the City, DPU, and the SCDOT, the drawings will be updated and permit applications will be coordinated for SCDHEC for land disturbance and water distribution, SCDOT for encroachment associated with access and utilities within the right of way and local development permit with the City of Orangeburg. This will include all required design calculations and reports associated with the application submittals.
- b) JLA will be responsible for coordination for revisions associated with all regulatory authority comments through permit approvals. Please note that current review times are dependent on the various agency work loads.

# RESOURCES



THE PEOPLE BEHIND TRIDENT  
 CONSTRUCTION ARE THE HIDDEN  
 STRENGTH TO THEIR SUCCESS.

—DR. PAUL HERRING  
 CAROLINA EYECARE PHYSICIANS

As part of our collaborative **TEAM BUILD** approach, we are committed to providing our clients with the best tools and information to make fact based decisions. Trident Construction is continually embracing the best software and equipment to assure our clients have the highest level of service. Today, our project management tools include:

### PROJECT ACCOUNTABILITY

**VIEWPOINT®** is our primary project management software. Through controlled access, **VIEWPOINT®** allows us to instantaneously communicate with every member of the team, providing the most current information, meeting minutes, requests for information and project documents.



### DESIGN & ENGINEERING CONTROLS

By employing **Building Information Modeling (BIM)**, **Revit®** and **Matterport®**, we are able to provide the team with real time 3D images of the existing and future spaces, assuring expectations can be achieved and efficiently designed. Using **On-Screen Takeoff®**, we are able to quantify the design materials, options and budget impact.



### BUDGET CONTROLS

**Sage Estimating®** software provides the team the ability to produce detailed comparative estimates for making decisions on key architectural, engineering and design elements, while maintaining budget, quality and schedule. Design and budget changes are made only with client approval.



### COST ALLOCATION

By utilizing **VIEWPOINT®** for our project accounting software, we are able to create an unlimited number of construction cost codes for budget allocation to meet our client's unique requirements. This allows us to manage and document every aspect of the project's construction cost, which is particularly helpful for calculating accelerated depreciation, tax credits and tenant improvements.



### SCHEDULE CONTROLS

Trident Construction uses **Primavera®** and **Microsoft Project®** to establish the project schedule at inception. To promote project unity, our schedules include design team milestones, budget updates, governmental approvals and complete construction activities. These elements form our **ONE WAY DESIGN** philosophy, assuring the project budget and schedule are approved by the client before the project progresses. **ONE WAY DESIGN** eliminates costly redesign and maintains project momentum.





### TEAM SAFETY

**Team Safety** is our ongoing commitment to a clean and safe working environment. Trident Construction has one of the best safety records in the industry. This is achieved through planning, training, and company-wide policies. Planning jobsite safety is even more important in the COVID-19 environment.

### QUALITY CONTROL

Trident Construction believes that quality starts during the design phase. Success is achieved by selecting quality materials that can be efficiently installed, stored, protected, and inspected by our superintendents. During construction, our **Super QC** program includes peer reviews to verify that our quality programs are being achieved.



### STRONG FINISH

A successful finish starts before construction begins. Using **Autodesk Build**® and our **Zero Punch** procedures, our onsite team and subcontractors review drawings and specifications in real time. Our team regularly inspects progress, takes pictures, and works with our subcontractors to approve and protect completed work. The subcontractor is released from the job only when our superintendent approves their work. **Autodesk Build**® provides exceptional project record keeping.



### PROJECT CLOSEOUT

A successful finish includes properly closing out all project accounting, teaching our clients to use the building systems, and providing electronic As-Built drawings. Trident Construction refers to our electronic closeout process as **TridentScan**. Our closeout process provides easy access to all necessary building information.

### 360° REVIEW

At the completion of every project, we survey the entire team, client, architect and engineers to measure our performance. We are continually improving our performance based on our client's expectations.

**"BUILDING TRUST AND ADDING VALUE TO EVERYTHING WE DO** is the cornerstone of four decades of success. Adding Value is what our team accomplishes. Building Trust is **Why** we embrace our **TEAM BUILD** process."

-Robert D. Fairey  
 Founder





# SECTION THREE

## COST PROPOSAL

Cost Proposal

**ESTIMATED LABOR HOURS (DESIGN/PROJECT MANAGEMENT/SUPERVISION)**

Below are the estimated labor hours for design, coordination, project management and supervision. Labor hours for subcontracted work can be quantified once the scope of work and durations for the work to be put in place are finalized:

DESCRIPTION	POSITION	HOURS	X	RATE	/UNIT	=	TOTAL	
<b>DESIGN COSTS (JLA)</b>								
<b>CONCEPT DESIGN</b>	Project Manager	40	X	\$220	/Hour	=	\$8,800	
	RLA	48	X	\$125	/Hour	=	\$6,000	
	LA	48	X	\$100	/Hour	=	\$4,800	
<b>CONSTRUCTION DOCUMENTS</b>	PM	60	X	\$220	/Hour	=	\$13,200	
	Civil	96	X	\$145	/Hour	=	\$13,920	
	Structural	64	X	\$165	/Hour	=	\$10,560	
	Electrical	64	X	\$165	/Hour	=	\$10,560	
	LA	120	X	\$125	/Hour	=	\$15,000	
	Architecture	40	X	\$165	/Hour	=	\$6,600	
<b>PERMITTING</b>	PM	36	X	\$220	/Hour	=	\$7,920	
	Civil	40	X	\$145	/Hour	=	\$5,800	
	Electrical	40	X	\$165	/Hour	=	\$6,600	
<b>SERVICES DURING PRICING</b>	PM	64	X	\$220	/Hour	=	\$1,760	
	LA	40	X	\$125	/Hour	=	\$3,750	
<b>REIMBURSABLE ALLOWANCE</b>	Misc.	1	X	\$4,500	/LS	=	\$4,500	
<b>BUDGETED DESIGN ALLOWANCE (LABOR &amp; MISC):</b>							<b>=</b>	<b>\$138,850</b>
<b>CONSTRUCTION MANAGEMENT COST (TRIDENT)</b>								
<b>PRECONSTRUCTION</b>	PX	40	X	\$165	/Hour	=	\$6,600	
	PM	160	X	\$125	/Hour	=	\$20,000	
<b>CONSTRUCTION MANAGEMENT</b>	PM	240	X	\$125	/Hour	=	\$30,000	
	Superintendent	1200	X	\$95	/Hour	=	\$11,4000	
<b>BUDGETED PROJECT MANAGEMENT &amp; SUPERVISION ALLOWANCE (LABOR):</b>							<b>=</b>	<b>\$170,600</b>





# SECTION FOUR

## ITEMIZED SCHEDULE OF ALL EXPENSES

**Itemized Schedule of All Expenses, Including Labor and Direct Expenses**

The following budget is based on the renderings provided with the RFP and what we understand the scope of work for the Gateway Project to be at this time. As noted in **SECTION 03: PROJECT APPROACH & SCHEDULE**, a great deal of coordination must be facilitated collectively by the Design/Build Team (Trident & JLA), The City of Orangeburg, DPU, SCDOT as well as the community in order to clearly identify precisely what work must be a part of the Gateway Project and what work will take place as part of DPU and SCDOT’s improvements to the intersection of Magnolia and Chestnut. The following budget includes only the work we currently assume will be part of the Gateway Project and excludes any work outside the understood boundaries of the project site. Following are some of the general assumptions and clarifications made in the process of generating this preliminary budget.

- » No work outside the footprint of the property boundaries of “Parcel A” which is approximately 0.38 acres as indicated on current tax map documents is included in the current budget.
- » It is assumed that all other roadway, intersection and above and underground utility work outside the footprint of the project that will affect the Gateway Projects schedule shall be coordinated with the appropriate parties and shall be completed by others prior to the Gateway Project Commencing.
- » It is assumed that SCDHEC review & approval will not be required for the Fountain (in order to prevent the public from accessing the fountain which is what would trigger SCDHEC approval and would add 5 – 6 months of submittal and review time) we have assumed the fountain pool base would be at an elevation level with the seat wall in order to clearly create a boundary to prevent the public from walking into the fountain as well as to not walk up to / potentially climb the tower structure).
- » With the site being less than ½ acre, it is assumed the Land Disturbance Permitting will not be required.
- » In order to properly design and construct this project, we anticipate an overall design and construction schedule of approximately 11 – 12 months from the date of Design / Build team selection. This includes roughly 5 – 6 months for design completion, budgeting, City Council review and approval, and for permitting review and approval. Once permits are issued and work can commence we anticipate a construction schedule of approximately 6 months.
- » With no specific material selections being identified by the RFP (ie; pavers for example could be concrete which are on the low end of the cost spectrum or granite which have a significantly higher cost per sf)





there could be significant cost savings depending on final material selections which would be reviewed with the City for input during the design phase in order to drive the cost towards the City's desired budget goal.

- » The budget currently includes over \$ 400,000 for the work associated with the water fountain feature and structure). This feature could be significantly reduced in scope and cost, or potentially designed to be added at a future date with minimal impact to the initial phase of the project.
- » The budget includes over \$ 50,000 for an allowance for a pergola structure which could also be added at a future date as a later phase if needed.
- » A Contingency / Market Escallation Allowance of 5% is included in the current total to cover potential material cost increases which may occur. 100% of any unused funds in this allowance would be credited back to the City at the completion of the project.

*Trident Construction*

**Standard Estimate Report**  
*Orangeburg Gateway Project Conceptual Budget*

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*10/11/2023 8:28 AM*

**Project name** Orangeburg Gateway Project Conceptual Budget  
**Labor rate table** South Carolina  
**Report format** Sorted by 'Group phase/Phase'  
'Detail' summary  
Allocate addons

Trident Construction

**Standard Estimate Report**  
**Orangeburg Gateway Project Conceptual Budget**

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Item	Description	Takeoff Qty		Total Amount
<b>2000 SITEWORK</b>				
<b>2010</b>	<b>MOBILIZATION / JOBSITE SECURITY (ALLOWANCES)</b>			
1650	Mobilization / Set-Up	1.00	LS	2,578
1650	Temporary Security Fencing (6' Chainlink w/ Windscreen)	650.00	LF	10,726
	<b>MOBILIZATION / JOBSITE SECURITY (ALLOWANCES)</b>			<b>13,304</b>
<b>2012</b>	<b>SURVEYING &amp; LAYOUT (ALLOWANCES)</b>			
1910	Layout Utilities, Etc.	40.00	HR	7,632
1910	Final As-Built Survey	1.00	Is	2,578
	<b>SURVEYING &amp; LAYOUT (ALLOWANCES)</b>			<b>10,210</b>
<b>2050</b>	<b>SWPPP INSTALLATION &amp; MAINTENANCE (ALLOWANCES)</b>			
2100	Construction Entrances & Maintenance	1.00	LS	2,392
2100	Silt Fencing	600.00	LF	2,633
2100	SWPPP BMP Installation & Maintenance	36.00	WK	10,210
	<b>SWPPP INSTALLATION &amp; MAINTENANCE (ALLOWANCES)</b>			<b>15,235</b>
<b>2060</b>	<b>DEMOLITION / CLEARING / SITE PREP (ALLOWANCES)</b>			
BD01	Demolition	21,360.00	SF	13,217
BD01	Clearing & Grubbing	2,373.00	SY	1,101
BD01	Demo Existing Curb & Sidewalks on Magnolia & Chestnut	1.00	LS	10,313
BD01	Finish Grading of Site	2,373.00	SY	3,793
	<b>DEMOLITION / CLEARING / SITE PREP (ALLOWANCES)</b>			<b>28,425</b>
<b>2062</b>	<b>STORM DRAINAGE (ALLOWANCES)</b>			
m122	Connect to Storm Drain on Magnolia (Scope TBD)	1.00	LS	25,782
m122	Yard Inlets / Drain Lines (Scope TBD)	1.00	LS	77,347
	<b>STORM DRAINAGE (ALLOWANCES)</b>			<b>103,130</b>
	0.011 Labor hours			
	0.011 Equipment hours			
<b>2066</b>	<b>UTILITIES (ALLOWANCES)</b>			
cfat	Temporary Electrical Service During Construction	1.00	LS	5,157
cfat	Permanent Electrical Service / Secondary, Etc.	1.00	LS	97,973
cfat	Water Meter / Backflow Preventer / Supply Lines	1.00	LS	19,079
	<b>UTILITIES (ALLOWANCES)</b>			<b>122,209</b>
	0.038 Labor hours			
<b>2070</b>	<b>CONCRETE SIDEWALKS &amp; CURBING (ALLOWANCES)</b>			
smt2	Concrete Curb @ Magnolia & Chestnut	350.00	LF	9,024
smt2	4" Concrete Sidewalks @ Magnolia & Chestnut	1,400.00	SF	31,042
smt2	Concrete Curbing @ New Parking Area	250.00	LF	6,446
	<b>CONCRETE SIDEWALKS &amp; CURBING (ALLOWANCES)</b>			<b>46,512</b>
	66.667 Labor hours			
	66.667 Equipment hours			
<b>2072</b>	<b>CONCRETE FOUNDATIONS / SLABS / WALLS (ALLOWANCES)</b>			

Trident Construction

**Standard Estimate Report**  
**Orangeburg Gateway Project Conceptual Budget**

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Item	Description	Takeoff Qty	Total	
				Amount
<b>2072</b>	<b>CONCRETE FOUNDATIONS / SLABS / WALLS (ALLOWANCES)</b>			
DEM	Seat Wall Foundations (Included in Fountain Allowance)	1.00 LS		1
DEM	Water Feature Foundation (Included in Fountain Allowance)	1.00 LS		1
DEM	Amphitheater Seat Wall	25.00 CY		14,180
DEM	Screen Wall	50.00 CY		28,361
DEM	Water Feature Wall (Included in Fountain Allowance)	1.00 LS		1
DEM	Water Feature Slab on Grade (Included in Fountain Allowance)	1.00 LS		1
DEM	Round Concrete Bollards	4.00 EA		6,188
	<b>CONCRETE FOUNDATIONS / SLABS / WALLS (ALLOWANCES)</b>			<b>48,733</b>
<b>2075</b>	<b>STREET REPAIRS (ALLOWANCES)</b>			
4"sl	Asphalt Paving Repairs	1.00 LS		25,782
4"sl	Barricades / Traffic Control During Installation	4.00 WK		17,235
	<b>STREET REPAIRS (ALLOWANCES)</b>			<b>43,018</b>
<b>2080</b>	<b>RENTAL EQUIPMENT / CONTINUOUS CLEAN-UP (ALLOWANCES)</b>			
asb	Temporary Job Sign	1.00 LS		1,524
asb	Skid Steer / Street Sweeper / Forklift	6.00 MT		24,086
asb	Dumpsters	4.00 EA		3,049
asb	Continuous & Final Clean-Up Labor	30.00 WK		33,538
	<b>RENTAL EQUIPMENT / CONTINUOUS CLEAN-UP (ALLOWANCES)</b>			<b>62,197</b>
<b>2090</b>	<b>SITE / PARKING SIGNAGE (ALLOWANCES)</b>			
Dump	Parking Signage / Striping / Wheel Stops	1.00 LS		5,156
	<b>SITE / PARKING SIGNAGE (ALLOWANCES)</b>			<b>5,156</b>
<b>2105</b>	<b>LANDSCAPING &amp; IRRIGATION (ALLOWANCES)</b>			
dew1	Bed Areas (Shrubs / Plantings / TBD)	5,100.00 SF		99,933
dew1	Mulch	5,100.00 SF		5,260
dew1	Sod	3,000.00 SF		5,105
dew1	Tree Allowance	1.00 LS		20,626
dew1	Edging Material Allowance	1.00 LS		5,156
dew1	Irrigation System Allowance	1.00 LS		23,720
	<b>LANDSCAPING &amp; IRRIGATION (ALLOWANCES)</b>			<b>159,800</b>
<b>2110</b>	<b>SITE FINISHES / FEATURES / ETC. (ALLOWANCES)</b>			
sub	Water Feature, Structure & Signage Allowance	1.00 LS		399,112
sub	Pergola Structure Allowance	1.00 LS		51,565
	<b>SITE FINISHES / FEATURES / ETC. (ALLOWANCES)</b>			<b>450,677</b>
<b>2115</b>	<b>HARDSCAPING / CONCRETE PAVING (ALLOWANCES)</b>			
logg	Parking Area - Base Material w/ Permeable Paver System	4,200.00 SF		147,269
logg	Granite Pavers over Concrete Base	4,400.00 SF		204,197
	<b>HARDSCAPING / CONCRETE PAVING (ALLOWANCES)</b>			<b>351,466</b>



Trident Construction

**Standard Estimate Report**  
 Orangeburg Gateway Project Conceptual Budget

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Item	Description	Takeoff Qty	Total Amount
<b>SITework</b>			<b>1,460,072</b>
	66.716 Labor hours		
	66.678 Equipment hours		
<b>16000</b>	<b>DIVISION 16 - Electrical</b>		
<b>16001</b>	<b>ELECTRICAL (ALLOWANCES)</b>		
n ----	Landscape Lighting	1.00 LS	128,912
n sub	Power to Water Feature	1.00 LS	25,782
	<b>ELECTRICAL (ALLOWANCES)</b>		<b>154,695</b>
	<b>DIVISION 16 - Electrical</b>		<b>154,695</b>

**Estimate Totals**

Description	Amount	Totals
Labor	2,393	
Material		
Subcontract	1,550,176	
Equipment	62,197	
Other		
	<b>1,614,766</b>	<b>1,614,766</b>
Safety Equipment & Supplies	1,261	
CGL Insurance	22,933	
Project Management	56,600	
Builders Risk Insurance	5,045	
Permit Fee	5,247	
	<b>91,086</b>	<b>1,705,852</b>
General Conditions	201,997	
Design Fees / Allowance	152,628	
GC Fee	123,629	
	<b>478,254</b>	<b>2,184,106</b>
Contingency / Market Escallation	109,205	
	<b>109,205</b>	<b>2,293,311</b>
<b>Total</b>		<b>2,293,311</b>



# SECTION FIVE

## WARRANTY AND MAINTENANCE

## Warranty and Maintenance

### WARRANTY

Warranty periods for each material and piece of equipment will be determined during design as items are selected to be incorporated into the final design documents. This will include the manufacturer's material warranty as well as the selected subcontractor's installation & workmanship periods. Copies of all warranty certificates as well as contact information for each item will be included in the Operations & Maintenance Manual which will be provided to the City as part of our Owner Training Program and Close-Out procedures which will take place at the completion of the project.

### MAINTENANCE

The Operations & Maintenance Manual which will be created by Trident Construction and provided to the City at the completion of the project will contain all applicable maintenance data for all materials and equipment that are part of the project (ie; water fountain equipment data sheets for example will include a checklist of how to operate the equipment, how frequently it must be inspected and what procedures are necessary and at what intervals in order to ensure their proper functionality and longevity). Additionally, Trident will conduct an Owner Training session as part of our Project Close-Out process in which our team will review all material and equipment maintenance procedures with City Maintenance Staff. This Training Session will be video recorded and also provided as with the O & M Manual. Additionally, should there be any portion of the project for which the City would like to delegate maintenance responsibilities, Trident will work with the City to identify these items prior to the project close-out phase and will coordinate with the applicable subcontractor (ie; landscaping installer or fountain installer for example) and generate a Maintenance Plan and maintenance Contract with those specific firms in order to facilitate required maintenance being subcontracted out should the City prefer.



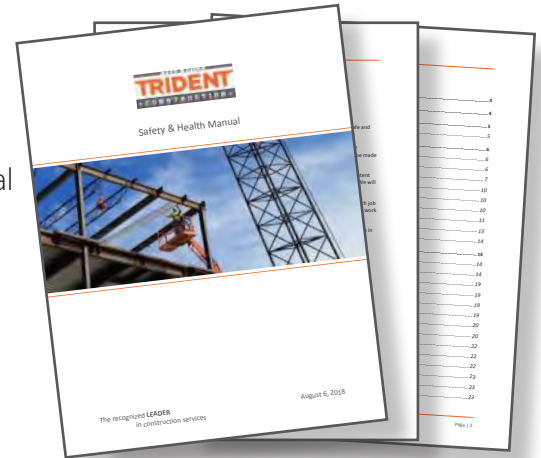


# SECTION SIX

## HEALTH AND SAFETY

**Health and Safety**

All Trident Construction Employees and subcontractors are provided with Trident’s Safety & Health Manual with the primary purpose of providing employees with the information necessary to prevent accidents. The second function of the manual is to establish guidelines to help in preventing and/or responding to accidents. While this manual is intended as an overall guideline for safety and health, it does not specifically address all OSHA guidelines and regulations which should be adhered to on all Trident Construction projects.



Supervisors are required to know, reference, and use this manual. They are responsible for sharing this information with employees, subcontractors and suppliers when such information is relevant to the job. Senior Management and supervisors may be required to implement specific safety programs which include safety meetings, job specific training, provisions for safety equipment, and record keeping procedures. Senior Management and supervisors should understand and convey that safety is an important component of job performance.

Employees are responsible for cooperating with and supporting the risk management activities of Trident Construction. Employees are expected, as a condition of employment, to be concerned with personal safety, safety of fellow workers, safety of the general public, and timely reporting of accidents. In affirmation of this, employees should share the mission of the Trident Construction Safety and Health program.

Accidents do not happen by themselves. They are “caused”. Effective supervision coupled with a safety conscious work force can prevent accidents. Trident Construction is committed to providing an environment where employees are expected to be safety conscious. Supervisors are required to follow, promote, and enforce safe work practices and procedures. Cooperation and communication are essential to creating such an environment. For your own safety and personal risk management, as well as for the safety of others, talk about safety issues, read this manual, follow the written procedures, and always think of the “safest” way to do the job.

*NOTE: Trident Construction’s Health and Safety Manual is not included with this RFP response due to the size of the document and shall be provided to the City of Orangeburg for review should our team be selected.*

Trident Construction OSHA Rates		
Year	Incident Rate	Lost Time Incident Rate
2022	1.91	0
2021	0	0
2020	0	0
2019	1.18	0
2018	1.14	0

Trident Construction EMR	
2023	.97
2022	.80
2021	.78



2245 Technical Parkway  
North Charleston, SC 29406  
Phone (843) 572-7600  
Fax (843) 764-1704

**[TridentConstruction.com](http://TridentConstruction.com)**

EXHIBIT C  
SELECTED PROPOSAL  
[SEE 36 PAGES, ATTACHED]





*Request for Proposal*

# City of Orangeburg

# Orangeburg Gateway Project

October 11, 2023





October 11, 2023

City of Orangeburg  
979 Middleton Street  
Orangeburg, SC 29115  
Attn.: Mr. Sidney Evering II, City Administrator

**RE: Request For Proposals - Orangeburg Gateway Project**

Dear Sidney,

Please allow this letter to serve as our formal indication of interest for the Orangeburg Gateway Project. We are presenting our design-build team to include the following partners:

- Mashburn Construction, general contractor
- Studio2LR, designer
- W.K. Dickson, engineer
- Grimball Cotterill, landscape architect

Our well-rounded partnership has worked to develop some budget goals and a preliminary schedule for the Gateway Project, based on our current level of knowledge of the scope. As some elements are currently undefined, we are prepared to work in collaboration with the City of Orangeburg to further develop more detailed plans and pricing. We will also participate in meetings with CAL to ensure we are working towards the desired design intentions for the most impactful and efficient project for the community. Furthermore, we would be willing to aim to accelerate the schedule for this project given that the City can assist in pushing early testing and design items along.

Thank you for the opportunity to present these qualifications, and we look forward to discussing the project with you further. If you have any questions, please feel free to call me at (803) 513-3211.

Sincerely,

**MASHBURN CONSTRUCTION COMPANY, INC.**

Lee Mashburn  
President

**STUDIO 2LR**

Wes Lyles  
President

**COLUMBIA**

1820 Sumter Street (29201)  
Post Office Box 2466  
Columbia, SC 29202-2466  
803-400-1000 | 803-400-1010 Fax

**CHARLESTON**

1202 Chuck Dawley Boulevard  
Mt. Pleasant, SC 29464  
843-853-4303 | 843-853-4304 Fax

**GREENVILLE**

18 East North Street, Suite 301  
Greenville, SC 29601  
864-660-8528 | 864-213-8092 Fax

**MYRTLE BEACH**

807 N. Kings Highway  
Myrtle Beach, SC 29577  
843-353-4040 | 843-325-2504 Fax

[www.MashburnConstruction.com](http://www.MashburnConstruction.com)

Carolina AGC Pinnacle Award Winner / Best General Contractor



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**MASHBURN**

MASHBURNCONSTRUCTION.com





# Building with Integrity

## MASHBURN CONSTRUCTION

### Firm Description

Founded in 1976, Mashburn Construction is a full-service construction company providing preconstruction services, construction management, design-build and general contracting services. For over four decades, the company has exemplified **Building with Integrity** by providing superior service and quality to clients in the healthcare, historic renovation, hospitality, industrial, institutional and faith-based construction markets.

Mashburn's focus is on the long-term relationship versus short term profit. Through more than 40 years, the company has developed business relationships with architects, engineers, subcontractors and vendors. Mashburn takes an owners' bold vision for a facility and partners it with creative designers, to provide open book competitive pricing and deliver quality craftsmanship.

Headquartered in Columbia, Mashburn also has offices in Charleston, Greenville and Myrtle Beach, South Carolina. These offices provide clients with a strong local presence paired with the knowledge and capabilities of a regional contractor.

### Our Mission

Partnering to deliver an exceptional building experience.

### History and Growth

In 1976, Founder and Chief Executive Officer, Harry Mashburn established Mashburn Construction as a company dedicated to protecting the interests of its clients. Still today, the company motto of **Building with Integrity** signifies a commitment to honesty, quality and efficiency in construction.

In 2010, the next generation of the Mashburn family was promoted into key leadership roles - Paul Mashburn became President and Chief Operating Officer, Lee Mashburn became Executive Vice President of Preconstruction, and Harry presided as Chief Executive Officer. When Harry officially retired in May 2017, Paul took over as Chief Executive Officer and Lee advanced to be President of the firm.

In 2020, Mashburn Construction opened its Coastal Division's second office, located in Myrtle Beach. This was the fourth office for the firm.

Shortly after the completion of the Myrtle Beach office, Mashburn Construction began a 1,500 SF expansion to its Mount Pleasant office. The expansion served to meet the firm's growing needs in the Charleston area.

### Our Vision

To be the builder of choice, the builder of people, and the builder of better communities.





## STUDIO 2LR

### About

Studio 2LR was formed in Columbia's Vista on April 19, 2005 by three architects – President Wes Lyles, AIA, LEED AP; Vice President Gretchen Lambert, AIA, WELL AP; and Vice President Tripp Riley, AIA. Each of the principals brings over 20 years of professional design experience to their work. Our personal and business portfolios include an incredible breadth of project types, clients, and delivery methods. In the 18 years since our inception, the firm has grown to include talented architectural, interior design, and administrative staff. We currently have 9 employees.

Stephanie Harper heads Business Development and accounts. She is constantly developing new methods to increase our efficiency as well as our reach in the community. Our Architectural Staff; Josh Bucher, AIA; and Leeann Mustain, Associate AIA work with the principals in all aspects of our projects from design through construction administration. Interior Designers Julia Kuhn, IIDA; Lisa Lyles, IIDA; and Joy Faust, Associate IIDA not only create exceptional color and material palettes, but also provide the ability to specify FF&E packages for our clients including major furnishings, artwork, decorative items, etc. Our firm is very supportive of staff involvement in both professional and personal organizations. We pay for the annual membership of each employee in their respective professional organization, provide financial support toward licensure examinations, and support their involvement in other community endeavors by providing flexibility in their schedules. By hiring professional and

experienced staff, Studio 2LR knows that our clients will receive top notch design and service from every employee.

While Studio 2LR has performed award-winning design work throughout the United States and internationally, we enjoy being rooted in the Southeast. The majority of our work is within the state of South Carolina, with a great number of our clients and projects actually located in the Midlands. Clients include a balance of public and private work from the City of Orangeburg and the South Carolina Department of Administration to large brands such as Starbucks to local businesses such as the historic renovation of Adluh in Columbia. Our project types also vary widely – interior upfits to ground-up buildings to historic renovations to master planning and space planning. We do not specialize in types of architecture and design. Instead, we specialize in listening to our client's needs and creating a built environment that works for them.

In early 2016, an exciting opportunity to purchase our own building presented itself. Wes, Gretchen, and Tripp purchased the old Wilson Upholstery building at the corner of Main Street and Confederate Avenue in Columbia and soon started construction on a place of our own. Studio 2LR moved into our new offices and started operations on Monday, August 1, 2016. For the past 7 years, we have been very excited to become stewards of the North Main corridor and have enjoyed meeting our neighbors, as well as becoming members of the North Columbia Business Association. Please feel free to come by and see our space!

## WK DICKSON

### Introduction

WK Dickson specializes in community infrastructure solutions in the areas of land planning and site development; environmental and water resources engineering; transportation planning and design; and energy resources. Providing these essential infrastructure consulting services for municipalities, educational institutions, and private developments across the Southeast has allowed us to not only understand how each of these infrastructure systems individually contribute to the success of the community, but the importance that each of the systems plays in complimenting the many others – ultimately making the community stronger as a whole.

For nearly a century, we have managed and designed thousands of infrastructure projects across a broad range of clientele and discipline sectors, all with the same care and focus, providing quality and cost-effective solutions, and working collaboratively with our clients, engineering partners, and the construction professionals as one project delivery team.

Our philosophy is simple: We become a part of the communities we serve through hands-on program development, efficient project management, and constant interaction with our clients and their teams. Our staff possess the qualifications and experience necessary to navigate the full project cycle from conceptual planning, final design, and permitting, construction administration/observation and project closeout, all while guaranteeing the quality of our work along the way. You can trust our team to be responsive and nimble, adjusting quickly to meet your needs and keeping your project moving forward.



A HISTORY OF SUCCESS	ENR SOUTHEAST TOP 50 DESIGN FIRM
	<p>98%</p> <p><i>is WK Dickson's rate of client retention.</i></p> <p><i>When entrusted with a community's infrastructure, they want to work with us for many years to come.</i></p>
<p>51%</p> <p><i>of our employees are licensed professional engineers. This ensures clients are getting the value they demand on every project!</i></p>	

### KEY MANAGEMENT



**Clay Cannon, PE**  
Senior Consultant  
Mobile: 803.727.4474  
ccannon@wkdickson.com

### OFFICE PROVIDING SERVICES

**W.K. Dickson & Co., Inc.**  
1320 Main Street, Suite 400  
Columbia, SC 29201  
Office: 803.786.4261

### HEADQUARTERS

**W.K. Dickson & Co., Inc.**  
1213 West Morehead St., Suite 300  
Charlotte, NC 28208  
Office: 704.334.5348





## GRIMBALL COTTERILL

### Firm Overview

Grimball-Cotterill & Associates has a 36-year history of providing quality design and planning services to clients throughout South Carolina and beyond. We are the sole office of our company and remain in Columbia, SC today with all employees living in the Columbia area. The firm brings together a range of expertise from various backgrounds and has extensive experience in working with other design professionals in a “team effort.” Clients have valued the firm’s accessibility and creative solutions, and we have enjoyed a high degree of repeat business and word-of-mouth referrals.

Grimball-Cotterill LLC is dedicated to the following design principles:

- Respecting the integrity of the natural environment.
- Giving attention to man-made landscape forms, forces, and features.
- Preserving environments that have historical or community significance.
- Designing the optimum relationship between site and structure.
- Designing compatible spaces between pedestrian and vehicular traffic.
- Planning a harmonious environment between man and nature.
- Designing within budgets and schedules of clients.

We believe that by following these principles, the service we provide will not only benefit the client but the community as well. We welcome the opportunity to be of service to anyone who wishes to develop a project by these standards.

Grimball Cotterill is licensed to practice landscape architecture in South Carolina. The firm has experience in all the facets of landscape architecture and has worked with private, state, and local agencies as well as the federal government. We have experience in all phases of project development ranging from master planning, site design, construction documents, and contract administration and construction observation. We have worked on numerous projects requiring close coordination with other consultants, client representatives, and other stakeholders to help promote successful projects.

The firm has been in business since 1987 and has maintained a small hands-on-studio environment. Unlike large corporate firms, our practice offers the on-going participation of the most experienced designers throughout the life of the project, from concept studies through construction administration.

### Experience of Personnel

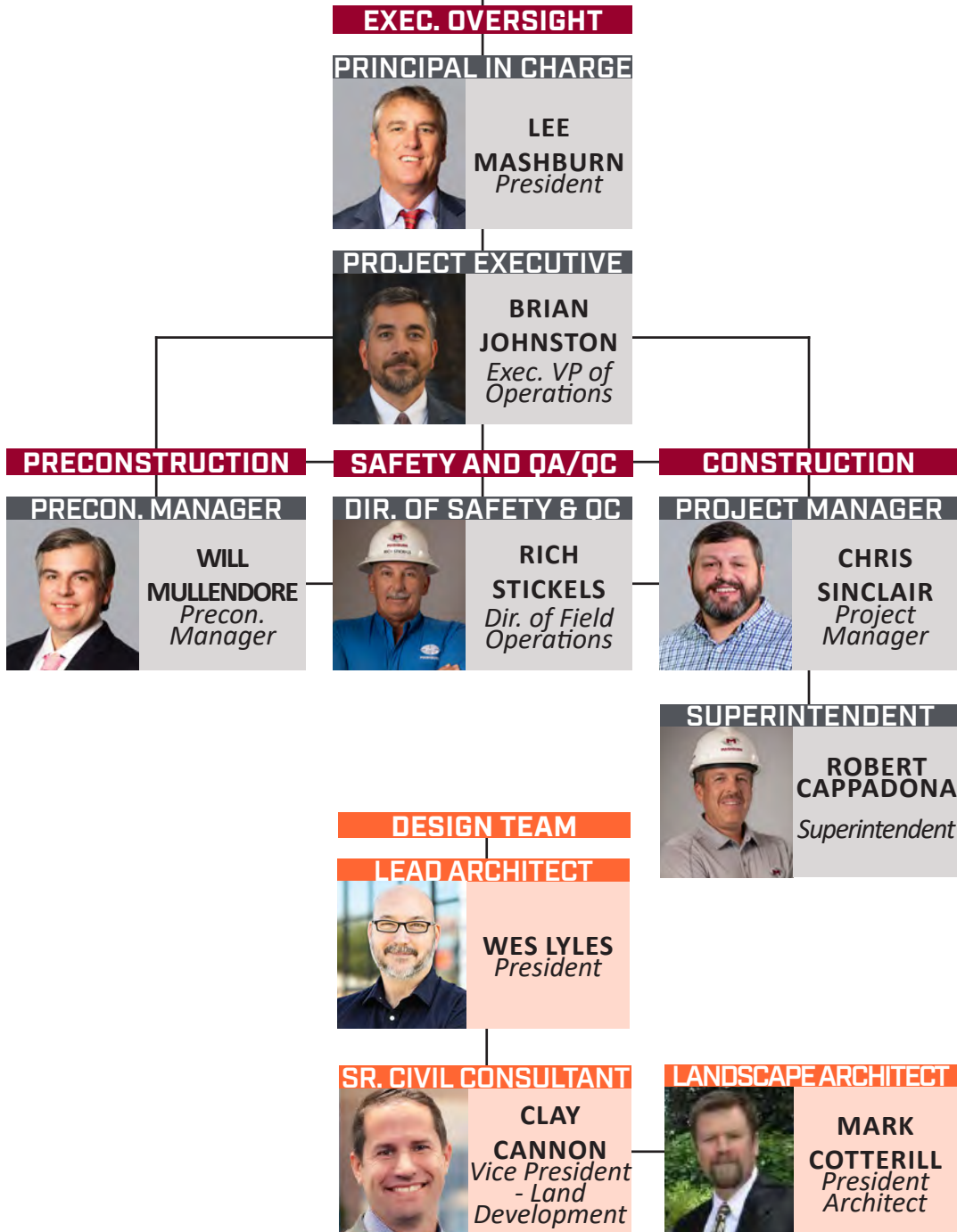
Mark Cotterill has comprehensive experience in all types and sizes of projects. He has overseen successful projects for college and school campuses, public parks and gardens, churches, office courtyards, and numerous private residences. He has been involved with the City of Columbia and the University of South Carolina on multiple streetscape and recreation projects. Recent projects have emphasized adaptive re-use of sites and facilities as well as sensitive solutions for minimal impact development. He brings expertise in design and visual communication and is skilled at working with committees with diverse goals for a project. Recent projects include Harden Street, Main Street and Lady Street streetscapes in Columbia; Maxcy Gregg Park, USC Athletic Village, Forest Acres, Quinine Hill Park, Citadel Park, and Idalia Park. The firm recently completed an amphitheater project for Greenville Technical College and recently is working on improvements to the Women’s Sports Facilities at Clemson University.





**MASHBURN**

MASHBURNCONSTRUCTION.com





## Lee Mashburn

*Corporate Title: President*

*Project Role: Principal-in-Charge*

Lee is responsible for developing business relationships, strategic partnerships and for the oversight of preconstruction activities. He works with clients during the planning and development stages of projects and helps manage the preconstruction process through contract negotiations.

### EXPERIENCE

26 Years in Industry  
26 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

Columbia Chamber of  
Commerce, Board of  
Directors  
City Center Partnership,  
Treasurer  
Urban Land Institute South  
Carolina, Executive  
Committee  
Eastminster Presbyterian  
Church, Member  
Properties Committee  
South Carolina Economic  
Development Alliance,  
Member  
South Carolina Hospital  
Association, Member  
International Council of  
Shopping Centers,  
Member  
Committee of 100, Central  
South Carolina Alliance,  
Member  
Metro Chamber of  
Commerce, Member  
AGC of America, Member  
United Way of the Midlands,  
Board of Directors

### EDUCATION

B.S., Civil Engineering,  
University of South  
Carolina

### Relevant Experience

***Mashburn Construction Company, Inc.***

**President (2017–Present)**

Lee is responsible for all day to day operations and the strategic direction of the company while remaining heavily involved in client and owner relationships.

**Executive Vice President of Preconstruction (2010–2016)**

As part of the six-person executive committee for Mashburn Construction in managing over 90 employees and three offices. His main responsibilities remain in the Midlands.

**Director of Business Development (2002–2009)**

While still focused on the Midlands, Lee was also responsible for the opening of both the Charleston and Myrtle Beach offices and became intimately familiar with development patterns and trends during a period of tremendous growth in both regions.

**Business Development (1998–2002)**

Responsible for business development in metropolitan region and surrounding areas.

**Project Engineer & Superintendent (1998–2000)**

Responsible for the daily supervision of all trade contractors and for ensuring that safe work practices were used for all construction activities. Also responsible for the daily Quality Control inspections of all work in progress.

**Estimating (1996–1998)**

Responsible for coordination and management of estimates and project bids.



## Wes Lyles, AIA, Lead AP

*Corporate Title: President*

*Project Role: Principal in Charge & Project Architect*

As Principal in Charge, Wes will be responsible for the overall coordination and design with CAL, Civil Engineer, Landscape Designer, and Contractor.

### Relevant Experience

**Orangeburg County Library & Conference Center, Orangeburg, SC**  
New build to replace the former main library. Project includes a large lawn and video wall with outdoor amphitheater.

**Sigmatex, Orangeburg County, SC**  
75,000-Square-Foot manufacturing facility. It is the fifth building for the UK based international company. Project was designed to meet future expansion goals, with expandable floor plan.

**Orangeburg Spec Building, Orangeburg County, SC**  
75,000-Square-Foot speculative manufacturing facility located in the John W. Matthews Industrial Park. It was the second building in the park and was designed to compliment Sigmatex.

**Six01, Orangeburg County, SC**  
Master Site Planning and concept design for the new Six01 development in Orangeburg. Plan includes multiple sites for Retail, Restaurant, Apartments, & Amenity areas.

**Department of Education, Columbia, SC**  
151,000-Square-Foot office building located in the State Farmers Market. Building and upfit were designed to meet the current and future needs of SC Dept. of Education. Building includes offices, open offices, meeting spaces, public training spaces, and canteen.

**Department of Natural Resources, Columbia, SC**  
67,000-Square-Foot office building located in the State Farmers Market. Building and upfit were designed to meet the current and future needs of SC DNR. Building includes offices, open offices, meeting spaces, emergency operations and canteen.

**Savage Craft Ale Works, West Columbia, SC**  
Historic Renovation and addition of former New Brookland Fire Station & City Hall building, as well as the former New Brookland Jail. Project includes a microbrewery, rooftop terrace, beer garden, fire pit, and stage.

**University of South Carolina, Statewide**  
On call Architect for the USC for various projects, ranging from new build to renovations

**South Carolina National Guard, Statewide**  
On call Architect for SCNG for various projects, ranging from new build to renovations

### EXPERIENCE

33 Years in the Industry  
18 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

Registered Architect: SC,  
NC, GA, LA  
AIA (American Institute of  
Architects  
NCARB (National Council of  
Architectural Registration  
Boards)  
USGBC LEED AP  
Board of Appeals, City of  
West Columbia  
South Carolina Board of  
Architectural Examiners

### EDUCATION

B.S., Design, Clemson  
University  
M. Arch., Architecture,  
Clemson University





## Brian Johnston

LEED AP

*Corporate Title: Executive Vice President of Operations*

*Project Role: Project Executive*

Brian, our proposed Project Executive, will be responsible for overall executive oversight of the entire project, and will be the principal point of contact between our firm, the City of Orangeburg, Studio 2LR and WK Dickson. Brian will oversee all design phases during preconstruction, GMP amendment and negotiation, and will manage the transition from preconstruction to construction, as well as the overall construction operations and closeout activities.

### EXPERIENCE

26 Years in the Industry  
15 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

LEED Accredited  
Professional  
OSHA 10 and OSHA 30  
Training  
Residential Builders License  
AGC Professional  
Construction Supervisor  
Module  
AGC Total Safety  
Performance Module  
State Construction/CAGC  
Joint Committee

### EDUCATION

B.S., Biology (Pre-Medical),  
University of South  
Carolina

### Relevant Experience

#### Finlay Park Revitalization, Columbia, SC

The revitalization effort includes, but not limited to retaining the iconic spiral fountain, cascading falls and waterfall to a newly renovated central pond which will then flow into an amenity stream. The new water features will be naturalized with gentle sloping littoral shelves to promote visitor safety and will also incorporate sustainable techniques to capture and treat stormwater. New supporting facilities and amenities included an events stage and lawn, restrooms, spray play, destination playground, bouldering walls, multiple plazas and overlooks, enhanced lighting solutions, public art, hospitality and park ranger offices, multiple walkways, accessibility upgrades, parking modifications and gardens.

#### Bender Street Park, Charleston, SC

Mashburn is teamed up with Stantec and Liollo Architecture to complete a new waterfront park at the end of Bender Street in West Ashley. The scope of work includes construction of a new 5,707 SF multi-purpose building, along with restrooms, an open-air pavilion, decking, a previous path, a playground and parking. The scope also includes grading, drainage, utilities, hard scape, landscaping, site lighting, irrigation and signage for a new City of Charleston park overlooking the Ashley River.

#### Peak Drift Brewing Company, Columbia, SC

This project consists of the historic renovation of a 63,000 SF industrial warehouse space into brewery and event space. Mashburn Construction and Lambert Architecture are working together as the Design-Builder of Record on this project to provide Design and Preconstruction Services, as well as Historical Consulting and full Construction Services. Building envelope improvements completed to date include replacement of existing wood roof joists and decking, new insulated TPO roof system and historically accurate window replacement. Construction of the new 16,000 SF brewery space is scheduled to be completed November 2022.



## Will Mullendore

*Corporate Title: Preconstruction Manager*

*Project Role: Preconstruction Manager*

Working closely with the Project Manager, the Preconstruction Manager will provide leadership during the planning phases of the project. He will be responsible for estimating, MEP coordination, value analysis and constructability reviews. He will also create project-specific phasing and scheduling, and will develop trade contractor bid scopes.

### EXPERIENCE

16 Years in Industry  
8 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

OSHA 30-Hour  
OSHA 10-Hour  
American Red Cross Adult &  
Pediatric First Aid/CPR/  
AED Certification

### EDUCATION

B.S. in Building  
Construction, Auburn  
University

### Project Experience

#### Finlay Park Revitalization, Columbia, SC

The revitalization effort includes, but not limited to retaining the iconic spiral fountain, cascading falls and waterfall to a newly renovated central pond which will then flow into an amenity stream. The new water features will be naturalized with gentle sloping littoral shelves to promote visitor safety and will also incorporate sustainable techniques to capture and treat stormwater. New supporting facilities and amenities included an events stage and lawn, restrooms, spray play, destination playground, bouldering walls, multiple plazas and overlooks, enhanced lighting solutions, public art, hospitality and park ranger offices, multiple walkways, accessibility upgrades, parking modifications and gardens.

#### Barefoot Landing Building & Site Improvements, North Myrtle Beach, SC

This project was the exterior renovations of Barefoot Landing. Scope for all buildings consists of, but is not limited to, the following: demo cedar shake siding, demo 5'x5' windows, demo portion of metal roof, demo some drywall and framing, install new asphalt shingles roofing, add dormers, install metal roofing at dormers and rework flashing, replace demoed cedar shakes with fiber cement shake - shadow, fiber cement board and batten, brick, shiplap fiber cement siding-smooth, fiber cement trim, install new fixed aluminum, painted wood trim, paint new and existing metal roofing, install new doors to be painted or stained, and install new nanawall or similiary wall, install two bay windows, and an outdoor chimney.

#### Home 2 Suites by Hilton, Irmo, SC

This project was the new construction of a 5-story, 92-room hotel consisting of structural steel, hollow core concrete planks and wood framing. Scope of the 69,719 SF structure consisted of electrical, HVAC, plumbing, caststone, EIFS, TPO roof, drywall, painting, elevators, carpet, extensive tile work, landscaping, grease trap system and storm drainage system to deep retention pond. Amenities included: indoor saltwater swimming pool, fitness center, meeting room, media room, patio area with gas firepit and gas grills.



## Rich Stickels

*Corporate Title: Director of Field Operations*

*Project Role: Director of Safety and QC*

### EXPERIENCE

35 Years in Industry  
5 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

OSHA-30 Hour  
Certified CPR and First Aid  
Flagger  
Rigger  
Heavy Equipment Operator  
Crane Certified  
Certified Welder  
SWPPP Certified  
Scaffolding Certified

### EDUCATION

A.A., Business  
Administration,  
Manchester Community  
College

As Safety and Quality Control Supervisor, Rich's primary responsibility will be the implementation and maintenance of the Safety and Quality Management programs, assuring that the work put in place will conform to the design and planning decisions made throughout the design process. He will support the Superintendent and Project Manager to ensure safe work practices are being used for all construction activities and for the daily Quality Control inspections of all work in progress.

### Relevant Experience

#### **Bender Street Park, Charleston, SC**

Mashburn is teamed up with Stantec and Liollo Architecture to complete a new waterfront park at the end of Bender Street in West Ashley. The scope of work includes construction of a new 5,707 SF multi-purpose building, along with restrooms, an open-air pavilion, decking, a previous path, a playground and parking. The scope also includes grading, drainage, utilities, hard scape, landscaping, site lighting, irrigation and signage for a new City of Charleston park overlooking the Ashley River.

#### **Kingston Plantation, Myrtle Beach, SC**

The project consists of the new construction of an approximately 14,500 SF, freestanding, two-story restaurant with event space, as well as the renovation of the existing pool complex. This project will utilize tilt-panel construction. The pool complex will also gain a new, 900 SF restroom building and a 600 SF building to house the pool equipment. Once renovated, the pool complex will include three new swimming pools, one spa pool, cabanas, outdoor fireplaces and a hammock garden. One of the three new pools will feature two water slides and another will have a splash pad and children's play area. This project is located on a 3.8 acre, oceanfront lot in Kingston Plantation in Myrtle Beach, SC.

#### **Laurens County Historic Courthouse, Laurens, SC**

This project is a renovation of the existing historic Laurens County Courthouse. The exterior facade scope included new stucco and repairs to the existing stucco, window replacements, copper shingle roofing, repairs to the wood soffits, fascia, decorative corbels and crown molding. The interior renovation includes the installation of a new elevator, drywall and ceiling repairs and plumbing, mechanical, and electrical modifications and upgrades.



## Chris Sinclair

LEED AP, BC + C

*Corporate Title: Project Manager*  
*Project Role: Project Manager*

As Project Manager, Chris works closely with the preconstruction manager during the planning phase of every project to provide continuity in all phases. He will conduct preconstruction meetings with assigned personnel from each subcontractor and evaluate contract documents to plan start and completion times, as well as to determine the staffing requirements for each phase of construction. He also oversees and assists with construction supervision, develops construction means and methods, ensures materials and workmanship conform to plans and specifications and ensures that all safety requirements are met.

### EXPERIENCE

18 Years in Industry  
2 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

Project Management  
Institute  
PMP (Project Management  
Professional)  
LEED AP, BD+C  
Completed State of SC GC  
License  
Sub classifications  
(Concrete/Asphalt  
Paving, marine, bridges,  
etc.)  
Completed SC DHEC  
Certified  
Erosion Control Inspector  
Certification Program  
30 Hour OSHA Training  
Certified  
First Aid and CPR Training  
Certified

### EDUCATION

B.S., Business  
Administration,  
University of South  
Carolina

\*Previous Employer

### Relevant Experience

#### **Orangeburg New City Hall Renovation, Orangeburg, SC**

This project is the renovation of the old First Citizens Building located on Russel and Broughton streets into the new City Hall for Orangeburg. The renovation will include a rooftop terrace that will be available for the public to rent out as event space.

#### **1728-1730 Main Street, Columbia, SC**

This project is the renovation and adaptive reuse of approximately 25,000 SF for a mixed-use development. Both 1728 and 1730 will be renovated to include a Revive Wellness and Spa on the first floor with luxury apartments on the second floor of each building. The 1730 building will also house luxury apartments featuring private rooftop patios on the third level. There will also be an elevator tower and an additional flight of stairs built to extend the existing staircase to the third level at the rear of the building, adjacent to the existing parking lot.

#### **\*Legacy Trail Extension, Sarasota, FL**

New construction of a rails to trails project converting abandoned train railway into a bike trail. Included playground and restroom building facilities, as well as, new utilities work.

#### **\*Bees Ferry/West Ashley Library, Charleston, SC**

Construction of new library facility near Charleston, SC.

#### **\*Lexington 2 Institute of Innovation, Lexington, SC**

Construction of new CATE center building which included the following careers/trade classrooms - welding, auto body, auto mechanics, carpentry, firefighting, barbering, cosmetology, culinary arts, drafting, graphic design, engineering/robotics, television production/radio, nursing, sports sciences/PT, etc.





## Robert Cappadona

*Corporate Title: Superintendent*

*Project Role: Superintendent*

As a full-time, on-site Project Superintendent, Robert is responsible for daily supervision of all trade contractors. He is responsible for ensuring that safe work practices are used for all construction activities and for the daily Quality Control inspections of all work in progress.

### EXPERIENCE

30 Years in the Industry  
5 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

NCCER

American Red Cross Adult &  
Pediatric First Aid/CPR/  
AED Certification

FEMA in Incident Command  
System and Single  
Resources & Initial Action  
Incident

Confined Space Rescue  
Technician

High Angle Rescue  
Vehicle Entrapment  
HAZMAT

NFPA Life Safety Code  
certified (Includes fire  
sprinkler and alarm  
inspection certification)

South Carolina Residential  
Builders License, 2006

OSHA 30 & 10 Hour Safety  
Certification; scaffold  
erection; lift & lull  
operation; climbing &  
rappelling; fork, scissor;  
man lift operation

ASE Certified Mechanic,  
1993

HVAC Universal Certification  
(March 2010)

### Relevant Experience

#### **\*Doko Meadows Park, Blythewood, SC**

This project is 22-acre park located in Blythewood, South Carolina surrounding the historic town hall. The park contains a 2,500 seat outdoor amphitheater that over looks the lake, playgrounds, skating facilities, soccer fields, ropes courses and walking trails. There is also a 7,900 square-foot event buildings.

#### **Peak Drift Brewing Company, Columbia, SC**

This project consists of the historic renovation of a 63,000 SF industrial warehouse space into brewery and event space. Mashburn Construction and Lambert Architecture are working together as the Design-Builder of Record on this project to provide Design and Preconstruction Services, as well as Historical Consulting and full Construction Services. Building envelope improvements completed to date include replacement of existing wood roof joists and decking, new insulated TPO roof system and historically accurate window replacement. Construction of the new 16,000 SF brewery space is scheduled to be completed November 2022, and we anticipate being fully permitted with construction underway in December 2022 to include upfit of the remaining event space and site development.

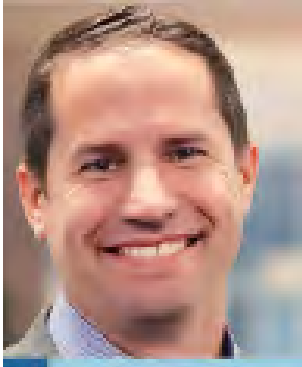
#### **Market on Main, Columbia, SC**

Mashburn completed the renovation of an existing Zoe's Kitchen into a market-style restaurant. The restaurant brought a farm-to-table dining experience, with market amenities to the downtown area of Columbia. The featured market amenities were items such as fresh eggs, cheeses and more. Our team provided new kitchen equipment, tile flooring throughout the space and a bar area. An outdoor patio space was also added which included a state-of-the-art jumbo screen, beer cooler and grilling area.

#### **Smoked, Columbia, SC**

This was a historic renovation of 3 contiguous buildings on Main Street that were converted into multi-use space. Smoked was a highly-anticipated downtown restaurant that also housed a micro-brewery and speakeasy. The mixed-use development included multiple bars, indoor-outdoor dining spaces, and an oyster bar with a unique skylight feature. The outdoor area included a patio with synthetic turf and an outdoor smoker for smoked meats.

\*Previous Experience



## Clay Cannon, PE

*Corporate Title: Vice President - Land Development*

*Project Role: Sr. Civil Consultant*

Clay is a firm principal and senior land development consultant serving as regional manager overseeing the daily operations of the firm's Columbia, SC office. For almost 25 years, Clay has designed and managed projects throughout South Carolina with a focus on the general civil design for commercial, industrial, municipal, residential and the educational sectors. His specialties include athletic and recreational layouts, geometric roadway design, traffic control, grading plans, parking layouts, stormwater detention systems, and municipal sanitary sewer system and water system design.

### EXPERIENCE

25 Years in Industry  
2 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

Prof. Engineer - SC

### EDUCATION

B. S. of Civil Engineering,  
Clemson University

### Relevant Experience

**Newberry High Football stadium and track – Newberry SC**

**Mid Carolina High Tennis Court facility – Prosperity SC**

**Kelly Mill Park Phase 2 – Columbia SC**

**Gadsden Park Community Center – Gadsden SC**

**Blythewood Park Improvements – Blythewood SC**

**District Three Stadium – Blythewood SC**

**Richland Northeast High School Practice Field facility – Columbia SC**

**Richland Northeast High School Athletic Improvements – Columbia SC**

**Ridgeview High School Athletic Improvements – Columbia SC**

**Parone Stadium and Track Renovations – Columbia SC**

**Pelion High School Softball renovations – Pelion SC**

**Gilbert High School Football Stadium – Gilbert SC**

**Lexington High School Football Stadium – Lexington SC**

**Pelion High School Football Stadium – Pelion SC**

**Swansea High School Field House – Swansea SC**

**Bluffton Middle School Athletic Facilities – Bluffton SC**

**Spring Valley High School Tennis Facility – Columbia SC**

**White Knoll High School Football Stadium – Lexington SC**

**Strom Thurmond High School Football Stadium renovations and field house – Johnston SC**

**Boundary Street Elementary Playground – Newberry SC**

**Swansea High School Athletic Improvements – Swansea SC**



## Mark Cotterill, PLA, ASLA

*Corporate Title: President Architect*

*Project Role: Landscape Architects*

### EXPERIENCE

36 Years in Industry

36 Years with the Firm

### CERTIFICATIONS, REGISTRATIONS AND TRAINING

Registered Landscape  
Architect State of South  
Carolina

### EDUCATION

B. S. of Science in Landscape  
Architecture, University  
of Kentucky

Mr. Cotterill has worked in South Carolina for 36 years and has broad experience in all aspects of landscape architecture and construction. His specific areas of interest are master planning and site & detail design. His recent projects include campus greenspace, city parks, office courtyards, churches and memorial gardens, and streetscape enhancements. He brings expertise in design and visual communication and is skilled at working with committees with diverse goals for a project. His project for the SC Veterans Monument was honored with a Merit Award from the SC Chapter of the American Society of Landscape Architects. The Columbia section of the AIA and the Columbia Tree & Appearance Commission have recognized his work.

### Relevant Experience

#### **The Benson Campus Amphitheater & Student Plaza, Greenville, SC**

Grimball-Cotterill was selected by Greenville technical College to design a Student Plaza bounded by a Band Shell (Plan West) and a multi-purpose Pavilion (Plan South) which could serve as an exhibit hall, event space or flexible area to promote and display student works and activities.

#### **Foundation Square, Columbia, SC**

Grimball-Cotterill was selected by the University of South Carolina Foundation to act as the prime consultant for this “flagship” project at the intersection of Greene and Lincoln Streets next to the Colonial Life Arena. Foundation Square serves as a level pedestrian plaza, however, allows traffic to move through the space as needed. The project will be able to be closed off and used as a large gathering space for events and festivals. The project was funded by Richland County Penny tax and completed at the end of 2016.

#### **Lady Street Streetscape, Columbia, SC**

Grimball-Cotterill was retained by the City of Columbia to design a six-block improvement project along Lady Street in downtown Columbia’s Vista district. The firm created the template for streetscape improvements. In addition to new underground utility installations, the project included traffic calming measures and a range of elements that create a more pedestrian-friendly environment. Construction on the twelve million Lady Streetscape was completed in the fall of 2006.



# City of Columbia Finlay Park Revitalization

Columbia, SC

## PROJECT SIZE

770,000 Square Feet

## CONSTRUCTION COST

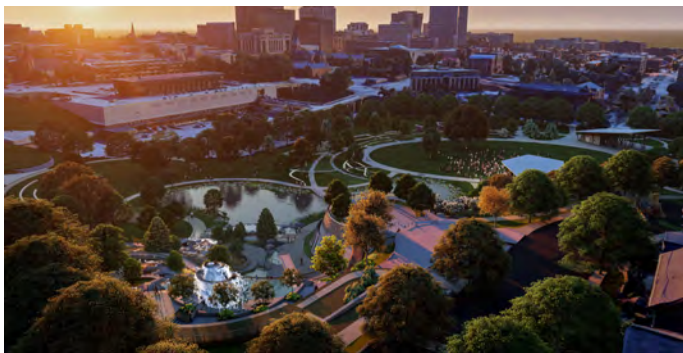
\$21,320,000

## ESTIMATED DATE COMPLETED

Summer 2025

## OWNER

City of Columbia



- The revitalization effort includes, but not limited to retaining the iconic spiral fountain, cascading falls and waterfall to a newly renovated central pond which will then flow into an amenity stream.
- The new water features will be naturalized with gentle sloping littoral shelves to promote visitor safety and will also incorporate sustainable techniques to capture and treat stormwater.
- New supporting facilities and amenities included an events stage and lawn, restrooms, spray play, destination playground, bouldering walls, multiple plazas and overlooks, enhanced lighting solutions, public art, hospitality and park ranger offices, multiple walkways, accessibility upgrades, parking modifications and gardens.



# Orangeburg County Library & Conference Center

Orangeburg, SC

## PROJECT SIZE

47,000 Square Feet

## CONSTRUCTION COST

\$8,107,700

## DATE COMPLETED

2021

## OWNER

Harold Young  
Orangeburg County  
803-533-6101



STUDIO 2LR



- This project occupies the site of a former Piggly Wiggly grocery store and parking lot in downtown Orangeburg, SC.
- Interior program elements include: library book circulation, teen area, story time room, meeting rooms, training room, art room, kitchen areas, museum, and a conference center.
- Exterior program elements include: outdoor amphitheater with projection screen, multi-purpose lawn area, vegetable garden, playground, covered porch with outdoor seating, walking trail, food truck area, fountain, and interactive art exhibits.

# Foundation Square University of South Carolina

Columbia, SC

## PROJECT SIZE

2.5 Acres

## CONSTRUCTION COST

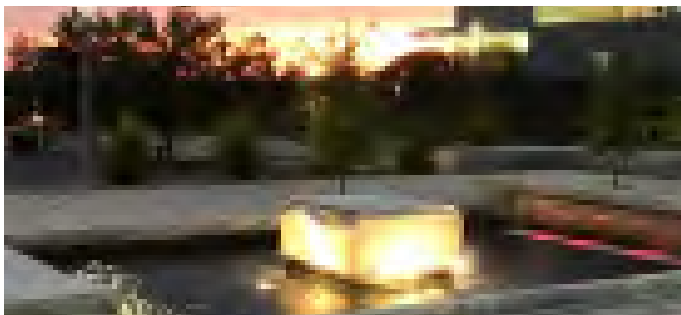
\$17,800,000

## DATE COMPLETED

Spring 2019

## OWNER

University of South Carolina



- Grimball Cotterill was selected by the University of South Carolina Foundation to act as the prime consultant for this “flagship” project at the intersection of Greene and Lincoln Streets next to the Colonial Life Arena. This urban plaza is designed to be the central feature of the Sasaki Campus Master Plan. Greene Street will be the pedestrian spine that runs from the Horseshoe to the future River Park with Foundation Square as its central hub surrounded by the Colonial Life Arena, student housing and Discovery Building. All part of the City of Columbia and USC’s Innovista Development. Grimball Cotterill also worked in conjunction with RB Todd Consulting Engineers, who developed the site grading and utilities plans, and was key in the design process. Foundation Square serves as a level pedestrian plaza, however, allows traffic to move through the space as needed. The project will be able to be closed off and used as a large gathering space for events and festivals. The project was completed the end of 2016.

## References



**Todd Martin**  
City of Columbia Parks & Recreation  
*Parks Planner/Landscape Architect*  
803-545-4395  
walter.martin@columbiasc.gov



**Harold Young**  
Orangeburg County  
*Administrator*  
803-533-6101



**Emily Jones**  
University of South Carolina  
*Landscape Architect/Project Manager*  
803-777-7592  
efjones@fmc.sc.edu



**Jay S. Downs**  
Saluda Shoals Park  
*Superintendent of Operations and Facilities*  
803-213-2004  
Jdowns@icrc.net





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# Project Approach

## The Design-Build Process

The Mashburn/Studio2LR team has experience in working projects together as well as projects specific to design-build. Our experience allows us to anticipate and address the risks associated with this delivery method. It is our belief that a successful project requires a commitment from the entire team. We begin with an understanding that all team members are expected to assist each other as needed. We establish a solid work plan that includes all project activities, which serves as a visual reference for each team member to understand the critical path and stay on target. The design team remains an integral part of the design-build team throughout the construction period and is available to serve as a resource for both the owner and the contractor.

## Collaborative Approach

The design team's unique and diverse experience allows us to produce innovative design solutions while delivering projects on-time and on-budget. We do this by developing cooperative and collaborative relationships with all the partners and stakeholders. Our team is comfortable collaborating with the City of Orangeburg's concept architect, CAL and the complex programmatic building and site needs and budgets. Through our engagement with the City of Orangeburg, CAL, user groups, general contractor and consultants, we will verify and develop the specific requirements for the needs of the project. We will deliver design development, consulting with CAL and provide documentation throughout each phase of the design process. Our design team will be dedicated and responsive from design development through final construction. We take pride in the strong relationships we have built with clients, consultants, and builders. Creating a building is truly a team effort and we embrace each challenge with an attitude that a solution can be found through collaboration.

## What will the City of Orangeburg get out of this process?

There are numerous benefits to utilizing a design-

build approach when constructing a new project. Some ways these benefits are realized throughout the process with Studio2LR and Mashburn Construction are:

### Single Responsibility to Perform

With both design and construction in the hands of a single entity, there is a single point of responsibility for quality, cost and schedule adherence. The design-build team, Studio2LR and Mashburn Construction, are motivated to deliver a successful project by fulfilling multiple parallel objectives including aesthetic and functional quality, budget and schedule for a timely completion. The owner is able to focus on project scope and timely decision-making, rather than worry about coordination between the designer and the builder.

### Emphasis on Quality

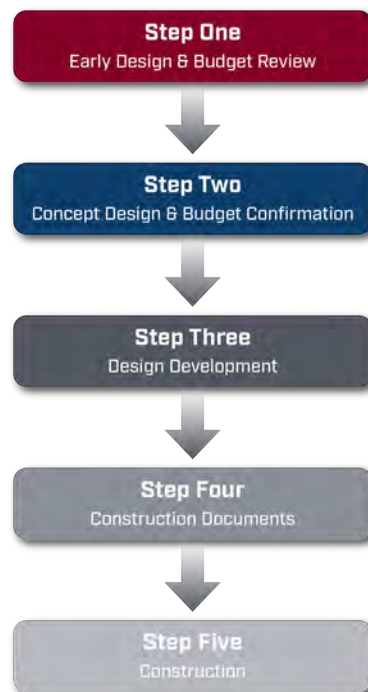
The singular responsibility inherent in design-build serves as a motivation for quality and proper project performance. The owner's requirements and expectations are documented in performance terms and it is the design-build team's responsibility to produce results accordingly.

### Cost Savings Method

Design and construction personnel evaluate alternative materials and methods efficiently and accurately. Value engineering and constructability are utilized continuously and more effectively when the designers and contractors work as one team throughout the entire design process. Architectural fees are lower due to the design process being streamlined and early involvement of the design-build team.

### Expedited Build Time

Because design and construction are overlapped, and due to bidding periods and redesigns being eliminated, the total design and construction time can be significantly reduced. Design-Build is ideal for the application of "Fast Track" construction techniques. With design-build, material and equipment procurement as well as construction work can begin before the construction documents are fully completed. The resulting time savings translates into a lower cost and earlier utilization of the completed facility.



### What should the City of Orangeburg expect?

To better understand how Studio2LR and Mashburn will provide Dorchester County with a building that meets your budget and schedule, the team follows the outlined design-build process below. Upon selection, Mashburn and Studio2LR will start the preconstruction process by utilizing the below steps to successfully deliver design-build services to the County:

#### Step One: Early Design and Budget Review

Mashburn and Studio2LR will begin the preconstruction process immediately, if selected. In this step our team will:

- Meet with the entire team to discuss the building needs and desires identified by the County.
- Establish project goals and timelines.
- Establish a rough target budget as a base to begin preconstruction services.

#### Step Two: Conceptual Design and Budget Confirmation

Using the agreed upon criteria and pricing from Step One as the reference, Mashburn and Studio2LR will:

- Conduct any remaining necessary due diligence.
- Refine documents needed for pricing such as building plan, wall types, building elevations, structural and MEP narratives and architectural guideline specifications.
- Confirm pricing implications with subcontractor and supplier input.

#### Step Three: Design Development

In this phase, Mashburn and Studio2LR will conduct the following activities:

- Review Design Development documents with Studio2LR to reaffirm the project budget for Dorchester County utilizing pricing implications confirmed with subcontractor/supplier input.
- Produce a milestone schedule with proposed dates for submittals based on the architect’s Design Development documents containing architectural, mechanical and electrical designs. This schedule will be updated as requested by the County and Studio2LR.

#### Step Four: Construction Documents and Permit Submission

Next, Mashburn will assist with

constructability reviews and potential scope modifications:

- Studio2LR will prepare, review and revise (subject to your approval) Construction Documents including specifications detailing requirements for construction.
- Studio2LR to provide 90% complete contract documents for review and mark-up by the County and Mashburn’s construction management team.
- Incorporate last-minute future client requirements for final design.
- Final Construction Documents will be received and confirmed by Dorchester County.
- Mashburn will provide a detailed final spreadsheet and 16-Division Description to the County and Studio2LR for review and any additional information requested in accordance with Mashburn’s open-book policy.
- Previously executed AIA-A133 preconstruction services agreement will be amended with the final GMP.
- Receive “Notice to Proceed” from both the County and Studio2LR.

#### Step Five: Final Pricing and GMP

Step Five is the final stage of preconstruction. In this stage we will:

- Work through final pricing with subcontractors as the construction documents are completed.
- Invite qualified bidders from each trade involved in the project to submit quotes based on the construction documents.
- Conduct subcontractor interviews, if necessary, to provide Dorchester County with the best value.
- Advise on subcontractor input and cost-saving ideas in the final design and incorporate any final requirements into the design.

#### DESIGN-BUILD METHOD




Time Savings

#### TRADITIONAL METHOD



Line	Name	Duration	Start	Finish	2023												2024																														
					October			November			December			January			February			March			April			May			June			July			August			Sep									
					16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29	5	12	19	26	4	11	18	25	1	8	15	22	29	6	13	20	27	3	10	17	24	1	8	15	22	29	5
<b>Preconstruction &amp; Design Development</b>		<b>72d</b>	<b>10/16/2023</b>	<b>1/30/2024</b>																																											
2	Team Selection		10/16/2023	10/16/2023	◆ Team Selection																																										
3	Schematic Design	20d	10/16/2023	11/10/2023																																											
4	Schematic Design & Budget Review	5d	11/13/2023	11/17/2023																																											
5	Prepare Design Documents	22d	11/20/2023	12/21/2023																																											
6	Prepare Construction Documents for Permit	5d	12/22/2023	12/29/2023																																											
7	Construction Documents Issued for Permit		1/2/2024	1/2/2024	◆ Construction Documents Issued for Permit																																										
8	Permit Review & Approval	20d	1/2/2024	1/29/2024																																											
9	Final Pricing, Procurement & Award	20d	1/2/2024	1/29/2024																																											
10	Date of Commencement		1/30/2024	1/30/2024	◆ Date of Commencement																																										
<b>Site Development &amp; Construction</b>		<b>85d</b>	<b>1/30/2024</b>	<b>5/29/2024</b>																																											
12	Site Demolition, Clearing & Grading	10d	1/30/2024	2/12/2024																																											
13	Foundations/Structures	15d	2/13/2024	3/4/2024																																											
14	Site Utilities	30d	2/13/2024	3/25/2024																																											
15	Final Site Paving, Landscaping, Site Amenties, etc.	45d	3/26/2024	5/28/2024																																											
16	Substantial Completion		5/29/2024	5/29/2024	◆ Substantial Completion																																										

<h1>Orangeburg Gateway Project</h1> <h2>Proposed Construction Schedule</h2>	Date: 10/10/2023	Rev. date: 10/10/2023	
	% Complete: 0.00%	Author: Mashburn Construction	



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## Budget Goals

<b>Orangeburg Gateway Project</b>	
<b><u>Item</u></b>	<b><u>Budget</u></b>
<b><i>DESIGN</i></b>	
Architecture	\$ 20,000
Structural	\$ 15,000
Electrical	\$ 15,000
<i>Design Costs Subtotal</i>	<b>\$ 50,000</b>
<b><i>ENGINEERING</i></b>	
Phase I and Geotech Exploration (If Required - \$10,000)	\$ -
Boundary and Topo Survey (If Required - \$5,000)	\$ -
Landscape Architecture Services	\$ 25,000
Civil Design/Permitting Services	\$ 25,000
<i>Engineering Costs Subtotal</i>	<b>\$ 50,000</b>
<b><i>CONSTRUCTION</i></b>	
Site Demolition, Clearing and Grading	\$ 150,000
Foundation/Structure	\$ 300,000
Site Utilities	\$ 100,000
Landscaping/Paving/Structures/Amenities	\$ 250,000
<i>Construction Costs Subtotal</i>	<b>\$ 800,000</b>
<b>TOTAL</b>	<b>\$ 900,000</b>

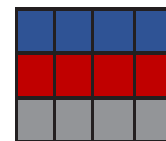
# Proposed Staffing Matrix

## City of Orangeburg Gateway Project

Staff	Role	Months	Allocation	2023				2024					
				O	N	D	J	F	M	A	M		
Wes Lyles	Project Manager	0.75	20%										
Josh Bucher	Project Architect	1.5	80%										
Al Stevens	Structural Engineer	1.5	100%										
Dickson O'Brien	Electrical Engineer	1.5	100%										
Clay Cannon	Civil Engineer	4	25%										
Mark Cotterill	Landscape Architect	4	25%										
Will Mullendore	Preconstruction Manager	3	25%										
Brian Johnston	Project Executive	8	20%										
Chris Sinclair	Project Manager	5	33%										
Robert Cappadona	Superintendent	4	100%										

**Key:**

- Design
- Engineering
- Construction





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# Warranty and Maintenance

## *Plant Guarantee and Replacement:*

A. Guarantee. This guarantee shall be provided to the owner by the contractor responsible for planting and irrigation. Plants shall be guaranteed for the duration of one (1) full year after the formal acceptance of the planting by the Owner and shall be alive and in satisfactory growth at the end of the guarantee period. The Owner shall be responsible for all maintenance necessary to keep the plants alive and healthy between the time the plantings are accepted and the end of the guarantee period. The basic needs of the plants during this period are for adequate water and protection from insects and other similar pests. Plants severely damaged by vandals are not subject to replacement by this Landscape Contractor.

B. Sodded lawn areas are not subject to a one-year guarantee.

C. Should the Landscape Contractor find the plant material is not receiving the proper maintenance at any time prior to the end of the guarantee period, he should advise the Landscape Architect and the Owner immediately in writing so corrective measures may be initiated.

D. Replacement. At the end of the guarantee period, inspection will be made by the Owner and the Landscape Architect upon written notice requesting such inspection submitted by the Landscape Contractor at least ten (10) days prior to the anticipated date. Any plant installed under this Contract that is dead or not satisfactory in growth as determined by the Landscape Architect shall be removed from the site. These, and any plants missing due to the Landscape Contractor's negligence, shall be replaced as soon as conditions permit but during the normal planting season.

1. Any plant that has die-back or otherwise loses 30% or more of its branches, excluding branches removed by trimming and pruning, as existing and living prior to removal from the nursery field shall be rejected. In case of any question, the Landscape Contractor may elect to allow such plant to remain through another complete growing season at which time the rejected plant, if found to be dead or in an unhealthy or badly impaired condition, shall be replaced.

2. The Landscape Contractor shall be responsible for removing dead or diseased plants from the site during the guarantee period upon notification by the Owner or Landscape Architect. Dead plants may be removed by the Owner during the guarantee period provided they keep a photographic record of all plants removed. Photographs should show the plant to such a degree that is clearly evident the plant is dead.

Replacements shall be made only at the end of the guarantee period as described herein.

3. The Landscape Architect shall inspect replaced plants when all replacements have been made. Any plant that is not alive and in a healthy vigorous condition shall be replaced again by the Landscape Contractor.

E. Materials and Operations. All replacements shall be plants of the same kind and size as specified in the Plant List. They shall be furnished and planted as specified under "New Planting", the cost of which shall be borne by the Landscape Contractor.

F. Replaced plants are not subject to a full one (1) year guarantee, but replacements must be alive and vigorous when inspected after planting and must leaf out fully in spring, if replacements

## *Guarantee:*

For a period of one year from date of final acceptance of the work performed under this Contract, the Landscape Contractor shall promptly furnish, without cost to the Owner, all parts and labor which prove defective in material, workmanship, or proper functioning of system.

## *Replacements:*

Landscape Irrigation System - During the last month of the guarantee period, the Landscape Architect and Landscape Contractor shall inspect the installation to determine the condition of the complete system. A list of defective materials or installations to be replaced shall be made by the Landscape Contractor within thirty days of receiving written notification. Replaced materials and installation shall be in accord with these Specifications, Drawings and/or schedules.





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# Safety

## Expect the Unexpected

Mashburn's Director of Field Operations, Rich Stickels is responsible for the implementation and review of Mashburn's written safety program to ensure it complies fully with all OSHA requirements and industry best practices. He is also intimately involved with the planning and supervision of the Project Safety Plans. He provides training, educational materials and support of projects such as OSHA 10- and 30-hour classes.

*Expect the Unexpected* is Mashburn's Safety slogan. A safe job site is critical to the success of any project. The implementation of our safety program is centered on the

following four critical components:

### Strong Communication

Communication is a key to safe jobsites, and it is dependent upon the contractors' ability to share pertinent information with all members of the project team. Mashburn communicates safety concerns with the owner through weekly OAC meetings and with employees through weekly jobsite safety meetings. Jobsite safety meetings are mandatory for all jobsite workers.

### Hazard Analysis

The hazards associated with the project are clearly defined at the beginning of the project and updated as the work progresses. The hazards identified build the elements necessary to establish a comprehensive and effective execution plan. Examples include the HazComm program where chemical hazards are broken up between two volumes that include widely used products and job specific materials. Superintendents review this program with each employee on the jobsite. Other hazards are identified by an outline provided by the Association of General Contractors (AGC) Toolbox Safety talks.

### Effective Execution

Mashburn's ability to execute a construction plan safely has proven time and again. In our pursuit of safety

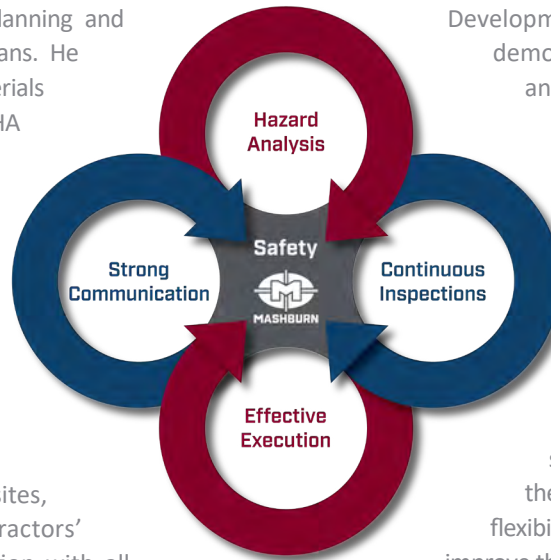
excellence, Mashburn has been recognized for safe work practices by being awarded the AGC Achievement Award for Outstanding Safety Performance, the AGC Outstanding Service Award, and the AGC Quality Workforce Development Award. These accomplishments demonstrate Mashburn's effectiveness and commitment to safety.

### Continuous Inspections

The Safety Execution plan is monitored through continuous inspections. In-depth daily and weekly inspections are performed by Job Superintendents, Project Managers, and the Director of Field Operations, and are recorded using our in-house project management software. This provides feedback on the execution of the plan while allowing flexibility in identifying opportunities to improve the Safety Execution plan.

Mashburn has a state-of-the-art-training facility located in the corporate office in Columbia, SC. This facility is used for classroom training, computer labs, and hands on safety training. With safety being a major priority, Mashburn Construction invests a great deal of time and money in making sure that all employees have the most up to date training in all areas of safety.

Safety is a top priority at Mashburn Construction. Mashburn has a written safety program that complies fully with all OSHA requirements. Safety is an ongoing process at Mashburn with all employees dedicated to its fulfillment. Recently, Mashburn Construction received a Merit Award for its building division from the Associated General Contractors for more than 90,000 hours worked. This award is given to each division work hour category for those who have an incident rate between 74% and 99% below the national average. In addition, Mashburn has been recognized for safe work practices by being awarded the AGC Achievement Award for Outstanding Safety Performance, the AGC Outstanding Service Award and the AGC Quality Workforce Development Award. These accomplishments demonstrate Mashburn's commitment to safety.



Jobsite safety meetings are held weekly and are mandatory for all jobsite workers. Superintendents follow the outline provided by Association of General Contractors Toolbox Safety talks. Additionally, Superintendents will select a safety topic applicable to current jobsite status and an inspection report is completed. These practices will ensure a safe and productive jobsite.

Each superintendent is provided with his own AGC Safety manual to take with him from job to job. Each superintendent is provided with the latest edition of the OSHA manual. Additionally, we have contracted an AGC consultant to conduct OSHA jobsite self-inspections.

Mashburn Construction has extensive safety related programs and activities. Select programs include:

- An In-House Safety Committee. This committee consists of the President, Vice President, Project Managers as Committee Chairman. The committee meets once a month to discuss safety concerns and issues. They also keep the company up to date on all existing and new OSHA standards, schedules safety programs at bi-monthly Leadership Meetings.
- A successful substance abuse program, conducting pre-employment, random, for cause and post-accident drug testing.
- A Hazard Communication Program in place. Each superintendent is issued Volume I and Volume II of MSDS sheets. Volume I include chemicals and other hazardous material that one would find on a typical project. Volume II is a site-specific manual that holds current project MSDS sheets. Superintendents review this program with each employee on his jobsite.
- June is recognized as National Safety Month emphasizing safety.

