



**PROPOSAL FOR
JOB ORDER CONTRACTING
FOR
GENERAL CONSTRUCTION SERVICES**



NOVEMBER 16, 2022 • 2:00PM

PO BOX 100 • PEAK, SC 29122 • 803.345.3791 • EDCONINC.COM

DORCHESTER COUNTY

201 Johnston Street, 2nd floor • St. George, SC 29477

Dear Dorchester County Selection Committee,

We are excited to submit our proposal to provide services for Dorchester's General Construction Services via Job Order Contracting.

We believe that our team is uniquely qualified to handle your potential projects for several reasons. With our team at Edcon, you will receive our undivided attention, our record of proven successful construction experience, an unwavering commitment to safety, and perhaps most importantly, an in-depth knowledge of completing construction at existing and currently occupied job sites.

Edcon's mission statement is to "Enrich communities through thoughtful planning and construction" and that is just what our team will do. Buildings and facilities that serve local citizens are the essence of our communities, and these projects are ones that speak directly to our core mission. As part of our response, I would like to highlight a few key points:

HOW WE DISTINGUISH OURSELVES

Edcon, Inc. opened its doors on June 1, 1988, and has grown into a company with a bonding capacity of \$130 million dollars per year, comparable to our competitors. In our 34 years of operations, not once has Edcon been involved in any litigation nor had to draw a line of credit. This is just one of the many ways our company distinguishes itself.

In addition to strong financial status, Edcon offers a unique organizational structure which lends the ability to cut down on massive overhead costs, as we provide specialized attention to each of our projects. Key decision makers are directly involved in daily jobsite activities. Leaders of the company make regular site visits and maintain continuous engagement. The continuity of leadership with engagement from company executives allows our team to make quick decisions and keep projects on track.

Another important aspect of our company is how very family-oriented we are. We understand the value of a balanced life, and that having support from one another cannot be understated. This is how we operate in the line of our work, as well. We treat everyone with the same respect, open-communication, and support, from our partners to our employees and everyone in between. We pride ourselves in the quality of the relationships we build and find that endeavor to be equally as valuable as the quality of the work we produce.

STRONG MARKET KNOWLEDGE AND LOCAL EXPERIENCE

Over our 34-year history of general construction, our team has dedicated time and efforts to enhancing the communities of South Carolina. Currently Edcon is constructing the new Carnes Crossroads K-8 in Berkely County, and just this past Summer completed the Historic Renovation of the former Rollings Middle School for Dorchester District Two's new District Office, as well as the new Ashley River Park for your County. Since 1998, we have completed over \$70 million in construction projects in Dorchester County, alone.



Group A/ Region 1, RFP#2023-21,
Group B/ Regions 1,3,4,6
Job Order Contracting for General Construction Services

Our history in the area and the local communities goes back—we know the area well, and we know the local subcontractors. This will allow for our team to serve you and your project exceptionally well regarding quality, budget, and timeline. Additionally, we thoroughly enjoy working in your community and would love to continue to be a part of all the wonderful things happening down there. Dorchester has come to feel like a second home to many of our team members.

SAFETY ABOVE ALL

Bringing large machines, heavy materials, and construction workers onto an existing, occupied school campus can be disruptive and unsafe, if not managed with strict guidelines. Our record of successful completion of 185 addition and renovation projects on occupied job sites without incident stands on its own merit. Edcon will put its valuable experience in this area to work for you so you can rest assured that your employees and all visitors at the project site will stay safe throughout the duration of construction.

EXPERIENCE MATTERS

As a leading builder and one of the most well-respected construction management firms in the state, you will feel at ease with our team at Edcon. Not only will we offer thoughtful, in-depth services from programming and design to budgeting, construction, and project closeout, our experience with similar projects, understanding of the local market, and enthusiastic team make us the right partner for you. We are enthusiastic about the possibility of working with Dorchester County, and we will work diligently to protect you along the way.

Sincerely,
The Edcon Team

Josh Edwards
P.O. Box 100 • Peak, SC 29122
803.345.3791 (phone) • 803.345.1775 (fax)
josh@edconinc.com



ANDREWS HIGH SCHOOL STADIUM, ANDREWS, SC

FIRM HISTORY AND EXPERIENCE

EDCON COMPANY INFORMATION



Corporate Headquarters:
4 Mulberry Street • Peak, SC 29122
Mailing Address:
PO Box 100 • Peak, SC 29122

Contact:
Josh Edwards
josh@edconinc.com
803.345.3791

**No changes have occurred in Edcon's organization in the last 5 years and no changes are anticipated to occur.*

GENERAL HISTORY

Just inside the Newberry County line, on the banks of the Broad River, sits the Edcon home office. On June 1, 1988, the quaint railroad town of Peak, SC is where James M. Edwards III (Eddie) determined would be the perfect place to turn his vision into a reality. Eddie bought the old F.T. Chapman General Store and cleaned it up. From humble beginnings completing small office and church renovations, today Edcon has grown into one of the premier contractors for educational facilities in South Carolina. Edcon employs cutting edge technology and a large workforce of highly skilled labor, which enables us to excel in the markets we serve.

ORGANIZATION PHILOSOPHY

Our philosophy is to always put people first. We treat everyone with respect—our customers, partners, and employees alike. Maintaining excellent client relations is as important to us as delivering a high quality of work on a budget and within the desired time frame. We believe that a strong, well-respected team is the key to delivering the best possible project for our clients. This belief extends beyond just our primary team—it encompasses all consultants and subcontractors that we work with. Establishing, building, and maintaining open and honest relationships with them is crucial to the success of every project.

VERSATILE MENTALITY

For the past two decades, Edcon has shown flexibility in delivery methods. Staying true to our general contractor roots, we maintain a strong presence in the hard bid market. **However, as one of the first contractors in South Carolina to employ CM At-Risk to deliver school projects in 2008, we are equally adept in alternative delivery methods.** In addition to traditional Design-Bid-Build, our other major focuses are CM At-Risk and Design-Build. Our strong commitment to competitively bid projects enables us to bring a lean and aggressive approach to all methods.

OUR CORPORATE HEADQUARTERS ARE LOCATED AT 4 MULBERRY STREET IN PEAK, SC, AND THAT IS OUR ONLY PERMANENT LOCATION.

The office in Peak will handle all pre-construction and construction services.





GENERAL CONTRACTORS

Organizational chart



EDDIE EDWARDS
President

PRE-CONSTRUCTION

PROJECT MANAGEMENT

FIELD OPERATIONS

ACCOUNTING



JOSH EDWARDS
Executive in Charge,
Pre-Construction Manager



BART SEASE
Project Director



CHASE EDWARDS
Director of
Field Operations



AMY ODOM
Controller



KARA CANNON
Director of Business
Development



SCOTT HOOD
Project Manager



BRIAN STURKIE
Project Manager



OWEN SEASE
Project Manager



DANIEL THOMAS
Fleet Services/
Welding



TAYLOR DAVENPORT
Human Resources &
Safety Manager



TAB COWARD
Superintendent



JAMES BAXLEY
Superintendent



JEREMIAH HOOKER
Superintendent



DEREK CORPIS
Superintendent



TED SANDERS
Superintendent



NEIL DIPNER
Superintendent

WHY CHOOSE ?

PART OF YOUR COMMUNITY

For over 22 years, Edcon has completed over \$70 million dollars' worth of projects in Dorchester County. We have become deeply vested in your community, and care about ensuring the work we do there conveys the same. From parks and playgrounds, to schools and offices, we've had the pleasure of being involved in so many valuable community enhancing projects there.

THE EDCON EDGE

LOCAL

- Hire locally when possible
- Use local subcontractors and suppliers as much as possible
- Purchase materials from local hardware stores and suppliers
- Support local restaurants, gas stations, and hotels

COMMUNITY-MINDED

- Be conscious of light pollution at night
- Be conscious of noise pollution during day

PROFESSIONAL

- Maintain a clean, organized jobsite
- Most importantly... always be kind and courteous

DEPTH OF RESOURCES

Edcon is more than just a construction manager...we are a true general contractor. Our strong construction management skills are bolstered by our deep and talented group of field employees. Employing men and women with the ability to perform tasks such as grading, foundations, concrete, carpentry, layout, welding, rebar, forming, painting and much more, we are able to minimize direct costs to you while maintaining the project schedule. The ability to self-perform provides our team flexibility, while not being completely reliant on subcontractors.

SPECIALIZED ATTENTION

We believe that Edcon brings a unique corporate structure to the table. We have a bonding capacity of \$130 million dollars but prefer to stay around \$60–70 million per year. We don't chase every project that hits the street. Instead, we are very selective with the projects we pursue. **Managing our workload is extremely important to us so that we are able to provide an intense, specialized level of supervision.** Furthermore, our management staff all work under the same roof, so coordination at the highest level is quick and seamless.

ENGAGED LEADERSHIP

Edcon's key decision makers will be directly involved in your projects. Leaders from the top of the company will make regular site visits, as they maintain continuous engagement in every project. We will dedicate a project manager to lead the team, from pre-construction through the one-year warranty walk through. Continuity of leadership with engagement from company executives allows our team to make quick decisions and keep your project on track.

DIVERSE DELIVERY METHODS

As a pioneer in the CM at Risk delivery method for K-12 construction in South Carolina, we've developed a long, established history in this market. Our current portfolio is a near equal mix of CM at Risk and Design-Bid-Build projects. We maintain this profile to keep our edge. **Edcon's philosophy to remain active in the hard bid market assures owners we are in the best position to deliver competitive pricing during GMP negotiations.**

SELF-PERFORMING

What does it mean to self-perform?

When Edcon self-performs work on your project, it simply means that we are employing our own resources such as labor, material, and equipment to complete a task in lieu of hiring a subcontractor.

Why do we choose to self-perform?

Edcon is able to deliver tremendous value to our clients through our commitment and ability to self-perform important trades. By executing these critical scopes of work, **we maintain control and set the pace for the project.** Furthermore, we employ a strong group of highly skilled field laborers, many of whom have been with us for more than 20 years, who possess the knowledge and ability to meet Edcon's high standards.

How does it benefit our clients?



Real Savings. Self-performing can lead to noticeable savings for our clients. We eliminate costly mark ups from subcontractors such as overhead, profit, bonds, and insurance. Additionally, we are often able to use our own equipment in favor of renting or paying a subcontractor for theirs.



Expedited Schedule. We command complete control of scheduled activities when self-performing. We set the tone and pace rather than being at the mercy of a subcontractor's availability.



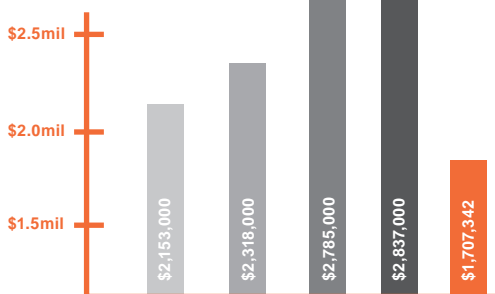
Quality Control. Self-performing on a consistent basis yields high quality results through efficient means and methods.



Additional Support. Self-performing capabilities provide an additional avenue for Edcon to support its subcontractors if they fall behind schedule.

Recent Example of Savings

Project: New Lamar-Spaulling Elementary
Scope: Masonry



Trades we Self-Perform:

- Concrete foundations & slabs
- Welding
- Rough carpentry
- Doors, frames, and hardware
- Fine grading
- Light demolition
- Masonry
- Clean up
- Division 10 specialties

FUN FACT:

We typically self-perform anywhere between **15–70%** on any given project.



ASHLEY RIVER PARK

The new Ashley River Park is a first of its kind for Dorchester County. The unique park, situated on the banks of the Ashley River in Summerville, covers 85 acres. The park offers a variety of activities for all ages including walking trails, playgrounds, a splash pad, dog parks, a rope course, fishing pond, climbing wall, pavilion, picnic shelter, festival lawn, and a kayak launch.

OWNER	Dorchester County Rebecca Dantzer, Capital Projects Manager 201 Johnston St, Saint George, SC 29477 843.563.0100
ARCHITECT	SeamonWhiteside
SIZE	85 acres
SCHEDULE	06.2020–03.2022
COST	\$11,775,149



FLORENCE SPORTS COMPLEX

The Florence Sports Complex is currently being built on an undeveloped 85-acre site to provide recreational facilities for City athletic programs while creating a competitive, regional sports facility. The new facility will feature six recreational fields, an NCAA baseball stadium, and a NFHS/NCAA track and field complex.

OWNER

City of Florence
 Chuck Pope, Public Works Director
 cpope@cityofflorence.com
 324 W. Evans St, Florence, SC 29501
 843.665.3113

ARCHITECT

LS3P

SIZE

- NFHS, NCAA, USATF, AAU Track & Field
- NCAA Baseball Stadium
- One 300' Baseball Field
- Five 225' Baseball Fields
- Covered Bleachers
- Parking & Multi-use Trail

SCHEDULE

In progress

COST

\$14,092,595



NORTH ROAD RECREATION PARK

The North Road Recreation Park is a 70 acre facility that we built for the City of Orangeburg. Originally a wooded site, the new park is home to nine baseball fields, a two-mile walking trail, a picnic shelter, and green space for free play. The baseball fields are split out into a five-pod group and a four-pod group. Each pod has its own two story press box with concession stands, dining areas, an elevator, offices, and meeting rooms. The park also has three standalone restroom buildings along the walking trails and 4,200 sf maintenance building.

OWNER

City of Orangeburg
 Shaniqua Simmons, Director of Parks & Recreation
 803.533.6020
 ssimmons@orangeburg.sc.us

ARCHITECT

SeamonWhiteside

SIZE

70 acres

SCHEDULE

01.2018–11.2019

COST

\$15,183,422



GREENVILLE CAREER CENTERS

The renovations to Enoree Career Center and Donaldson Career Center were delivered via Design Build. We added Mechatronics and Machine Tool spaces to the existing schools. Additionally, we built new greenhouses at Bryson Middle School, Traveler's Rest High School and Hillcrest High School.

OWNER	Greenville County Schools Kathleen Powell 301 E Camperdown Way, Greenville, SC 29601 kapowell@greenville.k12.sc.us • 864.355.3100
ARCHITECT	GMC Architects
SCHEDULE	Phase I: 01.2021–11.2021 Phase II: 02.2020–Present
COST	Phase I: \$1,505,523.49 Phase II: \$1,505,523.49
PROJECT TEAM	Scott Hood, Project Manager, QC, Scheduler Ted Sanders, Superintendent, QC Chase Edwards, Safety Manager

ATTACHMENT A
COMPARABLE CONSTRUCTION EXPERIENCE

1) Proposer's Name: Edcon, Inc.

2) Agency/Client Name: Greenville County School District

3) Project Name: Greenville County School District Design-Build Career Centers Program

4) Project Number: 519-86-12-18 5) Project Value: \$3,007,458

6) **Achieved or Anticipated Final Acceptance after January 1, 2017** Yes No

7) **Company Role:** Prime Contractor Sub Contractor

8) **Agency:** Public Private Other: _____

9) **Percentage of Self Performed Work with the Proposer's In-House Trades:** 20 %

10) **Project Type:** (Check **ALL** boxes that apply to the Scope of Work)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
 Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
 Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
 Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
 Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
 Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

11) **Client Reference for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name Kathleen Powell Title Project Manager

Telephone: 864.355.3100 Email Address: kapowell@greenville.k12.sc.us

12) **Description of Any Problems or Major Issues Encountered During the Project (If Any) and What Was Done to Resolve:** *(Attach Additional Information As Necessary)*



OAK GROVE ELEMENTARY

Completed in 2021, additions and renovations to Oak Grove Elementary delivered via CM At-Risk included a brand new 13,000 sf Arts and Science wing. The new addition provides classroom and lab space for programs like Art, Music, and STEM. We are upfitting the existing 85,000 sf school with a new fire sprinkler system, new fire alarm system, new ceilings, new LED light fixtures, and new wood doors.

COMPLETION SCHEDULE 05.2020–09.2021, no added days

SIZE New: 13,000 sf
Renovated: 85,000 sf

OWNER CONTACT Lexington School District One
Matt Warren, Director of Operations
100 Tarrar Springs Rd
Lexington, SC, 29072
mwarren@lexington1.net
803.821.1000

ARCHITECTS LS3P
Matt Varner
matthewvarner@ls3p.com

ORIGINAL GMP \$7,201,001

FINAL GMP \$7,189,329

CM FEES EARNED 4.1%

CM GENERAL CONDITIONS 6.2%

CHANGE ORDERS One Change Order: \$11,672

CM CONTINGENCY AS % OF GMP 3.48% and 3.32% used

PROJECT TEAM Josh Edwards/Scott Hood,
Project Managers
James Baxley, Lead Superintendent

MWBE PARTICIPATION AS % OF TOTAL CONTRACT 9%

ATTACHMENT A
COMPARABLE CONSTRUCTION EXPERIENCE

1) Proposer's Name: Edcon, Inc.

2) Agency/Client Name: Lexington County School District One

3) Project Name: Oakgrove Elementary School Additions and Renovations

4) Project Number: N/A 5) Project Value: \$7,189,329

6) **Achieved or Anticipated Final Acceptance after January 1, 2017** Yes No

7) Company Role: Prime Contractor Sub Contractor

8) Agency: Public Private Other: _____

9) Percentage of Self Performed Work with the Proposer's In-House Trades: 20 %

10) Project Type: (Check **ALL** boxes that apply to the Scope of Work)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
 Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
 Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
 Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
 Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
 Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

11) Client Reference for Construction: (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name Matt Warren Title Director of Operations

Telephone: 803.821.1000 Email Address: mwarren@lexington1.net

12) Description of Any Problems or Major Issues Encountered During the Project (If Any) and What Was Done to Resolve: *(Attach Additional Information As Necessary)*



ASHLEY RIVER PARK

The new Ashley River Park is a first of its kind for Dorchester County. The unique park, situated on the banks of the Ashley River in Summerville, covers 85 acres. The park offers a variety of activities for all ages including walking trails, playgrounds, a splash pad, dog parks, a rope course, fishing pond, climbing wall, pavilion, picnic shelter, festival lawn, and a kayak launch.

OWNER	Dorchester County Rebecca Dantzler, Capital Projects Manager 201 Johnston St, Saint George, SC 29477 843.563.0100
ARCHITECT	SeamonWhiteside
SIZE	85 acres
SCHEDULE	06.2020–03.2022
COST	\$11,775,149

ATTACHMENT A
COMPARABLE CONSTRUCTION EXPERIENCE

1) Proposer's Name: Edcon, Inc.

2) Agency/Client Name: Dorchester County

3) Project Name: New Ashley River Park

4) Project Number: 2020-5111-4501-37 5) Project Value: \$11,572,447

6) **Achieved or Anticipated Final Acceptance after January 1, 2017** Yes No

7) **Company Role:** Prime Contractor Sub Contractor

8) **Agency:** Public Private Other: _____

9) **Percentage of Self Performed Work with the Proposer's In-House Trades:** 15 %

10) **Project Type:** (Check **ALL** boxes that apply to the Scope of Work)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
 Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
 Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
 Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
 Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
 Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

11) **Client Reference for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name Rebecca Dantzler Title Capital Projects Manager

Telephone: 864.494.3812 Email Address: radantzler@dorchestercountysc.gov

12) **Description of Any Problems or Major Issues Encountered During the Project (If Any) and What Was Done to Resolve:** *(Attach Additional Information As Necessary)*



MERRIWEATHER ELEMENTARY & MIDDLE SCHOOLS

Merriwether Elementary and Merriwether Middle school projects consist of a variety of additions and renovations to the existing schools in Edgefield County and are part of an on-going CM at-Risk contract Edcon has with the district, involving various projects.

We added a new multi-purpose room and built a new kindergarten classroom wing as part of the Merriwether Elementary School project. Merriwether Middle School project is a complete renovation of the existing school, with the addition of a new classroom wing and some site improvements.

OWNER	Edgefield County School District James Courtney 3 Par Drive, Johnston, SC 29832 803.275.4601
SCHEDULE	Completed 07.2022
COST	Original Elementary: \$5,901,000 Original Middle: \$16,866,000
PROJECT TEAM	Bart Sease, Project Manager, QC, Scheduler Tab Coward, Superintendent, QC Chase Edwards, Safety Manager

ATTACHMENT A
COMPARABLE CONSTRUCTION EXPERIENCE

1) Proposer's Name: Edcon, Inc.

2) Agency/Client Name: Edgefield County School District

3) Project Name: Merriwether Elementary and Middle Schools Additions and Renovations

4) Project Number: N/A 5) Project Value: \$16,866,000

6) **Achieved or Anticipated Final Acceptance after January 1, 2017** Yes No

7) Company Role: Prime Contractor Sub Contractor

8) Agency: Public Private Other: _____

9) Percentage of Self Performed Work with the Proposer's In-House Trades: 22 %

10) Project Type: (Check **ALL** boxes that apply to the Scope of Work)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
 Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
 Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
 Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
 Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
 Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

11) **Client Reference for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name James Courtney Title Director of Facilities

Telephone: 803.275.4601 Email Address: jcourtney@edgefield.k12.sc.us

12) **Description of Any Problems or Major Issues Encountered During the Project (If Any) and What Was Done to Resolve:** *(Attach Additional Information As Necessary)*



MID CAROLINA HIGH SCHOOL TRACK

The Mid-Carolina High School Track Facility was recently completed for the School District of Newberry County. The primary feature of this project was a brand new track and field, complete with a discus cage, shot put cage, high jump, pole vault, and long jump/triple jump features. In addition to the track, we built bleachers, installed tower lights, and constructed a new restroom facility.

OWNER

School District of Newberry County
 Kenneth Rawls, Assistant Superintendent
 3419 Main St, Newberry, SC 29108
 803.321.2600

ARCHITECT

McMillan Pazdan Smith

SCHEDULE

On-Time

COST

\$2,568,077

PROJECT TEAM

Scott Hood, Project Manager, QC
 Ted Sanders, Superintendent, QC
 Chase Edwards, Safety Manager

ATTACHMENT A
COMPARABLE CONSTRUCTION EXPERIENCE

1) Proposer's Name: Edcon, Inc.

2) Agency/Client Name: Newberry County School District

3) Project Name: Mid-Carolina High School Track Facility

4) Project Number: MPS #020096 5) Project Value: \$2,595,667

6) **Achieved or Anticipated Final Acceptance after January 1, 2017** Yes No

7) Company Role: Prime Contractor Sub Contractor

8) Agency: Public Private Other: _____

9) Percentage of Self Performed Work with the Proposer's In-House Trades: 12 %

10) Project Type: (Check **ALL** boxes that apply to the Scope of Work)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
 Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
 Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
 Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
 Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
 Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

11) **Client Reference for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name Kenneth Rawls Title Assistant Superintendent

Telephone: 803.321.2600 Email Address: krawls@newberry.k12.sc.us

12) **Description of Any Problems or Major Issues Encountered During the Project (If Any) and What Was Done to Resolve:** *(Attach Additional Information As Necessary)*



CAROLINA SPRINGS MIDDLE SCHOOL

The Carolina Springs Middle School additions and renovations consisted of an approximately 10,000 sf six-classroom addition, as well as minor interior and exterior renovations.

OWNER Lexington School District One
Matt Warren, Director of Operations
803.821.1000
mattwarren@lexington1.net

ARCHITECT LS3P, Denish Haines
desnisehaines@ls3p.com

SIZE 10,000 sf

SCHEDULE 06.2021–06.2022

COST \$3,199,010

ATTACHMENT A
COMPARABLE CONSTRUCTION EXPERIENCE

1) Proposer's Name: Edcon, Inc.

2) Agency/Client Name: Lexington County School District One

3) Project Name: Carolina Springs Middle School Additions and Renovations

4) Project Number: N/A 5) Project Value: \$3,199,010

6) **Achieved or Anticipated Final Acceptance after January 1, 2017** Yes No

7) **Company Role:** Prime Contractor Sub Contractor

8) **Agency:** Public Private Other: _____

9) **Percentage of Self Performed Work with the Proposer's In-House Trades:** 22 %

10) **Project Type:** (Check **ALL** boxes that apply to the Scope of Work)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
 Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
 Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
 Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
 Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
 Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

11) **Client Reference for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name Matt Warren Title Director of Operations

Telephone: 803.821.1000 Email Address: mwarren@lexington1.net

12) **Description of Any Problems or Major Issues Encountered During the Project (If Any) and What Was Done to Resolve:** *(Attach Additional Information As Necessary)*



FLORENCE SPORTS COMPLEX

The Florence Sports Complex is currently being built on an undeveloped 85-acre site to provide recreational facilities for City athletic programs while creating a competitive, regional sports facility. The new facility will feature six recreational fields, an NCAA baseball stadium, and a NFHS/NCAA track and field complex.

OWNER

City of Florence
 Chuck Pope, Public Works Director
 cpope@cityofflorence.com
 324 W. Evans St, Florence, SC 29501
 843.665.3113

ARCHITECT

LS3P

SIZE

- NFHS, NCAA, USATF, AAU Track & Field
- NCAA Baseball Stadium
- One 300' Baseball Field
- Five 225' Baseball Fields
- Covered Bleachers
- Parking & Multi-use Trail

SCHEDULE

In progress

COST

\$14,092,595

ATTACHMENT A
COMPARABLE CONSTRUCTION EXPERIENCE

1) Proposer's Name: Edcon, Inc.

2) Agency/Client Name: City of Florence

3) Project Name: Florence Sports Complex

4) Project Number: 2020-36 5) Project Value: \$13,325,169

6) **Achieved or Anticipated Final Acceptance after January 1, 2017** Yes No

7) **Company Role:** Prime Contractor Sub Contractor

8) **Agency:** Public Private Other: _____

9) **Percentage of Self Performed Work with the Proposer's In-House Trades:** 12 %

10) **Project Type:** (Check **ALL** boxes that apply to the Scope of Work)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
 Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
 Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
 Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
 Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
 Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

11) **Client Reference for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name Chuck Pope Title Public Works Director

Telephone: 843.495.0234 Email Address: cpope@cityofflorence.com

12) **Description of Any Problems or Major Issues Encountered During the Project (If Any) and What Was Done to Resolve:** *(Attach Additional Information As Necessary)*



LAKE MURRAY ELEMENTARY SCHOOL PHASE I

Phase I of the Lake Murray Elementary School project consisted of HVAC and roof replacements.

OWNER

Lexington School District One
Matt Warren, Director of Operations
803.821.1000
mattwarren@lexington1.net

ARCHITECT

JHS, Doug Fraser

COST

\$4,388,234

ATTACHMENT A
COMPARABLE CONSTRUCTION EXPERIENCE

1) Proposer's Name: Edcon, Inc.

2) Agency/Client Name: Lexington County School District One

3) Project Name: Lake Murray Elementary School Phase I

4) Project Number: N/A 5) Project Value: \$4,388,234

6) **Achieved or Anticipated Final Acceptance after January 1, 2017** Yes No

7) **Company Role:** Prime Contractor Sub Contractor

8) **Agency:** Public Private Other: _____

9) **Percentage of Self Performed Work with the Proposer's In-House Trades:** 10 %

10) **Project Type:** (Check **ALL** boxes that apply to the Scope of Work)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
 Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
 Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
 Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
 Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
 Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

11) **Client Reference for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name Matt Warren Title Director of Operations

Telephone: 803.821.1000 Email Address: mwarren@lexington1.net

12) **Description of Any Problems or Major Issues Encountered During the Project (If Any) and What Was Done to Resolve:** *(Attach Additional Information As Necessary)*



NORTH ROAD RECREATION PARK

The North Road Recreation Park is a 70 acre facility that we built for the City of Orangeburg. Originally a wooded site, the new park is home to nine baseball fields, a two-mile walking trail, a picnic shelter, and green space for free play. The baseball fields are split out into a five-pod group and a four-pod group. Each pod has its own two story press box with concession stands, dining areas, an elevator, offices, and meeting rooms. The park also has three standalone restroom buildings along the walking trails and 4,200 sf maintenance building.

OWNER

City of Orangeburg
 Shaniqua Simmons, Director of Parks & Recreation
 803.533.6020
 ssimmons@orangeburg.sc.us

ARCHITECT

SeamonWhiteside

SIZE

70 acres

SCHEDULE

01.2018–11.2019

COST

\$15,183,422

ATTACHMENT A
COMPARABLE CONSTRUCTION EXPERIENCE

1) Proposer's Name: Edcon, Inc.

2) Agency/Client Name: City of Orangeburg

3) Project Name: North Road Rec Complex Shade Structure

4) Project Number: N/A 5) Project Value: \$76,664

6) **Achieved or Anticipated Final Acceptance after January 1, 2017** Yes No

7) **Company Role:** Prime Contractor Sub Contractor

8) **Agency:** Public Private Other: _____

9) **Percentage of Self Performed Work with the Proposer's In-House Trades:** 50 %

10) **Project Type:** (Check **ALL** boxes that apply to the Scope of Work)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
 Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
 Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
 Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
 Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
 Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

11) **Client Reference for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name Sidney Evering Title City Administrator

Telephone: 803.533.6000 Email Address: sidney.evering@orangeburg.sc.us

12) **Description of Any Problems or Major Issues Encountered During the Project (If Any) and What Was Done to Resolve:** *(Attach Additional Information As Necessary)*



DORCHESTER 2 DISTRICT OFFICE

The new district office project was very special to Dorchester Two for many reasons. This full-scale historic renovation transformed an abandoned 97-year-old building into a beautiful, modern, high-tech office and meeting spaces. When opened in 1924, the building served as the original Summerville High School. Over the years, the building served many purposes, including a stint as Rollings Middle School. This project was important, not just to the school district, but to the town of Summerville and many of its residents.

As with any historic renovation, this project challenged us in many unique ways. However, the hard work and perseverance paid off with the preservation of a Summerville landmark that is special to so many.

OWNER Dorchester District 2
Joe Pye, Superintendent
815 South Main St, Summerville, SC 29483
jpye@dorchester2.k12.sc.us

ARCHITECT AAG Architects
Shane Lather, Principal
525 E Bay St #203, Charleston, SC 29403
843.986.0031

SCHEDULE Completed September 2021, on time

COST Original: \$8,527,785
Final: \$9,397,088

PROJECT TEAM Bart Sease, Project Manager, QC, Scheduler
Wayne Howard, Superintendent, QC
Chase Edwards, Safety Manager

ATTACHMENT A
COMPARABLE CONSTRUCTION EXPERIENCE

1) Proposer's Name: Edcon, Inc.

2) Agency/Client Name: Dorchester School District Two

3) Project Name: Dorchester School District Two District Office

4) Project Number: _____ 5) Project Value: \$9,397,088

6) **Achieved or Anticipated Final Acceptance after January 1, 2017** Yes No

7) Company Role: Prime Contractor Sub Contractor

8) Agency: Public Private Other: _____

9) Percentage of Self Performed Work with the Proposer's In-House Trades: 30 %

10) Project Type: (Check **ALL** boxes that apply to the Scope of Work)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
 Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
 Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
 Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
 Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
 Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

11) **Client Reference for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name Rhonda Grice Title Procurement Officer

Telephone: (843) 709-0923 Email Address: rgrice@dorchester2.k12.sc.us

12) **Description of Any Problems or Major Issues Encountered During the Project (If Any) and What Was Done to Resolve:** *(Attach Additional Information As Necessary)*

G A R D N E R
A S S O C I A T E S
I N S U R A N C E

a member of Correll Insurance Group

October 26, 2022

County of Dorchester

RE: Edcon, Inc

This letter is to provide the Workers Compensation experience modification factors for the above referenced account. The following modifications apply to this insured:

2022 – 0.90
2021 – 0.89
2020 - 0.90
2019 - 0.77

If you have any questions, please give me a call.

Sincerely,



Dorothy R. Lee
Account Manager



T 803 978 2000
F 803 978 2001

4400 ST. ANDREWS ROAD
COLUMBIA, SOUTH CAROLINA 29210

CORRELLINSURANCE.COM



QUALIFICATION OF KEY PERSONNEL



Josh Edwards, Executive in Charge, Director of Pre-Construction

Josh@edconinc.com

EDUCATION

Clemson University,
BS Construction
Science &
Management, 2001

EXPERTISE

21 years in the
industry, all with Edcon

General Contractor's
License

FOR FUN

Running, Basketball,
Tennis, Coaching
Youth Sports

*Pictured:
North Road Recreation
Complex, Orangeburg, SC*

As your Project Executive, Josh will provide oversight and support to the Edcon team. He has worked all areas of the business, dating back to his early high school days when Edcon hired him as a laborer. Today, Josh coordinates with our estimators, project managers and field personnel to set each project up for success, long before ground is ever broken. As Project Executive, Josh is responsible for \$240 million in K-12 construction alone. Josh will remain active and involved, working directly with Director of Project Management, Bart Sease, throughout the construction of your projects to see them through to a successful completion.

RELEVANT PROJECTS

Oak Grove Elementary School

Lexington School District 1 • \$7,201,001

- Matt Warren, Lexington School District #1
100 Tarrar Springs Road, Lexington, SC 29072
803.359.3726 • 803.360.1480

Edgefield County CMaR Program

Edgefield County School District • \$22,000,000

- James Courtney, Director of Facilities
3 Par Drive, Johnston, SC 29832
jcourtney@edgefield.k12.sc.us • 803.275.4601, ext. 238

Kershaw County School District Bond Program, Kershaw, SC

Leslie Stover Middle (\$3,016,210), Lugoff-Elgin Middle (\$2,050,682), Doby's Mill Elementary (\$2,343,561)

- Billy Smith, Chief Operating Officer
2029 West DeKalb Street, Camden, SC 29020
billy.smith@kcsdschools.net • 803.432.8416 ext. 1295

**ATTACHMENT B
KEY PERSONNEL
PROJECT MANAGER**

1) Vendor's Name: Edcon, Inc.

2) Project Manager's Name : Josh Edwards

3) # of Years with the Firm: 21

4) # of Years Experience with General Contracting: 21

5) Experience: (Check ALL boxes that apply)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
- Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
- Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
- Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
- Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
- Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

6) **ATTACH RESUME** Yes

7) **Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.) [References on attached resume](#)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____

8) **Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____



Bart Sease, Director of Project Management

Bart@edconinc.com

EDUCATION

Clemson University,
BS Construction
Science &
Management, 1992

EXPERTISE

30 years in the
industry, all with Edcon

FOR FUN

Volleyball, Hiking,
Church Band

*Pictured:
Lucy T. Davis Elementary
School, Florence, SC*

As Director of Project Management, Bart will oversee the construction of your projects from pre-construction through project closeout. Bart brings a tremendous wealth of knowledge to the team through his experience in South Carolina construction. He began building schools with Edcon in 1992 and is directly responsible for the management of more than \$420 million in school and athletic facility construction since that time. Bart will coordinate construction activities with our project manager, as well as our Director of Field Operations, Chase Edwards. He will visit the sites on a regular basis and maintain a detailed level of communication with all team members during construction.

RELEVANT PROJECTS

Bay Road Elementary School

Darlington County School District • \$18,291,977

- Larry Johnson, Assistant Superintendent for Administration
120 E. Smith Avenue, Darlington, SC 29532
larry.johnson@darlington.k12.sc.us • 843.398.2269

Lamar-Spaulling Elementary School

Darlington County School District • \$18,371,977

- Larry Johnson, Assistant Superintendent for Administration
120 E. Smith Avenue, Darlington, SC 29532
larry.johnson@darlington.k12.sc.us • 843.398.2269

Edgefield County CMar Program

Edgefield County School District • \$22,000,000

- James Courtney, Director of Facilities
3 Par Drive, Johnston, SC 29832
jcourtney@edgefield.k12.sc.us • 803.275.4601, ext. 238

Dorchester District Two Program

Dorchester District 2 • \$62,140,000

- Joe Pye, Superintendent
815 South Main St, Summerville, SC 29483
jpye@dorchester2.k12.sc.us • 843.873.2901

**ATTACHMENT B
KEY PERSONNEL
PROJECT MANAGER**

1) Vendor's Name: Edcon, Inc.

2) Project Manager's Name : Bart Sease

3) # of Years with the Firm: 30

4) # of Years Experience with General Contracting: 30

5) Experience: (Check ALL boxes that apply)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
- Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
- Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
- Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
- Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
- Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

6) **ATTACH RESUME** Yes

7) **Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.) [References on attached resume](#)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____

8) **Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____



Chase Edwards, Director of Field Operations

Chase@edconinc.com

EDUCATION

Winthrop University,
BA Business
Administration, 2007

EXPERTISE

16 years in the
industry, all with Edcon

General Contractor's
License

FOR FUN

Boating, Woodworking,
Coaching Youth Sports

*Pictured:
Newberry High School Stadium,
Newberry, SC*

As Director of Field Operations, Chase will coordinate and manage the placement of all Edcon resources such as site managers, field labor, equipment, and materials. After finishing his baseball career at Winthrop University, Chase came to Edcon with a strong desire to work in the field. He started as an assistant superintendent on a 161,000 sf high school before taking on new construction of his own as a full time superintendent. Today, Chase is directly responsible for coordinating our superintendents, warehouse staff, and field labor with our project managers to meet the ever-changing needs on each of our individual projects. Additionally, Chase oversees our field safety program and serves as an additional layer of quality control for our management staff.

RELEVANT PROJECTS

Dr. Eugene Sires Elementary

Dorchester County School District Two • \$19,268,159

• Joe Pye, Superintendent

115 Devon Road, Summerville, SC 29483 • 843.873.2901

Sandy Run K-8

Calhoun County Public Schools • \$5,559,205

• George Kiernan, Director Of Facilities

125 Herlong Avenue, St. Matthews, SC 29135 • 803.655.7310

Calhoun County High School Additions and Renovations

Calhoun County School District • \$7,765,131

• George Kiernan, Director Of Facilities

125 Herlong Avenue, St. Matthews, SC 29135 • 803.655.7310

Newberry High School Football Stadium

School District of Newberry County • \$20,253,613

• Kenneth Rawls, Assistant Superintendent

3419 Main St, Newberry, SC 29108 • 843.398.2269

**ATTACHMENT B
KEY PERSONNEL
PROJECT MANAGER**

1) Vendor's Name: Edcon, Inc.

2) Project Manager's Name : Chase Edwards

3) # of Years with the Firm: 16

4) # of Years Experience with General Contracting: 16

5) Experience: (Check ALL boxes that apply)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
- Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
- Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
- Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
- Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
- Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

6) **ATTACH RESUME** Yes

7) **Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.) [References on attached resume](#)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____

8) **Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____



Scott Hood, Project Manager

Scott@edconinc.com

EDUCATION

Auburn University, BA
Political Science, 2004

EXPERTISE

16 years in the
industry, 4 years with
Edcon

FOR FUN

Boating, Hunting,
Running

*Pictured:
Greenville County Career
Center, Greenville, SC*

As Project Manager, Scott coordinates pre-construction through project closeout. After graduating from Auburn University with a degree in Political Science, Scott quickly realized that a career in law was not his desire. He transitioned to his passion, construction. Since then Scott has spent 16 years in a variety of construction markets. His knowledge of residential, light commercial, and heavy construction is an asset to our team. Scott will work with the pre-construction team to help develop accurate budgets and schedules for construction.

RELEVANT PROJECTS

Greenville Career Center Programs

The School District of Greenville County • \$3,007,458

- Kathleen Powell, Project Manager, Facilities
301 E Camperdown Way, Greenville, SC 29601
864.355.3100

Mid-Carolina High School Track

School District of Newberry County • \$2,595,667

- Kenneth Rawls, Assistant Superintendent
P.O. Box 718, 3419 Main Street, Newberry, SC 29108
843.398.2269

Florence Sports Complex

City of Florence • \$13,325,169

- Chuck Pope, Public Works Director
324 W. Evans Street, Florence, South Carolina 29501
843.495.0234

**ATTACHMENT B
KEY PERSONNEL
PROJECT MANAGER**

1) Vendor's Name: Edcon, Inc.

2) Project Manager's Name : Scott Hood

3) # of Years with the Firm: 4

4) # of Years Experience with General Contracting: 16

5) Experience: (Check ALL boxes that apply)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
 Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
 Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
 Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
 Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
 Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

6) **ATTACH RESUME** Yes

7) **Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.) [References on attached resume](#)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____

8) **Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____



Brian Sturkie, Project Manager

Brian@edconinc.com

As Project Manager, Brian will coordinate all construction activities. Brian's strong knowledge of the industry and his ability to manage trade partners make him perfect for the role of project manager. He works closely with our superintendents, field personnel, the architect, and owner to ensure success in all areas of construction. He will also work with the pre-construction team to help estimate the project and develop schedules for construction. Brian will visit the project on a weekly basis.

EXPERTISE

24 years in the industry

QUALIFICATIONS

Unlimited General Contractor License.
National Association of State Contractors Licensing Agencies

RELEVANT PROJECTS

Carolina Springs Middle School Additions and Renovations

Lexington School District 1 • \$3,199,010

- Matt Warren, Chief Operations Officer
100 Tarrar Springs Road, Lexington, SC 29072
803.359.3726 • 803.360.1480
- Jim Jett, Construction Coordinator
100 Tarrar Springs Road, Lexington, SC 29072
803.359.3726 • 803.360.1480

Lake Murray Elementary School Renovations

Lexington School District 1 • \$2,069,818

Lexington One Bus Facility

Lexington School District 1 • \$9,104,063



Owen Sease, Project Manager

Owen@edconinc.com

Owen is a recent graduate from Western Carolina University with a BS in Construction Management. He joined Edcon as a full-time Project Manager in May upon graduation. His most recent project is the Clinton High School Track Facility.

RELEVANT PROJECTS

Clinton High Track Facility

Laurens County School District 56

- Donnie Love, McMillan Pazden Smith
127 Dunbar St, Spartanburg, SC 29306
864.585.5678

Carolina Springs Middle School Additions and Renovations

Lexington School District 1 • \$3,199,010

- Jim Jett, Construction Coordinator
100 Tarrar Springs Road, Lexington, SC 29072
803.359.3726 • 803.360.1480

EXPERTISE

8 years in the industry

**ATTACHMENT B
KEY PERSONNEL
PROJECT MANAGER**

1) Vendor's Name: Edcon, Inc.

2) Project Manager's Name : Brian Sturkie

3) # of Years with the Firm: 2

4) # of Years Experience with General Contracting: 24

5) Experience: (Check ALL boxes that apply)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
 Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
 Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
 Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
 Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
 Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

6) **ATTACH RESUME** Yes

7) Client Reference #1 for Construction: (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.) [References on attached resume](#)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____

8) Client Reference #2 for Construction: (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____

**ATTACHMENT B
KEY PERSONNEL
PROJECT MANAGER**

1) Vendor's Name: Edcon, Inc.

2) Project Manager's Name : Owen Sease

3) # of Years with the Firm: 8

4) # of Years Experience with General Contracting: 8

5) Experience: (Check ALL boxes that apply)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
 Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
 Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
 Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
 Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
 Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

6) **ATTACH RESUME** Yes

7) **Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.) [References on attached resume](#)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____

8) **Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____



Eddie Edwards, President, Estimator

Eddie@edconinc.com

Upon graduation from Clemson University, Eddie began his lifelong career in commercial construction as a jobsite superintendent. His time in the field taught him many valuable lessons that helped shape the foundation upon which Edcon was founded. In fact, to this day, Eddie still considers himself “just an old superintendent”. In 1988 Eddie took a leap of faith and established Edcon with the mission to enrich communities throughout South Carolina by building sustainable, high quality construction projects. His unwavering commitment to integrity and quality are the driving forces behind Edcon’s steady growth and financial stability. Today, Eddie remains actively involved in all key aspects of the company. His leadership continues to provide guidance for the execution of Edcon’s strategic plan and vision.



Tab Coward, Superintendent

Tab@edconinc.com

A construction superintendent to his core, Tab Coward has been building K-12 facilities for more than 25 years. His bread and butter are large, new school projects. Tab is directly responsible for the coordination of all trades and employees on site. One of Tab’s strong suits is pushing the schedule while maintaining a strong quality control program.

Safety is paramount; Tab will ensure that all OSHA regulations and safe practices are followed. He will conduct weekly toolbox talks and work with all subcontractors to ensure they maintain a safe and clean working environment. Tab brings to the table a strong history with OSF, DOT, LLR, DHEC and the state Fire Marshal’s office. His rich history in construction will ensure that your project stays on time and within your budget.

EXPERTISE

25 years, Five with Edcon

CERTIFICATIONS

OSHA 10 hour,
First Aid & CPR certified

EXPERIENCE

\$74 million in K-12 construction
since joining Edcon in 2015

RELEVANT PROJECTS

Delmae Heights Elementary School

- Florence One Schools
- \$23,937,600
- 319 S Irby St, Florence SC 29501, 843.669.4141

Summerville High School CATE Addition,

- Summerville, SC
- Superintendent
- Joe Pye, Dorchester District 2 Superintendent
815 South Main St, Summerville, SC 29483,
843.873.2901

Bay Road Elementary School

- Hartsville, SC
- Superintendent
- Larry Johnson, Darlington County School District
120 E. Smith Avenue, Darlington, SC 29532,
843.398.5100

Merriwether Elementary and Middle Additions and Renovations

- Project Manager
- James Courtney, Edgefield County School District
3 Par Dr, Johnston, SC 29832, 803.275.4601

ATTACHMENT C

KEY PERSONNEL

GENERAL FIELD SUPERINTENDENT

1) Vendor's Name: Edcon, Inc.

2 Superintendent's Name : Tab Coward

3) # of Years with the Firm: 5

4) # of Years Experience with General Contracting: 25

5) Experience: (Check **ALL** boxes that apply)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
- Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
- Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
- Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
- Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
- Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

6) **ATTACH RESUME** Yes

7) **Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

References on attached resume

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____

8) **Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____



Derek Corpis, Superintendent

Derek@edconinc.com

With more than 40 years in the construction industry, Derek worked his way up from a field laborer to lead superintendent. Derek's career in a variety of different roles within the industry drives him to be a field-oriented superintendent. He has a strong sense for field operations and is directly responsible for the coordination of all trades and employees on site.

EXPERTISE

40 years in the industry, two with Edcon

CERTIFICATIONS

OSHA 10 hour,
First Aid & CPR certified

Along with attending all jobsite meetings and ensuring a safe and clean jobsite throughout the life of the project, he will also maintain an up to date set of as-built drawings, as well as coordinate the punch list and owner training.

RELEVANT PROJECTS

Carolina Springs Middle School Additions and Renovations

Lexington School District 1 • \$3,199,010

- Matt Warren, Chief Operations Officer
100 Tarrar Springs Road, Lexington, SC 29072
803.359.3726 • 803.360.1480

Ashley River Park

- Rebecca Dantzler, Capital Projects Manager
201 Johnston St, Saint George, SC 29477
843.563.0100



James Baxley, Superintendent

James@edconinc.com

As Edcon's most veteran superintendent, James has 26 years of construction experience. His experience with the OSF staff and their regulations ensures all OSF inspections are successful. Furthermore, James has spent a career developing a rapport with Chapter 1 and 17 inspection agencies across the state of South Carolina as well as DHEC, DOT, LLR, and the state Fire Marshal's office. James will attend all project meetings. His top priority will be the health and safety of students, staff, and construction workers alike. He will make sure that all employees are properly trained in the function they are tasked with, conduct weekly safety talks, and correct any safety issues found.

EXPERTISE

26 years as a superintendent, all with Edcon

CERTIFICATIONS

OSHA 10 hour,
First Aid & CPR certified

EXPERIENCE

Over \$150 million in K-12 construction in the last 15 years alone

RELEVANT PROJECTS

Mid-Carolina High School

School District of Newberry County • \$20,253,613

- Kenneth Rawls, Assistant Superintendent
P.O. Box 718, 3419 Main Street, Newberry, SC 29108
843.398.2269

Oakgrove Elementary School Additions and Renovations

- Matt Warren, Chief Operations Officer
100 Tarrar Springs Road, Lexington, SC 29072
803.359.3726 • 803.360.1480

ATTACHMENT C

KEY PERSONNEL

GENERAL FIELD SUPERINTENDENT

1) Vendor's Name: Edcon, Inc.

2 Superintendent's Name : Derek Corpis

3) # of Years with the Firm: 3

4) # of Years Experience with General Contracting: 41

5) Experience: (Check **ALL** boxes that apply)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
- Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
- Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
- Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
- Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
- Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

6) **ATTACH RESUME** Yes

7) **Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

References on attached resume

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____

8) **Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____

ATTACHMENT C

KEY PERSONNEL

GENERAL FIELD SUPERINTENDENT

1) Vendor's Name: Edcon, Inc.

2 Superintendent's Name : James Baxley

3) # of Years with the Firm: 26

4) # of Years Experience with General Contracting: 26

5) Experience: (Check **ALL** boxes that apply)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
- Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
- Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
- Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
- Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
- Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

6) **ATTACH RESUME** Yes

7) **Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

References on attached resume

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____

8) **Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____



Jeremiah Hooker, Superintendent

Jeremiah@edconinc.com

EXPERTISE

20 years in the industry,
three with Edcon

CERTIFICATIONS

OSHA 10 hour,
First Aid & CPR certified

As a superintendent, Jeremiah has put together a strong resume of successful work on occupied campuses. Jeremiah came to Edcon after years of working as an electrical superintendent, traveling all over the country. His experience in the electrical field gives him an intimate knowledge of how subcontractors operate. Jeremiah will be responsible for coordination and oversight of all construction activities from breaking ground through the final punch list. He will enforce the schedule and ensure that all subcontractors and suppliers adhere to the timeline. Jeremiah's strong safety record is a reflection of his commitment to maintaining safe, clean working conditions.

RELEVANT PROJECTS

Leslie Stover Middle (\$3,016,210), Lugoff-Elgin Middle (\$2,050,682), Doby's Mill Elementary (\$2,343,561)

Kershaw County School District

- Billy Smith, Chief Operating Officer
2029 W. DeKalb St, Camden, SC 29020
803.432.8416 ext. 1295

Florence Sports Complex

City of Florence • \$13,325,169

- Chuck Pope, Public Works Director
324 W. Evans Street, Florence, South Carolina 29501
843.495.0234



Neil Dipner, Superintendent

Neil@edconinc.com

EXPERTISE

8 years in the industry

Neil's recent projects include Carolina Springs Middle School Additions and Renovations and Lake Murray Elementary School Additions and Renovations.

ATTACHMENT C

KEY PERSONNEL

GENERAL FIELD SUPERINTENDENT

1) Vendor's Name: Edcon, Inc.

2 Superintendent's Name : Jeremiah Hooker

3) # of Years with the Firm: 5

4) # of Years Experience with General Contracting: 23

5) Experience: (Check **ALL** boxes that apply)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
- Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
- Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
- Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
- Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
- Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

6) **ATTACH RESUME** Yes

7) **Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

References on attached resume

Reference's contact: Name _____ **Title** _____

Telephone: _____ Email Address: _____

8) **Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name _____ **Title** _____

Telephone: _____ Email Address: _____

ATTACHMENT C

KEY PERSONNEL

GENERAL FIELD SUPERINTENDENT

1) Vendor's Name: Edcon, Inc.

2 Superintendent's Name : Neil Dipner

3) # of Years with the Firm: 1

4) # of Years Experience with General Contracting: 8

5) Experience: (Check **ALL** boxes that apply)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
- Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
- Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
- Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
- Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
- Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

6) **ATTACH RESUME** Yes

7) **Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

References on attached resume

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____

8) **Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____



Ted Sanders, Superintendent

Ted@edconinc.com

Boasting more than 30 years in the industry, Ted has deep knowledge of construction. He's worked a variety of trades at all different levels. Today, Ted oversees a wide variety of projects, most recently Mid-Carolina High School's new track facility. He uses his strong communication skills to ensure that our work on occupied campuses is completed without incident.

EXPERTISE

30+ years in the industry

Pictured: Mid-Carolina High School Track, Newberry, SC

RELEVANT PROJECTS

Greenville Career Center Programs

Greenville, SC

- Kathleen Powell, Project Manager, Facilities
301 E Camperdown Way, Greenville, SC 29601
864.355.3100

Mid-Carolina High School Track

Newberry, SC

- Kenneth Rawls, Assistant Superintendent
P.O. Box 718, 3419 Main Street, Newberry, SC 29108
843.398.2269



ATTACHMENT C

KEY PERSONNEL

GENERAL FIELD SUPERINTENDENT

1) Vendor's Name: Edcon, Inc.

2 Superintendent's Name : Ted Sanders

3) # of Years with the Firm: 3

4) # of Years Experience with General Contracting: 31

5) Experience: (Check **ALL** boxes that apply)

- Interior Renovations Mechanical Upgrades Electrical Upgrades Concrete Floor
- Exterior / Interior painting Roofing Replacement/Repair Boiler Replacement Steel Erection
- Bituminous Paving Concrete Masonry Exterior Facade Glass Installation
- Canopy Replacement/Repair Elevator Repair/Replacement Escalator Repair/Replacement
- Duct bank repair / installation Outdoor light installation Fire Suppression System Installation
- Landscaping Fencing Earthwork / Site Work Correctional Facility Courthouses

6) **ATTACH RESUME** Yes

7) **Client Reference #1 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

References on attached resume

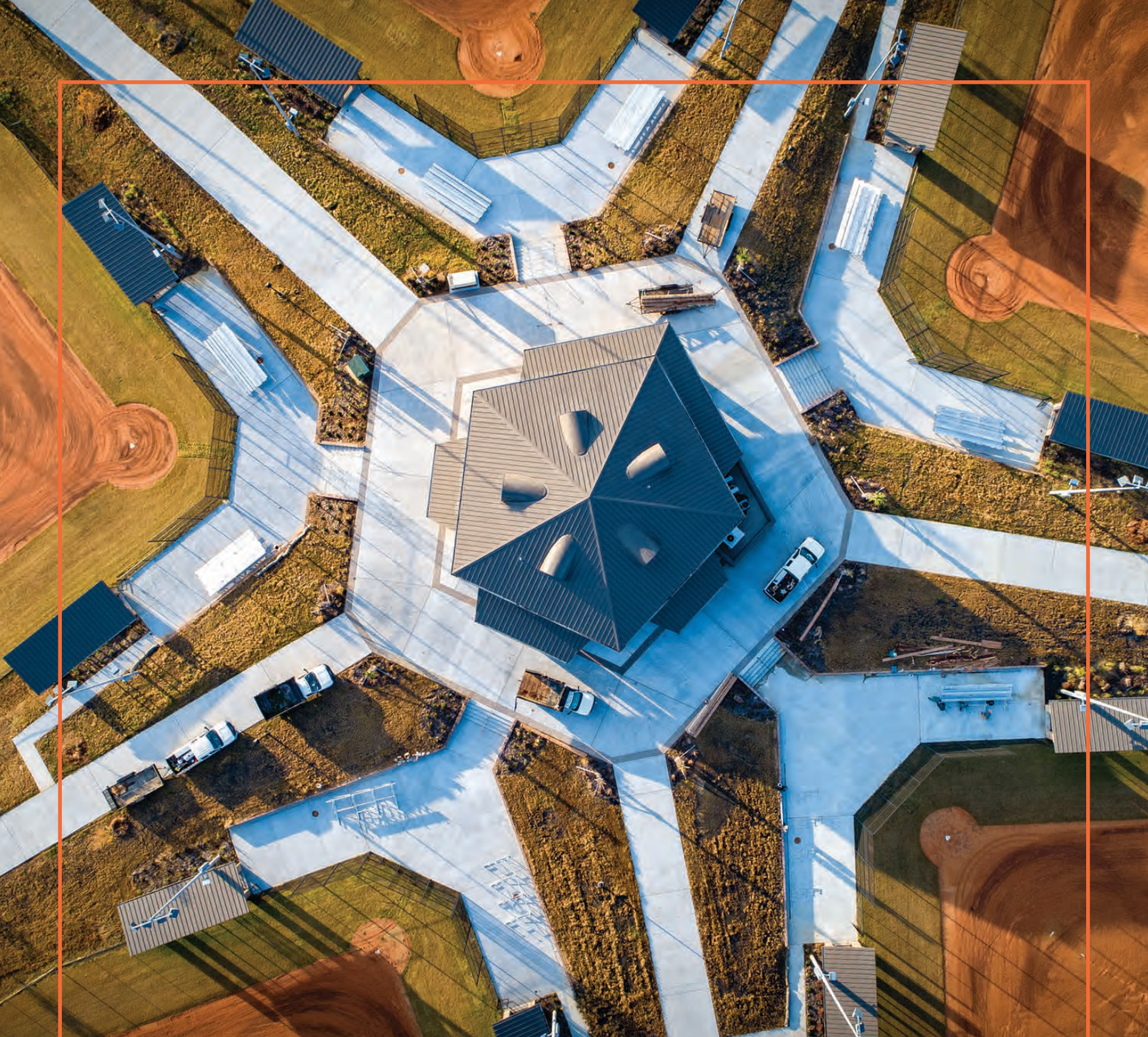
Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____

8) **Client Reference #2 for Construction:** (It is your responsibility to assure that the contact information listed is correct. If your reference can not be contacted, this project may not be considered.)

Reference's contact: Name _____ Title _____

Telephone: _____ Email Address: _____



OVERVIEW OF SERVICES & MANAGEMENT PLAN

MANAGEMENT PLAN

Effectiveness of firm’s cost management plan during pre-construction and construction:

Pre-construction is the phase of the project where the Guaranteed Max Price (GMP) will eventually be determined. However, there are many steps in the process that lead to the GMP. In the early stages of design our pre-construction team will provide constructability reviews while offering budget analysis as the design advances. This process will lead to the development of the initial budget in the schematic phase.

As the design progresses into the design development phase, we begin to use Timberline Estimating software to refine the budget and provide an itemized takeoff. The design is still incomplete in this phase, so we will continue to rely heavily on the knowledge we gained from previous projects as we make assumptions to develop the estimate. Timberline becomes a very useful tool at this stage as we are able to provide budget updates that are easy for the design team and the owner to understand.

When the entire set of construction documents is produced and the bid date set, we will again use Timberline to capture and organize the project costs. At this point we are able to offer a GMP for review and approval.

Managing the costs during the construction phase is handled through Starbuilder accounting software as well as Procore, our cloud-based project management software. Starbuilder is used for accounts payable and provides our management staff with monthly job cost updates. Other financial tools such as potential change orders, change orders, and pay applications are handled through Procore. Reports are easily generated and distributed within the software from anywhere at any time. Procore is fantastic because it gives the owner and the design team access to pertinent financial information in real time.

Example Design Development Estimate:

OAK GROVE ELEMENTARY SCHOOL	VALUE
General Requirements	\$308,210.00
General Contingency	\$200,000.00
BDA Contingency	\$70,000.00
Demolition/Protection/Repair	\$123,580.00
Move Furniture	\$30,000.00
General Clean Up/Final Clean Up	\$44,600.00
Sitework	\$802,770.00
Concrete	\$148,679.00
Masonry	\$478,007.00
Steel	\$88,530.00
Millwork/Casework	\$61,024.00
Roof	\$183,900.00
Waterproofing/Excavation	\$20,770.00
Caulk/Insulation	\$4,400.00
Aluminum Windows	\$158,520.00
Hollow Metal/Wood Doors	\$69,085.00
Finish Hardware Allowance (Installed)	\$170,000.00
Ceilings	\$399,000.00
Studs, Drywall, and Paint	\$128,184.00
Flooring	\$134,000.00

OAK GROVE ELEMENTARY SCHOOL	VALUE
Division 10 Specialties	
Shelving	\$4,000.00
Wall Hung Canopies	\$11,100.00
Signage	\$33,000.00
Toilet Partitions	\$16,900.00
Fire Extinguishers	\$1,500.00
Marker/Tack Board	\$9,300.00
Toilet Accessories	\$8,800.00
Storage Building	\$90,000.00
Sprinkler	\$394,000.00
Plumbing	\$220,112.00
Mechanical	\$900,000.00
HVAC Grills	\$100,000.00
Electrical	\$1,250,000.00
Light Tent Protection (360 Lights)	\$40,000.00

EXCLUSIONS
Stripping and Waxing of Existing VCT.
Lightning Protection
Tap Fees
Access Hardware
Business License

MANAGEMENT PLAN

Firm’s approach for managing changes within the stated cost & schedule limitations:

The pre-construction phase is critical for many reasons as described above. One of the most important is to capture and define all costs associated with the project. Our proven track record in this regard providing pre-construction services yields fewer changes during the construction phase. We understand the importance of putting our experience and expertise to work in the pre-construction phase to eliminate the need for changes during construction. Making a change during construction rarely expedites the schedule. Thus, being proactive on the front end of the project timeline eliminates the need to be reactive on the back end.

We realize, however, that changes are inevitable when taking on a project of this magnitude. Changes may arise as a result of an owner request, a design change, or simply an honest error. Our team is committed to complete transparency in these situations. Every dollar will be treated as if it were our own. We will pursue change proposal pricing with the same diligence and high standards as we do with subcontractor proposals in the pre-construction phase. We complete a cost analysis on every proposal to ensure it complies with our expectations.

A recommendation will be made for the inclusion of a contingency in the GMP to be utilized for changes during construction. An important distinction to make is that the contingency is there for delegation and use by the owner and only the owner. No change will be executed without prior approval from school district personnel.

Preparation, review, tracking, and approval of the change proposals is an easy and inclusive process through our cloud-based project management software, Procore. Through Procore the entire team has round-the-clock access to real time accounting of potential and approved change proposals. Logs will be generated for these items and reviewed at team meetings each month. When a proposal is generated, it will include a detailed description of impacts to the budget and schedule. It will also include a recommendation for alternate solutions if applicable. We believe that it is our job to provide as many options and accompanying information as possible to allow the owner to make the best-informed decision possible.

Effectiveness of firm’s schedule management plan:

Our first order of business will be to establish a schedule for pre-construction activities. We will work closely with the design team to create a set of milestone dates for development of Schematic Design, Design Development, and Construction Drawings. These milestone dates will reflect early, collaborative discussions to allow adequate time for all parties during pre-construction.

Our team will utilize Phoenix Scheduling software to produce and implement the schedule for construction. Phoenix uses a concise, easy to follow Critical Path Method to develop the outline and flow for all scheduled activities. Schedules are important as they are roadmaps to the final destination. Monthly updates of the schedule will be monitored and provided.



MANAGEMENT PLAN

In addition to monthly schedule updates, we will also produce two-week look-ahead schedules. These schedules are important for our superintendent and field operations manager to regulate activities on site while keeping a close eye on upcoming tasks. Additionally, these two-week look-ahead schedules are important for material procurement. Now more than ever, acquisition of material and equipment is an important element for remaining on schedule.

Effectiveness of firm's subcontractor management plan:

As a general contractor, Edcon has operated from our home office in the midlands for more than 34 years now. As such, we've developed a strong network of local subcontractors who possess the ability and manpower to meet the rigorous demands of construction. While our team at Edcon is capable of self-performing 10-70% of any project, depending on size and difficulty, we do rely on the expertise and experience of subcontractors. Each one that we work with has been pre-qualified by our team based on previous performance, proven safety record, and their strong financial and bonding capacity.

After consideration of size, schedule, and complexity of the project, we will invite subcontractors to provide competitive pricing. Our goal is to obtain a minimum of three proposals per scope of work. This allows our team to select the one that is best suited to the project based on both cost and quality of work.

As we prepare to enter into the GMP, Edcon will provide background information on each subcontractor and their respective scope of work. The selected subcontractors are then given admission to Procore so that they have access to all project documents that they will need to complete their work.

A final practice we employ to ensure that the required work is completed and to protect all parties with a vested interest, is to require bonds from our large subcontractors.

Effectiveness of firm's Quality Assurance program and plan:

Our objective at Edcon is to ensure that we deliver a final product that achieves the intent of the design while adhering to both IBC and OSF standards. Our quality control team is comprised of our Director of Operations and our Director of Project Management, paired with the Project Manager and Superintendent. Another key member of the QA team is the Independent Testing Agent contracted by the Owner.

For our team, **quality assurance is an ongoing, constant process that we monitor very closely from groundbreaking through to the final punch list.** Procore allows us to quickly address any quality issues we find. Each member of our quality assurance team has access to the Procore app on their phone, providing access to document and record any issues in real time. Through both the Observations and Punch List tools in the software, we can take photographs and can assign them to specific locations on the plans so that the responsible party is very clear on each issue that needs to be addressed and where it is.

To keep communication and expectations clear, we rely on Procore during the pre-construction and construction phases. This system allows us to create ongoing checklists for project

MANAGEMENT PLAN

team members so that our subcontractors can track and quickly complete their work. Login credentials to Procore are also provided to the owner and architect for complete access to quality assurance related issues. During the construction phase of the project, access to the site will always be available to the owner.

Using our high standards for quality assurance, and our plan to implement those standards, we will settle for nothing less than a renovation you are completely satisfied with.

Effectiveness of firm’s safety program:

At Edcon, we consider our employees to be family, and getting them home safely at the end of every day is our top priority. Preparing a safe jobsite starts before any physical work has begun, and that is accomplished by having all our employees and subcontractors submit background checks that include the National Sex Offender Registry. We also operate a drug free workplace which means that all Edcon employees complete a drug test they are hired and are randomly tested throughout the year at all our job sites.

Prioritizing safety means that all new employees hired at Edcon go through specialized safety training for fall protection, personal protective equipment, silica hazards/methods, hazardous communication, and more. We set the standard for safety from the very beginning with each, and every, employee. Current employees are required to maintain safety training certifications and, with help from the home office, keep themselves up to date with all safety standards and procedures.



Many injuries on a construction site can be avoided if personnel wear the proper personal protective equipment. This is why our team requires our employees and subcontractors to wear proper personal protective equipment on all of our jobsites—this includes reflective clothing, safety glasses, hard hats, and proper footwear. On a weekly basis, our Director of Field Operations, Chase Edwards, conducts safety inspections at each of our jobsites. Any safety violations that are found are addressed immediately with the employee or subcontractor and a report is sent to the home office.

Year	EMR
2019	.77
2020	.90
2021	.89
2022	.90

In addition to safety inspections, Edcon tries to mitigate any safety issues early by having OSHA conduct a voluntary inspection that assesses the job site conditions and subcontractor performance. Any issues that are found can be addressed early and avoid serious injury or costs to parties involved. The voluntary inspections also keep Edcon and our subcontractors apprised of any new changes to standards that OSHA may have implemented. Keeping our employees abreast of all safety hazards and procedures minimizes lost time accidents. The result is an outstanding EMR (Experience Modification Rate) of 0.90. The industry average is 1.0 and being below the average is something we at Edcon are extremely proud of achieving and maintaining.

MANAGEMENT PLAN

Effectiveness of firm’s closeout plan:


Edcon’s closeout program activates before construction ever commences. It begins in the submittal phase where shop drawings and product data are submitted to the design team. Once reviewed and approved, this data is stored digitally within Procore for easy access and reference. As the submittal process nears completion and manufacturers are established and approved, we will begin to collect Operation & Maintenance (O&M) manuals. The O&M manuals are valuable documents for the facilities and maintenance staff to have a full understanding of the equipment installed on the project.


We will keep and maintain a clean set of drawings for As-Builts on the jobsite. An as-built (or record) set of drawings is one of the most important documents that we turn over to the owner at the completion of a project. Rarely are the systems and infrastructure installed 100% per plan. There are often slight deviations, and the recording of these changes is critical. The as-built drawings will be updated as changes occur, not at the end of the project.

Our team understands that preferences for consumption of this data vary from individual to individual. Use of closeout documents varies depending on whether it’s being reviewed at the district office, or if it’s on site at the school. Therefore, we will provide O&M manuals and record drawings both digitally and in hard copy format.

As the project nears completion there are two final and important components of the closeout process to complete. The first is owner training of new equipment. This ranges from kitchen equipment to water heaters to HVAC units and everything in between. It’s the owner’s discretion as to how in depth this training goes. Our field supervision team will coordinate these training dates with subcontractors to correspond with times that work well for pertinent owner personnel.

The final piece of the closeout process relates to warranties. After the establishment of a substantial completion date, our team will collect warranties from our subcontractors and suppliers as defined in the project specifications. These warranties will be organized by division and submitted with the O&M manuals and as-built drawings for easy reference. Additionally, Edcon will provide a one-year building warranty and will be on call throughout the year to address any issues that may arise in an expeditious manner.

4B. Edcon is sufficiently staffed to procure individual projects through the issuance of the Job Order and to manage construction through closeout. 

4C. As detailed in the overall Management Plan above, Edcon has a proven record of utilizing our process to provide quick resolution of any procurement or construction related issues that may negatively impact the performance of the work. 



COST PROPOSAL

ATTACHMENT D

DORCHESTER COUNTY ADJUSTMENT FACTORS

CONTRACTOR NAME: Edcon, Inc.

GEOGRAPHIC REGION: Group A / DORCHESTER COUNTY

If not bidding on this region simply put Not Applicable in the CONTRACTOR NAME: above.

The Contractor shall perform the Tasks and pay all Administrative Fees required by each individual Purchase Order issued pursuant to this using the following Adjustment Factors:

1. Non-Secure Areas, Normal Working Hours Adjustment Factor: 7:00am to 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.A Adjustment Factor With Administrative Fees:

1		2	4	0	0
---	--	---	---	---	---

(Specify to four decimal places)

2. Non-Secure Areas, Other Than Normal Working Hours Adjustment Factor: 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

2.A Adjustment Factor With Administrative Fees:

1		2	9	0	0
---	--	---	---	---	---

(Specify to four decimal places)

3. Secure Areas, Normal Working Hours Adjustment Factor: 7:00am to 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

3.A. Adjustment Factor With Administrative Fees:

1		2	8	0	0
---	--	---	---	---	---

(Specify to four decimal places)

4. Secure Areas, Other Than Normal Working Hours Adjustment Factor: 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

4.A Adjustment Factor With Administrative Fees:

1		3	4	0	0
---	--	---	---	---	---

(Specify to four decimal places)

5. Non Pre-priced Adjustment Factor: To be applied to Work deemed not to be included in the CTC but within the general scope of the work:

5.A Adjustment Factor With Administrative Fees:

1	.	2	4	0	0
---	---	---	---	---	---

(Specify to four decimal places)

6. Combined Adjustment Factor: (From Line 11 Attachment E)
(See Attachment E for calculation procedure)

1	.	2	7	1	0
---	---	---	---	---	---

(Specify to four decimal places)

Notes to Proposer:

- a. **Group A Dorchester County Administrative Fee: Proposers must include an Administrative Fee in calculating the Group A Dorchester County Adjustment Factors. The administrative fee will be calculated at the rate 6.00% of the total Purchase Order Price.**
- b. Adjustment Factors and extended totals should be rounded to four (4) decimal places. Use conventional rounding methodology (i.e., if the number in the 5th decimal place is 0-4, the number in the 4th decimal remains unchanged; if the number in the 5th decimal place is 5-9, the number in the 4th decimal is rounded upward).
- c. **The Adjustment Factor for Non-Secure Areas, Other Than Normal Working Hours must be greater than or equal to the Non-Secure Areas, Normal Working Hours Adjustment Factor.**
- d. **The Adjustment Factor for Secure Areas, Other Than Normal Working Hours must be greater than or equal to the Secure Areas, Normal Working Hours Adjustment Factor.**
- e. The Owner reserves the right to correct arithmetic errors in the event of a discrepancy, the Adjustment Factors listed in the column titled "Adjustment Factor Bid" shall take precedence and be used to calculate the extended totals.

(The rest of this page is intentionally left blank)

ATTACHMENT E
DORCHESTER COUNTY ADJUSTMENT FACTORS
CALCULATION OF THE COMBINED ADJUSTMENT FACTOR

CONTRACTOR NAME: Edcon, Inc.

GEOGRAPHICAL REGION: Group A / DORCHESTER COUNTY

If not proposing on this region simply put Not Applicable in the CONTRACTOR NAME: above.

The following formula has been developed for the sole purpose of evaluating bids and awarding.

Each bidder must complete the following calculation.

Line 1.	Non Secured Areas Normal Working Hours Adjustment Factor (1.A)	<u>1.24400</u>
Line 2.	Multiply Line 1 by .40	<u>.496</u>
Line 3.	Non Secured Areas Other Than Normal Working Hours Adjustment Factor (2.A)	<u>1.2900</u>
Line 4.	Multiply Line 3 by .30	<u>.387</u>
Line 5.	Secured Areas Normal Working Hours Adjustment Factor (3.A)	<u>1.2800</u>
Line 6.	Multiply Line 5 by .15	<u>.192</u>
Line 7.	Secured Areas Other Than Normal Working Hours Adjustment Factor (4.A)	<u>1.3400</u>
Line 8.	Multiply Line 7 by .10	<u>.134</u>
Line 9.	Non Pre-priced Tasks Adjustment Factor(5.A)	<u>1.2400</u>
Line 10.	Multiply Line 5 by .05	<u>.062</u>
Line 11:	Summation of lines 2, 4, 6, 8 and 10) (Combined Adjustment Factor)	<u>1.2710</u>

Notes to Proposer:

Transfer the number on line 11 to the space provided in line 6 for the Combined Adjustment Factor on Attachment D.

Instructions To Bidder: Specify lines 1 through 11 to four (4) decimal places. Use conventional rounding methodology (i.e., if the number in the 5th decimal place is 0-4, the number in the 4th decimal remains unchanged; if the number in the 5th decimal place is 5-9, the number in the 4th decimal is rounded upward)

Note To Bidder: The weights in lines 2, 4, 6, 8 and 10 above are for the purpose of calculating a Combined Adjustment Factor only. No assurances are made that Work will be ordered under the Agreement in a distribution consistent with the weighted percentages above. The Combined Adjustment Factor is only used for the purpose of determining the lowest Bidder.

When submitting Price Proposals related to specific Purchase Orders, the Bidder shall utilize one or more of the Adjustment Factors applicable to the Work being performed provided in lines 1, 3, 5, 7, and 9 as applicable, on Attachment E above.

(The rest of this page is intentionally left blank)

ATTACHMENT F

REGION ONE ADJUSTMENT FACTORS

CONTRACTOR NAME: Edcon, Inc.

GEOGRAPHIC REGION: GROUP B / REGION ONE

If not bidding on this region simply put Not Applicable in the CONTRACTOR NAME: above.

The Contractor shall perform the Tasks and pay all Administrative Fees required by each individual Purchase Order issued pursuant to this using the following Adjustment Factors:

1. Non-Secure Areas, Normal Working Hours Adjustment Factor: 7:00am to 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.A Adjustment Factor With Administrative Fees:

1	.	2	4	0	0
---	---	---	---	---	---

(Specify to four decimal places)

2. Non-Secure Areas, Other Than Normal Working Hours Adjustment Factor: 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

2.A. Adjustment Factor With Administrative Fees:

1	.	2	9	0	0
---	---	---	---	---	---

(Specify to four decimal places)

3. Secure Areas, Normal Working Hours Adjustment Factor: 7:00am to 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

3.A. Adjustment Factor With Administrative Fees:

1	.	2	8	0	0
---	---	---	---	---	---

(Specify to four decimal places)

4. Secure Areas, Other Than Normal Working Hours Adjustment Factor: 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

4.A. Adjustment Factor With Administrative Fees:

1	.	3	4	0	0
---	---	---	---	---	---

(Specify to four decimal places)

5. Non Pre-priced Adjustment Factor: To be applied to Work deemed not to be included in the CTC but within the general scope of the work:

5.A Adjustment Factor With Administrative Fees:

1	.	2	4	0	0
---	---	---	---	---	---

(Specify to four decimal places)

6. Combined Adjustment Factor: (From Line 11 Attachment G)

(See Attachment G for calculation procedure)

1	.	2	7	1	0
---	---	---	---	---	---

(Specify to four decimal places)

Notes to Proposer:

- a. **Group B Geographical Region Administrative Fee: Proposers must include an Administrative Fee in calculating the Group B Geographical Region Adjustment Factors. The administrative fee will be calculated at the rate of 8.00% of the total Purchase Order Price. .**
- b. Adjustment Factors and extended totals should be rounded to four (4) decimal places. Use conventional rounding methodology (i.e., if the number in the 5th decimal place is 0-4, the number in the 4th decimal remains unchanged; if the number in the 5th decimal place is 5-9, the number in the 4th decimal is rounded upward).
- c. **The Adjustment Factor for Non-Secure Areas, Other Than Normal Working Hours must be greater than or equal to the Non-Secure Areas, Normal Working Hours Adjustment Factor.**
- d. **The Adjustment Factor for Secure Areas, Other Than Normal Working Hours must be greater than or equal to the Secure Areas, Normal Working Hours Adjustment Factor.**
- e. The Owner reserves the right to correct arithmetic errors in the event of a discrepancy, the Adjustment Factors listed in the column titled "Adjustment Factor Bid" shall take precedence and be used to calculate the extended totals.

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ATTACHMENT G

REGION ONE ADJUSTMENT FACTORS

CALCULATION OF THE COMBINED ADJUSTMENT FACTOR

CONTRACTOR NAME: Edcon, Inc.

GEOGRAPHICAL REGION: Group B / Region One

If not proposing on this region simply put Not Applicable in the CONTRACTOR NAME: above.

The following formula has been developed for the sole purpose of evaluating bids and awarding.

Each bidder must complete the following calculation.

Line 1.	Non Secured Areas Normal Working Hours Adjustment Factor (1.A)	<u>1.2400</u>
Line 2.	Multiply Line 1 by .40	<u>.496</u>
Line 3.	Non Secured Areas Other Than Normal Working Hours Adjustment Factor (2.A)	<u>1.2900</u>
Line 4.	Multiply Line 3 by .30	<u>.387</u>
Line 5.	Secured Areas Normal Working Hours Adjustment Factor (3.A)	<u>1.2800</u>
Line 6.	Multiply Line 5 by .15	<u>.192</u>
Line 7.	Secured Areas Other Than Normal Working Hours Adjustment Factor (4.A)	<u>1.3400</u>
Line 8.	Multiply Line 7 by .10	<u>.134</u>
Line 9.	Non Pre-priced Tasks Adjustment Factor(5.A)	<u>1.2400</u>
Line 10.	Multiply Line 5 by .05	<u>.062</u>
Line 11:	Summation of lines 2, 4, 6, 8 and 10 (Combined Adjustment Factor)	<u>1.2710</u>

Notes to Proposer:

Transfer the number on line 11 to the space provided in line 6 for the Combined Adjustment Factor on Attachment F.

Instructions To Bidder: Specify lines 1 through 11 to four (4) decimal places. Use conventional rounding methodology (i.e., if the number in the 5th decimal place is 0-4, the number in the 4th decimal remains unchanged; if the number in the 5th decimal place is 5-9, the number in the 4th decimal is rounded upward).

Note To Bidder: The weights in lines 2, 4, 6, 8 and 10 above are for the purpose of calculating a Combined Adjustment Factor only. No assurances are made that Work will be ordered under the Agreement in a distribution consistent with the weighted percentages above. The Combined Adjustment Factor is only used for the purpose of determining the lowest Bidder.

When submitting Price Proposals related to specific Purchase Orders, the Bidder shall utilize one or more of the Adjustment Factors applicable to the Work being performed provided in lines 1, 3, 5, 7, and 9 as applicable, on Attachment G above.

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ATTACHMENT H
REGION 2 ADJUSTMENT FACTORS

DORCHESTER COUNTY ADJUSTMENT FACTORS

CONTRACTOR NAME: Not Applicable

GEOGRAPHIC REGION: Group B / Region Two

If not bidding on this region simply put Not Applicable in the CONTRACTOR NAME: above.

The Contractor shall perform the Tasks and pay all Administrative Fees required by each individual Purchase Order issued pursuant to this using the following Adjustment Factors:

1. Non-Secure Areas, Normal Working Hours Adjustment Factor: 7:00am to 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.A Adjustment Factor With Administrative Fees:

	.				
--	---	--	--	--	--

(Specify to four decimal places)

2. Non-Secure Areas, Other Than Normal Working Hours Adjustment Factor: 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

2.A. Adjustment Factor With Administrative Fees:

	.				
--	---	--	--	--	--

(Specify to four decimal places)

3. Secure Areas, Normal Working Hours Adjustment Factor: 7:00am to 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

3.A. Adjustment Factor With Administrative Fees:

	.				
--	---	--	--	--	--

(Specify to four decimal places)

4. Secure Areas, Other Than Normal Working Hours Adjustment Factor: 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

4.A Adjustment Factor With Administrative Fees:

	.				
--	---	--	--	--	--

(Specify to four decimal places)

5. Non Pre-priced Adjustment Factor: To be applied to Work deemed not to be included in the CTC but within the general scope of the work:

5.A Adjustment Factor With Administrative Fees:

	.				
--	---	--	--	--	--

(Specify to four decimal places)

6. Combined Adjustment Factor: (From Line 11 Attachment I)

(See Attachment I for calculation procedure)

	.				
--	---	--	--	--	--

(Specify to four decimal places)

Notes to Proposer:

- a. **Group B Geographical Region Administrative Fee: Proposers must include an Administrative Fee in calculating the Group B Geographical Region Adjustment Factors. The administrative fee will be calculated at the rate of 8.00% of the total Purchase Order Price. .**
- b. Adjustment Factors and extended totals should be rounded to four (4) decimal places. Use conventional rounding methodology (i.e., if the number in the 5th decimal place is 0-4, the number in the 4th decimal remains unchanged; if the number in the 5th decimal place is 5-9, the number in the 4th decimal is rounded upward).
- c. **The Adjustment Factor for Non-Secure Areas, Other Than Normal Working Hours must be greater than or equal to the Non-Secure Areas, Normal Working Hours Adjustment Factor.**
- d. **The Adjustment Factor for Secure Areas, Other Than Normal Working Hours must be greater than or equal to the Secure Areas, Normal Working Hours Adjustment Factor.**
- e. The Owner reserves the right to correct arithmetic errors in the event of a discrepancy, the Adjustment Factors listed in the column titled "Adjustment Factor Bid" shall take precedence and be used to calculate the extended totals.

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ATTACHMENT I

REGION 2 ADJUSTMENT FACTORS

CALCULATION OF THE COMBINED ADJUSTMENT FACTOR

CONTRACTOR NAME: _____

GEOGRAPHICAL REGION: Group B / Region Two

If not proposing on this region simply put Not Applicable in the CONTRACTOR NAME: above.

The following formula has been developed for the sole purpose of evaluating bids and awarding.

Each bidder must complete the following calculation.

Line 1. Non Secured Areas Normal Working Hours Adjustment Factor (1.A) _____

Line 2. Multiply Line 1 by .40 _____

Line 3. Non Secured Areas Other Than Normal Working Hours
Adjustment Factor (2.A) _____

Line 4. Multiply Line 3 by .30 _____

Line 5. Secured Areas Normal Working Hours Adjustment Factor (3.A) _____

Line 6. Multiply Line 5 by .15 _____

Line 7. Secured Areas Other Than Normal Working Hours Adjustment
Factor (4.A) _____

Line 8. Multiply Line 7 by .10 _____

Line 9. Non Pre-priced Tasks Adjustment Factor(5.A) _____

Line 10. Multiply Line 5 by .05 _____

Line 11: Summation of lines 2, 4, 6, 8 and 10)
(Combined Adjustment Factor) _____

Notes to Proposer:

Transfer the number on line 11 to the space provided in line 6 for the Combined Adjustment Factor on Attachment H.

Instructions To Bidder: Specify lines 1 through 11 to four (4) decimal places. Use conventional rounding methodology (i.e., if the number in the 5th decimal place is 0-4, the number in the 4th decimal remains unchanged; if the number in the 5th decimal place is 5-9, the number in the 4th decimal is rounded upward).

Note To Bidder: The weights in lines 2, 4, 6, 8 and 10 above are for the purpose of calculating a Combined Adjustment Factor only. No assurances are made that Work will be ordered under the Agreement in a distribution consistent with the weighted percentages above. The Combined Adjustment Factor is only used for the purpose of determining the lowest Bidder.

When submitting Price Proposals related to specific Purchase Orders, the Bidder shall utilize one or more of the Adjustment Factors applicable to the Work being performed provided in lines 1, 3, 5, 7, and 9 as applicable, on Attachment I above.

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ATTACHMENT J

REGION 3 ADJUSTMENT FACTORS

DORCHESTER COUNTY ADJUSTMENT FACTORS

CONTRACTOR NAME: Edcon, Inc.

GEOGRAPHIC REGION: Group B / Region Three

If not proposing on this region simply put Not Applicable in the CONTRACTOR NAME: above.

The Contractor shall perform the Tasks and pay all Administrative Fees required by each individual Purchase Order issued pursuant to this using the following Adjustment Factors:

1. Non-Secure Areas, Normal Working Hours Adjustment Factor: 7:00am to 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.A Adjustment Factor With Administrative Fees:

1	.		2	4	0	0
---	---	--	---	---	---	---

(Specify to four decimal places)

2. Non-Secure Areas, Other Than Normal Working Hours Adjustment Factor: 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

2.A. Adjustment Factor With Administrative Fees:

1	.		2	9	0	0
---	---	--	---	---	---	---

(Specify to four decimal places)

3. Secure Areas, Normal Working Hours Adjustment Factor: 7:00am to 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

3.A. Adjustment Factor With Administrative Fees:

1	.		2	8	0	0
---	---	--	---	---	---	---

(Specify to four decimal places)

4. Secure Areas, Other Than Normal Working Hours Adjustment Factor: 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

4.A. Adjustment Factor With Administrative Fees:

1	.		3	4	0	0
---	---	--	---	---	---	---

(Specify to four decimal places)

5. Non Pre-priced Adjustment Factor: To be applied to Work deemed not to be included in the CTC but within the general scope of the work:

5.A Adjustment Factor With Administrative Fees:

1	.	2	4	0	0
---	---	---	---	---	---

(Specify to four decimal places)

6. Combined Adjustment Factor: (From Line 11 Attachment K)

(See Attachment K for calculation procedure)

1	.	2	7	1	0
---	---	---	---	---	---

(Specify to four decimal places)

Notes to Proposer:

- a. **Group B Geographical Region Administrative Fee: Proposers must include an Administrative Fee in calculating the Group B Geographical Region Adjustment Factors. The administrative fee will be calculated at the rate of 8.00% of the total Purchase Order Price. .**
- b. Adjustment Factors and extended totals should be rounded to four (4) decimal places. Use conventional rounding methodology (i.e., if the number in the 5th decimal place is 0-4, the number in the 4th decimal remains unchanged; if the number in the 5th decimal place is 5-9, the number in the 4th decimal is rounded upward).
- c. **The Adjustment Factor for Non-Secure Areas, Other Than Normal Working Hours must be greater than or equal to the Non-Secure Areas, Normal Working Hours Adjustment Factor.**
- d. **The Adjustment Factor for Secure Areas, Other Than Normal Working Hours must be greater than or equal to the Secure Areas, Normal Working Hours Adjustment Factor.**
- e. The Owner reserves the right to correct arithmetic errors in the event of a discrepancy, the Adjustment Factors listed in the column titled "Adjustment Factor Bid" shall take precedence and be used to calculate the extended totals.

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ATTACHMENT K
REGION 3 ADJUSTMENT FACTORS

CALCULATION OF THE COMBINED ADJUSTMENT FACTOR

CONTRACTOR NAME: Edcon, Inc.

GEOGRAPHICAL REGION: Group B / Region Three

If not proposing on this region simply put Not Applicable in the CONTRACTOR NAME: above.

The following formula has been developed for the sole purpose of evaluating bids and awarding.

Each bidder must complete the following calculation.

Line 1.	Non Secured Areas Normal Working Hours Adjustment Factor (1.A)	<u>1.2400</u>
Line 2.	Multiply Line 1 by .40	<u>.496</u>
Line 3.	Non Secured Areas Other Than Normal Working Hours Adjustment Factor (2.A)	<u>1.2900</u>
Line 4.	Multiply Line 3 by .30	<u>.387</u>
Line 5.	Secured Areas Normal Working Hours Adjustment Factor (3.A)	<u>1.2800</u>
Line 6.	Multiply Line 5 by .15	<u>.192</u>
Line 7.	Secured Areas Other Than Normal Working Hours Adjustment Factor (4.A)	<u>1.3400</u>
Line 8.	Multiply Line 7 by .10	<u>.134</u>
Line 9.	Non Pre-priced Tasks Adjustment Factor(5.A)	<u>1.2400</u>
Line 10.	Multiply Line 5 by .05	<u>.062</u>
Line 11:	Summation of lines 2, 4, 6, 8 and 10)	<u>1.2710</u>

Notes to Proposer:

Transfer the number on line 11 to the space provided in line 6 for the Combined Adjustment Factor on Attachment J.

Instructions To Bidder: Specify lines 1 through 11 to four (4) decimal places. Use conventional rounding methodology (i.e., if the number in the 5th decimal place is 0-4, the number in the 4th decimal remains unchanged; if the number in the 5th decimal place is 5-9, the number in the 4th decimal is rounded upward).

Note To Bidder: The weights in lines 2, 4, 6, 8 and 10 above are for the purpose of calculating a Combined Adjustment Factor only. No assurances are made that Work will be ordered under the Agreement in a distribution consistent with the weighted percentages above. The Combined Adjustment Factor is only used for the purpose of determining the lowest Bidder.

When submitting Price Proposals related to specific Purchase Orders, the Bidder shall utilize one or more of the Adjustment Factors applicable to the Work being performed provided in lines 1, 3, 5, 7, and 9 as applicable, on Attachment K above.

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ATTACHMENT L

REGION 4 ADJUSTMENT FACTORS

DORCHESTER COUNTY ADJUSTMENT FACTORS

CONTRACTOR NAME: Edcon, Inc.

GEOGRAPHIC REGION: Group B / Region Four

If not proposing on this region simply put Not Applicable in the CONTRACTOR NAME: above.

The Contractor shall perform the Tasks and pay all Administrative Fees required by each individual Purchase Order issued pursuant to this using the following Adjustment Factors:

1. Non-Secure Areas, Normal Working Hours Adjustment Factor: 7:00am to 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.A Adjustment Factor With Administrative Fees:

1	.	2	4	0	0
---	---	---	---	---	---

(Specify to four decimal places)

2. Non-Secure Areas, Other Than Normal Working Hours Adjustment Factor: 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

2.A. Adjustment Factor With Administrative Fees:

1	.	2	9	0	0
---	---	---	---	---	---

(Specify to four decimal places)

3. Secure Areas, Normal Working Hours Adjustment Factor: 7:00am to 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

3.A. Adjustment Factor With Administrative Fees:

1	.	2	8	0	0
---	---	---	---	---	---

(Specify to four decimal places)

4. Secure Areas, Other Than Normal Working Hours Adjustment Factor: 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

4.A. Adjustment Factor With Administrative Fees:

1	.	3	4	0	0
---	---	---	---	---	---

(Specify to four decimal places)

5. Non Pre-priced Adjustment Factor: To be applied to Work deemed not to be included in the CTC but within the general scope of the work:

5.A Adjustment Factor With Administrative Fees:

1	.	2	4	0	0
---	---	---	---	---	---

(Specify to four decimal places)

6. Combined Adjustment Factor: (From Line 11 Attachment M)

(See Attachment M for calculation procedure)

1	.	2	7	1	0
---	---	---	---	---	---

(Specify to four decimal places)

Notes to Proposer:

- a. **Group B Geographical Region Administrative Fee: Proposers must include an Administrative Fee in calculating the Group B Geographical Region Adjustment Factors. The administrative fee will be calculated at the rate of 8.00% of the total Purchase Order Price. .**
- b. Adjustment Factors and extended totals should be rounded to four (4) decimal places. Use conventional rounding methodology (i.e., if the number in the 5th decimal place is 0-4, the number in the 4th decimal remains unchanged; if the number in the 5th decimal place is 5-9, the number in the 4th decimal is rounded upward).
- c. **The Adjustment Factor for Non-Secure Areas, Other Than Normal Working Hours must be greater than or equal to the Non-Secure Areas, Normal Working Hours Adjustment Factor.**
- d. **The Adjustment Factor for Secure Areas, Other Than Normal Working Hours must be greater than or equal to the Secure Areas, Normal Working Hours Adjustment Factor.**
- e. The Owner reserves the right to correct arithmetic errors in the event of a discrepancy, the Adjustment Factors listed in the column titled "Adjustment Factor Bid" shall take precedence and be used to calculate the extended totals.

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ATTACHMENT M
REGION 4 ADJUSTMENT FACTORS

CALCULATION OF THE COMBINED ADJUSTMENT FACTOR

CONTRACTOR NAME: Edcon, Inc.

GEOGRAPHICAL REGION: Group B / Region Four

If not proposing on this region simply put Not Applicable in the CONTRACTOR NAME: above.

The following formula has been developed for the sole purpose of evaluating bids and awarding.

Each bidder must complete the following calculation.

Line 1.	Non Secured Areas Normal Working Hours Adjustment Factor (1.A)	<u>1.2400</u>
Line 2.	Multiply Line 1 by .40	<u>.496</u>
Line 3.	Non Secured Areas Other Than Normal Working Hours Adjustment Factor (2.A)	<u>1.2900</u>
Line 4.	Multiply Line 3 by .30	<u>.387</u>
Line 5.	Secured Areas Normal Working Hours Adjustment Factor (3.A)	<u>1.2800</u>
Line 6.	Multiply Line 5 by .15	<u>.192</u>
Line 7.	Secured Areas Other Than Normal Working Hours Adjustment Factor (4.A)	<u>1.3400</u>
Line 8.	Multiply Line 7 by .10	<u>.134</u>
Line 9.	Non Pre-priced Tasks Adjustment Factor(5.A)	<u>1.2400</u>
Line 10.	Multiply Line 5 by .05	<u>.062</u>
Line 11:	Summation of lines 2, 4, 6, 8 and 10)	<u>1.2710</u>

Notes to Proposer:

Transfer the number on line 11 to the space provided in line 6 for the Combined Adjustment Factor on Attachment L.

Instructions To Bidder: Specify lines 1 through 11 to four (4) decimal places. Use conventional rounding methodology (i.e., if the number in the 5th decimal place is 0-4, the number in the 4th decimal remains unchanged; if the number in the 5th decimal place is 5-9, the number in the 4th decimal is rounded upward).

Note To Bidder: The weights in lines 2, 4, 6, 8 and 10 above are for the purpose of calculating a Combined Adjustment Factor only. No assurances are made that Work will be ordered under the Agreement in a distribution consistent with the weighted percentages above. The Combined Adjustment Factor is only used for the purpose of determining the lowest Bidder.

When submitting Price Proposals related to specific Purchase Orders, the Bidder shall utilize one or more of the Adjustment Factors applicable to the Work being performed provided in lines 1, 3, 5, 7, and 9 as applicable, on Attachment M above.

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ATTACHMENT N

REGION 5 ADJUSTMENT FACTORS

DORCHESTER COUNTY ADJUSTMENT FACTORS

CONTRACTOR NAME: Not Applicable

GEOGRAPHIC REGION: Group B / Region Five

If not proposing on this region simply put Not Applicable in the CONTRACTOR NAME: above.

The Contractor shall perform the Tasks and pay all Administrative Fees required by each individual Purchase Order issued pursuant to this using the following Adjustment Factors:

1. Non-Secure Areas, Normal Working Hours Adjustment Factor: 7:00am to 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.A Adjustment Factor With Administrative Fees:

	.				
--	---	--	--	--	--

(Specify to four decimal places)

2. Non-Secure Areas, Other Than Normal Working Hours Adjustment Factor: 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

2.A. Adjustment Factor With Administrative Fees:

	.				
--	---	--	--	--	--

(Specify to four decimal places)

3. Secure Areas, Normal Working Hours Adjustment Factor: 7:00am to 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

3.A. Adjustment Factor With Administrative Fees:

	.				
--	---	--	--	--	--

(Specify to four decimal places)

4. Secure Areas, Other Than Normal Working Hours Adjustment Factor: 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

4.A. Adjustment Factor With Administrative Fees:

	.				
--	---	--	--	--	--

(Specify to four decimal places)

5. Non Pre-priced Adjustment Factor: To be applied to Work deemed not to be included in the CTC but within the general scope of the work:

5.A Adjustment Factor With Administrative Fees:

	.				
--	---	--	--	--	--

(Specify to four decimal places)

6. Combined Adjustment Factor: (From Line 11 Attachment O)

(See Attachment O for calculation procedure)

	.				
--	---	--	--	--	--

(Specify to four decimal places)

Notes to Proposer:

- a. **Group B Geographical Region Administrative Fee: Proposers must include an Administrative Fee in calculating the Group B Geographical Region Adjustment Factors. The administrative fee will be calculated at the rate of 8.00% of the total Purchase Order Price. .**
- b. Adjustment Factors and extended totals should be rounded to four (4) decimal places. Use conventional rounding methodology (i.e., if the number in the 5th decimal place is 0-4, the number in the 4th decimal remains unchanged; if the number in the 5th decimal place is 5-9, the number in the 4th decimal is rounded upward).
- c. **The Adjustment Factor for Non-Secure Areas, Other Than Normal Working Hours must be greater than or equal to the Non-Secure Areas, Normal Working Hours Adjustment Factor.**
- d. **The Adjustment Factor for Secure Areas, Other Than Normal Working Hours must be greater than or equal to the Secure Areas, Normal Working Hours Adjustment Factor.**
- e. The Owner reserves the right to correct arithmetic errors in the event of a discrepancy, the Adjustment Factors listed in the column titled "Adjustment Factor Bid" shall take precedence and be used to calculate the extended totals.

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ATTACHMENT P
REGION 5 ADJUSTMENT FACTORS

CALCULATION OF THE COMBINED ADJUSTMENT FACTOR

CONTRACTOR NAME: _____

GEOGRAPHICAL REGION: Group B / Region Five

If not proposing on this region simply put Not Applicable in the CONTRACTOR NAME: above.

The following formula has been developed for the sole purpose of evaluating bids and awarding.

Each bidder must complete the following calculation.

- Line 1. Non Secured Areas Normal Working Hours Adjustment Factor (1.A) _____
- Line 2. Multiply Line 1 by .40 _____
- Line 3. Non Secured Areas Other Than Normal Working Hours Adjustment Factor (2.A) _____
- Line 4. Multiply Line 3 by .30 _____
- Line 5. Secured Areas Normal Working Hours Adjustment Factor (3.A) _____
- Line 6. Multiply Line 5 by .15 _____
- Line 7. Secured Areas Other Than Normal Working Hours Adjustment Factor (4.A) _____
- Line 8. Multiply Line 7 by .10 _____
- Line 9. Non Pre-priced Tasks Adjustment Factor(5.A) _____
- Line 10. Multiply Line 5 by .05 _____
- Line 11: Summation of lines 2, 4, 6, 8 and 10) _____
(Combined Adjustment Factor)

Notes to Proposer:

Transfer the number on line 11 to the space provided in line 6 for the Combined Adjustment Factor on Attachment O.

Instructions To Bidder: Specify lines 1 through 11 to four (4) decimal places. Use conventional rounding methodology (i.e., if the number in the 5th decimal place is 0-4, the number in the 4th decimal remains unchanged; if the number in the 5th decimal place is 5-9, the number in the 4th decimal is rounded upward).

Note To Bidder: The weights in lines 2, 4, 6, 8 and 10 above are for the purpose of calculating a Combined Adjustment Factor only. No assurances are made that Work will be ordered under the Agreement in a distribution consistent with the weighted percentages above. The Combined Adjustment Factor is only used for the purpose of determining the lowest Bidder.

When submitting Price Proposals related to specific Purchase Orders, the Bidder shall utilize one or more of the Adjustment Factors applicable to the Work being performed provided in lines 1, 3, 5, 7, and 9 as applicable, on Attachment P above.

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ATTACHMENT Q

REGION 6 ADJUSTMENT FACTORS

DORCHESTER COUNTY ADJUSTMENT FACTORS

CONTRACTOR NAME: Edcon, Inc.

GEOGRAPHIC REGION: Group B / Region Six

If not proposing on this region simply put Not Applicable in the CONTRACTOR NAME: above.

The Contractor shall perform the Tasks and pay all Administrative Fees required by each individual Purchase Order issued pursuant to this using the following Adjustment Factors:

1. Non-Secure Areas, Normal Working Hours Adjustment Factor: 7:00am to 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.A Adjustment Factor With Administrative Fees:

1	.	2	4	0	0
---	---	---	---	---	---

(Specify to four decimal places)

2. Non-Secure Areas, Other Than Normal Working Hours Adjustment Factor: 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

2.A. Adjustment Factor With Administrative Fees:

1	.	2	9	0	0
---	---	---	---	---	---

(Specify to four decimal places)

3. Secure Areas, Normal Working Hours Adjustment Factor: 7:00am to 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

3.A. Adjustment Factor With Administrative Fees:

1	.	2	8	0	0
---	---	---	---	---	---

(Specify to four decimal places)

4. Secure Areas, Other Than Normal Working Hours Adjustment Factor: 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

4.A Adjustment Factor With Administrative Fees:

1	.	3	4	0	0
---	---	---	---	---	---

(Specify to four decimal places)

5. Non Pre-priced Adjustment Factor: To be applied to Work deemed not to be included in the CTC but within the general scope of the work:

5.A Adjustment Factor With Administrative Fees:

1	.	2	4	0	0
---	---	---	---	---	---

(Specify to four decimal places)

6. Combined Adjustment Factor: (From Line 11 Attachment R)

(See Attachment R for calculation procedure)

1	.	2	7	1	0
---	---	---	---	---	---

(Specify to four decimal places)

Notes to Proposer:

- a. **Group B Geographical Region Administrative Fee: Proposers must include an Administrative Fee in calculating the Group B Geographical Region Adjustment Factors. The administrative fee will be calculated at the rate of 8.00% of the total Purchase Order Price. .**
- b. Adjustment Factors and extended totals should be rounded to four (4) decimal places. Use conventional rounding methodology (i.e., if the number in the 5th decimal place is 0-4, the number in the 4th decimal remains unchanged; if the number in the 5th decimal place is 5-9, the number in the 4th decimal is rounded upward).
- c. **The Adjustment Factor for Non-Secure Areas, Other Than Normal Working Hours must be greater than or equal to the Non-Secure Areas, Normal Working Hours Adjustment Factor.**
- d. **The Adjustment Factor for Secure Areas, Other Than Normal Working Hours must be greater than or equal to the Secure Areas, Normal Working Hours Adjustment Factor.**
- e. The Owner reserves the right to correct arithmetic errors in the event of a discrepancy, the Adjustment Factors listed in the column titled "Adjustment Factor Bid" shall take precedence and be used to calculate the extended totals.

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ATTACHMENT R
REGION 6 ADJUSTMENT FACTORS

CALCULATION OF THE COMBINED ADJUSTMENT FACTOR

CONTRACTOR NAME: Edcon, Inc.

GEOGRAPHICAL REGION: Group B / Region Six

If not proposing on this region simply put Not Applicable in the CONTRACTOR NAME: above.

The following formula has been developed for the sole purpose of evaluating bids and awarding.

Each bidder must complete the following calculation.

Line 1.	Non Secured Areas Normal Working Hours Adjustment Factor (1.A)	<u>1.2400</u>
Line 2.	Multiply Line 1 by .40	<u>.496</u>
Line 3.	Non Secured Areas Other Than Normal Working Hours Adjustment Factor (2.A)	<u>1.2900</u>
Line 4.	Multiply Line 3 by .30	<u>.387</u>
Line 5.	Secured Areas Normal Working Hours Adjustment Factor (3.A)	<u>1.2800</u>
Line 6.	Multiply Line 5 by .15	<u>.192</u>
Line 7.	Secured Areas Other Than Normal Working Hours Adjustment Factor (4.A)	<u>1.3400</u>
Line 8.	Multiply Line 7 by .10	<u>.134</u>
Line 9.	Non Pre-priced Tasks Adjustment Factor(5.A)	<u>1.2400</u>
Line 10.	Multiply Line 5 by .05	<u>.062</u>
Line 11:	Summation of lines 2, 4, 6, 8 and 10)	<u>1.2710</u>

Notes to Proposer:

Transfer the number on line 11 to the space provided in line 6 for the Combined Adjustment Factor on Attachment Q.

Instructions To Bidder: Specify lines 1 through 11 to four (4) decimal places. Use conventional rounding methodology (i.e., if the number in the 5th decimal place is 0-4, the number in the 4th decimal remains unchanged; if the number in the 5th decimal place is 5-9, the number in the 4th decimal is rounded upward).

Note To Bidder: The weights in lines 2, 4, 6, 8 and 10 above are for the purpose of calculating a Combined Adjustment Factor only. No assurances are made that Work will be ordered under the Agreement in a distribution consistent with the weighted percentages above. The Combined Adjustment Factor is only used for the purpose of determining the lowest Bidder.

When submitting Price Proposals related to specific Purchase Orders, the Bidder shall utilize one or more of the Adjustment Factors applicable to the Work being performed provided in lines 1, 3, 5, 7, and 9 as applicable, on Attachment R above.

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ATTACHMENT S

REGION 7 ADJUSTMENT FACTORS

DORCHESTER COUNTY ADJUSTMENT FACTORS

CONTRACTOR NAME: Not Applicable

GEOGRAPHIC REGION: Group B / Region Seven

If not proposing on this region simply put Not Applicable in the CONTRACTOR NAME: above.

The Contractor shall perform the Tasks and pay all Administrative Fees required by each individual Purchase Order issued pursuant to this using the following Adjustment Factors:

1. Non-Secure Areas, Normal Working Hours Adjustment Factor: 7:00am to 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

1.A Adjustment Factor With Administrative Fees:

--	--	--	--	--	--

(Specify to four decimal places)

2. Non-Secure Areas, Other Than Normal Working Hours Adjustment Factor: 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

2.A Adjustment Factor With Administrative Fees:

--	--	--	--	--	--

(Specify to four decimal places)

3. Secure Areas, Normal Working Hours Adjustment Factor: 7:00am to 4:00pm Monday to Friday, except holidays. Contractor shall perform Tasks during Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

3.A Adjustment Factor With Administrative Fees:

--	--	--	--	--	--

(Specify to four decimal places)

4. Secure Areas, Other Than Normal Working Hours Adjustment Factor: 4:00pm to 7:00am Monday to Friday, and any time Saturday, Sunday and Holidays. Contractor shall perform Tasks during Other Than Normal Working Hours for the Unit Price set forth in the CTC multiplied by the Adjustment Factor of:

4.A Adjustment Factor With Administrative Fees:

--	--	--	--	--	--

(Specify to four decimal places)

5. Non Pre-priced Adjustment Factor: To be applied to Work deemed not to be included in the CTC but within the general scope of the work:

5.A Adjustment Factor With Administrative Fees:

	.				
--	---	--	--	--	--

(Specify to four decimal places)

6. Combined Adjustment Factor: (From Line 11 Attachment T)

(See Attachment T for calculation procedure)

	.				
--	---	--	--	--	--

(Specify to four decimal places)

Notes to Proposer:

- a. **Group B Geographical Region Administrative Fee: Proposers must include an Administrative Fee in calculating the Group B Geographical Region Adjustment Factors. The administrative fee will be calculated at the rate of 8.00% of the total Purchase Order Price. .**
- b. Adjustment Factors and extended totals should be rounded to four (4) decimal places. Use conventional rounding methodology (i.e., if the number in the 5th decimal place is 0-4, the number in the 4th decimal remains unchanged; if the number in the 5th decimal place is 5-9, the number in the 4th decimal is rounded upward).
- c. **The Adjustment Factor for Non-Secure Areas, Other Than Normal Working Hours must be greater than or equal to the Non-Secure Areas, Normal Working Hours Adjustment Factor.**
- d. **The Adjustment Factor for Secure Areas, Other Than Normal Working Hours must be greater than or equal to the Secure Areas, Normal Working Hours Adjustment Factor.**
- e. The Owner reserves the right to correct arithmetic errors in the event of a discrepancy, the Adjustment Factors listed in the column titled "Adjustment Factor Bid" shall take precedence and be used to calculate the extended totals.

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ATTACHMENT T
REGION 7 ADJUSTMENT FACTORS

CALCULATION OF THE COMBINED ADJUSTMENT FACTOR

CONTRACTOR NAME: _____

GEOGRAPHICAL REGION: Group B / Region Seven

If not proposing on this region simply put Not Applicable in the CONTRACTOR NAME: above.

The following formula has been developed for the sole purpose of evaluating bids and awarding.

Each bidder must complete the following calculation.

- Line 1. Non Secured Areas Normal Working Hours Adjustment Factor (1.A) _____
- Line 2. Multiply Line 1 by .40 _____
- Line 3. Non Secured Areas Other Than Normal Working Hours Adjustment Factor (2.A) _____
- Line 4. Multiply Line 3 by .30 _____
- Line 5. Secured Areas Normal Working Hours Adjustment Factor (3.A) _____
- Line 6. Multiply Line 5 by .15 _____
- Line 7. Secured Areas Other Than Normal Working Hours Adjustment Factor (4.A) _____
- Line 8. Multiply Line 7 by .10 _____
- Line 9. Non Pre-priced Tasks Adjustment Factor(5.A) _____
- Line 10. Multiply Line 5 by .05 _____
- Line 11: Summation of lines 2, 4, 6, 8 and 10) _____
(Combined Adjustment Factor)

Notes to Proposer:

Transfer the number on line 11 to the space provided in line 6 for the Combined Adjustment Factor on Attachment S.

Instructions To Bidder: Specify lines 1 through 11 to four (4) decimal places. Use conventional rounding methodology (i.e., if the number in the 5th decimal place is 0-4, the number in the 4th decimal remains unchanged; if the number in the 5th decimal place is 5-9, the number in the 4th decimal is rounded upward).

Note To Bidder: The weights in lines 2, 4, 6, 8 and 10 above are for the purpose of calculating a Combined Adjustment Factor only. No assurances are made that Work will be ordered under the Agreement in a distribution consistent with the weighted percentages above. The Combined Adjustment Factor is only used for the purpose of determining the lowest Bidder.

When submitting Price Proposals related to specific Purchase Orders, the Bidder shall utilize one or more of the Adjustment Factors applicable to the Work being performed provided in lines 1, 3, 5, 7, and 9 as applicable, on Attachment T above.

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Dorchester County Vendor Information Form

COMPANY LEGAL NAME: Edcon, Inc.

DBA: Edcon, Inc.

STREET ADDRESS: 4 Mulberry Street

MAILING ADDRESS: PO Box 100

PHONE NUMBER: 803.345.3791

EMAIL ADDRESS: josh@edconinc.com

REMIT EMAIL ADDRESS (FOR PO'S) josh@edconinc.com

FEDERAL TAX ID #: 57-0869090

REGISTERED IN: South Carolina
(STATE)

CONTACT PERSON TO SEND CONTRACT TO

NAME: Josh Edwards

MAILING ADDRESS: PO Box 100, 4 Mulberry St.

PHONE NUMBER: 803.345.3791

EMAIL ADDRESS: josh@edconinc.com

HOW DID YOU HEAR ABOUT THIS OPPORTUNITY TO DO BUSINESS WITH THE COUNTY?

Dorchester County

Compliance with Illegal Immigration Act

By signing a bid/proposal, the Bidder/Offeror certifies that it will comply with the applicable requirements of Title 8, Chapter 14 of South Carolina Code of Laws and agree to provide to the State upon request any documentation required to establish either; (a) that Title 8, Chapter 14 is inapplicable to the Bidder/Offeror and its subcontractors or sub-subcontractors; or (b) that the Bidder/Offeror and its subcontractors or sub-subcontractors are in compliance with Title 8, Chapter 14.

Pursuant to Section 8-14-60, "*A person who knowingly makes or files any false, fictitious, or fraudulent document, statement, or report pursuant to this chapter is guilty of a felony and, upon conviction, must be fined within the discretion of the Court or imprisoned for not more than five years, or both.*"

Bidder/Offeror agrees to include in any contracts with subcontractors, language requiring subcontractors to (a) comply with applicable requirements of Title 8, Chapter 14, and (b) include in its contracts with the subcontractors language requiring the sub-subcontractors to comply with the applicable requirements of Title 8, Chapter 14.

Solicitation Number: 2023-21

Company Name: Edcon, Inc.

Address: 4 Mulberry St.

Authorized Representative Name and Title: Josh Edwards, Executive in Charge

Signature of Authorized Representative: 

Witness (Print Name and Sign): Kara Cannon Kara Cannon

Non-Collusion Oath

COUNTY OF: Newberry

STATE OF: South Carolina

Before me, the Undersigned, a Notary Public, for and in the County and State aforesaid, personally appeared James M. Edwards, IV and made oath that the Company herein, its agents, servants, and/or employees, to the best of its knowledge and belief, have not in any way colluded with anyone for and on behalf of the Company, or itself, to obtain information that would give the Company an unfair advantage over others, nor have it colluded with anyone for and on behalf of the Company or itself, to gain any favoritism in the award of the Contract herein.

SWORN TO BEFORE ME THIS

11th DAY OF November, 2022



Authorized Signature for Company

NOTARY PUBLIC FOR THE
STATE OF South Carolina

My Commission Expires: 11-12-30

Print Name: Amy M. Odom

Address: 4 Mulberry Street
Peak, SC 29122

Phone Number: 803-345-3791

Please print Company's Name and Address:

Edcon, Inc.

4 Mulberry St.

Peak, SC 29122

Note: Notary seal required for Out of State Company



Equal Employment Opportunity Certification

(For Contractors/Vendors Other Than Individuals)

Dorchester County requires compliance with State and Federal regulations governing Equal Employment Opportunity, External Equal Opportunities (EO), External On-the-Job Training (OJT), Title VI & VII, and the Americans with Disabilities Act (ADA) programs.

Sub-recipients of federal-aid contracts must include notifications in all solicitations for bids of work or material and agreements subject to Title VI of the Civil Rights Act of 1964 and other nondiscrimination authorities. Sub-recipients, contractors and subcontractors may not discriminate in their employment practices or in the selection and retention of any subcontractor.

By signing this document, the Contractor/Vendor hereby certifies its commitment to assure nondiscrimination in its programs and activities to the effect that no person shall on the grounds of race, color, national origin, sex, age, disability or income status be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination or retaliation under any federally or non-federally funded program or activity administered by the sub-recipient and/or its contractors.

Solicitation Number: 2023-21

Company Name: Edcon, Inc.

Address: 4 Mulberry St., Peak, SC 29122

Authorized Representative Name and Title: Josh Edwards, Executive in Charge

Signature of Authorized Representative: 

Witness (Print Name and Sign): Amy M. Odum 

DIVERSITY VENDOR CERTIFICATION PARTICIPATION

Diversity Vendor Certification Participation - It is the policy of some Members participating in Equalis Group to involve minority and women business enterprises (M/WBE), small and/or disadvantaged business enterprises, disable veterans business enterprises, historically utilized businesses (HUB) and other diversity recognized businesses in the purchase of goods and services. Respondents shall indicate below whether or not they hold certification in any of the classified areas and include proof of such certification with their response.

- a. Minority Women Business Enterprise
Respondent certifies that this firm is an MWBE Yes No
List certifying agency: _____

- b. Small Business Enterprise (SBE) or Disadvantaged Business Enterprise (DBE)
Respondent certifies that this firm is a SBE or DBE Yes No
List certifying agency: _____

- c. Disabled Veterans Business Enterprise (DVBE)
Respondent certifies that this firm is an DVBE Yes No
List certifying agency: _____

- d. Historically Underutilized Businesses (HUB)
Respondent certifies that this firm is an HUB Yes No
List certifying agency: _____

- e. Historically Underutilized Business Zone Enterprise (HUBZone)
Respondent certifies that this firm is an HUBZone Yes No
List certifying agency: _____

- f. Other
Respondent certifies that this firm is a recognized diversity certificate holder Yes No
List certifying agency: _____

AGREEMENT TO WORK IN ALL REGIONS IN THE STATE

There are times that a Contractor may need to perform work for certain Members that have facilities in areas outside of the Geographic Region. By acknowledging your acceptance below, you are saying that you will consider performing work in such areas in the State or other States. The Contractor will use the awarded CTC and adjustment factor proposed. If a contractor holds multiple contracts when performing work outside an awarded Region the contractor will use the contract that results in the lowest price for the Member. The Contractor will have the option to decline Projects outside of the Geographic Region.

Please circle your intention below:

Yes We agree to consider working in areas outside of the Geographic Region.

No We will NOT consider working outside of the Geographic Region.

Signature

The Proposer shall acknowledge this bid by signing and completing the spaces provided below:

Name of Proposer: Edcon, Inc.

City/State/Zip: 4 Mulberry St., Peak, SC 29122

Telephone No.: 803.345.3791

If a partnership, names and addresses of partners:

Notarized

Subscribed and sworn to before me this 11th day of November, 2022

Notary Public in and for the County of Newberry

State of SC

My commission expires: 11-12-30

Signature: Amy M. Ode

FEDERAL FUNDS CERIFICATION FORM

When a participating agency seeks to procure goods and services using funds under a federal grant or contract, specific federal laws, regulations, and requirements may apply in addition to those under state law. This includes, but is not limited to, the procurement standards of the Uniform Administrative Requirements, Cost Principles and Audit Requirements for Federal Awards, 2 CFR 200 (sometimes referred to as the "Uniform Guidance" or "EDGAR" requirements). All Vendors submitting bids must complete this Federal Funds Certification Form regarding Vendor's willingness and ability to comply with certain requirements which may be applicable to specific participating agency purchases using federal grant funds. This completed form will be made available to participating agencies for their use while considering their purchasing options when using federal grant funds. Participating agencies may also require Vendors to enter into ancillary agreements, in addition to the contract's general terms and conditions, to address the member's specific contractual needs, including contract requirements for a procurement using federal grants or contracts.

For each of the items below, Vendor should certify Vendor's agreement and ability to comply, where applicable, by having Vendor's authorized representative complete and initial the applicable lines after each section and sign the acknowledgment at the end of this form. If a vendor fails to complete any item in this form, CCOG and Equalis Group will consider the Vendor's response to be that they are unable or unwilling to comply. A negative response to any of the items may, if applicable, impact the ability of a participating agency to purchase from the Vendor using federal funds.

1. Vendor Violation or Breach of Contract Terms:

Contracts for more than the simplified acquisition threshold currently set at \$150,000, which is the inflation adjusted amount determined by the Civilian Agency Acquisition Council and the Defense Acquisition Regulations Council (Councils) as authorized by 41 USC 1908, must address administrative, contractual, or legal remedies in instances where contractors violate or breach contract terms, and provide for such sanctions and penalties as appropriate.

Any Contract award will be subject to CCOG General Terms and Conditions, as well as any additional terms and conditions in any Purchase Order, participating agency ancillary contract, or Member Construction Contract agreed upon by Vendor and the participating agency which must be consistent with and protect the participating agency at least to the same extent as the CCOG Terms and Conditions.

The remedies under the Contract are in addition to any other remedies that may be available under law or in equity. By submitting a bid, you agree to these Vendor violation and breach of contract terms.


Does vendor agree Does Bidder agree? _____
(Initials of Authorized Representative)

[Handwritten signature/initials in blue ink]

2. Termination for Cause or Convenience:

When a participating agency expends federal funds, the participating agency reserves the right to immediately terminate any agreement in excess of \$10,000 resulting from this procurement process in the event of a breach or default of the agreement by Offeror in the event Offeror fails to: (1) meet schedules, deadlines, and/or delivery dates within the time specified in the procurement solicitation, contract, and/or a purchase order; (2) make any payments owed; or (3) otherwise perform in accordance with the contract and/or the procurement solicitation. participating agency also reserves the right to terminate the contract immediately, with written notice to offeror, for convenience, if participating agency believes, in its sole discretion that it is in the best interest of participating agency to do so.

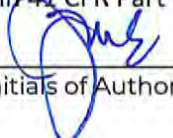
Offeror will be compensated for work performed and accepted and goods accepted by participating agency as of the termination date if the contract is terminated for convenience of participating agency. Any award under this procurement process is not exclusive and participating agency reserves the right to purchase goods and services from other offerors when it is in participating agency's best interest.

Does Bidder agree? 
(Initials of Authorized Representative)

3. Equal Employment Opportunity:

Except as otherwise provided under 41 CFR Part 60, all participating agency purchases or contracts that meet the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 shall be deemed to include the equal opportunity clause provided under 41 CFR 60-1.4(b), in accordance with Executive Order 11246, "Equal Employment Opportunity" (30 FR 12319, 12935, 3 CFR Part, 1964-1965 Comp., p. 339), as amended by Executive Order 11375, "Amending Executive Order 11246 Relating to Equal Employment Opportunity," and implementing regulations at 41 CFR Part 60, "Office of Federal Contract Compliance Programs, Equal Employment Opportunity, Department of Labor."

The equal opportunity clause provided under 41 CFR 60-1.4(b) is hereby incorporated by reference. Vendor agrees that such provision applies to any participating agency purchase or contract that meets the definition of "federally assisted construction contract" in 41 CFR Part 60-1.3 and Vendor agrees that it shall comply with such provision.

Does Bidder agree? 
(Initials of Authorized Representative)

4. Davis-Bacon Act:

When required by Federal program legislation, Vendor agrees that, for all participating agency prime construction contracts/purchases in excess of \$2,000, Vendor shall comply with the Davis-Bacon Act (40 USC 3141-3144, and 3146-3148) as supplemented by Department of Labor regulations (29 CFR Part 5, "Labor Standards Provisions Applicable to Contracts Covering Federally Financed and Assisted Construction"). In accordance with the statute, Vendor is required to pay wages to laborers and mechanics at a rate not less than the prevailing wages specified in a wage determination made by the Secretary of Labor. In addition, Vendor shall pay wages not less than once a week.

Current prevailing wage determinations issued by the Department of Labor are available at www.wdol.gov. Vendor agrees that, for any purchase to which this requirement applies, the award of the purchase to the Vendor is conditioned upon Vendor's acceptance of the wage determination.

Vendor further agrees that it shall also comply with the Copeland "Anti-Kickback" Act (40 USC 3145), as supplemented by Department of Labor regulations (29 CFR Part 3, "Contractors and Subcontractors on Public Building or Public Work Financed in Whole or in Part by Loans or Grants from the United States"). The Act provides that each contractor or subrecipient must be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he or she is otherwise entitled.

Does Bidder agree? 
(Initials of Authorized Representative)

5. Contract Work Hours and Safety Standards Act:

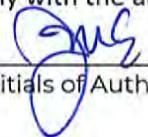
Where applicable, for all participating agency contracts or purchases in excess of \$100,000 that involve the employment of mechanics or laborers, Vendor agrees to comply with 40 USC 3702 and 3704, as supplemented by Department of Labor regulations (29 CFR Part 5). Under 40 USC 3702 of the Act, Vendor is required to compute the wages of every mechanic and laborer on the basis of a standard work week of 40 hours. Work in excess of the standard work week is permissible provided that the worker is compensated at a rate of not less than one and a half times the basic rate of pay for all hours worked in excess of 40 hours in the work week. The requirements of 40 USC 3704 are applicable to construction work and provide that no laborer or mechanic must be required to work in surroundings or under working conditions which are unsanitary, hazardous or dangerous. These requirements do not apply to the purchases of supplies or materials or articles ordinarily available on the open market, or contracts for transportation or transmission of intelligence.

Does Bidder agree? 
(Initials of Authorized Representative)

6. Right to Inventions Made Under a Contract or Agreement:

If the participating agency's Federal award meets the definition of "funding agreement" under 37 CFR 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance or experimental, developmental, or research work under that "funding agreement," the recipient or subrecipient must comply with the requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulations issued by the awarding agency.

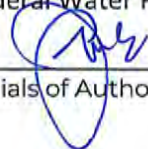
Vendor agrees to comply with the above requirements when applicable.

Does Bidder agree? 
(Initials of Authorized Representative)

7. Clean Air Act and Federal Water Pollution Control Act:

Clean Air Act (42 USC 7401-7671q.) and the Federal Water Pollution Control Act (33 USC 1251-1387), as amended – Contracts and subgrants of amounts in excess of \$150,000 must contain a provision that requires the non-Federal award to agree to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act (42 USC 7401-7671q.) and the Federal Water Pollution Control Act, as amended (33 USC 1251-1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

When required, Vendor agrees to comply with all applicable standards, orders, or regulations issued pursuant to the Clean Air Act and the Federal Water Pollution Control Act.

Does Bidder agree? 
(Initials of Authorized Representative)

8. Debarment and Suspension:

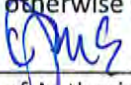
Debarment and Suspension (Executive Orders 12549 and 12689) – A contract award (see 2 CFR 180.220) must not be made to parties listed on the government-wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR Part 1966 Comp. p. 189) and 12689 (3CFR Part 1989 Comp. p. 235), “Debarment and Suspension.” SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Vendor certifies that Vendor is not currently listed on the government-wide exclusions in SAM, is not debarred, suspended, or otherwise excluded by agencies or declared ineligible under statutory or regulatory authority other than Executive Order 12549. Vendor further agrees to immediately notify the Cooperative and all participating agencies with pending purchases or seeking to purchase from Vendor if Vendor is later listed on the government-wide exclusions in SAM, or is debarred, suspended, or otherwise excluded by agencies or declared ineligible under statutory or regulatory authority other than Executive Order 12549.

Does Bidder agree? 
(Initials of Authorized Representative)

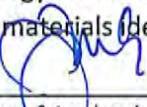
9. Byrd Anti-Lobbying Amendment:

Byrd Anti-Lobbying Amendment (31 USC 1352) -- Vendors that apply or bid for an award exceeding \$100,000 must file the required certification. Each tier certifies to the tier above that it will not and has not used Federal appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member of Congress, officer or employee of Congress, or an employee of a member of Congress in connection with obtaining any Federal contract, grant or any other award covered by 31 USC 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award. Such disclosures are forwarded from tier to tier up to the non-Federal award. As applicable, Vendor agrees to file all certifications and disclosures required by, and otherwise comply with, the Byrd Anti-Lobbying Amendment (31 USC 1352).

Does Bidder agree? 
(Initials of Authorized Representative)

10. Procurement of Recovered Materials:

For participating agency purchases utilizing Federal funds, Vendor agrees to comply with Section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act where applicable and provide such information and certifications as a participating agency may require to confirm estimates and otherwise comply. The requirements of Section 6002 include procuring only items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds \$10,000 or the value of the quantity acquired during the preceding fiscal year exceeded \$10,000; procuring solid waste management services in a manner that maximizes energy and resource recovery, and establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

Does Bidder agree? 
(Initials of Authorized Representative)

such requirements as may apply to a particular participating agency purchase or purchases including, but not limited to, applicable recordkeeping and record retention requirements.

Does Bidder agree? JMS
(Initials of Authorized Representative)

15. Applicability to Subcontractors

Offeror agrees that all contracts it awards pursuant to the Contract shall be bound by the foregoing terms and conditions.

Does Bidder agree? JMS
(Initials of Authorized Representative)

By signature below, I certify that the information in this form is true, complete, and accurate and that I am authorized by my company to make this certification and all consents and agreements contained herein.

Authorized Signature: JMS

Printed Name: James M. Edwards, IV

Company Name: Edcon, Inc.

Mailing Address: 4 Mulberry St., PO Box 100
Peak, SC 29122

Job Title: Executive in Charge

(The rest of this page is intentionally left blank)

Contract Signature Form

The undersigned hereby proposes and agrees to furnish Products & Services in strict compliance with the terms, specifications, and conditions contained within this RFP and the Final Contract at the prices proposed within the submitted proposal unless noted in writing. The undersigned further certifies that he/she is an officer of the company and has authority to negotiate and bind the company named below and has not prepared this proposal in collusion with any other Bidder and that the contents of this proposal as to prices, terms or conditions of said proposal have not been communicated by the undersigned nor by any employee or agent to any person engaged in this type of business prior to the official opening of this proposal.

IN WITNESS WHEREOF, the Parties have executed this Contract under their respective seals the day and year first written above.

COUNTY OF DORCHESTER, SOUTH CAROLINA

SIGNATURE: _____

PRINT: Jason L. Ward

TITLE: County Administrator

WITNESS: _____ WITNESS: _____

CONTRACTOR

SIGNATURE:  _____

PRINT: James M. Edwards, II

TITLE: Executive in Charge

WITNESS:  _____ WITNESS:  _____

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G A R D N E R
A S S O C I A T E S
I N S U R A N C E

a member of Correll Insurance Group

October 26, 2022

County of Dorchester

RE: Edcon, Inc

This letter is to provide the Workers Compensation experience modification factors for the above referenced account. The following modifications apply to this insured:

2022 – 0.90

2021 – 0.89

2020 - 0.90

2019 - 0.77

If you have any questions, please give me a call.

Sincerely,



Dorothy R. Lee
Account Manager



T 803 978 2000
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