STATEMENT OF QUALIFICATIONS

Construction Manager at Risk

City of Lincolnton
Public Service Center

April 29, 2024

5/22
9 AM

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Prepared for:

Lincolnton NC

Near the City. Near the Mountains. Near Perfect.

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EDIFICE, LLC
4111 South Boulevard | Charlotte, NC 28209 | 704.332.0900

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Cover Letter

April 29, 2024

David Ramsey, Business Services Director
City of Lincolnton
114 W. Sycamore St.
Lincolnton, NC 28093

Re: Request for Qualifications
City of Lincolnton Public Service Center

Dear David,

I am extremely excited to submit our RFQ response for Construction Manager at Risk Services on the City of Lincolnton Public Service Center. Edifice Construction is a Carolinas owned and operated company that has been in business for over forty-six years. We hope you will take our long-standing roots in the Carolinas and greater Licolnton area into consideration when choosing a construction management partner for your project. With over 200 million square feet worth of CM at Risk municipal projects, we are familiar with the market, the subcontractors, and suppliers.

You have chosen a great construction procurement method to help design, plan, and coordinate the Public Service Center before a shovel ever hits the ground. Edifice has been selected for seventy-eight (78) Public CM at Risk projects in the Carolinas. That adds up to just over $1.5 billion worth of projects. I will serve as the project lead for Edifice, and I can be contacted by phone (704-309-4545) or email (tbender@edificeinc.com) throughout the duration of the project and afterwards for any needs with your facilities.

We have been selected for and built various operations campuses and public works headquarters. Whether it was a bus operations & maintenance campus or a light rail vehicle maintenance facility in Charlotte. An emergency operations and command center in Iredell County. A public works facility in Holly Springs, Mint Hill, City of Charleston, and Harrisburg. A new electric division headquarters and municipal operations renovation in Gastonia. An operations campus and command center for Mecklenburg County EMS which was also a large renovation to an existing building similar to your Public Service Center building. Our experience with these types of projects in this type of setting will be an asset to the project team while providing cost analysis, real time budgets and actual construction. Edifice will commit the necessary resources, personnel, and time to make this project a success for all. We feel we have put together a proven, experienced, successful team for the specific purpose of performing pre-construction and construction services on your project.

We thank you for the opportunity and look forward to the possibility of working with the City of Lincolnton. Having worked with state, county, and local municipal entities throughout the Carolinas, we know how important this project is to the people and staff in Lincolnton. With this project being so important to the city, you will need a construction manager partner that can guide you through the process and be your fiduciary. Upon completion, this campus will become a landmark, a vital piece to your public services operations for years to come, and something the people of Lincolnton will take immense pride in. The level of importance for every one of our projects is always high. The commitment to maintain that high level will start in preconstruction and continue through construction and on through the life of your campus.

Sincerely,

Tim Bender | Project Executive – Municipal Sector
Edifice Construction

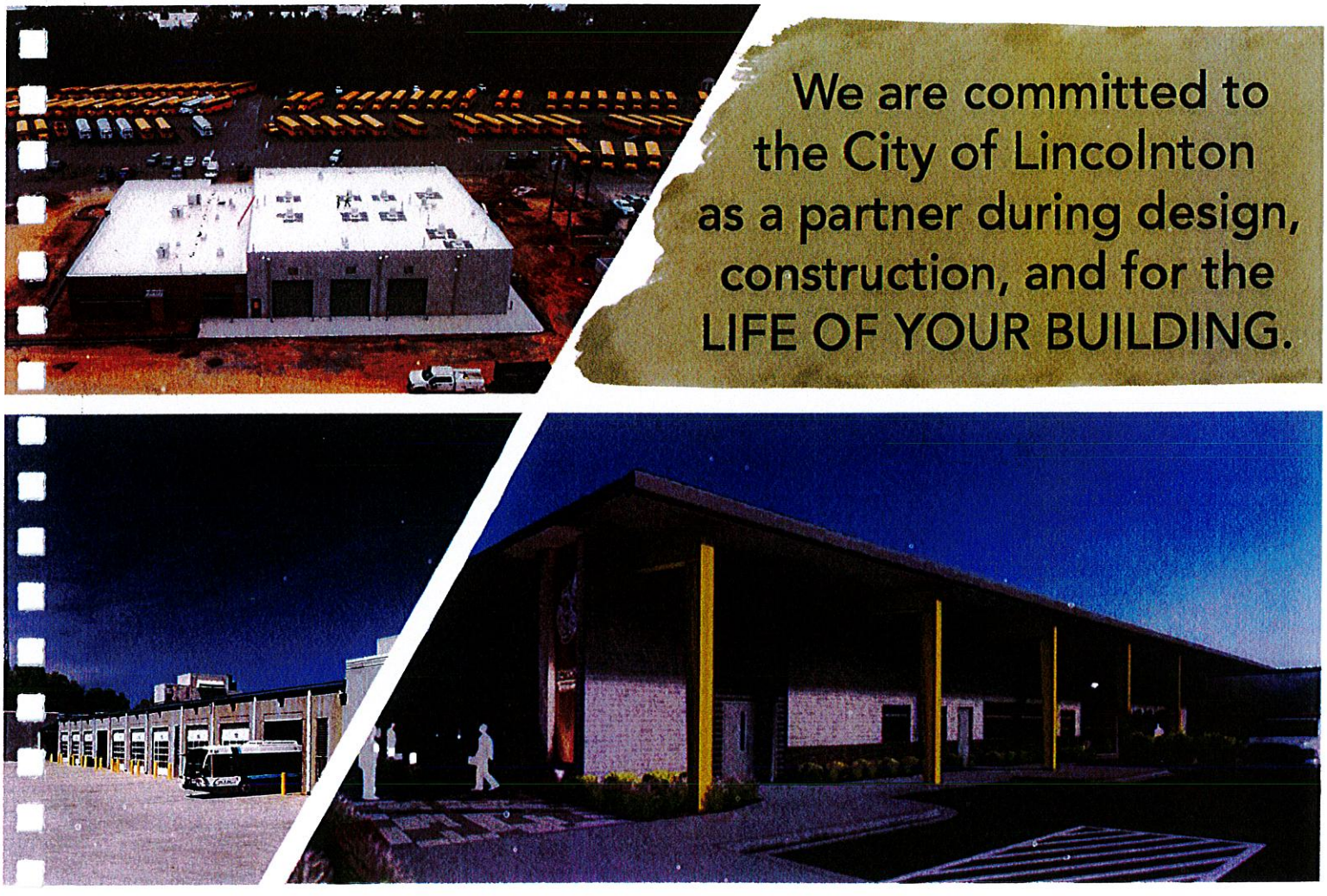
Cover Letter: General Information

B. Provide a letter from a surety company confirming the Firm's ability to provide bonding for the estimated amount for the Project.

A letter from our surety company may be found on the following pages.

C. Provide a letter from an insurance company confirming the Firm's ability to obtain a Builder's Risk insurance policy for the Project.

A letter from our surety company may be found on the following pages.



Willis Towers Watson

April 17, 2024

Phone: 704-376-9161
Fax: 704-342-0343
www.willis.com

David Ramsey, Business Services Director
City of Lincolnton
114 W. Sycamore St.
Lincolnton, NC 28093

RE: City of Lincolnton Public Service Center

It is a pleasure to share with you our association and surety credit relationship with Edifice, LLC.

Our association with Edifice, LLC has been established for several years. We consider the firm and the management team true professionals in the field of general contracting. Operations are conducted with fiscal responsibility, proficient technical and managerial skills and ethics of the highest caliber. The Edifice, LLC team consists of dedicated professionals committed to a quality construction product.

Liberty Mutual Insurance Company, rated A XV, has conducted a careful underwriting review to establish significant surety credit parameters for Edifice, LLC and has supported individual bonds in excess of $125,000,000, with aggregate support exceeding $500,000,000. Liberty Mutual Insurance Company has always responded favorably to any bond needs of Edifice and anticipates no difficulty continuing this service.

Naturally, please understand the execution of any surety credit would be subject to normal underwriting considerations at the time of the request, including review of contract terms and conditions and project financing.

We certainly recommend the construction services of Edifice, LLC to you. Please let us know if we can be of further assistance.

Sincerely,

Liberty Mutual Insurance Company

Catherine Thompson

Catherine Thompson, Attorney-in-Fact

Willis of North Carolina, Inc.
P. O. Box 31817
Charlotte, NC 28231

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

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

Certificate No: 8208310-018009

POWER OF ATTORNEY

KNOWN ALL PERSONS BY THESE PRESENTS: That The Ohio Casualty Insurance Company is a corporation duly organized under the laws of the State of New Hampshire, that Liberty Mutual Insurance Company is a corporation duly organized under the laws of the State of Massachusetts, and West American Insurance Company is a corporation duly organized under the laws of the State of Indiana (herein collectively called the "Companies"), pursuant to and by authority herein set forth, does hereby name, constitute and appoint, Amy R. Waugh, Bryan M. Caneschi, Catherine Thompson, Jynell M. Whitehead, Noah William Pierce

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

IN WITNESS WHEREOF, this Power of Attorney has been subscribed by an authorized officer or official of the Companies and the corporate seals of the Companies have been affixed thereto this 14th day of July, 2022.

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

By: _____
David M. Carey, Assistant Secretary

State of PENNSYLVANIA
County of MONTGOMERY ss

On this 14th day of July, 2022 before me personally appeared David M. Carey, who acknowledged himself to be the Assistant Secretary of Liberty Mutual Insurance Company, The Ohio Casualty Company, and West American Insurance Company, and that he, as such, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

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

Commonwealth of Pennsylvania - Notary Seal
Teresa Pastella, Notary Public
Montgomery County
My commission expires March 28, 2025
Commission number 1126044
Member, Pennsylvania Association of Notaries

By: _____
Teresa Pastella, Notary Public

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

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

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

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

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

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

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 17 day of April, 2024

By: _____
Renee C. Llewellyn, Assistant Secretary

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

For bond and/or Power of Attorney (POA) verification inquiries, please call 610-832-8240 or email HOSUR@libertymutual.com.

April 18 2024

David Ramsey, Business Services Director
City of Lincolnton
114 W. Sycamore St.
Lincolnton, NC 28093

RE: Financial Information for City of Lincolnton Public Service Center RFQ

Dear David,

NFP Corporate Services, SE, Inc. provides coverage for the Comprehensive Builders Risk Policy for our insured, Edifice, LLC, 4111 South Boulevard, Charlotte, NC 28209. The Builders Risk program is issued with Travelers Property & Casualty with a limit capacity of $31 Million.

General Liability and Workers Compensation is in place and licensed for the state of South Carolina.

If you should have any questions or need additional information, please contact me as indicated below.

Best regards,

Alan Wise

Alan Wise
Managing Director
NFP Corporate Services, SE, Inc.
P: (704) 200-9399
E: alan.wise@nfp.com

Enclosure(s)

For information purposes only. This document does not amend or alter coverage. Please refer to applicable policy forms for specific terms conditions limitations and exclusions. Insurance services provided by NFP Property & Casualty Services Inc. NFP P&C is a subsidiary of NFP Corp. NFP and the NFP logo are trademarks of National Financial Partners Corp. and/or its affiliates. California Insurance Services: NFP Property & Casualty Services Inc. (License #0F15767) dba in California as NFP Property & Casualty Insurance Services Inc.

Expiration Date
12/31/2024

License No.
10514

North Carolina

Licensing Board for General Contractors

This is to Certify That:

Edifice, LLC

Charlotte, NC

is duly registered and entitled to practice

General Contracting

Limitation: Unlimited

Classification: Building

until

December 31, 2024

when this Certificate expires.

Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

01/01/2024

This certificate may not be altered.

LICENSING BOARD FOR GENERAL CONTRACTORS
MAY 20. 1775
NORTH CAROLINA

Chairman

Secretary-Treasurer

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Cover Letter: General Information

D. Provide a description of the company that will enter into the contract(s) with the City, including origin, background, current size, financial capacity, available resources, general organization, and company headquarters. Identify the name and title of the person authorized to enter into the contract(s) with the City. Include a list of proposed subcontractor(s), with legal names and contact information, and describe their responsibilities.

Company Background

Edifice Construction is a regional general contractor founded in 1978 and located in Charlotte, North Carolina with offices in Greenville and Charleston, South Carolina. Since its inception in 1978, Edifice has grown to become one of the leading commercial contractors in the Southeast and is an *Engineering News-Record* (ENR) top 400 U.S. general contractor.

We have proudly contributed to building the Carolinas for more than 46 years and have excelled in projects ranging from the intricacies of interior renovations to complex multi-faceted structures.

Over the years, Edifice has developed a reputation for delivering the highest quality services in general construction, construction management, and design-build delivery methods.

With an outstanding performance record, Edifice has been recognized by numerous industry associations for excellence in construction, a strong commitment to quality, and above all else, client satisfaction. The company has been awarded sixty (60) project-specific awards and 70% of our business derives from repeat clients.

The company has grown from revenues of $500,000 per year in the late 1970s to a steady growth with revenues reaching $500 million.

Firm Size

170 full-time employees.

Financial Capacity

EdificeConstruction has outstanding financial capacity as evidence from our bonding capacity. Our bonding company reviews company financials to support individual bonds in excess of 125 million dollars and have never not responded favorably to any bond needs Edifice would request for any project pursuit.

Available Resources

Our team is comprised of the top experts in project management for both pre-construction and construction management services.
Executive & Senior Leadership: 18
Pre-Construction: 10
Project Management: 55
Field Staff: 63
Office/Administrative: 24

Firm Organization

Edifice Construction is privately held LLC. Edifice Construction has operated under the same name since its inception in 1978 (46 years). The structure changed to a Limited Liability Corporation (LLC) in 2020.

Company Headquarters

EDIFICE, LLC
4111 South Boulevard, Charlotte, NC 28209

Primary Contact (Person authorized to enter into the contract with the City?

Tim Bender, Project Executive
P: 704.309-4545
E: tbender@edificeinc.com

List of proposed subcontractors

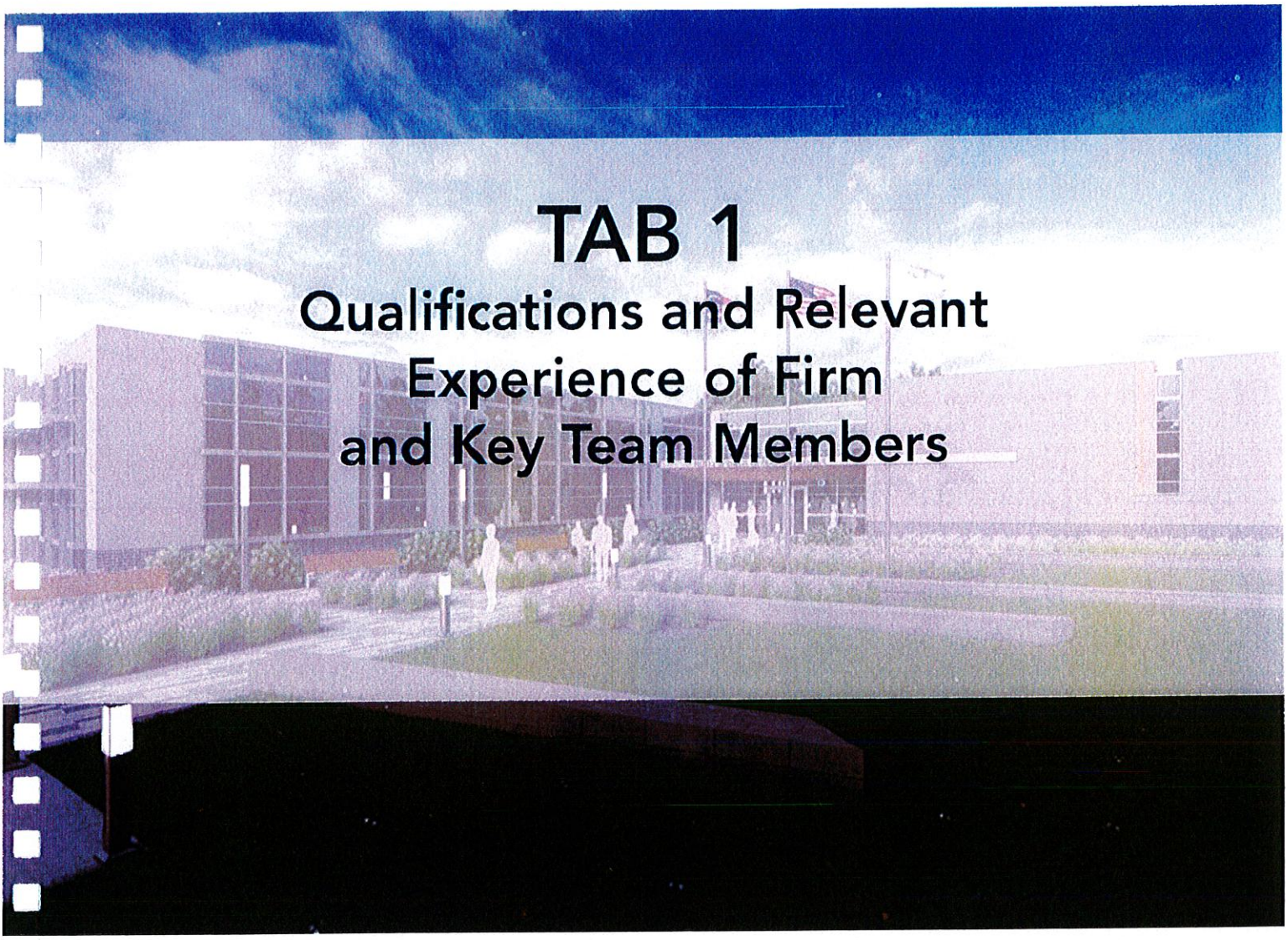
TBD after our qualification process.

AWARD WINNING PERFORMANCE

60 AWARDS Operational Excellence

ENR SE
One of the Largest Contractors in the Southeast

NCSA
Subcontractors Associations' Contractor of the Year
4-time recipient



TAB 1

Qualifications and Relevant Experience of Firm and Key Team Members

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Qualifications and Relevant Experience of Firm and Key Members

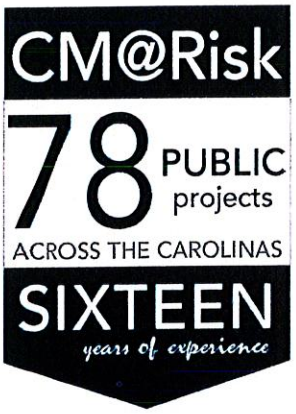
A. List a maximum of 5 most recent and relevant projects, either currently in progress or complete, as follows: List only projects involving the key team members or subcontractors proposed for this Project.

List projects in date order with newest projects listed first and include the following:
o Brief project description;
o Owner's representative having knowledge of the firm's work. Include the contact name, organization, phone, and email address on Required Form 3;
o Contract dollar amount and total time period involved;
o GMP vs. actual cost history;
o Established small, women, or minority business enterprise (S/W/MBE) goals vs. final utilization; and
o Discuss the methods, approach and controls used on the project in order to complete it in an effective, timely, economical and professional manner.

In the past 46 years, Edifice has been awarded nearly $4 billion of construction projects including over $1.5 billion of CM@Risk projects. We have been working on publicly-funded / government projects since our inception. We understand the critical nature of these facilities that serve the public, and how to craft buildings that meet the unique needs of these owners. Over 2 million square feet of municipal project experience gives us the expertise necessary to take on this project.

Our experience extends to numerous local counties, cities, and towns across the Carolinas.

- Mecklenburg County, NC
- Cabarrus County, NC
- Cleveland County, NC
- Davidson County, NC
- Iredell County, NC
- Union County, NC
- Forsyth County, NC
- Dorchester County, SC
- Lancaster County, SC
- York County, SC
- Greenville County, SC
- Chester County, SC
- City of Charlotte, NC
- City of Charleston, SC
- City of Concord, NC
- City of Gastonia, NC
- City of Hendersonville, NC
- City of Anderson, SC
- City of Albemarle, NC
- City of Georgetown, SC
- City of Goose Creek, SC
- City of Laurinburg, NC
- City of Rock Hill, SC
- City of Simpsonville, SC
- City of Statesville, NC
- Indian Land, SC
- Town of Greer, SC
- Town of Fuquay-Varina, NC
- Town of Mount Pleasant, SC
- Town of Harrisburg, NC
- Town of Huntersville, NC
- Town of Mint Hill, NC
- Town of Waxhaw, NC
- Town of Indian Trail, NC
- Town of Davidson, NC
- Town of Cornelius, NC
- Town of Morrisville, NC
- Town of Belmont, NC
- Town of Holly Springs, NC
- Town of Pineville, NC
- Town of Wake Forest, NC





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Holly Springs Operations Campus | Holly Springs, NC



Owner's Representative
Kimberly Keyes, Project and Construction Manager

Contract Dollar Amount
Phase IA: $2.8M
Phase 2: Est. 31M

Time Period Involved
2022-Present

Construction Cost
GMP: $34M
Actual Cost: TBD

S/W/MBE
Goals: 10%
Actual Utilization: TBD

Brief Project Description

Edifice has been working with the Town of Holly Springs to design a new Operations Center Campus. This campus will include the following departments: Utility and Infrastructure, Land Development, Building Safety and Inspections, Customer Service and Compliance, Information Technology, Utility and Infrastructure Business Asset Management, Parks and Recreation, Fleet Maintenance, Storm Water and Environmental Resources, Water Resources Department, Maintenance Department, Finance Storage and Laydown and Public Works Department. The project includes a main administrative office building, vehicle wash areas, fueling center, covered storage, lay-down yard, composting center as well as a main operations building and warehouse space.

Phase 1A - $2.8 million is underway. This phase includes clearing, grading, erosion control, access roads, detention ponds, vehicle/ equipment laydown space, and a citizen's convenience center. This phase will be complete by Summer of 2024.

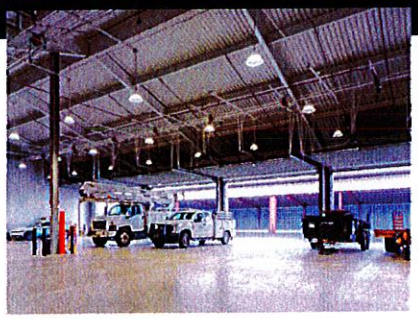
Methods, Approach and Controls

Relevant Components
- Campus Approach
- Administrative Offices
- Storage & Laydown Areas
- Multiple Buildings
- Cover Sheds
- Stone & Sand Yard

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Gastonia Municipal Operations Center | Gastonia, NC



Owner's Representative
Michael Peoples, City Manager

Contract Dollar Amount
$9,767,486

Time Period Involved
May 2022 - August 2023

Construction Cost
GMP: $9,767,486
Actual Cost: $10,200,054
(owner approved changes)

S/W/MBE
Goals: 15%
Actual Utilization: 23.76%

Brief Project Description

This Design-Build project consists of the new 20,000sf Electric Division Operations Buildings which includes offices, break rooms, vehicle, equipment, and material storage. There is also renovation work on the existing 31,000sf Administration building and the 5,000sf Ready Room building. The main focus of the administration building is a new state-of-the-art training and conference room.

The Electric Division building has been designed and built as an Essential Building to operate 24/7 through any weather or event. The building includes the City's SCADA system and meets the requirements of a Risk Category IV building.

The project also involves all the necessary and updated site work, storm water provisions, parking, and infrastructure associated with each building.

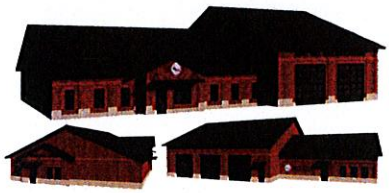
Methods, Approach and Controls

Relevant Components
- Occupied Campus
- Renovation
- Phased Construction Method
- Storage & Laydown Areas
- 12 Oversized Roll up Doors to Cover Bays
- Cover Shed

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Mint Hill Public Services Facility | Mint Hill, NC



Owner's Representative
Brian Welch, Town Manager

Contract Dollar Amount
$16,934,664

Time Period Involved
November 2023 - Present

Construction Cost

GMP:	$16,934,664
Actual Cost:	TBD

S/W/MBE

Goals:	10%
Actual Utilization:	TBD

Brief Project Description

The Design-Build large-scale project is an ambitious endeavor aimed at creating a comprehensive infrastructure complex spanning 18 acres. At its core, the Public Services operations, housing essential components such as headquarters, maintenance facilities, equipment storage, a fuel depot, and ample space for material storage.

In addition to Public Services facilities, the complex also features a state-of-the-art 2-Bay Fire Station equipped with cutting-edge technology and amenities tailored to meet the demands of modern firefighting and emergency response. Complemented by dedicated training facilities, this station serves as a bastion of safety and preparedness, empowering firefighters with the skills and resources necessary to safeguard lives and property effectively.

Furthermore, the project incorporates essential support spaces for the Police Department, fostering collaboration and synergy between various branches of public safety. These spaces are meticulously designed to accommodate the diverse needs of law enforcement personnel, providing a secure and conducive environment for administrative tasks, briefing sessions, and other operational requirements.

Overall, this multifaceted complex represents a holistic approach to infrastructure development, prioritizing efficiency, functionality, and adaptability to meet the evolving needs of the community.

Methods, Approach and Controls

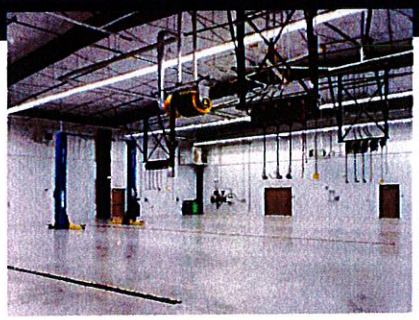
Relevant Components

- Campus Approach
- Storage & Laydown Areas
- Multiple Buildings

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Harrisburg Public Works | Harrisburg, NC



Owner's Representative
Haynes Brigman, Deputy County Manager (former Town Manager for Town of Harrisburg)

Contract Dollar Amount
$5,088,203

Time Period Involved
August 2017 - June 2018

Construction Cost
GMP: $5,088,203
Actual Cost: $5,047,598

S/W/MBE
Goals: 18%
Actual Utilization: 19%

Brief Project Description
The new 20,000sf, single-story Public Works facility houses the Public Works Department and other Town Departments and/or employees. The project includes a 15,000sf equipment, material storage building, and a fuel island. Site design and construction was required to adequately house vehicles and equipment in the Town's Public Works Department, Maintenance Department, Parks and Recreation Department and any vehicles that are being serviced in the garage.

Methods, Approach and Controls
Relevant Components
- Campus Approach
- Storage & Laydown Areas
- Stone & Sand Barns
- Administrative Offices
- 8 Roll up Doors to Truck Bays

"We had two unique projects managed by Edifice that offered their own set of challenges; however, the Edifice team was always willing to do what was necessary to ensure the success of the projects. I most appreciated the care and personal approach shown to our projects by the Edifice team, and I would gladly recommend them to any organization interested in their services."

Haynes Brigman, Brunswick County

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Mecklenburg County MEDIC Headquarters & Operations Relocation | Charlotte, NC



Owner's Representative
Bryan Turner, Senior Project Manager

Contract Dollar Amount
$37,477,322

Time Period Involved
April 2016 - January 2018

Construction Cost
GMP: $37,477,322
Actual Cost: $37,477,322

S/W/MBE
Goals: 21%
Actual Utilization: 32.5%%

Brief Project Description

The MEDIC project included the renovation of a 120,000sf warehouse, an administration addition, plus two new buildings totaling approximately 180,000sf on a 20-acre site. This project accommodates space needs to include office areas for administration, training and stimulation space, finance, and operations support, a 911 call center, communications center, fleet maintenance, a Ready-Line building setup for over 70 emergency response vehicles and Special Disaster Response vehicles, plus logistics, **warehousing, vehicle wash building and a fueling station.** Site work includes circulation, parking, and storm water management for approximately 500 cars.

The Fleet Maintenance Building was set up for MEDIC to do everything but transmissions and heavy engine repairs/replacements. There were 10 maintenance bays with 8 Surface Lifts, 1 2-Post vehicle lift, and one general maintenance bay. Other ancillary areas included a Tire Work Shop, Common Work Area, Fluids Room, Parts Room, Portable Equipment Storage, Lockers, Offices, and a Library.

Methods, Approach and Controls

Relevant Components
- Campus Approach
- Renovation
- Phased Construction Method
- Storage & Laydown Areas
- Multiple Buildings

"The efficiency, cost controls (it came in under budget) and attention to detail shown by the Edifice team are a great reflection on the company. Everyone's involvement on every level of detail and the ability to compromise made the administration of the project a success for all."
Bryan Turner, Sr Project Manager, Mecklenburg County

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ADDITIONAL RELEVANT PROJECT EXPERIENCE

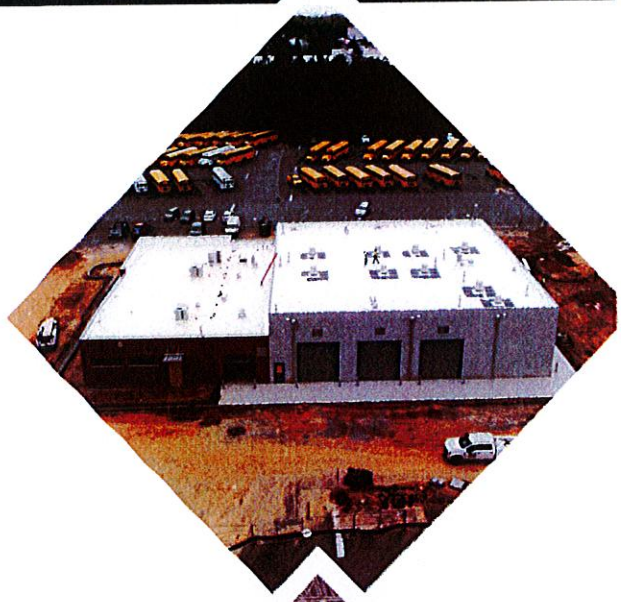
City of Concord Fleet Maintenance Facility,
Concord, NC | CM@Risk
The new, 44,000sf facility will include fleet administration, parts department, maintenance offices, maintenance and repair bays, tire shop and storage, machine and weld shop, and utility spaces along with staging area and vehicle fueling.

Charlotte-Mecklenburg Schools Bus Maintenance Facilities,
Charlotte, NC | CM@Risk
2 new bus facilities on existing CMS bus lot locations. Project is currently in construction phase and the scope includes 6 bays with offices, support spaces, training room, ready room, and site upgrades.

City of Charleston Operations Facilities Complex,
Charleston, SC | CM@Risk
Programming and budgeting for a new Operations Facilities campus for the City of Charleston, SC

CATS Bus Operations & Maintenance Facility,
Charlotte, NC
16-acre Bus Operations campus including a 90,000sf maintenance building with 42 vehicle lifts, 2 and 4 post axle lifts, and a vehicle maintenance pit. Other buildings include a 35,000sf office building, 450 space parking deck, 40,000sf paint & spray body shop, 35,000sf of fuel/fares/ wash buildings and a fuel depot.

- Iredell County Public Safety Complex
- CATS Light Rail Maintenance Facility
- Pineville Communications & Electric Facility CM@Risk
- Pineville Town Hall and Library CM@Risk
- Pineville Fire Station CM@Risk
- Simpsonville Municipal Complex CM@Risk
- Greenville County Summary Court CM@Risk
- Town of Davidson Municipal Complex CM@Risk
- Hendersonville Fire Station No.1 CM@Risk
- Laurinburg City Hall and Police Department CM@Risk
- Mint Hill Town Hall CM@Risk
- Mint Hill Police Department CM@Risk
- Waxhaw Police Department CM@Risk
- Indian Trail Town Hall and Town Square CM@Risk
- City of Albemarle Police Department CM@Risk
- CMPD Central Division CM@Risk
- Union County Southwest Library CM@Risk
- Mecklenburg County South Regional Library CM@Risk
- Hendersonville Downtown Parking Deck CM@Risk







Qualifications and Relevant Experience of Firm and Key Members

B. Provide an organization chart of all key team members who will be directly involved in providing services, including any subcontractors, to be assigned specifically to this project. Identify the Project Manager who will be empowered to make decisions for and act on behalf of the firm. Identify any member of the team that is certified as a minority, woman, or small business firm. Please note that City approval will be required if the CMR desires to replace any subcontractors after they have been approved for the project.

Lincolnton NC
Near the City. Near the Mountains. Near Perfect.

EDIFICE CONSTRUCTION



Mike Carlisto, LEED AP
Executive Vice President
Owner Oversight



Tim Bender
Project Executive
Single point of contact

PRE-CONSTRUCTION

CONSTRUCTION



Matt Toffey
Sr. Pre-construction Manager



Jim Bates
Construction Manager



Robbie Dineen
Project Manager



Devan Rogers
Superintendent

Qualifications and Relevant Experience of Firm and Key Members

C. Describe any previous collaboration(s) between key team members, the responsibilities of each team member during these collaborations, and the project(s) outcome. Cite any significant achievements reached as a result of this collaboration. Discuss the successes of the team collaboration, and any problems encountered and methods used to mitigate issues. / D. Resumes may be submitted for each proposed key team member.

Key Team Members Resumes may be found on the following pages.

Project Management Team

Mike Carlisto, the Executive Vice President will provide owner oversight for the project team. **Tim Bender** will serve as the Project Executive and as the primary contact / team leader for this project and will represent Edifice throughout both pre-construction and construction phases. It will be Tim's responsibility to manage the pre-construction operation through the design and budget phases to the GMP negotiations. Tim will be a management and coordination link to the design team(s), the owner's project management team and building inspectors. They will coordinate the minority participation activities and manage trade package bids with the pre-construction team, and then facilitate contract negotiations and scheduling for the project management team.

Pre-Construction

- **Matt Toffey**, with assistance from the rest of the pre-construction team, will be responsible for the management of the estimating process, assembling cost proposals, value engineering activities, project design document and constructability reviews. They will assure tracking mechanisms are in place to communicate changes in the budget during each phase of the pricing exercise. During the construction phase, the pre-construction team will provide support to the construction team during any pricing exercises as needed. This team is ready to assist with document reviews, contract negotiations, and pricing changes to contract documents as needed.

Construction

- **Tim Bender** will provide executive project management oversight of the construction project. He will participate in the conceptual development of a construction project and using his expertise he will collaborate with architects, engineers, and other construction specialists to derive real solutions for successful outcomes. Other responsibilities include overseeing the project's organization, budget, scheduling, implementation and interpreting contracts and technical information to the project team and other professionals.
- Our Project Manager, **Robbie Dineen** will be responsible for the day-to-day administrative control and ultimate authority and oversight of the project. This includes but is not limited to: contract negotiations, writing subcontracts, subcontractor management, processing submittals, processing RFI's, handling changes, accounts receivables, account payables, addressing constructability issues, document control, schedule generation and maintenance, budget control and reporting, maintaining all logs, lead Owner/Architect/ Contractor meetings and distribute meeting minutes.
- **Devan Rogers**, the Project Superintendent will be responsible for the day-to-day oversight of the project and have daily authority on the site. This includes but is not limited to: scheduling subcontractors, project safety, project cleanliness, pushing and maintaining scheduled progress, quality control, erosion control, environmental control, obtaining appropriate state construction approvals and inspections, coordinating subcontractor trades, and assuring overall project harmony. During the pre-construction process, our team will assist in the design and schedule management. This enables the owner to get the benefit of construction input through every stage of design. Constructability and Value Engineering can be employed earlier in the game in order to facilitate the start of construction.

The Project Executive stays involved throughout pre-construction and construction services. The Vice President of Pre-construction Services stays heavily involved with oversight during pre-construction and the Pre-construction Manager will be 100% dedicated the project through pre-construction and bidding. The Project Manager starts to get heavily involved at Design Development with Constructability Reviews, creating Scopes of Work for the Trade Packages, and building the construction schedule. The Project Manager also assists the team during the Pre-qualification of Trade Contractors process.



Tim Bender | *Project Executive*

As Project Executive Tim will be the single point of contact from pre-construction through close-out. Tim brings 16 years of construction experience and will provide the day-to-day administrative oversight of the project. He will be responsible for all budgets, schedules, subcontractors & suppliers, document control, and contractor/architect/owner correspondence.

Years of Experience: 16

Years with Firm: 16

Education

Appalachian State University
BS, Industrial Technology / Construction Management

Certifications / Training

CPR & First Aid
Federal CQM Training
GHS / Hazcom

Relevant Project Experience

Gastonia Municipal Operations Center | Gastonia, NC
This Design-Build project consists of the new Electric Division Operations Buildings which includes offices, break rooms, vehicle, equipment, and material storage. There is also renovation work on the existing 31,000 SF Administration building and the 5,000 SF Ready Room building. Design-Build

Union County BARN Project | Monroe, NC
A new facility to support agricultural start-up companies and agricultural producers/growers. The facility will house commercial kitchens with customized and specialty kitchen equipment, scaled cold and dry storage, multi-use warehouse space, general offices, and conference/training room(s). CM@Risk

Huntersville Town Hall | Huntersville, NC
New, 54,000 SF town hall to accommodate the department and community growth with improved and expanded office spaces. Design-Build

Hendersonville Fire Station No. 1 | Hendersonville, NC
19,000 SF, 4-bay fire station, living quarters and fire administrative headquarters. CM@Risk

Pineville Fire Station | Pineville, NC
2-story, 6-bay fire station, living quarters and fire administrative headquarters. CM@Risk

Pineville Town Hall & Library | Pineville, NC
A new 2-story 43,088 SF downtown building. The top floor will house town services and include a 2,000 SF council chamber and main data/server room for the town. The first floor will house a new state-of-the-art Mecklenburg County Library, and will be the only one located within the Town limits. CM@Risk

Pineville Communications & Electric Facility | Pineville, NC
New complex will include communications and electrical buildings, covered open air shed for the communications department, and covered open air shed for the electric department. CM@Risk

Concord Communications & Emergency Management Facility | Concord, NC
New 12,000 SF 2-story communication and emergency management building. Then facility will house Communication, CEM staff, and EOC operations. Design-Build

Davidson Public Facilities Complex | Davidson, NC
Historic Renovation / addition of existing Town Hall, new Police Headquarters and existing Fire Department. CM@Risk



Jim Bates | *Construction Manager*

As Construction Manager, Jim brings 31 years of construction experience and will provide project management oversight of the construction project. He will participate in the conceptual development of a construction project and using his expertise he will collaborate with architects, engineers, and other construction specialists to derive real solutions for successful outcomes. Other responsibilities include overseeing the project's organization, budget, scheduling, implementation and interpreting contracts and technical information to the project team and other professionals.

Years of Experience: 31

Years with Firm: 8

Education
Albright College
BS, Business Administration

Certifications / Training
CPR & First Aid
Federal CQM Training
OSHA 10 Hour
OSHA 30 Hour
Soil & Erosion

Relevant Project Experience

Iredell County Public Safety Complex | Statesville, NC
37,000 SF complex housing the county's 911 Call Center, administration space for emergency medical services (EMS), the fire marshal's office, and ECOM services. Design-Build

Iredell County Jennings Park | Statesville, NC
Recreation park with baseball fields, Soccer Fields, concession buildings, a field house, and maintenance Building. Demo of existing fields and concessions. Asbestos removal done by Iredell County. CM@Risk

CMS Bus Garage North & South | Charlotte, NC
Two (2) new 17,000 SF Bus Maintenance Facilities at (2) separate locations for CMS. CM@Risk

Westpark 85 Industrial Building | Charlotte, NC
561,000 SF new distribution warehouse including sprinkler systems, dock doors, and new parking. Speculative building and tilt construction.

Huber Technology | Denver, NC
66,000 SF new manufacturing facility with a two-story office component. Precast wall panels with a glass curtain wall system on a steel superstructure frame. Building features include: a drive-in truck dock, three bridge cranes, 10+ jib cranes, and 100% PoE lighting system in the office area.

Huber Passivation + Addition | Denver, NC
123,000 SF expansion and addition at US Headquarters. The expansion enhances the machine shop capabilities with sheet metal fabrication and the additional building consists of a full dip pickling building for the passivation process.

Amazon Sound Wall | Charlotte, NC
Construction of a giant sound wall between building and house for a warehouse distribution center.

Dorchester Commerce Center / Hodge Road | Summerville, SC
Two tilt-up warehouses (216k SF and 317k SF) on 33 acres.

Hambright Industrial Building | Huntersville, NC
225,000 SF, tilt-wall constructed industrial speculative building on a 23 acre site.

Project Ridgeline_CLT9 | Charlotte, NC
The project scope consisted of sitework with building modifications, dock modifications, and parking.

Southridge Industrial | Bessemer City, NC
New 280,460 SF speculative building on a 29-acre site in an existing industrial park. This property includes build-to-suit office space; loading bay with 52 dock doors, two (2) drive-in doors, and a truck court 190' deep; and parking spaces for 244 cars and 59 trailers.



Matt Toffey | *Senior Pre-construction Manager*

As a Senior Pre-construction Manager, Matt will provide his expertise in the pre-construction process from the initial concept to the final design. With 18 years of experience, he will focus on maintaining the Owner's budget, implement phasing and contracting requirements, address constructability issues, provide cost model estimates and a value analysis report. Working closely with the Architects, Engineers and Owners, Matt will also help keep the design team on schedule until start of construction.

Years of Experience: 18

Years with Firm: 5

Education
Clemson University
BS, Civil Engineering

Certifications / Training
CPR & First Aid
OSHA 10 Hour

Relevant Project Experience

Mint Hill Public Services Facility | Mint Hill, NC
The 18-acre complex includes Public Services headquarters, maintenance, equipment, and material storage, a 2-Bay Fire Station and training facilities, and Police Department support spaces. Design-Build

Town of Holly Springs Operations Campus | Holly Springs, NC
The new campus will include the following departments: Utility and Infrastructure, Land Development, Building Safety and Inspections, Customer Service and Compliance, Information Technology, Utility and Infrastructure Business Asset Management, Parks and Recreation, Fleet Maintenance, StormWater and Environmental Resources, Water Resources Department, Maintenance Department, Finance Storage and Laydown and Public Works Department. CM@Risk

Hendersonville Police HQ | Hendersonville, NC
New, 2-story, 26,000 SF police station. The facility includes all police operations, and 911 Call Center. CM@Risk

Huntersville Town Hall | Huntersville, NC
New, 54,000 SF town hall to accommodate the department and community growth with improved and expanded office spaces. Design-Build

Greenville County Summary Court | Simpsonville, SC
New Summary Court located on the site of the Simpsonville Municipal Complex CM@Risk

City of Simpsonville Municipal Complex - City Hall, Fire and Police Stations & Park | Simpsonville, SC
30,000sf Police Department and Town Hall, 25,000sf Fire Station and City Park with tennis courts, basketball courts, two football fields, a refurbished dog park, restroom building, walks and paths, disc golf course, great lawn event area, fountain, and other very neat site amenities. CM@Risk

City of Anderson Linley Park Improvements | Anderson, SC
Redevelopment and improvements to an existing 8.7 acre park will include the rehabilitation of Whitner Creek, and the construction of a Greenway along Whitner Creek. CM@Risk

American Legion Memorial Stadium Renovations | Charlotte, NC
Demolition and reconstruction of the 85-year old stadium includes a 10,500-seating capacity, synthetic turf, and replication of the original design by using a100% recycled original stone field wall, replicated ticketing booths, and replicated concrete walls. CM@Risk

Pineville Town Hall & Library | Pineville, NC
A new 2-story 43,088 SF downtown building. The top floor will house town services and include a 2,000 SF council chamber and main data/server room for the town. The first floor will house a new state-of-the-art Mecklenburg County Library, and will be the only one located within the Town limits. CM@Risk



Robbie Dineen | *Project Manager*

As the project manager, Robbie brings 18 years of experience in the construction industry and will provide the day-to-day administrative oversight of the project. He will be responsible for all budgets, schedules, subcontractors & suppliers, document control, and contractor/architect/owner correspondence throughout construction and closeout.

Years of Experience: 18

Years with Firm: 2

Education
Syracuse University
BS, Construction Management

Certifications / Training
OSHA 30 Hour

Relevant Project Experience

Davidson Public Facilities Complex | Davidson, NC
Historic Renovation / addition of existing Town Hall, new Police Headquarters and existing Fire Department. CM@Risk

Statesville Fire Station #1 | Statesville, NC
The Statesville FS No.1 project consists of a new 2-story, 26,000 SF station to replace the existing station and accommodate the City's growing needs. On the lower level, there are 14 large offices, a conference room, a break room, and large logistical storage rooms. This area will support the fire administration and logistical support for the department. The upper level is wood framed and houses 11 bunk rooms with 33 beds, showers, a large capacity kitchen, training, and fitness areas for the fire staff. The Apparatus Bay consists of 4 pull-through bays and 2 mezzanines. There is also a 3-story training tower utilized by the fire staff for various training exercises. Design-Build

Wake Forest Fire Station #6 | Wake Forest, NC
New, approximately 14,500 SF, 2- story, 3-bay building with apartment accommodations, a weight room, office, toilet rooms and showers, dining room and kitchen and other support facilities. Design-Build

Project Experience prior to joining Edifice

Gilboa School Bus Garage
6,000 SF Pre-Engineered Metal Building with Mezzanine

YMCA Senior Center
22,000 SF 2-story Building

Olympic Regional Development Authority Administration Building
3-story 30,000 SF office building with high end finishes.

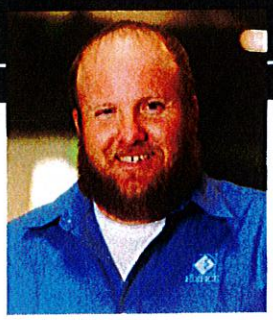
Soldier on Veteran Housing
Interior demolition and renovation of a 55,000 SF, 100-year-old historic building into 51 individual units for permanent veteran housing.

National Security Agency
Construction of a 5-story 1,200 space precast parking garage from the up for NSA final use.

Berkshire Place Nursing Homes
Construction of a 54-unit, 3-story nursing home with two commercial kitchens, offices, nurse stations, rehab room, service, and passenger elevators.

Steven's Trucking Renovation
3,000 SF alteration and renovation

Central Association for the Blind
Removed and replaced water damaged finishes in offices, training kitchen, and server room. The project took place while the facility-maintained operations.



Devan Rogers | *Superintendent*

Devan brings 13 years of construction experience and will be on-site full time and responsible for the day-to-day direct oversight in the field. He will coordinate all field activities with respect to all subcontractors, materials, equipment, safety, quality, schedule adherence and inspections.

Years of Experience: 13

Years with Firm: 2

Education
Western Carolina University
BS, Construction Management

Certifications / Training
Forklift Operator Training
OSHA 10 Hour
OSHA 30 Hour

Relevant Project Experience

Statesville Fire Station #1 | Statesville, NC
The Statesville FS No.1 project consists of a new 2-story, 26,000 SF station to replace the existing station and accommodate the City's growing needs. On the lower level, there are 14 large offices, a conference room, a break room, and large logistical storage rooms. This area will support the fire administration and logistical support for the department. The upper level is wood framed and houses 11 bunk rooms with 33 beds, showers, a large capacity kitchen, training, and fitness areas for the fire staff. The Apparatus Bay consists of 4 pull-through bays and 2 mezzanines. There is also a 3-story training tower utilized by the fire staff for various training exercises. Design-Build

Project Duo / Rankin USA | Dallas, NC
30,000 SF tilt panel facility on a 6.6 acre site includes 24,000 SF dry storage warehouse and 6,000 SF one-story Class B office space. This is the second building awarded to Edifice within the new Apple Creek Corporate Park.

Project Raven Phase 1.5 Lab Space | Dallas, NC
6,000 SF laboratory upfit to an existing space.

Project Experience prior to joining Edifice

Union Voluntary Fire Department | Vale, NC
Union Vol fire dept main station and substation.

Warehouse Addition | Taylorsville, NC
30,000 SF warehouse addition with multiple equipment foundations.

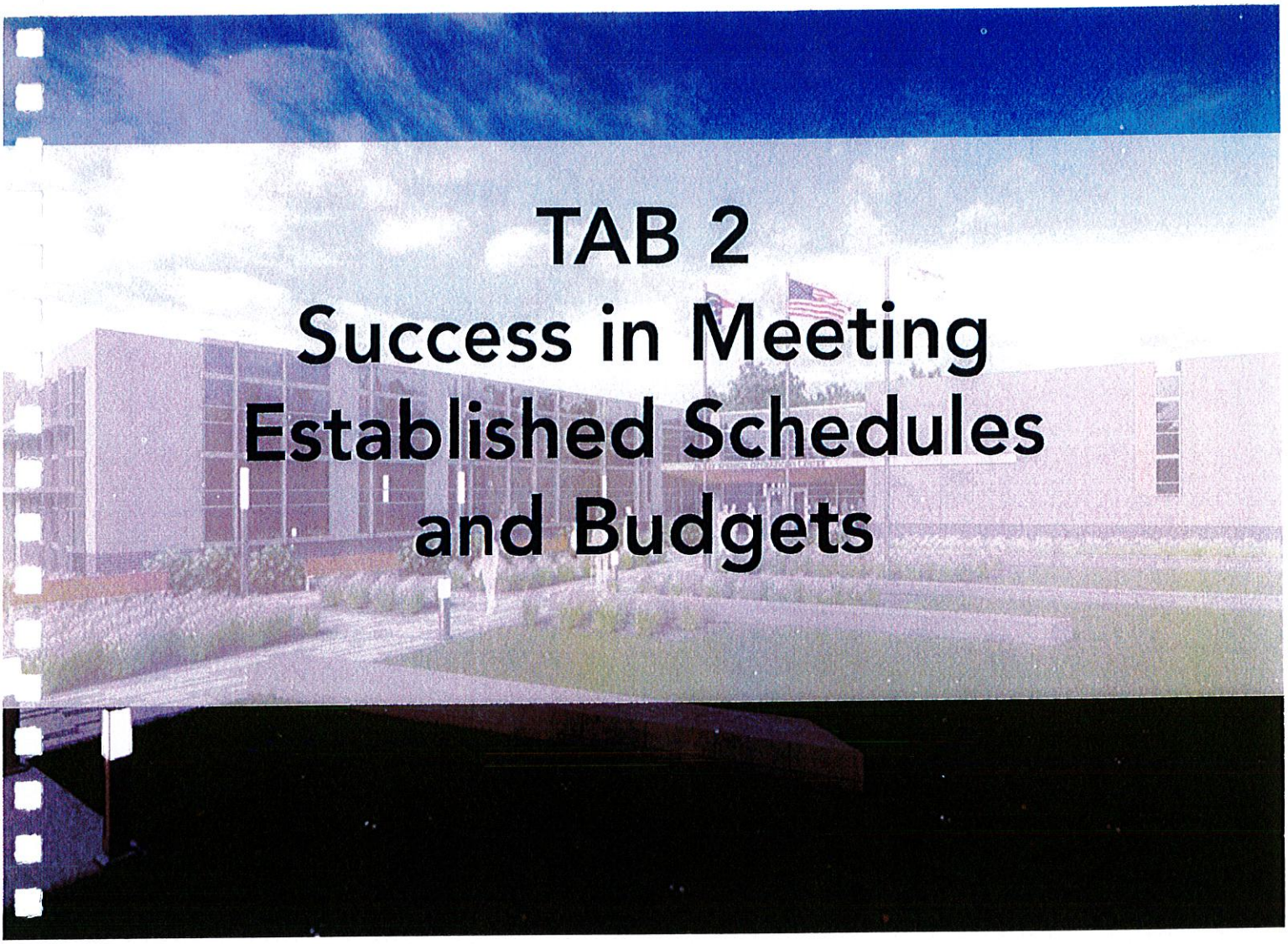
Warehouse Addition | Taylorsville, NC
50,000 SF warehouse addition with equipment foundations.

Equipment Pit | Mooresville, NC
14'w x 12'Deep x 120' long equipment pit with elevated slab.

Warehouse Addition | Statesville, NC
50,000 SF warehouse addition.

Distribution Warehouse | Mooresville, NC
230,000 SF distribution warehouse.

Gildan Yarns | Salisbury, NC
Gildan yarns 650,000 SF Salisbury plant.



TAB 2
Success in Meeting Established Schedules and Budgets

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Success in Meeting Established Schedules and Budgets

A. Describe the firm's and the key team members' past success in meeting established schedules and budgets for major projects as construction manager. Describe the methods, procedures, and policies used to maintain schedules and budgets.

We pride ourselves on providing quality services that will meet or exceed the project's schedule and budget. We approach every project as if we are spending our own money, striving to get the best value for client's budget. We have completed many projects with compact schedules, those with tight budgets, and often both. We have the resources available to accommodate, meet and maintain a demanding schedule.

MAINTAINING THE BUDGET

With the CM at Risk process the Guaranteed Maximum Price (GMP) should not go up or down during construction unless the owner requests and adds a change, scope revision, unforeseen condition, or design omission into the contract. A Construction Contingency will be implemented into the GMP and will be used to cover scope gaps, subcontractor default, items that were intended but not detailed or shown in their entirety, schedule enhancements or acceleration, and other items agreed to by the Project Team. The Construction Contingency is managed by the CM and its use will be discussed with and agreed upon by the Project Team. If an Owner wants to make a change, revision, or addition to the scope, this is where the Owner's Contingency would be utilized.

Our pre-construction process will minimize change orders, design omissions, and unforeseen circumstances. It's our goal to eliminate all of the above, but nothing is 100% certain. Our detailed quantity takeoffs, design milestone budgets, constructability reviews, planning, scheduling, trade contractor scopes of work, bid package manual, and coordination meetings with the Owner and Designers during pre-construction services helps to build a thorough, biddable set of construction documents. Our process and efforts in pre-construction help to eliminate schedule challenges in construction. We build the project on paper or in a model before a shovel hits the ground.

SCHEDULE

We believe that the generation, maintenance and utilization of the project schedule is absolutely key to achieving our project completion dates. Our philosophy is to be the keeper of the entire project schedule, not just of the construction activities, but of every phase of the construction process including the design, permitting, submittals, construction, inspections, owner's equipment, project close-out requirements. We don't develop our schedules in a vacuum. The success of building a usable working schedule depends on the buy-in and input of the entire project team including the Owner, Architect, Engineers, Contractor, and the Subcontractors.

- Pre-Construction: We will generate a milestone schedule at the onset of the project. This schedule incorporates all the projects major milestones including all design completion dates, permitting requirements, and major construction activities and sequencing.
- Construction: We will build upon the milestone schedule generated during the pre-construction phase prior to the start of construction, and include all construction activities, sequencing and durations. We incorporate all long-lead material lead times and their respective submittals to make sure we are pro-active in our approach to the buyout and submittal process. We incorporate any owner equipment or fixtures so they can be coordinated with the other trades. We build our schedules to include any special inspection requirements and any specific certificate of occupancy needs.

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Success in Meeting Established Schedules and Budgets

COST ESTIMATING (SD vs DD vs GMP)

We will share the details of every pricing situation from pre-construction estimates to actual job costs. The project budget is monitored at each design milestone with detailed itemized cost breakdown where subcontractor and supplier commitments are measured against the itemized budget. As plans are further developed, the budget from the previous design milestone is compared to the current design milestone budget. This comparison allows the team to track and monitor any ups and downs on particular trades, materials, or equipment. It promotes discussion on cost saving measures and helps us maintain the budgets within the budget. During construction all costs, contingency expenditures, Owner proposed scope adds or revisions are discussed at weekly or bi-weekly meetings. The owner is always made aware of the status of the project budget throughout the progress of the job. At the completion of the project, all savings under the GMP are reconciled to the contract through a deductive change order.



Initial Budget Estimate to GMP through Final Cost

3%

HISTORICAL *average*

"Edifice delivered a project that matched our intended timeline and budget. They were able to effectively meet our project schedule requirements and quickly adapted to any schedule changes. The project ran smoothly and communication between the Town and Edifice was easy; they were responsive to all feedback we provided along the way."

Deputy County Manager Haynes Brigman / formerly with Town of Harrisburg
(Project: Harrisburg Public Works Facility)



TAB 3
Availability of Key Team Members

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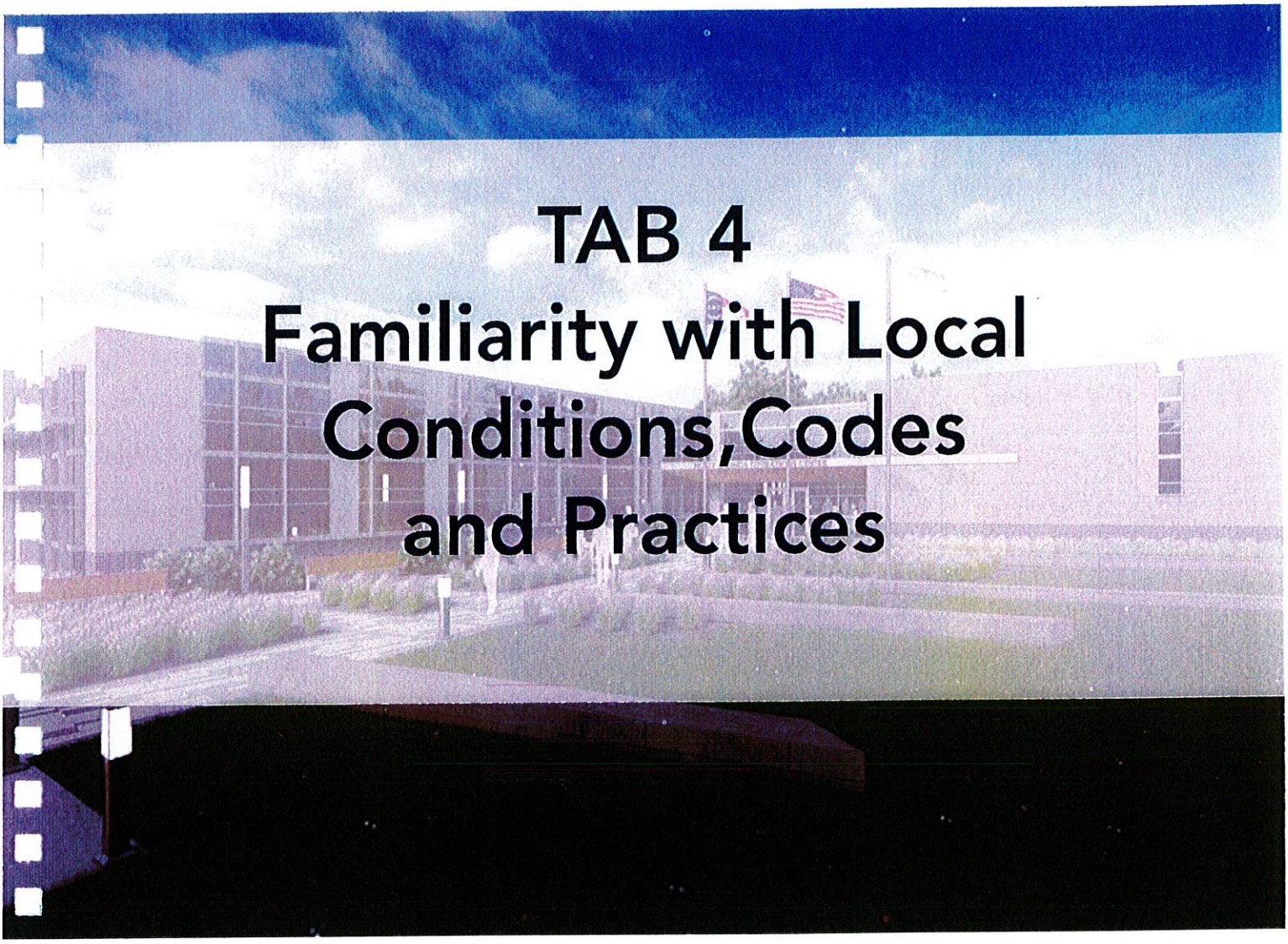
Availability of Key Team Members for This Project

A. Discuss the availability of your key team members, particularly for the next 12-24 months.

In addition to all the team members, we are thoroughly available and qualified to perform services for your project. Edifice has 170 employees, including 43 Project Managers and 63 Superintendents.

The Project Superintendent, Devan Rogers will be on site full time, 100% committed to the project. Our Project Manager, Robbie Dineen, will be 100% full time committed to your project. All of our team member firms are fully available to undertake this project as well. We are confident about this team's ability to undertake your project and complete it on schedule.

Personnel	Pre-construction Duties / %	Construction Duties / %
Mike Carlisto Executive Vice President	Design review, constructability issues, cost model estimates, schedule, value analysis, and procurement / 10%	Team Oversight / 10%
Tim Bender Project Executive	Design review, constructability issues, cost model estimates, schedule, value analysis, and procurement / 50%	Team Oversight / 20%
Matt Toffey Senior Pre-construction Manager	Design review, constructability issues, cost model estimates, schedule, value analysis, and procurement / 100%	Construction Procurement / As needed
Jim Bates Construction Manager	Design review, constructability issues, cost model estimates, schedule, value analysis, and procurement / 20%	Oversight of coordination of subcontractors, Safety, QC, change order review, schedule control, payment approval / 30%
Robbie Dineen Project Manager	Collaboration with the pre-construction team for constructability reviews, schedule management, budgetary assistance / 50%	Coordination of subcontractors, trades, vendors, suppliers, Safety, QC / inspections, change order review, schedule control, commissioning, and payment approval / 100%
Devan Rogers Superintendent	Constructability reviews, develop safety plan, develop quality control plan / 25%	Onsite coordination of subcontractors, trades, vendors, suppliers, Safety, QC / inspections, shop drawing review, change order review, schedule control, commissioning / 100%



TAB 4
Familiarity with Local Conditions, Codes and Practices

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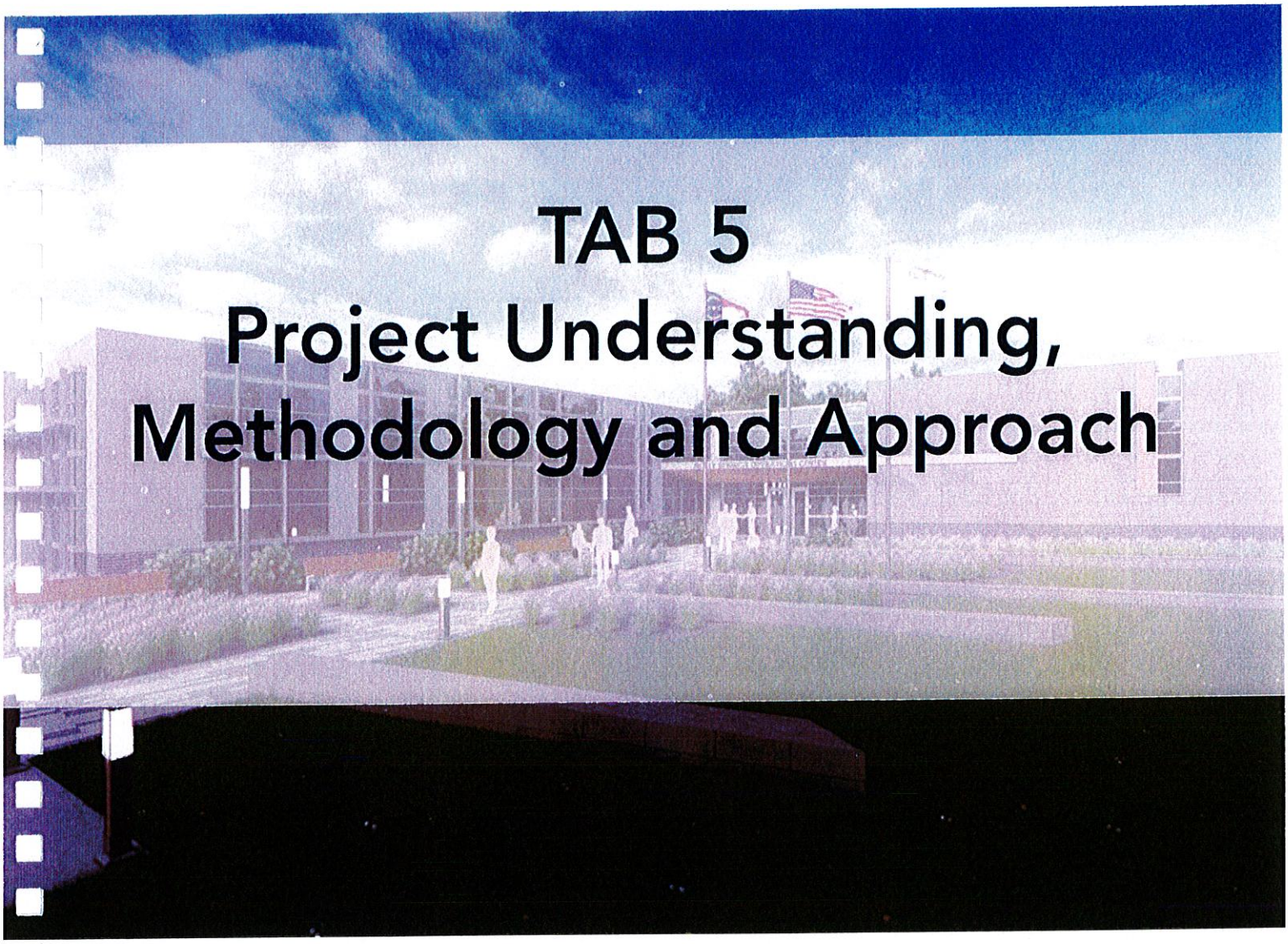
Familiarity with Local Conditions, Codes and Practices as Evident in Previous Projects

A. Discuss your firm's familiarity with local conditions, codes and practices and how these were applied on previous projects.

Our team fully understands the complex requirements and the many individuals who will review, approve and inspect your project from design through completion. This knowledge will serve as an asset to the Owner and ensure project deadlines are upheld. We have worked on countless new and renovation projects throughout North Carolina requiring review and permitting through various local and state authorities (NCDPI, NCDOI, CDOT, NCDOT) with jurisdiction.

With a diligent approach to project management, we prioritize comprehensive research and understanding of the unique regulatory frameworks and environmental factors that shape each locale. This expertise is not merely theoretical but has been rigorously applied in practice, evidenced by our successful completion of past projects that have seamlessly integrated into the fabric of the community. By aligning our designs and methodologies with local codes and practices, we ensure compliance and mitigate potential obstacles, fostering smooth project execution and minimizing risks. Our track record speaks volumes about our commitment to navigating the intricacies of local regulations while delivering innovative solutions that resonate with the needs and aspirations of the community.

Over 2 million
SQUARE FEET of
municipal projects



TAB 5
Project Understanding, Methodology and Approach

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Project Understanding, Methodology and Approach

A. Describe the firm's Project Management and Quality Control procedures, processes for performance, and past involvement of these types of projects.

Edifice employs a tried-and-true process on all of our projects. We have tailored our pre-construction and construction services to the needs of our clients. On public CM@Risk projects we follow legislative requirements, bid laws, and other rules of the road mandated by the state. We furnish personnel that is experienced and a "right fit" for a project. Our process starts with the proposed completion date in mind and scheduled back to the start of design, completion of design, and start of construction.

PRE-CONSTRUCTION / CONSTRUCTION SERVICES PROVIDED

PRE-CONSTRUCTION

- Investigation of existing conditions at the future jobsite
- Schematic document pre-construction activities:
  - Scheduling with pre-construction and construction management teams
  - Constructability review and reporting
  - Prepare a Schematic Design Preliminary GMP or PGMP
  - Generate value engineering ideas
- Solicit subcontractors and suppliers to participate in the pre-construction process
- MWBE outreach and project information sessions
- Complete scope coverage investigations to ensure there are no scope gaps
- Design document pre-construction activities
  - Scheduling with pre-construction and construction management team
  - Constructability review and reporting
  - Prepare a design development preliminary GMP or PGMP
  - Start pricing value engineering ideas and generate further ideas
  - Complete scope coverage investigations to ensure there are no scope gaps
  - Class detection
- Complete general conditions estimate and review
- Construction document pre-construction activities
  - Verify design development constructability items in CDs
  - Complete a comprehensive constructability review of the CDs
  - Finalize scheduling with pre-construction and construction management teams
  - Advertise and solicit for subcontractor and supplier bids
  - Bid the project and prepare the GMP
  - Finalize value engineering pricing
  - Complete further scope coverage investigations to ensure there are no scope gaps during negotiations with low trade contractor bidders.
- Contract document control
- Fee, GC, and GMP contract negotiations
- BIM - Class detection

CONSTRUCTION

- Scheduling – In-house and 3rd party consultant
- Coordination of project management team with owner and owner's representatives
- Cost tracking
- Quality control management plan
- Safety management – In-house and 3rd party consultant
- On-site management:- Project Manager/ Superintendent
- Subcontractor and supplier contract negotiations
- Submittal management & Control
- Change management
- HVAC commissioning
- On-site subcontractor coordination & management
- Project closeout and as-builts
- Coordinate owner training & maintenance procedures
- Warranty Management
- BIM coordination
- Test & balance
- Drone aerials for tracking

Project Understanding, Methodology and Approach

Edifice views the City of Lincolnton, the architects, engineers, consultants, trade contractors, the citizens and other organizations who are involved with the project or tied to the project as partners. As a Construction Manager at Risk we are to be an extension of the City your fiduciary, we will help represent the City on this project.

During the CM at Risk process, our team will assist in the both pre-construction and construction of the project. This enables the owner to get the benefit of the CM's input through every stage of design and construction.

Our process is set up to help the owner, designers, and subcontractors minimize conflicts and change orders. Change management should only occur when an Owner adds scope, directs a change, or time to a project. Our Budget process and Constructability Reviews at each design milestone (Schematic, Design Development, & Construction Documents) allow interaction between the Project Team Members. The Project Team is made up of the Owner, Designers, Subcontractors, and Construction Manager. We push and pull together to resolve conflicts and drawing omissions during Pre-construction.

Our approach will include:

- Listening to the needs, desires, and vision of the Owner.
- Contributing to the conversation regarding performance of the design to meet the needs, desires and vision of the City.
- Providing current market pricing for the various systems, products and specialties that will make up the Cost of the Work. And offering suggestions for best value and performance.
- Provide constructability reviews of the design documents to insure best practices, high quality, and longevity of the work.
- Provide input into scheduling the work including phasing and sequencing the work to best coordinate with the ongoing activities and minimize the overall impact of the construction.

Edifice likes to utilize the entire project team from the beginning of our involvement in the project on through to the end of construction. The operations team gets involved during the pre-construction phase and literally starts building the project on paper through schedule development and constructability reviews. Within our pre-construction schedule we start developing construction milestones and the identification of design, budget, constructability, agency approval, and long lead item(s) milestones. With the construction activities, means and methods, planning, and construction methodologies analyzed and laid out, we are literally able to hit the ground running once a Guaranteed Maximum Price (GMP) is finalized for the start of construction. This allows for a shorter project duration that allows the Owner to save time and money, and also allows for the implementation of Owner, Designer, and Construction team input into the drawings throughout the pre-construction process.

PROJECT PLANNING & MANAGEMENT

Value Engineering

Our team defines value engineering as the skill set and expertise to deliver best value for our clients through collaborative efforts. Those efforts include meeting with the design team, exploration of alternative materials and buildings systems, examination of life cycle costs, and a thorough project constructability review. Our emphasis is on achieving the most cost effective means and methods without compromising the client's quality and performance standards.

We will identify opportunities to save cost through alternate systems, products and constructability details. We provide current market pricing for these alternatives and discuss them with the project team to determine those that make sense for the project. We give you the information to determine the scope of work that maximizes your needs while staying within the parameters of the budget.

Constructability Issues

We work closely with the design team to continuously evaluate constructability, materials, and methods to provide a complete set of bid documents. This will help minimize redesign once the final documents are placed in the market for bid purposes. During this process we also provide a continuous pricing exercise for various material options and/or methods that help control the budget and drive decisions throughout the process. Budget savings can vary based on the size and complexity of the project. However, cost and coordination issues that arise during construction are all but eliminated.

Cost Model/Estimates & Budget Management

Our pre-construction department will be responsible for the management of the estimating process, assembling cost proposals, value engineering activities, project design document and constructability reviews. They will assure tracking mechanisms are in place to communicate changes in the budget during each phase of the pricing exercise. During the construction phase, the pre-construction team will provide support to the Construction team during any pricing exercises as needed. This team is ready to assist with document reviews, contract negotiations, and pricing changes to contract documents as needed.

All of our costs and scheduling details are handled with an "open book policy." We will share the details of every pricing situation from pre-construction estimates to actual job costs. The project budget is monitored weekly on a detailed itemized cost breakdown.

The pre-qualification process is next and it once again will be advertised thoroughly with well placed advertisements in local newspapers, construction bulletins, minority publications, and any other appropriate media outlets. Opening up the pre-qualification process to as many trade contractors as possible will ensure that you have a vast pool of trade contractors to choose from for pre-qualification. Once all trade contractors have been determined for pre-qualification, we will advertise the public bid day opening. A pre-bid meeting will be scheduled for further information and discussion on the bid day particulars, forms, and requirements.

Project Tracking/Reporting

Project tracking and reporting involves daily, weekly and monthly attention. Project issues are tracked using Procore, our project management software, and daily reports/logs are maintained. Procore issues project reports that can be updated daily. This should be the basis of the project operational meetings.

Request for Information (RFI)

Our management team will create and manage the RFI process in conjunction with the architect, design consultants, and trade contractors. All RFIs will be researched, critiqued, written, and coordinated by the project manager. Prior to a potential item becoming an RFI, detailed examination is made by the project team to see if a simple resolution can be derived from existing contract documents. Once an RFI is created, the project manager will then send it to the architect and Owner representative for answers and clarifications. After the RFI is answered or clarified by the design team or Owner, it is sent back to the project manager who in turn distributes that information back to the relevant trade contractor or supplier. All RFIs are generated and tracked utilizing our project management software.

All submittals are pre-scheduled, logged and status checked during the submittal review phase. Submittals are also a part of our master construction schedule. We utilize Procore to log and manage our process and create an electronic or web based site to distribute, view, and manager the submittal process with the Design Team. We will coordinate what works best with the Project Team prior to the start of construction and in conjunction with contract requirements. The submittal process is true collaboration from beginning to end. We have the end in mind by starting our O&M Process right after submittals are complete and fabrication has started. We target O&M completion at the 50% completion stage of the project. This allows the Team to better concentrate on a successful, on-time completion of the project.

Associated Builders and Contractors, Inc.

Accredited Quality Contractor

Quality Control

We have developed and implemented a quality control program that is built on the Core of Engineers and United State Navy's "Construction Quality Management (CQM)" plan.

This very systematic approach to quality is derived from following a set of repeated processes for each component of the project throughout the life of the construction project. Starting with the end goal in mind, each definable feature of work is identified and predetermined as to the intended quality outcome. We work throughout the pre-construction phases of a project until the very end of construction to assure the intended results are met.

The CQM system is built on a precise set of checklists that follow the same basic setup and implementation for each definable feature. This system briefly explained below is what we call the PIF system and is as follows:

- **P – Preparatory** - Before any work begins each definable feature is identified and a check list completed.
- **I - Initial** - At the very beginning of the installation each definable feature will have another check list completed.
- **F - Follow Phase** - Daily checks are performed to assure continuing compliance with contract requirements.

Schedule and Staffing Plan

We believe that the generation, maintenance and utilization of the project schedule is absolutely key to achieving our project completion dates. Our philosophy is to be the keeper of the entire project schedule, not just of the construction activities, but of every phase of the construction process including the design, permitting, submittals, construction, inspections, owner's equipment, project close-out requirements. We don't develop our schedules in a "vacuum." The success of building a usable working schedule depends on the buy-in and input of the entire project team including the Owner, Architect, Engineers, Contractor, and the Subcontractors.

Pre-construction: We will generate a milestone schedule at the onset of the project. This schedule incorporates all the projects major milestones including all design completion dates, permitting requirements, and major construction activities and sequencing.

Construction: We will build upon the milestone schedule generated during the pre-construction phase and expands the construction activities to include all construction activities, sequencing and durations. We incorporate all long-lead material lead times and their respective submittals to make sure we are pro-active in our approach to the buyout and submittal process. We incorporate any Owner equipment or fixtures so they can be coordinated with the other trades. We build our schedules to include any special inspection requirements and any specific certificate of occupancy needs.

Ownership: The majority of our schedules are completed and maintained in-house by our Project Manager utilizing Suretrak or Phoenix software. On our large complex projects and State Construction projects we employ the services of several third party scheduling consultants who utilize Primavera P6 software.

"Edifice produced the most THOROUGH and COMPREHENSIVE CONSTRUCTABILITY REVIEWS Clark Nexsen has encountered on the Belk Residence Hall."

Mr. Peter Aranyi, AIA Principal / Senior Vice President
Clark Nexsen Architecture & Engineering

B. Discuss the firm's management and quality control procedures related to subcontractors.

Edifice's management of subcontractors starts with the pre-qualification process whereby each subcontractor desiring to bid on our projects must meet Edifice's required standards and/or any requirements of the owner/developer. Our process includes the review of subcontractor's financials, bonding, insurance limits, recently completed projects, references, current backlog, minority participation, etc.

Our strong following of loyal subcontractors has been the foundation for the successful completion of hundreds of construction projects. Why? Our Subcontractors trust us. We have a proven ability to collaborate and communicate seamlessly during pre-construction in the field. By realizing the impact these relationships have on the overall budget and quality, we can ensure that the project is completed to the highest standard.



C. Discuss your firm's safety program.

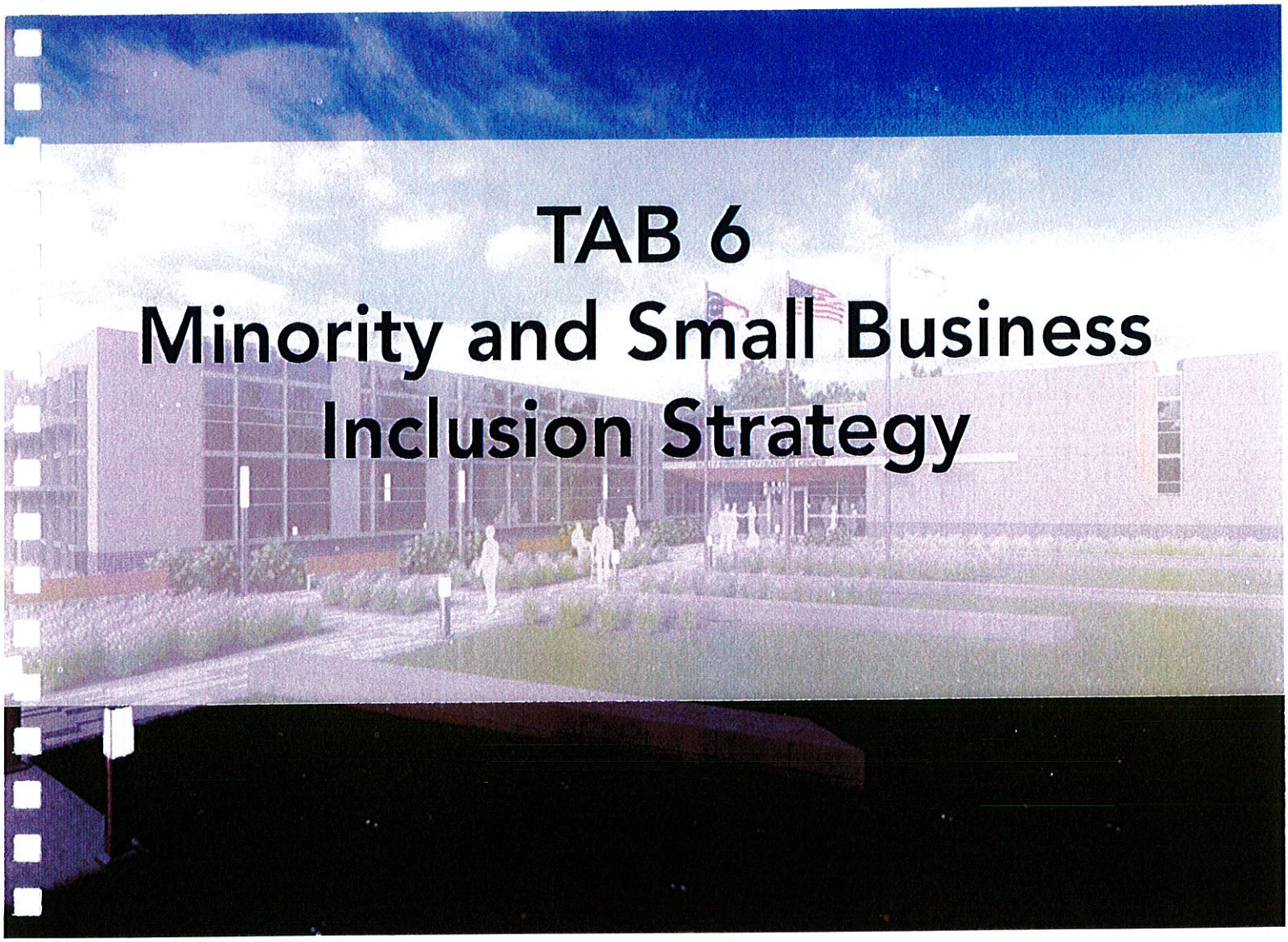
It is the policy of Edifice that every employee be entitled to work under the safest possible conditions for the construction industry. To this end, every reasonable effort will be made in the interest of accident prevention, fire protection, and health preservation. All local, state, and federal safety codes will be adhered to. Edifice will endeavor to maintain a safe and healthful workplace. It will provide safe working equipment and necessary personal protective equipment will be made available.

Our safety program is managed by Chris Gates, our Corporate Safety Director. The overall effectiveness of the safety program is his responsibility. Duties include the review and analysis of accident information, safety meeting reports, communication of pertinent information, and compliance with OSHA standards.

A complete copy of the Edifice Safety Program is available upon request.

OVER 3 MILLION MANHOURS WITHOUT *a lost-time accident*

18 YEARS WITHOUT *a lost-time accident*



TAB 6
Minority and Small Business Inclusion Strategy

EDIFICE
CONSTRUCTION

Minority and Small Business Inclusion Strategy

A. Have you included Minority and Small Business Enterprises on past similar projects? Please document any history of working with Minority and Small Business Enterprises in your response.

AND

B. Identify outreach efforts that will be employed by the Proposer to maximize inclusion; please identify outreach efforts that have already been conducted in connection with this RFQ.

Mission

We plan to utilize our experience and years of successful inclusion with the minority contracting community to provide equal access for all. We provide opportunities to participate fully in all aspect of this project; prohibit discrimination on the basis on race, color, national origin, religion, gender, and where otherwise qualified physical disabilities. We will work with the City of Lincolnton to meet or exceed any goal established. At this time, we anticipate a goal of 20%. Our plan to achieve this goals is outlined below:

Plan Objectives

- To provide MSBE's equal access to opportunity
- To achieve and exceed the project's MSBE goals
- To set the standards of MSBE success within the City of Lincolnton.
- To increase the level of knowledge within the MSBE contracting community and to raise the awareness of available construction services offered by those firms.

Outreach: Solicitation

We will solicit MSBE interest in the project utilizing the following methods:

- Identifying potential MSBE firms using available resources including:
  - City and County databases of certified small businesses
  - SWUC Database
  - Trades Organizations (HCAC, MMCA, UMCNC, NC Coordinators Network)
  - Electronic notifications, Edifice website
  - Advertising through print media and social media

Procurement: Good Faith Efforts

We will proactively recruit MSBE's for the project by:

- Hosting a project information session & outreach
- Structuring reduced barrier packages for example; Flooring, Paint, Concrete, Site work, Periodic and Final Cleaning
- Reviewing General Conditions for MBE opportunities including:Temporary fencing, Office supplies/equipment, First aid and safety supplies, Document printing and reproduction
- Provide project documents to Trade associations

Monitoring & Reporting

- Post bid compliance reports.
- Monthly utilization reports.
- Final MSBE utilization report.

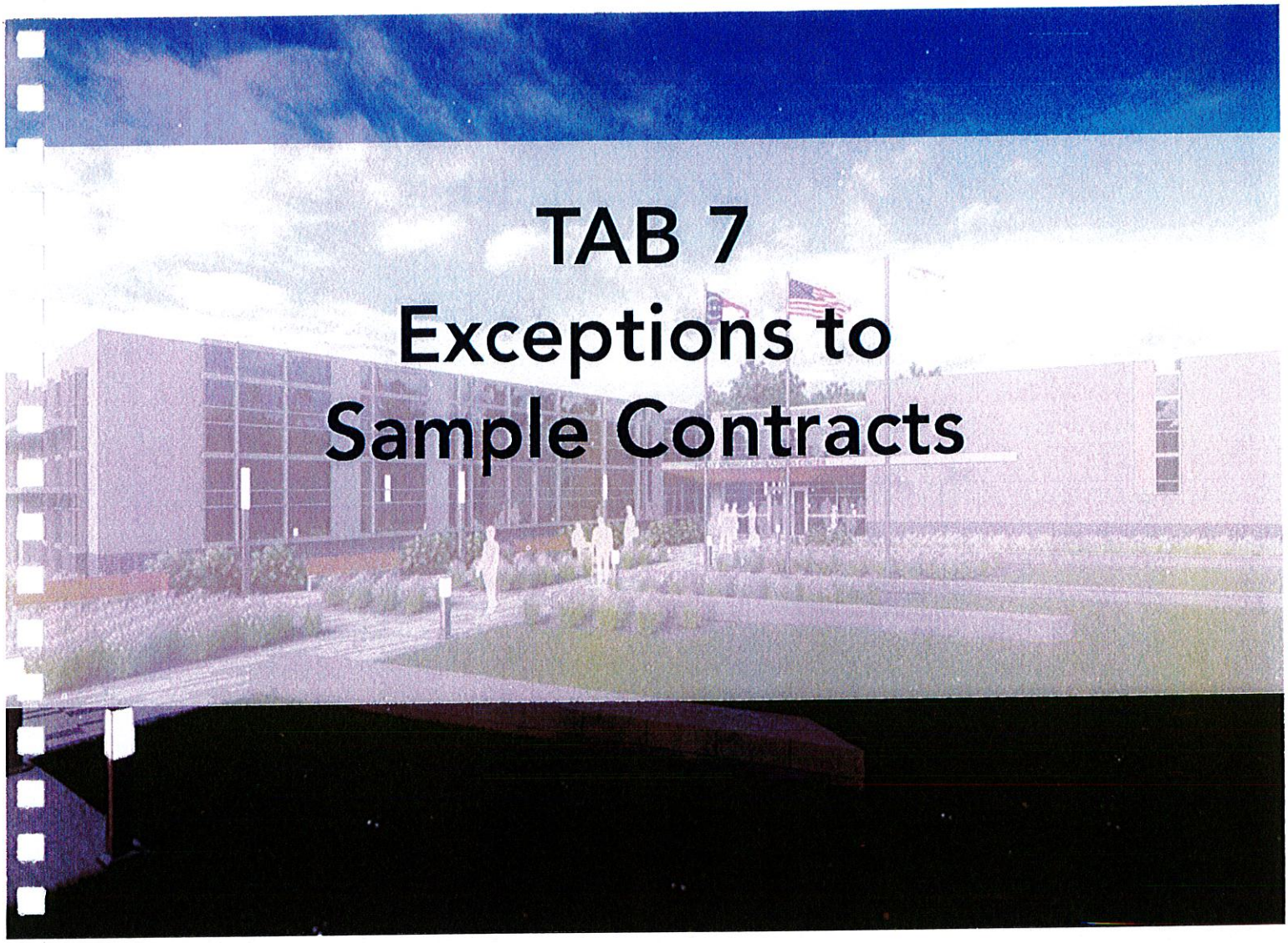
Technical Assistance

We will assist MSBE's in the preparation of pre-qualification statements and proposals by:

- Hosting a pre-qualification workshop & contractor round-table meeting
- Providing individual one-on-one assistance in completing the pre-qualification forms.
- Reviewing project requirements, and manpower with MSBE primes.
- Offering referral assistance to MSBE's to match them with appropriate suppliers/contractors.
- Provide certification assistance.



MSBE PARTICIPATION

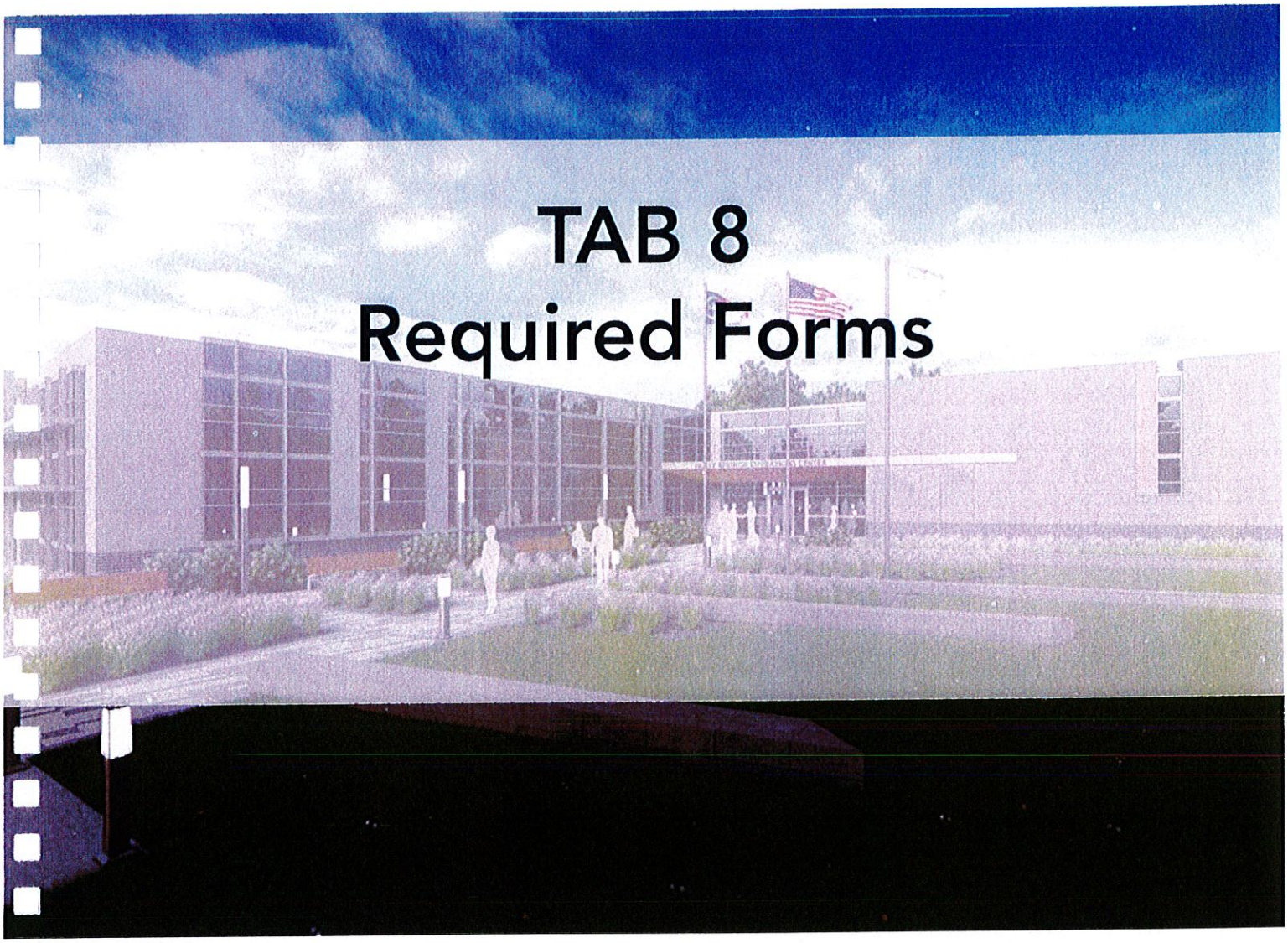


TAB 7
Exceptions to Sample Contracts

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CONSTRUCTION

Exceptions to Sample Contracts

At this time, Edifice Construction accept the Sample Contract with no exceptions.



TAB 8
Required Forms

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CONSTRUCTION

Form 1 – Execution of Proposal

Form 1 – Execution of SOQ

COL Public Service Center Project CMR Services

The person executing the SOQ, on behalf of the Consultant, being duly sworn, solemnly swears (or affirms) that neither he, nor any official, agent or employee of the Consultant has entered into any agreement, participated in any collusion, or otherwise taken any action which is in restraint of full and open competition in connection with any proposal or contract, that the Consultant has not been convicted of violating North Carolina General Statute 133-24 within the last three years, and that the Consultant intends to do the work with its own bona fide employees or subcontractors and is not proposing for the benefit of another company.

Submission of a response to this RFQ constitutes certification that the Consultant and all proposed team members are not currently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this Project by any State or Federal department or agency. Submission is also agreement that the City will be notified of any change in this status.

NC General Statute 133-32 and City Policy prohibit any gift from anyone with a contract with the City, or from any person seeking to do business with the City. By execution of this SOQ, you attest, for your organization and its employees or agents, that you are not aware that any such gift has been offered, accepted, or promised by any employees of your organization.

The information contained in this SOQ, including its forms and other documents, delivered or to be delivered to the City, is true, accurate, and complete. This SOQ includes all information necessary to ensure that the statements therein do not in whole or in part mislead the City as to any material facts.

Type of Consultant: *(check 1 box)*

- ☐ **Sole Proprietor**
- ☐ **Partnership**
- ☐ **Corporation** _____ *(identify the State of incorporation)*
- ☑ **Limited Liability Company** North Carolina *(identify the State of incorporation)*

Company Legal Name: EDIFICE, LLC

Mailing Address: 4111 South Boulevard

City/State/Zip: Charlotte, NC 28209

Phone: 704.309.4545 Email: tbender@edificeinc.com

Printed Name: Timothy J. Bender Title: Project Executive

Signature:  Date: 4.29.2024

Form 2 – References

Provide references for projects where your firm has provided services of a nature and quality similar to those described herein.

Reference 1	
Company Name	Town of Holly Springs
Contact Name	Kimberly Keyes, Project & Construction Manager
Phone Number	919.552.6221
Email	kimberly.keyes@hollyspringsnc.us
Reference 2	
Company Name	City of Gastonia
Contact Name	Michael Peoples, City Manager
Phone Number	704.866.6719
Email	michaelp@cityofgastonia.com
Reference 3	
Company Name	Town of Mint Hill
Contact Name	Brian Welch, Town Manager
Phone Number	704.545.9726
Email	bwelch@admin.minthill.com
Reference 4	
Company Name	Town of Harrisburg
Contact Name	Hayes Brigman, Deputy County Manager (former Harrisburg Town Mgr.)
Phone Number	910.253.2016
Email	haynes.brigman@brunswickcountync.gov
Reference 5	
Company Name	Mecklenburg County
Contact Name	Bryan Turner, Sr. Project Manager
Phone Number	980.314.2504
Email	Bryan.Turner@MecklenburgCountyNC.gov

Form 3 – Commercial Non-Discrimination Certification

Project Name: **City of Lincolnton Public Services Center** CMR Services

CMR's Name: EDIFICE, LLC

The undersigned Consultant hereby certifies and agrees that the following information is correct:

1. In preparing its SOQ, the Consultant has considered all bids/proposals submitted from qualified, potential subcontractors and suppliers and has not engaged in discrimination as defined in Section 2 below.

2. For purposes of this section, *discrimination* means discrimination in the solicitation, selection, or treatment of any subcontractor, vendor, supplier or commercial customer on the basis of race, ethnicity, gender, age or disability or any otherwise unlawful form of discrimination. Without limiting the foregoing, *discrimination* also includes retaliating against any person or other entity for reporting any incident of discrimination.

3. Without limiting any other remedies that the City may have for a false certification, it is understood and agreed that, if this certification is false, such false certification will constitute grounds for the City to reject the SOQ submitted with this certification and terminate any contract awarded based on such SOQ and shall subject the Consultant to any remedies allowed thereunder, including possible disqualification from participating in City contracts for up to two years.

4. As a condition of contracting with the City, the Consultant agrees to promptly provide to the City all information and documentation that may be requested by the City from time to time regarding the solicitation and selection of subcontractors and suppliers. Failure to maintain or failure to provide such information shall constitute grounds for the City to reject the SOQ and to terminate any contract awarded on such SOQ.

5. As part of its bid/proposal, the Consultant shall provide to the City a list of all instances within the past ten years where a complaint was filed or pending against the Consultant in a legal or administrative proceeding alleging that the Consultant discriminated against its subcontractor, vendors, suppliers, or commercial customers, and a description of the status or resolution of that complaint, including any remedial action taken.

By: 
SIGNATURE OF AUTHORIZED OFFICIAL

Title: Project Executive

Form 4 – Key Team Member Matrix

(Attach additional sheets as necessary)

KEY TEAM MEMBERS	Key Team Member 1	Key Team Member 2	Key Team Member 3
Name	Tim Bender	Jim Bates	Matt Toffey
Professional Certifications/Licenses *(include Certification/License #)*			
Relevant Academic Degree(s)	BS, Industrial Technology / Construction Management Appalachian State University	BS, Business Administration Albright University	BS, Civil Engineering Clemson University
Proposed Role/Function for Projects	Project Executive	Construction Manager	Sr. Pre-construction Manager
Office Location (City, State)	Charlotte, NC	Charlotte, NC	Charlotte, NC
Number of Years with Current Firm	16	31	18
Number of Years of Relevant Experience	16	8	5
Availability to Provide Services for this Project	Please refer to p.28 for details	Please refer to p.28 for details	Please refer to p.28 for details
List Notable Projects/Experience	• Gastonia Municipal Operations Complex • Pineville Communications & Emergency Management Facility • Pineville Communications & Electric Facility • Davidson Public Facilities Complex • Huntersville Town Hall • Pineville Town Hall & Library	• Iredell County Public Safety Complex • Iredell County Jennings Park • CMS Bus Garage NORTH • CMS Bus Garage SOUTH • Huber Technology • Dorchester Commerce Center • Westpark 85 Industrial Building • Hambright Industrial Building	• Mint Hill Public Facilities • Holly Springs Operations Campus • Hendersonville Police Department • Huntersville Town Hall • Greenville County Summary Court • Simpsonville Municipal Complex • City of Anderson Linley Park • Pineville Town Hall & Library

Form 4 – Key Team Member Matrix

(Attach additional sheets as necessary)

KEY TEAM MEMBERS	Key Team Member 4	Key Team Member 5	
Name	Robbie Dineen	Devan Rogers	
Professional Certifications/Licenses *(include Certification/License #)*			
Relevant Academic Degree(s)	BS, Construction Management Syracuse University	BS, Business Administration Albright University	
Proposed Role/Function for Projects	Project Manager	Construction Manager	
Office Location (City, State)	Charlotte, NC/Jobsite	Charlotte, NC	
Number of Years with Current Firm	18	13	
Number of Years of Relevant Experience	2	2	
Availability to Provide Services for this Project	Please refer to p.28 for details	Please refer to p.28 for details	
List Notable Projects/Experience	• Davidson Public Facilities Complex • Statesville Fire Station No.1 • Wake Forest Fire Station No.6 • Gilboa School Bus Garage* • Olympic Regional Development Authority Administration Building* • National Security Agency Parking Garage* **Projects completed with previous employer*	• Statesville Fire Station No.1 • Project Duo/Ranking USAA • Project Raven Lab Space • Union Voluntary Fire Department* • Warehouse Addition 1* • Warehouse Addition 2* • Distribution Warehouse* • Gildan Yarns* **Projects completed with previous employer*	