

RESPONSE TO REQUEST FOR QUALIFICATIONS  
**CONSTRUCTION MANAGER AT RISK SERVICES**



# TOWN OF MONCK'S CORNER EXPANSION AND RENOVATION OF TOWN HALL AND FIRE STATION 1

June 2, 2025 | 2:00 PM



Prepared for:



(A) COVER LETTER .....	3
(B) FIRM OVERVIEW .....	4
(C) EXAMPLES OF PREVIOUS WORK .....	5
(D) POLICE, MUNICIPAL COURT, FIRE DEPARTMENT EXPERIENCE.....	6
(E) MUNICIPAL PROJECTS OVER \$10M .....	16
(F) PROJECTS IN DORCHESTER, BERKELEY, CHARLESTON COUNTY .....	17
(G) RESUMES AND ORGANIZATIONAL CHART .....	21
(H) EXPERIENCE WITH LOCAL SUBCONTRACTORS.....	28
(I) PRECONSTRUCTION DEPARTMENT .....	29
(J) CONSTRUCTABILITY REVIEWS .....	34
(K) REFERENCES .....	35
(L) PROCESSES .....	36
(M) AVAILABILITY OF PERSONNEL .....	37
(N) CONTRACTORS LICENSE .....	37
(O) HISTORY OF LITIGATION .....	38
(P) SAFETY RECORD .....	38
(Q) BONDING LETTER .....	39
(R) REDUCTION OF COST .....	40

**Point of Contact**

Josh Spencer, Regional Vice President | EDIFICE  
 E: [jspencer@edificeinc.com](mailto:jspencer@edificeinc.com)  
 P: 843.817.0425



Jeffrey Lord  
Town Administrator  
Town Of Moncks Corner  
118 Carolina Avenue  
Moncks Corner, SC 29461

June 2, 2025

**Re: Town of Moncks Corner | Expansion and Renovation of Town Hall and Fire Station 1**

Mr. Lord,

I am writing to express Edifice's strong interest in providing **Construction Manager at Risk (CM@R) services** for the exciting new **Expansion and Renovation of Town Hall and Fire Station 1 project** in the Town of Moncks Corner.

Locally, we are working with the **City of Charleston** on its new **Public Services Complex**. Over the past three years, we have collaborated closely with each end-user group, gaining an in-depth understanding of their needs, operations, and long-term maintenance considerations. This project, delivered under a CM@R agreement, has provided us with valuable insights that we will bring to your program.

Additionally, we are deeply engaged with the City's **Fire Department** on its new **Fire Training Center** in West Ashley, which will serve as Fire HQ, storage, fleet maintenance, and training. Similarly, this project is also being delivered under a CM@R agreement. The knowledge and expertise we have gained from these hands-on local experiences will allow us to deliver **real-world value, practical solutions, and scope-specific insights** for your project.

Beyond our local experience, **Edifice has successfully delivered numerous operations campuses and public service facilities**, including:

- A new **municipal complex** for the City of Simpsonville with city hall/police department headquarters, fire station, and county municipal court for Greenville County on the same site
- An **emergency operations and command center** in Iredell County
- **Public works** facilities in Holly Springs, Mint Hill, and Harrisburg
- **MEDIC EMS Agency operations campus** in Mecklenburg County.

Our extensive experience in projects of this nature allows us to provide **accurate cost analysis, real-time budgeting, and efficient construction execution**. We are fully committed to allocating the necessary **resources, personnel, and expertise** to ensure the success of this project. Our proven, experienced team is ready to lead both the preconstruction and construction phases with precision and professionalism.

Furthermore, we take great pride in our **14-year partnership with Creech & Associates**, your project's architect. With **17 projects together**, we have developed a **seamless working relationship**—one that fosters collaboration, efficiency, and a shared commitment to excellence. This established partnership is currently working on a similar facility for the Town of Summerville. The longevity of Edifice and Creech & Associates' relationship will undoubtedly benefit the Town of Moncks Corner and contribute to a streamlined and successful project.

As **Edifice's project lead and single point of contact**, I will serve as the binding authority for this project. I can be reached at **843.817.0425** or via email at **jspencer@edificeinc.com** throughout the project and beyond for any facility-related needs.

We would be honored to serve as the **Construction Manager at Risk** for this important project and are confident that our expertise, approach, and commitment will **meet—and exceed—the Town's expectations**. We welcome the opportunity to discuss how **Edifice** can contribute to the project's success and look forward to the possibility of working together.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joshua G. Spencer".

Joshua G. Spencer  
Regional Vice President | Edifice Construction



**EDIFICE**  
CONSTRUCTION



*The Art and Science of Construction*

*Since 1978, we've believed that construction is as much about art as science. It's about a strong vision and the creation of a structure with enduring qualities. It's about creative problem-solving and the willingness to deliver above & beyond the expected. It's about passionate teams and long-standing partnerships built on trust, performance, and lasting value.*

## FIRM OVERVIEW

Edifice Construction is a regional construction firm headquartered 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.

### AFFILIATION

Privately-owned construction firm

### COMMITTED TO SAFETY

4 million employee hours without a lost time accident (as recognized by NCDOL)

### SUSTAINABILITY

LEED and Green Advantage certified personnel

### ANNUAL VOLUME

- 2024 - \$444M
- 2023 - \$544M
- 2022 - \$506M
- 2021 - \$304M

### RELATIONSHIPS MATTER

Our drive to serve our clients and maintain repeat business proves that client happiness is important to us.

### COMMUNITY INVESTED

We support a wide variety of charitable organizations through Edifice Elevates, our philanthropic outreach program, centered around the heart and kindness of construction.

OVER **3.7** MILLION  
SQUARE FEET  
of  
**LOCAL GOVERNMENT**  
Spaces

Client Satisfaction Rate  
**98%**

## AWARD WINNING PERFORMANCE



Top Charlotte Contractor



Top Charleston Contractor



Subcontractor Associations' Contractor of the Year



Charlotte Business Inclusion's Prime Contractor of the Year



One of the Nations Top 400 Contractors



North Carolina Top Privately Owned Business



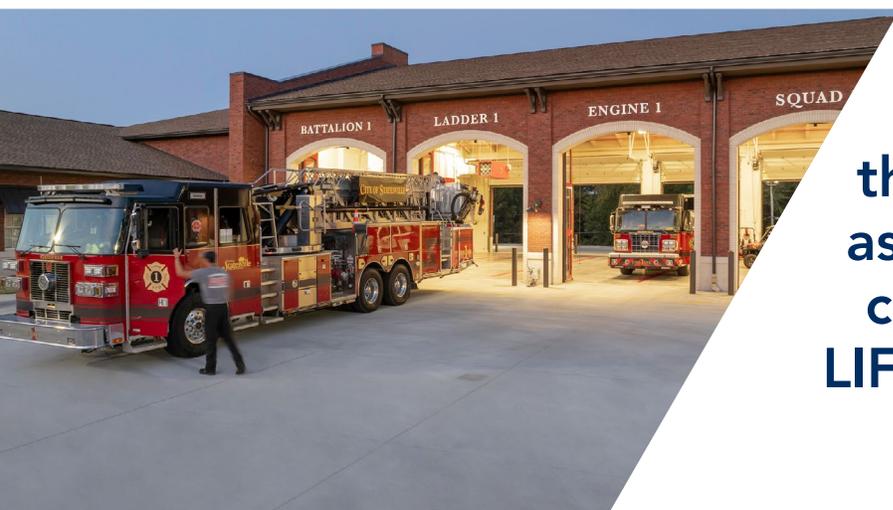
64 Awards for Project Excellence



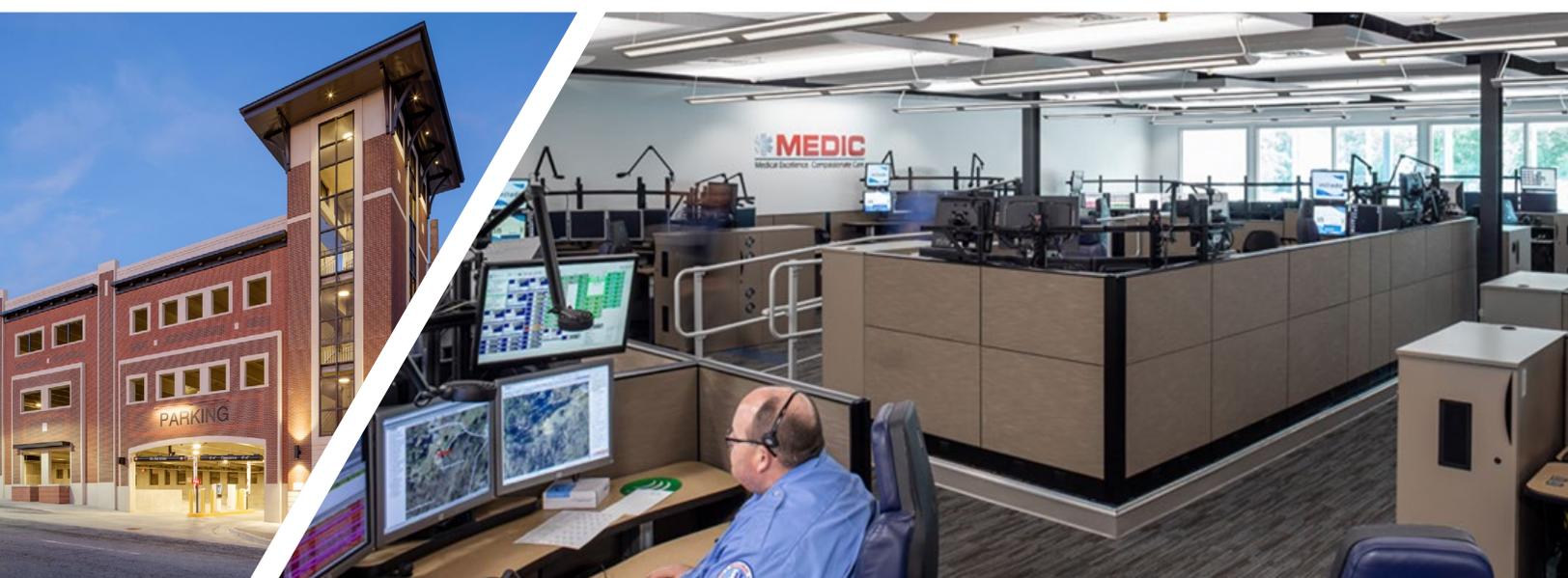
CELEBRATING SUSTAINED GROWTH

## C) EXAMPLES OF PREVIOUS WORK

Please see our responses for this question in letters D through F.



We are committed to the Town of Moncks Corner as a partner during design, construction and for the LIFE OF YOUR BUILDING.



## D) POLICE, MUNICIPAL COURT, FIRE DEPARTMENT



### SIMPSONVILLE MUNICIPAL COMPLEX | SIMPSONVILLE, SC

#### PROJECT COST

GMP: \$43,691,052

Final: \$43,691,052

#### PROJECT SCHEDULE

Start Date: February 2023

Completion: October 2024

#### OWNER REFERENCE

Dianna Gracely

City Administrator

City of Simpsonville

P: 864.967.9526

E: dianna@simpsonville.com

#### PROJECT DESCRIPTION

The municipal complex includes a new two-story 30,000sf city hall and police department headquarters. A new 22,000sf fire station headquarters and training area. The station provides full operational and administrative space for all fire department operations.

The newly revamped and recreated city park includes tennis courts, basketball courts, two football fields, a refurbished dog park, restroom building, playground, walks and paths, disc golf course, great lawn event area, fountain, maintenance and storage buildings, parking lots, and other very neat site amenities.

The campus also features a summary court building for Greenville County, along with the renovation of the adjacent City Arts & Cultural Center.





## MINT HILL PUBLIC SERVICES COMPLEX | MINT HILL, NC

### PROJECT COST

GMP: \$15,629,664

Final: \$15,629,664

### PROJECT SCHEDULE

Start Date: November 2024

Completion: January 2025

### OWNER REFERENCE

Brian Welch

Town Manager

Town of Mint Hill

P: 704.545.9726

E: bwelch@admin.minthill.com

### PROJECT DESCRIPTION

The new public services complex spans an 18.7-acre site and adds over 23,000 square feet of space dedicated to better serving the Town of Mint Hill community. The campus features a 9,987sf public works building, an 8,866sf fire station, and a 4,939sf multipurpose and training facility along with a fuel depot for public vehicles and a playground.

The project also includes a multi-story live-fire training tower for the fire department. This training facility, built out of stacked shipping containers, features fire simulation props that prepare first responders for a variety of conditions and situations they may face.

**14+** YEARS  
experience with  
 CREECH & ASSOCIATES  
**16** PROJECTS





## DAVIDSON PUBLIC SAFETY COMPLEX | DAVIDSON, NC

### PROJECT COST

GMP: \$13,087,772  
Final: \$13,087,772

### PROJECT SCHEDULE

Start Date: June 2021  
Completion: October 2023

### OWNER REFERENCE

Jamie Justice  
Town Manager  
Town of Davidson  
P: 704.940.9618  
E: jjjustice@townofdavidson.org

### PROJECT DESCRIPTION

The project focused on the comprehensive renovation of the main level building previously occupied by public works, town hall, and the Davidson police, encompassing a space of 10,000sf. The existing structure, characterized by a steel frame with metal stud infill and clad in brick veneer with a split-face block base, underwent a phased renovation while accommodating the ongoing operations of the police and fire departments, which occupied portions of the main and lower levels, respectively. A key aspect of the renovation involved meticulous coordination efforts to ensure minimal disruption to police and fire department activities while construction progressed. This required careful planning and execution to maintain business as usual for these essential services.

To enhance functionality and security, several new features were incorporated into the building. An exterior secure sally port, accompanied by a non-conditioned storage building, was added to facilitate police storage and detainee transfer, improving operational efficiency and safety protocols. Additionally, an exercise room was introduced to promote wellness among staff members. Security measures were bolstered with the addition of a secured front entrance and ballistic glass storefronts, providing enhanced protection for occupants and visitors alike. The layout was reconfigured to include updated and enlarged evidence storage facilities, ensuring compliance with modern standards and regulations.

Part of this project was also a 30,000sf renovation of a historic school building that was converted into a new town hall and community center.





CM@Risk

**PINEVILLE TOWN HALL & LIBRARY | PINEVILLE, NC**

**PROJECT COST**  
 GMP: \$17,145,704  
 Final: \$17,145,704

**PROJECT SCHEDULE**  
 Start Date: December 2020  
 Completion: December 2022  
*(built during COVID-19 pandemic)*

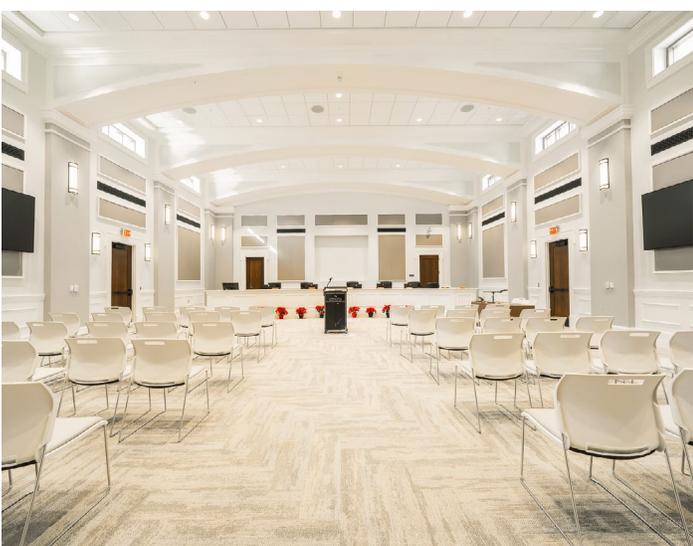
**OWNER REFERENCE**  
 Ryan Spitzer  
 Town Manager  
 Town of Pineville  
 P: 704.889.2291  
 E: rspitzer@pinevillenc.com

**PROJECT DESCRIPTION**  
 The new Town Hall, Library, and park plaza are located in the heart of downtown Pineville right next to the existing police department. The new 43,000sf building houses all Town operations and administrative departments including planning, parks and recreation, the telephone company, offices, council chamber, conference rooms, customer service, human resources, and other support areas. The telecommunication division has space dedicated to its operations, servers, database technicians, and their critical infrastructure.

**14 YEARS**  
 EDIFICE  
 CONSTRUCTION  
 CREECH & ASSOCIATES  
**17 PROJECTS**



The first floor houses Mecklenburg County's Pineville Regional Library. This fully functional library and media space is the newest in Mecklenburg County's Library System, and the first in the southern part of the county in more than 20 years.





## HUNTERSVILLE TOWN HALL | HUNTERSVILLE, NC

### PROJECT COST

GMP: \$29,997,055

Final: TBD

### PROJECT SCHEDULE

Start Date: March 2024

Scheduled Completion Date:

October 2025

### OWNER REFERENCE

Bobby Williams

Assistant Town Manager

Town of Huntersville

P: 704.766.2207

E: bwilliams@huntersville.org

### PROJECT DESCRIPTION

In the summer of 2021, Creech & Associates + Edifice Construction began working with the Town of Huntersville on a design-build project to develop a 1.3 acre site on a prominent corner in downtown Huntersville. This building is to be a part of a town campus on that block, which Creech & Associates has been working on since 2008. This block currently includes Creech & Associates' design for the Huntersville Town Center (which houses a portion of Town's offices) as well as the town-owned parking garage. The new Town Hall will occupy a currently vacant site and bring Town staff together on the block. A public plaza is designed at the corner of the site and will act as a connection between the two spaces.

The new Town Hall is currently envisioned as a three-story building whose architecture plays off of the current Town Hall. A tower is designed to call attention to the entrance to the building, which opens into the public lobby. This lobby spans the building, connecting it to the back parking area as well as dividing the building between public and staff spaces. The first floor public space is occupied by a community room, which is designed to be used after hours and open onto the public plaza. The second floor public space is occupied by the town board room, which has seating for 150+ people. Office suites occupy the remaining portions of the first two floors, while the third floor will be shelled out for future growth.





CM@Risk

**MECKLENBURG COUNTY MEDIC EMS AGENCY HQ | CHARLOTTE, NC**

**PROJECT COST**

GMP: \$37,477,322  
 Final: \$36,946,837

**PROJECT SCHEDULE**

Start Date: April 2016  
 Completion: January 2018

**OWNER REFERENCE**

Bryan Turner  
 Senior Project Manager  
 Mecklenburg County  
 P: 980.314.2504  
 E: bryan.turner@mecklenburgcountync.gov

**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, emergency operations center, communications center, fleet maintenance, a ready-line building setup for over seventy 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.





## IREDELL COUNTY PUBLIC SAFETY COMPLEX | STATESVILLE, NC

### PROJECT COST

GMP: \$15,162,438

Final: \$15,302,814

\*Owner directed scope changes

### PROJECT SCHEDULE

Start Date: September 2017

Completion: November 2018

### OWNER REFERENCE

David Saleeby

Project Manager

Iredell County

P: 704.878.3035

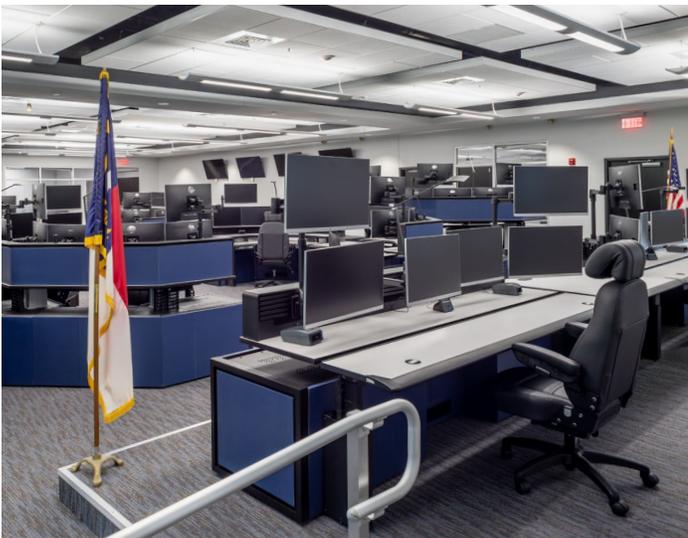
E: david.saleeby@co.iredell.nc.us

### PROJECT DESCRIPTION

Edifice provided design-build services for Iredell County's new public safety complex. The team provided planning, design, coordination, and construction of the 40,000sf complex that houses the county's 911 call center, administration space for emergency medical services (EMS), and the fire marshal's office, all under one roof. A six bay EMS station is also part of this facility. This facility serves as the emergency command and operations management center for all of Iredell County, as well as the backup for several neighboring counties and municipalities. It will also be the command center in the unlikely event of an incident at the nearby McGuire nuclear station.

The complex sits on a 16-acre site, and a 180-foot communications tower was added on the site near the end of the project.

This project utilized state NC 911 Board funds. Please see p.40 for additional information.





# STATESVILLE FIRE STATION | STATESVILLE, NC

### PROJECT COST

GMP: \$13,606,935  
Final: \$13,606,935

### PROJECT SCHEDULE

Start Date: January 2023  
Completion: April 2024

### OWNER REFERENCE

Glen Bulloss (retired)  
Construction Project Manager  
City of Statesville  
P: 704.437.1143  
E: gbulloss@statesvillenc.net

### PROJECT DESCRIPTION

The Statesville FS No.1 project consists of a new 2-story, 26,000sf station to replace the existing station and accommodate the City's growing needs. The lower level consists of load bearing masonry, cast-in-place concrete, and steel construction. The lower level houses administrative staff to free up rooms in other city buildings and assist other city departments. The upper level is wood framed and house the bunk rooms, showers, kitchen, training and fitness areas for the fire staff. The apparatus bay consists of load bearing masonry and steel construction with 4 pull-through bays and 2 mezzanines that provide additional storage and training needs. Exterior finishes will include a mix of brick veneer, architectural block veneer, FRP, decorative elements, standing seam metal awnings, and a forty year shingle roof. There will also be a 3-story training tower utilized by the fire staff for various training exercises.

This project utilized Covid-19 Relief funds.





# HENDERSONVILLE POLICE HEADQUARTERS | HENDERSONVILLE, NC

**PROJECT COST**  
 GMP: \$9,640,370  
 Final: \$9,638,655

**PROJECT SCHEDULE**  
 Start Date: March 2020  
 Completion: August 2021

**OWNER REFERENCE**  
 Brian Pahle  
 Assistant City Manager  
 City of Hendersonville  
 P: 828.697.3000  
 E: bpahle@hvlnc.gov

**PROJECT DESCRIPTION**

This two-story 26,000sf facility is the new home for the City of Hendersonville police department. The facility includes all police operations, along with some maintenance, and it serves as the 911 call center for police emergencies and communications. The facility includes space for administrative services, training, evidence storage, fitness and locker rooms, roll-call, interrogation, interviews, evidence lab, kennels and K9 storage, kitchen/break area with an outdoor area, conference rooms, and detective bullpen area. This facility also serves as the city’s emergency command and operations center (EOC).

The 911 Call Center includes four consoles/stations, a supervisor’s office, and training space. A 911 Facility/IT/Support space has also been included. The facility is equipped with redundant power systems, including backup generators and UPS (Uninterruptible Power Supply) units, to ensure continuous operation during emergencies. Additionally, specialized HVAC systems and soundproofing were integrated to maintain optimal working conditions and minimize acoustic disruption in the communication areas.

This project utilized federal USDA funds.



**14+** YEARS  
experience with  
**CREECH & ASSOCIATES**  
**17** PROJECTS



## Why the Edifice Construction + Creech & Associates Team is the Best Choice for Your Project

### » Proven, Trusted Partnership

With 14 years of successful collaboration, Edifice and Creech & Associates have built a foundation of mutual respect and trust. Our teams work seamlessly together, ensuring a smooth project flow and prioritizing the owner's needs at every stage.

### » Budget Control from the Start

Having recently completed similar municipal projects with Creech, we have a clear understanding of the systems and finishes required. This means we can align the budget early, reducing the risk of cost overruns and ensuring the project stays within financial expectations.

### » Faster Project Delivery

Our deep understanding of Creech's processes and expectations allows us to start estimating early, accelerating the preconstruction phase. This results in faster project timelines without compromising quality.

### » Minimized Risk, Fewer Problems

Our experience with past projects enables us to anticipate potential issues and proactively address them. By refining bid documents to be as clear and accurate as possible, we eliminate unnecessary contingencies and ensure a smoother bidding process, maximizing the owner's budget for the scope of work.



### Edifice + Creech & Associates Projects

- St. Joseph College Seminary
- Huntersville Town Hall
- Laurinburg City Hall & Police Department
- Pineville Town Hall and Library
- Town of Davidson Public Facilities
- City of Albemarle Police Department
- Mint Hill Police Department
- Mint Hill Community Center
- Mint Hill Public Services Facility
- Mint Hill Town Hall
- Georgetown City Hall (Preconstruction)
- Waxhaw Police Department
- Indian Trail Town Hall
- Fort Mill Town hall Renovations
- Culp Lumber
- Duke CTSI Upfit
- Town of Summerville Public Safety Facility

## E) CM@RISK PROJECTS OVER \$10M

PROJECT NAME	FINAL AMOUNT	DELIVERY METHOD
<b>COMPLETED</b>		
Carolina Park Recreation Complex Phase III and IV	\$10,066,836	CM@Risk
Union County Southwest Regional Library and Associated Improvements	\$10,108,360	CM@Risk
Town of Davidson Public Facilities	\$13,087,772	CM@Risk
Belmont Recreation Center	\$13,231,905	CM@Risk
Pineville Fire Station	\$14,565,784	CM@Risk
Hendersonville Fire Station #1 and Edwards Park	\$14,885,286	CM@Risk
Town of Mint Hill Public Services Facility	\$16,934,664	Design Build
Pineville Town Hall and Library	\$17,145,704	CM@Risk
CMPD Central Division Facility	\$20,557,934	CM@Risk
Cabarrus County Library Active Living Center and Virginia Foil Park	\$21,709,605	CM@Risk
City of Concord Fleet Service Facility	\$24,103,451	CM@Risk
Fuquay-Varina Community Center North	\$26,834,418	CM@Risk
Iredell County Jennings Park	\$27,359,485	CM@Risk
Eastway Regional Recreation Center	\$35,022,018	CM@Risk
MEDIC I Headquarters & Operations Relocation	\$37,477,322	CM@Risk
City of Simpsonville Municipal Complex	\$37,655,086	CM@Risk
Town of Holly Springs Operations Campus - Phase 1A & 1B	\$39,397,192	CM@Risk
<b>IN PROGRESS</b>		
City of Charleston Operations Complex	\$67,000,000	CM@Risk
City of Charleston Fire Training	\$30,000,000	CM@Risk
Town of Summerville Public Safety Facility	\$45,000,000	CM@Risk



The City of Charleston Operations Facilities Complex is a multi-departmental development to relocate the primary functions currently accommodated on Milford Street. The new facility will be located on Herbert Street and include structures for public services, city fleet, traffic/transportation and signal sign shop, fire department technical services and training, and police radio. The 14-acre site will also include a 5-story parking deck for city use.

## F) PROJECTS IN DORCHESTER, BERKELEY AND/OR CHARLESTON COUNTY



### COASTAL CROSSROADS | SUMMERVILLE, SC

#### PROJECT COST

GMP: \$92,252,642

Final: \$ 93,499,911

\*Owner directed scope changes

#### PROJECT SCHEDULE

Start Date: June 2022

Completion: September 2024

#### OWNER REFERENCE

Michael Watts

VP of Land Development

Pure Development

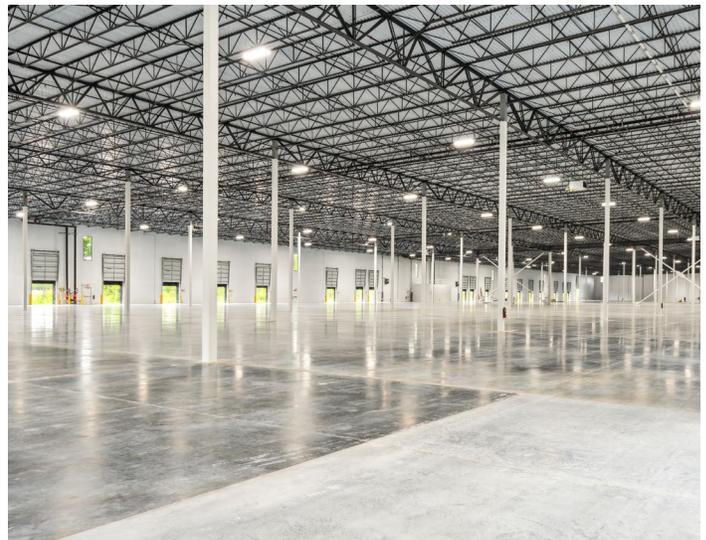
P: 864.650.5272

E: mwatts@puredevelopment.com

#### PROJECT DESCRIPTION

The master plan for this Design-Build industrial complex included 4 Class-A buildings totaling 2.5 million square feet ready for warehouse, distribution, and manufacturing users. The industrial park is a multi-modal hub fueled by the regional interstate system and proximity to the Port of Charleston with a mix of speculative and build-to-suit buildings varying in sizes, clear heights, and loading dock options offering flexibility to end users.

Designed to meet the needs of traditional manufacturing to port-related warehousing for global trade, the property is strategically located in the I-26 corridor with direct access via major transportation arteries and infrastructure to the Charleston market. The complex was constructed in 2 consecutive phases - phase I included 2 speculative buildings, totaling 1,054,791sf. Phase 2 includes the construction of the 2 build-to-suit buildings, totaling 1,526,821sf.





## NAVY YARD | NORTH CHARLESTON, SC

### PROJECT COST

GMP: \$35,263,077

Final: \$36,395,058

\*Owner directed scope changes

### PROJECT SCHEDULE

Start Date: February 2023

Completion: July 2024

### OWNER REFERENCE

Ned Miller

Head of Development

Navy Yard Charleston

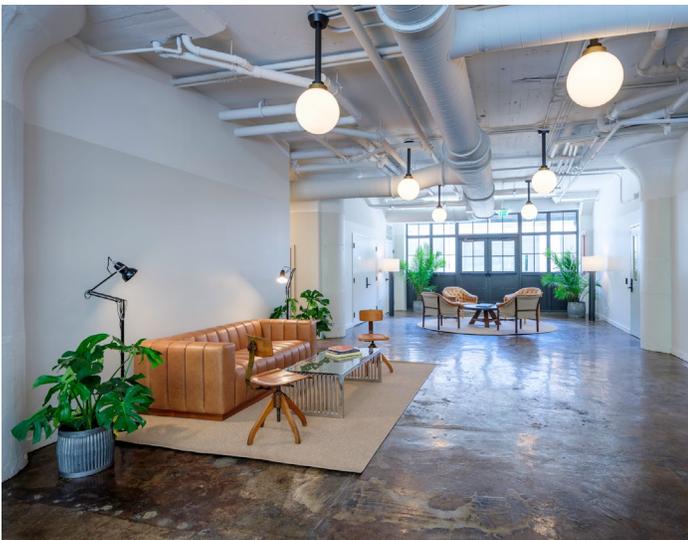
P: 415.517.7131

E: Ned.Miller@NavyYardCHS.com

### PROJECT DESCRIPTION

The Navy Yard Charleston consists of 150,000sf renovation to historic Storehouses 8 and 9 as well as new construction of Storehouse 8.5. Under governance of the State Historic Preservation Office, Edifice will be converting the over 100-year-old structures into new offices, meeting rooms, apartments, and retail space.

The renovation scope requires detailed preservation of existing brick exterior walls, historic slate roofing, copper gutters, and cornice work and preservation and repair of existing plaster interior walls. Where required, we will be tactically installing temporary bracing to allow for proper repair to the existing historic perimeter walls. Repairs will consist of brick repair, re-pointing, tuckpointing and installation of new brick to match existing for new openings. All work will take place on the active Navy Yard campus.





## DORCHESTER COUNTY LIBRARY | NORTH CHARLESTON, SC

### PROJECT COST

GMP: \$6,787,345

Final: \$6,787,345

\*Owner directed scope changes

### PROJECT SCHEDULE

Start Date: March 2024

Scheduled Completion Date:

October 2025

### OWNER REFERENCE

Rebecca Dantzler

Capital Projects Manager

Dorchester County

P: 843.563.0033

E: RDantzler@dorchestercountysc.

gov

### PROJECT DESCRIPTION

Edifice provided design-build services for the new Dorchester County Library Branch. This joint-use facility is located in North Charleston on the campus of Fort Dorchester High School and the Aquatic Center. The library is approximately 15,000sf and is fully equipped to receive between 750 – 1000 people per day. The new facility provides classrooms, a computer center, event rooms, and private study areas.





# CAROLINA PARK RECREATION COMPLEX | MOUNT PLEASANT, SC

### PROJECT COST

GMP: \$6,532,912  
 Final: \$10,066,836

\*Owner directed scope changes including additional phase

### PROJECT SCHEDULE

Start Date: October 2022  
 Completion: October 2023

### OWNER REFERENCE

Jimmy Millar  
 Deputy Director  
 Town of Mount Pleasant  
 P: 843.884.2528  
 E: jmillar@tompsc.com

### PROJECT DESCRIPTION

The Carolina Park Athletic Complex project is committed to enhancing the recreational opportunities and quality of life for residents of Mount Pleasant by providing essential athletic facilities. Phase 3 of the expansion included the addition of public parking, newly installed storm systems, two ballfields (one softball and one baseball), an enclosed dog park with sections for larger and smaller dogs, site sidewalk and lighting improvements, pickleball/basketball courts with a pavilion, and enclosed batting cages. This phase aimed to create a diverse range of recreational options for the community to enjoy. Phase 4 of the expansion continued to build upon these improvements by adding additional parking, an access road for use by the town of Mount Pleasant, storm systems, a multi-use ballfield for softball and baseball, and two soccer fields. These enhancements further enrich the community's access to high-quality athletic and recreational amenities, fostering a healthy and active lifestyle for residents of all ages.



## G) RESUMES AND ORGANIZATIONAL CHART



**Josh Spencer**  
Project Executive/  
Regional Vice President

### Ownership Oversight



**Mike Carlisto**  
Executive Vice President

### PRECONSTRUCTION



**Andy Aldridge**  
Executive Vice  
President,  
Preconstruction



**Andy Knight**  
Senior Preconstruction  
Manager



**Thad Ott**  
Construction Manager



**Alex White**  
Senior Project Manager



**Greg Estabrook**  
Senior Superintendent



**Andy Lingner**  
Preconstruction  
Manager

### CONSTRUCTION

### ALTERNATES



**Will Chambers**  
Project Manager



**Matt Haynie**  
Superintendent



**Cameron Dyson**  
Project Manager



**Robert Potter**  
Superintendent

### ADDITIONAL SUPPORT SERVICES



**Chris Gates**  
Corporate Safety  
Director



**Britt Blaylock**  
Director of Construction  
Integration/BIM



**Mayson Jacobs**  
Project Administration



**Taylor Porter**  
Senior Preconstruction  
Manager



## **JOSH SPENCER** **PROJECT EXECUTIVE/REGIONAL VICE PRESIDENT**



### **Roles/Responsibilities**

As project executive and regional vice president, Josh brings 26 years of construction experience. In his position, he will serve as the project team leader providing clients with a single point of contact from preconstruction through close-out.

### **Education**

B.A., Historic Preservation and Community Planning, College of Charleston

### **Industry Experience**

26 years

### **Time Commitment**

Preconstruction: 50%

Construction: 50%

### **RELEVANT PROJECT EXPERIENCE**

- City of Charleston Operations Complex | Charleston, SC
- City of Charleston Fire Training Center | Charleston, SC
- Town of Summerville Operations Complex | Summerville, SC
- City of Charleston Fire station 20 | Charleston, SC
- Navy Yard Charleston | North Charleston, SC
- Dorchester County Library | North Charleston, SC
- Charleston County School District - District 4 Stadium New Track | North Charleston, SC
- Carolina Park Recreation Complex Phase III and IV | Mount Pleasant, SC
- Coastal Crossroads Industrial - Phase 1 | Summerville, SC
- Dorchester Commerce Center / Hodge Road | Summerville, SC
- Dorchester County MUSC - St. George Clinic | Summerville, SC



## **THAD OTT** **CONSTRUCTION MANAGER**



### **Roles/Responsibilities**

As construction manager, Thad brings 17 years of construction experience and will provide project management oversight of your project. He will participate in the conceptual development of the 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.

### **Education**

B.S., Marketing and Management  
University of South Carolina  
Construction Management  
Trident Technical College

### **Industry Experience**

17 years

### **Time Commitment**

Preconstruction: 25%

Construction: 50%

### **RELEVANT EXPERIENCE**

- City of Charleston Operations Complex | Charleston, SC
- City of Charleston Fire Training Center | Charleston, SC
- City of Charleston Fire station 20 | Charleston, SC
- Town of Summerville Operations Complex | Summerville, SC
- Navy Yard Charleston | North Charleston, SC
- Dorchester County North Charleston Library | North Charleston, SC
- Carolina Park Recreation Complex Phase III and IV | Mount Pleasant, SC
- Coastal Crossroads Industrial - Phase 1 | Summerville, SC
- Dorchester County MUSC - St. George Clinic | Summerville, SC
- Safenest Summerville | Summerville, SC
- Cario Baseball Field | Mount Pleasant, SC
- Charleston County School District - District 4 Stadium New Track | North Charleston, SC



**ANDY ALDRIDGE**  
**EXECUTIVE VICE PRESIDENT, PRECONSTRUCTION**

**Roles/Responsibilities**

Andy serves as a link between owners, architects and subcontractors – maximizing efficiencies by shaping projects on paper prior to the start of construction. Over the last 32 years, he has gained extensive knowledge, holding positions in preconstruction and project management in the Carolinas. He is a collaborative team player – providing real solutions for successful outcomes.

**Education**

B.S., Construction Science and Management  
 Clemson University

**Industry Experience**

32 years

**Time Commitment**

Preconstruction: 25%  
 Construction: as needed

**RELEVANT PROJECT EXPERIENCE**

- City of Charleston Operations Complex | Charleston, SC
- City of Charleston Fire Training Center | Charleston, SC
- Town of Summerville Operations Complex | Summerville, SC
- City of Simpsonville Municipal Complex | Simpsonville, SC
- Iredell County Public Safety Complex | Statesville, NC
- Mint Hill Police Department | Mint Hill, NC
- Mint Hill Town Hall | Mint Hill, NC
- Dorchester County Library | North Charleston, SC
- City of Albemarle Police Department | Albemarle, NC
- Hendersonville Fire Station #1 | Hendersonville, NC
- Navy Yard Charleston | North Charleston, SC
- Town of Davidson Public Facilities | Davidson, NC
- Laurinburg City Hall and Police Dept Facility | Laurinburg, NC
- Pelham-Batesville Fire Headquarters Station No. 1 | Greer, SC
- MEDIC EMS Agency HQ | Charlotte, NC
- Statesville Fire Station #1 | Statesville, NC



**ANDREW KNIGHT**  
**SENIOR PRECONSTRUCTION MANAGER**



**Roles/Responsibilities**

As a senior preconstruction manager, Andrew will provide his expertise in managing the entire preconstruction process from the initial concept to the final design. With 9 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, Andrew will also help keep the design team on schedule until the start of construction.

**Education**

B.S., Electrical and Electronics Engineering  
 Clemson University

**Industry Experience**

9 years

**Time Commitment**

Preconstruction: 100%  
 Construction: as needed

**RELEVANT EXPERIENCE**

- City of Charleston Operations Complex | Charleston, SC
- City of Charleston Fire Training Center | Charleston, SC
- Town of Summerville Operations Complex | Summerville, SC
- Navy Yard Charleston | North Charleston, SC
- Dorchester County North Charleston Library | North Charleston, SC
- Carolina Park Recreation Complex Phase III and IV | Mount Pleasant, SC
- Cario Baseball Field | Mount Pleasant, SC
- Charleston County School District - District 4 Stadium New Track | North Charleston, SC
- River Course Clubhouse Prep Kitchen | Kiawah Island, SC
- Trident Medical Center Campus Parking Lot Improvements | North Charleston, SC



## ANDY LINGNER SENIOR PRECONSTRUCTION MANAGER



### Roles/Responsibilities

As a senior preconstruction manager, Andy will provide his expertise in managing the entire preconstruction process from the initial concept to the final design. With 28 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, Andy will also help keep the design team on schedule until the start of construction.

### Education

Industrial Engineering Coursework  
Lenoir Community College

**Industry Experience**  
28 years

**Time Commitment**  
Preconstruction: 100%  
Construction: as needed

### RELEVANT PROJECT EXPERIENCE

- City of Charleston Operations Complex | Charleston, SC
- City of Charleston Fire Training Center | Charleston, SC
- Town of Summerville Operations Complex | Summerville, SC
- Navy Yard Charleston | North Charleston, SC
- MUSC-P Maybank Hwy MOB | Johns Island, SC
- Roper St. Francis Oncology HOPD Phase 1 | Charleston, SC
- Camp North End - Goodyear Arts | Charlotte, NC
- Perma USA | Charlotte, NC
- Catawba College CENV Improvements | Salisbury, NC
- FedEx Expansion | Spartanburg, SC
- FedEx Lincolnton - Landlord Improvements | Lincolnton, NC
- FedEx Lincolnton Ph I and II | Lincolnton, NC
- REPI Expansion - Shell & Core | Dallas, NC
- CaroMont Body Cooler Expansion | Gastonia, NC



## TAYLOR PORTER | ALTERNATE SENIOR PRECONSTRUCTION MANAGER

### Roles/Responsibilities

As a senior preconstruction manager, Taylor provides his expertise in managing the entire preconstruction process from the initial concept to the final design. With 12 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, Taylor also helps keep the design team on schedule until the start of construction.

### Education

B.S., Construction Science and  
Management  
Clemson University

**Industry Experience**  
12 years

**Time Commitment**  
Preconstruction: 50%  
Construction: as needed

### RELEVANT PROJECT EXPERIENCE

- Roper St. Francis Hospital Replacement | North Charleston, SC
- Shawn Jenkins Children's Hospital | Charleston, SC
- Self Regional Medical - Emergency Department Renovation | Greenwood, SC
- East Cooper - 4th Floor Rehab Renovation | Mount Pleasant, SC
- East Cooper Medical - Assorted Renovations and Removal | Mount Pleasant, SC
- East Cooper Medical Center - MOB | Mount Pleasant, SC
- East Cooper Medical - Inpatient Pharmacy Renovation | Mount Pleasant, SC
- East Cooper Medical - IR Suite Renovation | Mount Pleasant, SC
- Caromont Regional Medical Center | Gastonia, NC
- Wando High School - Cafeteria Addition | Mount Pleasant, SC
- Freshfields Village | Kiawah Island, SC



## ALEX WHITE SENIOR PROJECT MANAGER



### Roles/Responsibilities

As project manager, Alex brings 12 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 and suppliers, document control, and contractor/architect/owner correspondence throughout construction and closeout.

### Education

B.S., Civil Engineering  
Clemson University

### Industry Experience

12 years

### Time Commitment

Preconstruction: 25%  
Construction: 100%

### RELEVANT EXPERIENCE

- City of Charleston Operations Complex | Charleston, SC
- City of Charleston Fire Training Center | Charleston, SC
- Town of Summerville Operations Complex | Summerville, SC
- Charleston County School District - District 4 Stadium New Track | North Charleston, SC
- Coastal Crossroads Industrial | Summerville, SC
- Boeing Dual Line | Charleston, SC
- BWM Press Shop | Greer, SC
- Cummins Project Neptune | Charleston, SC
- SCPA Container Yard Improvements | Charleston, SC
- Volvo Project Bill | Ridgeville, SC
- Volvo Project Jakob | Charleston, SC



## GREG ESTABROOK SENIOR SUPERINTENDENT



### Roles/Responsibilities

As project superintendent, Greg brings 24 years of construction 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.

### Industry Experience

24 years

### Time Commitment

Preconstruction: 25%  
Construction: 100%

### RELEVANT PROJECT EXPERIENCE

- City of Charleston Operations Complex | Charleston, SC
- City of Charleston Fire Training Center | Charleston, SC
- Town of Summerville Operations Complex | Summerville, SC
- Navy Yard Charleston | North Charleston, SC
- Dorchester County Library | North Charleston, SC
- Charleston County School District - District 4 Stadium New Track | North Charleston, SC
- MEDIC EMS Agency HQ | Charlotte, NC
- Eastway Regional Recreation Center | Charlotte, NC
- CMS Palisades High School | Charlotte, NC
- 1616 Center Office Building | Charlote, NC
- Calvary Life Center | Charaltote, NC
- Parker Poe Adams & Bernstein Law Office | Charlotte, NC
- CMS Ranson Middle School | Charlotte, NC
- York Middle School Renovations | York, SC
- Harold C. Johnson Elementary School, York, SC



## WILL CHAMBERS | ALTERNATE PROJECT MANAGER



### Roles/Responsibilities

As project manager, Will brings 20 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 and suppliers, document control, and contractor/architect/owner correspondence throughout construction and closeout.

### Education

B.S., Criminal Justice  
Appalachian State University

**Industry Experience**  
20 years

**Time Commitment**  
Preconstruction: 25%  
Construction: 100%

### RELEVANT PROJECT EXPERIENCE

- Carolina Park Recreation Complex Phase III and IV | Mount Pleasant, SC
- Safenest Summerville | Summerville, SC
- Woodwind Amenity | Summerville, SC
- St. Lukes Family Life Center | Summerville, SC
- Pender Woods Amenity | Summerville, SC
- Loris Animal Hospital | Loris, SC
- Panalpina Office Upfit | Charleston, SC
- Marcus & Millichap Office Upfit | Charleston, SC
- Monster Storage | Charleston, SC
- GrandSouth Bank | Charleston, SC
- First National Bank | Charleston, SC
- Ritual Restaurant & Lounge | Charleston, SC
- St. James Retail Center | Mount Pleasant, SC
- Johnson, Mirmiran & Thompson Office upfit | Mount Pleasant, SC



## CAMERON DYSON | ALTERNATE PROJECT MANAGER



### Roles/Responsibilities

As project manager, Cameron brings 12 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 and suppliers, document control, and contractor/architect/owner correspondence throughout construction and closeout. Additionally, Cameron will oversee Edifice's QA/QC program as well as enforce safe work practices and environmental compliance.

### Education

B.S., Civil and Environmental Engineering

**Industry Experience**  
12 years

**Time Commitment**  
Preconstruction: 25%  
Construction: 100%

### RELEVANT EXPERIENCE

- Cario Baseball Field | Mount Pleasant, SC
- Navy Yard Charleston | North Charleston, SC
- Coastal Crossroads Industrial - Phase 1 | Summerville, SC
- Roper St. Francis Oncology HOPD Phase 1 | Charleston, SC
- Trident Medical Center Campus parking lot improvements | North Charleston, SC
- Ducks Unlimited, Inc. | Hanahan, SC
- Hussey Gay Bell | Mount Pleasant, SC



## ROBERT POTTER | ALTERNATE SUPERINTENDENT



### Roles/Responsibilities

As project manager, Robert brings 33 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 and suppliers, document control, and contractor/ architect/owner correspondence throughout construction and closeout.

### Industry Experience

33 years

### Time Commitment

Preconstruction: 25%

Construction: 100%

### RELEVANT EXPERIENCE

- Navy Yard Charleston | North Charleston, SC
- Safenest Summerville | Summerville, SC
- Madison Station, Multi Family/Retail | Mount Pleasant, SC
- The Romney, Multi Family/Retail | Mount Pleasant, SC
- West Ashley Shopping Center | Mount Pleasant, SC
- West Ashley Monster Storage | Mount Pleasant, SC
- Hardeeville Shopping Plaza | Mount Pleasant, SC
- Seacoast Office Buildings | Mount Pleasant, SC
- Huger Street Office Building | Mount Pleasant, SC
- Watermark at Talbot Park, Multi Family | Virginia Beach, VA
- Hampton Inn, Ocean Blvd. | Virginia Beach, VA
- Founders Inn | Virginia Beach, VA
- Marriot Hotel | Norfolk, VA



## MATT HAYNIE | ALTERNATE SUPERINTENDENT



### Roles/Responsibilities

As project superintendent, Matt brings 11 years of construction 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.

### Industry Experience

11 years

### Time Commitment

Preconstruction: 25%

Construction: 100%

### RELEVANT PROJECT EXPERIENCE

- Carolina Park Recreation Complex Phase III and IV | Mount Pleasant, SC
- Navy Yard Charleston | North Charleston, SC
- Dorchester Commerce Center / Hodge Road | Summerville, SC
- Pure Insurance TI | Charleston, SC
- Pinecrest Amenity Center | Charleston, SC
- Charleston Lash | Mount Pleasant, SC
- Monster Storage | Charleston, SC

## H) EXPERIENCE WITH LOCAL SUBCONTRACTOR MARKET

### EDIFICE'S STRONG SUBCONTRACTOR NETWORK: A FOUNDATION FOR SUCCESS

Edifice partners with over 2,300 subcontractors across the Carolinas, many of whom are local the Lowcountry. This local subcontractor network has played key roles the City of Charleston Operations Complex, currently in preconstruction. Our local presence and community engagement ensure that the Town of Moncks Corner will also benefit, creating excitement and raising awareness of the project within the local market.

Our long-standing relationships with trusted subcontractors have been integral to the successful completion of hundreds of projects. These subcontractors value our fair and streamlined contracts, prompt payments, and collaborative approach during preconstruction and in the field. As a result, they are eager to work on Edifice projects, knowing that they can rely on us for clear communication and consistent support.

Whether local, regional, or statewide, our team ensures we bring the best-qualified subcontractors to the table, fostering healthy competition and driving competitive pricing. By securing the most reliable trades, we guarantee the project's success while maintaining high standards of quality and cost efficiency.

### STRONG SUBCONTRACTOR RELATIONSHIPS

As a company we maintain over subcontractor relationships in our database to choose from when selecting a right-sized and available sub-base for the bidding process. In a strong market, subcontractors and suppliers have no shortage of opportunities. The strength of relationships is a tremendous benefit to our owners knowing the strongest companies in the market will compete strongly to participate in a project managed by Edifice. Subcontractors in the Carolinas want to work for Edifice.

During the preconstruction process we strategically involve some subcontractors for specialized input on constructability, schedule, and budget as a value add to the project team's decision making. Those subcontractors will be included in the estimated 150-200 subcontractors narrowed down as qualified to bid on our project, strategically selected to provide the most qualified and competitive pricing in the market. We intend to use our subcontractor relationships combined with historical and current data from previous projects during preconstruction to give you the most accurate number possible, a number you can count on.

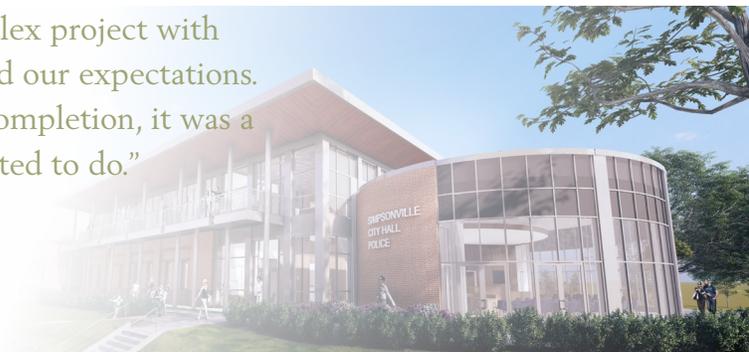
### SUBCONTRACTOR MANAGEMENT

In order to maximize trade contractor or subcontractor bidding on the project, we must get the word out with thorough and well placed advertisements. We will start the process with an initial project information or outreach session that introduces the project facts to the trade contractor community. At this meeting we will talk about the project, our prequalification process, and the upcoming bid process. We also advertise the trade contractor bid packages and hold a networking session in order to foster possible relationships between trade contractors and second tier subcontractors and suppliers.

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

“Edifice Construction was able to take our very complex project with multiple moving parts and give us an outcome beyond our expectations. From design to cost estimates to groundbreaking to completion, it was a seamless process. They did exactly what they committed to do.”

*Dianna Gracely, City Administrator | City of Simpsonville*



# I) PRECONSTRUCTION DEPARTMENT NARRATIVE

## OUR PROVEN PROCESS & APPROACH

Preconstruction is more than making the most out of your budget, it is vital to the overall success of every construction project. Early involvement by professionals that understand every step in the construction process is key.

Edifice negotiates 95% of our work and have built a preconstruction department around the services we provide from concept to clean-up. Edifice has 13 full-time staff in preconstruction made up of seasoned estimators with a capacity to provide more than just an estimate. Our preconstruction department is responsible for the management of the estimating process, assembling cost proposals, value engineering activities, project design document and constructability reviews.

Edifice anticipates the preconstruction period to be a continuous collaborative effort from the time of award leading up to the start of construction. During the process, our team prefers to assist in the both preconstruction and construction of the project by meeting every two weeks. This enables the owner to get the benefit of the our input through every stage of design and construction. We assure tracking mechanisms are in place to communicate changes in the budget during each phase of the pricing exercise. Below is a list of our preconstruction goals that we believe will ensure the success of your project.

Preconstruction goals for this project include:

- Listening to the needs, desires, and vision of the Town of Moncks Corner.
- Contributing to the conversation regarding performance of the design to meet these needs, desires and vision.
- Providing current market pricing for the various systems, products and specialties that make up the cost of the work and offering suggestions for best value and performance.
- Obtain a minimum of three subcontractor quotes from each trade to ensure competitive pricing.
- Provide constructability reviews of the design documents to ensure best practices, high quality, and longevity of the work.
- Identify and coordinate site activities with the building management team prior to the start of construction.
- Provide life-cycle cost and analysis of various systems and equipment so that the Town of Moncks Corner and Creech & Associates can make decisions on the best long-term value.
- Set bi-weekly meetings at the very start of the project. These meetings allow the project team to stay up to date on all project needs, while ensuring the schedule is being met.

The following chart is a synopsis of our project management methodology, depicting the typical services in both the preconstruction and construction phases of a project.

SERVICES			
PRECONSTRUCTION		CONSTRUCTION	
<p><b>Drawing Reviews</b></p> <ul style="list-style-type: none"> <li>• Constructability</li> <li>• Detail Clarification</li> <li>• Drawing Coordination</li> </ul> <p><b>Estimating</b></p> <ul style="list-style-type: none"> <li>• Detailed Quantity Survey</li> <li>• Market Input On Major Trade Packages</li> <li>• Budget Reviews</li> <li>• Value Engineering</li> </ul> <p><b>Quality</b></p> <ul style="list-style-type: none"> <li>• Develop Site Specific QC Plan</li> </ul> <p><b>Safety</b></p> <ul style="list-style-type: none"> <li>• Develop Site Specific Safety Plan</li> </ul>	<p><b>Scheduling</b></p> <ul style="list-style-type: none"> <li>• Design Phase</li> <li>• Permitting</li> <li>• Phasing Milestones</li> </ul> <p><b>Bidding</b></p> <ul style="list-style-type: none"> <li>• Prequalification Process</li> <li>• Sub/Vendor Solicitation</li> <li>• Bid Reviews</li> <li>• O/A/C Bid Recommendations &amp; Awards</li> </ul> <p><b>BIM</b></p> <ul style="list-style-type: none"> <li>• Building Information Modeling</li> </ul> <p><b>GMP Process</b></p> <ul style="list-style-type: none"> <li>• Develop the GMP</li> <li>• Verify Sub Numbers</li> </ul>	<p><b>Schedule</b></p> <ul style="list-style-type: none"> <li>• Further Define Construction Schedule</li> <li>• Progress Updates</li> <li>• Communicate Project Status</li> </ul> <p><b>Budget</b></p> <ul style="list-style-type: none"> <li>• Track Costs Against Original Budget</li> <li>• Present Budget Updates Monthly</li> <li>• Always Seek Ways to Save</li> </ul> <p><b>Communication</b></p> <ul style="list-style-type: none"> <li>• Monthly Reports</li> <li>• Progress Meetings</li> <li>• Accurate Records</li> </ul> <p><b>BIM</b></p> <ul style="list-style-type: none"> <li>• Building Information Modeling</li> </ul>	<p><b>Quality Control</b></p> <ul style="list-style-type: none"> <li>• Preparatory Meetings &amp; Plan Implementation</li> <li>• Initiate Pre-Installation Check Lists</li> <li>• Follow-Up Implementation &amp; Report</li> </ul> <p><b>Safety</b></p> <ul style="list-style-type: none"> <li>• Implement Safety Plan</li> <li>• Conduct Weekly Site Safety Meetings with Subcontractors</li> <li>• Safety Reporting &amp; Records</li> </ul> <p><b>Closeout</b></p> <ul style="list-style-type: none"> <li>• O&amp;M Manuals</li> <li>• Commissioning</li> <li>• Warranties</li> </ul>

Edifice views the Town of Moncks Corner, the architects, engineers, consultants, trade contractors, and other organizations who are involved with the project or tied to the project as partners. This group becomes the project team. As a construction manager at risk we are to be an extension of the school district, your fiduciary, we will represent the Town on this project. To ensure success, Edifice employs a process of six important items on all of our projects. We have intertwined our expectations of the Town in each of these steps.

### **OPEN COMMUNICATION AND CONSTANT UPDATES**

We'll need your input and you'll need ours throughout the project for important and timely decisions. Good news or bad, we must keep the team informed.

### **SCHEDULE – TEAM BUY-IN AND ACCOUNTABILITY**

The Town's input on the schedule is a must as you'll be ordering furniture, fixtures, and equipment that has to time with the completion of construction. The Town may have vendors performing services around the campus as well as other public or utility entities.

### **PROTECT THE PROGRAM AND BUDGET**

We'll need you to make decisions on what is most important to your project so we can provide the best bang for your buck.

### **PROCUREMENT STRATEGIES**

Logistics and shortages have forced us to procure materials earlier to lock in on pricing and delivery dates. Work with us on developing early bid packages and funding to get ahead of these long term needs.

### **TEAMWORK & COLLABORATION – THE PROJECT IS MORE IMPORTANT THAN ANY FIRM OR TEAM MEMBER**

The project is more important than any individual, and any individual firm. If we all have that mindset, it will be a very successful project.

### **STRESS FREE, COMFORTABLE, FUN FULFILLING EXPERIENCE**

It needs to be business as usual for the Town and the folks involved in the project. We want you to be a part of the process and the decision making, but we don't want it to be a burden for you.

All of these items need input and involvement from the Town of Moncks Corner and the design team.

**Management:** Josh Spencer will be the Town's main point of contact for this project and will represent the Edifice team throughout design and construction phases. It will be Josh's responsibility to manage the preconstruction operation through the design and budget phases to the GMP negotiations. Josh will be a management and coordination link to the project team and building inspectors. Josh will coordinate and manage trade package bids with the preconstruction team, and then facilitate contract negotiations and scheduling for the project management team. During construction, Josh will provide direct oversight of the construction management team.

**Preconstruction:** Andrew Knight, with assistance from the rest of the preconstruction team, will be responsible for the management of the estimating process, assembling cost proposals, value engineering activities, project design document and constructability reviews. He will ensure tracking mechanisms are in place to communicate changes in the budget during each phase of design. During the construction, the preconstruction team will provide support to the construction team for necessary pricing exercises. At each design milestone our preconstruction team will assemble a detailed, descriptive quantity takeoff to produce the budget and/or updates, conduct constructability reviews with our project manager and superintendent, and coordinate clash detection in the BIM. They will also orchestrate the pre-qualification process, outreach, and project information sessions, bid advertisements, and pre-bid meetings. The preconstruction team will also manage the public bid process following all South Carolina and the Town's bidding requirements.

**Construction Operations Team:** Alex White will be responsible for the day-to-day administrative control and operations oversight of the project. This includes but is not limited to contract negotiations, writing subcontracts, subcontractor management, processing submittals, processing RFI's, change management, 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 managing the meeting minutes and communication process for the project.

Our project superintendents 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 approvals and inspections, coordinating subcontractor trades, and assuring overall project harmony.

## SAFETY

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 made is in the interest of accident prevention, fire protection, and health preservation. All local, state, and federal safety codes will be adhered. Edifice endeavors to maintain a safe and healthful workplace. It provides safe working equipment and all necessary personal protective equipment made available. In the event of injury, the best first aid and medical service available will be provided. Our safety program is managed by Chris Gates. 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.

The responsibility for safety on each job remains with the superintendent of that job. Their duties include the reviewing of all accident investigation and safety inspection reports for the job. They must also maintain a log or list of accidents to help in identifying accident trends. The superintendent will perform a daily inspection of the job site at the beginning of each day and as often as needed thereafter. A written checklist is used at least monthly on all job sites and a copy will be sent to the office to be reviewed and maintained for record. All work-related accidents and all "near miss" accidents are investigated by the foreman. A written report will be prepared and forwarded to the office for record. The necessary precautions to prevent similar accidents will be taken and others in the area will be re-instructed or cautioned as necessary. The superintendent is responsible for conducting weekly toolbox talks at which accidents and other information concerning the safety of workers will be discussed.

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

**22** YEARS  
**WITHOUT**  
a lost-time  
accident

## QUALITY CONTROL PROGRAM

We have developed and implemented a quality control program that is built on the Corps 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 preconstruction phases of a project until the very end of construction to assure the intended results are met. These procedures in our quality control program enable our subcontractors to complete their work to the industry's highest standards.

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 that includes product details, installation instructions, inspection requirements, submittal information, checks of all prerequisite work, appropriate hazard analysis and testing procedures.

**I - Initial:** At the very beginning of the installation each definable feature will have another check list completed that includes the review of the Preparatory Meeting, review of all prerequisite work, review of installation instructions, product verifications, specific safety requirements, and any appropriate hazard analysis identified.

**F - Follow Phase:** Daily checks are performed to assure continuing compliance with contract requirements including safety, testing, inspections, and installation instructions. Reports are developed and kept to document the installation.

The Edifice CQM program ensures quality construction is achieved creating an environment where every component fits and functions as intended so our customers can focus on their business and not deal with future building issues.

## SCHEDULING

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.

**Preconstruction:** 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 preconstruction 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.

*"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

## COST CONTROL (SD VS DD VS CD VS GMP)

Our preconstruction process is set up to help the entire team including the owner, contractor, designer, engineers, and subcontractors minimize conflicts or potential programs. Our budget process and constructability reviews at each design milestone (schematic, design development, and construction documents) allow interaction between all project team members. We all work together to resolve conflicts and drawing omissions during preconstruction. Our goal is to help the designers put together a strong set of contract documents that is comprehensive, eliminates the gray, and the guesswork by the trades ensuring their most competitive bid numbers.

All of our costs and scheduling details are handled with an "open book policy." We share the details of every pricing situation from preconstruction 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 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. Open communication with the owner about the status of the project budget is always constant throughout the progress of the job.

Our first estimate is based on detail quantities and unit prices so that we can have a meaningful review meeting with the entire team to ensure scope accuracy and inclusion of owner's intent. We bench mark the estimate against similar projects and get subcontractor market pricing. This allows for a very accurate estimate from the very beginning. Along side our constructability review, we review the documents for bid readiness. We know that clear and concise plans allow for subcontractors to bid projects more aggressively which results in a lower construction cost. We are confident our process produces a number you can trust from the very first estimate.

Andrew Knight, with assistance from the rest of the preconstruction team, is responsible for the management of the estimating process, assembling estimates, value engineering activities, project design document and constructability reviews. They assure tracking mechanisms are in place to communicate changes in the budget during each phase of the pricing exercise.

We would like to offer two recent success stories where we were brought in very early. These clearly demonstrate our preconstruction departments fortitude to accurately provide numbers you can plan with and make solid choices throughout the process.

**SIMPSONVILLE MUNICIPAL COMPLEX**

Schematic Budget: \$37,037,082  
 GMP Contract: \$37,596,392

**HUNTERSVILLE TOWN HALL**

Schematic Budget: \$31,427,476  
 GMP Contract: \$29,997,055

Our preconstruction process minimizes change orders, design omissions, and unforeseen circumstances. It's our goal to eliminate all 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 preconstruction services helps to build a thorough, biddable set of construction documents. This process helps eliminate guessing and uncertainty so the trades can put their best price forward without guessing - deleting the "just in case" contingencies in their bids. This process and our efforts in preconstruction also help to eliminate schedule challenges in construction by building the project on paper or in a model before a shovel even hits the ground.

Initial Budget Estimate to GMP through Final Cost

**3%**  
 HISTORICAL  
 average

**DOCUMENT CONTROL**

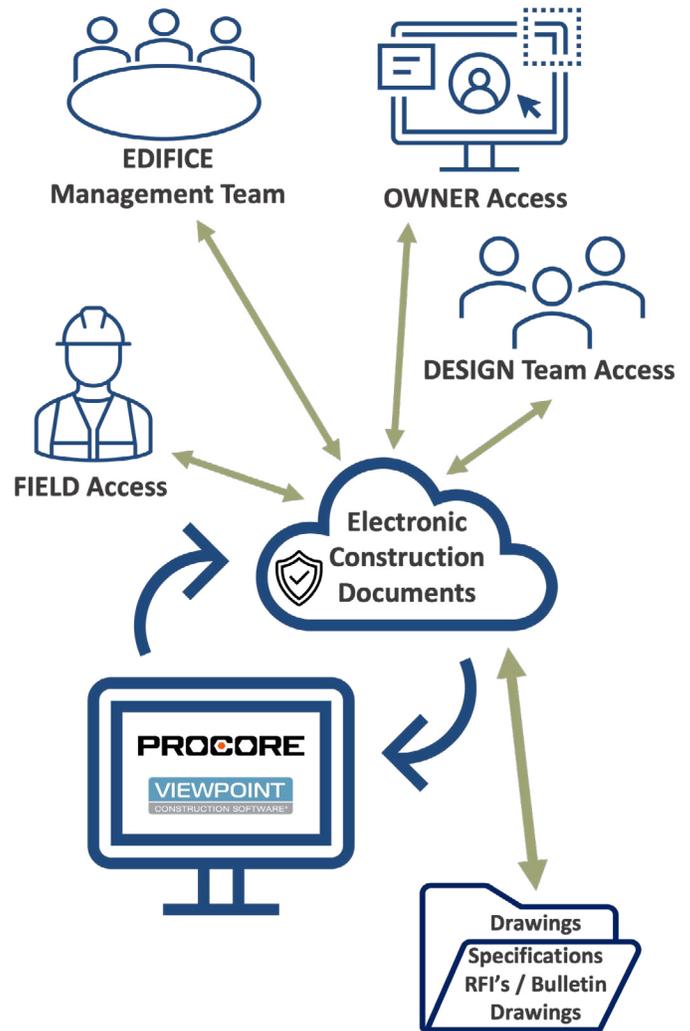
Effective document control is essential in today's fast-paced, technology-driven construction environment. Maintaining a single, up-to-date set of documents throughout the project is crucial for accuracy and efficiency. To achieve this, we will continuously update as-built documents and store the most current versions in BlueBeam Studio's cloud platform, eliminating outdated hard copies on-site. Additionally, we'll set up digital screens in the project office for on-site personnel to access the latest documents, while the entire team will have online access, ensuring everyone works from the most accurate and up-to-date information.

**COMMUNICATION**

Clear communication and effective coordination are essential for a successful project. As your trusted advisor, we are dedicated to listening, responding, and fostering a collaborative and inclusive process throughout the design and construction phases. Our team excels at connecting people, sharing information, and creating an environment where stakeholders come together seamlessly.

**STAKEHOLDER GROUP MEETINGS**

Biweekly meetings will serve as a dedicated platform for high-level coordination between you, the design team, and consultants. These sessions will focus on overall project logistics and provide an opportunity for the county to establish or refine goals and objectives. Additionally, they will offer a space for the design team to deliver presentations or conduct charrettes with stakeholders, ensuring alignment and collaboration throughout the project.



## J) CONSTRUCTABILITY REVIEWS

Our constructability review process is a systematic examination of construction plans, designs, and specifications to assess their feasibility, efficiency, and practicality in execution. The primary goal is to identify and address potential issues, conflicts, or inefficiencies early in the project life-cycle to minimize costly changes and delays during construction. We begin by forming a multi-disciplinary review team consisting of architects, engineers, contractors and any other relevant stakeholders. This review team brings diverse expertise and perspectives allowing for a comprehensive evaluation of the project documents and identify any issues, concerns, or discrepancies.

By conducting a thorough constructability review early in the project life-cycle, potential issues can be identified and addressed proactively, ultimately leading to smoother construction processes, fewer change orders, and improved project outcomes.

### Building Information Modeling (BIM) & Technology Tools

At Edifice, we harness innovative Building Information Modeling (BIM) tools to enhance project outcomes. Our team worked with Autodesk 360 to pilot a groundbreaking platform: Collaboration For Revit (C4R), offering real-time collaboration and seamless communication across project stakeholders.

### HOW BIM BENEFITS YOUR PROJECT:

- Enhanced Collaboration: Cloud-based tools ensure smooth coordination with design teams, consultants, and contractors.
- Proactive Problem-Solving: Early clash detection identifies and resolves potential issues before construction begins.
- Visual Insights: Models help visualize overhead MEP installations and provide owners with a clear understanding of site logistics.
- Instant Feedback: Mobile-friendly platforms allow for real-time updates and adjustments.

### BIM IN ACTION:

- Preconstruction: Streamline estimates, coordinate designs, and identify constructability issues early.
- Construction: Use advanced clash detection and coordination meetings to resolve conflicts, produce precise drawings, and optimize MEP installations.

Our team also supports owners post-construction by preparing models that assist facilities departments in tracking maintenance and warranty records. Edifice will scan the site at project completion to expedite turnover of the as-built BIM model. By integrating BIM early in the design process, we ensure efficiency, precision, and exceptional project delivery.

## ADDITIONAL TOOLS & PLATFORMS

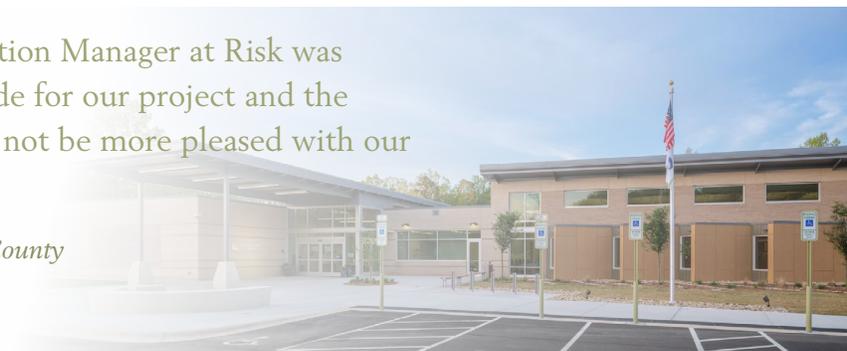
- Autodesk Suite software
- SketchUp
- 360 Laser Scanning
- Meeting Platforms
- Procore & NewForma Platforms
- FieldLens: FinishLine Pro
- Drones & Onsite Cameras
- Touch Plan
- 3D walk through of the building
- 3D As Built Models
- Operations Manuals and Tagging in the Final As Build Model
- Maintenance Bar Coding on facility equipment for service

## K) REFERENCES

CLIENT	PROJECT NAME
<b>City of Charleston</b> Chase Anderson, Sr. Construction Project Manager E: Andersonc@charleston-sc.gov P: 843.720.3910	<b>City of Charleston Operations Complex</b> <b>City of Charleston Fire Training Facility</b>
<b>Dorchester County</b> Rebecca Dantzer, Capital Projects Manager E: RDantzer@dorchestercountysc.gov P: 843.563.0033	<b>Dorchester County Library</b>
<b>City of Simpsonville</b> Dianna Gracely, City Administrator E: dianna@simpsonville.com P: 864.967.9526	<b>Simpsonville Municipal Complex</b>
<b>Mecklenburg County</b> Bryan Turner, Sr. Project Manager E: Bryan.Turner@mecklenburgcountync.gov P: 980.314.2504	<b>Mecklenburg County MEDIC EMS Agency HQ</b> <b>Eastway Regional Recreation Center</b> <b>American Legion Memorial Stadium</b> <b>South County Regional Library</b>
<b>Town of Mint Hill</b> Brian Welch, Town Manager E: bwelch@admin.minthill.com P: 704.545.9726	<b>Mint Hill Public Facilities</b> <b>Mint Hill Town Hall</b> <b>Mint Hill Police Department HQ</b>
<b>Town of Wrightsville Beach</b> Haynes Brigman, Deputy County Manager E: hbrigman@towb.org P: 910.253.2016 <i>*Previously with Brunswick County and Town of Harrisburg</i>	<b>Brunswick County HHS Complex</b> <b>Harrisburg Fire Station</b> <b>Harrisburg Public Facilities</b>
<b>Town of Huntersville</b> Anthony Roberts, Town Manager E: aroberts@huntersville.org P: 704.875.6541	<b>Huntersville Town Hall</b>
<b>Town of Pineville</b> Ryan Spitzer, Town Manager E: rspitzer@pinevillenc.gov P: 704.889.2291	<b>Pineville Town Hall and Library</b> <b>Pineville Fire Station</b>
<b>City of Anderson</b> Andrew Strickland, Assistant City Manager E: astrickland@cityofandersonsc.com P: 864.260.4444	<b>Linley Park revitalization</b> <b>Caters Lake Park revitalization</b>

“...Selecting Edifice as our Construction Manager at Risk was the best decision we could have made for our project and the citizens of Union County. We could not be more pleased with our selection.”

*Brian Matthews, County Manager | Union County*



## L) MWBE, LOCAL AND MINORITY PARTICIPATION

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 Town of Moncks Corner to meet or exceed any goal established. Edifice has a long history of providing opportunities to small, women, and minority-owned businesses and for achieving the greatest participation possible on our construction projects.

Our plan to achieve the project's goals is outlined below.

### PLAN OBJECTIVES

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

### OUTREACH: SOLICITATION

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

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

### PROCUREMENT: GOOD FAITH EFFORTS

We will proactively recruit MWBE'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 MWBE opportunities including: temporary fencing, office supplies/equipment, first aid and safety supplies, document printing and reproduction
- Provide project documents to trade associations

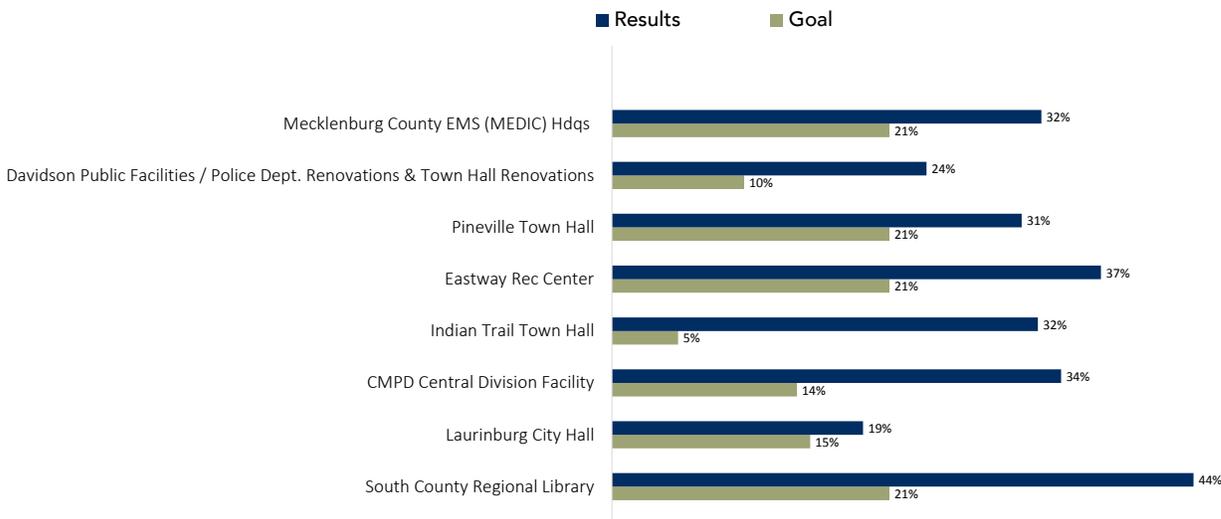
### MONITORING & REPORTING

- Bid/Post bid compliance reports.
- Monthly utilization reports.
- Final MWBE utilization report.

### TECHNICAL ASSISTANCE

We will assist MWBE'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 MWBE primes.
- Offering referral assistance to MWBE's to match them with appropriate suppliers/contractors.
- Provide certification assistance.
- Host bid compliance workshop to review program compliance
- Connect MWBE's to community resources (insurance, bonding, access to capital)



**MWBE & LOCAL PARTICIPATION**

## M) KEY PERSONNEL AVAILABILITY

Please see short resumes for this information.

## N) CONTRACTOR'S LICENSES



## O) LITIGATIONS

There are currently no pending or threatened litigation matters against Edifice. Over the past five years, Edifice has been involved in a small number of litigation matters, all of which have resulted in either a dismissal of the claims against Edifice and/or an amicable resolution between the parties. If needed, additional information can be provided.

### History of Bankruptcy or Reorganization

None

### History of Failure to Complete a Contract

None

## P) SAFETY RECORD

Please see our EMR for the last five years to the right.



5/3/2024

Tod Creech  
CFO  
Edifice, LLC.  
4111 South Boulevard  
Charlotte, NC 28209

Dear Tod,

Thank you for your interest with regards to your experience modification. As you know, Edifice has enjoyed historically low experience modifications due to your emphasis on safety, training, culture and zero-tolerance policies.

Year	Experience Modification
2024	0.81
2023	0.83
2022	0.72
2021	0.86
2020	0.96
2019	1.05

The 2019 and 2020 calculation include one loss that involves an Edifice driver that was hit by another vehicle. This vehicle was found at-fault and we will subrogate this claim. Under North Carolina law, the Worker's Compensation claim is primary and must close before we can subrogate back to the other party. The experience modification does not allow for any exception on this, which is frustrating but the law nonetheless.

To reconstruct your experience modification rate without this auto loss that was not your fault yields an experience mod of 0.79 in 2019, 0.75 in 2020 and 0.72 in 2021, which more accurately describes your work product from a safety perspective.

If you have any questions regarding how this ratio works, please give me a call.

Regards,

**Alan Wise**  
*Managing Director*  
*Southeast Region*

**NFP Corporate Services (SE), Inc., dba NFP Property & Casualty**  
1901 Roxborough Road | Suite 300 | Charlotte, NC 28211  
P: [704.523.4222](tel:704.523.4222) | F: [704.523.0024](tel:704.523.0024) | [www.nfp.com/SE](http://www.nfp.com/SE)

Sample Bonding Letter

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

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, Attorney-in-Fact

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

## R) REDUCTION OF COST

Our team is well versed on federal and state funded projects and knows how to successfully navigate their requirements.

- Potential Grant with USDA: Community Facilities Direct Loan & Grant Program in South Carolina | Rural Development (usda.gov).
- Our team has worked successfully with, Nikkie Toomes, at the USDA grant and loan office in Walterboro on past projects.
- The American Rescue Plan Act (ARPA) and Community Development Block Grant funding can require compliance with National Environmental Policy Act (NEPA) under certain circumstances. We can assist with helping to identify alternative funding sources and provide NEPA services such as justification documentation for Categorical Exclusions and/or full Environmental Assessments as required to comply with lead agency requirements.
- On the Iredell County Public Safety Center (PSC), the County was able to secure NC 911 Board funding. The grant did not get approved and implemented until we were well into construction. The exercise we had to perform to help the County was during construction was the value of the 911 Call Center and EOC areas. The grant was for \$950,000, so it gave the County the ability to further enhance the facility and it's redundancy needs. The PSC included a 12 console 911 call center, an Emergency Operations Center (EOC), two large emergency generators that worked in tandem to back up the facility. The Center also acted as an EMS station for the County.

## WHY Edifice?



## CLIENT SATISFACTION

Our team's ability to partner and collaborate with the Town of Moncks Corner and the design team is our strongest asset. This is a priority and focus for Edifice and has been since our inception in 1978. A project will not be successful unless the project team is pushing, pulling, communicating, and coordinating together.

## EXPERTS AT CM at RISK

Our CM at Risk process leads to successful projects and helps Edifice get selected for projects time and time again. Our experience working with municipalities is a valuable asset as well, as is our relevant experience.

## PROVEN RELEVANT EXPERIENCE

Edifice is proud to help build the structures that engage and enrich the community. We have completed over 2 million square feet of municipal projects throughout the Carolinas.

## SAFETY & QUALITY ARE A PRIORITY

OVER **4** MILLION  
MANHOURS  
WITHOUT  
a lost-time  
accident

**22** YEARS  
WITHOUT  
a lost-time  
accident

Edifice can provide you great preconstruction and construction services from beginning to end of the project.

We'll be there to help out with any needs for the life of the facility.

# NEVER WALK AWAY



**EDIFICE**  
CONSTRUCTION

CHARLOTTE • CHARLESTON • GREENVILLE  
[www.edificeinc.com](http://www.edificeinc.com)

"Having had experience with many large, even global GCs over the last 35 years, I have frankly not had the experience that I have enjoyed with Edifice...ever. They have our backs and continue to be a real partner in bringing us to market with an outstanding US Class building."

Bryan Tuttle | Tuttle Company

**NEVER  
WALK AWAY**  
We will be here for you long after your project is complete.