



RFQ 231003

Design - Build Services for Renovation of Piratesville Splash Pad at Neptune Island Waterpark

Responder: Great Southern Recreation, LLC.

To the City of Hartsville,

In responding to this bid, we hope that you find us, Great Southern Recreation, as the partner to complete the renovation at Neptune Island Park. In the following pages you will find support for why we feel that we are a good fit to complete your efforts.

Proposal Contents

Great Southern Recreation, Cody Wilson and References and Qualifications

A. Great Southern Recreation, LLC

- i. 2441-Q Old Fort Parkway, #462, Murfreesboro, TN 37128
- b. Cody Wilson - Territory Manager - Based in Wilmington, North Carolina
- c. Partnering with McGill as our civil engineering firm
 - i. Mike Norris PLA
 - ii. 1240 19th Street Lane NW Hickory, NC 28601
- d. Partnering with CCJSE as our aquatic engineer
 - i. Cole Janisch
 - ii. 852 Gold Hill Road #206, Fort Mill, SC. 29708

B. Brief List of References

- a. Myrtle Beach, SC. Futrell Park. Splash Pad. Completed in 2023.
- b. Nitro, WV. Nitro City Park Splash Pad. Completed in 2023
- c. Centerville, GA. Center Park. Completed in

C. Projects Completed / Executing with Partnering Firms

- a. CCJSE
 - i. Nitro, WV.
 - ii. Leland, NC. Founders Park
- b. McGill
 - i. Ocean Isle Beach, NC. Town Center Park
 - ii. Shallotte, NC. Price Landing Park
 - iii. Leland, NC. Founders Park

D. Qualifications

- a. Great Southern has been designing and building projects across the southeast over the last 9 years. We have completed multiple iconic projects across the southeast. Having the experience of building immaculate splash pads and playgrounds makes us well equipped to be a fitting partner for Hartsville. Some of our projects that may interest you include:
 - i. Center Park - Centerville, GA



- ii.
- iii. Ravenwood - Hermitage, TN.



- iv.
- v. Geyser Falls Water Park - Choctaw, MS.



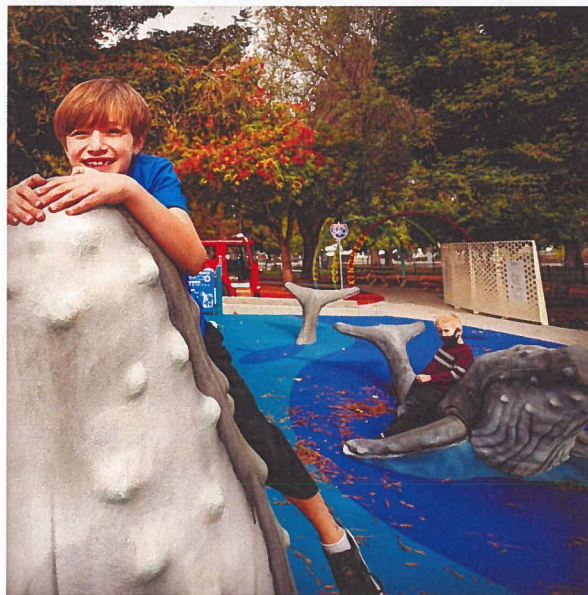
- vi.
- vii. Cedars of Lebanon - Pulaski, TN.



- viii.
- b. Other pads completed with Waterplay, IDS, Cre8play (some of our partnering manufacturer) worth noting in our overall ability
 - i. Hawaii Wet'N Wild



- ii.
- iii. IDS and Cre8Play



- iv.



v.



vi.

vii. Treasure Island Resort - Netherlands



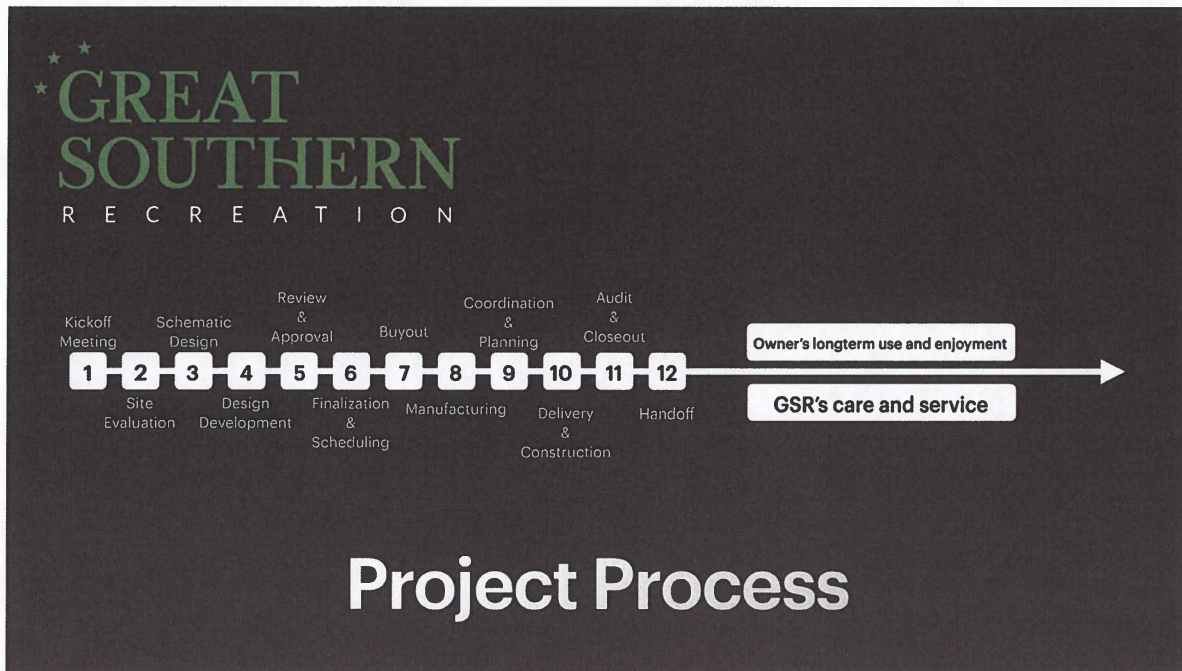
viii.

E. Project Managers - Cody Wilson and Chris Berrong

- a. Cody is GSR's local rep located in Wilmington, NC. Cody has designed and built multiple splash pads over the last handful of years since joining the Great Southern team. He is CPSI certified and works closely with Architects, Engineers and other personnel to create and execute water parks in the Carolinas.
- b. Chris is Great Southern's expert aquatic designer. Chris has been creating splash pads for 9 years and has a great deal of experience in creating unique play spaces. Some of the most iconic parks in the southeast (like the soon to be Downtown Cary Park in NC) were created by Chris.

Successful Execution of Timely Project

- A. Being both the design firm and the general contractor, Great Southern is able to control the process as a turn-key project. This allows us to execute a project as quickly as the owner is ready to make decisions. The lengthiest part of the entire process is the 14-24 weeks to get materials to site. Once the features have arrived from their respective manufacturers, we typically take 3 weeks to complete a high level splash pad.



B.

Description of Approach Addressing Project

A. In the chart above, we detail our standard project execution. Having built hundreds of splash pads, our approach in executing the Piratesville splash pad would begin the same - an initial meeting likely at the park to get an overview of how Hartsville imagines this space being transformed. From this meeting, Chris and Cody would begin creating a full scope of what needs to be executed at the site roping in McGill and CCJSE. Great Southern would coordinate with these firms as needed, keeping Chris and Cody as the contact that Hartsville works with in executing the project. After four to six business days following the initial meeting, we would return to Hartsville with a full description of the scope, two - three designs, dollar amounts for the turn-key project, and a predicted timeline for completion. After Hartsville has had the chance to review the scope and design, assuming only minor design changes would need to be made, the 14-24 week shipping period would begin. During this time Great Southern would execute any and all needed work to be completed at the current splash pad in preparation for the new equipment.

About Our Firm, Experience, and References

A. Since our inception in 2014, we have completed thousands of individual projects, impacting countless communities across the southeast. From surfacing and maintenance projects to new park developments and full-scale replacement projects, we're happy to help. Our clients know us as hard-working, caring, creative and passionate. Our reputation throughout the Southeast is one of providing the highest quality and most innovative designs in the playground industry paired with highly specialized, service-minded, mission-driven professionals who guide our clients through design, procurement, construction and long-term maintenance. Our project portfolio is made up of Landmarks

parks, multi-site highly sequenced and sensitively scheduled school projects, military work, public, private, compliance-driven headstarts and everything in-between.

B. Great Southern Recreation has been a design/build firm since Justin and Abby Vance opened in 2014. Most all of our 700+ projects executed at this point have been us operating as a design/build firm. Few have been us operating purely as a general contractor executing the work someone has designed.

C. References

- a. Myrtle Beach, SC. Futrell Park. Splash Pad. Completed in 2023.
 - i. Tony Payne - 843.918.1497 - tpayne@cityofmyrtlebeach.com
- b. Nitro, WV. Nitro City Park Splash Pad. Completed in 2023
 - i. Kim Reed - 304.881.4201 - k.reed@cityofnitro.org
- c. Pulaski, TN. Cedars of Lebanon Splash Pad Completed in 2022
 - i. Lane Rose - 931.309.9453 - lanerpulaskiparks@hotmail.com
- d. Centerville, GA. Center Park. Completed in 2021
 - i. Mayor John Harley - 478.953.4734 - mayor@centerville.mgacoxmail.com

Proof of Required Insurance and State License - attached to submittal. We have the capability and are willing to add the City of Hartsville as the additionally insured if we are selected to execute this project. Additionally, performance and or materials bonds are also able to be obtained if GSR is selected.

Conflict of Interest Statement

- A. Great Southern Recreation and all those listed and or employed by those listed as providing surfaces on this project have any Conflict-of-Interest as defined by the following: that the prime firm, its consultants and subcontractors have no conflicts of interest with the City of Hartsville, and the City's employees, and that no member of the proposed team has a family member employed, elected or appointed to any public position with the City of Hartsville who may have influence over this project or would benefit financially by the selection of this proposed team.

We look forward to your review of our bid and to the opportunity to partner together in executing the Piratesville Splash Pad at Neptune Island Water Park.

Cody Wilson
910-200-4755
Cody@greatsouthernrec.com
Territory Manager

South Carolina Department of Labor, Licensing and Regulation
Contractors Licensing Board



CERTIFIES THAT:

GREAT SOUTHERN RECREATION LLC
IS AUTHORIZED TO PRACTICE
GENERAL CONTRACTOR
BD4 SP4

LICENSE NO.
CLG.122017 GC

EXPIRATION DATE: 10/31/2024

To verify current license status, go to <http://verify.llronline.com/LicLookup/LookupMain.aspx>



1600 Aspen Commons, Suite 300
Middleton, WI 53562
Phone: 800.475.4450
CapSpecialty.com

May 18, 2023

To Whom It May Concern:

Re: **Great Southern Recreation, LLC**
Bonding Capacity

This letter is intended to confirm that Capitol Indemnity Corporation and/or Platte River Insurance Company, a member company of Alleghany Corporation operating under CapSpecialty, is the surety for **Great Southern Recreation, LLC** Capitol Indemnity Corporation, Platte River Insurance Company and its affiliates, are rated "A (Excellent)" by A.M. Best and are listed in the U.S. Treasury Department acceptance report.

Great Southern Recreation, LLC is currently an account in good standing and we would be willing to consider single jobs up to \$3 Million (under a \$5 Million aggregate program) as required for the RFP, subject to our normal underwriting requirements being met at the time a bond is needed. The amount available at the time of this solicitation is \$1,100,000. Jobs outside of those limits may also be considered under our underwriting guidelines.

Please note that the decision to issue performance and payment bonds is a matter **Great Southern Recreation, LLC** and Capitol Indemnity Corporation and/or Platte River Insurance Company and will be subject to our standard underwriting at the time of the final bond request, which will include but not be limited to the acceptability of the contract documents, bond forms, project financing and financial condition of the account. We assume no liability to third parties or to you if for any reason we do not execute said bonds. There hasn't been any prior surety claim involvement.

If you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,

Thomas J. Lincoln

Thomas J. Lincoln
Attorney-In-Fact
Senior Assistant Underwriter
CapSpecialty
Capitol Indemnity Corporation
Platte River Insurance Company

CERTIFICATE OF LIABILITY INSURANCE

4/10/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

POLICER 1000 Loughry Beach West College Street Memphis TN 37130	CONTACT NAME: MLB Support	
	PHONE (A/C, No, Ext): (615) 896-9292	FAX (A/C, No): (615) 849-1586
E-MAIL ADDRESS: mlbsupport@mlbins.com		
INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A: The Cincinnati Insurance Company		10677
INSURER B: Bridgefield Casualty Ins Co		10335
INSURER C:		
INSURER D:		
INSURER E:		
INSURER F:		

VERAGES CERTIFICATE NUMBER: 23-24 GL Auto UM WC REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, CONDITIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Contractual Liability GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			ENP 0433248	4/10/2023	4/10/2024	EACH OCCURRENCE \$ 1,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500 MED EXP (Any one person) \$ 10 PERSONAL & ADV INJURY \$ 1,000 GENERAL AGGREGATE \$ 2,000 PRODUCTS - COMP/OP AGG \$ 2,000 Employment Practices Liability Covr \$ 100
AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			ENP 0433248	4/10/2023	4/10/2024	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ PRMNC \$
<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0			Follows GL Auto WC ENP 0433248	4/10/2023	4/10/2024	EACH OCCURRENCE \$ 5,000 AGGREGATE \$ 5,000
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N Y N/A	0196-45848	4/10/2023	4/10/2024	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 1,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000 E.L. DISEASE - POLICY LIMIT \$ 1,000
Installation Floater Rented/Leased Equipment			ENP 0433248 ENP 0433248	4/10/2023 4/10/2023	4/10/2024 4/10/2024	Deductible \$5000 600 100

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 policy for specific coverage and exclusions.

CERTIFICATE HOLDER For Insured's Records Only	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE Eddie Miller/VICKYJ 