

# Dale B. Kays

Development and Project Management Consulting

May 7, 2012

To Whom It May Concern

Re: Letter of Reference: Oconee Construction Services

Dear Sir or Madam:

It is indeed a pleasure to write this letter of reference for Oconee Construction Services. Mr. Keith Young and Mr. Charlie Vill have been a real pleasure to deal with on both small, simple projects as well as large, complex projects.

In my role as Development Manager for Reynolds Plantation from 2005 until 2011, I endeavored to find a good, competent Construction Manager / General Contractor who could consistently perform with excellence on a variety of project types. To that end, Mr. Charlie Vill and Mr. Keith Young, with Oconee Construction Services, worked tirelessly to gain my respect and confidence over that time frame as they consistently delivered well run, highly visible, budget conscious, high quality projects whenever they were given the opportunity. More recently, as a Project Management consultant, I still call on Charlie and Keith for construction management issues, for general construction projects for to just source a specific vendor or subcontractor.

As with any Owner Representative, delivering on time and within (or below) budget projects are the basic ingredients for success. Needless to say, a consistent team effort and open communication between the Owner and the Construction Manager or General Contractor are necessary in bringing projects in on time and in budget. Mr. Vill and Mr. Young never failed to deliver solid budgets, realistic schedules, open communication, and a refreshing team effort. As I reflect on my history with OCS, I particularly enjoyed the ease at which seemingly serious issues were relatively easily resolved. Those tough issues just seemed to melt away through the open communication and through a commitment by OCS and Reynolds Plantation to always "do the right thing".

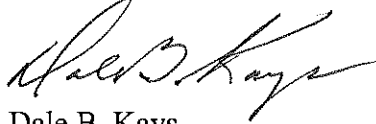
Oconee Construction Services (OCS) was often challenged to prepare reliable CSI formatted budgets, as well as realistic schedules regardless of whether their role was structured in a hard bid scenario, in a negotiated, guaranteed max scenario, or even in a Construction Manager scenario in quasi public / privately funded project. Driven by Charlie Vill's personal commitment to always deliver successful projects with integrity, OCS reliably produced timely documentation which helped keep projects moving.

A great example of the leadership that Charlie Vill brings to a project is the Festival Hall Project in downtown Greensboro, GA. The project was a remodel of a 1939 multi-purpose gymnasium building that was being transformed into a performing arts venue.

As a result of the financial contribution of the Reynolds family to this Festival Hall project, Reynolds Plantation was named the Program Manager of the project. To make sure the project was a success, Reynolds named Oconee Construction Services to be the project's Construction Manager. Since the project was also publicly funded, a very specific bidding process was established. Charlie Vill worked with the attorney and myself to set up the process, set up each individual trade bidding document, and prepare each trade contract for execution. Charlie's efforts and his commitment to the both the bidding process and to deriving the most bang for the buck, helped to create substantial savings on the project. In fact those savings allowed for the subsequent purchase of some much needed lighting and sound system upgrades for Festival Hall.

Thanks for the opportunity to share my experience regarding OCS. I am convinced they will do an excellent job for you if they are awarded your project.

Sincerely

A handwritten signature in black ink, appearing to read "Dale B. Kays", written in a cursive style.

Dale B. Kays

Consultant

(formerly Development Manager with Reynolds Plantation)

May 14, 2012

Re: Oconee Construction Services

To Whom It May Concern:



BECK ARCHITECTURE  
INCORPORATED

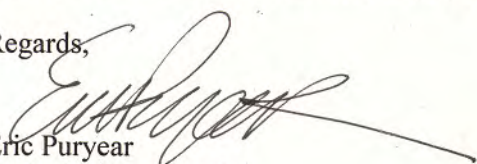
Architecture  
Interior Design  
Landscape Design  
Site Planning

I have had the pleasure to work with Charlie Vill and Keith Young on several projects in the past several years. These projects included two phases of a timber-framed outdoor restaurant and bar for the Ritz-Carlton, a nature center and educational facility, and a retail center for a marina. For each of these projects, which Beck Architecture, Inc designed, Oconee Construction Services was awarded the construction contract after a competitive bid process. The bids that they submitted were always very comprehensive and included details that were not anticipated by the construction documents (related to site conditions, unique issues related to material availability, or other factors that can affect cost that are not easily anticipated by a designer). Because of these we were able to prevent a number of change orders at the beginning of the contract.

For each of the projects I have worked with Charlie and Keith I was impressed by their attention to detail and their pro-active way of managing a project. We very rarely had to feel the pressure of an immediate decision because their project related questions were presented with enough time (sometimes weeks) to fully respond or review them. These projects were also unique because they were done on a fast-track - with the majority of the building shell detailed while interior finishes and lighting were still being detailed. They were able to provide very accurate estimates at the bidding phase of the drawings using our very limited information in these areas. On several occasions we were asked by the owners to reduce cost or offset cost gains due to extenuating circumstances. Oconee Construction worked with the owners and me to provide nearly painless value engineering of the contract price.

Because we were involved out of state on these projects I grew to feel that I could rely on Charlie and Keith to be my vigilant partner in the construction process. Their administration style is personal and attentive. They can be relied upon for their attention to the details - whether they are finish, construction, budget, or timeline related. I cannot recommend their services highly enough.

Regards,

  
Eric Puryear  
Beck Architecture, Inc

**Wilson & Dawson, Architects**

417 Edgewood Avenue SE., Atlanta, Georgia 30312

Voice Mail: (404) 522-2142 Fax: (404) 522-2143

Email: wilson-dawson@mindspring.com

February 10, 2014

**RE: Recommendation Letter Oconee Construction Services**

Wilson & Dawson, Architects and our client's projects have benefitted greatly from the participation of Oconee Construction Services acting as a Construction Manager or General Contractor. Together, we have successfully completed The Forestry Building and the Georgia Center Courtyard Renovation for the University of Georgia.

Oconee Construction's management begins with a willingness to participate with the Owner and the Design Team to meet and exceed the project goals. The new Forestry building at the University of Georgia was a challenge because the construction budget was limited relative to the scope of work. Charlie Vill and Keith Young were very responsive to developing budgets and alternates as both solicitation and management of subcontractors and vendors. In addition, they reviewed work procedures to develop cost effective solutions.

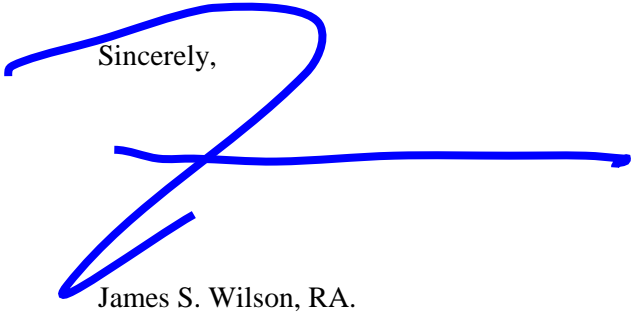
Oconee Construction works diligently to maintain project schedules and informs the Owner and Architect of decision deadlines to maintain schedule. The Georgia Center Courtyard renovation was a difficult scheduling task for a project duration that was to occur during winter break. They were able to prioritize the Owner's needs and complete spaces for use to maintain operation of the facility.

Most importantly, when Oconee Construction is the selected General Contractor the project is afforded full participation of the Owner's Charlie Vill and Keith Young. These two persons have a resume of significant project experience and the project proceeds in accordance with their ability to respond and direct.

Keith Young is a very good job Superintendent and is ideal for building site interface with the Owners for renovation projects that have ongoing operations. He understands and develops protection and work schedules to maintain the facility and provide limited disruption.

Wilson & Dawson, Architects highly regard the individual Owners of Oconee Construction and recommend their services for projects seeking successful outcomes.

Sincerely,



James S. Wilson, RA.  
Principal, Wilson & Dawson, Architects





## HUG & ASSOCIATES, LLC

ARCHITECTURE PLANNING INTERIORS

3010 Royal Boulevard South, Suite 250, Alpharetta, Georgia 30022  
www.HugArchitects.com

T 678.297.2929  
F 678.297.2951

May 7, 2012

RE: Recommendation Letter for  
**Charlie Vill and Oconee Construction Services, LLC**

To Whom It May Concern,

We have worked with Charlie Vill on numerous projects over the past 14 years, the most significant of which were the Oconee Clubhouse at Reynolds Plantation (33,000 SF with construction cost of \$6,400,000) and Village at Harmony Crossing, which consists of ten retail/office buildings of over 92,000 SF. Charlie is a "top shelf" professional contractor that we regularly recommend to our clients. He has always worked as a collaborative partner with us to execute the projects we have designed. He is committed to the success of the project, always putting the project first, and doing the right thing even when we were dealing with an unreasonable client. Charlie and his team effectively manage the Project Budget and Schedule, and work with us to solve complex project issues. He collaborates with us to intelligently value engineer the project, to bring the cost into budget, while minimizing the impact on quality. He has significant knowledge of construction and understands/respects the requirements of codes and ordinances. He is a team leader and an excellent communicator with impeccable integrity. Charlie has been a positive influence on every project on which we have engaged him and his firm. My associates and I recommend Charlie Vill and Oconee Construction Services, LLC without hesitation or qualification.

Sincerely,

**HUG & ASSOCIATES, LLC**

Michael S. Hug, Architect

Enclosures – Images of Oconee Clubhouse and Village at Harmony Crossing



Georgia Center for Continuing Education  
Athens, Georgia 30602-3603

September 12, 2014

The Georgia Center for Continuing Education  
Cheryl Prichard, Facilities Manager

Reference: Recommendation Letter

To Whom It May Concern:

I am a Facilities Manager at The University of Georgia's Center for Continuing Education. In November, 2013 we began a renovation project with Oconee Construction. The project included restoration of our Historic Courtyard and the surrounding conferencing spaces. The courtyard scope included installation of 4 new gas fire pits, drainage repairs, elaborate lighting and sound systems, and installation of new landscaping. The surrounding building was modified by removing existing brick, from our second floor conference areas, and installation of new glass store front systems. The new glass facades provide a wonderful view into our courtyard in addition to breathing life back into previously underutilized conferencing spaces.

The Superintendent, Foreman, and construction crew **were a pleasure to work with**. They were **especially considerate of our staff and guests**, while completing a fairly invasive renovation, of our occupied facility. Oconee Construction demonstrated **excellent communication skills, innovative design solutions, and followed through to the last detail**. There was **exceptional care** to adhere to all fire code regulations and communication with all code officials. Submittals, punch-list items, and close-out documents were all handled and distributed in a timely manner.

In closing, **Oconee Construction demonstrated outstanding performance and I would highly recommend them**. If you have questions regarding this company I am available by phone at (706)542-6311 or by email at [cheryl.prichard@georgiacenter.uga.edu](mailto:cheryl.prichard@georgiacenter.uga.edu).

Sincerely,

Cheryl Prichard  
Facilities Manager  
The University of Georgia  
The Georgia Center for Continuing Education  
Hotel and Conference Center

*Site of Olympic Soccer, Volleyball, and Rhythmic Gymnastics 1996*



The University of Georgia  
Facilities Management Division  
Construction Department  
1180 East Broad Street, Athens, Georgia 30602  
Office 706 542 7432 / Fax 706 542 7478

February 26, 2014

Letter of Reference and Recommendation

To Whom It May Concern:

Oconee Construction Services has worked at the University of Georgia on numerous projects over the past several years. These projects include the Vet Med Diagnostic Lab, Journalism building, Wildlife Health building, The Georgia Center for Continuing Education, as well as the Forestry building and Rock Eagle.

On each project the workmanship was of the highest quality, completed in a timely manner, and within budget. Oconee Construction Services project management and quality control are truly commendable.

I wholeheartedly recommend Oconee Construction Services for any type of restoration, renovation, or general contracting project that may arise. I consider them among the top tier of contractors with whom I have had the pleasure to work with for the past 20 years.

Sincerely,

Brett Jones  
Structural Superintendent  
706 296-9654 [lbjones@uga.edu](mailto:lbjones@uga.edu)

P.S. Please feel free to contact me via e-mail or phone if you have any other questions or concerns.





# Athens College<sup>Technical</sup>

— A Unit of the Technical College System of Georgia

800 U. S. Highway 29 North  
Athens, GA 30601-1500  
(706) 355-5000  
www.athenstech.edu

Flora W. Tydings, Ed.D.  
President

May 9, 2012

To Whom It May Concern:

This letter is written to provide a recommendation for Charlie Vill and Keith Young of Oconee Construction Services, LLC (OCS) of Eatonton, Georgia. **It is without any reservations that I recommend OCS for construction management services.**

Although Mr. Vill and Mr. Young have decades experience in-field, our working with OCS spans over the past two years. In 2010, we were fortunate enough to have our Technical College System of Georgia facilities department select them as low bidder for a retrofit on our main campus. The retrofit to repurpose several chemistry labs for use as multi-media classrooms was completed in 2011. Subsequently, because of our high level of satisfaction and recommendation of OCS, the Athens Technical College Foundation chose OCS for a culinary program expansion at Athens Tech's Walton County Campus. That project is scheduled for completion by the end of this month.

In both projects, we found Charlie and Keith, as a team, to be **exceptional with budget control, keeping projects on or ahead of schedule milestones, and accessible throughout the project and warranty period.** **Their expertise in the construction industry and superb communication skills are vital to project success.** They have proven to be quite effective in working with all of our equipment vendors, lending much-needed coordination to connect the construction aspects to the owner-provided equipment portion of the projects.

Retrofits require experience and sound problem-solving skills, especially when determining how to best bring the spaces up to updated code requirements. Moreover, trying to stay within what an owner can afford, once code-related change orders are identified, can be challenging. In both our cases, Charlie and Keith **used their extensive experience and superior skills in construction and value engineering to keep our projects affordable.** For example, Charlie and Keith worked with us and our architect to deliver the products we needed within the budgets we could allocate, even when unexpected code issues were uncovered. While carefully identifying and costing issues related to life safety codes in the first project, Charlie and Keith portrayed a **high level of professionalism and goodwill** as they identified code requirements not originally clarified in the design documents. We also found them very knowledgeable and experienced in working under local and State of Georgia regulations, ordinances, and laws.

Again, it is without reservations that I recommend Charlie Vill and Keith Young to you for your construction management services. I am confident that they will provide you with successful project outcomes and extraordinary customer service. Please call me at 706-355-5113, if I can answer specific questions about our experiences with OCS.

Sincerely,

Sheila C. Weldon, Ed.D.  
Facilities Project Director



May 9, 2012

TO WHOM IT MAY CONCERN:

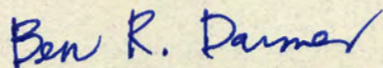
I have had the privilege of working with Charlie Vill and Keith Young with Oconee Construction Services on several projects through Athens Technical College. The projects were on the main campus and the Walton County satellite campus. One project was bid and the others were negotiated. I have also asked them to provide budget pricing on another college campus. Consequently, I have gotten to know them in various capacities and through different delivery systems. There are a lot of positive things to say about them:

- They are people of integrity. They do what they say they will do.
- They are conscious of the Owner's needs and requirements. Working in a college environment in partially occupied buildings, they have been good about communicating schedules and cooperating with administration, faculty and staff.
- They are competitive with budgets and understanding of the Owner's budget in negotiated situations. Obviously, they were the lowest responsible bidder on one project. On other negotiated projects, they were flexible in meeting the Owner's goals. In budget pricing from very preliminary documents, I think they are realistic and can "read between the lines" regarding what is needed to complete the project.
- They are very knowledgeable and sophisticated about construction. Their offices may be in a smaller town, but they are not "small town" contractors. They understand how buildings go together in a variety of construction types.
- Because most of my work with Oconee has been on Technical College campuses, the State Fire Marshal has been involved. From my perspective, Oconee knows codes and worked well with the Fire Marshal. They were able to identify and head-off a couple of issues before they became issues.

I have enjoyed working with them and look forward to additional opportunities.

Sincerely,

Ben R. Darmer, FAIA, Architect, LLC



Ben R. Darmer, FAIA