



Tom Margle
Construction Manager
(1983 – Present)

B.S., Civil Engineering, The Citadel - 1983

Civil Engineering Corps Officer US Navy,
Port Hueneme, California

- Licensed General Contractor, South Carolina, #104740
- ACI Concrete Field Testing Technician - Grade 1 #01275631
- SCDHEC Erosion Prevention and Sediment Control #566
- SCDOT Level 1 and 2 Concrete Technician #148-P1-0813
- SCDOT Earthwork, Drainage, and Base Inspector #3354-0313/ERTH
- SCDOT Nuclear Gauge Hazmat Certification #3354-0313/NGHM
- SCDOT Asphalt Roadway Technician #3354-0413/ART1
- SCDOT Foundations Technician #3354-0114/FNDS
- Certified Qualifying Party for General Contractors License #14246
- Certified Construction Manager (CMA), South Carolina
- USACE Certified Construction Quality Management for Contractors
- USACE Certified Wetland Delineator



Mr. Margle has dedicated over 20 years to the field of construction with a focus on government contracts and large scale development. He has served in various executive and managerial positions and is an accomplished leader. He is knowledgeable in a variety of construction types, including infrastructure, commercial building projects, and land development, and is capable of managing a project from design to completion. As a senior transportation inspector, he was responsible for the inspection of asphalt and concrete pavement, roadways and structures, structural materials and members, structural operations, and traffic control and erosion control devices. He also inspects the placement of culvert, piling, reinforcing and structural steel, and concrete and backfill. He has considerable knowledge of materials, methods, and equipment used in highway construction and he is capable of performing complex calculations and computations. He has the ability to function as a lead project inspector, conducting independent inspections and supervising lower level inspectors to ensure compliance with the construction contract.

Tom Margle's project experience includes:

Post, Buckley, Schuh, and Jernigan - Project Manager: Mr. Margle was a lead Design Engineer for the design and permitting of County and State Highways in SC, FL, GA, and AL. He was responsible for complying with the various design and construction requirements of the various agencies that ultimately approved, permitted and accepted the roads and highways. Work included the design and construction of hundreds of miles of State and County maintained roads. A key focus of his work included wetlands permitting and hydrology in his design.

IT Corporation – Program Manager and Office Manger: Mr. Margle handled both Commercial, State and Federal Clients as the head of Engineering for the Company for the Office of the Carolina's. Involved on behalf of the Client to obtain the proper design and permits to construct a number of diverse projects which included roadways, railroads, remediation systems, hazardous waste remediation systems that ranged from \$100,000 UST projects up to \$325,000,000 Total Environmental Restoration Contracts (TERC) for the USACE.

Enviro AgScience - Program Manager for Federal Government Construction: Mr. Margle handled the Federal Government Programs performed by the Company. This included work with the DOD, DOE and State Agencies including the Department of Forestry and State Aviation projects. He was involved as a subcontractor on multiple JV's and ultimately becoming the prime contractor on two design build projects for the USMC and USAF.

Florida DOT – Professional Engineer Training Program: Mr. Margle conducted a thorough review and participated in all areas of the FDOT Departments. While actively working in District 1 he reviewed and actively participated in major areas of the organization including

planning, survey, construction, maintenance, materials and structures departments of the FDOT.

Mr. Margle has also dedicated many years to the field of transportation. As a Senior Transportation inspector, he was responsible for the inspection of asphalt and concrete pavement roadways, structures, structural materials and members, bridge construction, traffic control and erosion control devices. He also inspects the placement of culverts, pilings, reinforcing and structural steel concrete and backfill. He has considerable knowledge of materials, methods, and equipment used in roadway construction and he is capable of performing complex calculations and computations. Mr. Margle has the ability to function as a lead project inspector, conducting independent inspections and supervising lower level engineers to ensure compliance with the construction contract. The following projects speak to Mr. Margle's years of experience and expertise:

Dennis Corporation experience:

Richland County Dirt Road Paving Program: Serving as Project Manager for this project.

Town of Mount Pleasant: Completed program estimates for 9 projects for the Town of Mount Pleasant.

Town of Varnville US Highway 278/SC Highway 63 Streetscape Project

Prior experience:

Land Development Manager / Land Acquisitions Manager, DR Horton: Mr. Margle provided land development services working closely with engineer contractors and governmental agencies to acquire construction permits for community projects including county and state roadways. One of his responsibilities was working in private communities on road rehabilitation. This included two and a half miles of milling existing asphalt, pavement amending the sub-standard GBAC base material with Portland cement, and replacing with new asphalt surface course. Major projects included:

- **Cobblestone (formally known as The University Club in Blythewood):** Mr. Margle managed this community private roadway repair project. When the community was first built in the 1990s the roads were installed to Richland County standards, but over the years the roads fell into disrepair. Cobblestone sub-division had a sub surface failure rate of 70%. Mr. Margle planned and implemented the beginning of road repairs. The roads were repaired by amending the base course with modified soil cement and repaved with asphalt. In total, Mr. Margle oversaw the repair of five roads totaling 5,225 linear feet with plans in place to replace the remaining 25 roads and associated alleys. Program costs are projected to exceed \$2.5 million dollars.
- **Heritage Farms:** Mr. Margle served as the Program Manager for the development of this multi-phase sub-division in Lexington, SC. This project started as a farm. Mr. Margle worked to develop a master plan including roadway and utilities. He hired and managed the engineering consultant to obtain all approvals and construction permits. Many of the permits required environmental consideration as the neighborhood was near wetlands and adjacent to floodplains. The solution included a non-wetland impact with two bottomless culverts under the planned roadway to access property across jurisdictional wetlands, this method was approved by the USACE. This project also included a traffic study and traffic analysis to determine entrance and exit placement. All sub division access points were planned and approved by SCDOT. He was responsible for the contract administration to select the most qualified bidder for the construction of the project. The neighborhood phase included five new roads with associated utilities. The Heritage Farms Phase III & IV project has a \$1.7 million dollar fee, and roads were turned over successfully to Lexington County. Mr. Margle handled the coordination and installation of all dry utilities.

- Eagle's Rest:** Mr. Margle worked on the Planned Unit Development (PUD) consisting of 5,803 linear feet on 13 new roads and associated utilities for a 235 unit sub division. He was involved in the planning, design, engineering, permitting, traffic analysis, construction management, and final punchout for this neighborhood. Eagle's Rest was raw land that was developed for a housing sub division. Mr. Margle worked on the preliminary designs for roadway planning with engineers and coordinated with SCDOT. He performed traffic studies and analyses to better develop ingress and egress points for the growing sub-division and surrounding area. He helped develop construction plans approved by the USACE, DHEC, Utility Authority, and the County. Mr. Margle worked on SWPPP and erosion control. He attended every preconstruction meeting, and worked on contract administration, bid analysis, quantity takeoffs, and change orders. He managed all pay requests, conducted field inspections, field site visits, communicated with the County all details of the developing site, and managed the schedule and budget to the owner. He was able to obtain the bonded and final plat. The roads that were held under a one year warranty period were eventually repaired and all road warranty issues resolved. He was able to successfully deed all road and storm drainage over to the County.
- Sandy Glen Phase III:** Mr. Margle took this project over and managed the development of four new roadways totaling 2,188 linear feet in the Sandy Glen 75 Lot sub division. He attended preconstruction meetings, and worked on contract administration, bid analysis, and quantity takeoffs. He managed all pay requests, conducted inspections, field site visits, communicated with the County on all details of the developing site, and managed the schedule and budget to the property owner. Mr. Margle interfaced with the County and contractor on several groundwater and road sub base issues. He handled all construction management responsibilities and oversaw the final construction and design. Phase III of the Sandy Glen project was a \$2.5 million dollar project. Mr. Margle was able to complete all aspects of this project successfully even during the "The Great Flood of 2015".
- The Village:** Mr. Margle came into the middle of this project and managed the development of eight new roadways and 50 topographically challenged lots in The Village sub division in Richland County. He attended preconstruction meetings, and worked on contract administration, bid analysis, and quantity takeoffs. He managed all pay requests, conducted inspections and SWPPP issues, field site visits, communicated with the County and City on all details of the developing site, and managed the schedule and budget. In addition, he was challenged with tight physical constraints caused by wetlands and topography issues that were overcome by engineering methods like the use of retaining walls and dewatering. Mr. Margle handled all construction management responsibilities and oversaw the final construction. The Village roadway project was an \$3 million dollar project. Mr. Margle was able to complete all aspects of this project successfully.

Chief Operations Manager / HPV3 and Green Southern Homes Engineering / Construction Management / Summit Realty and Development: Mr. Margle performed duties in all stages of property development including successful land acquisitions, managing and obtaining bids and estimates for future developments, and negotiating and contracting with engineering and construction companies for infrastructure, land development and commercial building projects. He coordinated and negotiated permitting with public and regulatory personnel on Federal, State and local government levels and was responsible for conducting public hearings and public presentations concerning new projects and rezoning applications. He also generated pro forma financial statements and prepared business plans to meet lenders requirements for project financing. Mr. Margle managed 13 different projects with

budgets up to \$500 million, including phased residential subdivisions, multi-family projects, commercial mixed use and Planned Unit Developments. He also completed a brownfield redevelopment project at an EPA Superfund Site in which a new commercial project was constructed while the site was in active soil and groundwater remediation. Project responsibilities included design and field engineering of grading and earthwork operations, public and private roads, potable water systems, gravity and pressure sanitary sewer systems, sewer pump station construction, storm water drainage, wetland mitigation, and the final permitting and acceptance process.

Hunter's Crossing Transportation Highlights: Mr. Margle developed the original transportation plan and road layout for 2.5 miles of roadway in this community. He worked closely with permitting design and construction on 12 new individual roads in this neighborhood.

Patriot's Point: Mr. Margle developed the original transportation plan and road layout for 1.23 miles of roadway in this community. He worked closely with engineering to get all approvals necessary to move the project forward and completed construction after the project sat idle for two years.

Beach Forest: Mr. Margle developed the original transportation plan and road layout for five new individual roadways that are internal streets. Both asphalt and concrete surface course was used because of unsuitable soil conditions.

Second Pond Sub Division: Mr. Margle worked to build the first low impact development (LID). The neighborhood contained zero curb design with roadway swales acting as infiltration swales. Homes in this community have water garden attenuation features for SWPPP. There are no direct discharges into the local pond. Special road sections considerations were used because of the various adjacent roadway infiltration swales.

Senior Transportation Inspector, CDM Smith: Mr. Margle served as the Senior Transportation Inspector where he was responsible for the inspection of asphalt and concrete pavement, roadways and structures, sound wall, structural materials and members, structural operations, and traffic control and erosion control devices. He also inspected the placement of culverts, reinforcing and structural steel, asphalt, and concrete and backfill. While at CDM Smith, Mr. Margle served as the:

- **Widening I-20 from Alpine Road to Spears Creek Church Road:** Mr. Margle serves as a Senior Inspector on this \$84 million dollar project to provide widening of I-20 on the east side of Columbia, South Carolina. This SCDOT designed project extends approximately 6.7 miles from Alpine Road to Spears Creek Church Road and includes the construction of one 12-foot wide travel lane, in each direction, added to the inside median to increase capacity in and out of the City of Columbia. One complete bridge removal and replacement was included in the scope of the project as well as approximately six miles of noise wall construction.
- **Sweet Grass Basket Parkway Phase III, Mt. Pleasant, SC:** Mr. Margle served as Lead Project Inspector and CEPSCI on the 1.01 miles of new roadway. He was responsible for the two phase construction and all construction utility expansion and relocations and inspection of the new road. Mr. Margle oversaw the contractors, performed construction management roles, and pay requests from the contractors. He made certain the plan and specs were followed. This project included asphalt with wetland crossing, a box culvert, wetland permits, SWPPP, and erosion control inspection. This roadway project was an \$7.4 million dollar venture. Mr. Margle was able to complete all aspects of this project successfully.

Engineering Manager/Owner, Green Seal Construction Services LLC: Mr. Margle owned Green Seal Construction Services, LLC, a transportation and construction land development consulting company. Green Seal was founded in South Carolina in 2000. His responsibilities included hiring and managing engineers, designing preliminary plans, managing every approval and permit involved in every project, acting as the construction manager overseeing contract administration, hiring construction companies, and saw every project through to completion. This equated to hundreds of roads being constructed—using of curb and gutter asphalt surface course primarily with some concrete surface course roads. Major projects included:

- **Woodcreek Farms:** Mr. Margle was responsible for various phases throughout the Woodcreek Farms Master Planned Community. He planned and implemented the road construction on miles of roadway needed in the various phases. The roads would be constructed to Richland County and in some cases city standards.
- **Lake Carolina:** Mr. Margle managed this community roadway repair project where it was clearly evident the cause was sub standard construction methods. Mr. Margle planned and implemented the beginning of road repairs. The roads were repaired by milling of the asphalt surface, amending the base course with cement mixed in place and a new 1.5-inch asphalt surface course installed. Adequate dewatering was planned using a combination of french drains and enhanced pavement sections over sub-standard sub-base material.

Regional Home Builders: Mr. Margle performed duties in all stages of property development including successful land acquisitions, managing and obtaining bids and estimates for future development, and negotiating and contracting with engineering and construction companies for roadway, infrastructure, land development, and commercial building projects. He was accountable for project budgets and schedules and was responsible for the successful design, engineering, permitting, and completion of all civil engineering projects. Mr. Margle managed as many as 17 projects at one time including large scale projects with up to 450 acres and project budgets up to \$45 million. The types of projects included residential subdivisions, Planned Development Districts, multi-family and commercial projects. He successfully planned and constructed miles of associated roads and associated utilities to Richland County Standards that were successfully deeded over to the County.

- **Jacob's Creek:** Mr. Margle served as the construction manager for 20,814 linear feet for 19 new roads in a multi phased project in Richland County neighborhood Jacob's Creek. Five additional roads were added to the project during a change order. Three SCDOT environment permits were required, one of which required road widening and traffic controls.
- **Centennial, Beasley Creek Estates, Blythe Creek, and The Farm:** Mr. Margle served as the construction manager on all of the neighborhoods miles of roadway improvement projects. He was involved in the design, engineering, permitting, traffic analysis, construction management, and final punchout for the neighborhoods. Beasley Creek was raw land that was developed for a housing tract. Mr. Margle worked on the preliminary designs for roadway planning with engineers and coordinated with SCDOT for the new entrance. He performed traffic studies and analysis to better enter and exit the growing sub-division. He helped develop construction plans approved by the USACE, DHEC, Utility Authority, and the County. Mr. Margle worked on SWPPP and erosion control. He attended preconstruction meetings, and worked on contract administration, bid analysis, and quantity takeoffs. He managed all pay requests, conducted inspections, field site visits, communicated with the County and SCDOT all details of the

developing site, and managed the schedule and budget to the property owner. He was able to obtain the final plats which ultimately allowed the owner to sell lots for home construction.

Road Design Engineer, Post Buckley Schuh & Jernigan, Inc.: Mr. Margle worked on projects in SC, GA, FL, and AL for Post Buckley Schuh & Jernigan from 1985 - 1990. He worked as a hydrologist and engineer on utilities, transportation, road design and on large commercial residential communities. Starting with a preliminary alignment, providing survey services, and creating preliminary designs to full construction documents, specifications, and plans. Mr. Margle specialized in land development designing private and commercial sub division layouts - creating "spine network" community roads in Florida. Later, he transferred to their South Carolina office and provided engineering land development and road design services for large master plan communities. Some of the larger projects included:

- **The Summit:** Mr. Margle worked on the original design team as an engineer and designed the first mile of the four lane divided parkway road with planted garden medians and initial storm drainage plan. He worked closely with the surveyors and contractors. Mr. Margle was able to complete all aspects of this project successfully for the company.
- **Lake Carolina:** Mr. Margle developed the original transportation plan and miles of new road layout for this community. He worked closely with permitting to plan for wetland delineation and Class 1 dam design prior to road construction. Mr. Margle created the master utility layout for this neighborhood and completed the first phase of construction of roadways, the main entrance boulevard, and roundabout.
- **Briarcliffe:** Mr. Margle was responsible for design and construction documents for the seven new roads in this neighborhood. He attended preconstruction meetings, and worked on contract administration, bid analysis, and quantity takeoffs. He managed all pay requests, conducted inspections, field site visits, communicated with the County and owner on all details of the developing site, and managed the schedule and budget with the owner.
- **DeBordieu:** Mr. Margle engineered and designed nine roads in the DeBordieu community Phase I including the front entrance to SCDOT standards. This neighborhood consisted originally of a single 9-hole golf course, through redesign it was converted to an 18-hole Championship Course on 2700 acres of land. Mr. Margle designed the master transportation, utility plans, stormwater and stormwater filtration plans, and engineering plans. He also performed traffic study analysis before widening Highway 17 at the entrance, for SCDOT. This multimillion dollar project occurred in phases. He helped develop construction plans approved by the USACE, DHEC, Utility Authority, and Gerogetown County. Mr. Margle worked on SWPPP and erosion control. Special consideration was given to it being adjacent to Baruch Institute of Coastal Ecology and Forest Science (Hobcaw Barony SCHM), USC's Environmental Laboratory. Storm water was filtered before being discharged into the saltwater creeks. He attended preconstruction meetings, and worked on contract administration, bid analysis, and quantity takeoffs. He managed pay requests, conducted inspections, field site visits, communicated with the County all details of the developing site, and managed the schedule and budget to the property owner. Ultimately, 3.5 miles of roadway was either upgraded, widened, or installed.

- **Long Bay:** Mr. Margle engineered and designed three roads in the Long Bay Golf community for Jack Nichols. He attended preconstruction meetings, and worked on contract administration, bid analysis, and quantity takeoffs. He managed all pay requests, conducted inspections, field site visits, communicated with Horry County on all details of the developing site, and managed the schedule and budget to the property owner.
- **Tidewater:** Mr. Margle was responsible for planning and designing of the first eight roads in Phase I of the Tidewater neighborhood construction. He worked to plan the transportation and infrastructure in the community. Mr. Margle handled management of all environmental protocol including cultural resources, environmental impact studies, wetland delineations, jurisdiction approvals, endangered species studies, and mitigation.

Professional Engineer Trainee, Florida Department of Transportation (FDOT): Mr. Margle worked in District 1 FDOT roadway projects from 1983 - 1985. The Professional Engineer (PE) Training Program is the FDOT instructional opportunity for graduate engineers, leading to professional registration and a career path to transportation engineering. The one year, two-phase training program encompasses all aspects of the DOTs operations and prepared the trainee for a role in organized leadership.