

# Design-Build and Construction Expertise

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*Integrity is everything.*

## September 2008

We consider Warren and Associates 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 Warren and Associates Design-build, LLC team consists of dedicated professionals committed to a quality construction product.

We highly value our surety credit relationship and association with this outstanding firm and we certainly recommend their construction services to you.

BRAD LORENZETTI  
VICE PRESIDENT, CONSTRUCTION PRACTICE  
WILLIS

## June 2008

I have known and worked with Don Warren for over 12 years in a professional capacity. In all that time he has always conducted himself as a true construction professional and with the highest integrity. His knowledge of construction – from design, permitting, estimating, scheduling, personnel management and all aspects of running a business – is as thorough as any professional I have met. We have worked on many large design-build projects together.

BRIAN E CURTIN, P.E.  
SR. VICE PRESIDENT  
BRPH

## October 2007

Neal Prince + Partners, Architects, Inc. has had the pleasure of working with Warren and Associates Design-Build since the inception of the company and have found Don Warren and his team an asset to the design and construction process. In our latest project, Don provided leadership in cost consulting, systems analysis, product evaluation, and construction expertise. All projects require compromise to maintain budget, scope and quality, but we believe that the process used by WADB by which these compromises have been reached has strengthened the end result. Don's staff of estimators and project managers has all contributed to the construction effort, and have been equally pleasant to work with. We have the highest hopes for a successful project completion, and a satisfied client.

We would not hesitate to work with Warren and Associates Design-Build on another project.

PRESCOTT MAY, AIA  
PRESIDENT, NEAL PRINCE + PARTNERS

## September 2007

It is a pleasure for me to recommend Warren and Associates Design-Build to you as a well qualified constructor for your building project. We have worked with Don Warren, Fred Fulmer, and their fine staff on an alterations and additions project for Messiah Lutheran Church in Mauldin, SC. This is a very complex project designed to connect three freestanding buildings together with a large, skylit commons area for congregational gathering and fellowship.

The Warren and Associates method of design-build has given the Church the new space and function needed well within their budget. Their leadership has been instrumental in making this a very successful project. We at Freeman and Major hope for many more projects with these fine talented people. We have certainly enjoyed working with each of them.

ALLEN L. FREEMAN, AIA  
FREEMAN AND MAJOR ARCHITECTS



## September 2007 (continued)

It has been almost a year since we began working with Warren and Associates Design-Build in the construction of our new sanctuary. Groundbreaking took place on June 3, 2007. As of now we are on schedule and very pleased with every phase of the construction.

In the last year I have been in many Building Committee and Subcontractor meetings with Don Warren, President, and his associates. I have found them to be very professional, detailed and tenacious of putting together a plan and building that exudes excellence. They have left no stone unturned in trying to build the best building for the least money. Having been in construction myself, I was impressed with the quality of subcontractors that they brought onto the team. Not only do they demand excellence, but their leadership and expertise foster a cohesive team.

I have known Don Warren for 9 years. Long before I worked with him on this project, I was impressed with his genuine humility. He is first of all a man of God. But he also knows how to assemble an excellent team and build a first class building at a competitive price.

R. GLENN BOLT  
MINISTER OF ADMINISTRATION AND  
SENIOR ADULTS

I would like to thank Warren and Associates Design-Build, and specifically the construction team of Patrick Griswold and Dale Ambrose for their outstanding performance in providing design-build services for Messiah Lutheran Church in Mauldin, SC. WADB has completed a small renovation project to our Family Life Center and successfully worked around the church's schedule and requirements. WADB is currently building our next phase of renovation and addition for the new sanctuary and office space to our facility and once again, are performing in an outstanding fashion.

Your company and the construction team have exceeded our expectations not only in the important categories of schedule, cost, and quality; but more importantly, their actions have reflected your company's tag line, "*Integrity is everything.*"

As Chairman of the Building Committee and also a civil engineer for Gray Engineering, I sincerely appreciate not only the integrity exhibited by the team, but the prompt manner and courteous attitude of your associates. We look forward to working with you and your associates as we continue on our expansion program.

LYNN A. SOLESBEE, P.E.  
SENIOR VICE PRESIDENT  
GRAY ENGINEERING CONSULTANTS, INC.

I appreciate this opportunity to write in the most positive way a letter of recommendation for Warren and Associates Design-Build. We are now engaged in our second building experience with this excellent company. They presented the scope/timing/cost of the project in a clear and professional manner. They have exhibited quality workmanship, open, cordial and co-operative communication, and a willingness to go the extra mile. No member of their staff has ever failed to be helpful and responsive to our requests and questions. They have required subcontractor work to be redone to meet their high standards even when we were unaware. They have contacted us immediately when unexpected issues or problems have arisen. They have stayed with the job and completed our projects in a timely fashion. All the members of our church building committee have remarked over and over again how pleased they have been that we elected Warren and Associates as our building partners in this major effort to expand our church facilities.

THE REV. JOHN L. YOST III  
MESSIAH LUTHERAN CHURCH



## October 2006

I have known and worked with Don for over 15 years. During that time we have worked jointly on numerous successful projects in North and South Carolina with a total value of over \$100 million each. Don has exhibited a vast knowledge of the construction industry in his successful execution of these projects. He has always been a person of good character and high integrity with the competency and ability to perform on complex projects.

Don Warren is a man of his word and it is with pleasure and confidence that I write this letter of recommendation for him.

MIKE HEILIG  
PRESIDENT  
GAMEWELL MECHANICAL

We have worked with Don Warren for the past 25 years, where Don has overseen construction for our clients on projects ranging from \$3 million to \$35 million in construction value. Those projects include facilities for Biogen Idec, GlaxoSmithKline, MTS Sensors, Sintech, the Research Triangle Institute, Florida State University and Eli Lilly. Notably, the Eli Lilly/Sphinx R&D Center in Research Triangle Park was the *Design-Build Institute of America* National Award-Winner for Best Private Project Over \$15 million in 1999.

In all of our experience with Don, he has shown nothing but the highest integrity, exceptional knowledge of construction and an astute knowledge of design-build strategies. He works in a cooperative manner for the owner's best interest.

We are excited about his new firm, Warren and Associates Design-Build, LLC and the potential of collaborating with him on future design-build projects.

JOHN L. ATKINS, III, FAIA  
CHAIRMAN AND CEO

WILLIAM L. O'BRIEN, JR., FAIA  
SENIOR VICE PRESIDENT  
O'BRIEN/ATKINS ASSOCIATES, P.A.

## September 2006

CMC South Carolina Steel has been associated with many contractors over the 54 years of our existence. The company that stands out most in my mind was Suitt Construction Company which was managed by its president, Don Warren, for about 12 years. Mr. Warren and his team grew the company very methodically into a very well-respected and powerful construction firm with offices throughout the Southeast during this time. Mr. Warren has now embarked on a new venture in establishing Warren and Associates Design-Build based on the knowledge of his past performance and the new team he has assembled. CMC South Carolina Steel will fully support his firm's effort by providing fabricated steel products with any credit line he may require.

Mr. Warren's honesty and professionalism throughout his career assures me that he will represent contractors with the utmost integrity.

E.E. GARVIN  
CMC SOUTH CAROLINA STE