



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 28777
Monday, December 8, 2025
5:30 PM



AGENDA

I. CALL TO ORDER – MAYOR PHILLIP HISE:

- A. Roll Call
- B. Notification and Posting of the Agenda
- C. Pledge of Allegiance (Mayor Hise)
- D. Invocation (Councilwoman Rensink)
- E. Approval of Minutes (11/10/2025)

II. OATHS OF OFFICE

The Honorable Clerk of Superior Court Shana Buchanan to administer Oaths of Office:

- A. Mayor: Beth Holmes
- B. Council Members: Larry McKinney | Tessa Taylor

III. BOARD APPOINTMENTS

- A. Mayor Pro-Tempore
- B. Spruce Pine Mainstreet Board (Councilmember Seat)
- C. High Country Council of Governments
- D. Mitchell County Development Foundation

IV. ACTION ITEMS

- A. **RFQ – Public Services Facility:** Discussion and Approval to give Town staff authority to enter into a contract with Withers & Ravenel and/or CBSA Architects as an alternate, for site, civil, engineering and construction services of a new Public Services Building.
- B. **Resolution 2025.008:** A resolution granting authority to Town staff to execute a grant with NC Department of Environmental Quality (DWI Division) for the State Revolving Funds “SRF Helene”.
- C. **2026 Town Council Meeting Calendar:** Discussion and Approval of the 2026 Town Council Meeting Calendar.
- D. **Resolution 2025.009:** A resolution recognizing years of service and dedication.
- E. **Resolution 2025.010:** A resolution recognizing years of service and dedication.



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 28777
Monday, December 8, 2025
5:30 PM



AGENDA

V. PUBLIC COMMENT

Public comments are limited to 3 minutes. This time is provided to share general thoughts with the Town Council. Individuals who desire to make a public comment must complete the sign-in sheet made available at each meeting and speak at the lecture (unless physically unable).

VI. MANAGER'S REPORT

VII. MAYOR/COUNCIL REQUESTS OR COMMENT

VIII. ADJOURNMENT



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 28777
Monday, November 10, 2025



MINUTES

I. **CALL TO ORDER:**

Mayor Hise called the meeting to order at 5:29 pm

A. Roll Call:

Mayor Hise requested a roll call. Marsha Hoilman, Town Clerk, conducted roll call for Councilmembers Peight, Buchanan, Rensink, and Mayor Hise. Councilwoman Holmes was absent from tonight's meeting.

B. Notification and Posting of the Agenda:

Proper notification and posting of the agenda were acknowledged.

Councilman Buchanan motioned to approve the agenda, and Councilwoman Rensink seconded the motion; the council then adopted the agenda. Motion passed 4/0.

Mayor Hise also added that Travis be able to present updates on Public Works first, because he needs to salt the streets to prevent ice.

C. Pledge of Allegiance:

Councilman Peight led the Pledge of Allegiance.

D. Invocation:

Mayor Hise led the Invocation.

E. Approval of Minutes (10/27)

The council reviewed the minutes of the Regular meeting as presented.

Councilwoman Rensink motioned to approve, and Councilman Peight seconded.

Motion approved and motion passed 4/0

II. **PUBLIC COMMENT:**

Public comments are limited to 3 minutes. This time is provided for the Town Council to share general thoughts. Individuals who desire to make a public comment must complete the sign-in sheet made available at each meeting and speak at the lecture (unless physically unable).

No Public comments were made



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 28777
Monday, November 10, 2025



MINUTES

III. PRESENTATIONS:

A. Public Works:

Public Works Director Travis Phillips gave the following Updates:

We are hitting the street sweeping hard. It is easy for it to get away from us this time of the year.

The leaf vacuum has been a great tool for us to keep busy in the fall.

The 811- locates are still tough for us. All the locates pull 1-2 staff away most of the time, leaving us short-staffed to complete things.

It seems that meter reading is going smoother for import, export, and billing. We are still having issues with the meters that don't read, but we're working on that, and trying to upgrade the older radio reads out in the system.

We received the skid steer, and it has been put into service. A HUGE thank you to the council for that!

There are ongoing efforts with HGA in trying to get projects closed and pushed through with FEMA.

Bolton and Menk are here this week with structural engineering; later in the week, they will have an electrical engineer here looking at the waste plant, and they should start surveying next week. All these efforts are being used to determine the rebuilding or replacement of the plant.

Wintertime is upon us now. Salt spreaders and plows have been checked and are ready to go.



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 28777
Monday, November 10, 2025



MINUTES

B. Police Department:

Chief of Police Kasey Cook gave the following updates:

638 calls came in for the month.

Personnel things: Altimus' Detective role is now Corey Blevins. He has been getting all the required training and certifications.

Jose Queriapa has been working and doing a great job.

Kasey's vehicle is currently having lights installed.

December 15, 2025, is SHOP WITH A COP. Donations are appreciated. There will be a volunteer sheet available for those who are interested in signing up. It is good for people to sign up so they can see firsthand what Shop with a cop is all about and what it means to the children who get to participate. It is a good interaction for everyone who volunteers.

C. Water and Sewer Department:

Project Leader of Veolia North America, Darrell Graham, gave the following updates:

The water plant, pump stations, and both wells operated in full compliance with all of the State and Federal rules for the month. Six bacteriological samples were collected from the distribution system. All sample results were good.

All calibrations were performed at the water plant and at the wells. The Chlorine pump head was replaced on well #1. Maintenance was performed on the chemical feed system at the wells. On October 17th, the McClellan Creek intake was cleaned. The dam was down by 3 ½ feet from the



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 28777
Monday, November 10, 2025



MINUTES

spillway. A significant leak was discovered on the Beaver Creek Raw water line. Maintenance has repaired it.

The dam overspilling spillway was fixed by October 30th. The Beaver Creek pump and phase monitor at the water plant went out; it was replaced with a new pump. We had a metal stand/bracket built for it. We are currently still waiting for a new phase monitor to be installed.

The wastewater plant has been operating very well considering. We are pulling influent and effluent samples three times a week per our original permit and sending them to a certified lab in Asheville. All sample results were good.

All Calibrations have been performed at the waste plant. Wastewater samples are taken to Asheville once each week in October. All generators have been checked and exercised. Garney has built a retaining wall for sludge containment. Certified lab equipment has been ordered, and I have also been working on ordering the setup. A Proficiency study has been ordered for lab certification, an eyewash station was installed in the lab, a glass still was ordered for the lab, and a mixer was installed in digester #2.

All employee safety training is up to date.

D. Finance Department:

Finance Director Brian Hobson gave the following updates:

We have been training with the League, working to clean up reconciliations, bridging the gap from when Christy Young left to where I took over.

We have been implementing different processes to speed up and reduce the amount of man-hours spent generating tax bills, payroll, and forms that are sent to the state.



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 28777
Monday, November 10, 2025



MINUTES

The Town Manager and I are going to Chapel Hill for training from November 17th to 20th.

Finance is progressing the way it should.

Town Manager Daniel Stines took a moment to recognize Brian for literally hitting the ground running. It is impressive how in-depth he has dug into the finances of the Town. He is very happy with Brian's detailed work so far.

E. **Main Street:**

Executive Director of Main Street Spencer Bost gave the following updates:

Holiday & Winter Programming Schedule:

November 29th- Christmas Parade

Downtown Spruce Pine will be participating in the parade. The Pocket Park activities planned for that evening will include the following:

- Free popcorn
- Free hot cocoa
- Ugly sweater ornament making
- Ugly sweater contest
- Christmas Tree Lighting

November 29th is also Small Business Saturday:

- Raffle running November 28th-30th to support local shopping
- Community members who spend \$25 or more locally can enter to win a gift basket by dropping their receipt with contact information in the box that will be outside the Visitor Center

December 2nd- Giving Tuesday:

- A Giving Week (December 1-5) social media-based fundraising campaign will take place



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 28777
Monday, November 10, 2025



MINUTES

- Content schedule and messaging will be shared soon.

December 5th- Who-Ville Day

- Cindy Lou Who- styled hair and nails
- “Grinch” character appearance
- Hot Cocoa and Popcorn
- Live Music

December 12- Ornament Making:

- Free Ornament making in the Pocket Park
- Hot Cocoa or popcorn

December 19th- Gift Wrapping:

- Downtown Spruce Pine staff and volunteers will offer gift wrapping in the Pocket Park.
- We are exploring the addition of a food drive or food security fundraiser in conjunction with this event.

Committee and Organizational Notes:

- The Board voted unanimously to continue paying the Program Coordinator using Hellbender Festival proceeds through Christmas.
- Events and Design reported successful Halloween activities and clean-up efforts.
- The committee is also exploring potential design training opportunities.
- Clock Park is scheduled to be decorated this week by Lynn and Michael Holler, and holiday decorations will soon be completed in the Pocket Park.



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 28777
Monday, November 10, 2025



MINUTES

Recreation Economies for Rural Communities (RERC) Update:

- The program remains paused due to the federal government shutdown.
- Once resumed, this program will provide expert technical assistance to help Spruce Pine grow its outdoor recreation economy, support small businesses, and strengthen downtown revitalization strategies.

F. Parks and Recreation Department:

Parks and Rec Director Mike Wood gave the following updates:

General Park Maintenance: The day-to-day of picking up trash, mowing, weed eating, cleaning restrooms, shelters, and safety checks on the playground continue.

Brad Ragan Park: We've been picking up leaves and brush. Blew off the walking trail, cut back trees in the parking lot, mulched flower beds, and winterized the lower restrooms and closed them until Spring. There are two portable toilets available for those who need to use them.

Riverside Park: Touch up weed eating and mowing in areas.

Shelter Reservations: None until Spring 2026

Pool: The pool has been drained. We have been working on cleaning up the pool. The bathrooms and pump room have been closed and winterized. The painting estimate is \$12,719.09, with us purchasing items from Asheville Pool and Patio

Riverbend Park: No updates available



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 28777
Monday, November 10, 2025



MINUTES

Town: We worked on Christmas lights, and the Christmas Tree stand was fixed for Lower Street Park.

Other Business: The October 23rd webinar was rescheduled for November 18th—another webinar on Nov 12th for Grant money for parks.

IV. ACTION ITEMS:

There were no Action Items.

V. MANAGER'S REPORT:

Town Manager Daniel Stines gives the following updates:

The Small Biz Grant of \$ 1 million was awarded for Amethyst Alley Way. We will put in a new storm system, and the water/sewer system's lines and gravity feed will be installed. There will be new asphalt with a membrane under it and a storm drain in.

We should know sometime this month about the announcement of the EDA Grant. If awarded, it will be used for the above-ground storage tanks in the Grassy Creek area. There will be an extra one on Rogers Street and a brand-new storage tank for the new project of the Mountain Community Health Complex. We have a designated location @ 2,860 ft on a high ridge for the water tank site. If we aren't awarded the grant, the designated site will still be secure for the tank.

Next month, we will head up the pay study personnel policy. It will be sent out to the council for review. We would like to start the new year with an updated policy.

In regard to FEMA, we are making progress on final contracts. Once these engineering services are wrapped up, we can start seeing where FEMA is going to stand. We are hoping that by the first of the year, we can see what Spring will look like with some real construction of breaking ground. Next year will be a great year.



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 28777
Monday, November 10, 2025



MINUTES

FYI: The Chamber has put out a nice form on social media and the Chamber website for people to sign up for the Christmas parade.
Council has a professional float reserved this year.

Much like November, the second meeting fell on Thanksgiving week. The December 22nd meeting will fall on Christmas. Council will need to decide on what they want to do at our next meeting on December 8th.

Christmas Light decorations have started. David Whitson is getting Christmas lights up in the Lower Street area.
A lower streetlight pole has been hit in a hit-and-run that knocked a globe off on Lower Street. Duke Power was contacted, and they are expediting the repair.

VI. MAYOR/COUNCIL REQUESTS OR COMMENTS:

There were no requests or comments

VII. ADJOURNMENT:

Mayor Hise motioned for Adjournment at 6:12 pm.



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 28777
Monday, November 10, 2025



MINUTES

ATTEST:

Marsha Hoilman, Town Clerk

Phillip Hise, Mayor

Rocky Buchanan, Mayor Pro Tem

Beth Holmes, Council Member

Wayne Peight, Council Member

Jackie Rensink, Council Member



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 29777



MEMOS

To: Mayor & Town Council
From: Town Manager
Date: 12/8/2025
Subject: **RFQ – Public Services Facility**

Included in the packet are two (2) RFQs, responding to a public bid that was published November 4, 2025. The Town received 6 responses in total. The Town formulated a bid tabulation as well score criteria that ranked each firm based on their responsiveness to the bid. Those criteria were as follows:

- Firms ability to perform work
- Specialized experience in similar projects
- Competence of lead design
- Competence in other personnel
- Ability to meet time and projected budget allocations
- Past experience with bidding and CA in similar funding stacks
- Veteran, minority or women owned HUB.

After careful review and consideration, the request is for Council to grant staff authority to enter into negotiations and secure a contract with Withers & Ravenel and/or CBSA as an alternate for design, engineering, bidding and construction administration services for the Spruce Pine Public Services Facility.

Respectfully,

Daniel Stines
Town Manager



WithersRavenel
Our People. Your Success.



STATEMENT OF QUALIFICATIONS

TOWN OF SPRUCE PINE

A&E Design Services - Public Works Facility

November 21, 2025

Project Contact
Shannon Healy, PE
Project Manager
919-678-3797
shealy@withersravenel.com

November 21, 2025

Daniel Stines, Town Manager
Town of Spruce Pine
11050 S. 226 Hwy
Spruce Pine, NC 28777



SUBJECT: TOWN OF SPRUCE PINE, A&E DESIGN SERVICES - PUBLIC WORKS FACILITY

Dear Daniel Stines and Members of the Selection Committee:

WithersRavenel is ready to serve the Town of Spruce Pine on this important project to provide professional services for the new FEMA-funded Public Works Facility. Through our interactions with the Town, we have developed an understanding of the Town's engineering needs for this project, and we applaud the Town's recovery efforts following Tropical Storm Helene. Our successful record of completing similar projects as well as providing tropical storm recovery services in communities throughout Western North Carolina equips us with the necessary experience to best serve the Town. As a multidisciplinary engineering firm with more than 460 employee-owners, we take pride in our ability to deliver comprehensive services tailored to meet your specific needs, acting as an extension of your team. By choosing WithersRavenel, the Town will recognize the following benefits:



In-house services. WithersRavenel offers a broad range of practice areas that allow us to collaborate efficiently and deliver a cohesive approach. We will apply our expertise in surveying, civil engineering, stormwater management, permitting, and construction administration to support successful project delivery. If additional services become necessary, we will work with the Town to identify qualified subcontractors.



Local to you, with a deep statewide roster. This project will be primarily performed out of our Asheville office, ensuring WithersRavenel can offer quick response times. We offer the Town the proximity, resources, and expertise to deliver quality work and customer service for this project. We have provided services for Tropical Storm Helene recovery projects to the surrounding areas, including the Town of Burnsville, Town of Maggie Valley, and Town of Montreat. By entrusting WithersRavenel with your projects, the Town can leverage our comprehensive understanding and rapid, local support system for successful project delivery that promotes quality, cost savings, and adherence to schedule.



Responsive team and effective communication. Effective communication is essential for successful project execution. Our team ensures timely updates and is always available for project-related questions or discussions. We prioritize maintaining open lines of communication, keeping you informed and involved at every step of the process. Our Project Manager, Shannon Healy, PE, can be available to the Town on short notice. Additionally, we have included our trusted partners, **Teepie Architects**, on our team to provide architecture services, and **Bunnell-Lammons Engineering** to provide geotechnical services.

WithersRavenel is licensed in the state of North Carolina, and has no conflicts of interest with the Town. Our subconsultants are similarly licensed to practice in the state and have no conflicts of interest. Our team, including our subconsultants, are neither debarred, suspended, nor on the Excluded Parties List System in the System for Award Management (SAM). We have provided copies showing WithersRavenel's status, in SAM, and we can provide similar documentation for our subconsultants on request. We are honored to be considered as your engineering partner and to have the opportunity to continue working with the Town of Spruce Pine. Should you have any questions, please do not hesitate to contact us.

Sincerely,
WITHERSRAVENEL, INC.

A handwritten signature in black ink that reads "Shannon Healy".

Shannon Healy, PE
Project Manager/Design Lead
shealy@withersravenel.com/919-678-3797

A handwritten signature in black ink that reads "Freddie Harrill".

Freddie Harrill
Client Officer
fharrill@withersravenel.com/704-472-1514



TABLE OF CONTENTS

Cover Letter

Firm Overview 04

Firm Capacity and Capability 07

Technical Approach 11

Project Team 15

Key Principal 22

Experience and References 23

Proposed Work Plan and Schedule 28

Acknowledgment of Federal Provisions 29

Certification Form; Non-Collusion Affidavit; and E-Verify Affidavit 30



About Us

WithersRavenel, headquartered in Cary, is an Employee Stock Ownership Plan (ESOP) company. Our more than 460 employee-owners excel at providing consulting services for our clients. Founded in October 1983 as Withers & Ravenel, Inc., WithersRavenel is equipped with more than 42 years of serving an array of clients and projects through innovative and cost-effective engineering solutions across North Carolina.

WithersRavenel is properly licensed with the board, NCBELS F-1479 and NCBOLA C-158.

History of the Firm

- 1983** WithersRavenel was established in October 1983 as Withers & Ravenel, reflecting the partnership between founders and engineers Tony Withers and Sam Ravenel.
- 2014** WithersRavenel transitioned to an Employee Stock Ownership Plan (ESOP) company structure and changed its name to WithersRavenel to signify a company of employee-owners all working together for shared success.
- 2018** WithersRavenel became 100% employee-owned.
- 2023** WithersRavenel celebrates the 40th anniversary of its founding.
- 2025** WithersRavenel's grant funding total surpasses \$1 billion in public funding for government clients.



This project will be performed primarily from our Asheville office.

In addition to our Cary headquarters, WithersRavenel maintains nine branch locations across North Carolina.

- » Asheville
- » Cary (Downtown)
- » Charlotte
- » Greensboro
- » Pittsboro
- » Powells Point
- » Raleigh
- » Southern Pines
- » Wilmington

PROJECT CONTACT

Shannon Healy, PE
Project Manager
919-678-3797
shealy@withersravenel.com

OFFICE LOCATION

WithersRavenel Asheville
164 Broadway Street, Suite 201
Asheville, NC 28801
828-255-0313
www.withersravenel.com

Services Provided

- ✓ Construction Administration
- ✓ Design & Planning
- ✓ Environmental
- ✓ Funding & Finance
- ✓ Geomatics & Surveying
- ✓ Geographic Information Systems
- ✓ Infrastructure Asset Management
- ✓ Land & Site Development
- ✓ Stormwater
- ✓ Water & Sewer Utilities



SUBCONSULTANTS

To supplement our existing team, WithersRavenel subcontracts various specialty services to qualified small and/or local firms with whom we have developed relationships over the years. We maintain a corporate on-call contract with a pool of trusted subconsultants to choose from. If the need arises for specialized services that we cannot provide in-house, we will collaborate with the Town to select a suitable subconsultant firm.

Teeple Architects

Founded in 1989, Teeple Architects is an award-winning architectural practice with offices across North America dedicated to delivering innovative, client-focused design solutions. Over the last 36 years, they have worked with a broad range of public and private sector clients, building a reputation for technical excellence, sustainable innovation, and exceptional service.

Teeple's specialized Operations & Maintenance Facilities Team, led by Principal Ola Ferm, has completed more than 100 public works, transit, and infrastructure facilities for local, state, and federal governments. Ranging from modest public works expansions to the ongoing \$450 million modernization of San Francisco's Potrero Yards* multi-use transit operations & maintenance facility, and the \$250 million new Copans Operations Facility* in Broward County, FL, their work is built on industry-leading understanding of maintenance facility logistics, ensuring that each project is highly efficient, safe, cost-effective, and tailored to the unique requirements of the people and environments it serves.

Beyond infrastructure, Teeple Architects serves a wide range of clients including colleges and universities, municipalities, cultural institutions, and private developers. Their work has earned over 135 awards for design excellence, sustainability, and innovation, including recognition from the AIA, SCUP, USGBC, and the International Holcim Foundation, and has been featured in leading architectural publications such as Architectural Record, The Plan, and Interior Design.

Rooted in the vision of Founding Principal Stephen Teeple, their studio culture thrives on curiosity, technical rigor, and collaboration. Whether designing a transit facility, academic campus, or cultural facility, they seek thoughtful, enduring solutions that respond to each project's physical, social, and environmental context—transforming constraints into opportunities for design excellence.

What defines Teeple's approach is a collaborative, client-centered process. They listen carefully to stakeholders, validate expectations through open dialogue, and draw on best practices and peer reviews from across North America to deliver facilities that are durable, adaptable, and built for the long term. Teeple's goal is not only to meet technical and operational standards but to elevate them, designing environments that support productivity, safety, comfort, and community identity.

* Denotes work performed as employees of another firm.

Teeple Architects is properly licensed with the North Carolina Board of Architecture, number 54287.

Legal Name: Teeple US Inc.

Email: us@teeplearch.com

Telephone: 919-739-2134

Office Location: 107 Fayetteville, Suite 500, Raleigh, NC 27601 USA



SUBCONSULTANTS

To supplement our existing team, WithersRavenel subcontracts various specialty services to qualified small and/or local firms with whom we have developed relationships over the years. We maintain a corporate on-call contract with a pool of trusted subconsultants to choose from. If the need arises for specialized services that we cannot provide in-house, we will collaborate with the Town to select a suitable subconsultant firm.



Since 1996, Bunnell-Lammons Engineering, Inc. (BLE) has been a trusted leader in environmental consulting and engineering, with headquarters in Greenville, SC, and regional offices in Asheville, NC, Spartanburg, SC, and Columbia, SC. They offer a full spectrum of engineering and environmental consulting services, construction materials testing, geotechnical engineering, special inspections, laboratory services, and program support—serving a diverse range of clients across the Southeast and nationwide.

BLE's team of approximately 217 professionals includes 34 geologists and environmental scientists, 57 engineers, and numerous technical specialists, many of whom hold Professional Engineer and Professional Geologist licenses. This multidisciplinary expertise enables BLE to deliver innovative, practical solutions tailored to the needs of their clients.

BLE's technical staff remains current with the latest remedial strategies, risk management tools, and regulatory programs that may impact projects. Their broad range of experience, positive relationships with regulatory agencies, and proven regulatory proficiency allows them to facilitate the timely and efficient completion of projects, minimizing risk and supporting sustainable operations.

The Asheville BLE office has 30 staff members capable of performing the required environmental consulting support and engineering services. Their staff members combined hold eight NC professional engineering/geology licenses and 13 bachelor's degrees in the fields of geotechnical engineering, civil engineering, environmental engineering, environmental science, and geology.

BLE also maintains an American Association of State Highway and Transportation Officials (AASHTO)-accredited materials laboratory capable of conducting comprehensive soil and concrete testing. Their capabilities include direct shear, triaxial, consolidation, grain size analysis, Atterberg limits, Proctor compaction, permeability testing (with the ability to test 30 samples simultaneously), and concrete testing (air content, slump, compressive strength up to 14,000 psi). They adhere to American Society for Testing and Materials (ASTM), American Concrete Institute (ACI), AASHTO, and United States Army Corps of Engineers (USACOE) standards and participate in Cement and Concrete Reference Laboratory (CCRL) and AASHTO Materials Reference Laboratory (AMRL) reference sample programs. BLE's certifications can be reviewed at www.amrl.net.

BLE is properly licensed with the Board, NCBELS number C-1538.

Legal Name: Bunnell-Lammons Engineering, Inc.

Email: info@blecorp.com

Telephone: 828-277-0100

Office Location: 30 Park Ridge Drive, Fletcher, NC 28732

FIRM CAPACITY AND CAPABILITY - WITHERSRAVENEL

Capability to Perform Work

WithersRavenel has the in-house, multidisciplinary expertise to complete this project. Our experience with facilities planning, design, and construction includes a variety of facilities such as emergency operations, law enforcement, convenience centers, maintenance, and park facilities.

With a deep bench of local experts, WithersRavenel provides multiple services related to site development, including feasibility studies, site planning and design, cost-benefit analysis, construction review, value engineering, and construction administration services. Specifically, WithersRavenel has the expertise to deliver master planning, site planning, infrastructure design, stormwater management plans, landscape architecture, surveying, abatement design, sedimentation and erosion control plans, and a full suite of environmental due diligence services.

Our project development approach seeks out opportunities to maximize space, minimize environmental impact, and add economic and aesthetic value, all with an eye toward controlling costs. Through a mixture of conventional and innovative techniques, we deliver successful projects within budget and on schedule.

Preliminary Engineering Reports

Often the critical first step in bringing a concept to reality is a well-composed preliminary engineering report (PER). Whether the project is a planning-level cost study or a detailed inflow and infiltration analysis, WithersRavenel staff consistently deliver data that informs, explains, and guides the client towards a solution.

Many funded municipal infrastructure and facility projects require a PER. **WithersRavenel has a bounty of experience developing PER and the Environmental Reports (ER) that are often required as well.**

During the PER phase, targeted field data will be gathered as needed and potential solutions are evaluated for viability. Based on those findings, a more detailed investigation may be pursued to identify feasible options, and finally, a detailed deliverable will be created that documents items such as areas of investigation, modeling exercises, optimized alignments, and system studies, always with recommended solutions.

Construction Services

Construction administration provides continuity between the engineer's plans and the construction contractor's work, ensuring that the client's vision is achieved. Acting as a trusted advisor and a representative of the client's interests, WithersRavenel provides construction coordination, documentation, and monitoring. **Our familiarity with the regulations and procedures of many North Carolina jurisdictions enables us to fast-track project development.**

We work with clients and contractors to proactively identify potential issues in the field, including weather delays, utility conflicts, and limited material availability.

Our creative problem-solving yields practical solutions that keep projects moving forward. Our construction team has experience with a wide variety of private and public sector development projects. Our team members also keep in mind funding regulations and deadlines to ensure that your project always remains in compliance.

Past Record of Performance

WithersRavenel has made tremendous strides in strengthening its processes and procedures, to support the project schedule and budget. As part of our process, we believe that it is our responsibility, as stewards of your projects, to keep in constant communication with the Town, to ensure that we are meeting all project milestones. **Through regularly scheduled progress meetings, both internally and externally, it is our goal to provide the Town with the highest standard in both quality and service.**



Capacity and Current Work Activities

WithersRavenel sees our team as an extension of your staff. Each of the WithersRavenel staff members proposed for this contract is available immediately and is committed to fulfilling their duties until the project is completed. Should you require additional personnel to complete emergency or specialized tasks not anticipated in the RFQ, we have ample staff to meet those needs, including 460+ personnel in offices across North Carolina that can be mobilized on short-notice. **We are fully capable of providing the services you need, when you need them, in a timely and efficient manner.**

Similar projects that our proposed team is currently working on include the following. A full, detailed list of all projects our team members are working on is available upon further request.

Current Similar Work	Client
Law Enforcement and Detention Center, Pender County, NC	Pender County, NC
JH Lea Elementary and Middle School, Pender County, NC	Moseley
Berkeley Mills Park Sports Complex Expansion, Henderson County, NC	Henderson County
Warehouse Operations Center Design-Build Phase 3 & 4, Statesville, NC	C Design, Inc.
Oakley Fire Station 9 New Construction, Asheville, NC	ADW Architects
911 Center Relocation, Cleveland County, NC	Moseley
Detention Center and Law Enforcement Complex, Duplin County, NC	Moseley



WithersRavenel Staff Collaborating on Design and Collecting Topographic Survey Data

Capability to Perform Work - Teeple

With 36 years in business, Teeple Architects brings national expertise in the design of operations and maintenance facilities.

Teeple's Specializations:

- » Full Architectural Services including:
 - » Transit & Public Works Operations & Maintenance Facility Design (Transportation, Industrial Maintenance and Storage Equipment Design, Operational Flow)
- » New Construction, Renovations & Expansions
- » Transit Programming
- » Transit Master Planning Services
- » Community and Stakeholder Collaboration
- » Interior Design
- » Furniture, Fixtures, and Equipment Design
- » Sustainable Design & Renewal
- » Enhanced Accessibility
- » Feasibility Studies

Cost Control

Teeple, in collaboration with their long-standing cost consulting partner Mulford Cost Management (MCM), brings proven expertise in delivering accurate, reliable cost control for public works and maintenance facility projects, ensuring the proposed project remains within budget from pre-design through construction. MCM has partnered with this team on numerous similar projects over the past decade, consistently producing preliminary and detailed cost estimates that fall within 3% of final bid averages by meticulously incorporating specialized elements unique to operations centers while accounting for regional construction conditions in Western North Carolina.

This early and ongoing cost analysis will inform a comprehensive total project budget that clearly separates soft costs (owner-direct expenses including fees, furniture, equipment, security, AV, and telecommunications, typically around 20% of the total) from hard construction costs (approximately 80%), enabling the Town and design team to refine scope, prioritize expenditures, and establish targeted bid alternates that maximize value without compromising quality or program requirements. Supplemented by WithersRavenel's specialized site and utility estimating, this integrated approach provides the owner with exceptional confidence in cost predictability and fiscal control throughout the project.

Ability to Meet Schedule

Teeple is committed to maintaining project schedules through practical planning, consistent tracking, and clear communication. For the Spruce Pine operations and maintenance facility, they develop a straightforward work plan at project start that outlines tasks, responsibilities, timelines, and critical-path milestones in Microsoft Project. Senior leadership reviews this schedule regularly to identify and address issues early.

Clients receive routine progress updates with current Microsoft Project schedules, giving full visibility into upcoming submittals, deliverables, and decision points. This structured, technology-supported process helps keep the project on track from pre-design through construction administration and final occupancy.

Quality Assurance and Peer Review

Teeple uses a straightforward, structured quality control process for operations and maintenance facilities. For the Spruce Pine project, Ola Ferm will lead reviews with Steve Lenderman and the technical team to ensure accuracy and coordination at each phase.

CADD/Revit modeling supports clear documentation and reduces conflicts, while internal checks and a 90% peer review help confirm code compliance and constructability. This approach produces reliable documents and helps limit changes during construction.

Capacity and Current Work Activities

Teeple Architects is currently engaged in several public works and operations facility projects that demonstrate their ongoing expertise and capacity in this specialized sector.

Teeple is actively leading the implementation phase of their recently revised master plan for the Holland Road Public Service Center in Fuquay-Varina, translating long-range planning into construction-ready documents and phased build-out.

At the same time, they are advancing the continuation and update of the comprehensive master plan originally prepared for the City of Statesville's Warehouse Operations Center, focusing on the schematic design and programming for Phases 3 through 6 of this six-phase campus expansion. In addition, Teeple will soon be commencing work on a new operations and maintenance bus facility project for the City of Durham, as well as a fleet services and public works complex in Lacey, Washington.

Capability to Perform Work - BLE

BLE is committed to providing the Town of Spruce Pine with responsive and reliable services. They understand the importance of timely project execution and have structured their operations to ensure they can meet the Town's needs effectively.

Proposed Schedule of Action: BLE values its collaborative relationship with the Town of Spruce Pine and is committed to providing a responsive and streamlined process for all service requests. Upon receiving a request, BLE will acknowledge receipt within 24 hours and immediately begin working with Town staff to define the project scope within 48 hours. A detailed proposal and schedule will be submitted within 72 hours of the scoping discussion, reflecting mutual understanding of the project requirements. Mobilization will occur upon notification from the Town, and the dedicated project manager will maintain continuous communication to ensure a successful partnership.

Commitment to Meeting Project Schedules: BLE is committed to meeting the project schedules established in collaboration with the Town of Spruce Pine. BLE understands that timely completion is critical and will proactively manage their resources and workflow in accordance with their project management approach to ensure that deadlines are met.

BLE is confident in their ability to provide the Town with high-quality services that are delivered on time and within budget. BLE is committed to being a reliable, responsive partner, and looks forward to the opportunity to support the Town's project.

Key elements of BLE's Technical Approach include:

Experienced Project Management: Each project is led by a project manager who possesses extensive management experience coupled with the appropriate technical expertise. This individual is responsible for supervising the day-to-day activities of the project team, ensuring adherence to project plans, schedules, and quality standards. The project manager serves as the primary point of contact for the client, maintaining open and consistent communication to address any issues promptly. Their comprehensive experience across all project phases enables proactive identification and resolution of potential challenges, ensuring smooth project progression.

Capacity and Current Work Activities

BLE strategically manages its workload to maintain the capacity to handle new projects without compromising the quality or timeliness of their existing commitments. They have a dedicated team of experienced professionals and the necessary resources to accommodate the Town. BLE's project management system allows them to effectively allocate resources and prioritize tasks to ensure efficient project delivery.

Principal Oversight for Technical Quality: A Senior Principal from BLE is assigned to every project team, bearing ultimate responsibility for the technical quality and integrity of all work performed. The Project Principal establishes program objectives and policies, providing strategic guidance and oversight to maintain continuity and consistency. This dual-layered management structure—Project Manager and Principal—ensures that technical standards are rigorously upheld and that the project aligns with client expectations and regulatory requirements.

On-Site Technical Direction & Safety Monitoring: On-site personnel play a critical role in implementing quality assurance/quality control (QA/QC) by providing direct technical direction, documenting field procedures meticulously, and monitoring health and safety compliance among field staff. This hands-on oversight guarantees that field activities are conducted according to established protocols, minimizing risks and ensuring data integrity.

Robust Communication Protocols: BLE employs a proactive communication strategy that includes daily detailed field reports to clients and contractors, weekly summary reports for all stakeholders, and immediate verbal notifications for critical issues to ensure timely awareness and prompt response throughout project delivery.

Client-Centered Service Commitment: BLE's QA/QC process is underpinned by a dedication to responsive, courteous, and technically proficient service. They prioritize meeting client needs through transparent communication, rigorous quality control, and a collaborative approach that fosters trust and confidence.

Through this structured and multi-tiered QA/QC approach, BLE ensures that every project is executed with the highest standards of technical quality, safety, and client satisfaction, ultimately delivering reliable and defensible results that support successful project outcomes.



TECHNICAL APPROACH

PROJECT UNDERSTANDING

Our design process and approach for municipal facility design focus on meeting the client's needs, designing for the unique demands of the property and harmony between various stakeholders, thus ensuring a cohesive, integrated design approach. A collaborative approach is essential when designing a public works facility with multiple Town departments and stakeholders. We recognize that this

building type is driven by operational flow and the need for safe and efficient movements. The design of a public works facility should therefore maximize operational needs and the appropriate industrial flow should minimize movements to help gain efficiencies over the long life span these buildings have to endure.

PROJECT APPROACH

WithersRavenel's collaborative project approach and proven project management methods and familiarity with the Town of Spruce Pine will be advantageous to meeting project requirements and timelines.

We are prepared to offer surveying, landscape architecture, civil engineering, and construction administration. Our partners, as identified in the cover letter, will support the design team by providing architectural and geotechnical services.

Our team is prepared to complete all aspects of this project. We understand the significance of each step and have the capabilities to provide a full complement of services.

We will use our past experience with the Town of Spruce Pine to inform our project approach. **It is our objective to collaborate with Town staff and deliver the project on time and within budget.**

Project Management

Project Manager Shannon Healy will oversee this project and will serve as the primary point of contact. In this role, Shannon will be available to Town staff at all times to facilitate effective and direct communication with staff and any stakeholders that need to be involved in the process. She understands the importance of clear, structured, and frequent communication. Shannon has been involved with a diverse array of project types including public facilities, infrastructure, and parks. She will hold regular meetings with WithersRavenel staff and Town staff to ensure all work is meeting schedule and budget milestones and to address questions necessary to keep projects on track. As Project Manager, she will consistently promote a collaborative working relationship with all stakeholders, resulting in overall gains in efficiency and consistently high levels of client satisfaction.



Our team has proven experience completing similar projects. We are familiar with the Town of Spruce Pine and will serve as an extension of the Town's staff to ensure successful project completion.

Project Scoping

WithersRavenel will begin by initiating a scoping meeting with Town staff. This key first step in a project's life cycle will serve to define the needed scope of services and clarify key metrics for the job. We always look to formalize our agreements quickly and in keeping with the Town's stated schedule and needs. Kickoff meetings are a scalable yet indispensable first step for all our projects. They enable members of the WithersRavenel team and the Town's staff to become acquainted, establish lines of communication, and review the proposed scope, as well as develop a mutually agreeable schedule of milestones. Our team will also schedule and conduct an external project kickoff meeting with Town staff and relevant external stakeholders.

Due Diligence and Preliminary Concept Planning

Often, the critical first step in understanding the needs of a project is a thorough and efficient due diligence phase. Whether the project is a planning level cost study or a detailed engineering analysis, WithersRavenel staff consistently deliver data that informs, explains, and guides the client towards a solution. During the due diligence and preliminary concept planning phase, targeted field data will be gathered as needed and proposed concept plans will be developed and reviewed for the Town's infrastructure needs and desires. Based on those findings, a more detailed investigation may be pursued to identify feasible options, and finally, a detailed deliverable will be created that documents items such as areas of investigation, modeling exercises, optimized alignments, and system studies, always with recommended solutions.

Preliminary Engineering Design

The preliminary design process typically makes use of all available electronic resources, such as GIS and/or LiDAR elevation data, environmental records, prior survey data, aerial views, franchise utilities records, and record drawings from local sources. With information gathered from these items, as well as the due diligence phase, our team will establish an initial basis of design from which to deploy our in-house surveying resources. **Our survey teams use the latest in technology in both ground-based and unmanned aerial survey to obtain detailed topographic information of a proposed project corridor or site.**

Our design team will use all this data to establish base mapping and prepare a 30% plan set with the project schedule and preliminary estimate of construction cost for review and comment by Town staff. If necessary, this is also the time when we will seek to engage local stakeholders and obtain public input. Our team is prepared to host review meetings, public engagement sessions, and any subsequent design and regulatory scoping meetings in person or virtually.

Geotechnical Engineering

BLE will investigate subsurface conditions for rock, groundwater levels, and soil conditions for design and construction considerations. BLE will provide reporting with professional design recommendations that will be considered in furthering the basis of design and which will be incorporated into construction contract documents as needed.

Design Development

With field services/investigations complete, our design team will conduct secondary site visits to identify and mitigate potential constructability concerns and conduct additional stakeholder coordination. Sixty percent (60%) design plans accompanied by an updated project schedule and revised estimate of construction cost will be finalized and presented for review and comment by Town staff. At this time, 60% design plans are typically distributed to applicable regulatory review agencies as well.





Landscape Architecture

Our landscape architects are involved in a diverse array of projects both public and private. In the public realm, they lead parks and recreation projects, facility design, civic spaces, historic sites, greenway and trails, and streetscape projects. For each project, we put our landscape architects at the front of the project and not simply at the end of the project to beautify it.

Concept or master plans prepared by our landscape architects will provide a solid foundation for the development of construction documents. A budgetary-level estimate of probable construction costs are typically provided at the completion of a master plan, providing a tool for the Town to allocate or seek appropriate funding for implementation.

Regulatory Permitting

WithersRavenel is experienced with filing regulatory permits as part of project development such as:

- » NPDES sewer and stormwater permits
- » Erosion control permits with State, County, and Municipal jurisdictions
- » Wetland and stream delineations
- » Stream buffer impacts
- » USACE and NCDEQ Water Resources permits
- » Fast track sewer permits
- » Public water line extensions
- » Low-pressure system sewer permits
- » Non-discharge reclaimed water line extensions
- » Reclaimed water irrigation, biosolids disposal, contaminated soil disposal offsite or in-situ, lagoon closure, groundwater remediation
- » NCDOT encroachment and driveway permits
- » Railroad encroachment agreements
- » Natural gas pipeline letters of no impact
- » Planning department building permits, site plans, and landscaping plans

We not only prepare these permitting documents, but when completed as part of the design or construction phase process, we understand the impacts of these permits on both cost and schedule of the project. WithersRavenel also understands that following receipt of applicable permits, expiration dates, renewal dates, compliance dates, monitoring events, sample submittals or compliance data must be monitored, maintained, and submitted in accordance with the permit conditions.

WithersRavenel tracks these conditions and provides compliance assistance as required to avoid notices of violations and to mitigate consequences of violations.

Structural Engineering

To supplement our existing team, WithersRavenel subcontracts various specialty services to qualified small and/or local firms with whom we have developed relationships. We maintain a corporate on-call contract with a pool of trusted subconsultants to choose from. If the need arises for structural services that we cannot provide in-house, we will collaborate with the Town to select a suitable subconsultant firm.

Construction Documents, Project Manuals, and Opinions of Cost

Upon receiving and addressing comments from Town staff and all permitting agencies, WithersRavenel will finalize construction documents and prepare a complete bidding package including final conformed construction drawings, project manuals, specifications, and sealed engineer's opinion of cost.

Based on the specific project parameters, we will utilize the Town's Technical Specifications or WithersRavenel's Technical Specifications. We will use the Town's standard construction details and can prepare project-specific details as needed. All technical documents—plans, specifications, opinions of cost, and reports—are reviewed and checked in detail by qualified personnel prior to submittal.



Bid Phase Services

WithersRavenel staff will ensure all construction plans and contract documents are available on both digital platforms and in hard copy form. We will assist the Town in advertising the project, and we will schedule and lead a thorough pre-bid conference, including site visits and/or digital walk-throughs of the project site.

We will manage any necessary addenda and preside over the bid opening. We will thoroughly review all bid submissions, and the Bidding phase will conclude with delivery of our Recommendation of Award.

Construction Administration and Construction Observation

WithersRavenel Construction Administration and Observation team members are hand-selected for each project and are involved throughout the engineering design and the QA/QC process.

Our field representatives are trained to anticipate the unforeseen and play an active role in advocating for your goals, ensuring the success of your project. WithersRavenel will be prepared to assist the Town as needed throughout the construction phase including as follows:



- » Once a Notice to Proceed is provided by the Town, WithersRavenel will schedule and conduct a pre-construction meeting with the contractor, design teams, Town staff, and additional relevant stakeholders.



- » WithersRavenel will provide trained and experienced staff for all phases of construction ranging from full-time on-site construction field project representatives to part-time CA/CO assistance.



- » WithersRavenel personnel will schedule and lead recurring project progress meetings, maintain comprehensive project records, and assist with the resolution of field issues as they arise.



- » Upon completion of your project, our staff will coordinate preparation and delivery of all record drawings, and NCDEQ and associated permit closeouts. Lastly Certificates of Completion will be processed, finalized, and delivered.

ORGANIZATIONAL CHART

Our skill set and collaborative project approach will allow us to effectively meet project objectives and deadlines.



SPRUCE PINE
NORTH CAROLINA

Todd Clark
Client Experience Manager

Shannon Healy, PE
Project Manager/Design Lead

Freddie Harrill
Client Officer

“Our People, Your Success” are not mere words for us—we go above and beyond through value-added approaches that we bring to our clients and projects.

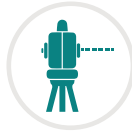
One way we put this philosophy into practice is a Client Officer, which is a complimentary service and will give this contract the attention it deserves. As Client Officer, Freddie will routinely check in with you to ensure all milestones for this project are being met and address any concerns or questions that the Town may have.



DESIGN + PLANNING

Curt Blazier, PE
Director of Civil Engineering

Daniel Whatley, PLA, ASLA
Director of Design



GEOMATICS

Marshall Wight, PLS
Remote Sensing Group Director



CONSTRUCTION ADMIN

Alan Mackey
Resident Project Representative

Brent Carrington
Field Operations Manager



STORMWATER

Brandon Miller, PE
Stormwater Engineer

Subconsultants

Teeple Architects
Architectural Services
Ola Ferm, RA
Steve Lenderman, RA

Bunnell-Lammons Engineering
Geotechnical Engineering
Colm O'Doherty, PE
James Belgeri, PE



Riverbend Park, Spruce Pine

QUALIFICATIONS OF PERSONNEL



SHANNON HEALY, PE

Project Manager/Design Lead

Shannon is a licensed engineer and project manager with more than 10 years of experience working on a range of site and civil design projects. Her background includes experience with municipal development, such as fire and EMS facilities, along with work on aviation, education, subdivision, and other types of projects. She leads project teams, produces site plans and construction drawings, writes reports, estimates costs, and coordinates with municipal officials to ensure compliance. Her technical expertise informs her vision and helps drive overall project success. Shannon is committed to client communication and satisfaction, while keeping budgets and schedules on track. She will serve as the design lead and is prepared to stay committed to the project from start to finish.

QUALIFICATIONS

BS, Civil and Environmental Engineering, Virginia Polytechnic Institute and State University

Professional Engineer: NC, #054781

Tenure with Firm: 1 Year
Overall: 12 Years

PROJECT EXPERIENCE

- » Warehouse Operations Center Design-Build Phase 3 & 4, Statesville, NC. WR Project Manager
- » Stockpile Loop Road, Clayton, NC. Project Manager
- » Oakley Fire Station 9 New Construction, Asheville, NC. WR Project Manager
- » Sanford City Hall Annex, Sanford, NC. Lead Engineer*
- » J.H. Knox Intermediate School, Salisbury, NC. Lead Engineer*
- » Fuquay-Varina Fire Station 4 & EMS, Fuquay-Varina, NC. Lead Engineer*

**Prior to joining WithersRavenel*



TODD CLARK

Client Experience Manager

Todd is a longtime local government leader, with more than 35 years of experience working for communities across North Carolina. He is a native of North Carolina, growing up in Marion and attending McDowell High School. Most recently, Todd was the City Manager in Albemarle. Todd was also the City Manager in Newton for almost 15 years, and served as the manager for the municipalities of Beaufort, Maiden, and Catawba. His experience leading municipal staff and projects gives him insights into the unique challenges facing local governments, their leaders, and stakeholders.

QUALIFICATIONS

MPA, Appalachian State University

BS, Geography, Appalachian State University

BS, Community and Regional Planning, Appalachian State University

Tenure with Firm: 1 Year
Overall: 35 Years

PROJECT EXPERIENCE

- » System Development Fee Study 2025, Lincolnton, NC. Client Experience Manager
- » Etowah Sewer Wastewater Treatment Plant, Henderson County, NC. Client Experience Manager
- » Daniel Stowe Botanical Garden Phase 1 Improvements, Belmont, NC. Client Experience Manager
- » Energy United Water Corp Fall 25 Water AIA Application, Hiddenite, NC. Client Experience Manager



CURT BLAZIER, PE

Director of Civil Engineering

Curt is Director of Engineering for Design + Planning at WithersRavenel. He brings more than 25 years of civil engineering consulting experience and a love for problem-solving, team building, responsiveness, and the betterment of the communities in which he works. He brings technical design and project management experience across a variety of civic spaces, facilities, institutional, utility, and parks and recreation projects. He seeks to listen attentively to the needs and expectations of his clients, collaborates with various stakeholders, and pay attention to details to fuel project success.

QUALIFICATIONS

BS, Civil Engineering,
Virginia Polytechnic
Institute and State
University

Professional Engineer:
NC, #033840

Tenure with Firm: 5 Years
Overall: 25 Years

PROJECT EXPERIENCE

- » Warehouse Operations Center Design-Build, Statesville, NC. Project Manager
- » Oakley Fire Station 9 New Construction, Asheville, NC. Project Manager
- » Engineering Services for USDA Loan PER and Public Works Facility, Boiling Springs, NC. Project Manager
- » Flex Development and Facility Expansion, Raleigh, NC. Project Manager
- » Design of Southwest Public Safety Complex, Clayton, NC. Project Manager
- » New Police Evidence Facility, Raleigh, NC. Project Manager
- » Cleveland County Justice Center, Shelby, NC. Project Manager
- » Duplin County Detention Center and Law Enforcement Complex, Kenansville, NC. Project Manager



DANIEL WHATLEY, PLA, ASLA

Director of Design

Daniel is a landscape architect and project manager with a strong background in both construction and horticultural science. He comes from the world of landscape and irrigation contracting, resulting in direct experience in the field. He utilizes his field experience to develop creative design solutions, which maintain an emphasis on longevity and constructability. Daniel's main goal in his daily work is to bring people and the natural environment together in a thoughtful manner. He is passionate about smart growth planning of our urban sectors, green corridors, and open spaces.

QUALIFICATIONS

BS, Horticultural Science,
North Carolina State
University

Professional Landscape
Architect: NC, #2077

American Society of
Landscape Architects

Tenure with Firm: 7 Years
Overall: 17 Years

PROJECT EXPERIENCE

- » Public Works Facility, Rolesville, NC. Director of Design
- » Chatham Emergency Operations Center, Pittsboro, NC. Director of Design
- » Flex Development and Facility Expansion, Raleigh, NC. Director of Design
- » Clayton Design of Southwest Public Safety Complex, Clayton, NC. Director of Design
- » Biltmore Onsite Collection Storage Facility, Asheville, NC. Director of Design
- » Beaufort Maritime Museum CDs, Beaufort, NC. Director of Design
- » Cleveland County Justice Center, Shelby, NC. Director of Design
- » Duplin County Detention Center and Law Enforcement Complex, Kenansville, NC. Director of Design




MARSHALL WIGHT, PLS

Remote Sensing Group Director

Marshall is a surveyor and survey project manager with a background in conventional and GPS field procedures, research, and data processing. He performs boundary topographic surveys; bathymetric surveys; boundary resolution; as-built; monitoring; planimetric and topographic mapping, recombination, right-of-way dedication, and easement mapping. Marshall specializes in remote sensing technologies, including high definition 3D laser scanning, unmanned aerial systems (UAS) legality, flight planning, 3D modeling, orthophoto/surface model generation. He is also competent with stream designs, pebble counts, and pavement/sub-pavement analyses. He has expertise in mapping, designing, and analyzing stream projects from a variety of geographical areas. He also has experience in soil and concrete testing.

QUALIFICATIONS

 *BS, Agriculture
Environmental Technology,
North Carolina State
University*

 *Professional Land
Surveyor: NC, #L-5034*

 *Tenure with Firm: 10 Years
Overall: 30 Years*

PROJECT EXPERIENCE

- » Public Safety Station #6, Apex, NC. Remote Sensing Group Director
- » Community Center Building Storm Drainage Replacement, Marion, NC. Remote Sensing Group Director
- » New Leicester Highway Storage Due Diligence, Asheville, NC. Remote Sensing Group Director
- » Flex Development and Facility Expansion, Raleigh, NC. Remote Sensing Group Director
- » NC-226 Water Line Extension, Spruce Pine, NC. Remote Sensing Group Director
- » Downtown Streetscape, Spruce Pine, NC. Remote Sensing Group Director



BRANDON MILLER, PE

Stormwater Engineer

Brandon has experience in multiple stormwater engineering practices. At the private development level, he strives to design Stormwater Control Measures (SCMs) that both meet regulatory standards and serve as amenities to communities. He assisted in the award winning design of the Town of Morrisville regional wetland, multiple Chatham Park Exceptional Stormwater Design projects, and other amenitized SCM residential developments. At the municipal level, he has acted as a third-party reviewer for stormwater, erosion control, and flood study permits across multiple jurisdictions. This has given him the opportunity to grow in legislative knowledge, as well as common practices across the state. In addition to municipal review he has also participated in several stormwater master plans at the planning level, as well as implementation. He is always looking for ways to increase the ecological value of new projects, as well as improve the quality of life for citizens in reuse rehabilitation projects.

QUALIFICATIONS

 *BS, Biological and
Agricultural Engineering,
North Carolina State
University*

 *Professional Engineer:
NC, #049066*

 *Tenure with Firm: 11 Years
Overall: 14 Years*

PROJECT EXPERIENCE

- » Biltmore Onsite Collection Storage Facilities, Asheville, NC. Stormwater Engineer
- » Public Services Complex, Dunn, NC. Stormwater Engineer
- » Beaufort Maritime Museum CDs, Beaufort, NC. Stormwater Engineer
- » Cleveland County Justice Center, Shelby, NC. Stormwater Engineer
- » Creedmoor Business Park Master Planning, Creedmoor, NC. Stormwater Engineer
- » Public Service Center, Fuquay-Varina, NC. Stormwater Engineer
- » Ashe County Industrial Park, West Jefferson, NC. Stormwater Engineer



ALAN MACKEY

Resident Project Representative

Alan has more than 30 years of experience in the construction industry. He has served as a field representative, foreman, and inspector. He is very familiar with the complex regulatory issues concerning water and wastewater facility construction. His many years of experience in this region have given him a broad understanding of the topography, surface waters and climate of Western North Carolina.

QUALIFICATIONS

» AAS, Building and Construction, Asheville-Buncombe Technical Community College

» Tenure with Firm: 6 Years
Overall: 32 Years

PROJECT EXPERIENCE

- » Highway 19E Force Main Relocation, Spruce Pine, NC. Resident Project Representative
- » Helene Response, Spruce Pine, NC. Resident Project Representative
- » NC-226 Water Line Extension, Spruce Pine, NC. Resident Project Representative
- » Ashe County Industrial Park, West Jefferson, NC. Resident Project Representative
- » Ashe County Shell Building Site Design Package, Jefferson, NC. Resident Project Representative
- » Cleveland County Justice Center, Shelby, NC. Resident Project Representative
- » Jail and Sheriff's Law Enforcement Center, Dobson, NC. Resident Project Representative
- » Kernersville Recreation & Event Center, Kernersville, NC. Resident Project Representative
- » Cleveland County 911 Center Relocation, Shelby, NC. Resident Project Representative



BRENT CARRINGTON

Field Operations Manager

Brent is a field operations manager with our construction services team. He serves as a construction observer and administrator for a variety of infrastructure and land development projects. From water and sewer rehabilitation and expansion projects, to subdivisions and mixed-use developments, Brent is committed to representing client interests in the field while ensuring that schedules and budgets are met or exceeded.

QUALIFICATIONS

» BS, Marketing, East Carolina University

» SCM Inspection and Maintenance Certification

NCDOT E&SC

OSHA 10

Confined Space Entry Training

» Tenure with Firm: 14 Years
Overall: 14 Years

PROJECT EXPERIENCE

- » Ashe County Shell Building Site Design Package, Jefferson, NC. Field Operations Manager
- » Kernersville Recreation & Event Center, Kernersville, NC. Field Operations Manager
- » Cleveland County Justice Center, Shelby, NC. Field Operations Manager
- » Chatham Emergency Operations Center, Pittsboro, NC. Field Operations Manager
- » Cleveland County 911 Center Relocation, Shelby, NC. Field Operations Manager
- » 911 Center, Yancey County, NC, Burnsville, NC. Field Operations Manager



OLA FERM, RA

Principal (Teeple Architects)


Ola is a Principal at Teeple Architects who brings over 30 years of experience managing and designing award-winning, sustainable projects. Specializing in facilities supporting public service delivery, including operations, administration, and maintenance, Ola ensures that both up-to-date best practices as well as specific local policies and goals are fully applied to each design. His core goal is to maintain open communication with clients, understanding their unique needs to deliver exceptional results. Well known for his expertise in his field, Ola is committed to achieving excellence in every project.

QUALIFICATIONS

 Bachelor of Architecture,
North Carolina State
University

Bachelor of Environmental
Studies, Environmental
Design in Architecture,
North Carolina State
University

 NCARB Registered
Architect: NC #9374

 Tenure with Firm: 1 Year
Overall: 30 Years

PROJECT EXPERIENCE

- » Boone Civic Campus Master Plan, Boone, NC. Principal*
- » Fuquay-Varina Public Services Center Master Plan, Fuquay-Varina, NC. Principal
- » Statesville Public Works Campus Phases 3 & 4, Statesville, NC. Principal
- » Statesville Public Works Campus Phases 1 & 2, Statesville, NC. Principal*
- » Operations & Maintenance Service Center Study for, Asheville, NC. Principal*
- » Charlotte NE Equipment Maintenance Facility, FWA Group, Charlotte, NC. Principal*
- » GoRaleigh CNG Facility Upgrades, Raleigh, NC. Principal*

**Prior to joining Teeple Architects*




STEVE LENDERMAN, RA

Associate Principal (Teeple Architects)


Steve is an Associate Principal at Teeple Architect with 40 years of experience across a diverse range of project types, including public service, light industrial, automotive, mid-rise construction, and multi-family housing. With specialized expertise in the delivery of public sector operations and maintenance facilities, Steve has a strong focus on efficient project administration, ensuring effective organization, scheduling, and resource planning, and efficient communication between clients, stakeholders, and design team members throughout the duration of the project.

QUALIFICATIONS

 BS, Architecture, Lawrence
Technological University

 Bachelor of Architecture,
Lawrence Technological
University

 NCARB Registered
Architect: NC, #14929

 Tenure with Firm: 1 Year
Overall: 40 Years

PROJECT EXPERIENCE

- » Fuquay-Varina Public Services Center, Fuquay-Varina, NC. Associate Principal
- » Statesville Public Works Campus Phases 3 & 4, Statesville, NC. Associate Principal
- » Rolesville Public Works Master Plan & Facility, Rolesville, NC. Associate Principal
- » Boone Civic Campus Master Plan, Boone, NC. Associate Principal*
- » Statesville Public Works Campus Phases 1 & 2, Statesville, NC. Associate Principal*
- » Facilities Study for Operations & Maintenance Service Center, Asheville, NC. Associate Principal*
- » Middle Creek Regional Transport Center, Cary, NC. Associate Principal*
- » Charlotte NE Equipment Maintenance Facility, FWA Group, Charlotte, NC. Associate Principal*

**Prior to joining Teeple Architects*



COLM O'DOHERTY, PE

Geotechnical Group Leader (Bunnell-Lammons Engineering)

Colm primarily provides geotechnical consulting and construction materials testing services for various types of construction projects, including commercial, industrial, institutional, waste management, and public sectors. As the Group Leader for BLE Asheville's Geotechnical Services, Colm oversees geotechnical testing, reinforced concrete and masonry testing, structural steel inspections, and deep foundation inspections. He works with clients to closely monitor projects, ensuring that they stay within schedule and on budget. Colm has experience managing geotechnical projects in Western North Carolina. He has prepared the geotechnical reports for each of these projects where he analyzed laboratory and borehole data and provided recommendations used in the design of the projects foundation systems.

QUALIFICATIONS

🎓 *MS, Environmental Engineering, Queen's University*

B.Eng Civil Engineering, National University of Ireland

🏆 *Professional Engineer: NC, #050976*

⌚ *Tenure with Firm: 6 Years
Overall: 13 Years*

PROJECT EXPERIENCE

- » Harrah's Cherokee Convention Center, Cherokee, NC. Geotechnical Group Leader
- » Duke Energy Steam Electric Plant Landfill, Asheville, NC. Geotechnical Group Leader
- » Gordie Howe International Bridge, Detroit, MI, United States and Windsor, ON, Canada. Geotechnical Group Leader
- » Bogota Metro, Bogota, Colombia, South America. Geotechnical Group Leader



JAMES BELGERI, PE

Senior Consultant (Bunnell-Lammons Engineering)

James has extensive geotechnical, geological, and geophysical experience, as well as experience with drilling and well installation and construction materials testing and inspections. His geotechnical experience includes field investigations, laboratory studies, and subsurface investigations for buildings, underground structures, roadways, and landfills, with emphasis on soil and rock permeability. His geological experience includes field investigations for roadways including slope stability, hydrogeological evaluations, sinkhole, and landfill evaluations, with an emphasis on expansive soil and rock properties. James also has experience using seismic, electrical resistivity, and conductivity methods as well as borehole geophysical methods, with emphasis on construction and blasting vibrations, blasting consultation, and claims review. He has previously served as Director of Field Exploration, with experience and knowledge in drilling methods and applications for a variety of objectives. James has also been involved with construction materials testing and inspections on numerous multi-discipline construction projects with multiple professional and technical staff.

QUALIFICATIONS

🎓 *BS Geological Engineering, University of Missouri-Rolla*

🏆 *Professional Engineer: NC, #023614*

⌚ *Tenure with Firm: 7 Years
Overall: 47 Years*

PROJECT EXPERIENCE

- » Asheville Mall, Asheville, NC. Senior Consultant
- » MeadowView Conference and Convention Center, Kingsport, TN. Senior Consultant
- » Waupaca Foundry, Inc., Etowah, TN. Senior Consultant
- » Route I-181, Unicoi County, TN. Senior Consultant
- » Eastman Chemical Company, Kingsport, TN. Senior Consultant

KEY PRINCIPAL



CHAN BRYANT, PE

Chan Bryant, PE, will serve as the Key Principal for this project. He is authorized to bind WithersRavenel.

Chan serves as WithersRavenel's Chief Risk Officer, where he plays a central role in guiding company operations and ensuring delivery assurance across the organization. He began his career at WithersRavenel as an environmental engineer, managing NCDEQ contracts and addressing environmental site contaminations. Over the years, Chan has blended his technical expertise with a strong operational mindset, helping the firm proactively manage risk, strengthen project execution, and support long-term organizational resilience.

BS, Materials Science & Engineering, North Carolina State University

Professional Engineer: NC, #21643

Tenure with Firm: 30 Years | Overall: 35 Years



SPECIALIZED EXPERIENCE AND TECHNICAL COMPETENCE



Technical Competence of Team

Our team has an extensive background working on municipal facilities, as we illustrate through our project examples and staff experience. This significant and current experience in the development, design, and construction of public works, public utilities, and public buildings, when paired with our top-tier technical expertise, allows us to provide innovative solutions, ensure superior results, and predict and effectively address potential issues or concerns. WithersRavenel has been providing services for similar projects for more than 20 years.

Specialized Experience

WithersRavenel and Teeple bring extensive combined experience and proven expertise to every project. Specifically, our team has a track record of completing similar facilities in locations such as Dunn, Rolesville, Statesville, Garner, Raleigh, and Wake County, and other locations across North Carolina. **This wealth of local project experience allows us to streamline processes, anticipate challenges, and create tailored solutions that enhance functionality and efficiency for growing municipalities.**

- » Public Service Center, Town of Fuquay-Varina, NC
- » Public Works Yard and Civic Campus, Town of Boone, NC
- » Public Works Master Planning, Town of Rolesville, NC
- » Public Works Master Planning, Town of Garner, NC
- » Statesville Yard Phases I & II and Space Needs Study, City of Statesville, NC
- » Public Works Master Plan, Town of Dunn, NC
- » CNG Fuel Station & Maintenance Facility Upgrade, GoRaleigh/City of Raleigh, NC
- » Piney Plains Regional Bus Transportation Center, Wake County Public School System (WCPSS), NC
- » Battery Electric Bus Charging Infrastructure & Electrified Fleet Operations Management System, GoRaleigh Transit/City of Raleigh, NC
- » GoRaleigh Bus Way Operations Center, City of Raleigh, NC
- » Middle Creek Bus Operations Center, Wake County Schools, NC

Experience Delivering State or Federally Funded Projects

The day after floodwaters from Hurricane Helene caused catastrophic damage to multiple cities and towns in Western North Carolina, staff from WithersRavenel were able to mobilize and begin assessing damages to water and wastewater infrastructure. Our efforts focused on the towns of Spruce Pine, Burnsville, Maggie Valley, and Elk Park. WithersRavenel reached out to multiple contractor partners to provide immediate repairs once a situation had been assessed and a solution identified.

Projects that were completed under FEMA's exigent circumstances criteria included:

- » Restoring use of Spruce Pine's wastewater treatment plant within six weeks of the event through repairs to electrical components, influent pump station and headworks, repairs to clarifier two, and installation of a temporary effluent line.
- » Establishing a temporary raw water intake in Burnsville to replace the Town's intake on the Cane River that was damaged beyond repair.
- » Locating and assistance with procuring mobile temporary wastewater treatment plant units to allow for early/temporary service to two school facilities in Spruce Pine.
- » Repairs to water and wastewater conveyances, including pipes and pump stations, in all the Towns listed above.

The NCDEQ Division of Water Infrastructure (DWI) contacted WithersRavenel directly about an urgent need similar to Spruce Pine in nearby Hot Springs. With collaborative effort, NCDEQ DWI, Integrated Water Services—the package plant manufacturer—and WithersRavenel worked with Spruce Pine to arrange an early lease termination and transfer the temporary wastewater treatment plant units to fulfill Hot Springs' critical need.

Our firm has also been providing disaster consulting services related to Helene to the towns of Montreat, Woodfin, and Old Fort.

PUBLIC WORKS SPACE NEEDS

TOWN OF INDIAN TRAIL, NC

As a subconsultant, WithersRavenel is providing civil engineering and environmental services to assist the Town of Indian Trail with an assessment of its public works space needs. Environmental services provided include a Phase I ESA, wetlands and stream delineation, and a threatened and endangered species report. Civil services include code research and a detailed due diligence report.

Community Size: 43,867 (2024)

Project Cost: \$29,530

Reference: Adam McLamb, Public Services Director, Town of Indian Trail

704-821-5401 ext. 206 | ajm@indiantrail.org

PROJECT SPOTLIGHT



Kernersville Recreation & Event Center

CPL, Kernersville, NC

WithersRavenel assisted CPL with the design of the new Kernersville Recreation and Event Center. Services provided by WithersRavenel included design, permitting, and construction services. **This project is an example of a successful greenfield development completed within the last 10 years.**

PUBLIC WORKS AND UTILITY YARD PHASES I & II

CITY OF STATESVILLE, NC

WithersRavenel and architects now with Teeple worked with the City of Statesville on a Space Needs Study for the Electric Utilities Department and sister departments including Public Works, Public Utilities, and the Warehouse. The department sought assistance to provide a space needs study of the facilities at 915 Winston Avenue to evaluate the facility and recommend changes that would lower long-range expenditures through potential reduced facility maintenance, improved productivity, etc.

WithersRavenel proposed site modifications to improve traffic flow, pavement replacement or repair, upgrades to the existing drainage structures and review the potential impacts of stormwater management regulations. Our team developed the Conceptual Site Plan utilizing the existing site to improve traffic flow and storm drainage system condition analysis for the project.

WithersRavenel worked with the Iredell County Economic Development Commission to determine availability and cost of industrial warehousing space, and then worked with the City to determine availability and potential cost of adjacent properties for acquisition. The final addition concerns the development of phasing plans to allow construction of new facilities/renovation of existing facilities to take place without undue disruption of existing operations.

WithersRavenel is working on the first two phases, which include schematic design and development, construction documents, permitting, and services during construction.

Size of Community: 31,693 (2024)

Project Cost: \$299,600

Reference: Scott Harrell, Assistant City Manager, City of Statesville

704-878-3551 | sharrell@statesvillenc.net

PUBLIC SERVICE CENTER - PHASE I & PHASE II MASTER PLAN

TOWN OF FUQUAY-VARINA, NC

WithersRavenel and architects now with Teeple were selected to provide architectural, engineering, and construction administration services for the Town's new operations center, consolidating the Public Works, Public Utilities, and Parks and Recreation Departments. The facility, constructed on a previously undeveloped site, was designed to centralize these operations.

The project originated in 2011 with a Space Needs Analysis that highlighted the inadequacy and poor condition of existing facilities. Relocation to a new site was recommended, and by 2014, the same design team began work on the new Public Works Center. Completed shortly thereafter, the new center included administrative and crew spaces, storage buildings, vehicle parking facilities, and material storage bins.

In 2024, the design team was selected to re-evaluate the facility due to rapid growth. The center was operating at full capacity with a parking shortage. The team recommended expanding the administration/crew building, adding a new warehouse, material storage buildings, covered parking, and a 185-space employee parking lot. A new master plan was developed to enhance operational flow, improve traffic circulation, and address safety concerns. Phase II work is continuing on the project.

Community Size: 46,317 (2024)

Project Cost: \$1.8 million

Reference: Tracy Stephenson, PE, Public Works Director, Town of Fuquay-Varina

919-753-1039 | tstephenson@fuquay-varina.org

PUBLIC WORKS FACILITY TOWN OF ROLESVILLE, NC

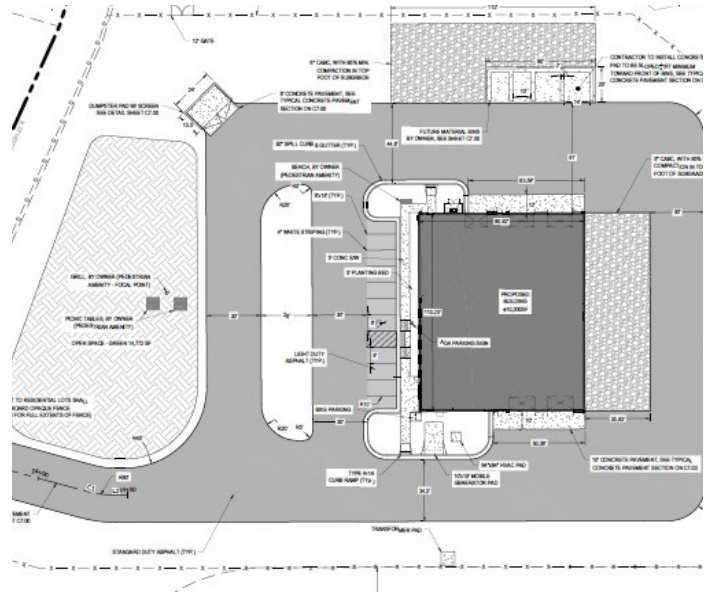
WithersRavenel played a key role in the design and planning of a state-of-the-art public works facility for the Town of Rolesville. The wide-ranging scope of our involvement was demonstrated through a thorough evaluation of construction methods, meticulous design development, and hands-on construction administration and observation. **This project demonstrates experience with successful greenfield development in the past 10 years.**

Size of Community: 11,854 (2024)

Project Cost: \$108,000

Reference: Amy Stevens, Finance Director, Town of Rolesville

919-556-1556 | amy.stevens@rolesville.nc.gov



PUBLIC SERVICES COMPLEX

CITY OF DUNN, NC

The City of Dunn's Public Works and Public Utilities departments outgrew their existing facilities and sought to benefit from a new campus to improve day-to-day operations.

WithersRavenel and architects now with Teeple worked together to design the Dunn Public Services Complex at North McKay Avenue to meet the City's needs. At roughly 16,000 square feet, the new administrative building supports a variety of administrative, technical, and storage functions.

Offices, cubicles, and small and large flexible meeting spaces serve as workspaces for staff, with separate areas dedicated to plan review and file storage.

Material storage is provided in both the main building and a separate outbuilding, and large climate-controlled mechanics bays will enable vehicle maintenance on site.

A commercial kitchen, men's and women's locker rooms, and front desk reception area enhance the overall comfort of the facility for employees and visitors.

WithersRavenel also assisted the City of Dunn with the successful USDA application process to fund this critical municipal facility project. Application work included the PER and Environmental Report.

Community Size: 8,754 (2024)

Project Cost: \$24,400

Reference: Justin Hembree, City Manager, City of Dunn

910-230-3500 | jhembree@dunn-nc.org

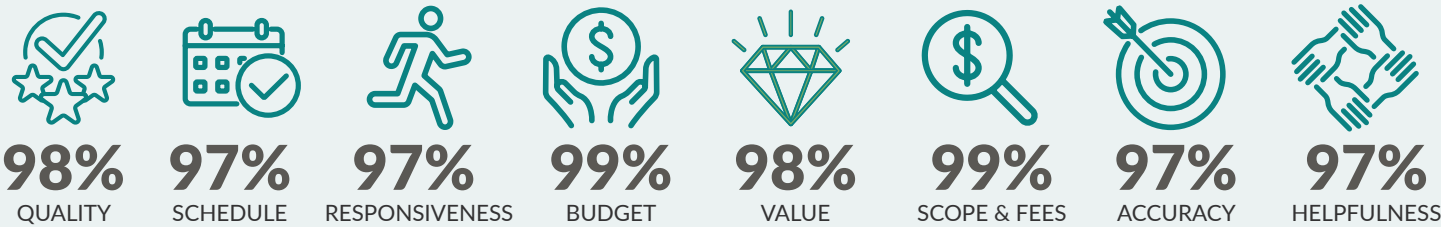
SUCCESSFUL CLIENT EXPERIENCE

Rather than wait for a project to be completed to find out if the client's needs are being met, WithersRavenel seeks feedback at key milestones throughout the project life cycle with **Client Feedback Tool**, an online communication application.

Using a seven-question, two-minute electronic request for feedback tailored to the specific project milestone,

WithersRavenel can quickly and easily gauge where we are meeting or exceeding expectations and where we need to make improvements. Through follow-up contact, we then work with our clients to adjust processes to better align with their expectations.

Our overwhelmingly positive responses are indicative of our successes.



REFERENCES

At WithersRavenel, the ultimate award is objectives met, results achieved, and clients satisfied. The references provided below can attest how the quality and timeliness of our work helped them to meet their goals.

Our clients often speak to our responsiveness, ability to stay on budget and schedule, and innovative techniques on projects.



CITY OF STATESVILLE

Scott Harrell, Assistant City Manager
sharrell@statesvillenc.net
704-878-3551

TOWN OF ROLESVILLE

Amy Stevens, Finance Director
amy.stevens@rolesville.nc.gov
919-556-1556

TOWN OF FUQUAY-VARINA

Tracy Stephenson, PE, Public Works Director
tstephenson@fuquay-varina.org
919-753-1039

CHATHAM COUNTY

Brian Stevens, Facilities and Construction Director
brian.stevens@chathamnc.org
919-542-8238

TOWN OF CLAYTON

Chris Gallant, LEED AP BD+C, Capital Program Manager
cgallant@townofclaytonnc.org
919-437-7926

PROPOSED WORK PLAN AND SCHEDULE

Work Plan

No matter the degree of complexity, our team is prepared to complete all aspects of any assigned project from concept through construction. Our civil/site team members and partners at Teeple Architects and BLE have a bounty of experience on these types of projects.

WithersRavenel will begin the process by initiating a scoping meeting with Town staff. This key first step in a project's life cycle will serve to define the needed scope of services and clarify key metrics for the job. We always look to formalize our agreements quickly and in keeping with the Town's stated schedule and needs. Kickoff meetings are a scalable yet indispensable first step for all our projects. They enable members of the WithersRavenel team and the Town's staff to become acquainted, establish lines of communication, and review the proposed scope, as well as develop a mutually agreeable schedule of milestones. Our teams will also schedule and conduct an external project kickoff meeting with Town staff and the relevant design team as needed.

The preliminary design process typically makes use of all available electronic resources, such as GIS and aerial views. With the information gathered, our team will establish an initial basis of design from which to deploy our in-house surveying resources. Our survey teams use the latest in technology in both ground-based and unmanned aerial survey to obtain detailed topographic information of a proposed site. Our design team will use all this data to establish base mapping and prepare a 30% plan set with the project schedule and preliminary estimate of construction cost for review and comment by Town staff.

With field services/investigations complete, our design team will conduct secondary site visits to identify and mitigate potential constructability concerns and conduct additional stakeholder coordination. Sixty percent (60%) design plans accompanied by an updated project schedule and revised estimate of construction cost will be finalized and presented for review and comment by Town staff. At this time, 60% design plans are typically distributed to applicable regulatory review agencies as well.

Upon receiving and addressing comments from Town staff and all permitting agencies, WithersRavenel will finalize construction documents and prepare a complete bidding package including final conformed construction drawings, project manuals, and specifications, and sealed engineer's opinion of cost.

WithersRavenel staff will ensure all construction plans and contract documents are available on both digital platforms and in hard copy form. We will assist the Town in advertising the project, and we will schedule and lead a thorough pre-bid conference, including site visits and/or digital walk-throughs of the project site. We will manage any necessary addenda and preside over the bid opening. We will thoroughly review all bid submissions, and the bidding phase will conclude with delivery of our Recommendation of Award. WithersRavenel Construction Administration and Observation team members are hand-selected for each project and are involved throughout the engineering design and the QA/QC process.

OUR QA/QC PROCESS



Checklists appropriate for each type of project are used to verify content and ensure standardization of documents.



A general review of the overall design philosophy and approach is also completed at multiple project phases to ensure the design effort progresses in accordance with the appropriate project approach and good engineering practices.



All technical documents, plans, specifications, opinions of cost, and reports are reviewed and checked in detail by qualified personnel prior to submittal.

Every deliverable:

- ✓ Ensure it satisfies scope of work
- ✓ Meets quality standards
- ✓ Client preferences are adhered to
- ✓ Ready for bidding and construction

PROJECT SCHEDULE

WithersRavenel produces customized work plans for each project. Projects are broken into phases, tasks are identified for each phase, and appropriate milestones are incorporated. Below is our tentative schedule for the completion of this project.

Task Information	Month																					
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
Project Kick-Off																						
Due Diligence & Preliminary Concept Planning																						
Design Development and Construction Documents																						
Permitting																						
Bidding																						
Construction																						
Closeout																						

ACKNOWLEDGMENT OF FEDERAL PROVISIONS

WithersRavenel has reviewed and acknowledges that we will comply with the federal contract provisions contained in Exhibit A of the RFQ.

ATTACHMENT B – CERTIFICATION FORM

I have carefully examined the Request for Qualifications and any other documents accompanying or made a part of this Request for Qualification.

I hereby propose to furnish the professional consultant services for the Town of Spruce Pine in accordance with the instructions, terms, conditions, and requirements incorporated in this Request for Qualification. I certify that all information contained in this response is truthful to the best of my knowledge and belief. I further certify that I am duly authorized to submit this response on behalf of the firm as its act and deed and that the firm is ready, willing and able to perform if awarded the contract.

NAME OF FIRM: WithersRavenel, Inc.

BY: (printed name): C. CHAN BRYANT, P.E.

SIGNATURE: 

MAILING ADDRESS: 164 Broadway Street, Suite 201

CITY/STATE/ZIP CODE: Asheville, NC 28801

TELEPHONE NUMBER: 828-255-0313

FAX NUMBER: 919-467-6008

EXHIBIT C – NON-COLLUSION AFFIDAVIT

**State of North Carolina
County of Mitchell**

C. CHAN BRYANT, being first duly sworn, deposes and says
that:

1. He/She is the CHIEF RISK OFFICER (title) of
WithersRavenel, Inc. (firm's name), the
CONSULTANT that has submitted the attached response;
2. He/She is fully informed respecting the preparation and contents of the attached
response and of all pertinent circumstances respecting such response;
3. Such response is genuine and is not a collusive or sham response;
4. Neither the said CONSULTANT nor any of its officers, partners, owners, agents,
representatives employees or parties in interest, including this affiant, has in any way
colluded, conspired, connived or agreed, directly or indirectly, with any other
CONSULTANT, firm or person to submit a collusive or sham response in connection with
the contract for which the attached response has been submitted or to refrain from
responding in connection with such contract, or has in any manner, directly or indirectly
sought by agreement or collusion of communication or conference with any other
CONSULTANT, firm or person to fix the price or prices in the attached response, if
applicable, or of any other CONSULTANT, or to fix any overhead, profit or cost element of
the response price of the response, if applicable, of any other responder or to secure
through collusion, conspiracy, connivance or unlawful agreement any advantage against
the Town of Spruce Pine or any person interested in the proposed contract.

C. Chan Bryant

Signature

CHIEF RISK OFFICER

Title

NOTARIZE

Subscribed and sworn to before me, Katherine Allgood
This 20 day of November, 2025
Notary Public Katherine Allgood
My Commission Expires: 3-14-2030

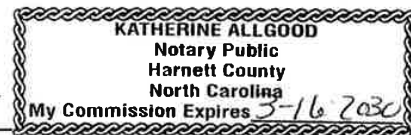


EXHIBIT D – E-VERIFY AFFIDAVIT

**State of North Carolina
County of Mitchell**

NOW COMES Affiant, first being sworn, deposes and says as follows

1. I have submitted a response to an RFQ to enter a contract with the Town of Spruce Pine;

2. As part of my duties and responsibilities pursuant to said bid and/or contract, I attest that I am aware of and in compliance with the requirements of E-Verify, Article 2 of Chapter 64 of the North Carolina General Statutes, to include (mark which applies):

X After hiring an employee to work in the United States I verify the work authorization of said employee through E-Verify and retain the record of the verification of work authorization while the employee is employed and for one year thereafter; or

 I employ less than twenty-five (25) employees in the State of North Carolina.

3. As part of my duties and responsibilities pursuant to said bid and/or contract, I attest that to the best of my knowledge any subcontractors employed as a part of this bid and/or contract are in compliance with the requirements of E-Verify, Article 2 of Chapter 64 of the North Carolina General Statutes, to include (mark which applies):

(BLE) X After hiring an employee to work in the United States the subcontractor verifies the work authorization of said employee through E-Verify and retains the record of the verification of work authorization while the employee is employed and for one year thereafter; or

(Teeple) X Employ less than twenty-five (25) employees in the State of North Carolina.

4. Specify subconsultant(s) / subcontractor(s):

Teeple Architects

Bunnell-Lammons Engineering, Inc.

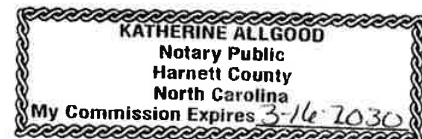
This the 20th day of NOVEMBER, 2025.



Affiant

NOTARIZE

Subscribed and sworn to before me, Katherine Allgood
This 20 day of November, 2025
Notary Public Katherine Allgood
My Commission Expires: 3-16-2030





[Home](#) [Search](#) [Data Bank](#) [Data Services](#) [Help](#)

Search

All Words 

e.g. 1606N020Q02

Search Results

Saved Searches



Select Domain
Entity Information



All Entity Information

Entities

Disaster Response Registry


Responsibility / Qualification

Exclusions

Filter By




Keyword Search

For more information on how to use our keyword search, visit our [help guide](#) 

Simple Search

Search Editor

☐ Any Words 

☒ All Words 

☐ Exact Phrase 

<https://sam.gov/search/?index=ex&sort=-relevance&page=1&pageSize=25&sfm%5BsimpleSearch%5D%5BkeywordTags%5D%5B0%5D%5Bkey%5...>

1/3

e.g. 123456789, Smith Corp

withersravenel

Classification

Excluded Individual

Excluded Entity

Federal Organizations

Exclusion Type

☒ Ineligible (Proceedings Pending)

☒ Ineligible (Proceedings Complete)

☒ Prohibition/Restriction


☒ Voluntary Exclusion

Exclusion Program

Location

Dates

Reset

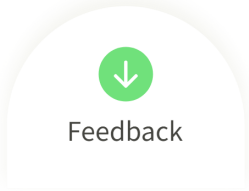


No matches found

We couldn't find a match for your search criteria.

Please try another search or go back to previous results.

Go Back



Our Website

[About This Site](#)

[Our Community](#) [↗](#)

[Release Notes](#) [↗](#)

[System Alerts](#)

Policies

[Terms of Use](#)

[Privacy Policy](#)

[Disclaimers](#)

[Freedom of Information Act](#) [↗](#)

[Accessibility](#)

Our Partners

[Acquisition.gov](#) [↗](#)

[USASpending.gov](#) [↗](#)

[Grants.gov](#) [↗](#)

[More Partners](#)

Customer Service

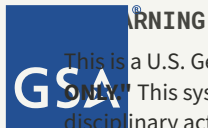
[Help](#)

[Check Entity Status](#)

[Federal Service Desk](#) [↗](#)

[External Resources](#)

[Contact](#)



This is a U.S. General Services Administration Federal Government computer system that is **"FOR OFFICIAL USE ONLY"**. This system is subject to monitoring. Individuals found performing unauthorized activities are subject to disciplinary action including criminal prosecution.

This system contains Controlled Unclassified Information (CUI). All individuals viewing, reproducing or disposing of this information are required to protect it in accordance with 32 CFR Part 2002 and GSA Order CIO 2103.2 CUI Policy.

SAM.gov

An official website of the U.S. General Services Administration



STATEMENT OF QUALIFICATIONS

RFQ
A&E Design Services
Public Works Facility



TOWN OF SPRUCE PINE, NORTH CAROLINA

A – LETTER OF INTEREST	1
B – FIRM OVERVIEWS	
CBSA Architects.....	3
McGill Associates – Civil Engineer.....	4
Taylor & Viola Structural Engineers.....	5
Brittain Engineering – PME Engineers.....	6
Catawba Valley Engineering & Testing – Geotechnical / Special Inspections.....	7
C – FIRM CAPACITY & CAPABILITY	
Project Performance.....	8
Current Workload.....	10
D – TECHNICAL APPROACH	
Technical Approach & Project Understanding.....	11
E – PROJECT TEAM	
Project Team.....	14
Marty Beal, AIA, LEED AP BD+C / CBSA Architects.....	15
Steve Walker, AIA / CBSA Architects.....	15
Doug Chapman, PE / McGill Associates.....	16
Matthew Oetting, PE / McGill Associates.....	16
Nick Huffman, PE / McGill Associates.....	16
Mike Norris, PLA / McGill Associates.....	17
Chad Howard, PLS / McGill Associates.....	17
Michael Hansen, PE, LEED AP / McGill Associates.....	18
Dale Schepers / McGill Associates.....	19
James Tate, PE / Taylor & Viola Structural Engineers.....	20
Jason Reep, PE / Taylor & Viola Structural Engineers.....	20
Don Brittain, PE / Brittain Engineering Inc.....	21
Rodney Brittain, PE, LEED AP / Brittain Engineering Inc.....	21
Darrell Gettys, PE / Brittain Engineering .Inc.....	21
Laura Nine, ASID / CBSA Interiors.....	22
David LeGrand, PE / Catawba Valley Engineering & Testing.....	22
F – KEY PRINCIPAL	
Marty Beal, AIA, LEED AP BD+C / CBSA Architects.....	23
G – EXPERIENCE & REFERENCES	
Rutherford County Sheriff Office.....	24
Town of Valdese Public Safety.....	25
Hickory City Hall	26
Town of Stanley Police Department.....	27
Maiden Police Department	28
Hickory Regional Airport Hangar N1.....	29
City of Statesville Municipal Services Center	30
Caldwell County Lower Creek EMS Station No. 1.....	31
Caldwell County Valmead EMS Station No. 2.....	32
NC Department of Transportation Marion Maintenance Facility.....	33
NC Department of Transportation Elkin Maintenance Facility.....	33
Maiden PJK Library Education Center & Office of Public Works.....	34
Blowing Rock Public Works Space Needs Analysis.....	34
NC Army National Guard Boone Readiness Center.....	35
NC Army National Guard Elkin Readiness Center.....	35
Maiden Town Hall	36
NC Department of Transportation Wilkes District Office.....	37

TABLE OF CONTENTS

	Blue Ridge Energy Watauga District Office.....	38
	Blue Ridge Energy Ashe District Office.....	38
..... 15	Foothills Army National Guard Readiness Center	39
C Depa	Foothills Army National Guard Field Maintenance Shop	39
	Experience & Government References.....	40
	H – WORK PLAN & SCHEDULE	41
	I – ACKNOWLEDGEMENT OF FEDERAL PROVISIONS.....	42
	J – CERTIFICATION FORMS	
	Attachment B – Certification Form.....	43
	Exhibit C – Non-Collusion Affidavit.....	44
	Exhibit D – E-Verify Affidavit.....	45
	K – PUBLIC FUNDING.....	46
	L – LIABILITY INSURANCE.....	46



November 21, 2025

Mr. Daniel Stines
Town Manager
Spruce Pine Town Hall
11050 South 226 Hwy
Spruce Pine, NC 28777
Email: Daniel.stines@sprucepine-nc.gov

**Re: Letter of Interest
Architectural & Engineering Design Services
Public Works Facility
Town of Spruce Pine, North Carolina**

Dear Mr. Stines:

We are eager to inform you that we are interested in providing architectural and engineering services for your upcoming project. Please find attached our Statement of Qualifications for your consideration. Marty Beal will serve as the Project Manager and primary contact. Mr. Beal can negotiate a contract on behalf of CBSA Architects. The firm's contact information is provided below.

CBSA Designs, Inc. dba CBSA Architects
PO Box 1239
Hickory, NC 28603

NC Architectural Firm License No. 51590
Phone: 828.322.3403
Email: mbeal@cbsa-architects.com

The primary focus of our firm is providing high quality architectural services for municipal, county and state government. We share a portfolio of related projects. We are experienced with public project design as well as nurturing relationships with local governments. Government clients include the City of Hickory, City of Statesville, City of Lenoir, Town of Blowing Rock, Town of Maiden, Town of Sawmills, Town of Stanely, Town of Valdese, Alexander County, Burke County, Caldwell County, Catawba County, Iredell County, Lincoln County, and Rutherford County. Our portfolio reveals knowledge and practical experience valuable to your project. CBSA provides a creative and innovative approach and participates as a responsible, cooperative and contributing member of the design team throughout the duration of the project.

Accountability

The firm's principal in charge will serve as your project manager, architect and primary contact. A second architect will participate as a consultant providing a second set of eyes overseeing your project. You deal directly with the accountable people within our firm. Marty Beal will be the key principal and project manager, providing a hands-on approach throughout the project. He will be responsible for team management, team coordination, evaluation and production of deliverables.

Experience & Expertise

CBSA is a reputable and experienced architectural firm designing successful projects for local governments. Notable designs include Lower Creek EMS Station No. 1 and Valmead EMS Station No. 2 for Caldwell County. The City of Hickory hired CBSA to design the new Hickory Regional Airport Hangar N1, the renovation to the second floor of the Hickory City Hall followed by the renovation design for the third floor of City Hall.

CBSA is fortunate to have a continued working relationship with the City of Statesville extending more than twenty years. We have developed a portfolio of more than ten projects, and we have recently completed a design for the Municipal Services Center, a multi-use police, fire, EMS and public meeting facility. Other public safety projects include the renovation and addition to the Statesville Police Headquarters. Fire Station No. 4 won a Fire Chief Magazine Station Design Award. CBSA designed the Statesville Civic Center and renovated the City Office Building as part of an effort to create additional interest in the historic downtown. The Statesville Fitness and Activity Center won the Partners for Parks Best New Project Award.

Another repeat client is the Town of Maiden who commissioned CBSA to conduct Space Feasibility Studies for a new Town Hall, Police Department, and Fire Department. The Town Hall and Police Department studies resulted in new construction projects which CBSA successfully designed and delivered. The new Paul Joseph Klutz MD Library and Education Center was designed to house the Maiden Public Works Department administrative offices, utility monitoring equipment, and a multipurpose training center for the town's electrical service crews.

We are currently designing the Bridge Maintenance Division Office for NCDOT in Iredell County. This follows two completed renovation projects for NCDOT Maintenance Facilities in Elkin and Marion. Steve Walker recently served as Project Architect for NC Dept. of Public Safety renovation projects at the NC National Guard (NCNG) Readiness Centers in Boone and Elkin. Steve also successfully designed the NCNG Readiness Center and the NCNG Vehicle Maintenance Facility in Lenoir.

CBSA provided Helene storm damage assessments for an office and residential building at J Iverson Riddle Development Center in Morganton, NC for NC Dept. of Health & Human Services. The reports found repair cost to be more than 50% of the value so replacement designs will begin once FEMA funding is allocated.

Team Based Design

Our design philosophy is teamwork. We are better together. Two important members of the team are owner and building user. We include you as part of our design team. We listen to your needs and ideas and offer our experience to create a dialogue. It is our responsibility to blend our expertise and design ability with you creating a design responsive to your needs and expectations. Our team consists of a group of firms with each of the managing partners taking an active hands-on approach collaborating to provide a design responsive to function, aesthetics, innovation, budget and schedule. These are important influential components in a design project. Team coordination and communication provide the vehicle for a successful project.

Our design team features a proven group of specialized consultants who have collaborated on many other successful projects. Taylor & Viola Structural Engineers will provide structural engineering, and Catawba Valley Engineering & Testing will provide geotechnical exploration and special inspections as required. Brittain Engineering will serve as mechanical and electrical engineers for this project. McGill Associates will provide civil engineering and landscape design services. McGill brings FEMA funding experience to the project other government infrastructure projects. CBSA Interiors provides interior design and coordination of interior finishes. We have assembled an established and proven team of consultants, all located in Hickory, NC, each sharing personal interest in this project

Proximity to Site

CBSA is in downtown Hickory in the western piedmont region of North Carolina. We are located approximately 64 miles from the Spruce Pine, providing us with a responsive site presence. We can visit the site frequently providing a hands-on approach. Scheduling coordination meetings, progress reviews, and site visits can be handled with relative ease. We are available for a prompt response to any issues which may arise.

Schedule & Budget

CBSA has a history and takes great pride in delivering projects on schedule and within budget. We are committed serving our clients and providing high quality designs which are affordable and delivered on time. Experience is key to making this happen.

Adherence to Law

CBSA is properly registered with the North Carolina Board of Architecture and in good standing with the North Carolina Secretary of State. All our proposed consulting engineers are properly registered with the North Carolina Board of Examiners for Engineers and Surveyors. CBSA maintains professional liability and general liability insurance coverage complying with your project requirements.

Why CBSA?

We are a reputable and established firm with a willingness to nurture a successful working relationship with the Town of Spruce Pine. Our group of consultants are highly skilled and proven based upon previous group performance delivering successful projects. We are an experienced design team with a focus on governmental facilities. This is evident through our repeat clientele. Our motto is ***"Learn from the Past, Design for the Future"***. We have a spanning past of more than 90 years and continue to work together with clients meeting expectations and delivering projects on time and in budget. I hope the enclosed information assists you in making your selection. Please feel free to call with any questions or if you need additional information.

The undersigned Respondent hereby certifies and agrees that the following information is correct: In preparing its response on this project, the Respondent has considered all proposals submitted from qualified, potential subcontractors and suppliers, and has not engaged discrimination in the solicitation, selection or commercial treatment of any Subcontractor, vendor, supplier or commercial customer on the basis of race, color, religion, ancestry or national origin, sex, age, marital status, on the basis of disability or other unlawful forms of discrimination.

Warmest regards,



Marty A. Beal, AIA, LEED BD+C
President

CBSA ARCHITECTS FIRM OVERVIEW

*“Learn from the past,
design for the future.”*



NCNG Field Readiness Center



Statesville Municipal Service Center



Maiden Police Department



Statesville Police Department

CBSA Architects was established by Robert Clemmer in 1934. Over the past 91 years the firm has sought to provide clients with creative, cost effective, and comprehensive design solutions. CBSA provides planning, architectural and interior design services for its clients. We currently maintain an office staff of seven which includes the principal architect, two consulting architects, two production coordinators, an interior designer and one administrative assistant. CBSA is registered and in good standing with the office of the North Carolina Secretary of State. The firm is licensed and in good standing with the North Carolina Board of Architecture. All our architects are actively licensed with the North Carolina Board of Architecture.

CBSA Architects will be the prime design firm directing a specialized team of consultants for civil, structural, mechanical, electrical, and geotechnical engineering. All our consultants are properly licensed with the North Carolina Professional Engineers & Surveyors

Firm Name:

CBSA Designs, Inc.
dba **CBSA Architects**



Established:

1934

NC Architectural Firm License Number:

51590

Professional S-Corporation

SC Architectural Firm License Number:

102186

Professional Corporation

Physical Address (primary office where work will be performed):

226 Second Street NW
Hickory, NC 28601

Mailing Address:

P.O. Box 1239
Hickory, NC 28603

Contact Numbers:

Telephone 828.322.3403
Fax 828.322.1802

Project Contacts:

Primary

Marty A. Beal, AIA, LEED AP BD+C
NC Architect License Number 5409
SC Architect License Number 11948
Email: mbeal@cbsa-architects.com

Secondary

J. Steven Walker, AIA
NC Architect License Number 4814
Email: swalker@cbsa-architects.com

Consultants:

CBSA Interiors
McGill Associates
Taylor & Viola Structural Engineers
Brittain Engineering, Inc.
Catawba Valley Engineering & Testing

Interior Design
Civil Engineering
Structural Engineering
PME Engineering
Geotechnical Engineering
Special Inspections



McGILL ASSOCIATES – FIRM OVERVIEW



Blue Ridge Energies, Watauga District Office



Bessemer City Public Works



Statesville Municipal Services Center



Blowing Rock Public Works



Statesville Fitness and Activity Center

McGill Associates is serving as the project's Civil Engineer. The firm was established in January 1984 in Asheville, North Carolina. The firm was purchased in 1999 from the founder and became an employee-owned corporation. Employing around 180 staff, the firm has grown to include additional offices in: Hickory, Pinehurst, Raleigh, Shallotte, and North Carolina; Knoxville, Tennessee; and Roanoke and Williamsburg, Virginia. The firm has stayed true to its commitment to always provide quality and responsive service to its clients. McGill serves public and private clients throughout the Southeast. The range and depth of McGill's expertise includes a wide spectrum of engineering services, land planning and recreation, and consulting services. Our foundation is built on creating comprehensive solutions in a personal way. Collaboration is the key to our success and clients are an integral part of every project at McGill. By building lasting relationships with communities, we understand our clients' visions and project goals. Our dedicated project team focuses on delivering a customized solution for each unique community. We help our clients identify challenges, formulate responsive solutions, and manage successful project completion. Through partnership, we shape the best results for each client and community.

Firm Name:

McGill Associates, PA

Firm Locations:

Asheville, NC (Home Office)
Hickory, NC
Knoxville, TN

Raleigh, NC
Pinehurst, NC
Smithfield, NC



Shallotte, NC
Williamsburg, VA

Established / Number of Years in Business:

1984 Hickory, NC / 38 years
1984 Asheville, NC / 38 years

NC Board of Engineers and Land Surveyors License Number:

C-0459

Physical Address (primary office where Surveying, Civil Engineering, and Landscape Architectural design will be performed):

1240 19th Street Lane Hickory, NC 28601

Physical Address (primary office where FEMA design consultation will be performed):

5400 Trinity Road, Suite 107 Raleigh, NC 27607

Contact Numbers:

Telephone 828.328.2024
Fax 828.328.3870
Telephone 828.378.9111

Hickory, NC
Raleigh, NC

Project Contacts:

Primary

Doug Chapman, PE
Principal Engineer, Hickory Office Manager
Professional Engineer: NC #020622
Email: doug.chapman@mcgillassociates.com

Secondary

Matt Oetting, PE, Project Manager
Professional Engineer: NC #041598
Email: matthew.oetting@mcgillassociates.com

Additional

Mike Norris, PLA, Landscape Architect
Registered Landscape Architect, NC #1048
Email: mike.norris@mcgillassociates.com



TAYLOR AND VIOLA STRUCTURAL ENGINEERS – FIRM OVERVIEW



Moretz Mills, Hickory



Maiden Town Hall



Statesville Fire Station #4



Foothills Higher Education & Conference Center
Burke County

Taylor and Viola Structural Engineers, P.C. is a structural engineering firm with experience designing steel, cast in place concrete, wood frame, and hybrid structural systems. Joseph M. Taylor, PE began his private practice of structural engineering on January 1, 1988 following retirement from Carolina Steel, Hickory Plant after 30 years of service as the plant's chief engineer. On August 1, 1989, J. Kirk Viola, PE joined Mr. Taylor and started the engineering firm known as Taylor and Viola Structural Engineers, P.C. Mr. Viola's engineering experience also stemmed from employment at Carolina Steel Corporation. In 1997 Mr. Taylor decided to fully retire and Mr. Viola became the sole owner of Taylor and Viola Structural Engineers and managed the daily operations of the firm until January 2020 when he decided to semi-retire and transfer ownership of the firm to three engineers that have worked with him to develop the engineering firm that Taylor & Viola Structural Engineers is today. James S. Tate, PE, Joshua J. Winchester, PE, and Jason M. Reep, PE, now own and operate Taylor and Viola Structural Engineers, P.C. The firm offers more than 37 years of experience and will continue to offer clients the service they have come to expect.

Firm Name:

Taylor and Viola Structural Engineers, P.C.

Established / Number of Years in Business:

1988 Hickory, NC / 37 years

NC Engineering Firm License Number:

C-1533

Physical Address (primary office where work will be performed):

308 15th Street SE
Hickory, NC 28602

Mailing Address:

P.O. Box 2616
Hickory, NC 28603

Contact Numbers:

Telephone 828.328.6331
Fax 828.322.1801

Project Contacts:

Primary

James Tate, PE, President, Managing Partner

Professional Engineer: NC #26527

Email: jtate@taylorviola.com

Secondary

Jason Reep, PE, Vice President, Project Manager

Professional Engineer: NC #27874

Email: jreep@taylorviola.com



BRITTAIN ENGINEERING – FIRM OVERVIEW



Maiden Town Hall



Moretz Mills, Hickory



Alexander County Services Center



Maiden Police Department



Hickory City Hall

Brittain Engineering, Inc. is a multidisciplinary consulting engineering firm specializing in mechanical, plumbing, electrical and fire protection engineering within the construction industry. BEI provides professional engineering design services for a wide variety of projects including public facilities, military facilities, institutional and industrial projects, medical facilities, universities, commercial buildings, secondary schools, correctional institutions, low rise and multi-story office buildings, multifamily housing, industrial plants, churches and airports.

Firm Name:

Brittain Engineering, Inc.



Established / Number of Years in Business:

1993 Hickory, NC / 32 years

NC Engineering Firm License Number:

C-1038

Physical Address (primary office where work will be performed):

56 3rd Street NW Suite 2
Hickory, NC 28601

Mailing Address:

P.O. Box 939
Hickory, NC 28603

Contact Numbers:

Telephone 828.328.1813
Fax 828.328.1814

Project Contacts:

Primary

Don Brittain, PE, LEED AP
Chief Executive Officer
Mechanical Engineer
Email: dbrittain@brittainengineering.com

Secondary

Rodney Brittain, PE
President
Mechanical Engineer
Email: rbrittain@brittainengineering.com

Additional

Darrell Gettys, PE
Vice President
Electrical Engineer
Email: dgettys@brittainengineering.com



CATAWBA VALLEY ENGINEERING & TESTING – FIRM OVERVIEW



Hickory Regional Airport Hangar N1



Statesville Municipal Services Center



*Caldwell County
Emergency Services – Lower Creek Station*



*Caldwell County
Emergency Services – Valmead Station*



Maiden Police Department

Catawba Valley Engineering & Testing, P.C. (CVET) is a full-service Geotechnical Engineering, Environmental, and Construction Materials Testing (CMT)/Special Inspections (SI) Consulting Firm. CVET was founded in 2012 as a sister firm to Taylor and Viola Structural Engineers, which has been an established Engineering corporation in Hickory, North Carolina since 1988. CVET's staff is comprised of a Professional Engineer, Professional Geologists, Master Special Inspector, Certified Welding Inspector, Engineering Intern, and certified technicians with a range of experience levels, enabling us to provide a full spectrum of geotechnical engineering, CMT/SI, and environmental services. CVET's proven experience in each of these disciplines, as well as our relationship with local and regional firms, allows for full project delivery capabilities and streamlined solutions to each our projects. CVET provides in-house SPT and CPT drilling services which allows for project flexibility, reduced cost, tailored data collection, and better project communication.

CVET has experience on both large and small projects, ranging from large scale construction and environmental remediation projects to small scale materials testing, assessments, and due diligence. CVET prides itself on providing logical, cost-effective, and relevant services, while also implementing innovative technologies and utilizing creative approaches to solve more complex and robust engineering and environmental issues.

Firm Name:

Catawba Valley Engineering & Testing, P.C.

Established / Years in Business:

2012 Hickory, NC / 13 years

NC Engineering Firm License Number:

C-3833

Physical Address (primary office where work will be performed):

161 Lenoir Rhyne Blvd. SE
Hickory, NC 28602

Contact Numbers:

Telephone 828.578.9972
Fax N/A

Project Contacts:

David LeGrand, Jr., PE,
Managing Partner, Principal Engineer
Email: degrand@cvet.co



FIRM CAPACITY & CAPABILITY – PROJECT PERFORMANCE



Caldwell County EMS Station No. 1



Caldwell County Human Services



City of Statesville Fire Station No. 4



Maiden Police Department



Maiden Town Hall



City of Statesville Activity & Fitness Center

1. Stanley Police Department

- Construction Commence: November 2025
- Design Delivery:
- Design/Build Estimate:
- Consultants: Wright & Associates, Civil; Taylor & Viola Structural; Brittain Engineering, PME; CBSA Interiors, Interior Design

2. Rutherford County Sheriff Office Renovation

- Construction Commence: October 2025
- Design Delivery:
- Design/Build Estimate: \$1,800,000
- Consultants: Taylor & Viola Structural; Brittain Engineering, PME; CBSA Interiors, Interior Design

3. Rutherford County Sheriff Evidence Storage Renovation

- Construction Commence: October 2025
- Design Delivery:
- Design/Build Estimate: \$780,000
- Consultants: Brittain Engineering, PME; CBSA Interiors, Interior Design

4. Burke County Courthouse Sally Port Addition & Renovations

- Completion 2020 – On Schedule Delivery
- Construction Cost \$1,233,000 - Delivered \$17,000 under budget
- Consultants: West Consultants, Civil; Taylor & Viola Structural; McKim & Creed, PME; CBSA Interiors, Interior Design

5. Maiden Police Department

- Complete 2019 – On Schedule Delivery
- \$2,123,300 – Delivered \$176,700 under budget
- Consultants: Hulse, McCormick & Wallace, Civil; Taylor & Viola Structural; Brittain Engineering, PME; CBSA Interiors, Interior Design

6. Hickory City Hall Renovation

- Complete 2020 – On Schedule Delivery
- Construction Cost \$409,304 - Delivered \$57,000 under budget
- Consultants: Brittain Engineering, PME; CBSA Interiors, Interior Design

7. Alexander County Services

- Complete 2018 – On Schedule Delivery
- \$1,707,213 – Delivered \$240,00 under budget
- Consultants: Brittain Engineering, PME; CBSA Interiors, Interior Design

8. Maiden Town Hall

- Complete 2013 – On Schedule Delivery
- \$2,090,000 – Delivered \$90,000 over budget
- Consultants: Davis & Floyd, Civil; Taylor & Viola Structural; Brittain Engineering, PME; CBSA Interiors, Interior Design

9. Caldwell County Human Services

- Completion 2009 – Project delivered one month early
- Construction Cost \$11,105,500 - Delivered \$1,800,000 under budget
- Consultants: McGill Associates, Civil, Taylor & Viola Structural; Brittain Engineering, PME; CBSA Interiors, Interior Design

10. City of Statesville Activity & Fitness Center

- Complete 2009– On Schedule Delivery
- Construction Cost \$6,566,846 - Delivered \$564,600 under budget
- Partner in Parks Award for “Best New Facility”

FIRM CAPACITY & CAPABILITY – PROJECT PERFORMANCE



Statesville City Offices



William Lenoir Middle School



Caldwell EMS – Lower Creek Station



Caldwell EMS – Valmead Station



Statesville Municipal Services Center



Klutz Library and Education Center



Hart Square Education Center

- Consultants: McGill Associates, Civil; Taylor & Viola Structural; Brittain Engineering, PME; CBSA Interiors, Interior Design

11. City of Statesville Fire Station No. 4 – Fire / Satellite Police Station

- Complete 2011 – On Schedule Delivery
- Construction Cost \$1,476,883 – Delivered \$423,100 under budget
- Fire Chief Magazine "Award of Distinction"
- Consultants: McGill Associates, Civil; Taylor & Viola Structural; Brittain Engineering, PME; CBSA Interiors, Interior Design

12. City of Statesville City Offices

- Complete 2008 – On Schedule Delivery
- Construction Cost \$1,000,000 – Delivered \$200,000 under budget
- Consultants: McGill Associates, Civil; Taylor & Viola Structural Engineers; Brittain Engineering, PME; CBSA Interiors, Interior Design.

13. William Lenoir Middle School

- Complete 2015 – On Schedule Delivery
- \$13,857,250 – Delivered \$142,000 under budget
- Consultants: Wright & Associates, Civil; Taylor & Viola Structural; Brittain Engineering, PME; CBSA Interiors, Interior Design

14. Caldwell County Emergency Services - Lower Creek EMS Station No. 1

- Completion 2020 – On Schedule Delivery
- Construction Cost \$1,206,964 - Delivered \$73,000 under budget
- Consultants: Wright & Associates, Civil; Taylor & Viola Structural; Reese Noland & McElrath, PME; CBSA Interiors, Interior Design

15. Caldwell County Emergency Services - Valmead EMS Station No. 2

- Completion 2020 – On Schedule Delivery
- Construction Cost \$1,572,050 - Delivered \$11,900 over budget
- Consultants: Wright & Associates, Civil; Taylor & Viola Structural Engineers Reese Noland & McElrath, PME; CBSA Interiors, Interior Design

16. City of Statesville Municipal Services Center - Fire, Police, EMS

- Bid 2019 – On Schedule Delivery
- Construction Cost \$12,057,000 – Bid received \$7,000 over budget
- Consultants: McGill Associates, Civil; Taylor & Viola Structural; Brittain Engineering, PME; CBSA Interiors, Interior Design

17. Town of Maiden Paul J. Klutz Library & Education Center / Public Works Office

- Complete 2016 – On Schedule Delivery
- Construction Cost \$904,988 – Delivered \$161,000 under budget
- Consultants: Hulsey McCormick & Wallace, Civil; Taylor & Viola Structural; Brittain Engineering, PME; CBSA Interiors, Interior Design.

18. Hart Square Education Center

- Complete 2020 – On Schedule Delivery
- Construction Cost \$3,774,103 – Delivered \$25,897 under budget
- Consultants: Wright & Associates, Civil; Taylor & Viola Structural; Brittain Engineering, PME.

FIRM CAPACITY & CAPABILITY – CURRENT WORKLOAD

The following capacity chart demonstrates our current workload and ability to embark upon new work.

CBSA ARCHITECTS Capacity Chart							
		Schematic Design	Design Development	Construction Documents	B&N	Construction Administration	CO
1	WorkSource West Waterproofing Repair						\$0.15 M
2	Stanley Police Department					\$4.20 M	
3	Rutherford County Sheriff Office Renovation					\$2.50 M	
4	Sawmills Town Hall			\$6.50 M			
5	Julian F. Keith ADATC Dormitory 3-4-5 Renovation			\$4.25 M			
6	NCDOT Iredell County Bridge Maintenance Office		\$1.40 M				
7	North Carolina School for the Deaf Chapel Renovation		\$1.50 M				
LEGEND							
	SD	Schematic Design					
	DD	Design Development					
	CD	Construction Documents					
	B&N	Bidding and Negotiation					
	CA	Construction Administration					
	CO	Project Closeout					
		Phase Complete					

WORKLOAD INTERPRETATION

Our office staff provides the capacity and proven ability to manage up to six (6) major projects within Schematic Design, Design Development and Construction Document phases with a total construction value up to approximately \$30,000,000. Currently we have four (4) slots filled with two (2) projects in Design Development, one (1) project beginning Construction Documents, and one (1) project near the end of Construction Documents. The total construction value of work in design is approximately \$13,650,000. Two (2) design/build projects have recently entered Construction Administration. The total value of our current workload is approximately \$20,250,000. Two (2) projects in Construction Administration reduce our production demand, creating capacity to take on new projects. One project will be closed out in early 2026 creating more availability. We have available work capacity and the ability to begin work on a new project immediately.

CONSULTANT WORKLOADS

Our consulting team is a common group for most of our projects. CBSA establishes the design schedule and coordinates phases of work and milestones dates with consultant participation. Our consultants work with CBSA to accommodate delivery in a timely manner.

PROJECT SCHEDULE COMPLETION REQUIREMENTS

Understanding the Client's needs and coordinating those needs between Architect and Consultants are vital to a project's success. The Project Architect leads the project delivery. We prepare a detailed project delivery schedule understanding first the Client's requirement for occupancy. We determine milestone markers throughout the schedule and then prepare the production schedule allowing client review periods, agency review periods, local AHJ review periods, bid periods, etc. We monitor and modify the schedule, if necessary, as the Scope of Work is defined. Successful design drawing coordination prepared in a timely fashion reduces conflicts and reduces the chance of possible construction change orders.

RESOURCE SUBSTANTIATION

CBSA and its proposed design team have the resources and ability to carry out the scope of work as described within your RFQ. Our current staff will handle your project with no proposed hires.

TECHNICAL APPROACH & PROJECT UNDERSTANDING

Technical Approach

Our design approach is based upon the firm's many years of managing design projects for local municipal, county, and state governments. We begin each project with open ears and open minds. We bring no preconceived ideas to the project. We aim to listen to and encourage your input as part of the design team. Our goal is to provide functional, cost-effective yet innovative solutions to meet your needs. We have the experience required to deliver aesthetically pleasing building projects on time and within budget. The key to successful projects is communication and teamwork. We serve as your team leader and coordinate the efforts of our team of consultants. Communication is the life blood of every project, and we keep our finger on the pulse and monitor the flow of information throughout the team.

The following scope of work outlines the typical phases of design within a building project.

- Pre-Design – programming, site evaluation, site survey, preliminary budget evaluation, preliminary schedule
- Schematic Design – project parameters, basis of design, preliminary site & building design, budget & schedule update
- Design Development – development building & site design, establish building systems, building materials, update budget & schedule
- Construction Documents – detail & complete building & site design, project manual & specifications, update budget
- Bidding & Negotiation – establish bid schedule, bid advertisement, Prebid Conference, addenda, receive & evaluate bids, certify bids & recommendation
- Construction Administration – Preconstruction Conference, monthly construction conferences, job site observation, submittal review, pay app review, change order review, RFI/bulletin drawings
- Project Closeout – Substantial Completion, Punch List Review, Final Review, review closeout documents, record drawings

Project Management

Our design philosophy is quite simple, teamwork. It is our job to coordinate the resources, manpower and expertise of Team CBSA and create a project that meets and exceeds your needs and expectations. Function, aesthetics, innovation, budget, and schedule are important influential components of our designs. Coordination and communication throughout the entire team creates a successful project. Your project will be assigned to the partner in charge, and our consulting architect will provide back-up support. The partner in charge will serve as the project manager and be your one point of contact. The partner in charge will be responsible for project design, team coordination and production coordination. Multiple sets of eyes will always be looking at your project. We will remain close to your project, providing a hands-on approach. You deal directly with the accountable people of the firm. The project manager will maintain project oversight and coordinate schedules with consultants and Owner. The project architect will be responsible for the design of the project and coordinate the efforts of CBSA staff, consultants, and Owner to deliver a design within budget and on schedule.

Schedule Control

Many milestones must be addressed throughout the design process. The project schedule is developed around Important milestones which include an approved program, approved schematic design and design development documents, approval by authorities having jurisdiction over the project, approved construction documents, and a successful bid process. These project milestones determine the demands within the project schedule, and we communicate these milestones throughout the project team. The schedule is reviewed at the end of each phase, and the rate of work is adjusted as needed to keep the project on schedule.

Budget Control

We begin budget assessment early during the predesign phase. Budget evaluation during predesign can determine the success of the project by correctly allocating the scope of work. We provide a preliminary analysis of project needs based upon the approved building program and determine if the project budget will support the program needs. We work with clients when challenging decisions are necessary to redirect the project on a path to success. When budgets are challenged, we work with Owners to identify priority program needs and make necessary adjustments to realign the budget. We coordinate project needs with available project resources.

We rely on our experience with similar work and recent projects to monitor a project's budget. We call upon and rely on information provided by area contractors and vendors. We research information provided within industry publications. When necessary, we can hire construction estimating consultants to prepare detailed estimates to interpret the scope of work from our design documents. This is a critical process which can ultimately determine the success of the project. We work with clients when challenging decisions are necessary to redirect the project on a path to success.

During each phase of design, we will assess cost based upon the design at that point. We rely on current local pricing as well as historical data. We depend upon our relationships with local material suppliers and contractors for gathering current pricing information. We utilize recent project bids as well as various industry publication resources. We analyze historical cost data and factor adjustments for time, rates of inflation, economic situation, geographic factors, etc.

TECHNICAL APPROACH & PROJECT UNDERSTANDING

If scope of work is added during the design process, we will communicate the impact the increased work might have on the budget, so you are able to make informed decisions. We will monitor construction trends and conditions within the local construction market. If we determine a trend that could affect your project, we will communicate and act to protect the budget.

During the preparation of Construction Documents, we identify alternate bids that are easily identified by contractors. Alternate bids provide separate pricing for items and systems which can be added to the bid price as the budget allows. This is successful since the alternatives are bid in a competitive bid environment as compared to post-bid value engineering which exposes the owner to a higher pricing environment.

Quality Assurance & Quality Control

CBSA provides creative and innovative design expertise to see your project through to its completion and meet your budget and scheduling needs. We will maintain and participate as a responsible, cooperative, and contributing member of the design and construction team throughout the duration of this project.

It is the responsibility of the project architect to make sure that the owner's project requirements are identified. This includes understanding and communicating the building program as well as establishing and maintaining the project budget and schedule. Milestone dates are established within the schedule. CBSA communicates with Owner and coordinates with our team of consultants.

Significant meetings are conducted for all parties involved to review design documents. Various design options are proposed and considered. All parties are encouraged to participate and offer suggestions, concerns, and submit corrections and any misunderstandings so matters can be resolved before moving forward. CBSA collaborates with consultants to review various systems and their compliance with the intent of the design.

Progress meetings are conducted during design to keep the owner informed of work progress. Milestone meetings are conducted at the end of the three major design drawing phases to review budget, schedule, and seek Owner approval before moving forward. Clarifications, modifications, and refinements to drawings are the working dialogue generated throughout design until completion of a successful project. We assess quality control based upon coordination, communication, budget, schedule, approvals, and client satisfaction.

Construction Administration

The project manager and project architect will continue to oversee the project during construction. We take pride in this effort since it provides continuity of design from the office to boots on the ground in the field. No one knows the project any better than the project architect. This person can answer any construction questions from contractors and possess the forethought of how any current action may impact future parts of construction. This assists the construction schedule to proceed without delays.

Expectations of the Owner

Understanding the needs of the Client is the first step in the design process. We provide experience listening to Client needs, assessing project requirements, defining the project, establishing practical budgets, and maintaining schedules. We encourage a dialogue with Client be part of the design process.

We encourage Client interaction during design progress meetings. We welcome Client feedback and questions. We believe that we are better together. We want to understand your vision, and we want you to understand how we respond to your vision. We welcome stakeholder involvement during the design process. We request that Client involvement include accountable decision maker involvement during the design process.

We request full disclosure pertaining to program review and development. The easier it is to assimilate information then the design schedule becomes easier to achieve. Timely reviews and approval of drawings are greatly appreciated and support a successful schedule. Timely response with information to answer questions reduces potential delays.

It is our responsibility to coordinate the expertise and design ability of Team CBSA and create a project that exceeds your needs and expectations. We must educate our team about your vision and expectations. We need the client to be part of our team and interact as a contributing member with value to add to the design process.

Project Understanding

Understanding the needs of the Owner is the first step in the design process. We provide experience assessing Owner needs, defining the project, establishing practical budgets, and maintaining schedules. We understand that the former Public Works Facility was destroyed by Tropical Storm Helene. The town has purchased a 7.2-acre piece of property on Highway 19E west of the intersection of Tempie Mountain Road. The town intends to reconstruct a new FEMA-funded Public Works Facility on this more resilient site. The new facility shall be fully compliant with all applicable and current federal, state and local codes and regulations including FEMA Consensus-Based Codes, Specifications, and Standards (CBCSS).

TECHNICAL APPROACH & PROJECT UNDERSTANDING

We will conduct face-to-face meetings and interview department heads and other essential personnel to assess current and future space needs as well as evaluate challenges in a coordinated effort to facilitate greater operational and service efficiency. We will evaluate space needs, determine functional needs, and create a facility program which will guide the design process. We will create a facility program document and present to the Owner for approval. The approved document will establish and justify the needs of the facility. It will serve as the framework to create a Basis of Design.

Funding is preliminarily obligated for a permanent replacement facility to be of similar size, function, and capacity that satisfies all current and applicable NC State Building Codes, ADA Guidelines as well as hazard-resistant FEMA CBCSS requirements for flood-resistant, wind, and seismic design.

The replacement facility is based upon the following criteria which includes complete site development for three (3) building structures. The main building shall be approximately 8,000 square feet which may include offices, vehicle maintenance garage, and protected vehicle storage. A covered storage building might be a 2,000 square feet pre-engineered metal building structure. A Salt Storage Shed will be approximately 4,800 square feet. Site development shall include grading and drainage with erosion control to support gravel laydown areas, concrete aprons, heavy duty asphalt drives, yard storage, and parking areas for employees and service vehicles. The facility shall be enclosed by perimeter fencing with double-gated access into the facility. Site lighting and emergency power are also features for consideration.





Town of Spruce Pine



Marty A. Beal, AIA, LEED AP BD+C
J. Steven Walker, AIA
Cooper Stephens
Marissa Schalk
Maureen Corigiano

CBSA Architects

Architect
 Hickory, NC
 Principal-in-Charge / Project Manager
 Consultant Architect
 Production Technician
 Production Technician
 Administrative Assistant



Taylor & Viola Structural Engineers

Structural Engineer
 Hickory, NC

James Tate, PE
Jason Reep
Will Laatsch

Principal-in-Charge
 Project Manager
 Senior Designer

Brittain Engineering

MEP Engineer
 Hickory, NC



Don Brittain, PE, LEED AP
Rodney Brittain, PE, LEED AP
Darrell Gettys, PE

Principal-in-Charge
 Mechanical Engineer
 Electrical Engineer

McGill Associates

Civil Engineers
 Hickory, NC



Doug Chapman, PE
Matt Oetting, PE
Nick Huffman, PE
Mike Norris, PLA
Chad Howard, PLS
Michael Hanson, PE LEED AP

Principal-in-Charge
 Project Manager
 Electrical Engineer
 Landscape Architect
 Surveyor
 FEMA Consultant

CBSA Interiors

Interior Design
 Hickory, NC



Laura Nine, ASID, NCIDQ Certified Interior Designer

Catawba Valley Engineering & Testing

Geotechnical Engineers
 Special Inspections
 Hickory, NC



David Legrande, PE

Principal-in-Charge



Marty A. Beal, AIA, LEED AP BD+C
President | Project Manager | Architect

EDUCATION & REGISTRATION

- Bachelor of Architecture 1985
North Carolina State University
- Bachelor Environmental Design in Architecture 1984
North Carolina State University
- Registered Architect, North Carolina #5409
- NCARB Certified
- LEED Accredited Professional
- LEED AP Building Design & Construction

COMMUNITY LEADERSHIP & PROFESSIONAL AFFILIATIONS

- Member, American Institute of Architects
- CVCC Construction Academy Advisory Committee
- CVCC Architectural Technology Advisory Committee
- US Green Building Council
- Catawba Valley Rotary / Paul Harris Fellow
- Catawba County Chamber of Commerce
- Land Use Development Committee



J. Steven Walker, AIA
Consulting Architect / Project Manager

EDUCATION & REGISTRATION

- Bachelor of Architecture 1976
Auburn University
- Bachelor Environmental Design in Architecture 1976
Auburn University
- Registered Architect, North Carolina #4814
- NCARB Certified

COMMUNITY LEADERSHIP & PROFESSIONAL AFFILIATIONS

- Member, American Institute of Architects
- Hickory Historic Preservation Commission
- Council of Education Facility Planners
- Hickory Rotary
- Western North Carolina Episcopal Diocese
- Architectural Review Committee

PROJECT MANAGEMENT

Marty is a partner in the firm with more than 39 years of design experience. His diverse portfolio includes working with public and private clients. Public clients include local governments and educational institutions as well as the State of North Carolina. His experience includes project delivery methods such as traditional design/bid/build and design/build team delivery methods. He has assisted clients with various funding models such as USDA Loan Program, Golden Leaf and Community Development Block Grants. His experience includes construction administration where he serves the interest of clients well. He is conscious of the project budget and the delivery schedule.

Related Experience:

- Sawmills Town Hall – Sawmills, NC
- NCDOT Iredell County Bridge Maintenance Office – Statesville, NC
- Town of Valdese Public Safety Facility – Valdese, NC
- East Burke & Freedom High Schools Science Lab Renovations – Burke County, NC
- Sally Port Addition & Renovation to Burke County Courthouse - Morganton, NC
- Summit Credit Union – Hickory, NC
- Caldwell County EMS Lower Creek Station No. 1 & Station No. 2 – Lenoir, NC
- City of Statesville Municipal Services Center (Fire, Police & EMS) – Statesville, NC
- City of Statesville Fire Station No. 4 – Statesville, NC
- Town of Maiden PJK Library/Education Center/Public Works Office – Maiden, NC
- Town of Maiden Police Department – Maiden, NC
- Maiden Town Hall – Maiden, NC
- DHHS Julian F. Keith ADATC, Dorm 3, 4, 5 Renovations – Black Mountain, NC
- DHHS J. Iverson Riddle Development Center, House 40/42 Replacements – Morganton, NC
- DHHS J. Iverson Riddle Development Center, Medical Care Renovations – Morganton, NC
- DHHS J. Iverson Riddle Development Center, Rosewood School – Morganton, NC
- DHHS NC School for the Deaf, Chapel Renovations – Morganton, NC
- Catawba Valley Center for Wound Healing and Hyperbaric – Hickory, NC

PROJECT MANAGEMENT

Steve is a former partner in the firm and currently works as an architectural consultant with more than 49 years of design experience. After working 27 years in Asheville, NC, Steve joined CBSA Architects in 2009 and enjoys this collaborative design process. His project involvement includes procurement of new commissions, design, and project delivery which includes design-build and design-bid-build projects. He is experienced and familiar with various state and federal funding sources such as Golden Leaf and EDA. He exemplifies team leadership by being devoted to his clients and their projects. Steve is an award-winning designer keeping his projects within budget and compliant with schedule.

Related Experience:

- NCDOT Elkin Maintenance Facility Division 11 Renovation– Elkin, NC
 - NCDOT Marion Maintenance Facility Division 13 Renovation– Marion, NC
 - Mitchell Community College Science Renovation – Statesville, NC
 - Western Piedmont Community College Cosmetology Center – Morganton, NC
 - Wilkes Community College McNeill Automotive Technology Center – Wilkesboro, NC
 - Mayland Community College Welding Lab – Newland, NC
 - William Lenoir Middle School – Lenoir, NC
 - Webb Murray Elementary School – Hickory, NC
 - Mount Mitchell State Park, Summit Visitor Center Restrooms – Burnsville, NC
 - Mount Mitchell State Park, Summit Restaurant Renovations – Burnsville, NC
 - Mount Mitchell State Park, Barracks Renovations – Burnsville, NC
 - NC Army National Guard Boone Readiness Center Renovation – Boone, NC
 - NC Army National Guard Elkin Readiness Center Renovation – Elkin, NC
 - *NC Army National Guard Foothills Readiness Center – Lenoir, NC
 - *NC Army National Guard Foothills Field Maintenance Shop – Lenoir, NC
- *Steve Walker served as project architect while with Padgett & Freeman Architects.



Doug Chapman, PE
Principal / Vice President
Regional Manager

Registrations and Certifications

Professional Engineer: North Carolina #020622

Related Projects

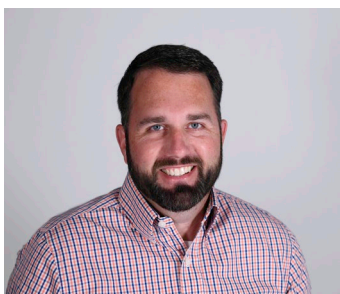
Public Works Facility, City of Bessemer City
Public Works Material Storage, City of Bessemer City
Public Works Facility, Town of Blowing Rock
Public Works Capital Planning, City of Reidsville
Public Works & Engineering - General Services,
City of Lenoir
Public Works Site Suitability, Town of Waxhaw



Matthew Oetting, PE
Project Manager

Registrations and Certifications

Professional Engineer: NC #041598
Professional Engineer: MO #E-2002003263



Nick Huffman, PE
Electrical Engineer

Registrations and Certifications

Professional Engineer: NC #036840
Professional Engineer: SC #35652
Professional Engineer: TN #114460
Professional Engineer: VA #059110

CIVIL ENGINEER

Doug Chapman, PE
McGill Associates, PA
1240 19th Street Lane NW
Hickory, NC 28601
doug.chapman@mcgillassociates.com



Doug Chapman has practiced engineering in North Carolina for 34 years. His experience includes a wide range of public projects, such as streets and stormwater systems, water and wastewater systems, parks and recreation, and community facilities and planning. Doug has worked in a variety of professional environments, including both public and private sector positions, which have contributed positively toward developing his capacity to solve complex problems and understand the needs of public clients. He is an innovator and a leader in infrastructure and facility planning and design. Doug is well versed in public bidding requirements and project funding opportunities. He also understands the need to actively manage projects from inception throughout construction.

Recognitions

BS, Mechanical Engineering, North Carolina State University
American Water Works Associations (AWWA)
Water Environment Federation (WEF)

CIVIL ENGINEER

Matthew Oetting, PE
McGill Associates
matthew.oetting@mcgillassociates.com



Matthew Oetting has 24 years of experience providing civil engineering and design services, which includes roadway, pedestrian, water and sewer utility infrastructure design; residential and commercial site design; stormwater drainage management; flood analyses; and environmental design. Matthew's experience contributes to his ability to manage projects and solve complex problems. He understands the importance of effective communication and working closely with clients to produce successful projects.

Recognitions

BS, Civil Engineering, Missouri University of Science & Tech (University of Missouri-Rolla)
American Public Works Association (APWA)

ELECTRICAL ENGINEER

Nick Huffman, PE, Electrical Practice Area Leader
McGill Associates
nick.huffman@mcgillassociates.com



Nick Huffman has spent much of his career tackling complicated electrical engineering projects. With 22 years of experience, he is energized by providing electrical solutions to a variety of clients. As McGill's MEP Practice Area Leader, Nick provides strong leadership for the team and ensures the highest quality end products for clients. He is skilled at working with multiple moving pieces, while not disrupting service to our clients, which results in successful projects. Nick is highly analytical and can find a solution for any situation, problem, or task.

Recognitions

BS, Electrical Engineering, North Carolina State University
BS, Computer Engineering, North Carolina State University
Siemens Power Transmission and Distribution, Inc.



Mike Norris, PLA
Director of Land Planning & Recreation

Registrations and Certifications

Registered Landscape Architect, NC #1048
Registered Landscape Architect, SC #1016
Registered Landscape Architect, TN #836

LANDSCAPE ARCHITECT

Mike Norris, PE, Director of Land Planning & Recreation

McGill Associates, PA
1240 19th Street Lane NW
Hickory, NC 28601

mike_norris@mcgillassociates.com



Mike Norris is an award-winning, registered landscape architect with a nuanced understanding of park master planning and design services. He has a foundation in design, which allows him to create plans that can reasonably be built. His experience covers all facets of recreation design. From helping a community develop its vision to creating tailor-made community engagement activities, Mike has a finger on the pulse of recreation trends in the Southeast. He guides the rest of our listed team members through the master plan process.

Recognitions

Bachelor of Landscape Architecture, North Carolina State University
Bachelor of Environment Design in Architecture, North Carolina State University
North Carolina Recreation and Park Association (NCRPA)
Tennessee Recreation and Parks Association (TRPA)



Chad Howard,
Surveyor / Surveying Manager

Registrations and Certifications

Professional Land Surveyor: NC #L-4220
Professional Land Surveyor: SC #24271
Professional Land Surveyor: VA #0403002826

SURVEYOR

Chad Howard, PLS, Surveying Services Manager / Practice Area Leader

McGill Associates, PA
1240 19th Street Lane NW
Hickory, NC 28601

chad.howard@mcgillassociates.com



Chad Howard has worked in the surveying field for 29 years. During this time, he has managed over \$35 million worth of successful land surveying and subsurface utility engineering (SUE) projects. In his role, Chad has been responsible for project estimating, contract negotiation, billing, client relations, quality assurance / quality control (QA / QC), computing and adjusting boundary problems, and drafting and reviewing finalized plats. As a result of his hard work, he has received 12 awards from the North Carolina Society of Surveyors annual statewide plat contest and one first place award in the annual nationwide plat contest sponsored by the National Society of Professional Surveyors (NSPS).

Recognitions

AAS, Surveying Technology, Wake Technical Community College
AAS, Civil Engineering Technology, Wake Technical Community College
North Carolina Society of Surveyors



Michael Hanson, PE, LEED AP
Principal / Vice President
Regional Manager

Registrations and Certifications

Professional Engineer: NC #030624
Professional Engineer: SC #24268
Professional Engineer: VA #0402051418
Professional Engineer: MI #18277
Professional Engineer: TX #130134
LEED AP: National #10445033

FEMA CONSULTANT

Michael Hanson, PE LEED AP

McGill Associates, PA

5400 Trinity Road, Suite 107

Raleigh, NC 27607

michael.hanson@mcgillassociates.com



Michael Hanson has 35 years of FEMA, civil engineering, and water resources engineering experience, managing and designing a variety of projects. His planning experience includes watershed assessments, stormwater master planning, and flood mapping with extensive use of hydrologic and hydraulic models. His water quality modeling experience includes assessing pollutant load reduction and ecosystem impacts on estuary and riverine systems to address TMDL and locally impaired waters. Michael's design experience includes projects related to wetland creation, stream restoration, regional flood control, and water quality improvement basins. Other projects include LID and green infrastructure, stormwater pumping systems, culvert and pipe system improvements, and roadway drainage. He has performed all aspects of project delivery, including NPDES and environmental permitting, LOMR / CLOMR submittals, plan preparation, CADD and GIS production, cost estimating, preparation of technical specifications and contract documents, stakeholder facilitation, and construction administration. Michael is McGill's FEMA expert. He has experience working on several FEMA projects.

Recognitions

BS, Civil Engineering, University of Florida
AAS, Pre-Engineering, Polk Community College
American Public Works Association
American Society of Civil Engineers
Southeast Stormwater Association
Stormwater Association of North Carolina

FEMA Related Projects

Ferry Landing Engineering Assessment (FEMA)
Town of Ocean Isle Beach

Sewer Force Main, Raw Water Intake, and Stream Bank Stabilization (FEMA BRIC),
Town of Forest City

Building Resilient Infrastructure and Communities (FEMA)
Town of Siler City



Dale Schepers
Consulting Services Analyst

CONSULTING SERVICES ANALYST

Dale Schepers

McGill Associates, PA
1240 19th Street Lane NW
Hickory, NC 28601

dale.shepers@mcgillassociates.com



Dale Schepers has 38 years of hands-on municipal experience. For 24 years, he managed public infrastructure and services in 2 states, serving communities ranging in population from 3,300 to 78,000. He gained hands-on experience as a wastewater plant operator and quickly progressed to positions of responsibility, including water / sewer division manager and public works director. Dale has extensive experience with creating and managing budgets, capital planning, engineering design and construction administration, finance, asset management, rate analyses and rate-setting, customer service, operation and maintenance, contracted services, utility regionalization and long-term purchase agreements, inter-governmental agreements, labor contracts, multi-jurisdictional coordination, and regulatory compliance. His practical set of operational and administrative skills provide exceptional value to McGill's clients.

Recognitions

BS, Engineering and Engineering Technology, Summa Cum Laude, Northern Illinois University

IL Public Water Supply Operator - Class A

IL Wastewater Treatment Works Operator - Class 1

Bessemer City Public Works Facility

PROJECT MANAGER

Doug Chapman, PE
McGill Associates

CLIENT

City of Bessemer City

PRIMARY CONTACT

Mr. James Inman
City Manager
704.629.5542

SIZE

19,000 SF

CONSTRUCTION COST

\$4,278,675

COMPLETION

2020

PROJECT TYPE

3 New Buildings

SERVICES PROVIDED

Planning
Funding Assistance
Design
Permitting



McGill Associates



McGill assisted Bessemer City with planning, funding assistance, design, and permitting for expansion of the City's public works facility. The facility is expanded to house the water, sewer, gas, and street maintenance departments using USDA funding. The project includes three new buildings (administration, maintenance, and storage), replacement of existing stream culverting (with hydraulic analysis), bioretention stormwater facilities, and related site parking and drives.

PROJECT TEAM – TAYLOR & VIOLA STRUCTURAL ENGINEERS



James Tate, PE
President / Principal Engineer

Registrations and Certifications

Registered Engineer, North Carolina
Registered Engineer, South Carolina
Registered Engineer, California
Registered Engineer, Tennessee
Registered Engineer, Texas & Alabama
Registered Engineer, Colorado & Kentucky
Registered Engineer, Indiana & Virginia
Registered Engineer, Mississippi
Registered Engineer, Massachusetts
Registered Engineer, Louisiana
Registered Engineer, New York & New Jersey

STRUCTURAL ENGINEER

Taylor and Viola Structural Engineers Inc.
308 15th Street SE
Hickory NC 28602
jtate@taylorviola.com



James is president and managing partner of Taylor and Viola Structural Engineers (T&V). He possesses a diverse portfolio of experience working with governmental, educational, commercial, religious, healthcare, and industrial clients over the course of his distinguished career. Prior to T&V, James worked with Structures, Inc. in Charlotte for approximately three years as a Project Designer/Manager. He joined T&V in 1998 and became the firm's president in 2020.

Recognitions

Bachelor of Science Civil Engineering, Cum Laude
University of North Carolina at Charlotte
Professional Engineers of North Carolina - Past President Central Piedmont Chapter
National Society of Professional Engineers



Jason Reep, PE
Vice President / Principal Engineer

Registrations and Certifications

Registered Engineer, North Carolina
Registered Engineer, South Carolina
Registered Engineer, Georgia

STRUCTURAL ENGINEER

Taylor and Viola Structural Engineers Inc.
308 15th Street SE
Hickory NC 28602
jreep@taylorviola.com



Jason Reep is a Professional Engineer with over 22 years of experience in structural engineering. Experience includes designing complete building systems, miscellaneous structures, and/or structural components for various classification types including but not limited to commercial, industrial, residential, government, military, medical and educational facilities. Knowledgeable with the design requirements for compliance of all applicable government codes and regulatory agencies

Recognitions

University North Carolina at Charlotte
Bachelor of Science – Civil Engineering in 1996
Professional Engineers of North Carolina -- Past President, Central Piedmont Chapter
American Institute of Steel Construction / American Society of Civil Engineers



Rodney Brittain, PE, LEED AP
President / Principal Engineer

Registrations and Certifications

Completed Fundamentals Exam (E.I.T.):
North Carolina - Certificate No. A-18037
North Carolina - Registration No. 034501
South Carolina - Registration No. 031241
Massachusetts - Registration No. 055012
Michigan - Registration No. 6201069318
LEED Accredited Professional



Don Brittain, PE, LEED AP
CEO / Principal Engineer

Registrations and Certifications

Registered Engineer, North Carolina #007883
Registered Engineer, South Carolina #13464
Registered Engineer, Tennessee #21,506
Registered Engineer, Florida #57193
Registered Engineer, Maryland #24920
Registered Engineer, Virginia #27758
Registered Engineer, Indiana #10100421
Registered Engineer, West Virginia #14007
Registered Engineer, Georgia #022468



Darrell Gettys, PE, PEM
Principal Engineer

Registrations and Certifications

Registered Engineer, North Carolina #041365

MECHANICAL ENGINEER

Rodney Brittain, PE, LEED AP
Brittain Engineering Inc.
56 3rd Street NW Suite 2
P.O. Box 939
Hickory NC 28603
rbrittain@brittainengineering.co



Rodney Brittain is the President of Brittain Engineering Inc. (BEI). Rodney's design experience includes industrial ventilation, industrial dust collection and air purifiers, industrial heating/cooling systems, chiller cooling systems, commercial/institutional HVAC, ductwork systems, computer room HVAC and carbon monoxide removal systems, specification writing, equipment selection, project management and construction administration.

Recognitions

Bachelor of Science Mechanical Engineering, North Carolina State University, 2000
Member American Society of Heating, Refrigerating and A/C Engineers
Member National Society of Professional Engineers & Professional Engineers of NC
Member American Society of Mechanical Engineers

MECHANICAL ENGINEER

Don Brittain, PE, LEED AP
Brittain Engineering Inc.
56 3rd Street NW Suite 2
Hickory NC 28603
dbrittain@brittainengineering.co



Don Brittain is the CEO and founded Brittain Engineering Inc. (BEI) in 1993. He leads BEI and its staff of 8 employees with over 43 years of experience designing HVAC and plumbing systems for governmental, religious, educational, commercial, institutional and industrial projects.

Recognitions

B.S. Mechanical Engineering, North Carolina State University, 1973
Member American Society of Heating, Refrigeration and AC Engineers
Member National Society of Professional Engineers & Professional Engineers of NC
Licensed Plumbing and Heating Contractor in NC

ELECTRICAL ENGINEER

Darrell Gettys, PE, PEM
Brittain Engineering Inc.
56 3rd Street NW Suite 2
Hickory NC 28603
dgettys@brittainengineering.co



Darrell Gettys is an electrical engineer and Vice President of Brittain Engineering Inc. (BEI). He has worked with BEI since 2013. Prior to joining BEI, Darrell was the Executive Director of Facilities for Lincoln County Schools where he provided oversight to school design, construction and budget management for 9 years. Darrell provides engineering design for power and lighting systems, communication systems and fire alarm systems. He is involved in specification writing and equipment selection.

Recognitions

Fundamentals Exam (E.I.T.), 1986
B.S. Electrical Engineering, NC State University, 1984
M.S. Construction Management, Western Carolina University, 2009
Professional Energy Manager, NC State University, 2012



**Laura Nine, ASID
Interior Designer**

Registrations and Certifications

*American Society of Interior Designers Member, ASID
National Council of Interior Design Certification, NCIDQ*

INTERIOR DESIGNER

Laura Nine, ASID, CID

CBSA INTERIORS

226 2nd Street NE

Hickory NC 28601

L9@embarqmail.com



After a long history of sales and design in the furniture industry, Laura opened her own interior design firm in 1998. Since then, she has offered both residential and commercial design services. In 2008, she began implementing her designs by purchasing and reselling the products she specified. Her projects have included retirement homes, town homes in Asheville, NC, historical restoration, legal and corporate offices and many high-end residents both in Catawba County and the North Carolina Mountains. Since joining CBSA on a consulting basis, Laura has partnered on the Summit Credit Union, Paul Joseph Klutz MD Library and Education Center, Maiden Police Department, Hickory Public Safety Station, Hickory City Hall Renovations and Rock Barn Spa Renovations.

Recognitions

B.S. Interior Design (Art Minor), UNC at Greensboro

Professional Member of American Society of Interior Designers, ASID

Certified by National Council of Interior Design Qualification, NCDIQ



**David Legrand, Jr., PE
Principal Engineer**

Registrations and Certifications

Registered Engineer, North Carolina

Registered Engineer, South Carolina

Registered Engineer, Virginia

Certified Field Concrete Technician I

American Concrete Institute (ACI) &

NCDOT Division of Highway

Soils Special Inspector Inter. Code Council (ICC)

GEOTECHNICAL ENGINEER

David Legrand, Jr. PE

Catawba Valley Testing and Engineering, PC

161 Lenoir Rhyne Blvd. SE

Hickory, NC 28602

dlegrand@cvet.net



David is the current president of CVET and provides oversight for 16 employees. David has more than 15 years of experience and for 13 years he has served CVET, a full-service Geotechnical Engineering, Environmental, and Construction Materials Testing / Special Inspections Consulting Firm.

Recognitions

M.S. Geotechnical Engineering, University of North Carolina - Charlotte, 2010

B.S. Civil Engineering University of North Carolina - Charlotte, 2008

Geoprofessional Business Association (GBA)

Professional Engineers of North Carolina – Central Piedmont Chapter

Chi Epsilon – Civil Engineering Honor Society

American Society for Testing and Materials

American Concrete Institute



Marty A. Beal, AIA, LEED AP BD+C
Architect / Project Manager / Principal in Charge

Project Role:
Project Manager

Primary Office Location

226 Second Street NW
 Hickory, NC 28601
 P.O. Box 1239
 Hickory, NC 28603
 Telephone: 828.322.3403

Email: mbeal@cbsa-architects.com

Registrations and Certifications

Registered Architect – North Carolina #5409
 Registered Architect – South Carolina #11948
 NCARB Certified
 LEED Accredited Professional
 LEED AP Building Design & Construction

Education

Bachelor of Architecture 1985
 North Carolina State University

 Bachelor of Environmental Design in
 Architecture, Magna Cum Laude 1984
 North Carolina State University

Affiliations

American Institute of Architects / NC AIA
 United States Green Building Council
 First Baptist Church – Maiden, NC
 Catawba Valley Rotary Club
 Paul Harris Fellow

 CVCC Architectural Technology Advisory Committee
 CVCC Construction Academy Advisory Committee
 Catawba County Chamber of Commerce Land
 Use Development Committee

Marty Beal has been a partner of CBSA Architects for more than 15 years and currently serves as president. He has practiced architecture for more than 37 years and has developed a diverse portfolio of experience working with governmental, educational, commercial, religious, institutional and industrial clients. Marty's project management experience includes client relations, budget analysis and project delivery. He is an experienced designer seeking to solve complex problems w/ innovative yet simple solutions. He is conscious of the project budget and the delivery schedule. He has valuable experience working with various government funding models such as USDA, Golden Leaf, EDC, Community Development Block Grants, and FEMA. He is well versed in construction administration where he serves the interest of clients.

Marty's current and relevant experience include:

- Burke County Courthouse Sally Port Addition – Morganton, NC
- Burke County Courthouse Renovations – Morganton, NC
- Burke County Human Resource Center Renovations – Morganton, NC
- Caldwell County Valmead EMS Station No. 2 – Lenoir, NC
- Caldwell County Lower Creek EMS Station No. 1 – Lenoir, NC
- Caldwell County Human Services – Lenoir, NC
- Catawba County Cattlemen's Association Education Center – Newton, NC
- Rutherford County Sheriff Office – Rutherfordton, NC
- Rutherford County Sheriff Evidence Storage Building – Rutherfordton, NC
- City of Hickory Regional Airport Hangar N1 – Hickory, NC
- City Hall Renovations, City of Hickory – Hickory, NC
- City of Hickory Ridgeview Library Space Needs Analysis – Hickory, NC
- City of Statesville Municipal Services Center (Fire/Police/EMS) – Statesville, NC
- City of Statesville Fire Station #4 – Statesville, NC
- Town of Stanley Police Department – Stanley, NC
- Town of Blowing Rock Public Works Feasibility Study – Blowing Rock, NC
- Town of Blowing Rock Police Dept. Feasibility Study – Blowing Rock, NC
- Town of Maiden Fire Department Feasibility Study – Maiden NC
- Town of Maiden Police Department Feasibility Study & Design – Maiden, NC
- Town of Maiden Paul J. Klutz MD Library & Education Center / Public Works – Maiden, NC
- Town of Maiden Town Hall Feasibility Study & Design– Maiden, NC
- Town of Valdese Public Safety Facility – Valdese, NC
- Town of Sawmills Town Hall – Sawmills, NC
- City of Conover Fire Station 3 – Conover, NC*
- Project DB Mission Critical Data Center, Phases 1 & 2 – Lenoir, NC
- Project LNR Mission Critical Data Center, Phases 4 & 5 – Lenoir, NC
- Summit Credit Union – Hickory, NC
- Boca Restaurant at Moretz Mills – Hickory, NC
- Moretz Mills Adaptive Reuse Project – Hickory, NC
- Rosenwald Community Empowerment Center Renovation – Maiden, NC
- Maiden Rosenwald Preschool Academy Renovation – Maiden, NC
- Snow Creek Elementary School – Hickory, NC
- East Burke High School Science Lab Renovations – Icard, NC
- Freedom High School Science Lab Renovations – Morganton, NC
- NCDOT Iredell County Bridge Maintenance Office – Statesville, NC
- NC School for the Deaf Chapel Renovation – Morganton, NC
- Julian F. Keith Alcohol & Drug Abuse Treatment Center, Dorm 3-4-5 – Black Mountain, NC
- J. Iverson Riddle Development Center, House 40 House 41 FEMA Restoration – Morganton, NC
- J. Iverson Riddle Development Center, Medical Care Renovation – Morganton, NC
- J. Iverson Riddle Development Center, Rosewood Renovation – Morganton, NC

*Marty Beal served as Project Architect while a partner with Reinhardt & Beal Architects

Rutherford County Sheriff Office

Rutherfordton, North Carolina

PRINCIPAL IN CHARGE

Marty A. Beal, AIA, LEED AP BD+C

CLIENT

Rutherford County
Population 65,587
Beam Construction Company – Design/Builder

PRIMARY CONTACTS

Mr. Aubrey Clay, Project Manager
Rutherford County Planning
272 North Toms Street
Rutherfordton, North Carolina 28139
P 828.287.6052
Email: aubrey.clay@rutherfordcounty.nc.gov

Mrs. Susan Lewis, CEO
Beam Construction Company
601 East Main Street
Cherryville, NC 28021
P 704-435-3206
Email: sblewis@beamconstruction.com

SIZE

18,000 SF

MAXIMUM CONSTRUCTION COST NOT TO EXCEED
\$1,600,000

ACTUAL CONSTRUCTION COST
To be Determined

CHANGE ORDER HISTORY
To be Determined

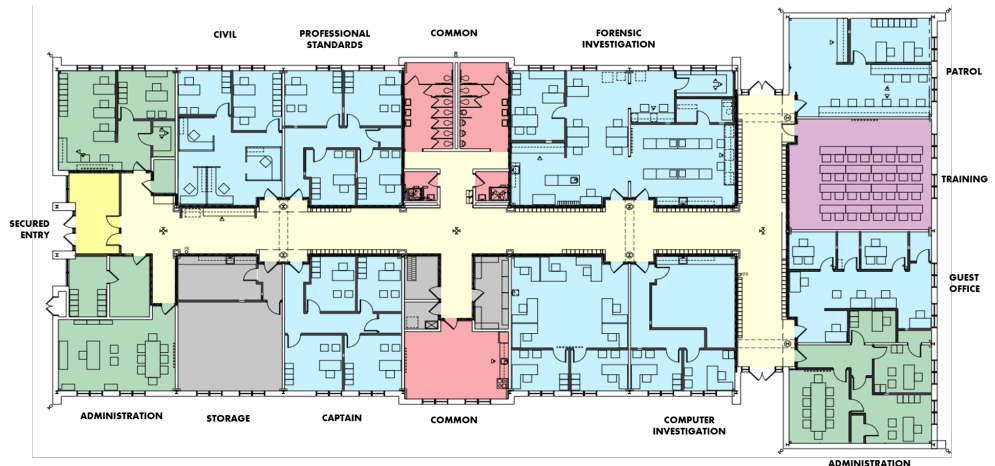
ESTIMATED CONSTRUCTION SCHEDULE / COMPLETION
4 months / February 2026

ACTUAL CONSTRUCTION SCHEDULE / COMPLETION
To be Determined

SERVICES PROVIDED
Programming – 2 months
Schematic Design – 1 month
Design Development – 2 months
Construction Documents – 2 months
Specifications
Bidding & Negotiation
Construction Administration
Interior Design

CONSULTANTS

Odom Engineering - Civil
Taylor & Viola Structural Engineers - Structural
Brittain Engineering – PME
CBSA Interiors – Interior Design



CBSA Architects partnered with Beam Construction Company as a Design/Build Team to design and renovate an old classroom building into a Sheriff Office. A new roof is required along with new mechanical systems. Approximately 12 classrooms are subdivided into offices to house various divisions of the Sheriff Department at a single location. One classroom is modified for Classroom Training. The building's change of use requires structural modifications to reinforce the structure as a level four essential facility. New mechanical systems require ceilings and lighting to be replaced. Ventilation systems are implemented in areas where drug evidence will be handled and processed. Plumbing fixtures and toilet partitions are replaced in existing restrooms. Plumbing fixtures are relocated as required for adult heights. A secure Vestibule, access control door systems, and video surveillance are installed throughout the facility to provide various levels of building security. The existing bus parking lot is developed as public parking and secured parking by enclosing it with barbed wire chain link fencing. A full building emergency power generator is provided.

CBSA created a building program so that a Schematic Design Floor Plan could be developed and pricing begins. A new roof was installed while design work was in progress. The existing mechanical system was evaluated to determine replacement options. The existing structure was evaluated, and structural modifications were designed early so that pricing could be established to complete a preliminary budget. Construction began in October 2025.

EXPERIENCE & REFERENCES

PRINCIPAL IN CHARGE

Marty A. Beal, AIA, LEED AP BD+C

CLIENT

Town of Valdese
Population 4719

PRIMARY CONTACT

Mr. William "Todd" Herms, Town Manager
P.O. Box 339
Valdese, NC 28690
P: (828) 879-2116
E therms@valdesenc.org

BUILDING SIZE

Fire Station 12,150 SF
Police Station 6,975 SF
Shared Space 3,375 SF
Total Building 22,500 SF

SITE SIZE

Site: 4.0 +/- Acres

ESTIMATED CONSTRUCTION COST

\$7,500,000

ESTIMATED CONSTRUCTION SCHEDULE/COMPLETION

16 months / 2025
Project on Hold

CHANGE ORDER HISTORY

N/A

PROJECT TYPE

New Construction

SERVICES PROVIDED

Programming / Preliminary Design – 2 months
Schematic Design – 2 months
Design Development & Construction Docs – 8 months
Specifications - NA
Bidding & Negotiation - NA
Construction Administration - NA
Interior Design _ NA

CONSULTANTS

Moyer Associates – Associate Architect
McGill Associates - Civil
Taylor & Viola Structural Engineers - Structural
Brittain Engineering – PME & Fire Protection
CBSA Interiors – Interior Design

PROJECT FUNDING

USDA Loan



CBSA associated with Moyer Associates, a nationally recognized architectural firm specializing in public safety design. A building program and site analysis were prepared for selecting a site. The fire department includes four drive through Apparatus Bays, Decontamination Area, Bay Storage, Turn-out Gear Storage separated from Apparatus Bay, Work Areas, Sleeping Quarters, Locker/Toilets, Day Room, Kitchen/Dining, Administrative Offices and Meeting Space. Training features will be included within the building design such as manhole rescue through a mezzanine floor, high line rescue with mezzanine access within the Apparatus Bays, ladder training and rope training.

The Police Department includes Administrative Offices, Break Area, Roll Call, Locker/Toilets, Evidence Collection/Storage, Interview Rooms and Meeting Rooms. Detainees can be transferred through a secured parking area into a drive through Sally Port with direct access into Holding, Processing and Interrogation.

Fire and Police will share the Lobby, Meeting Room, and Fitness Training. The Lobby serves as a common reception to greet visitors. A Classroom Training Room will be shared by Police and Fire yet located off the Public Lobby allowing community use.



The facility is designed as a Level Four Essential Public Safety Facility and equipped with a full building emergency power generator and fire sprinkler systems. Video surveillance and access control are integrated into the building design for security and to monitor the interior and exterior use of the building.

Services include assisting Client to obtain USDA Loan approval for project financing. The Preliminary Architectural Report is provided as part of the loan application process.



Hickory City Hall Renovations

City of Hickory
Hickory, North Carolina

PRINCIPAL IN CHARGE

Ernest K Sills, AIA, LEED AP
Marty A. Beal, AIA, LEED AP BD+C

CLIENT

City of Hickory
Population 45,306

PRIMARY CONTACT

Mr. Rick Beasley
Assistant City Manager
P.O. Box 398
Hickory, North Carolina 28603
P 828.323.7550
E: rbeasley@hickorync.gov

SIZE

Phase 1 – 8,200 SF
Phase 2 – 8,750 SF

ESTIMATED CONSTRUCTION COST

Phase 1 - \$409,304
Phase 2 - \$425,000

ACTUAL CONSTRUCTION COST

Phase 1 - \$352,268
Phase 2 - TBD

ESTIMATED PROJECT COST

Phase 1 - \$700,000
Phase 2 - \$750,000

ESTIMATED CONSTRUCTION SCHEDULE / COMPLETION

Phase 1 - 6 months / October 2019
Phase 2 - 6 months / TBD

ACTUAL CONSTRUCTION SCHEDULE / COMPLETION

Phase 1 - 8 months / January 2020
Phase 2 - TBD

PROJECT TYPE

Interior Renovation

SERVICES PROVIDED

Programming – 1 month
Schematic Design – 1 month
Design Development 2 months
Construction Documents – 2 months
Specifications
Bidding & Contract Negotiation – 2 months
Construction Administration – 8 months
Interior Design

CONSULTANTS

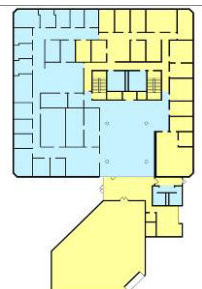
Brittain Engineering – PME
CBSA Interiors – Interiors
DIRRT Environmental Solutions – Office Partition



Hickory City Hall was constructed in 1976 and has served the city for over 44 years with limited building improvements. An initiative is being taken to enhance the city's image in its continuation to recruit and develop new and existing business relationships.

Phase 1 renovations consisted of alteration of the city's planning, marketing, and other miscellaneous departments to improve business development located on the main entry floor of the three-story City Hall. The city requested a progressive new contemporary look to attract a more collaborative environment between visitors and city officials. Renovations include new ceilings with LED lighting, new flooring, and complete toilet renovations. Quality offices and conference rooms are created with a demountable modular floor to ceiling office partition system. The partition system includes glass pivot doors and wall glazing with graphics promoting the City of Hickory via photographs, maps, and logos. TV monitors, data, communication and controls are incorporated into the design.

Phase 2 renovations followed as a positive reaction to Phase 1. The city chose to extend the refreshed look upstairs into the administrative offices. Design work is complete anticipating the city's directive to begin the bidding process soon.



Stanley Police Department

Stanley, North Carolina

PRINCIPAL IN CHARGE

Marty A. Beal, AIA, LEED AP BD+C

CLIENT

Town of Stanley
Population 4,147
Beam Construction Company - Design/Build

PRIMARY CONTACTS

Mr. Heath Jenkins, Manager
416 NC-27
P.O. Box 279
Stanley, North Carolina 28164
P 704.263.4779

Email: hjenkins@townofstanley.org

Mr. Derek Summey, Chief of Police
416 NC-127
P.O. Box 279
Stanley, NC 28164
P 704.263.4778

Email: dsummey@townofstanley.org

Mr. Justin Boheler, President
Beam Construction Company
601 East Main Street
Cherryville, NC 28021
P 704-435-3206

Email: justin@beamconstruction.com

SIZE

10,062 SF

ESTIMATED CONSTRUCTION COST NOT TO EXCEED

\$4,200,000

ACTUAL CONSTRUCTION COST

To be determined

CHANGE ORDER HISTORY

To be determined

ESTIMATED CONSTRUCTION SCHEDULE/COMPLETION

14 months / December 2026

ACTUAL COMPLETION

To be determined

SERVICES PROVIDED

Programming – 8 weeks
Schematic Design – 8 weeks
Design Development – 4 weeks
Construction Documents – 6 weeks
Specifications
Bidding & Negotiation – 4 weeks
Construction Administration – 14 months
Interior Design & Interior Furnishings

CONSULTANTS

Wright & Associates - Civil
Taylor & Viola Structural Engineers - Structural
Brittain Engineering – PME
CBSA Interiors – Interior Design



The Town of Stanley based their new police station on the Maiden Police Station completed in 2019 and designed by CBSA Architects. CBSA Architects partnered with Beam Construction Company as a Design/Build Team to deliver the project. Beam took the Maiden Police drawings and priced it in today's construction market to prepare a preliminary budget. CBSA developed a building program for Stanley and assessed program requirements with the Maiden Police Department drawings. Some design modifications are required to meet the needs of Stanley, but inflation over time presented budget challenges. Rather than reduce building area Beam & CBSA worked together to provide alternative building system considerations and solutions to align the budget with the Owner's funding.

The site is designed with the police department located at the higher elevation near the street to reduce site development cost. Grading is reduced and drive lengths are minimized. Public parking is provided along the street to reduce parking lot expenses. Locating the building near the street provides additional site for the Town to develop for future use.

The station contains administrative offices and meeting space for joint venture collaboration with outside agencies. Offices, locker space, physical fitness and classroom training spaces are provided for officers. Modern evidence collection, evidence storage equipment and adequate record storage are provided. A sallyport provides secure loading and unloading for suspect transport and access to vehicle and large evidence storage area. Interview rooms are strategically located for suspect, victim and witness interviews. A private waiting area located off the Lobby accommodates a better controlled environment for domestic interviews. Information technology and security surveillance is integrated with access control throughout the facility. A public 911 access point is provided on the exterior of the building for use outside of normal business hours. The public parking lot is video monitored for use as a point for E trade and child exchange for parents with visitation rights. This new public safety facility is equipped with state-of-the-art technology and is designed as a Level Four Essential Facility with a hardened structure.

Maiden Police Department

Maiden, North Carolina

PRINCIPAL IN CHARGE

Marty A. Beal, AIA, LEED AP BD+C

CLIENT

Town of Maiden
Population 3,845

PRIMARY CONTACTS

Mr. Tracy Ledford, Town Manager
Former Chief of Police
19 North Main Street
Maiden, North Carolina 28650
P 828.428.5000
Email: tleford@maidennc.gov

SIZE

9,900 SF

ESTIMATED CONSTRUCTION COST

\$2,300,000

BID AMOUNT

\$2,178,300

ACTUAL CONSTRUCTION COST

\$2,123,300

Percentage Under Budget – 5.3%

CHANGE ORDER HISTORY

(1) /Deduct (\$71,518)

ESTIMATED CONSTRUCTION SCHEDULE / COMPLETION

12 months / January 2018

ACTUAL CONSTRUCTION SCHEDULE / COMPLETION

18 months / July 2019

SERVICES PROVIDED

Programming & Feasibility Study – 3 months
Design and Construction Documents – 7 months
Specifications
Bidding & Negotiation – 2 months
Construction Administration – 20 months
Interior Design & Interior Furnishings

CONSULTANTS

Hulsey, McCormick & Wallace - Civil
Taylor & Viola Structural Engineers - Structural
Brittain Engineering – PME
CBSA Interiors – Interior Design
CVET – Special Inspections



CBSA Architects prepared a space needs analysis and feasibility study for a new police station for the Town of Maiden. The space needs analysis produced a building program, preliminary design and preliminary project cost.

CBSA was commissioned to design the new Police Station and replace the deteriorating 3,800 sq. ft. facility built in 1960 as a post office prior to being renovated into a police station in 1998. A new site was selected near the center of town limits along East Main Street. This new public safety facility is equipped with state of the art technology and is designed as a Level Four Essential Facility.

The station contains administrative offices and meeting space for joint venture collaboration with outside agencies. Offices, locker space, physical fitness and classroom training spaces are provided for officers. Modern evidence collection, evidence storage equipment and adequate record storage are provided. Sally ports are provided for large evidence storage and suspect transport. Interview rooms are strategically located for suspect, victim and witness interviews. Information technology infrastructure is integrated with access control, security surveillance and departmental/agency communication. A public 911 access point is provided on the exterior of the building. The public parking lot is video monitored for use as a point for E trade and child exchange for parents with visitation rights.



EXPERIENCE & REFERENCES

Hickory Regional Airport Hangar N1

Hickory, North Carolina

PRINCIPAL IN CHARGE

Marty A. Beal, AIA, LEED AP BD+C

CLIENT

City of Hickory
Population 45,306

PRIMARY CONTACTS

Mr. Rodney Miller
Assistant City Manager / CFO
City of Hickory
P.O. Box 398
Hickory, North Carolina 28603
P 828.323.7412
Email: rmiller@hickorync.gov

Mr. Terry Clark, Director (Retired)
Hickory Regional Airport
3101 9th Avenue Drive
Hickory NC 28601
Email: tclark@hickorync.gov

SIZE

32,580 SF

ESTIMATED CONSTRUCTION COST

\$2,000,000

BID AMOUNT

\$1,907,928

CHANGE ORDERS

(3) / Add \$743,925 / Scope Change

CONSTRUCTION COST

\$2,651,853

ESTIMATED CONSTRUCTION SCHEDULE/COMPLETION

12 months / November 2020

ACTUAL COMPLETION

14 months / January 2021

SERVICES PROVIDED

Schematic Design
Design Development
Construction Documents
Specifications
Bidding & Negotiation
Construction Administration

CONSULTANTS

Shabeldeen Engineering - Civil
Taylor & Viola Structural Engineers - Structural
Brittain Engineering - PME
CVET - Special Inspections



The original N1 and N2 hangar building was destroyed by a tornado in 2017. CBSA was hired to design a replacement hangar. The original hangar was divided into two hangars by a fire wall. The new hangar is a pre-engineered metal building built without a fire wall. The increase in floor area requires a foam fire suppression system including a fire water pump and 6 foam generators. The firewater service had to be modified to serve the building with the required flow and pressure to support the system. A fire suppression collection system is provided to store the discharged hazardous waste product until it is removed and properly disposed.



City of Statesville Municipal Service Center

Statesville Fire Station No. 1
Statesville Police Patrol Division
Iredell County EMS
Statesville, North Carolina

PRINCIPAL IN CHARGE

Marty A. Beal, AIA, LEED AP BD+C

CLIENT

City of Statesville
Population 32,466

PRIMARY CONTACTS

Mr. Ron Smith, City Manager
227 S. Center St.
Statesville, NC 28677
P 704.878.3584

Email: rsmith@statesvillenc.net

Mr. Scott Harrell, Assistant City Manager
302 South Center Street
Statesville, NC 28677
P (828) 878.3562

E sharrell@statesvillenc.net

BUILDING SIZE

EMS Base 2,300 SF
Fire & Police 47,200 SF
Total Building 49,500 SF

SITE SIZE

Site: 5.09 Acres

ESTIMATED CONSTRUCTION COST

\$12,050,000

2019 BID AMOUNT

\$12,057,000

CHANGE ORDER HISTORY

N/A

ESTIMATED CONSTRUCTION SCHEDULE/COMPLETION

16 months / Cancelled

PROJECT TYPE

New Construction

SERVICES PROVIDED

Programming & Feasibility Study – 4 months
Preliminary Design – 1 month
Schematic Design – 2 months
Design and Construction Documents – 6 months
Specifications
Bidding & Negotiation – 2 months
Interior Design

CONSULTANTS

McGill Associates - Civil
Taylor & Viola Structural Engineers - Structural
Brittain Engineering – PME & Fire Protection
CBSA Interiors – Interior Design
Catawba Valley Engineering & Testing - Geotech



CBSA provided programming, a feasibility report and preliminary design for the City of Statesville Municipal Services Center. Following completion of the report CBSA was commissioned to design a facility to house City of Statesville Fire, City of Statesville Police and Iredell County Emergency Medical Services. The facility is designed as a Level Four Essential Public Safety Facility and will serve as an Emergency Operations Center equipped with a full building back up emergency power generator and automatic fire sprinkler systems.

City of Statesville's Central Fire Station No. 1 and fire administration will relocate to this facility. Two fire companies will operate out of a four drive through bay facility. Private sleeping quarters are provided with "cold sheeting" bedroom suites where two bedrooms share a toilet and shower.

City of Statesville Police will relocate its Patrol Division from a nearby leased facility to this new site. The facility is designed to serve as a backup communication center.

Public space will be shared between fire and police and other city activities and community events for large group meetings. Fire and Police will function within the building as independent identities and share limited spaces such as Classroom Training and Physical Fitness areas.

Iredell County will operate an EMS base out of this location. Two (2) drive through bays will support two ambulance vehicles within a 2,300 square foot portion of the building. Other spaces provided include a Kitchen/Dining Area, Lounge Area, and toilet/shower facilities. A Supply Storage and Decontamination Area are located adjacent to the Apparatus Bays for easy access.

Caldwell County Emergency Services

Lower Creek EMS Station No. 1
Lenoir, North Carolina

PRINCIPAL IN CHARGE

Marty A. Beal, AIA, LEED AP BD+C

CLIENT

Caldwell County
Population 80,900

PRIMARY CONTACTS

Mr. Stan Kiser, Former County Manager
P.O. Box 2200
Lenoir, NC 28645
P: 828.757.1300

Mr. Trevor Key, Interim Emergency Services
Director
2345 Morganton Boulevard
Lenoir, NC 28645
P: 828.757.1328
Email: tkey@caldwellcountync.org

SIZE

Business Area	1,364 SF
Apparatus Bays	1,670 SF
Total Building	3,034 SF
Site	1.85 Acres

ESTIMATED CONSTRUCTION COST

\$1,280,000

BID AMOUNT

\$1,236,460

ACTUAL CONSTRUCTION COST

\$1,206,964

Percentage Under Budget – 5.7%

CHANGE ORDER HISTORY

(1) Deduct (\$29,496)

COMPLETION

October 2020

SERVICES PROVIDED

Programming – 1 month
Schematic Design – 1 month
Design Development – 2 months
Construction Documents – 3 months
Specifications
Bidding & Negotiation – 2 months
Construction Administration – 13 months
Interior Design

CONSULTANTS

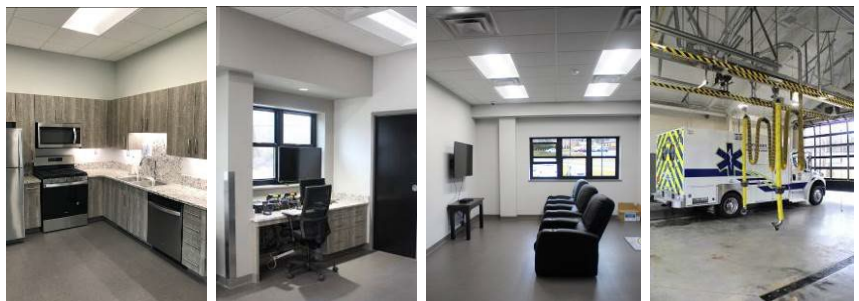
Wright & Associates Civil Engineers
Taylor & Viola Structural Engineers
Reece Noland & McElrath: MEP
CBSA Interiors



CBSA Architects developed a prototype plan for Caldwell County Emergency Services. Two (2) EMS stations were designed in tandem for construction within a single contract. To realize cost savings, each building was bid separate and combined. Combined bids proved to be least costly. Lower Creek Station is based upon a 12-hour work shift with two (2) drive through ambulance bays, and a business area for four (4) to seven (7) personnel per shift. A Lounge, Kitchen, Radio Desk, Office, Toilets, and Storage are provided within the business area. Decontamination Area and supply storage spaces are located for easy access immediately adjacent to the ambulance bays.

The building prototype is based upon a simple pre-engineered metal building rectangle. Local zoning ordinance requires opposing ridge lines, building massing, and a masonry veneer be included within the design to enhance the building's aesthetic. The prototype design was adjusted to be fully compliant with zoning regulations. The design is successful a functional and attractive facility within budget and delivered on time.

Apparatus bays contain concrete floors sloping into trench drains located under and parallel with the vehicles and drain through a sand oil separator. A vehicle exhaust system is provided for each vehicle bay in addition to a carbon monoxide detection system. Water, general service power and vehicle power are provided within each bay. Gas fired infrared heaters heat the vehicle bays. The facility is equipped with a back-up emergency power generator. The radio control desk is hardwired to a radio communication antenna and linked to the local communication network. An access control system is coordinated with Owner's IT personnel and incorporated into the design.



Caldwell County Emergency Services

Valmead EMS Station No. 2
Lenoir, North Carolina

PRINCIPAL IN CHARGE

Marty A. Beal, AIA, LEED AP BD+C

CLIENT

Caldwell County
Population 80,900

PRIMARY CONTACTS

Mr. Stan Kiser, Former County Manager
P.O. Box 2200
Lenoir, NC 28645
P: 828.757.1300

Mr. Trevor Key, Interim Emergency Services
Director
2345 Morganton Boulevard
Lenoir, NC 28645
P: 828.757.1328

Email: tkey@caldwellcountync.org

SIZE

Business Area 1,293 SF
Apparatus Bays 3,088 SF
Building 4,381 SF
Site 1.44 Acres

ESTIMATED CONSTRUCTION COST

\$1,561,000

BID AMOUNT

\$1,572,900

ACTUAL CONSTRUCTION COST

\$1,572,050

Percentage Over Budget – 0.7%

CHANGE ORDER HISTORY

(1) / Deduct (\$850)

COMPLETION

September 2020

SERVICES PROVIDED

Programming – 1 month
Design & Construction Documents– 6 months
Specifications
Bidding & Negotiation – 2 months
Construction Administration – 12 months
Interior Design

CONSULTANTS

Wright & Associates Civil Engineers
Taylor & Viola Structural Engineers
Reece Noland & McElrath: MEP
CBSA Interiors



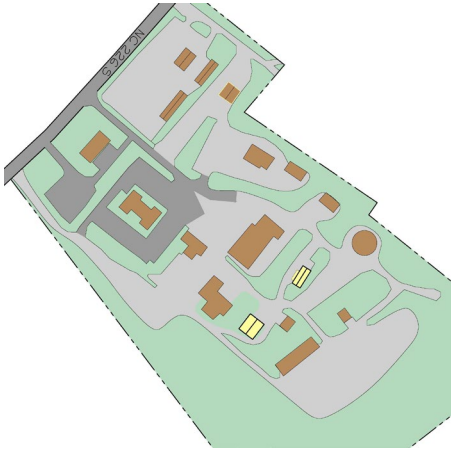
Valmead EMS Station No. 2 is the second of two (2) EMS stations designed by CBSA from a prototype design. This station was designed simultaneously with Lower Creek EMS Station No. 1 and constructed at the same time within a single construction contract. Valmead Station is designed to support a 12-hour work shift with four (4) drive through ambulance bays, and a business area serving one (1) officer and three (3) to seven (7) personnel per shift. The business area includes a Lounge, Kitchen, Radio Desk, Office, Toilets, and Storage. Decontamination Area and supply storage spaces are located for easy access immediately adjacent to the ambulance bays.

Valmead Station is designed as a simple pre-engineered metal building rectangle. The building prototype is altered to include two additional drive through bays to store spare ambulance(s) and equipment trailer(s). The structure is based low sloping gable ended roof with a single ridge line. A split face concrete masonry base is provided creating interest and contrast to the metal wall panels.

Apparatus bays contain concrete floors sloping into trench drains located under and parallel with the vehicles and drain through a sand oil separator. A vehicle exhaust system is provided for each vehicle bay in addition to a carbon monoxide detection system and general exhaust system. Water, general service power and vehicle power are provided within each bay. Vehicle bays are heated with gas fired infrared heaters. The business area is conditioned by a single heat pump system. The facility is equipped with a back-up emergency power generator. An access control system is coordinated with Owner's IT personnel incorporated into the design.



NC Department of Transportation Marion Maintenance Facility Marion, NC



DESCRIPTION

The site is populated with various storage buildings and layout areas. Existing buildings were evaluated and recommendations were made to repair/replace various building components. A budget was prepared to make the necessary repairs. Building 20 and Building 27 were identified to be in worst need of repair. Construction documents were prepared, and bids were received within budget. Repairs included roofs and structural framing.

PRINCIPAL IN CHARGE

J. Steven Walker, AIA

CLIENT

North Carolina Department of Transportation

PRIMARY CONTACT

Mr. Owen Daniels, Project Manager
Facilities Maintenance
NC Department of Transportation
300 DOT Drive
Asheville, NC 27024
P 919.218.1721

SIZE

Building 20: 1,700 SF
Building 27: 2,900 SF

DESIGN COST

\$10,125

CONSTRUCTION COST

Estimated: \$33,792
Actual: \$31,200

SCHEDULE / COMPLETION

Estimated: 3 months / February 2019
Actual: 3 months / March 2019

PROJECT TYPE

Renovation

CONSULTANTS

Taylor & Viola Structural Engineers

NC Department of Transportation Elkin Maintenance Facility Elkin, NC



DESCRIPTION

Existing buildings were evaluated and budgets were prepared to support recommendations to repair seven existing storage and maintenance buildings. Portions of Building 11 were enclosed based upon Owner needs. Construction documents were prepared with various Alternate Bid items to assist in bringing the project in within the identified budget. Bids were received within budget and seven buildings were successfully repaired.

PRINCIPAL IN CHARGE

J. Steven Walker, AIA

CLIENT

North Carolina Department of Transportation

PRIMARY CONTACT

Mr. Owen Daniels, Project Manager
Facilities Maintenance
NC Department of Transportation
300 DOT Drive
Asheville, NC 27024
P 919.218.1721

SIZE

Building 3: 4,200 SF	Building 5: 1,500 SF
Building 8: 3,000 SF	Building 10: 2,700 SF
Building 11: 9,200 SF	Building 12: 2,700 SF
Building 13: 5,000 SF	

DESIGN COST

Estimated: \$251,900

CONSTRUCTION COST

Estimated: \$251,900
Actual: \$247,280

SCHEDULE / COMPLETION

Estimated: 4 months / March 2019
Actual: 11 months* / October 2019 *added scope

PROJECT TYPE

Renovation

Paul J. Klutz Library & Education Center Town of Maiden Office of Public Works Maiden, NC



DESCRIPTION

The facility is a two-story building with the upper level accessible from Main Street. A multi-purpose room provides a training space for the town's linemen along with other local Electric City linemen to receive continuing education. The Lower Level is accessible from the adjacent Public Works Complex through access-controlled entrance. Offices include Public Works Director, Electrical Superintendent, Water Distribution Superintendent and Wastewater Treatment Superintendent. Conference Rooms provide much-needed meeting space for small and large group meetings. A climate controlled secured storage space includes IT equipment and SCADA utility monitoring equipment for electrical, water, wastewater and storm water. The building is equipped with a generator to support the full building power load.

PROJECT ARCHITECT

Marty A. Beal, AIA, LEED AP BD+C

CLIENT

Town of Maiden
Population 3,845

PRIMARY CONTACT

Mr. Tracy Ledford, Manager
19 North Main Avenue
Maiden, North Carolina 28650
P 828.428.5020
Email: tleford@maidennc.gov

SIZE

5,544 SF

DESIGN COST

\$58,800

ESTIMATED CONSTRUCTION COST

\$1,000,000

ACTUAL CONSTRUCTION COST

\$904,988

CONSTRUCTION

SCHEDULE/COMPLETION

10 months/2016

PROJECT TYPE

New Construction

CONSULTANTS

Davis & Floyd – Civil Engineers
Taylor & Viola Structural Engineers
Brittain Engineering – PME
CBSA Interiors – Interior Design



Town of Blowing Rock Public Works Space Needs Analysis Blowing Rock, North Carolina



DESCRIPTION

CBSA Architects provided architectural services for McGill Associates to prepare a Space Needs Study. The study evaluated the existing public works facility. The existing facility was assessed and portions determined to be in disrepair and unable to meet current and future demands of Public Works. Recommendations were made to remedy areas inadequate to support department needs. A building program and master plan was developed for an improved facility. A preliminary design was prepared and supported by an estimate for probable cost of construction. As a result, McGill Associates led the design for an improved Public Works Facility including building an addition to an existing vehicle maintenance building, a new vehicle and equipment shed along with an improved lay-down yard.

PRINCIPAL IN CHARGE

Marty A. Beal, AIA, LEED AP BD+C
CBSA Architects

Doug Chapman, PE
McGill Associates

CLIENT

Town of Blowing Rock
Population 1,326
McGill Associates (Lead Design Firm)

PRIMARY CONTACT

Mr. Doug Chapman, PE
Hickory Office Manager
1240 19th Street Lane NW
Hickory, North Carolina 28601
P 828.328.2024

SIZE

5,300 SF (addition)
3,300 SF (new construction)

DESIGN COST

\$103,040

CONSTRUCTION COST

\$1,472,000

COMPLETION

2016

PROJECT TYPE

Space Needs Analysis / Feasibility Study



NC Army National Guard Boone Readiness Center Boone, NC



DESCRIPTION

Renovation design enlarged and remodeled the Kitchen. Existing toilets were replaced with fully accessible toilets. Offices and meeting spaces are upgraded with improved technology. Data service and distribution are improved and secured throughout the building. Building envelope is improved with new roofing, blast resistant windows and building access controls. HVAC systems are replaced. Ventilation is improved within the Drill Hall where vehicles enter the building for readiness exercises. Lead is abated from within the existing Firing Range and renovated into additional storage area.

CLIENT

North Carolina Army National Guard

PRIMARY CONTACT

Mr. Kenneth Martin, AIA
Senior Project Manager
NCNG-FMO-DPM
1636 Gold Star Drive, Suite 2600
Raleigh, NC 27607
P 984.664.6751

SIZE

12,649 SF

DESIGN COST

\$126,500

CONSTRUCTION COST

Estimated: \$1,079,500
Actual: \$1,049,857

SCHEDULE / COMPLETION

Estimated: 7 months / April 2016
Actual: 9 months / July 2016

CONSULTANTS

Brittain Engineering – PME



NC Army National Guard Elkin Readiness Center Elkin, NC



DESCRIPTION

Renovation design includes enlarging and remodeling the Kitchen. Existing toilets are demolished and fully accessible toilets installed. Offices are upgraded. Data service and distribution is improved and secured throughout the building. Building envelope is improved with new roofing, blast resistant windows and building access controls. HVAC systems are replaced. Ventilation is improved within the Drill Hall where vehicles enter the building for readiness exercises. Lead is abated from within the existing Firing Range and renovated into additional storage and offices.

CLIENT

North Carolina Army National Guard

PRIMARY CONTACT

1LT James Bullister, Project Manager
USARMY NC NCARNG (US)
1636 Gold Star Drive, Suite 2600
Raleigh, NC 27607
P 919.664.6255

SIZE

12,445 SF

DESIGN COST

\$56,426

CONSTRUCTION COST

Estimated: \$476,940
Actual: \$410,292

SCHEDULE / COMPLETION

Estimated: 5 months / March 2015
Actual: 5 months / April 2015

CONSULTANTS

Brittain Engineering – PME



Maiden Town Hall

Maiden, North Carolina

PRINCIPAL IN CHARGE

Marty A. Beal, AIA, LEED AP BD+C

CLIENT

Town of Maiden
Population 3,845

PRIMARY CONTACT

Mr. Tracy Ledford, Manager
19 North Main Avenue
Maiden, North Carolina 28650
P 828.428. 5002
E tledford@maidennc.gov

Mr. William "Todd" Herms, Former Manager
Current Manager Town of Valdesse
102 Massel Avenue SW
Valdesse, North Carolina 28690
P 828.879.2116
E therms@valdesenc.gov

SIZE

14,140 SF

ESTIMATED CONSTRUCTION COST

\$1,950,000

BID AMOUNT

\$2,093,790

CHANGE ORDERS

(1)/Deduct (\$28,737)

ACTUAL CONSTRUCTION COST

\$2,065,053

ESTIMATED PROJECT COST

\$2,499,315

ESTIMATED SCHEDULE / COMPLETION

12 months / May 2013

ACTUAL SCHEDULE / COMPLETION

14 months / July 2013

PROJECT TYPE

New Construction

SERVICES PROVIDED

Programming – 2 months
Feasibility Study & Preliminary Design – 2 months
Design Development & Construction Docs – 6 months
Specifications
Bidding & Contract Negotiation – 2 months
Construction Administration – 14 months
Interior Design
Interior Furnishings

CONSULTANTS

Davis & Floyd – Civil
Taylor & Viola Structural Engineers – Structural
Brittain Engineering – PME
CBSA Interiors – Interiors
Kessell Engineering – Special Inspections



This new facility replaces a facility which served the town for more than one hundred years. This design presents a familiar image of local government yet possesses a bit of modern flair. The facility provides better quality and adequate meeting spaces, spacious offices, greater storage capability, enhanced customer service, improved technology and communication, and accommodates growth for the future.

The Town of Maiden provides services to a population of approximately 3,600 residents. Town Hall is designed for the current staff of eight creating the Administrative, Information Technology, Planning and Finance Departments. Additional space is included for multipurpose use allowing for easy office expansion. The structure is designed as a Level Four Essential Facility and designated as the town's emergency operations center in case of emergency situations. The building is equipped with a full capacity back-up power generator.

The public enters a public corridor with access to Council Chamber, Community Room and Customer Service. All other spaces have controlled access limited to staff, staff escorted parties and elected officials. Various types of meeting spaces accommodate various meeting needs. Customer service is extended with a drive-through payment center and night depository as well as a walk-in service counter. The public entrance is protected by a covered drive through vehicle drop area.

Various levels of storage are provided throughout the building including vault storage for valuables and important documents. The second floor is designed within the roof structure and designated for archive storage.



NC Department of Transportation – Wilkes District Office

Wilkesboro, North Carolina

PRINCIPAL IN CHARGE

Ernest K. Sills, AIA, LEED AP

CLIENT

NC Department of Transportation

PRIMARY CONTACT

Mr. Craig Miller, Facility Engineer
NC Department of Transportation
1525 Mail Service Center
Raleigh, NC 27699
P 919-715-9348

SIZE

19,240 SF

DESIGN COST

\$234,496

ESTIMATED CONSTRUCTION COST

\$2,771,989

BID AMOUNT

\$2,642,960

CHANGE ORDERS

\$42,014 (Scope Change)

ACTUAL CONSTRUCTION COST

\$2,684,974

ESTIMATED CONSTRUCTION SCHEDULE / COMPLETION

12 months / July 2010

ACTUAL CONSTRUCTION SCHEDULE / COMPLETION

12 months / July 2010

PROJECT TYPE

New Construction

SERVICES PROVIDED

Programming
Design & Construction Documents
Specifications
Budget Analysis
Bidding & Contract Negotiation
Construction Administration
Interior Design

CONSULTANTS

Blue Ridge Engineering – Civil
Taylor & Viola Structural Engineers – Structural
Brittain Engineering – PME
CBSA Interiors – Interiors



This new facility is a two-story office building for the NC Department of Transportation and serves as the Wilkes County District Office. The building is located on the property of the Wilkes District Maintenance Division yard.

This facility is home to operations and includes Division Engineering, Design, Traffic, Construction, Environmental, Safety, Business and Administrative personnel. The floor plans are arranged with a hierarchy of private offices along the building perimeter. The central core of each floor contains open offices, collaboration space, various meeting spaces and support areas.

The building is supported by an emergency power generator providing a back-up power source for the full building electrical load. The building is designed with a steel frame structure with an exterior curtain wall composed of brick veneer and window glazing.



Blue Ridge Energy Watauga District Office Boone, North Carolina



DESCRIPTION

A new warehouse and meeting room is added to the existing main office building. Existing offices are renovated. Exterior renovations include new energy efficient windows, stone veneer and fiber cement siding. The drive-up teller station is enlarged for an easier mobile payment center. This project received an Annual Architectural Award for *Most Improved – Large (Renovation/Addition Design)* by the Boone Chamber of Commerce. The warehouse provides material storage, staging and service vehicle bays. Each vehicle bay is served by a common loading dock with direct access to supplies needed for maintenance and repair. This type arrangement provides the service fleet protection from the weather while linemen prepare to respond in emergency situations.

PRINCIPAL IN CHARGE

Ernest K. Sills, AIA, LEED AP

Marty A. Beal, AIA, LEED AP BD+C

CLIENT

Blue Ridge Energy

PRIMARY CONTACT

Mr. Glenn Grubb (Retired)
Blue Ridge Electric
P 828.758.2383

SIZE

Warehouse/Office Addition: 9,314 SF
Office Renovation: 8,280 SF

PROJECT TYPE

Addition / Renovation

DESIGN COST

\$238,922

ESTIMATED CONSTRUCTION COST

\$3,650,000

CONSTRUCTION COST

\$3,566,000

SCHEDULE/COMPLETION

12 months/2015

CONSULTANTS

McGill Engineers - Civil
Taylor & Viola Structural Engineers - Structural
Brittain Engineering - PME
CBSA Interiors - Interior Design



Blue Ridge Energy Ashe District Office West Jefferson, NC



DESCRIPTION

CBSA designed a new campus for Client to relocate and expand existing operations. The project includes a new District Office with management offices, product showroom, community room and training space for line technicians and field service personnel. The customer service center allows for walk-in service as well as drive through service for mobile utility payments. A new pre-engineered metal building warehouse contains vehicular service bays with a common loading dock for direct access to supplies needed for maintenance and repair. This type vehicle and storage arrangement provides the service fleet weather protection and eliminates any need for truck de-icing. As a result, linemen are able respond quicker in emergency situations. An existing pre-engineered metal building is also renovated and expanded into the vehicle service facility.

PRINCIPAL IN CHARGE

Ernest K. Sills, AIA, LEED AP

Marty A. Beal, AIA, LEED AP BD+C

CLIENT

Blue Ridge Energy

PRIMARY CONTACT

Mr. Glenn Grubb (Retired)
Blue Ridge Electric
P 828.758.2383

SIZE

Office 12,000 SF
Warehouse / Vehicle Service 27,000 SF

DESIGN COST

\$369,644

ESTIMATED CONSTRUCTION COST

\$5,962,000

ACTUAL CONSTRUCTION COST

\$6,100,000

COMPLETION

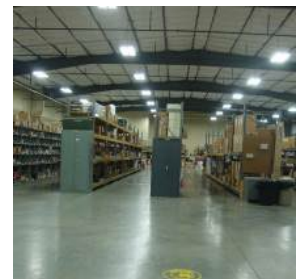
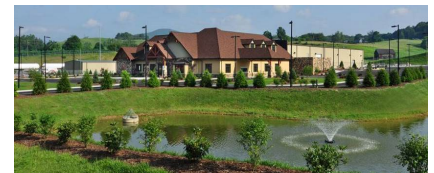
2010

PROJECT TYPE

New Construction
Renovation / Addition

CONSULTANTS

Wright Associates -Civil
Taylor & Viola Structural Engineers – Structural
Brittain Engineering – PME
CBSA Interiors – Interior Design



Foothills Army National Guard Lenoir Readiness Center Lenoir, NC



PRINCIPAL IN CHARGE

Steve Walker, AIA
(while with Padgett & Freeman Architects)

CLIENT

NC Department of Public Safety
NC Army National Guard

PRIMARY CONTACT

MAJ Kent Caldwell, Project Manager
USARMY NC NCARNG (US)
1636 Gold Star Drive, Suite 2600
Raleigh, NC 27607
Email: kent.e.caldwell.mil@mail.mil

SIZE

41,117 SF

ACTUAL CONSTRUCTION COST

Building - \$7,850,000
Site - \$975,000

CONSTRUCTION SCHEDULE / COMPLETION

16 months / 2005

PROJECT TYPE

New Construction

DESCRIPTION

The Readiness Center for Foothills Army National Guard facility is divided into 4 separate wings off a lobby and assembly hall core. Building orientation, a geothermal heating and cooling system, day lighting, groundwater recharge system and reintroduction of native vegetation were implemented to bring this building into the "Spirit of LEED" program mandated by the National Guard.



Foothills Army National Guard Field Maintenance Shop Lenoir, NC



PRINCIPAL IN CHARGE

Steve Walker, AIA
(while with Padgett & Freeman Architects)

CLIENT

NC Department of Public Safety
NC Army National Guard

PRIMARY CONTACT

MAJ Kent Caldwell, Project Manager
USARMY NC NCARNG (US)
1636 Gold Star Drive, Suite 2600
Raleigh, NC 27607
Email: kent.e.caldwell.mil@mail.mil

SIZE

27,992 SF

ACTUAL CONSTRUCTION COST

Building - \$5,250,000
Site - \$600,000

CONSTRUCTION SCHEDULE / COMPLETION

12 months / 2008

PROJECT TYPE

New Construction

DESCRIPTION

The Field Maintenance Shop for the Foothills Army National Guard is a 5-bay truck repair facility incorporating LEED initiatives within the National Guard's "Spirit of LEED" program. In March of 2009, the Foothills Field Maintenance Shop was awarded the Army's "Most Outstanding Pollution Prevention Team Effort" in Fiscal Year 2009 as part of the Secretary of the Army's Environmental Awards Program. This was due in part to the building incorporating day lighting, a geothermal heating and cooling system, occupancy sensors for the lights, ground water recharge system from roof drainage, and tankless water heaters.



EXPERIENCE & GOVERNMENT REFERENCES



Statesville Fire Station No. 4



Maiden Police Department



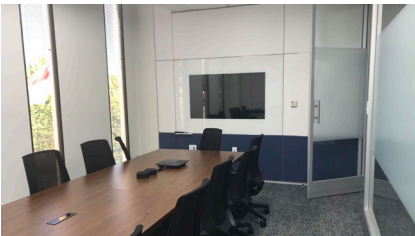
Statesville Municipal Services Center



Maiden Town Hall



Caldwell Co. EMS Station No. 1- Lower Creek



Hickory City Hall Alterations



Burke County Courthouse Sally Port Addition

CBSA has a history of design projects with municipal, county and state government. We have been fortunate to work with local governmental identities in the piedmont and western North Carolina. Some of our governmental clients include Alexander County, Burke County, Caldwell County, Catawba County, Iredell County, Lincoln County, City of Hickory, City of Statesville, Town of Maiden, and Town of Valdese. State of NC clients include DHHS, DOT, Public Safety, and Cultural Resources. Our clients' satisfaction and repeat service are true indicators of our successfully completed projects.

Mr. William "Todd" Herms

Manager, Town of Valdese
Former Manager, Town of Maiden
102 Massel Avenue SW
Valdese, North Carolina 28690
P (828) 879-2116

E therms@valdesenc.gov

Maiden Fire Dept Space Needs Study 2021

Maiden Police Department 2019

PJK Library / Education Center & Public Works Offices 2016

Maiden Town Hall 2014

Mr. Scott Harrell

Assist Manager, City of Statesville
227 South Center Street
Statesville, NC 28677
P (828) 878-3562

E sharrell@statesvillenc.net

Municipal Services Center 2020

Mr. Chase Winebarger

Manager, Town of Sawmills
4076 US Highway 321-A
Sawmills, NC 28630
P (828) 396-7903

E manager@townofsawmillsnc.com

Town of Sawmills Masterplan 2022

Sawmills Town Hall 2025

Mr. Ashley Wooten

Manager, McDowell County
69 North Main Street
Marion, North Carolina 28752
P (828) 652-2976

E awooten@mcldowellgov.com

County Services Building Study 2024

Mr. Ron Smith

Manager, City of Statesville
227 South Center Street
Statesville, NC 28677
P (704) 878-3584

E rsmith@statesvillenc.net

Municipal Services Center 2020

Mr. Hany F. Gorgui, Project Manager

Facilities Management Unit NCDOT
1525 Mail Service Center
Raleigh, NC 28699-1525
P (919) 707-4558

E hgorgui@ncdot.gov

NCDOT Iredell Co Bridge Maintenance Office 2025

Mr. Tracy Ledford

Manager, Town of Maiden
Former Police Chief, Town of Maiden
19 North Main Avenue
Maiden, North Carolina 28650
P (828) 428-5002

E tledford@maidennc.gov

Maiden Police Department 2019

Mr. Rob Hites

Manager, Town of Waynesville
Former Manager, City of Statesville
16 South Main Street
Waynesville, NC 28786
P (828) 452-2491

Statesville Fire Station #4 2012

Statesville Activity & Fitness Center 2010

Mr. Rick Beasley

Assistant Manager, City of Hickory
P.O. Box 398
Hickory, NC 28603
P (828) 323-7550

E rbeasley@hickorync.gov

City Hall 2nd Flr Renovations 2019

City Hall 3rd Flr Renovations 2020

Ms. Margaret Pierce

Deputy Manager, Burke County
P.O. Box 219
Morganton, NC 28680
P (828) 764-9050

E margaret.pierce@burkenc.org

Courthouse Sallyport Addition 2020

Courthouse Renovations 2016

Mr. Hampton Fields, AIA

Architect
Division of Property & Construction
NC Dept of Health & Human Services
3026 Mail Service Center
Raleigh, NC 27699-3026
P (919) 482-4473

E hampton.fields@dhs.nc.gov

WorkSource West 2025

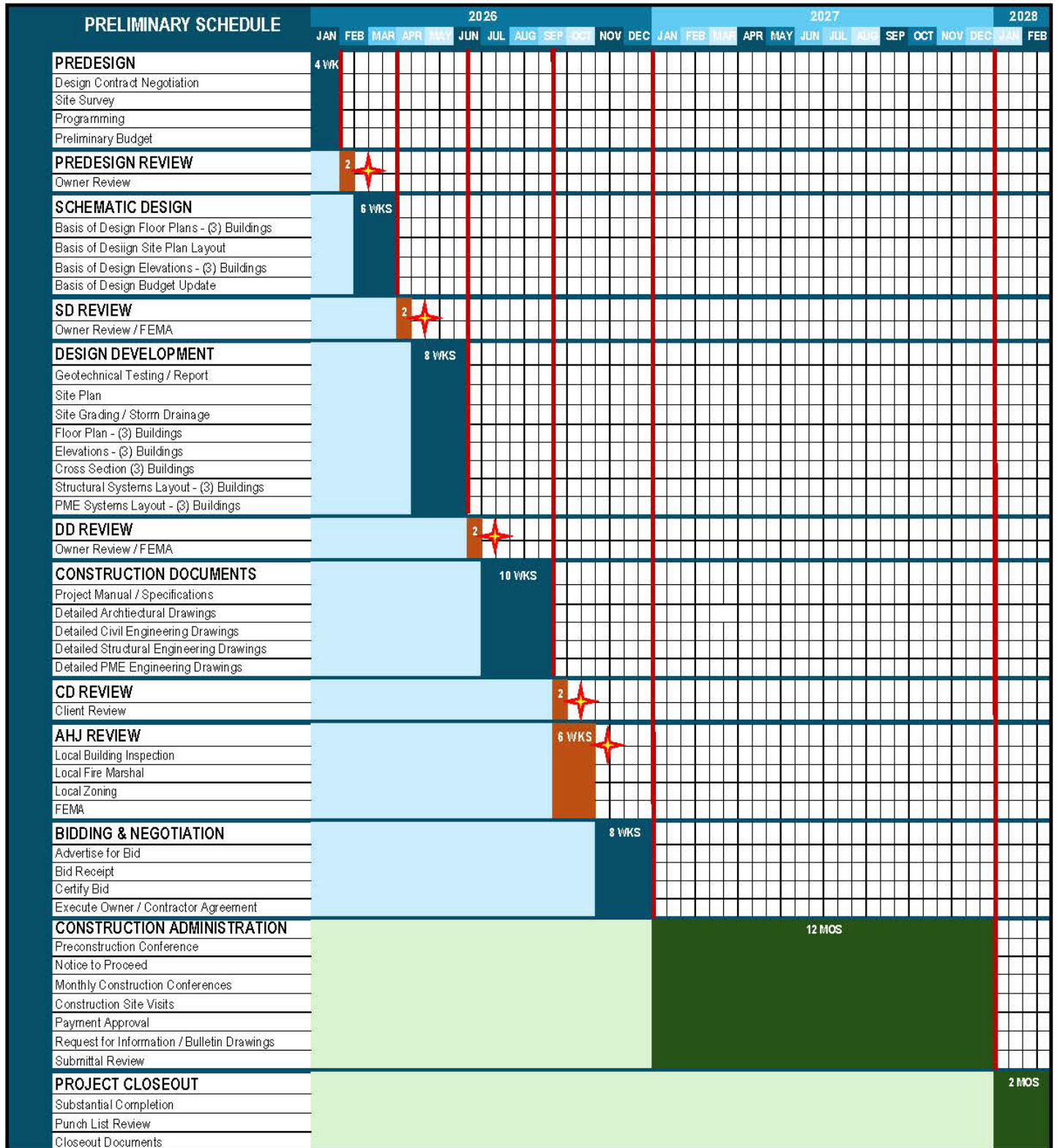
JFK ADATC Dorm 345 Renovation 2025

JIRDC House 40/41 Replacement 2025

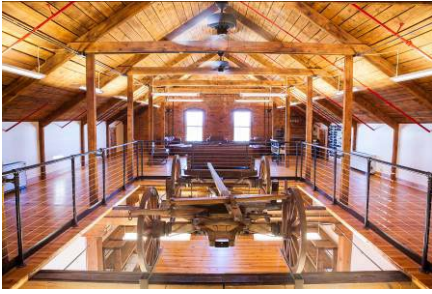
PROPOSED WORK PLAN & SCHEDULE

Schedule of Design Services

Please find below an anticipated timeframe to deliver design services based upon the itemized scope of work. Please note that assumptions have been included and may not be necessary for the scope of work. FEMA review periods may take longer than indicated and extend the project schedule.



ACKNOWLEDGEMENT OF FEDERAL PROVISIONS



Cornerstone United, Hickory NC



Catawba Science Center, Hickory NC



SALT Block West Wing, Hickory NC

CBSA Architects and its architects maintain their corporate and individual licenses, certifications, and conduct business in compliance with North Carolina General Statute 83. CBSA and its Architects conduct themselves ethically compliant with the American Institute of Architects' Professional Code of Ethics.

CBSA Architects and our team of consulting engineers are familiar and consistently guided by various federal, state, and local applicable statutes and codes related to all our building projects in North Carolina. Listed below are several of the federal, state, and local codes and statutes we rely upon governing our designs and administering public construction contracts.

1. NC Administrative Code
2. NC State Building Code
3. NC Fire Prevention Code
4. NC Energy Code
5. NC Plumbing Code
6. NC Mechanical Code
7. NC Electrical Code
8. NC Gas Code
9. Local Zoning Code
10. ANSI 117.1 Accessibility Code
11. American Disabilities Act
12. Davis Bacon Act

CBSA Architects prepares design documents for the purpose of the public competitive bid process in strict compliance with NC General Statute 143. Construction Contracts with Local North Carolina Governments is a publication our firm is very familiar with and follows its direction administering the public bid process and the construction contract.

Various public funding models create specific requirements during bidding and construction. Minority participation guidelines are required for public bid projects. When federal monies are connected to the project, the Davis Bacon act requires specific minimum wage amounts for various trades as well as buy American requirements for specific building materials.

CBSA is aware of Federal Provisions for Professional Services Contract and agrees to comply with the following federal contract provisions to be incorporated into the Agreement Between Owner & Architect.

1. Termination for Cause and Convenience
2. Equal Employment Opportunity
3. Contract Work Hours and Safety Standards act
4. Clean Air Act and Federal Water Pollution Control Act
5. Byrd Anti-Lobbying Amendment
6. Suspension and Debarment
7. Procurement of Recovered Materials
8. Prohibition on Contracting for Covered Telecommunications Equipment or Services
9. Domestic Preferences for Procurements
10. Access to Records
11. DHS Seal, Logo, and Flags
12. Compliance with Federal Law, Regulation, and Executive Orders and Acknowledgement of Federal Funding
13. No Obligation by Federal Government
14. Program Fraud and False or Fraudulent Statements or Related Acts
15. Socioeconomic Contracting
16. Copyright

ATTACHMENT B – CERTIFICATION FORM

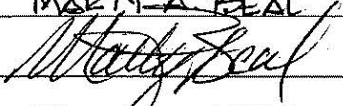
ATTACHMENT B – CERTIFICATION FORM

I have carefully examined the Request for Qualifications and any other documents accompanying or made a part of this Request for Qualification.

I hereby propose to furnish the professional consultant services for the Town of Spruce Pine in accordance with the instructions, terms, conditions, and requirements incorporated in this Request for Qualification. I certify that all information contained in this response is truthful to the best of my knowledge and belief. I further certify that I am duly authorized to submit this response on behalf of the firm as its act and deed and that the firm is ready, willing and able to perform if awarded the contract.

NAME OF FIRM: CBSA DESIGNS dba CBSA ARCHITECTS

BY: (printed name): MARTY A. REAL

SIGNATURE: 

MAILING ADDRESS: PO BOX 1239

CITY/STATE/ZIP CODE: HICKORY NC 28603

TELEPHONE NUMBER: 828.322.3403

FAX NUMBER: 828.322.1802

EXHIBIT C – NON-COLLUSION AFFIDAVIT

EXHIBIT C – NON-COLLUSION AFFIDAVIT

State of North Carolina
County of Mitchell

MARTY A. BEAL, being first duly sworn, deposes and says that:

1. He/She is the PRESIDENT (title) of CBSA DESIGNS, INC. aka CBSA ARCHITECTS (firm's name), the CONSULTANT that has submitted the attached response;
2. He/She is fully informed respecting the preparation and contents of the attached response and of all pertinent circumstances respecting such response;
3. Such response is genuine and is not a collusive or sham response;
4. Neither the said CONSULTANT nor any of its officers, partners, owners, agents, representatives employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with any other CONSULTANT, firm or person to submit a collusive or sham response in connection with the contract for which the attached response has been submitted or to refrain from responding in connection with such contract, or has in any manner, directly or indirectly sought by agreement or collusion of communication or conference with any other CONSULTANT, firm or person to fix the price or prices in the attached response, if applicable, or of any other CONSULTANT, or to fix any overhead, profit or cost element of the response price of the response, if applicable, of any other responder or to secure through collusion, conspiracy, connivance or unlawful agreement any advantage against the Town of Spruce Pine or any person interested in the proposed contract.


Signature

PRESIDENT
Title

NOTARIZE

Subscribed and sworn to before me,
This 19th day of November, 2025
Notary Public Burke Co. B. Lauren Kerns
My Commission Expires: 8/22/2028
B. Lauren Kerns

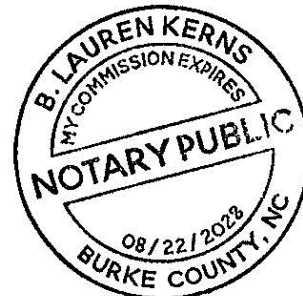


EXHIBIT D – E-VERIFY AFFIDAVIT

State of North Carolina
County of Mitchell

NOW COMES Affiant, first being sworn, deposes and says as follows

1. I have submitted a response to an RFQ to enter a contract with the Town of Spruce Pine;
2. As part of my duties and responsibilities pursuant to said bid and/or contract, I attest that I am aware of and in compliance with the requirements of E-Verify, Article 2 of Chapter 64 of the North Carolina General Statutes, to include (mark which applies):

____ After hiring an employee to work in the United States I verify the work authorization of said employee through E-Verify and retain the record of the verification of work authorization while the employee is employed and for one year thereafter; or

☒ I employ less than twenty-five (25) employees in the State of North Carolina.

3. As part of my duties and responsibilities pursuant to said bid and/or contract, I attest that to the best of my knowledge any subcontractors employed as a part of this bid and/or contract are in compliance with the requirements of E-Verify, Article 2 of Chapter 64 of the North Carolina General Statutes, to include (mark which applies):

☒ After hiring an employee to work in the United States the subcontractor verifies the work authorization of said employee through E-Verify and retains the record of the verification of work authorization while the employee is employed and for one year thereafter; or

☒ Employ less than twenty-five (25) employees in the State of North Carolina.

4. Specify subconsultant(s) / subcontractor(s):

McGILL ASSOCIATES, PA (E-VERIFY ID# 377331)
TAYLOR & VIDLA STRUCTURAL ENGINEERS, PC
BRITAIN ENGINEERING, INC
CATAWBA VALLEY ENGINEERING & TESTING, PC

This the 19TH day of NOVEMBER, 20 25.


Affiant

NOTARIZE

Subscribed and sworn to before me,

This 19th day of November, 20 25

Notary Public Burke Co. B. Lauren Kerns

My Commission Expires: 8/22/2028

B. Lauren Kern





Maiden Police Department



Cline Village Fire Station No. 3



Oxford Fire Station No. 2 / Catawba County EMS



HM Arndt Middle School



Webb Murray Elementary School



Statesville Fire Station No. 4



Oaklawn School Rehabilitation

The following is a summary listing of various governmental projects within North Carolina funded by federal and/or state grant and/or loan programs. CBSA has experience assisting Owners with application preparation, construction document preparation, and construction administration with FEMA, ARP, USDA, ARRA, CDBG, EDA, and Golden Leaf.

1. Federal Emergency Management Administration (FEMA)

- a. J. Iverson Riddle Development Center – House 40 Office Replacement
- b. J. Iverson Riddle Development Center – House 41 Residential Replacement
Currently working with FEMA for NC Dept of Health & Human Services to design replacement structures for damage greater than 50% of value.

2. American Rescue Plan (ARP)

- a. McDowell County Services Building Renovation

3. United States Department of Agriculture (USDA)

- a. Valdese Public Safety (full funding)
- b. Maiden Police Department (lack of funding)
- c. *City of Conover Cline Village Fire Station No. 3 (full funding)
- d. *Oxford Fire Station No. 2 / Catawba County EMS Base (partial funding)
*Marty Beal served Project Architect while a partner with Reinhardt & Beal Architects

4. American Recovery and Reinvestment Act (ARRA)

- a. Webb A. Murray Elementary School Addition & Renovations – Catawba County Schools (partial funding)
- b. Harry M. Arndt Middle School Classroom Addition & Renovations – Catawba County Schools (partial funding)
- c. Harry M. Arndt Middle School Gymnasium Addition – Catawba County Schools (partial funding)
- d. Sawmills Elementary School Classroom Addition – Caldwell County Schools (partial funding)
- e. Hudson Elementary School Classroom Addition – Caldwell County Schools (partial funding)
- f. City of Statesville Fire Station No. 4 (partial funding)

5. Community Development Block Grant (CDBG)

- a. Rehabilitation of Oaklawn School – Lincoln County (partial funding)

6. NC Dept. of Commerce – Economic Development Authority (EDA)

- a. Alexander Applied Technologies Center – Alexander County/Catawba Valley Community College (partial funding)
- b. Foothills Higher Education Center & Conference Center – Burke County/Western Piedmont Community College (partial funding)

7. Golden Leaf Foundation

- a. Alexander Applied Technologies Center – Alexander County/Catawba Valley Community College (partial funding)



Foothills Higher Education & Conference Center

STATEMENT OF GENERAL LIABILITY

CBSA Architects has always maintained a strong financial position. We have financial ability to undertake the proposed work and assume liability. Much of our work is with local municipalities, county, and various departments within North Carolina State Government.

CBSA maintains the appropriate insurance coverage and limits of liability to meet or exceed the requirements of your project. Our insurance coverage and limits of liability are listed below.

The Hartford

General Liability
Automobile Liability
Umbrella Liability
Workers Compensation & Employers' Liability
Data Breach

\$1,000,00 Each Occurrence / \$2,000,000 General Aggregate
\$1,000,000 Each Occurrence
\$1,000,000 Each Occurrence / \$1,000,000 Aggregate
\$500,000 Each Accident
\$50,000 Limit

IMCI

Professional Liability

\$1,000,000 Per Claim / \$2,000,000 Aggregate

ACORD CERTIFICATE OF LIABILITY INSURANCE										DATE (MM/DD/YYYY) 11/18/2025	
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).											
PRODUCER MARSH & MCLENNAN AGENCY LLC/PHS 22273438 The Hartford Business Service Center 3600 Wiseman Blvd San Antonio, TX 78251				CONTACT NAME: [Blank] PHONE (A/C, No, Ext): (866) 467-8730 FAX (A/C, No): [Blank] E-MAIL ADDRESS: [Blank]				INSURER(S) AFFORDING COVERAGE NAIC# INSURER A: Hartford Casualty Insurance Company 29424 INSURER B: Hartford Underwriters Insurance Company 30104 INSURER C: [Blank] INSURER D: [Blank] INSURER E: [Blank] INSURER F: [Blank]			
INSURED CBSA DESIGNS INC DBA CBSA ARCHITECTS PO Box 1239 HICKORY NC 28603-1239				INSURED CBSA DESIGNS INC. P.O. Box 1239 Hickory NC 28603							
COVERAGES											
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, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.											
INSR LTR	TYPE OF INSURANCE	ADOL	SUBR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS				
A	COMMERCIAL GENERAL LIABILITY <input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> General Liability	X		22 SBA LD4662	06/01/2025	06/01/2026	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$300,000 MED EXP (Any one person) \$10,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMPROP AGG \$2,000,000				
B	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJ <input checked="" type="checkbox"/> LOC OTHER: [Blank]										
B	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input checked="" type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	X		22 UEC RT4774	06/01/2025	06/01/2026	COMBINED SINGLE LIMIT (Ea accident) \$1,000,000 BODILY INJURY (Per person) [Blank] BODILY INJURY (Per accident) [Blank] PROPERTY DAMAGE (Per accident) [Blank]				
A	UMBRELLA LIAB EXCESS LIAB <input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR DED <input checked="" type="checkbox"/> RETENTION \$10,000			22 SBA LD4662	06/01/2025	06/01/2026	EACH OCCURRENCE \$1,000,000 AGGREGATE \$1,000,000				
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	22 WBC VT6571	06/01/2025	06/01/2026	X PER STATUTE [Blank] OTH-ER [Blank] E.L. EACH ACCIDENT \$500,000 E.L. DISEASE - EA EMPLOYEE \$500,000 E.L. DISEASE - POLICY LIMIT \$500,000				
A	DATA BREACH - DEFENSE & LIAB COVG			22 SBA LD4662	06/01/2025	06/01/2026	Limit \$50,000				
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)											
Those usual to the Insured's Operations. Certificate holder is an additional insured per the Business Liability Coverage Form SS0008 attached to this policy. Certificate holder is an additional insured per the Commercial Auto Broad Form Endorsement HA 99 16, attached to this policy.											
CERTIFICATE HOLDER Town of Spruce Pine Public Works PO Box 189 SPRUCE PINE NC 28777				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 <i>Suean S. Castaneda</i>							

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

© 1988-2015 ACORD CORPORATION. All rights reserved.

ACORD CERTIFICATE OF LIABILITY INSURANCE										DATE (MM/DD/YYYY) 11/18/2025	
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 have ADDITIONAL INSURED provisions or 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).											
PRODUCER Foundation Risk Partners, Corp. 8936 N Pointe Executive Park Dr, Suite 180 Huntersville NC 28078-4809				CONTACT NAME: [Blank] PHONE (A/C, No, Ext): 704-799-1600 FAX (A/C, No): [Blank] E-MAIL ADDRESS: CertsProRisk@FoundationRP.com				INSURER(S) AFFORDING COVERAGE NAIC # INSURER A: Continental Casualty Company 20443 INSURER B: [Blank] INSURER C: [Blank] INSURER D: [Blank] INSURER E: [Blank] INSURER F: [Blank]			
INSURED CBSA Designs Inc. P.O. Box 1239 Hickory NC 28603				INSURED CBSA DESIGNS INC. P.O. Box 1239 Hickory NC 28603							
COVERAGES											
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, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.											
INSR LTR	TYPE OF INSURANCE	ADOL	SUBR	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS				
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/> General Liability						EACH OCCURRENCE \$ [Blank] DAMAGE TO RENTED PREMISES (Ea occurrence) \$ [Blank] MED EXP (Any one person) \$ [Blank] PERSONAL & ADV INJURY \$ [Blank] GENERAL AGGREGATE \$ [Blank] PRODUCTS - COMPROP AGG \$ [Blank]				
B	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJ <input type="checkbox"/> LOC OTHER: [Blank]										
B	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ [Blank] BODILY INJURY (Per person) \$ [Blank] BODILY INJURY (Per accident) \$ [Blank] PROPERTY DAMAGE (Per accident) \$ [Blank]				
A	UMBRELLA LIAB EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR DED <input type="checkbox"/> RETENTION \$ [Blank]						EACH OCCURRENCE \$ [Blank] AGGREGATE \$ [Blank]				
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/OWNER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A				PER STATUTE [Blank] OTH-ER [Blank] E.L. EACH ACCIDENT \$ [Blank] E.L. DISEASE - EA EMPLOYEE \$ [Blank] E.L. DISEASE - POLICY LIMIT \$ [Blank]				
A	Professional Liability			AEH591899500	3/31/2025	3/31/2026	Per Claim \$1,000,000 Aggregate \$2,000,000				
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)											
Town of Spruce Pine Public Works P O Box 189 Spruce Pine NC 28777											
CERTIFICATE HOLDER Town of Spruce Pine Public Works P O Box 189 Spruce Pine NC 28777				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 <i>Chad H. Lytle</i>							

ACORD 25 (2016/03)

The ACORD name and logo are registered marks of ACORD

© 1988-2015 ACORD CORPORATION. All rights reserved.



Spruce Pine Town Council Meeting
Town Hall
11050 S. Highway 226
Spruce Pine, NC 29777



MEMOS

To: Mayor & Town Council
From: Town Manager
Date: 12/8/2025
Subject: **SRF – Grant Resolution MEMO**

The NC General Assembly has passed a variety of funding bills in response to the WNC recovery efforts.

Staff is seeking to apply for the State Revolving Funds (SRF) for Hurricane Helene – “SRF Helene” funding pack. The grant type is a no interest loan with up to 100% principal forgiveness. The amounts are: \$5 million per applicant for wastewater projects and \$10 million per applicant for drinking water projects.

For jurisdictions that meet certain criteria, the first \$5million in loans for both water and wastewater will feature 100% principal forgiveness per applicant. Once an applicant has reached \$5million max for principal forgiveness on each side, any excess award will feature a set percentage of principal forgiveness based on the jurisdictions affordability criteria. The rest will be a 0%, 20-30 year loan based on the anticipated life of the infrastructure.

The Town is seeking a grant amount of \$5million for the addition of a water tank and necessary infrastructure for making the tank operable. The project will also include upgrades and upfit to the existing Rogers St (Cemetery) storage tank. The project focus and benefit area is town-wide, with a specific focus on the Grassy Creek corridor.

Respectfully,

Daniel Stines
Town Manager

**TOWN OF SPRUCE PINE
DECEMBER 8, 2025**

**RESOLUTION TO EXECUTE APPLICATION AND FUNDING FOR Grassy
Creek/Burleson Hill Water Storage Tank & Improvements**

NOW COMES the Town Council of the Town of Spruce Pine (“Town”), at a duly called meeting with a quorum established, and hereby adopts this Resolution.

WHEREAS, the Town has need for and intends to construct, plan for, or conduct a study in a project described as (Grassy Creek/Burleson Hill Water Storage Tank & Improvements (“Project”)); and

WHEREAS, the Town intends to request State loan and/or grant assistance for the Project.

NOW THEREFORE BE IT RESOLVED, BY THE TOWN THE FOLLOWING:

1. That the Town (“Applicant”) will arrange financing for all remaining costs of the Project, if approved for a State loan and/or grant award.
2. That Applicant will provide for efficient operation and maintenance of the Project on completion of construction thereof.
3. That Applicant will adopt and place into effect on or before completion of the Project a schedule of fees and charges and other available funds which will provide adequate funds for proper operation, maintenance, and administration of the system and the repayment of all principal and interest on the debt.
4. That the Applicant agrees to include in the loan agreement a provision authorizing the State Treasurer, upon failure of the Applicant to make a scheduled repayment of the loan, to withhold from the Applicant any State funds that would otherwise be distributed to the local government unit in an amount sufficient to pay all sums then due and payable to the State as a repayment of the loan.
5. That Town Manager Daniel Stines, and successors so titled (“Authorized Representative”), is hereby authorized to execute and file an application on behalf of the Applicant with the State of North Carolina for a loan and/or grant to aid in the study of or construction of the Project described above.
6. That the Authorized Representative is hereby authorized and directed to furnish such information as the appropriate State agency may request in connection with such application or the Project; to make the assurances as contained above; and to execute such other documents as may be required in connection with the application.

7. That the Applicant has substantially complied or will substantially comply with all Federal, State, and local laws, rules, regulations, ordinances, and funding conditions applicable to the project and to Federal and State grants and loans pertaining thereto.

This Resolution adopted by a majority of the Town Council, on this 8th day of December 2025.

Elizabeth Holmes
Mayor

(Seal)

Attested by:

Marsha Hoilman
Town Clerk

CERTIFICATION BY TOWN CLERK

The undersigned duly qualified and acting as the Town Clerk of the Town of Spruce Pine does hereby certify: that the above Resolution is a true and correct copy of the Resolution authorizing the filing of an application with the State of North Carolina, as regularly adopted at a legally convened meeting of the Spruce Pine Town Council duly held on the 8th day of December 2025; and, further, that such Resolution has been fully recorded in the journal of proceedings and records in my office.

IN WITNESS WHEREOF, I have hereunto set my hand this 8th day of December 2025.

Marsha Hoilman
Town Clerk

Jan 2026						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Feb 2026						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

Mar 2026						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

Apr 2026						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2026						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Jun 2026						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Jul 2026						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

Aug 2026						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

Sep 2026						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Oct 2026						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Nov 2026						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Dec 2026						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

Important dates

To shade (or clear) cells in the month tables, select the cells to shade and then, on the Table Tools Design tab, choose Cell Shading.
To view this calendar with all formatting and layout, on the View tab, choose Reading View.

Town Council Meetings

Regular Scheduled Town Council Meetings

Holidays

Town Offices Are Closed These Days

Budget Hearing Backup Date

Backup Budget Hearing Date – Should it be Needed