

Town Hall Design-Build Project

Statement of Qualifications for Design-Build Services
Submitted by: Frank L. Blum Construction Company

August 15, 2018





August 15, 2018

Mr. Alex Carmichael Town of Montreat PO Box 423 Montreat, NC 28757

RE: Submittal for Qualifications for Design-Build Services Town Hall Design-Build Project

Dear Mr. Carmichael:

Frank L. Blum Construction Company, a corporation located at 70 Charlotte Street, Suite 100, Asheville, NC, is pleased to submit the enclosed Statement of Qualifications to the Town of Montreat for the Town Hall Design-Build Project. We hereby certify that the contents of the Statement of Qualifications are true and correct.

Roles of the Submitter and Major Participants:

Frank L. Blum Construction Company is the Submitter and will serve as the Design-Builder. Legerton Architecture, P.A. is a Major Participant and will serve as the Architect. There are no other Major Participants included on this Design-Build team.

The single point of contact for Frank L. Blum Construction Company:

Mark Dunnagan, PE, LEED AP Vice President 70 Charlotte Street, Suite 001 Asheville, NC 28801

Phone: (336) 345-8237 | Fax: (336) 722-2104 | Email: mdunnagan@flblum.com

Sincerely,

Mark Dunnagan, PE, LEED AP

Vice President

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TAB 1 Narrative Description Givens Highland Farms, Meadowmont Cottages



Understanding of Project Goals, Montreat's Special Character, and how the Design Approach will Respond

The new Town Hall for the town of Montreat (3500 sq ft)—in the land newly acquired from the Mountain Retreat Association and the Town of Black Mountain--immediately outside the gate—should be designed and built so that it immediately welcomes home those who have come for generations to Montreat and simultaneously welcomes in those who are coming to Montreat for the first time. It must be a signature building, one with humility and respect for the stories, the structures, and the astoundingly beautiful setting of the town, the watershed, and the mountains.

The richness of the historic public structures in Montreat, built from 1907 to 1948, provide the historical architectural context for the new Town Hall. These structures include the following:

- The Glen Rock Inn—constructed in 1907
- The Montreat Gate—present design constructed in 1923
- The Richardson/Foreign Mission/"Way Out" building constructed in 1923
- The Left Bank Building (also known as the Lakeside Building/ Assembly's Committees' Building & Bookstore)—constructed in 1925
- Anderson Auditorium—constructed in 1922
- Gaither Hall, including the chapel, constructed in 1935
- The Winsborough Building (aka "World Fellowship" building), constructed in 1936
- Howerton Hall (constructed in 1948)

These historic structures reflect the Montreat historical major design features, such as:

- stone veneers and rock gathered from Montreat streams
- welcoming porches and covered entries
- carefully constructed stone, wood, and concrete details
- interior spaces filled with natural light
- operable windows providing wonderful views and ventilation
- comfortable gathering and meeting spaces

Echoes of these distinct Montreat features, using contemporary sustainable technologies will be essential to designing and constructing a new Montreat Town Hall. This building needs to bridge the six generations of tales told on the porches and paths in the past with the stories of the next six generations—

those with many more shades of color, with more varied ancestries, and with more questions for the future.

Our Process

Our process for the design will be participatory with all of the stakeholders. Initially, we will meet with the Town of Montreat Commissioners, Town Manager, and other stakeholders as directed by the Town Commissioners. We will listen carefully and ask questions as to the how this new Town Hall should maintain and enhance Montreat's community image, civic character, heritage and traditions, welcoming characteristics, and what built structures in Montreat or in other communities do this as well. As we develop the conceptual, schematic, and design development designs we would have additional Commissioner and stakeholder meetings to ensure that the new Town Hall design actually meets each of these civic goals. We will also design the building to meet sustainable design goals of being energy efficient with operable windows, natural ventilation, solar daylighting, high levels of insulation, capturing rainwater, efficient HVAC and lighting systems. and possible appropriately sized solar PV (photovoltaic) and solar thermal (hot water) systems. Throughout this process, we are keenly aware of the importance of bringing the entire project within budget while meeting all the goals listed above.

Legerton Architecture (LA) knows Montreat. LA designed the renovations to the Left Bank Building in 2010. LA completed a Renovation Study for Ten of the Montreat Conference Center historic lodges in 1995. In the last twenty-four years, LA has designed three new private Montreat residences, and renovations and additions to sixteen private residences, including renovations and additions to the McMaster/Fernledge Cottage on Alabama Terrace built in 1916 by John Legerton's great grandmother, Louisa Penn Gregg McMaster, in 1916. LA's mission is to listen carefully to our clients and work with them to create contextually sensitive sustainable designs. Montreat Conference Center has been a client for Legerton Architecture and Montreat has helped shape the stories of the people of Legerton Architecture.

Site

The site for the proposed Montreat Town Hall building is partially encumbered by the 100-year floodplain of Flat Creek to the south and east. The majority if the site is clear and buildable with sparse vegetation. The existing stream bank is stable with mature vegetation. An existing 24" main sewer line runs along the southeastern edge of the property. The primary environmental site constraint will be to design the new Town Hall site so the that actual building is outside of the 100-year floodplain limits and provide ample pedestrian access, vehicular access and parking, and other site landscaping amenities as requested by the Town of Montreat.



Our initial site conceptual design image [below] depicts a preliminary layout of a 3,500-sf building on the project site. Although this image is by no means final, it does represent a great starting point from which the Blum team will work through the process of discerning how this new structure will respond to the existing topography and constraints of the site.

As further input is gleaned from stakeholders, utility providers and authorities having jurisdiction, the layout of the building and the surrounding site will be tweaked and refined until a final design is produced that melds desires, constraints and foundational site design principles.



Commitment to Sustainability

Six of Legerton Architecture's eight staff are LEED Accredited Professionals, as well as representatives in each of our team member firms. We are working with the Asheville Housing Authority and Green Opportunities and seeking LEED Certification for the Arthur R. Edington Education and Career Center (a 36,000 SF community center renovation). The Isaac Dickson Elementary School for the Asheville City Board of Education (a 78,000 SF new school) has been designed to

LEED platinum and Net Zero Energy standards including solar daylighting of all classroom and major spaces in the school, 74 geothermal wells, increased building insulation, highly efficient HVAC systems, a 25,000-gallon rainwater harvesting system, innovative site storm water treatment, and a 600 KW photovoltaic system (which will hopefully be installed soon). We are committed to including sustainable features in all our projects.



TAB 2





Licensed Contractors, Subcontractors, and Design Professionals Proposed for the Project's Design and Construction

Frank L. Blum Construction Company Design-Builder | NC 18

Legerton Architecture Architect | NC 51501





Davis Civil Solutions Civil Engineer | NC 12296 Sitework Studios Landscape Architect | NC 1212





Medlock & Associates Structural Engineer | NC 25950

Sud Associates MEP Engineer | NC 18486





Strategy for Open Subcontractor Selection

Strategy #1: Design-Assist Mechanical, Electrical, and Plumbing Subcontractors

In order to minimize cost and schedule on the mechanical, electrical, and plumbing systems of the buildings, we intend to contract with subcontractors in these three trades to assist with the design of, and then construct, the systems. Sud Engineering will develop performance specifications that, based on initial conversations with the Town of Montreat, will outline the specific operational and maintenance objectives for the project. These performance specifications will then accompany requests for proposals to a list of prequalified mechanical, electrical, and plumbing subcontractors. The selected subcontractors will then assist Sud with production of plans that adequately comply with the performance specifications, provide for an expeditious schedule for construction, and provide the lowest costs. This method will ensure that the Town of Montreat's objectives are met in the most cost effective manner.

Strategy #2: Open Subcontractor Solicitation

All trades except those identified in Strategy #1 will be selected utilizing the traditional "hard bid" method. As quickly as the scope of work for the project is determined, Blum Construction will undertake a process of identifying, prequalifying, and raising the interest of possible subcontractors for each trade on the project. Once the construction documents are completed, Blum will orchestrate a formal bid process amongst the prequalified subcontractors, culminating in a public bid opening. The expectation is that we will provide multiple bids for each trade. The lowest responsive, responsible subcontractor will be selected in each trade to ensure that the Town of Montreat is getting the best possible value for every dollar it spends on this project.

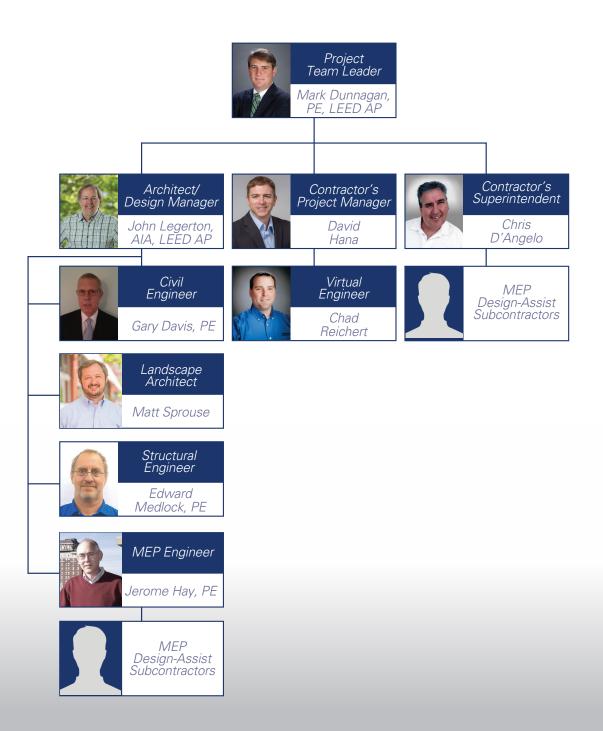


TAB 3





Organizational Chart



TAB 4 Submitter Experience Givens Highland Farms, Meadowmont Cottages



The Right Team for The Town of Montreat					
	Experience in Montreat	Experience in Black Mountain	Working Together as a Team	Experience with Public Entities	Design Build Experience
Frank L. Blum Construction	✓	✓	√	✓	✓
Legerton Architecture	✓	✓	√	✓	✓
Sitework Studios	✓	✓	✓	✓	✓
Davis Civil Solutions	✓	✓	√	✓	✓
Medlock & Associates	✓		✓	✓	✓
Sud Associates	✓		✓	✓	✓





Experience Relevant to the Project Gained in the Last 10 Years

Paddison Memorial Branch Library Forsyth County

Project Description:

Situated on approximately three acres on Harmon Lane, the library is an integral part of the Kernersville community and provides a new learning environment and gathering space. The 20,000 square-foot building includes multiple public meeting rooms, a "maker lab" for creative learning, teen space, and children's area.

Owner's Contact

Information: Gary Key

(336) 703-2207 keygg@forsyth.cc

Construction Schedule: 2017-2018

Services Provided: As the Design-Builder, Blum

Construction led the design and construction processes from receipt of bridging documents to

building turnover.

Scheduled Completion

Date: 2018

Actual Completion Date: Under Construction



Public Safety Training Center Buncombe County

Project Description:

The building serves as the central classroom and administrative building for Asheville-Buncombe Community College's Emergency Services Training campus in Woodfin, NC. In addition to classrooms and offices, the building houses labs, an ambulance bay, multi-purpose/auditorium space and common break areas. The building was completed on-time and on-budget and included sustainable strategies, such as daylighting, LED lighting, and a high-efficiency HVAC system.

Owner's Contact

Information: Mike Goodson

(828) 250-4854

mike.goodson@buncombecounty.org

Construction Schedule: 2012-2015

Services Provided: As the local architect, Legerton

Architecture led a participatory design process gathering input from project stakeholders such as AB Tech faculty, administration, and Facilities Department, Buncombe County's Assistant County Manager, and the chiefs of every fire

department in the county.

Scheduled Completion

te: 2015

Actual Completion Date: 2015





Huffman Hall Mars Hill University

Project Description:

Designed by Henry Gaines and constructed in 1946, Huffman Hall served as both a women's and men's dormitory until recently being renovated for its current use as a women's dorm.

Owner's Contact

Information: Dr. Dan Lunsford, dlunsford@mhu.edu

Neil Tilley, ntilley@mhu.edu

(828) 689-1100

Construction Schedule: 2014-2015

Services Provided: Legerton Architecture completed

comprehensive renovation plans in 2014 which included reconfiguring each floor to provide common bathrooms to replace antiquated bathrooms shared by every two rooms. Legerton Architecture also coordinated the installation of a new sprinkler system, new HVAC, electrical lighting and power, and plumbing systems.

Scheduled Completion

Date: 2015

Actual Completion Date: 2015

Legerton

Day Hall Mars Hill University

Project Description:

Day Hall is a new student activity center which includes a bookstore, black box theater, cafe, classrooms, seminar rooms, and faculty offices and is located at the town entrance to the Mars Hill University campus. Owner's Contact Information:

Dr. Dan Lunsford, dlunsford@mhu.edu

Neil Tilley, ntilley@mhu.edu

(828) 689-1100

Design Schedule: 2008-2014
Services Provided: Legerton Arc

Legerton Architecture served as the project's architect, providing full architectural services from pre-design through construction documents and construction administration. Sitework Studios provided full site design services, including hardscape/streetscape and landscape design. In the initial stages of the project, Legerton and Sitework Studios led the public input charette with the University to gain better understanding

of the needs of the institution.

Scheduled Completion

Date: 2016
Actual Completion Date: 2016

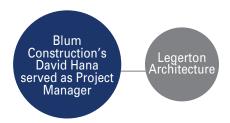




Isaac Dickson Elementary School

Project Description:

The new school was designed for 525 Students. Sustainable Design was a major focus of this project, including: 74 geothermal wells, solar daylighting, high levels of insulation, rainwater collection, recycled & reused materials throughout, outdoor classrooms, and other sustainable design features. The building is designed for LEED Platinum certification.



Owner's Contact

Don Sims Information:

(828) 350-6197

don.sims@acsgmail.net

2013-2014 **Design Schedule:**

Early in the design process, Legerton **Services Provided:**

Architecture helped lead an Integrative Design Process grounded in community involvement and input, including 65 meetings with 1,165 participants. In addition to the sustainable design systems and innovative classroom designs, another notable feature of the school is a 66-million year old

Hadrosaur fossil located immediately inside the entrance to the school.

Scheduled Completion

2015 Date:

2016 (delayed due to poor soil **Actual Completion Date:**

conditions under part of the new school)



Public Services Operations Center

Town of Waynesville

Project Description:

The building currently has office space, warehouse storage space, and a large service bay to support various Town of Waynesville functions. The 14,000 SF building was constructed in the late 1960s. It was served by systems that were original to the building. The systems were failing and the building was experiencing numerous comfort, efficiency and related problems. This project included the redesign and replacement of these outdated systems.

Owner's Contact

Preston Gregg Information:

(828) 456-3706

pgregg@waynesvillenc.gov

2015-2017 **Design Schedule:**

Sud Associates provided the **Services Provided:**

Mechanical, Electrical, Plumbing **Engineering & Construction**

Administration.

Scheduled Completion

2017 Date:

2017 **Actual Completion Date:**

SUD ASSOCIATES, P.A.



Pioneer Building - Broadway Mixed Use Development Set Sail Development

Project Description:

The Pioneer Building is the first part of a threephase planned development situated at the head of Asheville's Broadway Street Neighborhood Corridor District and the Reed Creek Greenway. The project anchors a prominent downtown gateway and is composed of office, retail and residential components with a courtyard for gathering and outdoor dining. A private terrace was designed for use by the building's residential population.

Owner's Contact

Mitchel Sorin, AIA Information:

(828) 251-9125

mitchel@legertonarchitecture.com

2008 **Design Schedule:**

Sitework Studios provided complete site Services Provided:

development design services for Phase I, which included urban and landscape design, and presentations to local boards and commissions. Design inspiration was drawn from the adjacent neighborhood to create a timeless aesthetic throughout

the site.

Scheduled Completion

2008 Date:

2008 **Actual Completion Date:**

sitework

Glen Rock Depot Mountain Housing Opportunities

Project Description:

Glen Rock Depot is a mixed-use project, located in Asheville's River Arts District, which is a cornerstone in the District's rebirth and expansion. Phase I of the project included the renovation and adaptive reuse of an old storefront building, which now houses art galleries and studios. Phase II entailed LEED certification for the development and the construction of a trailhead for the proposed Town Branch Greenway. Phase III entailed the renovation of the historic Glen Rock Hotel, which was adapted for street-level commercial use and upper-level residential living.

Owner's Contact

Cindy Weeks Information:

(828) 254-4030

cindy@mtnhousing.org

2008 **Design Schedule:**

Services Provided: Sitework Studios provided site

development and landscape design services for all phases of the project. Glen Rock Depot has been an

anchor and catalyst for the ongoing development in the River Arts District.

Scheduled Completion

2009 Date:

2009 **Actual Completion Date:**

sitework

Please reference the Design Portfolio in Appendix D



TAB 5 References CAKE SUSA



Ken Kramer

Givens Highland Farms (828) 669-6473

kkramer@givenshighlandfarms.org

Givens Highland Farms engaged Frank L. Blum Construction Company to assist them with the planning and execution of a multi-phased campus expansion. Upon completion, the project will consist of independent living cottages, independent living apartment buildings, an assisted living building, and new dining and activity spaces.

Dan Cordell

Town of Black Mountain (828) 419-9300

dan.cordell@townofblackmountain.org

Dan serves as the plan reviewer and building inspector for the Town of Black Mountain. The Town of Black Mountain reviewed all drawings and inspected the construction of the Meadowmont project at Givens Highland Farms.

Neil Tilley

Mars Hill University (828) 689-1100 ntilley@mhu.edu

Legerton Architecture has worked with Mars Hill University over the last fourteen years on the design of the new Day Hall, the new Field House, renovations to the Huffman Dormitory, the Rural Life Museum, Cornwell Hall and a renovation study for the Owen Theatre.

Don Sims

Asheville City Schools

(828) 713-9303

don.sims@acsgmail.net

Isaac Dickson Elementary School was designed for 525 Students for Asheville City Schools. Sustainable Design was a major focus of this project, including: 74 geothermal wells, solar daylighting, high levels of insulation, rainwater collection, recycled & reused materials throughout, outdoor classrooms, and other sustainable design features. The building is designed for LEED Platinum certification.

Gene Bell

City of Asheville, Housing Authority (828) 239-3511 gbell@haca.org

Legerton Architecture has worked with the Housing Authority of the City of Asheville (HACA) over the last twenty-four years on numerous projects. The most recent projects with HACA are the sustainable design renovations to the Arthur R. Edington Education and Career Center and renovations to the historic Altamont Apartments.





TAB 6 Appendices Appendix A **Key Personnel** Appendix B Legal and Financial Appendix C **Conflicts of Interest** Appendix D Design Portfolio





Mark Dunnagan

Project Team Leader

The project team leader is the single point of contact for The Town of Montreat. Mark is responsible for ensuring that The Town of Montreat obtains expected results through effective management of task assignments, controlling cost, quality performance and building high performance teams. The project team leader will dedicate approximately 10% of his time to this project.

Licenses and Registrations:

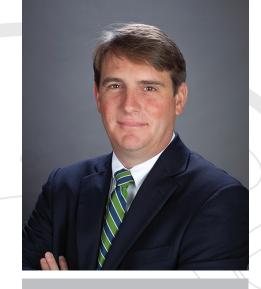
- Professional Engineer, NC & SC
- LEED Accredited Professional

Qualifications:

- 17 years in the Construction Industry
- 12 years with Frank L. Blum Construction Company

Previous Project Experience:

- AFAS, Center for the Arts
- AHEC of Northwest NC
- Ali Group, North American Training Center
- Carolina Village Retirement Community, Clear Creek Cottages & Lakeside Apartments
- East Carolina University, Community Service Learning Center #5
- East Carolina University, Dowdy-Ficklen Stadium
- East Carolina University, Greene Residence Hall
- Family Services of Winston-Salem, Headquarters
- First Presbyterian Church of Greensboro, Sanctuary and Smith Building Renovation
- First Presbyterian Church Winston-Salem, Additions & Renovations
- Forsyth County, Central Library
- Forsyth County, Kaleideum
- Forsyth County, Paddison Memorial Branch Library
- Givens Highland Farms, Brookside Apartment Renovations
- Givens Highland Farms, Meadowmont
- McCormick Residence Renovation



- North Carolina State University, Carmichael Gymnasium Renovation
- North Carolina Housing Foundation, 5th Street Apartments
- North Carolina Housing Foundation, Hunters Hill Apartments
- Presbyterian Homes, Inc., Glenaire Healthcare Renovation
- Presbyterian Homes, Inc., Glenaire Parking Deck
- Presbyterian Homes, Inc., River Landing at Sandy Ridge Expansion
- Presbyterian Homes, Inc., River Landing at Sandy Ridge Health Care Renovation
- RMIC, Headquarters and Data Center
- Ronald McDonald House, Additions and Renovations
- University of North Carolina at Asheville, Student Housing
- University of North Carolina at Chapel Hill, Dean E. Smith Center Basketball Offices Renovation
- University of North Carolina at Chapel Hill, Field Hockey Stadium & Training Center
- Wake Forest University, ACC Network Control Room
- Wexford Science + Technology, 525@Vine Collaboration Space
- Winston-Salem State University, Hauser Hall



John Legerton

Architect/Design Manager

The architect/design manager for the Montreat Town Hall will lead the design process with the Town of Montreat to accomplish the project design goals. John will also lead and manage the architectural, landscape, civil, structural, mechanical, electrical, and plumbing design work. The architect/design manager normally dedicates 15% of his time to the project.

Licenses and Registrations:

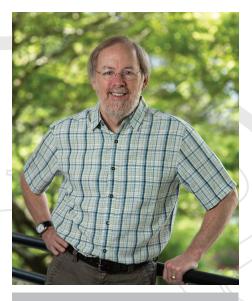
- North Carolina and South Carolina architectural licenses
- National Council of Architectural Registration Boards (NCARB)

Qualifications:

- 43 years in the Architectural and Planning Profession
- 24 years with Legerton Architecture, P.A.

- Asheville City Schools, Isaac Dickson Elementary School
- Asheville Housing Authority, Arthur R. Edington Education and Career
- Buncombe County, Buncombe County Public Safety Training Center
- Mars Hill University
 - Day Hall
 - Huffman Hall Renovations
 - Jo Ellen Ammons Field House
 - Rural Life Museum Renovations
- Montreat Conference Center, Left Bank Building Renovations
- Warren Wilson College
 - Craft Center Campus Master Plan & New Blacksmith Shop Jenson Building Renovations

 - Rodney Lytle Pool Building Renovations





David HanaContractor's Project Manager

The project manager is present and engaged in all aspects of the project during the preconstruction, construction and post-construction phases. David is responsible for ensuring the project paperwork is completed in a logical, accurate, and timely manner, as well as all others elements required to keep the project on track to ensure successful delivery of the project for all parties. The project manager will dedicate approximately 20% of his time to this project.

Licenses and Registrations:

· LEED GA

Qualifications:

- 13 years in the Construction Industry
- 2 years with Frank L. Blum Construction Company

- Asberry Court Apartments
- CalAtlantic Homes, Wildwing Estates
- Givens Highland Farms
 - Brookside Apartments Renovations
 - Meadowmont
- Hawkstone Community Development
- Heritage Christian Academy
- Honda Jet, Office Renovation
- Isaac Dickson Elementary School
- Maplewood Estates Retirement Community
- McCormick Residence Renovation
- Randolph County EMS Headquarters
- Timber Ridge Community
- Timnath Ranch Community Development
- UCHealth, Mountain Crest Behavioral Health Center
- · University of North Carolina at Asheville, Student Housing





Chris D'Angelo

Contractor's Superintendent

The contractor's superintendent is the primary point of day-to-day interface between he Town of Montreat and Blum during the construction phase of the project. Chris's "hands-on" approach delivers consistent quality control throughout the life of the project. His duties include the oversight of all trade contractors, jobsite safety, field coordination, project logistics, field quality control, schedule adherence, and the daily supervision of jobsite construction activities. The superintendent will dedicate 100% of his time to this project.

Licenses and Registrations:

OSHA 10 Certified

Qualifications:

- 32 years in the Construction Industry
- 2 years with Frank L. Blum Construction Company

Previous Project Experience:

- Tuckaseigee Water and Sewer Authority, Wastewater Treatment Plant Expansion
- Buncombe County
 - Firearms Training Range
 - Safety Training Classroom
- Cherokee County, Emergency Operations Center
- Fifth Avenue Place, Apartments & Parking Garage
- Gleneagles Country Club, Clubhouse
- Lake Lure, Lake Lure Classical Academy
- Maggie Valley Club, Clubhouse
- Mars Hill University, Press Box & Stadium Renovation
- · Givens Highland Farms, Meadowmont
- Memorial Hospital
 - Renovations
 - West Additions
- Mizner Park, Shopping Mall





Gary Davis

Civil Engineer

Gary is responsible for ensuring that The Town of Montreat obtains expected results through civil engineering and planning services. Services include project planning, feasibility investigations, project design, site layout and planning, grading design, infrastructure design including roadways, utilities, wastewater collection, water supply and transmission, storm water management, and erosion control design. The civil engineer will dedicate 15% of his time to the project.

Licenses and Registrations:

Professional Engineer, NC

Qualifications:

- 34 years of experience performing similar work
- 14 years with Davis Civil Solutions, P.A.

- Buncombe County
 - -Emergency Services Training Center
 - -Animal Shelter and Humane Society Facilities
 - -Multi-Story Parking Deck
- Montreat College
 - -Assembly Inn Sidewalk Improvements
- Montreat Conference Center
 - -West Virgina Terrace Sewer Line Relocation
- Town of Montreat
 - -Kentucky Circle Storm Drainage
 - -North Carolina/Louisiana Road Water Line Improvements
 - -Well No. 6 Installation
 - -Assembly Drive Reconstruction





Matthew B. Sprouse, PLA

Landscape Architect

Matt is the project manager for the entire scope of landscape architectural components for the project, and will oversee the day to day activities encompassing site and land planning. He is the main point of contact for Sitework Studios. The landscape architect will dedicate 15% of his time to this project.

Licenses and Registrations:

- Licensed Landscape Architect
 - North Carolina #1212
 - South Carolina #1377

Qualifications:

- 23 years in the Landscape Architectural Industry
- 14 years with Sitework Studios, PLLC

- Mr. Harry Pilos, Delphi Development, LLC, RAD Lofts
- Mr. Ken Partin, Givens Estates, Givens Gerber Park Independent Living Center
- Mr. James Diaz, CCIM, 265/85 Haywood Road
- Mr. David Tart, Encore Lodging, Asheville Foundry Inn
- Mr. Joel Sawers, Residences at Biltmore
- Rev. Clayton King, Crossroads Retreat Center
- Mr. Brent Stark, The Foundation
- Asheville City Schools, Asheville Middle School
- Haywood Community College, Sawmill Road Pedestrian Master Plan
- Asheville Housing Authority, Leigh Walker Heights Master Plan Study
- Scott County Virginia, Riverside Mixed-Use Master Plan
- Grove Park Inn, 2012 Master Plan
- John C. Campbell Folk School, Master Plan





Edward Medlock

Structural Engineer

The structural engineer is responsible for ensuring that The Town of Montreat obtains expected results through structural observations, full structural assessments/evaluations and facility condition assessments. The structural engineer normally dedicates 15% of his time to the project.

Licenses and Registrations:

• Professional Engineer, TN

Qualifications:

- 20 years experience performing similar work
- 11 years with Medlock & Associates

- Cherokee County, Court House Renovation
- Buncombe County Schools, Discovery Academy
- Charlotte-Mecklenburg County, Mallard Creek Academy
- City of Asheville
 - Permanent Canopy
 - Shade Sails
 - On-Call Engineering
- Transylvania County, Structural Building Assessments
- Tryon Equestrian Center
 - Hotels
 - Athletes Village
 - Restaurants
 - Stadium Seating
 - Retail Buildings
 - Condominiums
 - Skyloft Apartments





Jerome Hay, P.E., LEED AP

Mechanical, Electrical, Plumbing Engineer

Jerome has nearly 30 years of experience performing engineering studies and analysis, research, and design work. He specializes in the design and installation/replacement of chilled/hot water systems, HVAC equipment, plumbing, fire protection, and the implementation of energy conservation measures. His experience includes analysis, design, construction administration, and commissioning for many educational, hospitality, and industrial facilities. Energy conservation and sustainability have been central tenets in his design philosophy throughout his career, and he has been a team member in several LEED and high-performance building projects. The MEP engineer will dedicate 15% of his time to this project.

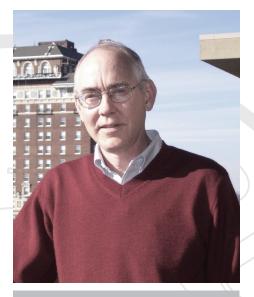


- Licensed Mechanical Engineer: NC #18486
- Member of American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE)



- 34 years of experience performing similar work
- 30 years with Sud Associates, P.A.

- Asheville-Buncombe County Technical Community College, Rhododendron Building
- Buncombe Discovery Academy, STEM High School
- Elon University, The Station at Mill Point
- Guilford Technical Community College, Business & Industry Supply Chain Institute
- NC Department of Public Safety, Broughton Hospital Laundry Boiler Plant
- Town of Waynesville, Public Services Operation Center
- Winston-Salem State University, Donald Julian Reaves Student Activity Center





Chad Reichert

Virtual Engineer

Qualifications:

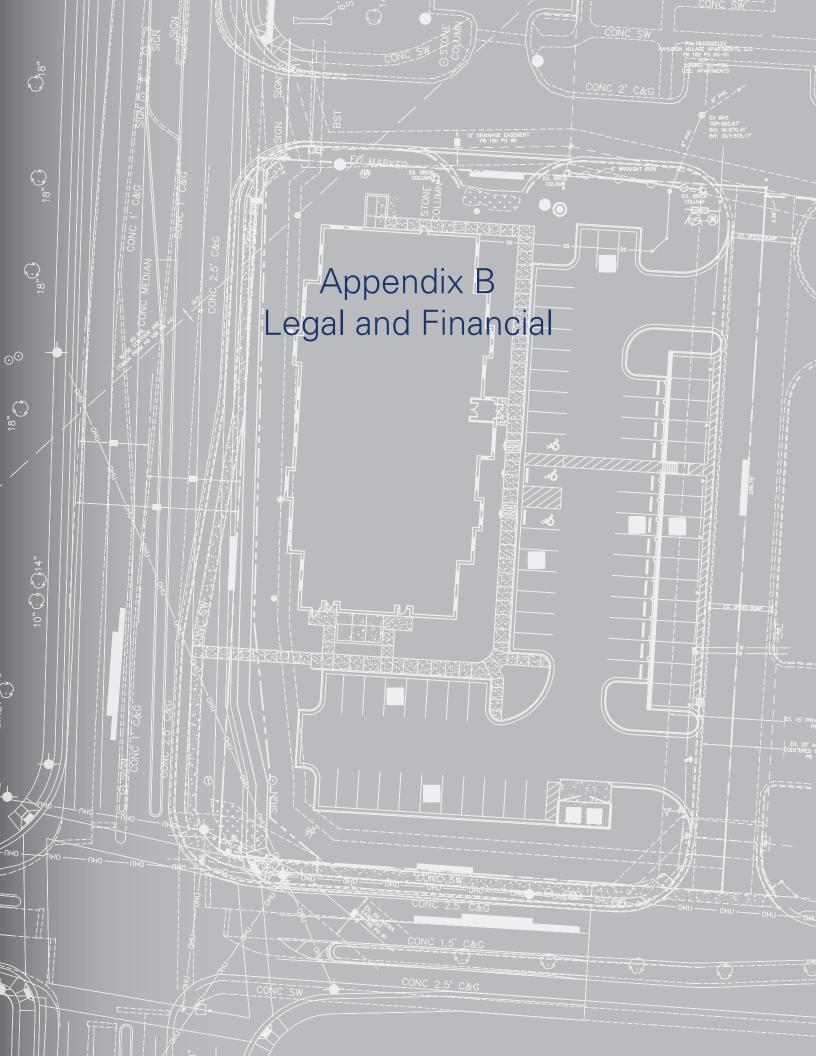
- 20 years in the Construction Industry
- 6 years with Frank L. Blum Construction Company

Building Information Modeling (BIM):

Chad has worked with Building Information Modeling (BIM) in the construction industry for seven years, utilizing projects in the K-12 education, higher education, financial, corporate, hospitality, mixed use, retail, data center, and master planning areas. Recent BIM work has been primarily with Revit Software and has generated schematic, design development, and construction document level models. Chad also has significant experience with trade coordination and drawing conflict resolution within his own and third-party models. The virtual engineer will dedicate 10% of his time to this project.







Acknowledgment of Clarifications and Addenda

Frank L. Blum Construction Company acknowledges the receipt of the following addenda:

- Addendum #1 Closing Date Clarification...June 25,2018
- Addendum #2 Simplification an inclusion of material information...July 1, 2018
- Addendum #3 Questions and Answers...July 1, 2018

Legal Structure



NORTH CAROLINA Department of the Secretary of State

CERTIFICATE OF EXISTENCE

I, Elaine F. Marshall, Secretary of State of the State of North Carolina, do hereby certify that

FRANK L. BLUM CONSTRUCTION COMPANY

is a corporation duly incorporated under the laws of the State of North Carolina, having been incorporated on the 3rd day of May, 1954, with its period of duration being Perpetual.

I FURTHER certify that, as of the date set forth hereunder, the said corporation's articles of incorporation are not suspended for failure to comply with the Revenue Act of the State of North Carolina; that the said corporation is not administratively dissolved for failure to comply with the provisions of the North Carolina Business Corporation Act; that its most recent annual report required by N.C.G.S. 55-16-22 has not been delivered to the Secretary of State; and that the said corporation has not filed articles of dissolution as of the date of this certificate.





Certification# 103065062-1 Reference# 14709541-ACH Page: 1 of Verify this certificate online at http://www.sosnc.gov/verification

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the City of Raleigh, this 24th day of July, 2018.

Elaine J. Marshall

Secretary of State





Marsh & McLennan Agency LLC 4900 Libbie Mill East Boulevard, Suite 100 Richmond, Virginia 23230 Main +1 804 780 0611 Fax +1 804 788 8944 www.mma-midatlantic.com

June 21, 2018

Mr. Alex Carmichael Town of Montreat PO Box 423 Montreat, NC 28757

Subject: Frank L. Blum Construction Company

Project: Town Hall Owner: Town of Montreat

Dear Mr. Carmichael:

The Travelers Casualty and Surety Company of American an A+ rated company and licensed in N.C. have established a bonding program for Frank L. Blum Construction Company. We are prepared to support single jobs up to \$60,000,000 single and aggregate programs in excess of \$100,000,000.

Frank L. Blum has had no claims placed against them.

This commitment is subject to the underwriting conditions at the time of bond request. This includes, but is not limited to work on hand, contract terms, bond forms, profitability and bid spread.

We recommend this contract highly. If I can be of further assistance please feel free to give me a call.

Very truly yours, Travelers Casualty and Surety Company of America

John C Stanchina

John C Stanchina Attorney in Fact

JCS/jjw





Damages Information

- A) Describe any project that resulted in assessment of liquidated damages, stipulated damages or monetary deductions for not meeting intermediate and completion deadlines against the firm within the last five years. Describe the causes of the delays and the amounts assessed. Describe any outstanding damage claims for projects in which any firm was involved within the last five years. None
- B) Describe the conditions surrounding any contract (or portion thereof) entered into by the firm that has been terminated for cause, or which required completion by another party, within the last five years. Describe the reasons for termination and the amounts involved. None
- C) Describe any debarment or suspension from performing work for the federal government, any state or local government, or any foreign governmental entity, against the firm. None







Conflicts of Interest

Frank L. Blum Construction Company has reviewed the conflict of interest policy and does not identify any relevant facts relating to past, present, or planned interests of the Submitters team which may result, or could be viewed as, an organizational conflict of interest in connection with this RFQ.



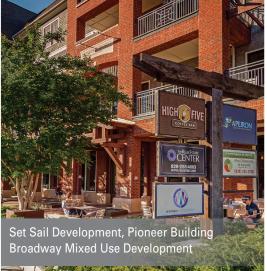




















Please reference the project sheets in Tab 4 indicating how each project demonstrates familiarity with projects of similar scope, type, and architectural character.





Town Hall Statement of Qualifications for Design-Build Services

Submitted to:

Mr. Alex Carmichael Town of Montreat PO Box 423 Montreat, NC 28757

Submitted by:

Mark Dunnagan Frank L. Blum Construction Company 70 Charlotte Street, Suite 001 Asheville, NC 28801

