

**REQUEST FOR PREQUALIFICATION  
SUBMITTALS FOR**



**TOWN OF MONTREAT  
TOWN HALL  
DESIGN-BUILD PROJECT**



187 Deaverview Road  
Asheville, NC 28806

828.254.6141

[hmconstructors.com](http://hmconstructors.com)

JULY 27, 2018

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187 Deaverview Rd  
Asheville, NC 28806  
Post Office Box 16589  
Asheville, NC 28816  
Phone 828.254.6145  
Fax 828.254.8696  
[www.hmconstructors.com](http://www.hmconstructors.com)

July 27, 2018

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

Re: Town Hall Design-Build, Project Number 2018-004

### **3.1 - Introduction**

In response to the requested Design-Build qualifications for the New Montreat Town Hall, we hereby submit the requested information for your consideration.

As evidenced by the attached information packets, H&M Constructors is a solid choice to bring your project to completion with the highest degree of professionalism and quality.

Business Name: H&M Constructors  
Mailing Address: PO Box 16589  
Asheville, NC 28816  
Business Type: Corporation, ESOP

Primary Contact will be: Eric Jones: Project Executive – (828) 225-5330; [ejones@h-mconstructors.com](mailto:ejones@h-mconstructors.com) ; fax (828)254-8696

Other Key Personnel: Project Manager – Kenny Hollifield, H&M Constructors; [kennyh@h-mconstructors.com](mailto:kennyh@h-mconstructors.com)  
Architect – Wade Burns, Mountain Living Construction

We appreciate your consideration of our qualifications and look forward to working with you on this important project.

Sincerely,

Greg Borden  
Senior Vice-President  
**H & M Constructors**

**Quality Commitment Character**

**Proudly Employee-Owned**

### **3.2 - Narrative Description**

The H&M Constructors team has a good preliminary understanding of the project background and goals. The new building is intended for a relocation of the Town services departments. The project will be located at the newly annexed property that Montreat has obtained from Black Mountain.

The Town of Montreat desires to secure a single, unified team to design and build a Town Hall on the “Creekside” lot just outside the Montreat gate. The team chosen will have all personnel, qualifications, licenses and certifications appropriate to design, engineer and construct the new facility, per the RFQ.

The project goals of the Town officials representing the citizens of Montreat are to design and construct a Town Hall that will provide a safe, sanitary, efficient and attractive work environment for the office employees of the Town. The finished project should represent the historical architectural and natural beauty of the community and be welcoming to the public.

The building should use materials common in the town architecture, as maintenance free as practical and environmentally responsible. Its architecture should appear “familiar” to what people will see after passing by the new Town Hall and passing through the Gate. The new building is not to be a monument. Rather, together with the Gate, both should say “Welcome to Montreat.”

Montreat’s special character includes a fabric of restful environs, native forests, ferns and rhododendrons, with a mix of historic and newer architectural structures. Stone and wood frame construction is the norm and no period style overshadows the others. Wood frame with stone accents dominate cottages, while stone exteriors with plentiful windows dominate the institutional buildings.

Montreat residents comprise a mix of year-round and seasonal cottagers who share the Town with nine-month collegiate residents and six weeks of summer high school conferees. There are another 3–4 weeks of adult conferences, mostly occurring in the summer and fall.

The Cottage owners and institutional stakeholders will be interested in details of the Town Hall. Addressed properly, this will be an opportunity to strengthen the design and community. The Town staff and elected officials are committed to the time and energy needed to ensure that all design program needs are met.

The H&M design-build team will be available for officials and citizen input as directed by the Town, whether in meetings or one or more charrettes. The design program (or menu of spaces, style, and appearance) will be refined by consultation with Town officials, staff, and citizens. Access to these resources will be as directed by the Town.

Pending community and official input just described, we envision a one-story building with offices and public space to be determined, an attic sufficient to provide long-term dead storage



space and secure police evidence storage, plus a crawl space for structural and long-term flexibility reasons.

Based on preliminary information that the Public Works Director's office will be in the new Public Works building, we anticipate a minimum of two private offices for the Police Chief and Town Administrator, who routinely need privacy. Additionally, there would be either one or two additional offices for Finance and Zoning officials, plus a reception area for the Town Clerk, or a possible open plan with adjustable partitions for the Zoning, Finance and Clerk/Administrative Assistant. There are several reasons these three positions may work better in an open plan, including safety, ease of covering for each other as one-or-more may not be at their desks, and other possible circumstances.

A big decision will be determining how much space will be needed for conferences/meetings.

At this time, we recommend consideration of geothermal heating/air. The geothermal system will provide significant operational savings. We also recommend that both the attic and the crawl space be unvented with proper insulation.

The unvented crawl space with perimeter rigid insulation panels and flood vents, as required, will withstand the events of time such as a major flood and the possible future need to move a toilet or change communication wiring. Additionally, this space would be kept dry and not subject to freezing. The crawl space affords better structural foundation solutions to address the challenges in the existing subsoil conditions of the site.

The unvented attic can be insulated with rigid closed cell foam, directly sprayed to the underside of the roof decking. This space will house the HVAC. No separate, outdoor compressor is required with geothermal. The attic will generally remain near room temperature year-round.

The attic will be structurally sufficient to provide dead long-term storage space for archiving files and drawings that should be preserved in a dry, stable climate.

Understanding Montreat ordinances, including storm water, institutional parking, and landscaping regulations are critical to meeting cost and schedule requirements. We will address these issues.

All such assumptions, prior to being selected as the design team and meeting with the stakeholders, are intended to be preliminarily informative only, and merely a place to start.

We are prepared to provide the requested and required pre-construction services, which include architectural and engineering design, preparation of schedules, cost estimates at various levels of design, and value engineering. We understand that a total budget of \$900,000 is the goal, and we will make all necessary efforts to stay within this limit. Our experience with negotiated projects, design-build projects, and CM@Risk projects has given us the tools to provide whatever is needed to achieve this.

### **3.3 - Submitter Organization and Experience**

We believe that careful planning, coordination, and communication are the keys to a successful project. This all begins in the pre-construction phase, as the construction documents are brought from schematic design (SD), through design development (DD), and finally to 100% complete construction documents (CD). A project this size may be able to go directly from SD to CD; this would also help get the project started, and completed, earlier. Collaboratively, H&M Constructors and its partners on the design team will come to fully understand the owner's needs and vision before getting final subcontractor bids.

As part of the pre-construction phase, we will develop a project budget, which will be updated at the end of each design phase. Budget analysis and value engineering assistance will be provided, particularly if projected costs are exceeding the owner's budget. We will also organize and attend any required meetings with the Town of Montreat during the design phases to advise on matters relating to site use, improvements, selection of materials, building methods, construction details, building systems and equipment, code compliance, phasing and sequencing. From these meetings, we will provide recommendations on construction feasibility, factors relating to construction cost, and lead times for equipment and material procurement.

Meetings will continue to be important opportunities for communication, coordination and scheduling throughout the project, in the form of weekly job site subcontractor meetings, monthly owner/architect/contractor meetings, and pre-construction meetings for major subcontractors. The weekly meeting is also a tool for monitoring the progress of the subcontractors, and gathering information for schedule updates.

A well thought out schedule, built with input from all critical parties, is an important tool for a smooth-running project. We propose the use of the Phoenix or Primavera scheduling programs to prepare, provide, and maintain appropriately detailed CPM schedules. The pre-construction schedule, and later on, the project schedule, will be sufficiently detailed to allow for a realistic projection of design and construction activity sequences and durations. Updated schedules will be provided at the end of each design phase, and monthly during construction; more frequent revisions will be provided when and if necessary.

Our home office uses Spectrum project management for tracking and control of all billing, for both H&M Constructor pay applications to the owner, and subcontractor billings to H&M. Our accounts payable and accounts receivable staff, in consultation with our project manager, help insure the accuracy of all processed billings.

Shop drawings are monitored by the project manager, with an updated log maintained as each submittal is submitted and returned. Submittals are requested from subcontractors when contracts are submitted, with an expectation of completing the submittal process early in the construction phase. The architect will be advised if a particular submittal return is overdue, before it causes a schedule delay.

Requests For Information (RFIs) will be used to communicate to the architect and owner any discrepancy or missing information discovered on the plans or in the specifications, or other clarification issues that may come up. This method of getting answers and clarifications is simple to track with a continuously updated log, and provides documentation of questions asked, information given, and the dates of the actions.

Change proposals and change orders will be priced, produced, and processed by the project manager. No changes will be made without an official change order or change directive from the owner. Typically, all changes will be originated by the owner, either from a proposal request or from an answer to an RFI. Proposals and change orders will be tracked on a log kept updated by the project manager.

Obtaining qualified subcontractor bids will be important to the success of the project. We have a broad subcontractor base from which to draw, from our many years of working in Asheville and the surrounding region. Subcontractors are aware of our integrity and the quality we demand, and are always ready to provide us with their best pricing. We would invite a select list of subcontractors to bid, based on what we know about their quality of work, ability to staff the project, viability to complete the job, and competitive pricing. In addition, to comply with MWBE policies, we will publicly advertise bidding opportunities to encourage MWBE participation in the process.

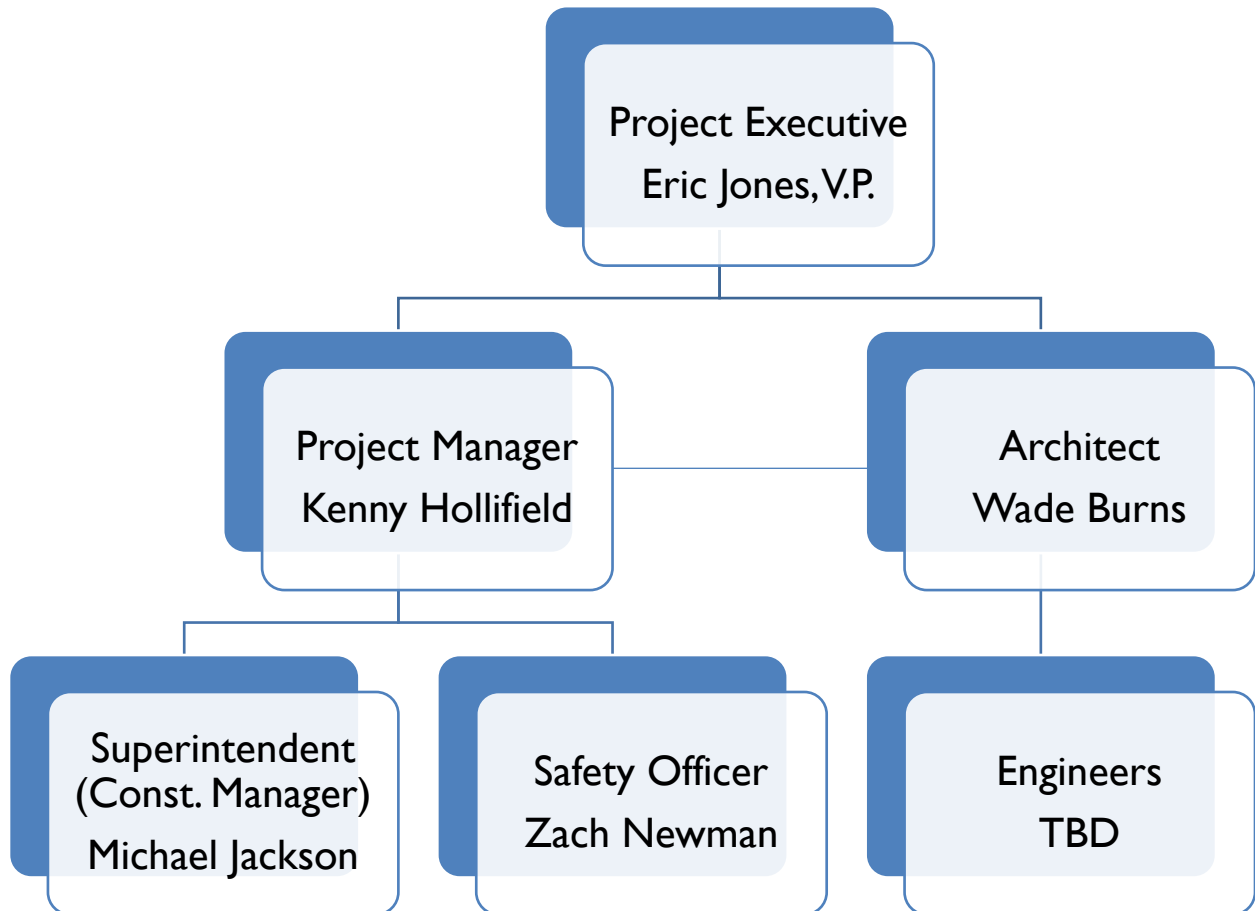
Our staffing for the pre-construction phase will be the project manager, and an assistant project manager to help on take-offs, pricing, and obtaining budget numbers for sub-contractor work, if needed. Each will also review the plans with an eye for constructability issues, which will be brought to the attention of the designers for review.

The only professional partner we have selected at this point is the architect, **Wade Burns**. He will head up the design team with engineers selected after consultations between H&M and Mr. Burns. We certify that each licensed design professional who is a member of the design-build team, including the sub-consultants, will be selected based upon demonstrated competence and qualifications as required by G.S. 143-64.31. Subcontractors will be selected based on bidding between invited bidders, and respondents to the bidding advertisement, as outlined above.

For the construction phase, the main staffing will be the project manager and the project superintendent. The project superintendent will on site full time.

Our ultimate goal is to provide 100% satisfaction to the Town of Montreat with a new, quality, and cost-effective Town Hall building, the result and finished product from this collaboration. H&M Constructors, and its selected design team of consultants led by architect Wade Burns, are committed to the team approach sought by the Town of Montreat. We have always found that cooperation and communication benefit all members of a team, by providing a positive work environment and producing the highest quality project, completed on time and within budget.

### 3.3.1 – Organizational Chart



### **3.2.2 – Submitter Experience**

#### **H&M CONSTRUCTORS**

A vast majority of H&M's extensive experience is in governmental, civic, and commercial work. Many have been negotiated, where we've worked with the architect at the design phase, and we have done several as CM@Risk, where we've provided full pre-construction services, though we do not have a design-build portfolio to present. We've highlighted just a few recent projects in which we have worked closely with the architect in the design and construction of the facility. Two were negotiated projects, and two were CM@Risk.

#### **ASHEVILLE-BUNCOMBE TECHNICAL COMMUNITY COLLEGE MULTI-PURPOSE BUILDING**

A new 24,400 sf multi-purpose building on the campus of AB Tech in Asheville, with auditorium, restrooms, offices and entry/gathering space. This was part of a CM@Risk project with a joint-venture partner, and had a total cost of \$6,264,182.

Owner: Buncombe County/AB Tech, Benny Smith [bennyrsmith@abtech.edu](mailto:bennyrsmith@abtech.edu) 828-254-1921

Project design started in May 2014, and construction was completed in September 2015.

Provided all pre-construction and construction services, from design to owner move-in.

Project was originally allotted 400 days for completion; actual time was 395 days.

Photos attached in Appendix D.

#### **AvL TECHNOLOGIES**

A new 57,200 sf office, warehouse, and manufacturing building in Asheville. This was a negotiated project, working closely with an architect hired directly by the owner, and had a total cost of \$9,008,600.

Owner: AvL Technologies, Jim Oliver [joliver@avltech.com](mailto:joliver@avltech.com) 828-250-9950

Project design started in March 2015, and construction was completed in August 2016.

Provided all pre-construction and construction services, from design to owner move-in.

Project was originally allotted 365 days for completion; actual time was 365 days.

Photos attached in Appendix D.

#### **WARREN WILSON COLLEGE – NEW ACADEMIC BUILDING**

A new 15,300 sf academic building on the campus of Warren Wilson College in Swannanoa.

This a negotiated project, working closely with the architect through the design phase, and had a total cost of \$4,378,600. The architect was hired directly by the owner.

Owner: Warren Wilson College, Richard Paxton [rpaxton@warren-wilson.edu](mailto:rpaxton@warren-wilson.edu) 828-771-3032

Architect: PFA Architects, Scott Donald ([sdonald@pfarchitects.com](mailto:sdonald@pfarchitects.com)) - 254-1963

Project design started in November 2016, and construction was completed in June 2018.

Provided all pre-construction and construction services, from design to owner move-in.

Project was allotted 380 days for completion; actual time was 416 days, due to change orders.

Photos attached in Appendix D.

## **BUNCOMBE COUNTY HUMAN SERVICES & PARKING DECK FACILITY**

A new 68,965 sf 7-story office building with an 8-story parking deck, located in downtown Asheville. This was a CM@Risk project with a joint-venture partner, and had a total cost of \$40,000,000.

Owner: Buncombe County, Clint Shepherd, [clint.shepherd@buncombecounty.org](mailto:clint.shepherd@buncombecounty.org) - 250-4242

Project design started in July 2014, and construction was completed in February 2018.

Provided all pre-construction and construction services, from design to owner move-in.

Project was originally allotted 915 days for completion; actual time was 985 days. Time was added for change orders increasing the scope of work.

Photos attached in Appendix D.

## **WADE DUBOSE BURNS – ARCHITECT**

Wade DuBose Burns, proposed architect for this project, has extensive experience as a design-build firm and as an architect, town planner, and project manager for major designs he has produced for various cities and towns.

For more detailed information:

See Appendix A: Resumes of Key

See Appendix D: Design Portfolio

### **3.4 - KEY PERSONNEL**

Project Executive: Eric Jones

Project Manager: Kenny Hollifield

Superintendent (Construction Manager): Michael Jackson

Architect: Wade DuBose Burns

Engineers: TBD

Safety Officer: Zach Newman

### **PRECONSTRUCTION SERVICES**

**Eric Jones** will provide the following services as the project executive. He will participate in the design review, meet with the owner and design team, develop written project procedures, provide value analysis by evaluating design, provide overall review of each phase of the cost estimating, lead in the selection of sub-contractors, formulate bid documents, and develop scope clarifications. Eric will also work with the architect in selection of engineers.

**Kenny Hollifield** will provide the following services during the preconstruction phase. He will lead the coordination of development and design, coordinate with the owner and design team to provide advice on site use, improvements, materials, building methods, construction details, building systems, equipment, and phasing. He will provide a comprehensive review of each phase of the design, and provide detailed scheduling of each phase.

**Wade DuBose Burns** will provide complete design of the facility, and work with Eric in the selection of the civil, structural, mechanical, and electrical engineers. He will work closely with both H&M and the owner to insure all program needs are met, and the design provides the highest quality and best value available that will also fit into the owner's budget.

## **CONSTRUCTION SERVICES**

**Eric Jones** will provide overview of the contract documentation as related to the owner's contract, sub-contractor contracts, vendor purchase orders, and change order execution. Eric will also review the payment approval process.

**Kenny Hollifield** will provide project management that includes project and contract documentation, vendor purchase orders, change order execution, preconstruction meetings with subcontractors, site staging review, quality control programs, conformance and compliance of shop drawings and submittals, change order evaluation and submission, overall project scheduling, verification of work complete relating to pay applications, project closeout, and update the owner and design team on a regular basis as to the progress of the project.

**Michael Jackson** will provide the daily supervision for the overall project which includes daily sub-contractor coordination, pre-task planning, weekly scheduling, adherence to plans and specifications, quality control, constructability, material compliance, adherence to safety policies, and daily field observation reporting.

**Wade DuBose Burns** will provide construction services to include review of submittals, site visits to ensure the design intent is being met, and provide assistance with details and clarifications.

**Zack Newman** will provide the safety compliance review, safety inspections, reporting, and adherence to the required safety regulations. Job site visits will be as necessary.

**\*\*\* See Appendix A for Resumes. \*\*\***



### **3.6 – References**

#### **For H&M Constructors**

Susan Harper – Exec. Director, Asheville Community Theater (ACT) 828-254-1320, ext. 29

Project: Complete renovations to theater, stage, and green room. New roofing.

David Daniel – RND Architects 919-490-1266

Project: New NCDOJ Western Regional Crime Lab, Edneyville

Richard Paxton – Project Manager/Owner's Rep. for Warren Wilson College 828-771-3032

Project: New Academic Building, Swannanoa

Keith Hargrove – Keith Hargrove Architects 828-232-1190

Project: Buncombe County Human Services Building and Parking Deck

#### **For Wade Burns, Architect**

Designed a New Home @ 406 Appalachian Way, Montreat, N.C. 28757 completed in 2016

Parkes Dibble [pdibble@bellsouth.net](mailto:pdibble@bellsouth.net) Cell 704-608-0541

Leslie Dibble [lsdibble@gmail.com](mailto:lsdibble@gmail.com) Cell 704-608-0542

Designed a New Home @ 221 High Top Colony, Black Mountain, N.C. 28711, comp. 2015

David Peale [davidpeale888@gmail.com](mailto:davidpeale888@gmail.com) Cell 828-216-3280

Lisa Peale [tuscany221@gmail.com](mailto:tuscany221@gmail.com) 828-669-0880

Designed restoration and addition to home @ 368 Nisbit Lane, Montreat, N.C., comp. 2014

John Stewart [jolastew@yahoo.com](mailto:jolastew@yahoo.com) Cell 843-283-3494

Laura Stewart [jolastew@yahoo.com](mailto:jolastew@yahoo.com) Cell 843-333-2463

Designed remodel and addition to home @ 202 Louisiana Rd., Montreat, N.C., comp. 2013

Nancy Thomas Cell 864-430-6276

### **3.4.2 APPENDIX A**

#### **RESUMES OF KEY PERSONNEL**

## **Eric Jones**

### ***Project Executive***

Eric Jones serves as Vice-President of H&M Constructors. He oversees current project performance; assists with project estimating, budgeting, purchasing and scheduling throughout the construction progress and is responsible for the overall management of construction services.

#### **Experience:**

- AvL Technologies – Re-roof
- University of North Carolina at Asheville – Eshelman School of Pharmacy
- Health Adventure – Renovations at Biltmore Square Mall
- WCU Upfit – Biltmore Town Square
- Regus Upfit – Biltmore Town Square
- AvL Technologies – Engineering Addition
- Brevard First United Methodist Church, Brevard, NC
- Warren Wilson College – Chapel Renovations, Swannanoa, NC
- Warren Wilson College – Dorland Hall Renovations, Swannanoa, NC
- MANNA Food Bank – Phase I
- ABTCC – Multipurpose Building
- MANNA Food Bank – Phase II
- AvL Technologies – New Office & Manufacturing Plant

#### **Present Commitments**

- Warren Wilson College – New Academic Building, Swannanoa, NC
- Buncombe County Solid Waste Transfer Facility, Asheville, NC

#### **Qualifications:**

Eric has over 29 years' experience in the construction industry. He has been employed with H&M Constructors since 2011.

Graduate of Wheaton Graduate School and Purdue University

KCB Construction – Project Manager (2009-2011)

FIRC Group, Inc. – Director of Construction (2007-2009)

Buncombe Construction – President, Vice-President, Project Manager (1997-2007)

#### **Location**

- Asheville, NC

**Quality Commitment Character**

**Proudly Employee-Owned**

## **Kenneth Hollifield**

### ***Project Manager***

Kenneth's role as Project Manager entails direct control of the project, from take-offs and estimating for lump-sum bid projects, contract negotiations with the owner and with subcontractors, scheduling, and contract administration throughout the duration of the project through project close-out.

### **Experience**

- MOOG Music – Office Renovation
- MANNA Food Bank – Phase II
- Foster Seventh Day Adventist Church – Two Room Addition
- Beth HaTephila – Additions/Renovations, Asheville, NC
- Black Mountain Neuro-Medical Treatment Center – Elevator Refurbishment
- Beth HaTephila – Interior Upfit
- Lenoir-Rhyne University Center for Graduate Studies – 2<sup>nd</sup> Floor Renovations, Asheville

### **Present Commitments**

- Catawba Valley Community College – Workforce Solution Complex (Asst. PM)
- Crane Resistoflex – Electrical, Maintenance Addition, Loading Dock

### **Education**

- Appalachian State University
  - Bachelor of Science in Business Administration
  - Major: Production Operations Management, 1996
  - President of APICS Student Chapter

### **Qualifications**

- Kenneth has been employed with H&M Constructors since April 2015
- DMAIC Problem Solving
- Kepner-Tregoe
- ISO-9000 Internal Auditor Certification
- NC Licensed Commercial Contractor

### **Location**

- Asheville, NC

## **Michael Jackson**

### ***Project Superintendent/Construction Manager***

The role of the Project Superintendent requires direct supervision of the project, from coordinating/scheduling H&M's field employees and contracted subcontractors to administration throughout the duration of the project, through project close-out.

#### **Construction Experience**

- Carolina Cornerstone Construction  
Superintendent (2015-2016)  
Read blue prints, manage work trades on projects, quality control check on subcontractors work
- Self-employed  
2005-2015  
Subcontract framing, siding, window installation

#### **H&M Project Experience**

- 200 Bingham Road Building Renovation
- UNCA Brown Hall Sewer Replacement
- 200 Bingham Road Building Renovation
- Beth Ha Tephila Interior Renovations

#### **Present Commitments**

- Catawba Valley Community College – Workforce Solutions Complex

#### **Qualifications**

Michael has over 25 years' experience in the construction industry. He has been employed with H&M Constructors since 2016.

#### **Location:**

- Asheville, NC

**Quality Commitment Character**

**Proudly Employee-Owned**

## **Zach Newman**

### ***Safety Manager***

Zach's role as Safety Manager is to provide safety compliance reviews, and provide employee orientation and training. Conduct weekly safety meetings, and provide activity plan reviews, safety inspections reporting and adherence to the required safety regulations.

### **Experience**

- Corporate Safety Manager for MB HAYNES Corporation/H&M Constructors
- H&M Constructors Safety Manager for the Asheville-Buncombe Technical Community College Projects: Allied Health & Work Force Development Center, Multipurpose Building and Parking Deck Facility, Human Services & Parking Deck Facility for Buncombe County
- HAYNES Electric Construction prefabrication shop manager and retrofitting lights for HAYNES Energy Solutions
- Served as the onsite material manager and purchasing agent for Horse Head industrial project with HAYNES Electric Construction
- Completed the HAYNES Electric Construction apprenticeship program to earn a Journeyman Card
- Worked as field apprentice for HAYNES Electric Construction

### **Qualifications**

- Zach has over 12 years' experience in the construction industry. He has been employed with M.B. HAYNES Corporation since 2008.
- Western Carolina University – Construction Management
- OSHA 10 Certification
- OSHA 30 Certification
- Flagger Trainer
- First Aid/CPR Trainer
- Certified DOT specimen collector and trainer

### **Location**

- Asheville, NC

## Proposed Architectural services only for the New Montreat Town Hall

**Architect:** Wade DuBose Burns

PO Box 610, Montreat, NC 28757 | Mobile: 828-231-0650 | Email: wadeburns@bellsouth.net

- a) **Relevant Licensing and registration:** North Carolina licensed architect # 8310  
Five-year architectural degree, Virginia Polytechnic Institute, College of Arch. 1969  
National Council of Architectural Registration Board exams completed in 1973  
General Contractors license # 62676 Mountain Living Construction, Inc.
- b) **Years of experience performing similar work:** 44 years (the 44 years of architectural practice and more than 15 years as a licensed general contractor building the architects' designs all represent a body of work that uniquely qualify Wade Burns for the architectural design of the new Montreat Town Hall.)
- c) **Length of employment with current employer:** 44 years (opened arch. practice 1974)
- d) **Actual work examples:** please refer to Section 3.3.2 Submitter Experience

Burns, architect, will team with H&M Constructors as the contractor.

Because this is a design-build approach by the Town, it is important for the architect to have successful experiences in the design-build arena. Wade DuBose Burns opened his architectural office in 1974 and operated exclusively as a design-build practice from 1974 until 1978. The architect relocated to Montreat in 1999. Montreat architectural projects completed prior to 2008:

Client	Address	Phone	Email	Project Type
Al and Alice Sudduth	293 Chapman Road	704-609-0771	alsudduth@ieee.org	New House
Bill and Margaret Waterstradt	521 Sewanee Drive	828-669-6690	stradt@gmail.com	New House
Parkes & Leslie Dibble	408 Appalachian Way	704-377-4769	lsdibble@gmail.com	Rebuild + Add'tn
Gordon and B. Neville	226 Alabama Terrace	828-669-7493	esneville@gmail.com	Addition
Dick and Lila Ray	436 Kentucky Road	828-669-3641		Addition

Architectural design services and schedule of services per the direction and needs of each client.

**Architectural designs completed in the last 10 years:** All were also constructed and completed by the licensed general contractor, Mountain Living Construction, Inc., Wade Burns, owner and Project Manager.

Year	Client	Address	Phone	Email	Project Type
2010	Adlai & Karen Boyd	208 Harmony Ln.	828-669-4869		Addition
2011	Allyn Robinson	215 High Top Colony, Blk Mtn	480-529-4320		New House
2012	Powel/Hill	234 N.C. Terrace	703-231-7167	crpowell@verizon.net	Reno & Add'n
2009 & 2012	Warren/Dews	201 St. Andrews Place	828-777-8562	julie@goldsmithdews.com	2 Additions
2012	Ten Thousand Villages	Montreat (Ellen McClintock, Manager)	828-669-1406		Addition
2013	Nancy Thomas,	202 Louisiana Road	864-430-6276		Renov. & Add'tn
2014	John & Laura Stewart	368 Nisbet Ln.	843-449-0692	jolastew@yahoo.com	Rebuild & Add'tn
2015	David & Lisa Peale	221 High Top Colony, Blk Mtn	828-216-3280		New House
2016	Parkes & Leslie Dibble	406 Appalachian Way	704-377-4769	lsdibble@gmail.com	New House

2005 & 2017	Wade/Susie Burns	232 N.C. Terrace	828-231-0650	wadeburns@bellsouth.net	New home & Studio
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Architectural services, schedules and construction duties performed per client's direction. All projects were 100% completed and warranted for one year from date of completion.

### **Civic, governmental experience, Wade DuBose Burns, Architect**

- West End Restoration (Atlanta's oldest neighborhood) 1974 - 1978

Because this is a Municipal project with high expectations and predictably diverse public opinions, an architect who has worked extensively providing public designs for Towns and Cities is important. The successful experience of meeting the expectations of officials and including citizens input in the design process can be critical for the project's ultimate success.

Burns' first design-build effort was a private project with wide public support from Atlanta Mayor Maynard Jackson and the Atlanta Business community's Central Atlanta Progress.

Wade purchased 25 Victorian homes in Atlanta's oldest community—the West End. As architect and general contractor, the homes were gutted, redesigned, and rebuilt. Wade sold the homes to new families known as urban pioneers. Wade kept one and lived in the community for 30 years. This work was credited as the catalyst that turned around the former slum neighborhood of 1,200 homes.

Wade subsequently accepted invitations from cities and towns to apply his architect's skills with the practical design-build experience to design solutions that could and would become reality, from 1979 until 1990. For all these projects, Wade served as **Licensed Architect**, Urban Planner, Public space design, **Licensed General Contractor** and **Project Manager**.

- Greenwood, S.C. 1979–1983, Architect, Urban Planner and Project Manager.
- Laurens, S.C. 1981–1983, Architect, Town Planner and Project Manager.
- Walterboro, S.C. 1984–1985, Architect, Town Planner and Project Manager
- Augusta, Ga. 1989–1990, Wade Burns was paid by the private sector and authorized by the Mayor and City Council, not to design, but to assemble the public and private sector resources, financing strategy and grant funding to effect the construction of the \$50 million Augusta Riverfront Project which was successfully completed.

The Carter Center, Jimmy and Rosalynn Carter, The Atlanta Project, Homeless Housing. 1991–96. Request to design and develop an initiative for an innovative approach to create transitional housing for people who were homeless. It was this architect's singular work from 1991–1996.

Wade Burns was the Architect, Concept development, Project manager and manufacturer of a prototype by recycling rail cars (in a recently closed Chevrolet plant) into transitional housing for people who were homeless. Design, and prototype 100% completed, land and zoning done. Atlanta's Mayor Campbell redirected Federally approved funding, killing the project, and he went to Federal Prison on unrelated charges.



## **3.5 APPENDIX B**

### **LEGAL AND FINANCIAL**

#### **3.5.1 – Acknowledgement of Clarifications and Addenda**

We received:           Addendum #1 on 6/5/18  
                                  Addendum #2 on 7/2/18  
                                  Addendum #3 on 7/2/18

#### **3.5.2 – Conflicts of Interest**                   None

#### **3.5.3 – Legal Structure**

H&M's NC General Contractor License attached

#### **3.5.4 – Bonding Capability**

We acknowledge that a performance and payment bond will be required, and we will have no trouble providing such. We have provided bonds ranging up to nearly \$21 million for a single project, and exceeding \$100 million in aggregate. Letter from bonding company attached.

#### **3.5.5 – Damages Information**                   None

License Year

2018

License No.

1245

# North Carolina

## Licensing Board for General Contractors

This is to Certify That:

M.B. Haynes Corporation, T/A  
H & M Constructors  
Asheville, NC

is duly registered and entitled to practice

## General Contracting

Limitation: Unlimited

Classification: Building; PU(Electrical-Ahead of P.O.D.); PU(Water Lines & Sewer Lines)

until

December 31, 2018

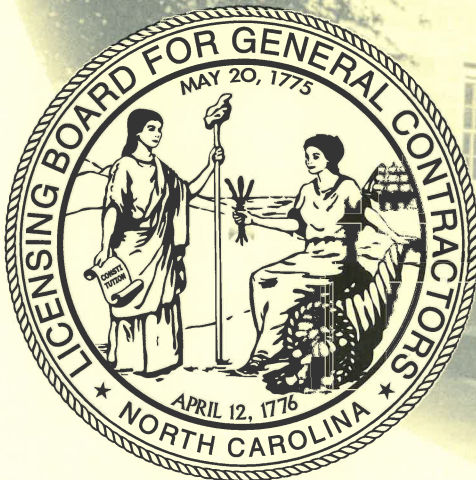
when this Certificate expires.

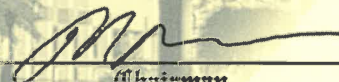
Witness our hands and seal of the Board.

Dated, Raleigh, N.C.

January 1, 2018

This certificate may not be altered.



  
Chairman

  
Secretary-Treasurer

Phone 704-376-9161  
Fax 704-342-3143  
[www.willis.com](http://www.willis.com)

June 6, 2018

H&M Constructors, A Division of M.B. Haynes Corporation  
187 Deaverview Rd  
Asheville, NC 28806

RE: Pre-Qualification

It is a pleasure to share with you our association and surety credit relationship with M.B. Haynes Corporation

We consider the firm and the management team true professionals in the field of General Contracting. Operations are conducted with fiscal responsibility, proficient technical and managerial skills, and ethics of the highest caliber. The M.B. Haynes team consists of dedicated professionals committed to a quality construction product.

Fidelity and Deposit Company of Maryland has conducted a careful underwriting review to establish surety credit parameters for M.B. Haynes Corporation. Performance and Payment Bonds have been approved on projects exceeding \$20,000,000 and total work program has exceeded \$100,000,000.

We value our surety credit relationship and association with M.B. Haynes Corporation and we certainly recommend their construction services to you.

Sincerely,



Catherine Thompson  
Senior Surety Account Manager

Willis of North Carolina, Inc.  
214 N. Tryon Street  
Hearst Tower, Suite 2500  
P. O. Box 31817 (Zip 28231-1817)  
Charlotte, NC 28202

## **APPENDIX C**

### **CONFLICTS OF INTEREST**

None.

### **3.3.2 APPENDIX D**

### **DESIGN PORTFOLIO**



# AB TECH MULTI-PURPOSE BUILDING





# AB TECH MULTI-PURPOSE BUILDING





# AB TECH MULTI-PURPOSE BUILDING





# AvL Techonologies





# AvL Technologies





# AvL Technologies





# Warren Wilson College Academic Building



# Warren Wilson College Academic Building





# Warren Wilson College Academic Building





# BUNCOMBE COUNTY HUMAN SERVICES BUILDING





# BUNCOMBE COUNTY HUMAN SERVICES BUILDING





## Appendix D: Design Portfolio – Wade DuBose Burns



Sudduth New Construction



Waterstradt New Construction



Dibble Rebuild and Addition



## Appendix D: Design Portfolio (continued) – Wade DuBose Burns



Ray Addition



Boyd Addition



Robinson New Home



Powel/Hill Renovation and Addition



Stewart Rebuild and Addition



Peale New Home



**Appendix D: Design Portfolio (continued) – Wade DuBose Burns**



Dibble New Home



Burns New Home



Burns Studio



## Appendix D: Design Portfolio (continued) – Wade DuBose Burns

### Atlanta, GA — West End Neighborhood Restoration 1974–1978

Wade Burns: architect, project manager, general contractor, and owner.

After an unsuccessful City/HUD Urban Renewal program, Burns became involved in this decaying, crime-infested community, moved there, eventually bought and rebuilt 25 homes. Surrounding property values increased 400% in 36 months. Crime and decay were eradicated, yet without displacement or gentrification. Burns was the sole architect, planner, and developer. The mayor of Atlanta was given the AIA's highest design award for Georgia in 1977 "Streets for People."

Three secretaries of the US Department of Housing and Urban Development (Carla Hills, Patricia Roberts Harris, and Henry Cisneros) have been personally involved in supporting the community work and planning efforts of the architect planner, Wade Burns.



Left to right: Wade Burns, HUD Secretary Patricia Harris, Mayor Maynard Jackson, and president of Central Atlanta Progress, Dan Sweat



In 1974, West End, Atlanta's oldest neighborhood was beyond saving—even after a \$14 million unsuccessful City/HUD Urban Renewal Program.

The 25 Burns homes were purchased by some of Atlanta's most respected leaders for up to \$96,000. This infusion of respected new residents gave a new dignity and momentum that continues to this day—without displacement or gentrification.

Peoples Street from the same location in 1979

## Appendix D: Design Portfolio (continued) – Wade DuBose Burns

### Greenwood, SC — City Center Redesign 1979 – 1983.

Thomas Wingard, was the Mayor.

Burns was the sole architect, urban planner. Redesigned the central business district, known as “The Great Greenwood Square,” claimed to be the widest Main Street in the world. This included all new traffic layout, two-story arcades, providing access to the second floors of uptown, and landscaping.

While proposed road layouts were integral to the plans, all engineering and highway engineering was performed by DOT and/or their contracted engineers. The design was 100% implemented.

The U.S. Dept. of HUD recognized the City as the best town revitalization in the Southeastern U.S.



Greenwood's Central Business District, or “uptown,” as it appeared prior to start of project.



Midway through the project: the N&S Railroad was relocated 3 blocks to the north. Two-level arcades were added to 3 city blocks.



Burns leveraged an \$8 million commitment from 65% of the Central Business District owners to secure a HUD UDAG grant for \$1 million to build the two-level arcade.

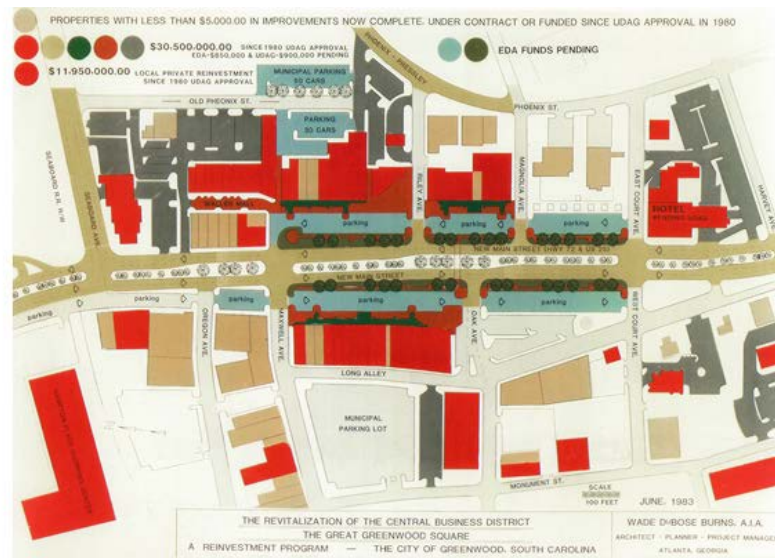
Over the four years of the project, the community invested \$31 million. By 1996, the total had reached nearly \$100 million.

1996. Pedestrians crossed no more than two traffic lanes before reaching a green area.



**Appendix D: Design Portfolio (continued) – Wade DuBose Burns**  
**Greenwood, SC — City Center Redesign 1979–1983 (continued)**

Master plan, indicating funding sources of the \$31 million raised for the project.



The two-level arcade opened up 250,000 sq. ft. of usable space.



Functional, pleasant, and approachable, the Central Business District was rejuvenated.

**Appendix D: Design Portfolio (continued) – Wade DuBose Burns**  
**Greenwood, SC — City Center Redesign 1979–1983 (continued)**



A frightening prospect for pedestrians, before the tracks were relocated.



A view of the gauntlet of asphalt, trucks, and trains that pedestrians faced prior to the project.



From nearly the same location, shortly after completion of the project, green areas now parcel out the traffic, so pedestrians never cross more than two lanes.



Same location, 20 years after project completion.



## Appendix D: Design Portfolio (continued) – Wade DuBose Burns

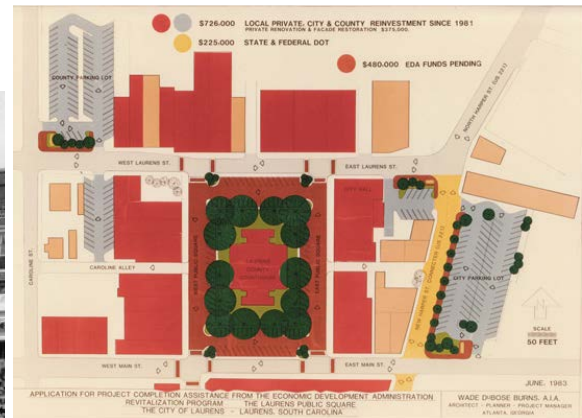
### Laurens, SC — Public Square Revitalization 1981 – 1983

Bob Dominic, was the Mayor.

Wade Burns was Architect, urban planner and Project Manager. The design was 100% implemented.

Included four city blocks of facades surrounding the courthouse, public parking and street improvements. Burns initiated a successful amendment to the SC Municipal Improvement Act that facilitated property owners' participation.

Burns was the sole architect for all building facades, urban planner and project manager. While proposed road layouts were integral to the plans, all engineering and highway engineering was performed by DOT and/or their contracted engineers.



December 1982 — At business owner's request, unsightly elements were to be prohibited by ordinance.



80% of the Uptown Laurens property owners petitioned the City Council to require all property owners to bring their respective facades into compliance with the Burns drawings they had approved within 12 months.

All facades were completed within six months, and no tax dollars were spent on private property improvements.

June 1983 — Ugly elements are removed, brick cleaned, windows repaired, new storefronts and awnings install, and perpetually maintained by the owners, according to the ordinance.



## Appendix D: Design Portfolio (continued) – Wade DuBose Burns

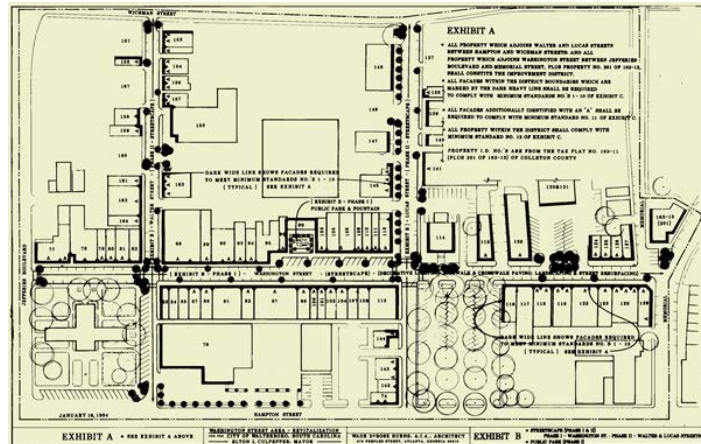
### Walterboro, SC — Downtown Revitalization 1984 – 1985

Elton Culpepper, was the Mayor.

Wade Burns was Architect and Project Manager. The design was 100% implemented.

Included a “pocket park,” whose focal point is a two-story-high, 45-foot-wide waterfall feature, as well as facades, business street signage, and oyster shell sidewalks. Burns was the sole architect, urban planner and project manager for all work on public property, as well as street building facades.

Walterboro  
Revitalization  
Master Plan



December 1982 — At business owner's request, unsightly elements were to be prohibited by ordinance.



June 1983 — Ugly elements are removed, brick cleaned, windows repaired, new storefronts and awnings install, and perpetually maintained by the owners, according to the ordinance.

## Appendix D: Design Portfolio (continued) – Wade DuBose Burns

### Walterboro, SC — Downtown Revitalization 1984 – 1985 (continued)



At the center of town was the gaping hulk of the old, burned-out distillery. It would become the plaza.



The 45-foot-wide, curved “pocket” waterfall was constructed and pretested before installation.



The sound, motion, and light of the plaza all attract residents long after the shops have closed. Wade Burns conceived, designed, developed funding for, and managed construction of the plaza.

The entire Washington Street Plaza, with its waterfall, lighting, pedestrian surfaces, and landscaping were all designed, constructed, and completed for less than the city's \$250,000 budget.



## Appendix D: Design Portfolio (continued) – Wade DuBose Burns

### Augusta, GA — Riverfront Development, pop. 45,000

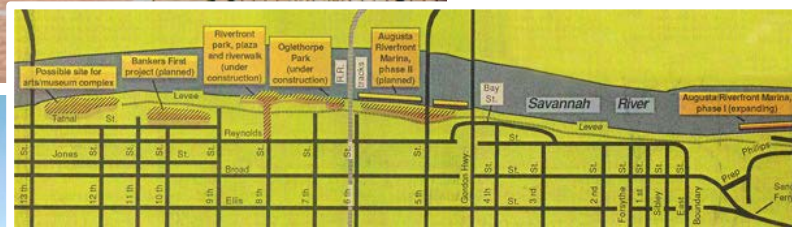
1989 – 1990. Charles Devaney, was the Mayor

Monty Osteen was the president and CEO of Bankers First. The Architect was paid by Bankers First.

Wade Burns performed no design services but was hired to assemble the strategy, development team and financing scheme for the \$50 million Augusta Riverfront Project. The project was 100% implemented.



The riverwalk, passes by the conference center at left, the Radisson hotel and office towers in the background, and the entrance to the amphitheater at right.



Map of the Augusta Riverwalk area, with major commitments from several entities.



The singular passion and financial efforts of Bankers First CEO, Monte Osteen were critical. Burns was hired by Osteen, not as an architect, but rather to meld together the project components, new private participants, public and private funding and officially authorized to represent the City in the successful application and award of an \$7.56 million Urban Development Action Grant.

The amphitheater and its streetside entrance.