

# THE HEART OF CARRBORO

ARCHITECTURAL PLANNING SERVICES FOR THE DESIGN OF  
THE 203 SOUTH GREENSBORO FACILITY FOR THE TOWN OF CARRBORO

**RFP #540-1**

DECEMBER 5, 2017



PERKINS+WILL



**RESPONDER'S CERTIFICATION FORM**

I have carefully examined the Request for Qualifications, the sample Agreement for Design Consultant Services and any other documents accompanying or made a part of this Request for Qualification.

I hereby propose to furnish the professional design consultant services for the Town of Carrboro 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: PERKINS+WILL

BY: (printed name) DEREK JONES, PRINCIPAL

SIGNATURE: \_\_\_\_\_

MAILING ADDRESS: 411 W. CHAPEL HILL STREET, SUITE 200

CITY/STATE/ZIP CODE: DURHAM, NORTH CAROLINA 27701

TELEPHONE NUMBER: 919.433.5300

FAX NUMBER: 919.433.5301

**ACKNOWLEDGEMENT OF ADDENDA**

Responder hereby acknowledges receipt of all Addenda through and including:

Addendum No.	Date	Acknowledgement
<u>Q+A</u>	<u>12/1/2017</u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>



**NON-COLLUSION AFFIDAVIT**

State of North Carolina  
Orange County  
5212

Proposal Request No.

\_\_\_\_\_, being first duly sworn, deposes and says that:

- I. He/She is the \_\_\_\_\_ of \_\_\_\_\_, the proposer that has submitted the attached proposal;
2. He/She is fully informed respecting the preparation and contents of the attached proposal and of all pertinent circumstances respecting such proposal;
3. Such proposal is genuine and is not a collusive or sham proposal;
4. Neither the said proposer 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 proposer firm or Person to submit a collusive or sham proposal in connection with the contract for which the attached proposal has been submitted or to refrain from proposing 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 proposer, firm or person to fix the price or prices in the attached proposal or of any other proposers, or to fix any overhead, profit or cost element of the proposal price of the proposal of any other proposer or to secure through collusion, conspiracy, connivance or unlawful agreement any advantage against the Town and County or any person interested in the proposed contract; and
5. The price or prices quoted in the attached proposal are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the proposer or any of its agents, representatives, Owners, employees, or parties in interest, including this affiant.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

Subscribed and Sworn to Before Me,

This \_\_\_\_\_ day of \_\_\_\_\_, 20

Notary Public \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

STATE OF NORTH CAROLINA

## AFFIDAVIT

ORANGE COUNTY

\*\*\*\*\*

I, \_\_\_\_\_ (the individual attesting below), being duly authorized by and on behalf of \_\_\_\_\_ (the entity bidding on project hereinafter "Employer") after first being duly sworn hereby swears or affirms as follows:

1. Employer understands that E-Verify is the federal E-Verify program operated by the United States Department of Homeland Security and other federal agencies, or any successor or equivalent program used to verify the work authorization of newly hired employees pursuant to federal law in accordance with NCGS §64-25(5).

2. Employer understands that Employers Must Use E-Verify. Each employer, after hiring an employee to work in the United States, shall verify the work authorization of the employee through E-Verify in accordance with NCGS§64-26(a).

3. Employer is a person, business entity, or other organization that transacts business in this State and that employs 25 or more employees in this State. (mark Yes or No)

a. YES \_\_\_\_\_, or

b. NO \_\_\_\_\_

4. Employer's subcontractors comply with E-Verify, and if Employer is the winning bidder on this project Employer will ensure compliance with E-Verify by any subcontractors subsequently hired by Employer.

This \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Signature of Affiant

Print or Type Name: \_\_\_\_\_

State of North Carolina Orange County

Signed and sworn to (or affirmed) before me, this the \_\_\_\_\_

day of \_\_\_\_\_, 201\_\_.

My Commission Expires:

\_\_\_\_\_

\_\_\_\_\_  
Notary Public

(Affix Official/Notarial Seal)

## 02 Introduction

### FIRM NAME

Perkins+Will North Carolina

### CONTACT INFO

Durham, North Carolina  
t. 919.433.5300

411 W. Chapel Hill Street, Suite  
200 Durham, North Carolina 27701

### YEARS IN BUSINESS:

**North Carolina:** 29 Years (1988)

**Firmwide:** 82 Years (1935)

### Total Number of Offices:

24 Global Studios

### Total Number of Employees:

2000+ Employees Firmwide

### Total North Carolina Employees:

67 Employees

Perkins+Will operates as a corporation. The firm was incorporated in the state of Delaware (ID#36-2690384) in 1970, but has been an established business since 1935. Perkins & Will Group, Ltd. owns sixty percent of Perkins+Will stock, and Perkins+Will Principals own the remainder.

### The Durham Studio:

In March of 2014, The Freelon Group joined the firm to form one of Perkins+Will's most powerful regional offices. This merger added a portfolio of design achievements on behalf of some of America's most respected cultural institutions, including the Smithsonian Institution's National Museum of African American History and Culture in Washington, D.C. The linked North Carolina practice features a collaborative team of client focused professionals who are intricately tied to the fabric and culture of its region while working on projects locally, nationally, and internationally.

### PRINCIPALS AND THE STATES IN WHICH THEY ARE REGISTERED

**Phil Freelon** / Design Director  
Architect: NC, FL, DC, VA, TX, MD, LA, SC, PA, MA, IL, CA

**Zena Howard** / Managing Director  
Architect: NC, NY

**David Brownlee** / Director of Operations  
No Registrations

**Chris Garriss** / Design Principal  
Architect: NC

**Derek Jones** / Principal  
Architect: NC, NY, NJ

**Kenneth Luker** / Design Principal  
Architect: NC

**Sean Murphy** / Principal  
Architect: NC, NJ, SC

**Kevin Turner** / Principal  
Architect: NC, VA

**Joseph Wagner** / Principal  
Architect: NC

### TYPES OF SERVICES

Architecture  
Branded Environments  
Interiors  
Landscape Architecture  
Planning + Strategies  
Urban Design

**PERKINS+WILL** takes pride in creatively matching the institution's mission and educational program with means, budget and appropriate technologies.

Perkins+Will's Library portfolio embodies the basic theme of our practice: ideas and buildings that honor the broader goals of our society. **Civic and cultural buildings must stand the test of time.** As creative thinkers, Perkins+Will brings innovative ideas to the public realm. As designers of public buildings,

we craft timeless and highly sustainable buildings that become symbols for their institutions and are part of the legacy we hand down to future generations.

Ranging in scope from major national museums to local libraries and small public safety facilities, these buildings represent long term commitments by communities and institutions to the present and future. Our designs celebrate the identity and needs of a community and give physical form to the important functions they contain. Our public work fuels public-private partnership, sustained investment in community, and balanced growth. In an enduring way, they serve as real-time markers of our values and our belief in social and cultural betterment through design. Perkins+Will sets itself apart by adhering to strong principles of design.

Our Idea-Driven design process is rooted in what matters most to our clients, reflecting and reinforcing our client's core values with each project. Every project is also unique; no predetermined design agenda or aesthetic. Instead, our Idea-Driven design concepts seek an architectural expression that is most appropriate to each project. Our designs deliver lasting value to our clients because each is executed with a thoughtful attention to craft that inspires the creative use of materials and the art of assembly.

Finally, we recognize that we cannot do this alone. Our carefully selected team of consulting designers and engineers share these core values and have repeatedly worked with us to realize our clients' aspirations.

December 5, 2017

Town of Carrboro Finance Director  
301 West Main Street  
Carrboro, North Carolina 27510

**Re: Response to Statement for Qualifications for Architectural Planning Services  
for the Design of the 203 South Greensboro Facility / RFP #540-1**

Dear Mrs. McGuire,

We are pleased to submit our qualifications for Architecture and Planning Services for the 203 South Greensboro Street Facility. We have reviewed and understand the intent of the project and your request for qualifications. At Perkins+Will, we believe in the power of design to enhance our daily lives and in the architect's ability to choreograph the human experience. That optimism is what motivates us. Perkins+Will was formed more than 80 years ago to be process-driven as much as results-oriented: our practice is based on the conviction that the best design comes not from a predetermined aesthetic but, rather, reveals itself through a process of discovery.

Our team is united in our commitment to work with you as a valued partner. We are not a team of "either/or" but, instead, one of "both/and": both local and national, creative and commercial, intuitive and rational, agile and substantial, emerging and established. We are small enough to give you our personal attention yet large enough to have vast in-house expertise. We are traditional artisans who value both the handcrafted and the emerging technologies and methods of construction. We are adept at solving complex problems and yet appreciate the beauty of simplicity.

With active or recently completed projects involving a wide spectrum of art and community centers, we are helping our clients deliver programs and services that serve the life-long learning interests of 21st century communities. We have assembled a superb team of Triangle-area consultants who share our commitment to design excellence.

Our team's capabilities and proven experience on similar projects is an excellent match for the Town of Carrboro. We believe that our team offers the following strengths and advantages:

**We bring insights.** More than just solutions, we help you peer into the future through a team of experts in development, traffic planning, arts and library innovation.

**We have recent experience** with facilities that integrate community libraries with civic and private partners.

**We recognize culture** as the foundation of a strong community. Our stakeholder engagement process uncovers that culture and translates it into universal expression.

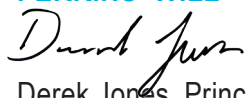
**We understand the process** that begins with meaningful engagement with your stakeholders, comes to life in a creative fundraising campaign, and blossoms in partnership with your builder.

**We are local.** Our Durham office is less than 20 minutes from your site.

We appreciate this opportunity to present our team's credentials and look forward to meeting with you to discuss how our experience and approach can best serve the Town of Carrboro.

Sincerely,

**PERKINS+WILL**



Derek Jones, Principal  
e. [Derek.Jones@perkinswill.com](mailto:Derek.Jones@perkinswill.com)

## 04 Experience

### DESIGN PRINCIPLES

Well-crafted buildings designed around meaningful human experience connect people to places. It is the product of a thoughtful and engaged design process. At Perkins+Will, we recognize the value of ideas and insights that increase a project's long-term value. We are not just your designer. We are long-term strategic partners that collaborate with clients to develop building solutions that elegantly meet today's needs while anticipating future changes and maximizing real estate potential.

For the 203 Greensboro mixed-use project, we will help you solve today's challenges while building in the necessary contingencies to minimize the risk of obsolescence in a dynamically changing world.

### YOUR PROJECT

The Town of Carrboro is a vibrant community of active and engaged citizens, as seen at the Farmer's Market on a Saturday morning or an evening performance at the Cat's Cradle. The location of a new Southern Branch Library in downtown Carrboro has been part of the public conversation for years. This Multi-tenant project, which expands on programming work performed by Perkins+Will for the Orange County Library in the spring of 2014, will provide for a large community facility of Town offices, partner community organizations and parking.

Located on South Greensboro Street, the project site sits at the junction of residential scaled homes and the denser commercial core of Downtown. Introducing a new structure between such distinct building types requires sensitive design with careful attention to scale, streetscape, outdoor amenity spaces and access – both pedestrian and vehicular. The building should contribute to the town and become a beloved neighbor.

Looking around Carrboro there is a rich architectural texture – mill buildings, masonry commercial and highly detailed residential homes. This eclectic context of adjacent structures calls for this project to serve as a bridge between building scales and neighborhoods. Given its proposed height the building will have a vertical presence that needs to be carefully crafted to sensitively integrated with its surroundings.

Perkins+Will is a recognized leader in civic and cultural design. From the work we have done in adjacent Durham County, for their Health and Human Services campus to development work we are doing in Raleigh, Detroit and Vancouver, we are constantly immersing ourselves in communities and their stories. From our Durham studio, we have worked with libraries and communities across the country helping them realize their vision for mixed occupancy buildings. Working with stakeholders to right-size building programs and look for areas where multiple tenants can “share” space is a way we are constantly challenging our clients to think outside of the box to provide innovative, sustainable and efficient buildings.

“Libraries nevertheless remain portals of knowledge and learning”

-Derek Jones,  
National Practice Leader for  
Libraries and Museums / Perkins+Will

### PARKING

Buildings in downtown areas like Carrboro require creative solutions to deal with parking demands. Quick and dedicated access for library patrons or Town office functions needs a thoughtful zoning of site access. Pedestrian access and flow must work seamlessly with vehicular and service access, to provide a safe, family oriented development where people and vehicles coexist. It is the tension between privileging automobile and pedestrian access that takes careful attention and a well choreographed execution plan. In an age where driverless cars are a reality and the projected need of dedicated parking space will start to decline, creating parking solutions that easily convert to other uses in the future is a way of providing flexibility and longevity for future generations of Carrboro residents.

#### 04 Experience

Perkins+Will works closely with our sister company Nelson\Nygaard to look at creative solutions around transit, mobility, and parking. Nelson\Nygaard has pioneered an approach that demystifies the real costs of parking and develops strategies for sharing resources, reducing trips, integrating new technology, and appropriately pricing parking. Their multimodal skillset also helps us to proactively and flexibly respond to the mobility impacts of emerging technologies.

Nelson\Nygaard's approach is to find a cost-effective blend of solutions specific to local needs. They challenge perceptions, build consensus, and win community support for policies, regulations, and plans that put parking needs in the context of desired outcomes. In doing so, Nelson\Nygaard helps communities save money, conserve resources, and achieve their larger goals for economic development and improved quality of life.



*Stakeholder Engagement Meeting at Orange County Library, South Branch / Carrboro, North Carolina*

#### STAKEHOLDER ENGAGEMENT

With any project in the public realm, working with communities and stakeholders is key. The North Carolina Practice of Perkins+Will has proven the ability to work with diverse constituents to achieve award-winning projects embraced by the communities they serve. Through a robust public engagement process, consensus, and excitement for a project is created and nurtured. From our work at the Mississippi Civil Rights Museum to our projects for the DC Public Library; public discourse and dialogue influenced

design decisions that ultimately became beloved projects and places.

The Perkins+Will team and project stakeholder group may see the benefit of hiring a specialist in community engagement and economic development strategies. We have worked successfully with these consultants in the past and help leverage their expertise to enhance culture and the quality of mixed-use projects.

“I just wanted to extend a huge thank you to everyone involved for one of the most powerful sessions I have ever been a part of.

It was super inspiring watching the team weave together the personal stories from the group and desires from the larger community with the layers of (often conflicting) objectives gathered from the City departments.”

-Emory Davidge

Engagement Specialist from the City of Vancouver on the Hogan's Alley Project in Vancouver, BC

## 04 Experience

### AGENCIES

At Perkins+Will, we are well versed in working with governmental agencies to realize our clients' projects. Whether it is the Commission of Fine Arts in Washington, DC, the North Carolina State Construction Office, or local code officials, each project requires clear direct communication and timely response for success. Being proactive and seeking preliminary reviews helps to get information out

early and assure meeting your critical path schedule. We work in all of the surrounding Triangle counties and bring our knowledge of local and state codes to the project. Department of Insurance reviews are typically required for municipal projects and we have experience working with their team.

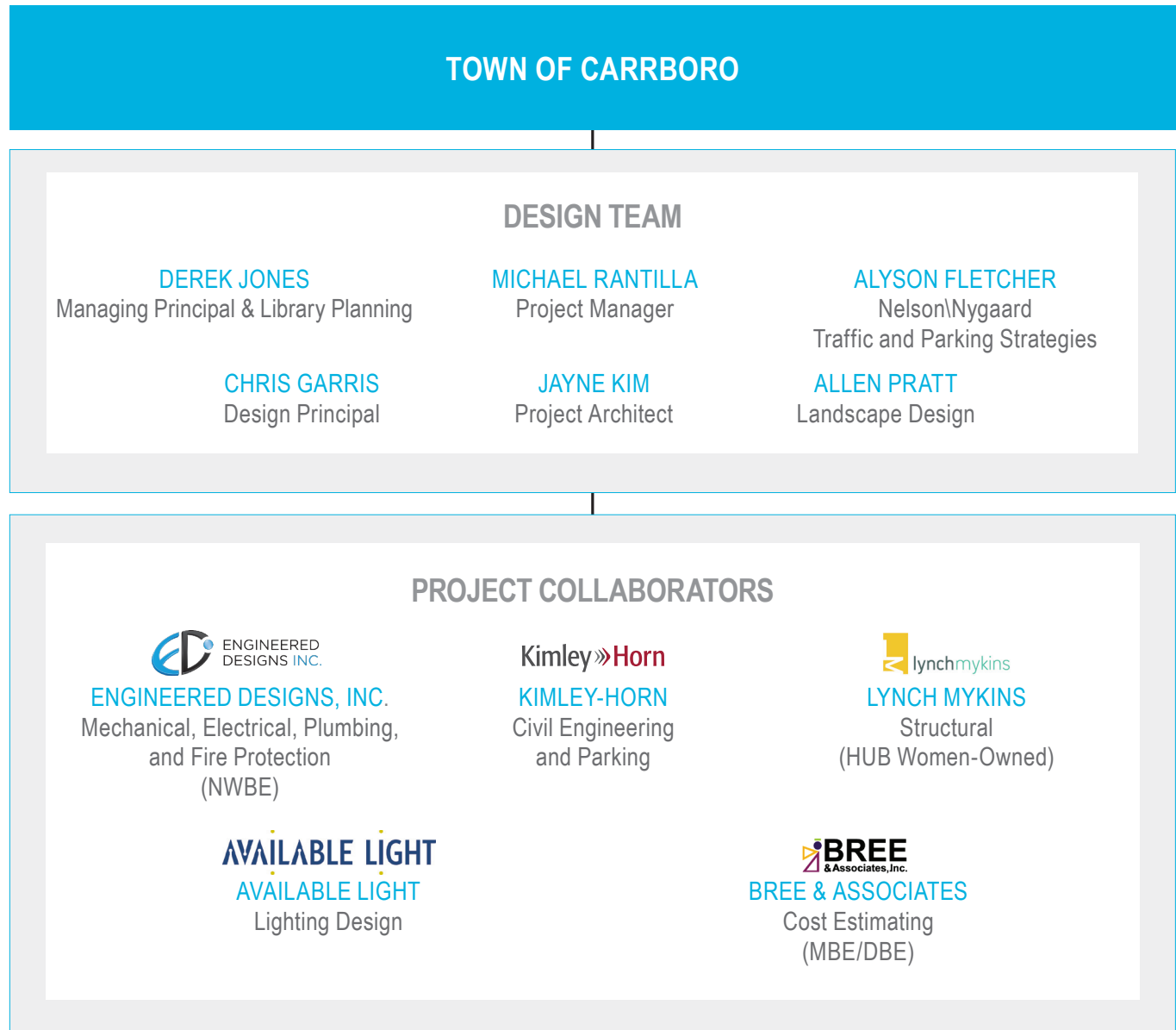


*Public Art Features at Durham County Libraries, South Regional / Durham, North Carolina*



*Vulcan, Inc. Allen Institute for Brain Science / Seattle, Washington*

## 05 Project Team



*Firm's commitment to keep the originally-assigned project team through project completion.*

At Perkins+Will, we feel strongly that continuity of the design team through all phases of the project produces superior results. Of course, the project team adjusts in size to the work effort required in each phase, and we make every reasonable effort for core team members to stay involved from project kickoff to completion.

If for any reason a change is required in any of these core team members, we will discuss the reasons for the change with the client and mutually agree upon the best replacement team member. We will not change members without prior approval from the client.

## 05 Project Team

**DEREK JONES, AIA, LEED AP®**

Derek serves as the Perkins+Will national practice leader for museums and libraries. With his years of international service in Asia and Europe and cross-cultural knowledge, Derek has a particular expertise in cultural project types including museums, cultural centers and libraries. As the Perkins+Will practice leader for libraries, Derek has lead the design for a wide range of libraries including, large central facilities, academic research libraries, scholarly archives, and community libraries that aim to mix programs with other public entities and culturally aligned partners. Whether bridging cultural differences for transnational clients or translating cultural diversity and questions of identity into the architectural experience of a museum, Derek works closely with clients to build collaborative solutions to complex problems.

**FIRM AND ROLE**

Perkins+Will / Managing Principal  
and Library Planning

**RELEVANT EXPERIENCE**

Orange County Public Library  
Southern Branch, Public Engagement  
and Preliminary Programming  
Carrboro, North Carolina

New Castle County  
Route 9 Library + Innovation Center  
New Castle, Delaware

NC State University  
Gregg Museum of Art and Design  
Raleigh, North Carolina

Chicago Public Library  
Northtown Library  
Chicago, Illinois

**MICHAEL A. RANTILLA, AIA, LEED AP® BD+C**

Michael brings an international and client-focused vision to his projects. In his 20+ year career, he has concentrated primarily on civic, cultural and higher education clients. Michael led the production teams for several of the firm's award-winning projects, most recently the National Museum of African American History and Culture and the Tenley and Anacostia Branches of the District of Columbia Public Libraries. Michael is a native of São Paulo, Brazil, and received his Bachelor of Architecture degree from Cornell University, which included studying abroad in Rome. After becoming an Associate Principal in 2012, Michael served as Operations Director for the São Paulo office from 2014-2016 and is now the Technical Director of the North Carolina practice. Michael is also a frequent architectural lecturer, juror, and design studio critic.

**FIRM AND ROLE**

Perkins+Will / Project Manager

**RELEVANT EXPERIENCE**

District of Columbia Public Library  
• Tenley-Friendship Library  
• Anacostia Library  
Washington, DC

Durham County Libraries  
• East Regional  
• North Regional  
• South Regional  
Durham, North Carolina

Wake Forest University  
ZSR Library Renovation  
Wake Forest, North Carolina

Smithsonian Institution  
National Museum of African American  
History and Culture<sup>1</sup>  
Washington, DC

<sup>1</sup> The Freelon Group, Architect of Record, was part of the Freelon Adjaye Bond/SmithGroupJJR collaboration.

## 05 Project Team

**CHRISTOPHER H. GARRIS, AIA, LEED AP®**

With over 25 years experience, Chris is a strong voice for design excellence within the North Carolina practice, having contributed to many of the firm's noted design projects. Chris has design experience within a number of building types including commercial headquarters, corporate office, science + technology, higher education, cultural, and transportation facilities.

Chris' broad experience enables him to combine creative design concepts with details of advanced building technology, ensuring that each design is thoroughly considered and executed. He is keenly aware of the role quality design can play in championing client values.

**FIRM AND ROLE**

Perkins+Will / Design Principal

**RELEVANT EXPERIENCE**

Harvey B. Gantt Center for  
African American Arts + Culture  
Charlotte, North Carolina

Orange County Public Library  
Southern Branch, Public Engagement  
and Preliminary Programming  
Carrboro, North Carolina

Wake Forest University  
Z Smith Reynolds Library Concept Study  
Winston-Salem, North Carolina

District of Columbia Public Library  
Martin Luther King Jr. Memorial Library  
Design Services  
Washington, DC

**JAYNE KANG KIM, AIA, LEED AP® BD+C**

Jayne has over seven years of experience on a variety of project types including healthcare, cultural, higher education, and urban planning. She offers her diverse project management expertise combined with proven strength in strategic planning and comprehensive project execution, from concept through construction. Accomplished and results-focused, she has delivered complex architectural projects through various regulatory processes. She is dedicated to design excellence and to delivering clients projects that meet their needs and expectations.

**FIRM AND ROLE**

Perkins+Will / Project Architect

**RELEVANT EXPERIENCE**

Perkins+Will Design Leadership Council (DLC)  
*Excess in the City: The Challenges of Prosperity*  
Design Competition for Imagining the future of the  
Police Headquarters in Durham, North Carolina

Florida State University\*  
Ringling Museum of Art  
Center for Asian Art  
Sarasota, Florida

The Menokin Foundation\*  
Menokin Exhibition and  
Conservation Center  
Warsaw, Virginia

Hamilton College\*  
The Kennedy Center for  
Theatre and the Studio Arts  
Clinton, New York

\*Jayne Kang Kim served as Project Designer/Project Manager in previous association with Machado Silvetti Associates.

## 05 Project Team

**ALLEN PRATT**

Specializing in luxury residential and public realm design, Allen has experience with a range of projects throughout the southeast United States and Middle East. His involvement with urban projects on-structure compliment his architectural background and demonstrate a strong ability to collaborate across disciplines and contribute to diverse project teams. His work includes high-end amenity decks, large and small scale green roof designs, public plazas, and public realm design. Allen's interest in the integration of art, architecture, and landscape design facilitate unique design solutions that strive for conceptual clarity and technical precision.

**FIRM AND ROLE**

Perkins+Will / Landscape Architect

**RELEVANT EXPERIENCE**

Savannah Harbour Waterfront  
Batson-Cook  
Savannah, Georgia

West Edge District Public Realm  
Gateway Development  
Charleston, South Carolina

**FIRM LOCATION**

Multiple Locations with a local Durham office

**PROJECT ROLE**

Traffic and Parking Strategies

Nelson\Nygaard is an internationally recognized firm committed to developing transportation systems that promote vibrant, sustainable, and accessible communities. They recognize that transportation is not an end by itself but a platform for achieving broader community goals of mobility, equity, economic development, and healthy living. The firm's hands-on, national experience informs but doesn't dictate local solutions. Built on consensus and a multimodal approach, their plans are renowned as practical and implementable.

**Nelson\Nygaard joined Perkins+Will as a "sister company" in May 2016. The strategic partnership enabled both companies to expand and diversify their worldwide mobility service offerings, providing a comprehensive package that includes everything from strategic master planning for cities and sites to architectural, interior, urban, and landscape design.**

**KEY PERSONNEL****ALYSON FLETCHER**

Alyson Fletcher focuses on multimodal parking and transportation studies, which encompass best practices for integrating modes. Alyson has an inter-disciplinary background in architecture, planning and landscape architecture. Before joining Nelson\Nygaard, Alyson not only worked for an architecture but also worked on civic landscape designs for stormwater infrastructure projects in Philadelphia and on the Neighborhood Bikeways Network for the Active Transportation Alliance in Chicago.

**PROJECT ROLE**

Traffic and Parking Strategies

## 06 Construction Administration Service Delivery Model

Construction Administration (CA) is where the rubber meets the road. All of the work, preparation and dreaming that you have done to bring a project to fruition will be realized in this phase. Perkins+Will understands that a good design must become a great building or the project is not successful.

We believe a partnering approach to CA is the most effective way to deliver a well-crafted and -constructed building, free of maintenance problems, delivered on time and within the construction budget. We realize that CA is as important as any other phase of the project if the building is to be realized as it was conceived. At Perkins+Will, we see construction as a continuation of the overall project rather than a separate type of work. Therefore the team responsible for producing the design and documentation continues as the CA team. This arrangement allows for continuity of design idea and clarity about project priorities. It also ensures that value engineering efforts and other cost-related decisions are carried out in the field. This approach is especially helpful when working with a Construction Manager so that the team's existing working relationships can be carried into the field and all parties held accountable.

We understand that one key to a successful construction project is timely processing of information. In addition to our qualified design team, an experienced CA Administrator is assigned to each Perkins+Will project during the Construction phase. The CA Administrator is responsible for the efficient processing of all project information, including RFIs, submittals, pay

applications, bulletins and proposals. They issue the project control logs, track all information deadlines, and help keep the design team organized and efficient.

Our web-based project management software allows secure access to documentation such as design documents, schedules, meeting notes, requests for information, submittal logs, and change order status. The information is available anytime, anywhere, by any authorized party. The software also facilitates rigorous tracking of issues with automated reminders to ensure matters are brought to closure. This virtual project platform is accessible to our clients at no cost. We require contractors to comply with electronic submittal review and tracking protocols to expedite work flow and rapidly distribute the most up-to-date documentation. The record of electronic information transactions is also fully searchable for quick access to relevant data. Our information and issue tracking software includes automated alerts and monitoring of non-conforming work. For the Town of Carrboro 203 S. Greensboro Street project, this meticulous control of the flow of information will be vital to the project's successful completion.

For final inspections, we use a digital punchlist software that is downloadable to tablet devices for easy mobility in the field. It consolidates written descriptions with document notations and site photographs for a complete description of any non-conforming work to be corrected. The contractor can use the tool to assign tasks to their sub-contractors and update the status of corrective work in real time.

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## 07 Statement on How Our Team Will Encourage Local Participation

Describe manner in which firm would encourage local construction companies' participation in this project in keeping with the Town and County interests in this project enhancing the local economy.

We commend the Town of Carrboro's efforts to engage local, minority, woman-owned and disadvantaged businesses. This is especially important with regard to the construction phase of a project where the majority of business opportunities (by dollar volume) exists.

Our strategy for engaging qualified sub-contractors includes working with BREE Associates to identify local certified subs. We also regularly consult with The Institute for Minority Economic Development, a nonprofit management consulting and services firm focused on business diversity. Their Construction Business Diversity program matches minority contractors and sub-contractors with construction industry leaders. This program also helps to prepare a broader field of companies for success in public and private contracts.

## 07 Statement on How Our Team Will Encourage Local Participation

Specifically, during the bid period we include qualified local contractors and sub-contractors on the pre-bid conference invitee list. We host construction document review workshops for companies needing help reading plans and specifications. We also organize informal gatherings where established general contractors and major sub-contractors connect with local firms, exchange information and establish working relationships.

We understand that the positive economic impact of this project should extend to as many local businesses as possible. We will work with the Town of Carrboro to achieve this goal.

## 08 List Current Ongoing Projects

*Describe how other existing trips to the area could contribute to cost savings on the services sought.*

As a local firm just 11 miles away from the project site, the time and expense of trips to the project location will be very minimal in comparison to any non-local firms pursuing this project.

### CURRENT PROJECTS

NAME	START DATE	END DATE	EST CONSTR COST
NC Replacement - Western	3/19/2014	3/30/2018	247,128,000
Union County Human Services - CD/CA 2	12/1/2012	3/2/2018	24,376,000
Wake Tech Full Service	2/10/2015	3/23/2018	52,416,000
Capital Boulevard Brewing - CDs	8/22/2016	1/10/2018	3,024,000
Durham VA-OR's	4/22/2015	8/15/2018	4,032,000
Motown Museum Expansion - SD-CA	8/22/2015	10/1/2020	35,000,000
DUMC - Bed Tower CD	9/28/2017	7/15/2018	117,712,000
DUMC MSRB III Full Service	1/12/2016	11/2018	64,022,000
Brooklyn Village Second Ward Charlotte	1/25/2018	TBD	31,486,000
Wheeler Avenue Baptist Church	12/16/2016	1/15/2020	32,368,000
NC Freedom Park	2/2/2017	8/15/2018	4,200,000
Develop Detroit - Eastern Market Gateway	3/29/2017	3/2/2018	7,154,000
Greenville Town Common	6/6/2017	6/18/2018	1,778,000
Foundation Medicine 1st Floor Renovation	6/19/2017	2/15/2018	7,658,000
Sugar Hill Mixed Use Development	8/7/2017	1/19/2018	1,848,000

## 09 Previous Experience / Town Offices

### DURHAM COUNTY HUMAN SERVICES COMPLEX

Durham, North Carolina



**SIZE** 277,000 square feet

#### CLIENT CONTACT INFORMATION

Durham County Engineering  
Gayle Harris  
Director of Public Health  
919.560.7600  
gharris@dconc.gov

#### PROJECT TEAM

Paul Banta, Project Manager

#### COMPLETION DATE

2013

#### TOTAL PROJECT BUDGET

\$70 million

Change order information unavailable

The new Durham County Human Services Complex houses the Departments of Public Health and Social Services as well as the administrative offices for Mental Health and some county-wide facilities, including a large meeting facility.

The new facility is designed as a courtyard building. The façades all front their respective streets to give the building an urban presence, while the internalized courtyard becomes a “gem” within the urban setting. The building has been designed with the main circulation facing the inner courtyard to provide an abundance of natural light and air to both employees and visitors.

The most-visited programs are located along the lower two floors, while the majority of the administrative

departments are on the upper levels. In addition to the main lobbies, there are several informal access points at appropriate locations for employees, special clients and users of the county facilities.

Because the new Durham County Human Services building sits on the site of the original Public Health Building, the phasing of the project was crucial. The building was designed to be constructed in two phases: The first phase, constructed along Queen Street and Ramseur Street, allowed all of the existing Public Health employees to move into their new facility before the old building was razed. Once the existing building was demolished, the portion along Dillard Street and Main Street was constructed, as well as the interior courtyard.

## 09 Previous Experience / County Libraries

### NEW CASTLE COUNTY ROUTE 9 LIBRARY + INNOVATION CENTER

New Castle, Delaware



SIZE 43,000 square feet

#### CLIENT CONTACT INFORMATION

Diana Brown  
Community Services Administrator  
New Castle County Library  
djbrown@nccde.org

#### PROJECT TEAM

TetraTech: Architect of Record  
Perkins+Will: Design Architect

Derek Jones,  
Managing Principal & Library Planning  
and Design

#### COMPLETION DATE

2017

#### TOTAL PROJECT BUDGET

Original bid: \$19.3 million  
Final cost: \$19.9 million  
Change order amount: \$650,000

The New Castle County Route 9 Library & Innovation Center is a state-of-the-art library and community hub that provides access to traditional resources as well as new technologies, creative production tools, and skills development programs to the surrounding community.

Noteworthy spaces include:

- A Sensory Room, where visitors can modulate the levels of sensory stimulation to their personal preferences, will serve children at all levels of the autism spectrum. Developed in partnership with Autism Delaware and designed by Perkins+Will, this is the first sensory room in the United States designed for a public library.

- The STEM Lab (Science, Technology, Engineering, and Math), a Media Production Studio, and the Maker Space will inspire creativity and challenge the imagination of all patrons.
- In the Scriptorium, children and young adults will learn to hone their writing skills using both analog and digital communication tools.
- Children and adults can create together in a dedicated Lego® Room.

These featured spaces are oriented along Route 9 where they figuratively and literally connect to the greater community.

## 09 Previous Experience / County Libraries

### DISTRICT OF COLUMBIA PUBLIC LIBRARY TENLEY-FRIENDSHIP LIBRARY

Washington, DC



*Mixed-Use Study*

SIZE 21,472 square feet

#### CLIENT CONTACT INFORMATION

Jeff Bonvechio  
202.442.6070  
Jeffrey.Bonvechio@dc.gov

#### PROJECT TEAM

Perkins+Will: Lead Designer and  
Architect of Record  
R.McGhee Associates: Associate  
Architect

Michael Rantilla, Project Manager

#### COMPLETION DATE

2011

#### TOTAL PROJECT BUDGET

\$10.9 million  
Change Order Amount: \$507,302

Inspired by the image of an open book, the design of the District of Columbia's Tenley-Friendship neighborhood library explores the contrasts of opacity and transparency. The building's windowless exterior on the south and west sides wraps and protects the library, like the cover of a book. In contrast, the north and east elevations of the building exhibit a transparent, visually porous skin, welcoming pedestrians traveling along Wisconsin Avenue and Albemarle Street. Perforated vertical fins along the length of these facades allow for shading while reinforcing openness and accessibility. This approach provides the reading rooms and stack areas with diffused natural light and minimal glare.

The library is a two-story building with a partial third floor containing mechanical space and a roof terrace/garden. The "active and fast" elements of the program are located on the first floor, while the "slower and quieter" areas are on the second floor. Enclosed elements such as the workroom, toilets, and meeting rooms are located to the west side of the plan, allowing the eastern half to remain open, with high ceilings in the stack and seating areas. A double-height atrium with a monumental stair serves as the nexus for all building circulation.

## 09 Previous Experience / Arts + Culture Projects

### NC STATE UNIVERSITY GREGG MUSEUM OF ART AND DESIGN

Raleigh, North Carolina



**SIZE** Renovation: 8,412 square feet  
 New Construction: 16,715 square feet  
 Total: 25,127 square feet

#### CLIENT CONTACT INFORMATION

NC State University  
 Lisa Johnson  
 University Architect  
 919.515.6258  
[lisa\\_johnson@ncsu.edu](mailto:lisa_johnson@ncsu.edu)

#### PROJECT TEAM

Derek Jones, Managing Principal

#### COMPLETION DATE

2017

#### TOTAL PROJECT BUDGET

\$7.39 million  
 Total Change Orders: 5  
 Change Order Amount: \$320,344  
 Project is currently in close-out

The Gregg Museum of Art and Design will showcase North Carolina State University's rich collection of objects while organizing them into a manner suited to a teaching institution. After concluding preliminary site evaluation and feasibility studies of 10 potential sites, Perkins+Will was commissioned to perform full architectural design services to renovate and expand the historic Chancellor's Residence into a new university museum.

Site development challenges include providing connectivity to campus and other nearby arts-related institutions; stormwater management; and providing service, emergency, and vehicular access and parking without destroying the bucolic character of the historic house and

gardens. The building plan strategy allocates complementary roles to the existing house and new addition. Administrative and meeting functions are assigned to the existing house. The new addition will provide exhibit galleries and exhibit support spaces. Inspired by patchwork-style quilting patterns that are represented in the museum's collection, the design was conceived as a collection of galleries stitched together through spatial connections. Inside and out, the site, house, and addition are a collage of galleries of various sizes, heights, and degrees of enclosure. All together, this series of galleries provides the Gregg Museum numerous options for the display of their collection.

## 09 Previous Experience / Arts + Culture Projects

### HARVEY B. GANTT CENTER FOR AFRICAN-AMERICAN ARTS + CULTURE

Charlotte, North Carolina



**SIZE** 46,500 square feet

#### CLIENT CONTACT INFORMATION

Harvey B. Gantt Center for African American History + Culture  
David Taylor, President, CEO  
t. 704.547.3700  
e. david@ganttcenter.org

#### ARCHITECT OF RECORD

Perkins+Will (Architect of Record)  
in association with Neighboring Concepts (Associate Architect)

#### PROJECT TEAM

Chris Garris, Project Designer

#### COMPLETION DATE

2009

#### TOTAL PROJECT BUDGET

\$18.8 million

Change order information unavailable

The Gantt Center celebrates the contributions of African Americans to our nation's culture and serves as a vital resource in Charlotte for music, dance, theater, visual and film arts, arts education, literature, and community outreach. The Center draws design inspiration from the historic Myers School that once stood nearby in a thriving African-American community that was eventually displaced by expansion of the central business district. The school's prominent exterior staircases inspired its byname, the Jacob's Ladder School. The Center's stairs and escalators, together with the articulation of the central atrium, pay tribute to Jacob's Ladder, linking the building to its historic context. The building is situated on a 50-foot by 400-foot tract of land and is positioned directly above car and

truck access ramps that lead to below-grade parking for the adjacent high-rise, mixed-use development. The main lobby's placement on the second floor allows vehicles to use the access ramps without interrupting the logical flow of the building's interior space. This dynamic subsurface vehicular activity and the exaggerated linear proportions of the site provided a great opportunity for a powerful architectural response to the building's program and physical context. The exterior façade of the Center is inspired by African textile designs and African-American quilting patterns. Perforated metal panels are "stitched" together by diagonal steel channels, with windows provided in areas needing daylight. The pattern continues on the north side of the building, which will eventually abut future development.

## 10 Sub-consultant Team



### FIRM LOCATION

Cary, North Carolina

### PROJECT ROLE

Mechanical, Electrical, Plumbing, and Fire Protection

**Engineered Designs, Inc. (EDi)** is a team of professionals providing building systems design, energy analysis, and commissioning. Their professionals seek to design buildings that not only work, but also consume the lowest amount of energy and have minimal environmental impact. Through design, energy management, and systems commissioning, EDi can assist owners in evaluating, optimizing, and maintaining building performance.

Engineered Designs, Inc. is certified as a National Women's Business Enterprise (NWBE) and holds a Statewide Utilization Certification (SWUC) issued by the State of NC HUB Office.

**Perkins+Will has worked with EDi on 10 projects over the past 10 years.**

## KEY PERSONNEL



### **M. GINGER SCOGGINS, PE, CEM, LEED AP® CxA**

As Principal of EDi, Ginger brings 31 years experience in design and project organization. She enjoys tackling complex technical projects with solutions that optimize building performance, are sustainable, and are compatible with clients' financial, operational, and maintenance goals. Through her involvement in the American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE), Ginger stays current with advances in technology, standards, and guidelines for improving and maintaining indoor environments.

### PROJECT ROLE

Mechanical Engineer

In addition to design and commissioning, Ginger's responsibilities include the daily management of the firm, managing team workloads, and review of complex HVAC systems.



### **DAN HOLTZCLAW, PE**

Dan Holtzclaw is an Electrical Engineer with 26 years of experience in the design of electrical systems for the construction industry. He is experienced in all phases of electrical design for various facilities, including standby generator sizing, interior lighting design, power distribution systems, and control instrumentation systems. His current responsibilities include design of complex electrical systems, fire alarm systems, site lighting, project scheduling, and construction administration. Dan has provided design for Educational, Municipal, County, State, Cultural, Recreational, and Healthcare facilities.

### PROJECT ROLE

Electrical Engineer

## 10 Sub-consultant Team

### Kimley»Horn

#### FIRM LOCATION

Durham and Raleigh,  
North Carolina

#### PROJECT ROLE

Civil Engineering  
and Parking Engineering  
and Design

Kimley-Horn is one of the nation's premier planning and design consulting firms. Whether your project is national or local, involving public infrastructure or private development, they will look out for your best interest, reduce your risk, and deliver great value. Kimley-Horn engineers, planners, and environmental scientists combine the creativity to develop insightful solutions with the rigor to deliver practical results that consistently exceed your expectations. Long-range program strategies. Complex planning and design projects. Development and construction projects.

Since 1967, Kimley-Horn has delivered outcomes you can depend on—projects that can be successfully developed, permitted, and built on time and within budget.

**Perkins+Will has worked with Kimley-Horn on over 100 projects over the past 11 years.**

## KEY PERSONNEL



#### CHRIS O. BOSTIC, PE

Chris is a project manager who serves both public and private clients on a variety of site civil design and development projects. He has 17 years of experience in taking projects from initial site feasibility and due diligence through preliminary and final design to construction and final punch lists in many locations across the state. His projects range in size from small site design and utility improvements to larger capital improvement projects.

Chris has a reputation among his clients and peers for providing quality deliverables, as well as superior communication and team coordination, helping to keep projects on schedule and within budget. His thorough understanding of the site development process makes him a valuable asset to clients and team members.



#### MATTHEW S. SUMPTER, PE

Matt has 10 years of structural engineering experience, which includes structural design, structural evaluation and rehabilitation design, construction administration, and project management. As a member of the Parking practice at Kimley-Horn, he is accomplished in designing and repairing structural and waterproofing systems to prolong the life of parking structures. He also has experience performing strategic planning and parking management, which has included functional layout of parking, functional layout of signage, and parking studies.

#### PROJECT ROLE

Parking Engineering and Design

## 10 Sub-consultant Team



### FIRM LOCATION

Raleigh, North Carolina

### PROJECT ROLE

Structural Engineering

**LYNCH MYKINS (LM)** offers design and construction administration services in the field of structural engineering. Other services include investigations of structural failures or accidents, feasibility studies, and design of special structures and foundations. LM has been responsible for the design of buildings and other structures at a rate of over \$800 million in construction value per year. LM has a proven track record of successful structural designs for nearly every conceivable building type over the last 40 years.

Lynch Mykins is a certified SAM - Woman Owned Small Business (WOSB) and a Historically Underutilized Business (HUB) Certified - Woman Owned Business with the State of North Carolina.

**Perkins+Will has worked with Lynch Mykins on 10 projects over the past 5 years.**

## KEY PERSONNEL



### ANNA LYNCH, PE

Anna is an innovative and energetic professional with significant project management, business development, and engineering experience. She places client relationships and their satisfaction as a priority in and out of work. She is continually a strong and reliable manager, with a professional work ethic, even in high stress, fast-paced environments. Clients trust her with emerging and multifaceted responsibilities in which she has proven to excel. Anna has demonstrated excellent leadership, management, communication and interpersonal skills, which have made her a successful and respected office manager.

### PROJECT ROLE

Structural Engineer



### JEFF MORRISON, PE

Jeff is dedicated to providing exceptional service to our clients on all projects. He works closely with all team members to verify that the client's needs are being met in the most cost-effective and efficient ways possible.

Since 1999, Jeff has successfully managed the construction documentation and construction administration of a broad range of projects including successfully managing the firm's work for the city of Raleigh and specifically public safety projects for the Raleigh Fire Department. Jeff works tirelessly to verify that public safety buildings are designed to be functional, durable and easy to maintain.

### PROJECT ROLE

Structural Engineer

## 10 Sub-consultant Team

### AVAILABLE LIGHT

#### FIRM LOCATION

Raleigh, North Carolina

#### PROJECT ROLE

Lighting Design

**Available Light** is a lighting design firm working in the fields of Architecture, Museum Exhibition, and Corporate Theater. Since 1990, Available Light has created effective, innovative, and economical lighting solutions for many challenging projects around the world.

Available Light's goal is to balance creativity, strong technical solutions, and good business sense. As a team, they work to bring their skills and experience to the service of the designer's vision and to meet the owner's needs.

**Perkins+Will has worked with Available Light on 4 projects over the past 2 years.**

#### KEY PERSONNEL



#### DEREK BARNWELL, ASSOC. IALD, IES

Derek has over 27 years experience designing lighting systems for museums, architecture, and entertainment. He is well-experienced with the Smithsonian Institution's goals and requirements for exhibit lighting design, and has significant experience with exhibits designing lighting systems for museums, architecture, and entertainment. Derek possesses a profound understanding and appreciation for lighting and architecture from many perspectives: creative, technical, and logistical.

#### PROJECT ROLE

Lighting Designer



#### FIRM LOCATION

Durham, North Carolina

#### PROJECT ROLE

Cost Estimating

**BREE & Associates, Inc. (BREE)** is a Consulting Engineering/Construction Management firm that incorporated in 2000.

Since then, BREE has seen tremendous growth and success. Presently, they have a qualified staff of cost estimators, project schedulers, project/construction managers, and inspectors as well as administrative support.

BREE and Associates, Inc. is certified with the State of North Carolina as a Historically Underutilized Business and is listed in the Statewide Uniform Certification (SWUC) Program database.

#### KEY PERSONNEL



#### ERIC C. PHOENIX

Eric has over 24 years of experience and has served as a Senior Project Manager on numerous projects. He has successfully managed many complex projects, and his responsibilities and specialties include cost estimating, negotiating contracts, planning, cost control, CPM scheduling, bid proposal solicitation and review, construction administration, quality assurance inspections, pay application approval, quality control, and change-order management. As a Project Estimator, estimated many types of projects which including facilities, environmental, and transportation. Provided estimates at the conceptual, schematic, design development and construction documents stages of design.

#### PROJECT ROLE

Cost Estimator

## 11 Willingness to Affiliate With Minority, Woman-Owned, or Disadvantaged Businesses



### PROJECT HUB PARTICIPATION

#### EDi

Mechanical, Electrical, Plumbing, and Fire Protection Engineers

*Certified National Women's Business Enterprise (NWBE)*

#### LYNCH MYKINS

Structural Engineering

*HUB Certified Women Owned Business*

#### BREE & ASSOCIATES

Cost Estimating

*Certified Minority Business Enterprise (MBE) and Disadvantaged Business Enterprise (DBE)*

The incorporation of HUB firms into project planning and design can be accomplished in the design and construction industry in a number of ways. Some approaches allow meaningful participation in design and decision-making while others afford only base compliance with federal requirements.

The most common approaches include:

- Designation of specific design discipline (such as electrical engineering) or a key project element (such as the utility system), and assignment of full design and contract documentation responsibilities.
- Formation of a partnership between an HUB firm and a non-HUB firm to complete a specific assignment. HUB access to larger project opportunities is afforded and expertise is gained from the perspective of each participant. This is a preferred approach to newly-formed or small HUB organizations.

- Utilization of HUB firms as a source of project staffing. This approach, known as brokering, usually fills positions at the "lower" end the organization chart and is inconsistent with the goals of HUB guidelines.

Perkins+Will is committed not only to meeting the specified goals for HUB participation, but also to meeting the larger goals of meaningful participation. We have established relationships with numerous HUB firms across the nation, and have found our collaborations to be mutually rewarding.

## 12 Demonstration of Quality Control and Assurance Processes

### QUALITY CONTROL AND MAXIMIZING DESIGN QUALITY

Perkins+Will has a highly developed quality control system. We have developed a rigorous multi-disciplinary Quality Assurance and Quality Control process (QA/QC) with the goal of improving document coordination, meeting schedule and budget, ensuring technical accuracy and reducing revisions and change orders. The process engages all members of the project team. When there is a full commitment of each team member, the process works to achieve the Owner's goal of a high quality project on budget and on time. An integrated team approach to the project budget, constructability, cost effective design solutions, and analysis of value opportunities and constraints provides a design that aligns itself with the projects goals and objectives.

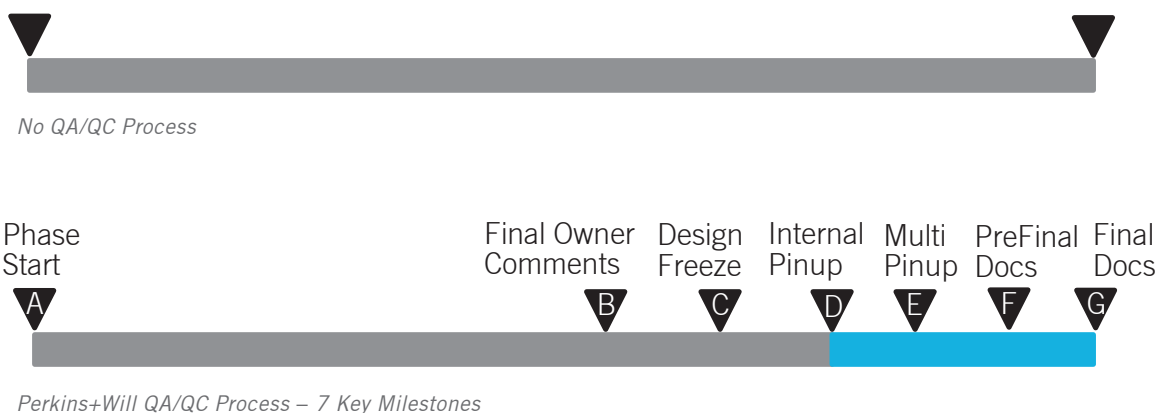
### QUALITY CONTROL PROCESS SUMMARY

- The goal of our QA/QC process is to continually improve client satisfaction via higher quality deliverables which lead to a smoother construction phase and a better project
- Quality can only be achieved by following a clearly documented, intentional, and rigorous process
- We assign a QA/QC Coordinator to each project who is independent from the project team and takes advantage of their fresh and experienced perspective

- Our process takes a multi-disciplinary approach to prioritize and scrutinize the project areas of highest risk
- We utilize a series of checklists that target zones of the project during two pinup sessions per phase; one internal and one multi-disciplinary
- Accountability is verified via a QAQC approval memo signed off by project leadership within each design team office
- The construction industry still relies on hard copies, thus we focus on the final paper deliverables, while also leveraging digital tools where applicable
- Proven Success: The North Carolina Practice of Perkins+Will has competed against the other 23 Perkins+Will offices in our annual Excellence in Execution competition, which evaluates construction deliverables, and has won in 2015 and 2017.

### PROVEN SUCCESS

The North Carolina Practice of Perkins+Will has competed against the other 24 Perkins+Will offices in our annual Excellence in Execution competition, which evaluates construction deliverables, and has won the firm's technical excellence award in both 2015 and 2017.





## 15 Firms Willingness to Sign Town's Standard Contract

We have performed a detailed review of the proposed agreement form. It appears from our review that the proposed agreement may have originated as a contract for construction, rather than a contract for architectural design services. Some contractual terms do not fall within the scope of a design consultant's services and are uninsurable under professional liability insurance. Moreover, language we normally see about how a design project is developed, estimated, documented, and communicated to a client and contractor, as well as important language describing the parties' duties and limitations during the construction phase, and other industry standard language is missing from this agreement form. Although we cannot certify acceptance of the proposed agreement without modifications, we believe it can be a reasonable basis for a negotiated agreement or we can alternatively propose a standard industry form of agreement for this project.

**Derek Jones**

Derek Jones, Principal  
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