



Rosman Middle/High School

Qualifications for:  
Architectural Services  
**Transylvania County Schools**  
November 1, 2017

*“ADS worked successfully with our board and school staff to meet the challenge of fifteen years of effort toward repairing or replacing three of our aging elementary school facilities. ADS guided us through the prequalification process for bidders and then worked weeks to negotiate a satisfactory project cost of \$145 per square foot, a remarkable construction price in an overheated construction climate.” - August, 2017*

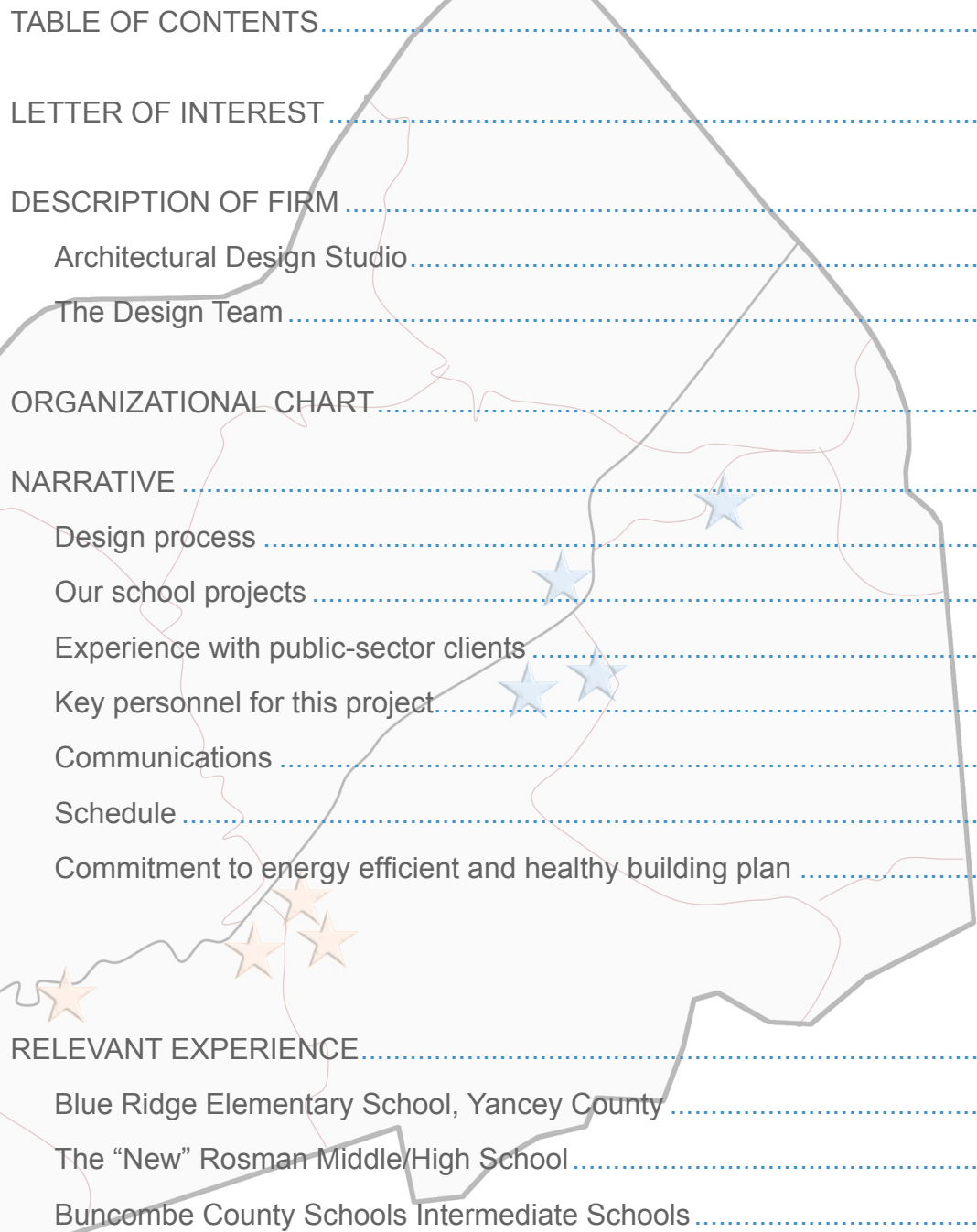
*Jamie McMahan, Director  
Yancey County Planning & Economic Development*



TC Henderson Elementary School

  
architectural  
design studio

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A map of North Carolina is overlaid on the table of contents. Blue stars are placed on the map to indicate the locations of various projects mentioned in the table of contents. Orange stars are placed on the map to indicate the locations of relevant experience projects.

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# Letter of Interest



November 1, 2017

Mr. Norris Barger, Director of Business Services  
Transylvania County Schools  
225 Rosenwald Lane  
Brevard, NC 28712

Re: Letter of Interest & Qualifications for  
Transylvania County Schools

Dear Mr. Barger,

For most of our 35 years we have specialized in the planning, design and construction of K-12 schools. During that time, we provided comprehensive architectural services for more than 160 school projects in western North Carolina, including eleven for Transylvania County Schools. Our work at Rosman Middle/High School was one of the most complex school renovations ever undertaken in North Carolina. For many reasons, Rosman stands out as our best example of the level of service that you can expect from ADS.

- ❖ We are school planners
- ❖ Pragmatic designers
- ❖ Facilitators for community consensus
- ❖ Asheville architect
- ❖ These are important projects for ADS
- ❖ We know your schools

Our ongoing work with Yancey County Schools tracks closely the skill sets that will be required to create a vision for the upcoming work in your county, facilitate support from the citizens of Transylvania County and then exceed your expectations for new facilities. In Yancey County, we evaluated their six elementary schools and compared the relative value of repairing their 1936 schools to consolidation. We met more than 15 times in public meetings with the School Board and the County Commissioners to facilitate a community consensus for a new school. The new Blue Ridge Elementary School includes cutting edge support facilities that supplement the school's traditional classrooms. It was also designed to incorporate innovative construction technologies for a building cost of less than \$145/ft<sup>2</sup>. Attached are reference letters from three perspectives.

Meanwhile, our design team for Rosman Middle/High, Rosman Elementary, TC Henderson and district wide evaluations, remains intact. I am joined by Transylvania project veterans; Amy Dowty, Allison Mainolfi and Clarke Merrill in returning to Transylvania County. Also familiar to your school projects, and rounding out our design team, are our professional consultant engineers; Engineering Services Group for PME & FP and SKA Consulting Engineers for Structural Engineering.

We have the capability and willingness to undertake all of your proposed work and to undertake it with competence and experience to the benefit of Transylvania County. The preliminary work will be intense, but your staggered schedule matches closely the availability of our staff and consultants. We know your schools, all of them. We are a local Asheville architect. We specialize in school construction. We are ready to start work immediately.

I have considerable interest in your school district and am enthusiastic about renewing our relationship with Transylvania County Schools. I look forward to the opportunity to further elaborate on our qualifications, experience and interest in Transylvania County.

Sincerely,

A handwritten signature in blue ink that reads "Mike Cox".

Mike Cox, FAIA  
Architectural Design Studio, PA

# Architectural Design Studio



**Architectural Design Studio** was established in 1981 in downtown Asheville and specializes in school planning, design and construction. Founding principal Mike Cox, FAIA is an enthusiastic participant in the design and oversight of every project undertaken by the Architectural Design Studio Team. He employs a competent and experienced staff of professionals, all of whom are experienced in our work with Transylvania schools.

Our reputation is founded on exceptional service. That service to our school clients broadly includes; analysis, evaluation, planning, consensus building and execution. Our more specific architectural services include: programming, masterplanning, design and construction administration. Our clients acknowledge that our ability to listen is our most valued service to them and their stakeholders.

The ADS staff provide for energy efficiencies and environmental sensitivity in their design. We have numerous LEED certified projects including the recently completed Koontz & Eblen Intermediate schools.

We now have over \$300 million in completed K-12 construction projects in Western North Carolina. We are effective planners and have completed the most comprehensive school renovation projects undertaken in western North Carolina. Your own Rosman Middle/High School may have been the most complex school renovation ever undertaken in North Carolina.

The lion's share of projects produced by ADS lie within a 2 hour travel radius of our office in Asheville, NC. We are proud of our record of exceptional service to our school clients throughout the western counties, performance that has led to many long-term relationships with state and local bodies. Service to our clients is the cornerstone of the ADS culture. We take the time to understand our clients' budget and their needs. Transylvania County Schools already knows that we stand behind our clients even when the going gets rough. Like Transylvania Schools, our other school clients in western North Carolina call us back time and again for new work, suggesting that we are continuing to perform at a consistently high level.

- ❖ Some of our most remarkable projects and noteworthy service is exemplified in our previous work with Transylvania County Schools.
- ❖ In our 35 years we have completed more than 160 public projects valued at more than \$400 million in western North Carolina, with individual projects ranging from \$3,000 to \$30,000,000.
- ❖ Our recent and relevant experience for consensus building and innovative design in Yancey County applies directly to Transylvania County's upcoming effort.



## The Design Team:

### Resumes of Key Personnel: Architectural Design Studio

ADS operates in a **Studio environment**.

The Project Team members are involved in all phases of project development.



Principal, Mike Cox, FAIA

Founding principal **Mike Cox** has practiced public facility architecture in Asheville and western North Carolina for more than 44 years. Mike has fostered a culture of service to ADS's public clients for the planning, renovation and design of buildings and campuses throughout western North Carolina. Under Mike's leadership, the ADS brand has become known for comprehensive solutions to building needs, attention to the needs of the end user, creating and accommodating enhanced program objectives, state of the art design for compatibility with existing buildings, endurance, building efficiency, cost control and reliable project administration. After 36 years, and as a direct result of Mike's leadership, ADS's signature reputation is one of service to its K-12, community college, university and state clients.

Mike was the 2010 President for the American Institute of Architects, North Carolina. He is the winner of the 2013 AIA NC Deitrick Service medal and was elevated to the AIA College of Fellows in 2015.

#### Education

- B. Architecture, 1971 - University of Tennessee
- M. Architecture, 1973 - University of California Berkeley
- Registered Architect - North Carolina # 2653
- NCARB # 53456



Amy Dowty, LEED AP BD+C

**Amy** joined the ADS staff in 1992 as an intern Architect. She is a key member of our K-12 design team, conducting programming meetings with clients, assembling project criteria, supporting school staff interests and building consensus for project approval. Amy is an advocate for the end user and is a skilled planner with a reputation for service to our school clients. She regularly contributes on code review, facility evaluations, masterplanning, design and construction administration on projects ranging from K-12 schools to state projects.

#### Education

- B. Architecture, 1992 -  
The University of Idaho (High Honors)

Allison Mainolfi, LEED AP BD+C

**Allison** has been with ADS for 22 years. She holds degrees in both Architecture and Interior Design. While her expertise is in interior design, she also supports facility evaluations, project design, sustainable design, construction documents and project closeout. She is the closer when it comes to the assembly of closeout documents and record drawings at the end of each project. Allison is a key member in the success of many of our school projects, including the Rosman Middle/High School.

#### Education

- B. Architecture, 1989 -  
The University of Tennessee (Honors)
- B. Interior Design, Concentration in  
Historic Preservation, 1982, O'More School of Design



Clarke Merrill

**Clarke** is our administrative assistant for construction. She is responsible for first draft specifications and administers the advertisement and bidding of construction projects. Clarke has, for more than a decade, served as liaison for our clients and contractors, ensuring the prompt handling of shop drawings and the proper submission of pay applications, change orders and closeout documents. During construction, Clarke is charged with looking after the administrative interests of our clients and their contractor.

#### Education

- B. A. in Design, 1976 -  
The George Washington University  
Washington, D.C.



## The Design Team: SKA Consulting Engineers, Inc.



**SKA** grew from its beginning as a one man office in 1957 to a multifaceted structural consultant firm with a region-wide reputation for providing quality design services. SKA has offices in Greensboro, Charlotte, and Asheville, North Carolina. A full service engineering firm in business in North Carolina for over 40 years, SKA has, in-house, all of the requisite engineering disciplines to accomplish a variety of designs, even the most complex. The firm was originated to provide structural engineering services for architects, owners, and contractors. Those services include the design, investigation, evaluation, and testing of materials and structures of all sizes and types. SKA developed an expertise in this field in relation to all types of construction materials such as steel, concrete, and wood. Architectural Design Studio has relied upon SKA as its structural engineer exclusively for 36 years. They, of course, provided the structural engineering for all of our past projects for Transylvania County Schools and will continue to serve as our consultant for upcoming work.

### **SKA Consulting Engineers, Inc.** Structural Engineer

64 Peachtree Road  
Suite 30  
Asheville, NC 28803  
Phone: 828.274.4440

Zeb Wells, P.E.  
Paul Fama, P.E.  
Brad DiFranco, P.E.



## The Design Team:

### Engineering Services Group

PME Engineers

900 East Hill Ave., Suite 350  
Knoxville, TN  
Phone: 865.522.0393

Rusty Whillock, P.E., President  
Bill Moore, P.E.  
Ron Donahue, Principal

**ESG** is also a service-oriented firm, a key characteristic of the ADS culture. They have performed a multitude of projects demonstrating an ability to apply technological solutions to complex problems for industrial, commercial, institutional and governmental clients. Engineering Services Group's record of excellent performance is demonstrated in their ability to consistently meet schedule and budget constraints, as well as their ability to conduct repeat business with satisfied customers. ADS has a 20 year relationship with ESG during which we have cooperated in the design and construction of more than 300 million dollars of work in western North Carolina. **They are the plumbing, electrical and HVAC engineers for renovated systems at TC Henderson, Rosman Elementary and Rosman Middle/High School.**

### Civil Design Concepts

Civil Engineer  
168 Patton Avenue  
Asheville, NC 28801  
Phone: 828.252.5388

Patrick Bradshaw, P.E.  
Jesse Gardner, P.E.  
Greg Hoffman, P.E.

**Civil Design Concepts, P.A.** is a multi-disciplinary civil engineering firm, with offices in Waynesville and Asheville, providing civil design services for western North Carolina. The principals of the company have lived and worked in western North Carolina for most of their lives, instilling a personal desire that development in the area have a positive impact on future generations. Their firm is composed of engineers, technicians, and construction administration staff, with a range of experience in site planning, engineering and construction oversight. Their diverse backgrounds inform their team approach to problem solving. The western North Carolina region presents an often-challenging topography, and they strive to minimize impact on the land while maximizing the use and benefit of the property. Their services include civil engineering, planning, and design services as well as city/town and regional infrastructure planning, environmental engineering, and construction administration.



Rosman Middle School



Rosman Elementary School

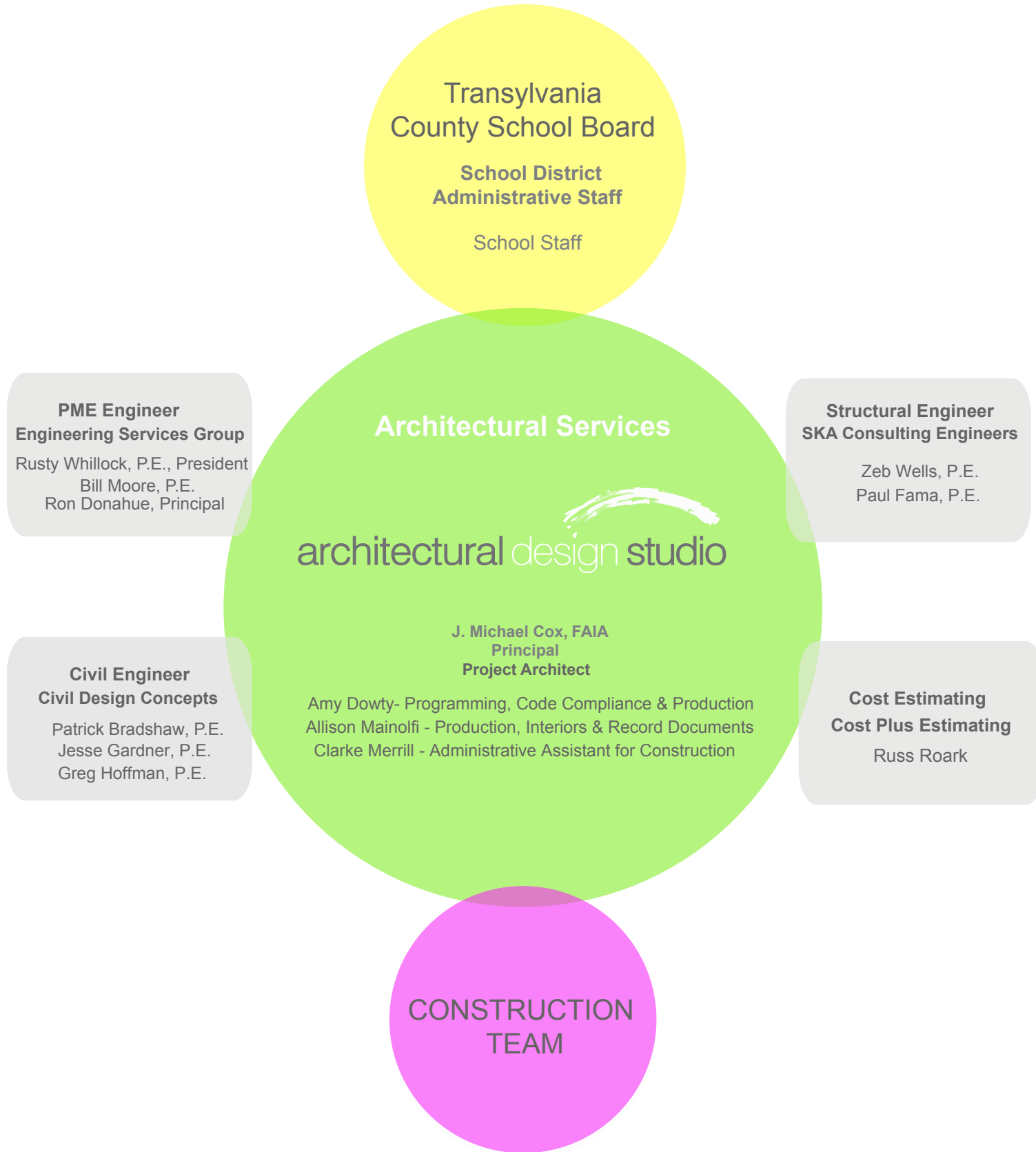


Eblen Intermediate School



Koontz Intermediate School

# Organizational Chart





# Narrative



## **1. Design Philosophy and Approach or Methodology**

We are inclusive designers. Our comprehensive team approach to K-12 planning involves all key personnel in the design process, including the Transylvania School Board, School District Administrators and School Staff. We have an excellent record for achieving successful projects of similar size and scope. Please note the attached letters of reference from the perspective of three different representatives for the recent Blue Ridge Elementary School. Our Design Approach Methodology for Transylvania County follows:

**Initial Team Meeting** - We begin with team meetings to formalize an understanding of the scope of the work and the project goals for building function, budget and schedule. A full team Kick-Off Meeting begins the process with the facility users. These meetings help define the complete program, goals and expectations for school operations as they relate to available funds.

**Schematic Design** - This is the physical planning stage of the project that determines the project character and relationships of building functions. It also includes Life Cycle Cost Analysis of building systems, assuring cost effective strategies for building development. For new buildings being planned on existing sites, most of our early efforts will center around on-site investigations. Multiple options are sometimes required in order to reach agreement on the most efficient space configurations and overall building character. Preliminary cost information is provided during this phase to ensure compliance with the project budget. This planning is key to the realistic achievement of project goals as we move towards design development, bidding and construction.

**Design Development** - Building design and building system selections are finalized and generally detailed during the design development phase. At the conclusion of this phase we will provide a progress estimate to ensure the project is tracking within budget and for authorization to proceed with Construction Documents. Our professional cost estimating consultant provides project cost estimates for Design Development to guide value engineering efforts going forward.

**Construction Documents** - Construction Documents include not only Drawings, but General Conditions, Supplementary General Conditions, Instructions to Bidders, General Requirements, Proposal Forms, Final Certificate Forms, Bonding Forms and Specifications. Architectural Design Studio prepares these instruments in accordance with the requirements of Transylvania County School Board and the DPI Office for authorization to bid the project. In this phase of design services, the detailed instructions for construction are communicated to review agencies and prospective contractors.

**Bidding** - ADS has a working relationship with many western North Carolina contractors and routinely assists with promoting our clients projects to ensure an adequate slate of bidders. We have recently worked to establish prequalification guidelines for school construction in our region. ADS will advertise for bids and assist qualified bidders with questions or clarifications of the bid documents to ensure accurate competitive bidding. We conduct a Prebid Conference for interested bidders, field questions concerning the project, issue addenda for corrections and then accept bids in accordance with North Carolina requirements. We typically work with the low bidder to verify qualifications and compliance with project requirements.

**Construction Administration** - During construction we monitor construction progress to confirm compliance with construction documents. A preliminary construction conference will be held followed by monthly construction conferences. We review and approve monthly pay applications. We review and make recommendations on requests for changes. We make regular site visits, review shop drawings and other construction submittals and act as your agent to facilitate completion and closeout of your construction contract. We monitor construction progress and quality control to administer remedies as required to address compliance issues. The path to a successful project is not always as straight forward as planned. ADS is experienced in making adjustments in mid-project. Our work at Rosman Middle/High School is an excellent example of our flexibility and firm hand for ensuring compliance with project requirements.

# Narrative



**Project Close-Out** - Our approach to project completion is to “bird dog” the submittals so that project close-out can be accomplished efficiently. Our administrative staff is experienced in the timely compilation of information from the contractor and design team. We have established new rewards and disincentives for close-out to ensure timely completion of the punch list after preliminary inspections.

## **2. Prior Design Experience with projects of similar scale and complexity**

We specialize in the planning and construction of K-12 facilities with over \$300 million in completed K-12 projects in Western North Carolina. We are effective planners and have completed the most comprehensive renovation projects undertaken in western North Carolina, including TC Roberson High School, **Rosman Middle/High School**, Reynolds High School, Claxton Elementary, Leicester Elementary and Western Carolina’s Harrill Hall. We have conducted county-wide school facilities surveys including Transylvania, Cherokee, Buncombe, Yancey and Asheville City Schools. In Yancey County we helped build consensus for the consolidation of three 1936 schools and the planning of the new elementary school on a new site. Construction has just started on the new **Blue Ridge Elementary School** for Yancey County. We are proud of the fact that we were able to craft an innovative design for a new elementary school building for less than \$145.00 per sq. ft. We have a 20 year history with Transylvania County Schools and are pleased to list the following projects in our slate of experience; The Addition and Renovation to Rosman Middle/High School (1997), the Rosman High School Stadium (1999), Additions and Renovations to T.C Henderson & Rosman Elementary Schools (1999), the Rosman High Concessions/Toilet Building (2003), the Rosman High Field House (2005), the Rosman Elementary Bus Parking (2008), the Rosman High Old Gym Renovations (2008), the Site Improvements for T.C. Henderson Elementary School (2009), The Facility Evaluation for Transylvania County Schools (2009) and the Renovations & Additions to Rosman Middle/High School CTE (2011). Our intact design team and consultants worked on all of the Transylvania County projects over that time period, as their expertise applied.

## **3. Prior Design Experience with public sector clients and projects of similar scale and complexity**

When you look at our body of work over the past 36 years you will find that it is almost exclusively in the public realm. These projects include both new buildings and renovations to existing building with a varied assortment of project owners. A few of the most recent projects to date include; the new Yancey County Senior Center completed in 2015, the Montreat Town Hall (2015 - not constructed), Lake Norman Visitor Center (2015), the Allied Health Wing at Tri-County Community College nearing completion, the Greensboro National Guard Readiness Center Additions and Alterations completed in 2013, multiple buildings on the J Iverson Developmental Center - Roof Replacements completed in 2016, and currently nearing completion a Maintenance/Bridge Maintenance Assembly Office in Mitchell County for the NCDOT. This list of projects, along with our schools projects, amounts to more than \$400 million in construction and exhibits that ADS and our consultants are more than qualified to work with a varied group of stakeholders in the public sector of North Carolina.

## **4. Professional qualification of individuals assigned to the project**

Please see the Resumes of Key Personnel under the Design Team Section, pages 4-7, for descriptions and qualifications of the individuals assigned to your project.



# Narrative



## **5. Communications**

We anticipate that communications on the progress of each of your projects will be of interest to a diverse group of stakeholders. It is first of all our obligation to Transylvania County Schools to PROVIDE services and those include pertinent communication regarding the status of those services. The question is, how best to communicate that progress to interested parties.

For a new facility, we have the ability for end users to walk through the school and take a look around before the building is ever built. On our current Blue Ridge Elementary School we are using a submittal service that allows interested parties to view all aspects of the construction process. The amount of information that we can freely share is overwhelming. We will guide Transylvania County Schools through a series of options that, in the end will enhance communications, while allowing interested parties to see both the forest and the trees.

Communications on the status of a project are hierarchical. Preliminary communications concern planning and budgeting and are typically directed to the Board, TCS administrative and school personnel. That preliminary information may be shared with the public at the Board's discretion. We simultaneously provide transparent postings on our website that allow individuals and groups to seek their own information concerning project development.

Once preliminary design and budgets have been approved, we can provide information for posting on the YCS website, a place where parents and other interested parties are accustomed to look for information. That information includes reports, schedules, videos and other graphics. ADS also makes physical presentations to individuals and groups. In our recent interaction with the Yancey County School Board, we made more than 15 presentations to the Board, county commissioners and community groups in open meetings.

## **6. Design Schedule**

The ADS staff and consultants are dedicated to the expeditious development of your project within the constraints of budget. We anticipate that all of your projects will start immediately to achieve a preliminary design for budget and marketing purposes. ADS is familiar with all of your schools. We anticipate that preliminary concepts and budgets can be available for your review and approval within 60 days of the start of our work.

The start of design development will be staggered. Your renovation projects will require 4 to 6 weeks of reconnaissance. They can be ready for bids within another 90 days. The high school projects will require planning of at least 180 days for the development of construction documents. The recent Blue Ridge Elementary School required 160 days from the start of design to advertisement for bids with two significant redesigns. Our advice to all of our school clients is that design start early and continue for the longest available time. That is your best means of ensuring that your wishes for building repairs and new facilities are properly communicated from you, to your architect, to your contractor and that the resulting building is of high quality and of greatest value compared to cost.

## **7. Commitment to developing an energy efficient and healthy building plan**

We are designers for a sustainable future. Our two most recent schools for Buncombe County achieved LEED Silver Certification. We have two LEED AP BD+C professionals on staff who have worked on several of our other LEED certified buildings including; the Lake Norman State Park Visitor's Center, Troutman, NC (Gold Certification), Harrill Hall Dorm Renovations at Western Carolina University (Gold Certification) and the Greensboro Readiness Center for the National Guard (Silver Certification) along with the two Buncombe County school mentioned above. The life and energy savings of buildings designed by ADS benefit our clients with or without certification. Our "Non LEED" buildings also incorporate many of the practical approaches to energy efficiency, environmental sensitivity and healthy and secure schools.

# Relevant Projects: Project 1

## Blue Ridge Elementary School

Burnsville, North Carolina

Yancey County Schools  
Dr. Tony Tipton, Superintendent  
100 School Circle  
Burnsville, NC 28714  
828.682.7110

Yancey County Schools  
Scheduled for Completion Spring 2019  
Construction Cost \$11,756,099  
(\$144.50/sq.ft. excluding sitework)

- ❖ Consensus for consolidation of three 1936 schools
- ❖ 70,000 square foot elementary school
- ❖ Includes Pre-k thru 5th grade w/ 3 class rooms per grade level
- ❖ Breakout Space for group and individual activities
- ❖ Direct access to the outside from every classroom
- ❖ Daylight for every classroom
- ❖ Maker Space for Hands on Activities
- ❖ Separate & Secure access for after hours Community use
- ❖ Middle School sized gym for local youth programs
- ❖ \$144.50/sq. ft. building cost

### Team Members/Project 1

#### ADS

Mike Cox, FAIA, President  
Amy Dowty  
Allison Mainolfi

#### SKA Consulting Engineers

Paul Fama, P.E.  
Brad DiFranco, PE  
Zeb Wells, P.E

#### Engineering Services Group

Mechanical - Rusty Whillock, PE, President  
Electrical - Bill Moore PE  
Plumbing - Ron Donahue, Principal

#### Civil Design Concepts

Patrick Bradshaw, P.E.  
Jesse Gardner, PE  
Greg Hoffman, PE

#### Cost Plus

Russ Roark



Yancey County currently has six elementary schools, four of which were built in the 1930's. They range in size from 50 to 150 students. Our first level of service was to work with the school board to develop a comparison of the relative value of repairing their existing schools to construction of new facilities. Based on that information, a unanimous decision was made to replace three of the 1936 schools and replace two more once funds are available. The design team made more than 15 presentations to the board, county commissioners and community at large to foster a consensus for the new Blue Ridge Elementary School.

The new school, now under construction, combines an economic construction technology with innovative instructional spaces to facilitate group and individual study. New school spaces like the maker space and breakout spaces advance elementary school facilities from the 1936 model well into the 21st century.

The school is the largest capital project ever undertaken by Yancey County. Value engineering undertaken by ADS prior to bidding and including negotiations after bidding, reduced the construction cost by more than 1.5 million dollars to comply with the project's budget constraints. The total construction cost for the new school is \$11,736,099 while the building cost is less than \$145/ sq ft. The school is expected to be complete in late spring of 2019.





## Relevant Projects: Project 2

### Additions & Renovations to Rosman Middle/High School

Transylvania County Schools  
Rosman, North Carolina

Transylvania County Schools  
Norris Barger, Director of Business Services  
225 Rosenwald Lane  
Brevard, NC 28712  
885.288.6173

- ❖ Provided for separation of middle and high school in a single facility
- ❖ One of the most comprehensive school renovations in state history
- ❖ The school remained operational throughout construction.
- ❖ Provided for separate bus and automobile entry on a very restricted site
- ❖ Demonstrated ADS' comprehensive construction administration skills
- ❖ Estimated 25 million dollars in savings over new construction

#### Team Members/Project 1

##### ADS

Mike Cox, FAIA  
Amy Dowty,  
Allison Mainolfi

##### SKA Consulting Engineers

Steve Carpenter P.E

##### Engineering Services Group

Mechanical - Rusty Whillock, PE, President  
Electrical - Bill Moore PE  
Plumbing - Ron Donahue, Principal

##### Cost Plus

Russ Roark



Rosman Middle/High School presented the challenge of accommodating middle and high school programs on a limited site in a building that needed extensive renovation. Existing high school and middle school programs were intermixed throughout the building and required comprehensive replanning to establish the autonomy of each program. The existing school was located on the edge of a highway, at the foot of a mountain, on top of an underground lake.

ADS redesigned the campus utilizing building additions and connections to provide for the coexistence of the middle school and high school. The main addition provides for the central location of the school's core facilities, including a new cafeteria, art room, media center and main office. Additional lab and classroom space facilitates the separation of the middle and high school programs. New entrances were designed to provide separation of bus and automobile traffic on campus.

The project was completed in successive phases over two years while the school remained fully occupied and operational. In one instance, both the electrical and mechanical contractors abandoned the project just as kitchen equipment was being relocated during the Christmas break. In the absence of cooperation from their bonding company, ADS recruited local contractors to supplement the effort and reopen the kitchen in time for the restart of school in January. The project was completed in the summer of 2000. The estimated savings to Transylvania County Schools over new construction was 25 million dollars.



## Relevant Projects: Project 3

### Koontz & Eblen Intermediate School

Buncombe County Schools

Asheville, North Carolina

Buncombe County Schools  
Tim Fierle, AIA, Director of Facilities and Planning  
15 Bingham Road  
Asheville, NC 28806  
828.255.5916

- ❖ Designed to meet the separate requirements for a 5th/6th grade school
- ❖ Designed to consume 30%-35% less energy than comparable schools
- ❖ Both schools achieved LEED Silver Certification
- ❖ The Schools constitute a new prototype school
- ❖ Separate & Secure access for after hours Community use
- ❖ 106,000 square feet
- ❖ \$130.00/sq. ft. building cost, excluding sitework

#### Team Members/Project 3

##### ADS

Mike Cox, FAIA, President

Amy Dowty,

Allison Mainolfi

##### SKA Consulting Engineers

Paul Fama, P.E

##### Optima Engineering

Mechanical - Ron Almond, PE

Electrical - Brian Thompson PE

Plumbing - Ron Almond, PE

##### Civil Design Concepts

Chris Day, PE

Patrick Bradshaw, PE

##### Cost Plus

Russ Roark



Buncombe County Schools undertook the simultaneous design and construction of two 5th/6th grade schools in the fall of 2009. The schools were designed as a prototype and the plans are identical. The program for the intermediate school combines the requirements for elementary and middle school teaching models.

The schools were designed to share and enhance existing campuses. Site improvements at both schools resulted in shared playing fields, redefined bus access and improved entries to actually relieve existing traffic congestion.

Site limitations drove the design for daylighting by use of roof monitors for classrooms. Passive solar collectors provide heat for kitchen hot water. Roof water is stored for site irrigation and gardens. The building teaches energy efficient strategies to current and future generations and, by osmosis, to their parents and the community at large.

In addition to traditional recreational space, the schools extend their programs into outdoor classrooms that include outdoor art display, garden classrooms, amphitheater and courtyard classrooms that straddle the “western hemisphere” engraved in the main entry walkway. A sense of discovery is fostered in the design of these schools, including a representation of the planets, the Pythagorean theory at a very large scale, a cistern to collect water for gardens and playing fields, a sun dial on the south wall and a rooftop collector that indicates, inside the south stair, the arrival of the equinox.

The challenges of building in a recession were offset by the savings in construction cost. The average construction cost for each school was \$15,300,000 while the building cost averaged \$130/sq ft.





COUNTYMANAGER  
Nathan Bennett



COMMISSIONERS  
Jill Austin  
Byrl Ballew  
Randy Ollis  
Johnny Riddle  
Jeff Whitson

## YANCEY COUNTY

110 Town Square, Room 11 • Burnsville, North Carolina 28714  
PHONE: (828) 682-3971 • FAX: (828) 682-4301

24 October 2017

Mr. Norris Barger  
Director of Business Services  
Transylvania County Schools  
225 Rosenwald Lane  
Brevard, NC 28712

RE: Architectural Design Studio

Dear Mr. Barger

Regarding the matter referenced above it is my great pleasure to provide a letter of recommendation for Architectural Design Studio. Since 2008 I have served as director of planning and capital projects for Yancey County and have had numerous opportunities to work with Mike Cox, Amy Dowty and the entire staff of talented professionals at ADS. During my tenure they have provided design and construction administration services for our new Department of Social Services facility, our new Yancey Senior Center facility, and have provided architectural feasibility studies for other projects, including the proposed historic renovation of the former Yancey County Public Library building and a renovation design plan for our new government services facility, a former US Forest Service building, which presently houses North Carolina Cooperative Extension, the Yancey County Board of Elections and public meeting space.

At present we are working with ADS in conjunction with the construction of the new Blue Ridge Elementary School, the largest capital project that we have undertaken in Yancey County during my tenure with county government. Mike and Amy worked with the Yancey County Board of Education and the Yancey County Board of County Commissioners to craft a solution for the educational facility needs of Yancey County that addressed the financial constraints of the county's budget. They worked successfully with our board and school staff to meet the challenge of fifteen years of effort toward repairing or replacing three of our aging elementary school facilities. ADS guided us through the prequalification process for bidders and then worked weeks to negotiate a satisfactory project cost. Their efforts resulted in a state of the art elementary school which will be constructed for a building cost of \$145 per square foot, a remarkable construction price in an overheated construction climate.

*"ADS guided us through the prequalification process for bidders and then worked weeks to negotiate a satisfactory project cost of \$145 per square foot, a remarkable construction price in an overheated construction climate."*

Jamie McMahan, Director  
Yancey County Planning &  
Economic Development

It is my pleasure to wholeheartedly recommend Mike, Amy and the entire staff at ADS to you as you consider making a decision to engage an architectural firm to move forward with your building program.

Sincerely,

Jamie L. McMahan, Director  
Planning & Economic Development



## Yancey County Schools

OUR VISION – EXCELLENCE 100 School Circle P.O. Box 190 Burnsville, NC 28714 Ph: (828)682-6101 Fax (828)682-7110

Transylvania County Board Of Education  
225 Rosenwald Lane  
Brevard, NC 28712

10/25/2017

Transylvania County Board of Education;  
Over the past three years Mr. Cox and his firm Architectural Design Studios, ADS, has worked with the Yancey County Board of Education, Yancey County Commissioners, and me as superintendent, toward the pursuit of answering the question, “what direction do the citizens of Yancey County want their elected officials to take with our aging school buildings?”

Yancey County Board of Education hired Mr. Cox and his team at ADS to evaluate our existing elementary schools interior and exterior. Using an evaluation document developed by Mr. Cox, the school board, collaborating with our county commissioners, held a series of community meetings designed to build a consensus within these communities of what should be done. During these meetings, Mr. Cox was there every step of the way. His participation helped Yancey County Schools develop a plan to close three 1930s schools and build one new modern elementary school.

Once we had a direction, we felt comfortable enough with Mr. Cox, that his firm was hired to design and build the new school. The Yancey County Board of Education and I believe he was able to take the concerns of the three communities and incorporate many ideas into our new school.

Mr. Cox and his team at ADS worked to develop an innovative and forward thinking design for our new elementary school that met our financial limits. Mike Cox and his team worked with staff, teachers, and parents in order to meet and exceed the expectations of our community. We’re off to a good start and are looking forward to moving into our new school in the fall of 2019.

Currently, as superintendent, I am in my third year working closely with Mike Cox. He has always made himself available to answer any questions or concerns. I truly believe any district that works with Mike Cox will be happy with the results. If I can be of additional assistance, please contact me. Best of luck in your future building.

*“Mr. Cox and his team at ADS worked to develop an innovative and forward thinking design for our new elementary school that met our financial limits.”*

Tony Tipton, ED.D.  
Yancey County Schools  
Superintendent

Sincerely,

Tony Tipton, Ed.D.  
Yancey County Schools Superintendent



Mike Orr  
110 Bukeridge Road  
Burnsville, NC 28714

October 25, 2017

Norris Barger, Director of Business Services  
Transylvania County Schools  
225 Rosenwald Lane  
Brevard, NC 28712

Dear Mr. Barger,

I am a member of the Yancey County School Board. For the years 2012 -2016 I also served as board chair. That is meaningful because during those years Yancey County Schools moved to replace three aging schools, in three communities, with a single structure, appropriate for teaching and learning in the 21st century.

As one might expect, the communities most impacted resisted consolidation and closing their community schools. I must also admit that at the outset, our own board was not totally committed to such a radical plan. To further complicate our situation, financing our needs was a significant obstacle.

The reason for this letter is to explain how Mike Cox and Amy Dowty helped our county move forward.

First they sufficiently studied our existing facilities to help our board understand the realities of building versus remodeling. Next, in public forum, they presented their assessment in lay terms and took questions from the public. Their presentations were easily understood, practical, and convincingly offered.

As succinctly as possible, Mike & Amy worked patiently with teachers and board members to evaluate and demonstrate school facility needs to the satisfaction of the Yancey County Community. They led the board and subsequently the County at large to a consensus decision for moving forward on our school improvement plan.

One foggy morning last month the students and teachers of those schools, soon to be decommissioned, were bussed to the site of their new school for a photo op. Grading began the next day.

Mike and Amy ultimately provided essential leadership and produced plans for an affordable building for which we are proud.

Cordially,

Mike Orr  
Yancey County Board of Education

*“Architectural Design Studio worked patiently with teachers and board members to evaluate and demonstrate school facility needs to the satisfaction of the Yancey County Community. They led the board and subsequently the County at large to a consensus decision for moving forward on our school improvement plan.”*

*Mike Orr  
Yancey County Board of Education*

*Working with the architects at [ADS](#) is a personal experience. Every member of our team accepts responsibility for the success of our School projects . Every member of the [ADS](#) team knows their responsibility to Transylvania County and everyone at [ADS](#) is capable of standing in for anyone on the design team. It is a level of service that our clients have come to expect. We are very interested in your projects and enthusiastic about renewing our relationship with Transylvania County Schools. Transylvania County Schools knows that our signature reputation is one of expertise in school planning and service to our K-12 clients. Please include us in your plans for the design and construction of the school projects programmed for Transylvania County.*

*Mike Cox, FAIA,  
President  
Architectural Design Studio*



