



Transylvania County Schools

Statement of Qualifications

Submitted October 31, 2017



TABLE OF CONTENTS



EBCI Emergency Operations Center

<u>04</u>	Transmittal Letter
<u>07</u>	Firm Overview
<u>11</u>	Project Organization
<u>17</u>	Narrative
<u>25</u>	Project Experience



November 1, 2017

Mr. Norris Barger
Director of Business Services
Transylvania County Schools
225 Rosenwald Lane
Brevard, NC 28712
(828) 884-6173
Nbarger@tcsnc.org

Re: Request for Qualifications for Architectural Services for Transylvania County Schools

Dear Norris:

PFA Architects is delighted to submit our qualifications for the architectural services for Transylvania County Schools (TCS) and to continue our relationship with your team. We strongly believe in the continued growth and improvement of TCS's facilities, and the extraordinary impact it has on its students as well as the greater community. We are committed to assisting the School Board and District Administration in dividing the comprehensive master plan into manageable design and construction projects while providing programs, budgets, and schedules that meet your needs.

All school districts are comprised of multiple buildings of a variety of vintages. PFA Architects is experienced with simultaneous and phased major renovations of multiple facilities within a campus and district. We have recently completed (or are in the process of working on) assessments and major renovations for the following clients:

- Asheville City Schools Capital Improvements Projects with Buncombe County
 - Asheville High School - Multiple phased renovations projects (ongoing)
 - Ira B. Jones Elementary School - Multiple phased renovations projects (ongoing)
 - Montford Northstar Academy - Multiple phased renovations projects (ongoing)
- Averys Creek Elementary School with Buncombe County Schools
 - Facility Needs Assessment and Multiple phased renovations projects (ongoing)
- Cherokee Central Schools Campus
 - Master Plan and original construction project (completed 2009)
 - Facilities Assessment (ongoing 2017)

Similar to what we accomplished for the above systems, PFA is qualified and prepared to work with Transylvania County Schools to:

- Review the completed master plan and confirm the authorization of renovation and new construction projects based on Board and Administration discussion and feedback
- Document existing conditions where needed; input existing buildings into 3D BIM software where appropriate
- For major renovation and new construction projects, determine, share, and confirm the

program for the work by meeting with staff, students, parents, and community shareholders as identified by the Board and Administration

- Support your School District Board and Administration in public outreach (hearings and information meetings) with conceptual designs and renderings of the necessary improvements with estimated associated costs and potential scheduling to communicate the need for a County bond.
- Provide architectural services based on identified priority projects and available funding per Board and Administration direction.

As always, we would be pleased to more fully discuss with you our qualification specific to your master plan. PFA Architects values our relationships with Transylvania County Schools and would be honored to lend our design and construction process expertise for these important improvement projects. We hope to join you to improve the TCS's campuses district-wide and subsequently its students' education and experience.

Sincerely,
PFA Architects, PA



Maggie Carnevale, AIA, LEED® AP
PFA Architects, PA
t: 828.254.1963 x111
c: 828.712.8525
mcarnevale@pfarchitects.com



Scott T. Donald, AIA
PFA Architects, PA
t: 828.254.1963 x114
c: 828-215-6551
sdonald@pfarchitects.com

07 FIRM OVERVIEW



Ferguson Health Sciences Building at Mars Hill University

Firm Overview

LOCATION

ASHEVILLE

196 Coxe Ave.
Asheville NC 28801
T: 828.254.1963
F: 828.253.3307
www.pfarchitects.com

FIRM CONTACT

Maggie Carnevale, AIA
828.254.1963 X 111
mcarnevale@pfarchitects.com

Scott Donald, AIA
828.254.1963 X 114
sdonald@pfarchitects.com

PFA ARCHITECTS, PA



Founded in 1965 as Padgett + Freeman Architects and re-branded as PFA Architects, PA in 2015, we have been a leader in the architecture and design community of Western North Carolina for over 50 years. Our projects include the master planning, programming, planning, and design of new buildings as well as the renovation and transformation of existing structures for large and small clients alike. With expertise in education, healthcare, government, and civic and cultural projects, we have successfully completed hundreds of projects throughout the region.

Our project approach stems from our core values: integrity, creativity, excellence, teamwork and responsibility. These values guide us in our pursuit of designing high quality, successful projects and inform our design philosophy as follows:

- We believe in a highly personalized service for our Client and seek to design architecture that is **meaningful and relevant** for its time and place.
- We strive to **fulfill the program** requirements while meeting the **budget and schedule** established by the Client.
- Strong consideration is given to the building's systems and infrastructure as they relate to **energy efficiency and environmental responsibility**.
- We believe close **collaboration** between the design team and the Client enhances the quality of the design process as well as the end result.

Our staff of fourteen includes six registered architects, five of whom are LEED accredited professionals, two technical draftsmen, two architectural interns, one interior design intern, and one office administrator. PFA has a steady current workload. We are poised to fully commit our resources to a multi year collaboration with Transylvania County Schools.

Meaningful Designs

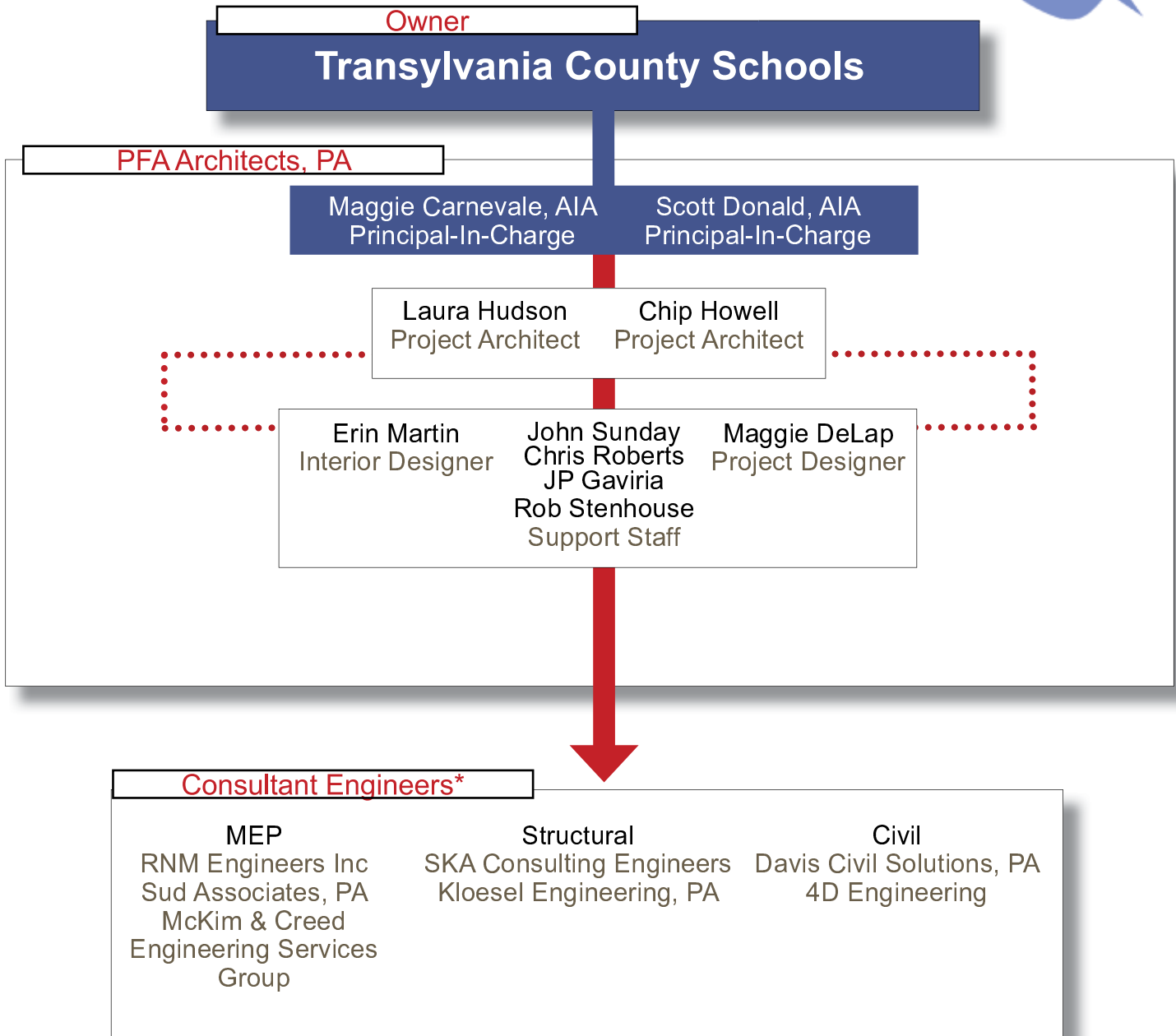
We begin each project as an opportunity to provide creative solutions to complex programs through observation, exploration, and experience. Our approach to design excellence is not based on a specific aesthetic style, but rather a rigorous design process that explores people and place through the examination of site, function, and cultural context. We create designs that grow out of the intersection of program needs, site constraints and construction materials and techniques, not from abstract forms or predetermined theories. While we promote innovative design thinking, we have an understanding of the balance between function, design, cost, and construction.

PFA is experienced in working with clients to define their vision from the macro level of the natural environment to the focused programmatic development of the individual spaces.

11 PROJECT ORGANIZATION



Big Cove Daycare



* PFA chooses consultants on a projects by projects basis depending on consultant's areas of expertise, availability, and input from the client on past project performance.



Maggie V. Carnevale

AIA, LEED AP (BD+C)

PRINCIPAL
PFA Architects

Maggie is the Vice President/Treasurer for PFA Architects, PA. Maggie has been a member of PFA since 1998 and became a Partner in 2009. She focuses on relevant, well-informed design for both public and private sector clients with an emphasis on sustainable design. She specializes in educational, institutional, and commercial projects throughout WNC.

EXPERIENCE HIGHLIGHTS

- Buncombe County Schools
 - Avery’s Creek Elementary School Master Plan and Multiple Phased Renovation Projects
- Mountain Discovery Charter School Master Plan and Gymnasium Building
- Mars Hill University: Ferguson Health Science Center and Various Projects
- Crossnore School, Inc. Master Plan
 - Young Children’s Village
 - Amphitheater and Sports Fields
 - Multiple Cottages and Dining Hall Renovation/Addition
- Cherokee Youth Campus Master Plan
- Mission Hospital Child Development Center
- Cherokee Central Schools:
 - New K-12 Campus
 - 2017 Facilities Assessment

CREDENTIALS

Registered Architect: NC
Master of Architecture, University of Arizona
Bachelor of Design, Clemson University

AFFILIATIONS

American Institute of Architects
LEED Accredited Professional
Past Secretary, WNC Green Building Council
Past Board Member, Asheville Chapter of AIA



Scott T. Donald

AIA

PRINCIPAL
PFA Architects

Scott is the President of PFA Architects, PA. He has extensive experience as a Project Manager and designer of educational, municipal, commercial, and institutional facilities, Scott adds a thorough understanding of management and coordination strategies to each project team he joins. As principal-in-charge, Scott’s leadership will ensure the project’s overall quality, including project delivery and execution.

EXPERIENCE HIGHLIGHTS

- Asheville City Schools Capital Fund Campaign:
 - Asheville High Campus Improvements
 - Ira. B Jones Elementary
 - Montford North Star Academy
- Buncombe County:
 - Owen, Erwin Middle School
 - Fairview Elementary Addition/Renovation
- Cherokee Central Schools:
 - New K-12 Campus
 - 2017 Facilities Assessment
- Graham County:
 - Robbinsville Elementary Multipurpose Building
 - Robbinsville High Renovations/Additions
 - Graham County Elementary Renovations
- Haywood County:
 - Bethel, Clyde, Hazelwood Elementary
- Jackson County:
 - Fairview Elementary Improvements
 - Blue Ridge K-12 and Early College Improvements
- Madison County:
 - Madison Early College High School
 - Brush Creek Elementary

CREDENTIALS

Registered Architect: NC
NCARB Certification
Bachelor of Architecture, Louisiana Tech University

AFFILIATIONS

American Institute of Architects
Western North Carolina Historical Association





Laura Hudson

AIA, LEED AP

PROJECT ARCHITECT

After spending over 15 years on the west coast, Laura moved back home to Asheville and joined PFA Architects at the beginning of 2014. Her work experience encompasses a broad range of building types with a focus on educational, civic, and commercial architecture. She has worked on a variety of large, complex projects over the last 10 years working for an award winning architecture firm in Los Angeles. Since joining PFA Laura has served as Project Architect and Project Designer for several of the firm's most challenging projects for Mars Hill University and Madison County Schools. Her passion for design emerges from the belief that architecture can impact people's everyday lives by working with clients to create solutions that are contextual, functional, sustainable, and beautiful with an interest in new technology and building systems.

EXPERIENCE HIGHLIGHTS

Madison Early College High School
Mars Hill, NC

Big Cove Daycare
Cherokee, NC

Mars Hill University: Ferguson Health Science Center
Mars Hill, NC

The Peaks Retail Center
Asheville, NC

EBCI Finance Building
Cherokee, NC

CREDENTIALS

Registered Architect: NC, VA
BA, Religious Studies University of Virginia
Master of Architecture Cal Poly Pomona

AFFILIATIONS

American Institute of Architects
LEED Accredited Professional
NCARB Certification
Member, Asheville Planning and Zoning Commission



Chip Howell

AIA, LEED AP (BD+C)

PROJECT ARCHITECT

A native of Asheville, Chip joined PFA Architects in 2015 after moving back from California where he worked for 7 years at award-winning commercial and residential design-build firms. Chip has a wide range of experience in all phases of design and construction detailing which is further reinforced by 2 years working as a carpenter before graduate school. With an emphasis on community development and sustainable design, Chip has developed strong working relationships with local non-profits and municipal partners. While at Mathews Architecture he led design efforts to enhance the public amenities at Carrier Park and was an integral team member in the master planning for the AB Tech Campus and River Arts District.

EXPERIENCE HIGHLIGHTS

Asheville High School Renovations
Asheville, NC

Mountain Discovery Charter School
Bryson City, NC

Carrier Park Restroom Renovations (Mathews Architecture)
Asheville, NC

14 Riverside Renovations (Mathews Architecture)
Asheville, NC

CREDENTIALS

Registered Architect: NC
Master of Architecture, University of North Carolina at Charlotte
Bachelor of Historic Preservation and Community Planning,
College of Charleston

AFFILIATIONS

American Institute of Architects
LEED Accredited Professional
NCARB Certification
Board Member, Green Opportunities
Designbuild Task-force & Member, Asheville Design Center



Maggie DeLap

PROJECT DESIGNER

As a recent graduate, Maggie brings excitement and enthusiasm for design and the profession as well as skills in BIM software. She is currently pursuing her architecture license. Maggie has a strong interest in how good design can impact people's lives. She is a flexible team player and has a variety of responsibilities including construction documents, 3-D modeling, and rendering.

EXPERIENCE HIGHLIGHTS

Cherokee Central Schools Expansion Plan
Cherokee, NC

AB Tech Community College Arts, Science and Engineering Building
Asheville, NC

Asheville High School Renovation
Asheville, NC

Graham County Department of Social Services and Public Health
Robbinsville, NC

Haywood County Division of Social Services Adaptive Reuse
Waynesville, NC

CREDENTIALS

Bachelor of Architecture, North Carolina State University
Bachelor of Design , Clemson University

AFFILIATIONS

American Institute of Architects

17 NARRATIVE



Cherokee Central Schools Campus, Gathering Place

Project Approach

Design Principles and Project Management

PROJECT APPROACH

PFA's project approach emphasizes teamwork and collaboration. With this formula, PFA is ready to lead the team in advancing your master plan/facility assessment concept into actual construction projects. We have not solicited the assistance of an educational planning firm as we feel we are adequately qualified to perform this work. We are prepared to lead the space planning and concept design by assembling an expert team with experience on projects of similar character, type, and scale. As design projects are identified and prioritized, PFA with input from TCS will choose our engineering consultants with the most experience in the project type. In our team organizational chart we have listed several options for each discipline with whom we have had excellent project success. We like to make a final selection with input from our client as we realize that past experience with a consultant is important.

We understand that our first task may be to assist Transylvania County Schools to secure bond funds for the design and construction of various building improvement projects. PFA is ready to support TCS in public outreach and communication that may be desired to assure the public that a bond referendum is necessary to improve TCS's many facilities. We leverage advanced technology such as Building Information Modeling (BIM) as a way to provide a framework for testing ideas, capturing decisions, and providing for adjustments throughout design and construction. The models and renderings generated can be used to simply and efficiently communicate design ideas. With the use of technology and social media, we can update and inform all in the district in a very efficient manner.



Asheville Chamber of Commerce

Collaboration is cultivated by inspired and aligned engagement between the project team and the Board, Administration, staff, students, parents, stakeholders, and other users. Our team provides a context for the design effort that facilitates the investigation of sustainable design and advanced construction techniques that are balanced with standards requirements, goals, and budget constraints. Our interest in sustainability, in addition to being the ethical thing to do, is to reduce energy costs and create healthier environments for learning. We adhere to the premise of simplicity and clarity from space planning, programming and development, detailing, material selection, and construction methods.

Our approach to design excellence is not based on a specific aesthetic style, but rather a rigorous design process that explores people and place through the examination of site, function, and cultural context. We create designs that grow out of the intersection of program needs, site constraints and construction materials and techniques, not from abstract forms or predetermined theories. While we promote innovative design thinking, we have an understanding of the balance between function, design, cost, and construction. PFA is prepared to work to and meet the schedule determined by the School Board and Administration for identified projects.

PFA's experience working with many different WNC school districts has honed our skills in master planning and phasing complex renovation projects. A list of our public sector and WNC school clients is located in this section. We have designed and administered the construction of new buildings on occupied school campuses where safety of students and staff is essential. We have recently completed (or are in the process of working on) assessments and major renovations for the following clients. These projects are similar in complexity and scale to the projects listed in TCS's Master Facility Plan.

- Asheville City Schools Capital Improvements Projects with Buncombe County
 - Asheville High School - Multiple phased renovations projects (ongoing)
 - Ira B. Jones Elementary School -

PFA's project approach emphasizes teamwork and collaboration

We have over 52 years of design experience in Western North Carolina

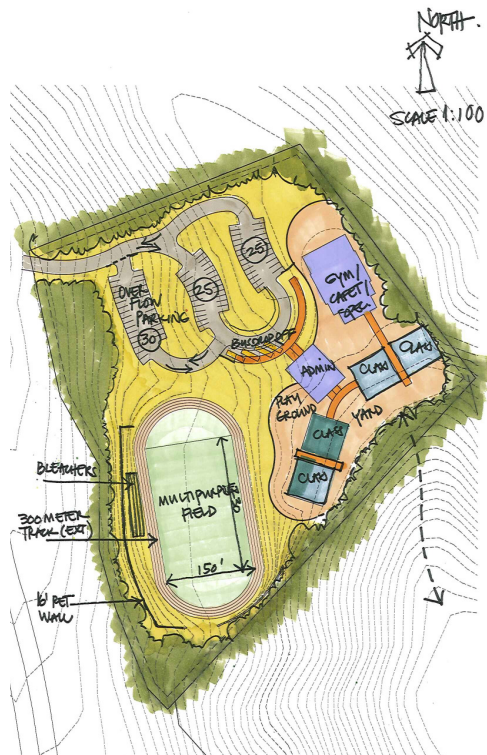
Multiple phased renovations projects (ongoing)

- Montford North Star Academy - Multiple phased renovations projects (ongoing)
- Averys Creek Elementary School with Buncombe County Schools
 - Facility Needs Assessment
 - Multiple phased renovations projects (ongoing)
- Cherokee Central Schools Campus
 - Master Plan and original construction project (completed 2009)
 - Facilities Assessment (ongoing 2017)
- Avery County High School with Avery County Schools
 - Conceptual design during the RFQ process to add a new 2 story high school building as phase one, then multiple building demolition and renovations as subsequent phases.

Programming

In preparing a space needs analysis, our team works with the Board and Administration to establish a framework for the programming effort. This involves understanding current and future needs and establishing the appropriate type, number, and frequency of programming meetings, the appropriate users and stakeholders to participate in these meetings, and a clear understanding of owners' desired deliverables. These working sessions include the following efforts:

- Building the Team: Identify key users and stakeholders and help each group express design objectives with a clear understanding of functional relationships.
- Documenting Existing Conditions: Conduct interviews and meetings with staff and various departments within the school district to identify current and anticipated space utilization needs.
- Inspiring Possibilities: Receive input from design and consultant teams to present examples, case studies, and research to expand design thinking.
- Integrating Design: Identify areas requiring focused attention and engage consultants early to avoid surprises. Review systems options, feasibility and cost implications.
- Budget awareness: Establish a conceptual cost model and relate program to this budget.
- BIM + deliverables framework: Establish program deliverables and introduce 3D building information model including database schedules and reports.
- Ongoing documentation and communication: Record meeting minutes with decisions and action items. Establish communication protocols and file sharing.
- Concept design: Explore program implications through adjacency diagrams, space plan layouts, and furniture concept studies.
- Schedule: Review schedule and create measurable benchmarks to determine critical decision deadlines for the project, users, and stakeholders.



Mountain Discovery Charter School Master Plan

Based on outcomes of the working sessions, the design team will modify the final program and concept design to deliver the space plan for approval.

Schematic Design

The goal of SD is to evolve the completed program and space plan studies into a coherent design. Our design team will continue its collaborative approach throughout SD. After establishing a design schedule, the design team will build upon the design direction already developed during the conceptual phase. 3D models and computer renderings will be presented to discuss scale, design options, massing, and spatial relationships and for public outreach and communication. Typical SD deliverables include a full set of schematic plans, outline specifications, narratives, and a preliminary cost estimate.



Crossnore School Young Children's Village

Design Development

Upon approval of the schematic design phase work, we begin the detailed process of defining and coordinating the building systems. The BIM model from SD is further developed with incorporation of coordinated consultant information and BIM models where provided. Program requirements continue to be tracked and validated as systems and materials are presented to the Project Team. During this phase we propose preliminary involvement of permitting agencies, accessibility reviewers, DPI, Fire Marshal, and utilities to identify and address code issues. Any changes from the SD phase will be communicated to user groups. 3D perspective views will be updated to explore precise materials, colors, textures, and finishes. This final design will be presented to the stakeholders for approval. Cost adjustments from the previous phase as approved by the Project Team will be integrated into the design, and an updated cost estimate is completed.

Construction Documents

The team continues its collaborative approach to work closely with the consultants to develop a drawing and specifications package for bidding or negotiating that represents the approved design. With consultant input we continue to leverage advanced Building Information Modeling tools to create highly coordinated 3D models of the project and all major systems. From the BIM models, clear, highly coordinated, organized and detailed construction drawings ensure that construction will run smoothly with minimum conflicts.

Bidding and Construction

While clearly fulfilling our role as owner's agent during construction administration (CA), PFA encourages a collaborative approach during construction. We will be involved in this process by attending meetings, providing guidance and by working cooperatively with the contractor and subcontractors. Prior to the release of shop drawings many conflicts can be resolved with minimal cost/ schedule impact through the pre-construction coordination process. Once construction is underway, PFA remains fully engaged at the site and in the office, answering requests for information, reviewing submittals and payment requests, and monitoring the progress of construction relative to the approved documents. We will work closely with you to ensure that information flows efficiently, issues are anticipated, and questions are resolved quickly so that the work proceeds without delays. PFA will discuss system commissioning and conduct one year warranty inspections.



Ferguson Allied Health and Workforce Development Facility - AB Tech Community College

PFA always makes in-person meetings and site visits a top priority

Community Involvement

Creative Engagement

PFA believes that a school's community input is critical to any educational project. We get direction from the Board and Administration on how much input is desired and how to solicit the input. We have extensive experience organizing and conducting the necessary public input forums for a successful project. Soliciting the involvement of the Board, Administration, staff, students, and the greater community (if all is warranted) can ensure that the design team has the necessary data to ensure that the design meets the needs of all user groups that may not be present during the project team working sessions when the plan becomes an actual project. We are prepared to host community input sessions in all of the different areas of the TCS district with advertising via a project website or social media page if desired. We can also advertise in your local newspaper.

Listed below are examples of this consensus-building approach used in other projects and the process used by PFA to engage the public.

Warren Wilson Academic Building

PFA and LAS hosted several college-wide community input sessions early in the design of the academic building. Students, staff, and neighbors participated. Highlights included input on sustainability goals and staff office layouts which significantly improved the final design.

Asheville Area Chamber of Commerce

PFA hosted afternoon and evening informational meetings for the public which included the Historic Resources Commission (HRC) of Asheville, the Montford Historic District, Asheville Downtown Commission, and the Chamber Board members as well as the general public.

Cherokee Central Schools Campus

The Cherokee Central Schools campus required multiple public meetings with various stakeholders. PFA was involved early on in negotiating with the National Park Service to exchange land with the EBCI for the project. This included several land exchange conferences in 3 different cities and resulted in preliminary designs showing site context and building character.

During schematic design, the project team met with the NPS, Blue Ridge Parkway, parents from the townships, and the general public to gather user input. Design and cost overviews were regularly presented at joint Council Meetings and included the Cherokee Nation. Continuing meetings with the School Board, Council Members, The Chief, and school staff provided valuable input on space layout and function and the specific needs of each user group. Recommendations by the Cherokee Cultural Committee guaranteed the project's successful assimilation of cultural influences.



Community Work Session



Student Presentation at the Gathering Place

Sustainable Design

Fostering Environmental Responsibility

Sustainable Principles

A truly sustainable building does not come from architects alone, but rather from a highly integrated and collaborative team. By working with the entire design team from the outset, we strive to expose and inspire the Board, Administration, staff, students, other users, and stakeholders to what is possible in sustainable design and ensure that the finished building is designed to minimize long term maintenance and operational costs.

PFA has embraced Climate Responsive Design (CRD) as a design philosophy which integrates contextual influences of climate, culture, and geographic location. Climate responsive buildings sustainably respond to topography, micro-climate, prevailing winds, sky conditions, vegetation, nearby water resources, and solar orientation. CRD focuses the design team toward achieving energy/water conservation goals and interior environment quality in three ways:

- Include cost-effective, readily available resources into design solutions such as daylighting, natural ventilation and views as a means of reducing initial energy consumption and providing a healthy interior environment. This includes meaningful site investigation and building orientation to capture the existing resources.
- Implement tested and reliable 'off the shelf' technologies for energy efficiency, high performance and resource conservation.
- Integrate renewable energy sources wherever possible and within financial constraints.



Ferguson Allied Health and Workforce Development Facility - AB Tech Community College



EBCI Shawn Blanton Emergency Operations Center

LEED Certified Projects

Asheville-Buncombe Technical Community College

Registered for LEED™ - NC v 2009
Certification Goal: **Certified-Silver**

Sustainable Design Features: Public Transportation Access, Maximized Open Space, Water Efficient Fixtures, Regional Materials

Eastern Band of Cherokee Indians Cherokee Central Schools Campus

Certified LEED™-NC v. 2.2 'Silver'

Sustainable Design Features: Habitat Protection, Stormwater Quality, IAQ Management, During Construction and Before Occupancy, Daylighting, Rainwater Harvesting, Geothermal Heating and Cooling

Shawn Blanton Emergency Operations Center

Certified LEED™- NC v. 2.2 'Gold'

Sustainable Design Features: Light Pollution Reduction, Recycled Content 20%, Daylighting, Views

Snowbird Youth Center

Registered for LEED™ - NC v 2009

Certified LEED™-NC v. 2.2 'Silver'

Sustainable Design Features: Geothermal Heating and Cooling; Stormwater Management: Quality and Quantity; Daylighting, Thermal Comfort Design

The basic objectives of sustainability are to reduce consumption of non-renewable resources, minimize waste, and create healthy, productive environments. This integrative approach impacts all phases of a building's life-cycle including design, construction, and operation.

Construction Estimating & Workload

Construction Estimating

PFA has extensive experience planning and designing to strict budget limitations. Below are some of our project cost estimates with actual bid cost for comparison. Budget control measures include quality construction documents, thorough cost estimating and use of alternates for non-essential items. In the current market of escalating costs, we recommend CM @ Risk contracts to closely monitor cost estimate vs. project scope. Note: these figures do not include owners' contracts for furniture, information technology, equipment, etc.

Asheville High School – Phase 1

estimate: \$13,100,000
bid: \$12,900,000, CM at Risk procurement method

Asheville High School – Phase 2

estimate: \$4,000,000
bid: \$4,600,000, CM at Risk procurement method

Ira B. Jones – Phase 1

estimate: \$3,800,000
bid: \$3,700,000, CM at Risk procurement method

Blue Ridge K-12 & Fairview Elementary School – Roof & HVAC Replacements

estimate: \$2,700,000
bid: \$3,000,000

AB Tech Arts, Science, & Engineering Building

estimate: \$22,000,000
bid: \$19,200,000, CM at Risk procurement method

AB Tech Allied Health Building

estimate: \$36,000,000
bid: \$33,200,000, CM at Risk procurement method

Graham County Department of Social Services and Health Department

estimate: \$1,100,000
base bid: \$1,180,000

Haywood County EMS

estimate: \$2,000,000
base bid: \$1,900,000

Ferguson Health Sciences Center - Mars Hill University

estimate: \$6,200,000
base bid: \$5,931,000

EBCI - Snowbird Youth Center

estimate: \$4,251,000
bid: \$4,159,000

Current Workload

The combination of a growing economy and our reputation for providing quality services means that our workload is steady. Your project would fit well into our work schedule, and we are prepared to start immediately upon award. Many of our current projects are under construction and will be complete soon.

Current Workload & State Projects:

NC National Guard Morganton Regional Readiness Center

Schematic Design 25%

Lake James Visitor Center

Design Development 95%

Western North Carolina STEM School

Design Development 100%

Warren Wilson College Academic Building, Swannanoa

Construction 30%

Mtn. Discovery Charter School, Bryson City

Construction 25%

Renovations to Asheville High School

Construction 35%

Renovations to Montford/Randolph Campus

Construction 55%

Renovations to Ira B. Jones Elementary School

Construction 25%

Cherokee Central Schools Campus Facility Conditions Assessment

Final Report 95%

NCDOT McDowell County

Construction Documents 95%

French Broad Trading Coop Expansion

Schematic Design 5%

Recently Completed Projects:

Public Safety Training Facility- Haywood Community College

Completed July, 2017

Haywood County Courthouse Annex Conditions Assessment

Completed July 2017

Haywood County EMS Building

Completed July, 2017

Madison County Schools – Early College & Brush Creek Elementary School

Completed summer, 2017

Mars Hill University Ferguson Health Sciences Building

Completed 2016

While clearly fulfilling our role as owner's agent during construction administration (CA), PFA encourages a collaborative approach during construction

Additional WNC Schools Projects

Asheville City Schools

- Asheville High School Arts Education Center
- Asheville High School Athletic Stadium
- Asheville High School Renovation - Various Projects
- Asheville Middle School Renovations - Various Projects

Avery County Schools

- Avery County High School - Additions and Renovations
- Avery County Middle School - Additions and Renovations
- Newland Elementary School - Additions and Renovations

Cherokee County Schools

- Andrews High School - Additions and Renovations
- Hiwassee Dam Union School - Additions and Renovations

Buncombe County Schools

- Owen Middle School
- Erwin Middle School
- Fairview elementary Addition and Renovations

Clay County Schools

- Hayesville High School
- Hayesville High School Renovations - Various Projects
- Hayesville High School, Old Rock Gym & Facilities Additions
- Hayesville Middle School - Additions and Renovations
- Hayesville High School Varsity Gym Addition
- Hayesville High School Stadium
- Hayesville Middle School Gym Renovations
- Hayesville Elementary School, Primary and Secondary
- Hayesville School Cafeteria, New, Additions and Renovations

Graham County Schools

- Robbinsville Elementary School Multipurpose Building
- Robbinsville High School Healthy Living Center
- Robbinsville High School Baseball Fields and Concessions
- Robbinsville High School Auxiliary Gym Renovations
- Graham County Youth Development Center
- Graham County Elementary School Renovations - Various Projects

Henderson County Schools

- Hendersonville High School - Additions and Renovations
- Etowah Elementary School
- Upward Elementary
- Bruce Drysdale Elementary - Additions, Renovations and Bus Loop

Macon County Schools

- Franklin High School - Additions and Renovations
- Franklin High School Vocational Building
- Macon Middle School 6th Grade Addition
- South Macon Elementary School
- Cartoogechaye Elementary School

Madison County Schools

- Madison High School Field House
- Madison High School Renovations
- Historic Anderson School Restoration

Swain County

- Swain High School Performing Arts Center
- Swain County East K-5/West K-5
- Swain County Middle School

Yancey County Schools

- Mountain Heritage High School

Location and Proximity

PFA Architects' Asheville office is located approximately forty-five minutes from Brevard, NC. We have completed several projects in Transylvania County and have found the area easily accessible.

For many years, PFA Architects have been proud to serve the entire region of Western North Carolina. Whether leading design for clients in Haywood, Graham, Swain, Marion, Transylvania, Avery or other counties, we always make in-person meetings and site visits a top priority.

In addition to our current work around WNC, we have a project architect that lives in Transylvania County.



Warren Wilson College New Academic Building



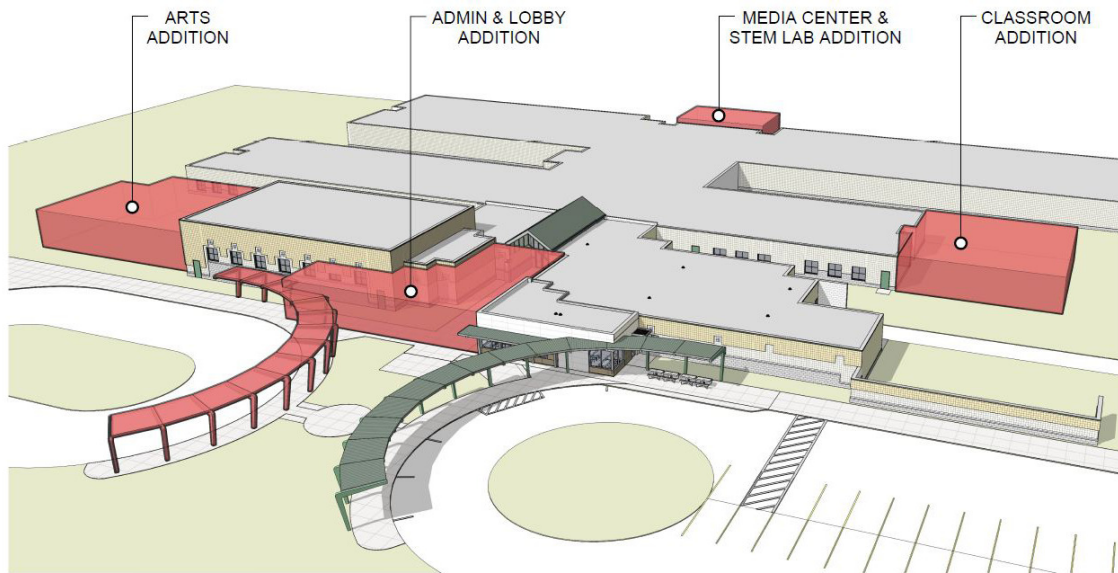
Unitarian Universalist Congregation of Asheville

25 PROJECT EXPERIENCE



Asheville Christian Academy

PROPOSED FUTURE PHASES:



LOCATION

Buncombe Co, North Carolina

SIZE

Multi-Phase, Multi-Project

SERVICES

Architecture, Planning

REFERENCE

Timothy Fierle, AIA
Director of Facilities and
Planning Buncombe County
Schools
175 Bingham Road Asheville,
NC 28806
828.255.5916 Phone
828.255.5923 Fax

Principal in Charge:
Maggie Carnevale

Project Architect:
Mike Hatter

AVERY'S CREEK ELEMENTARY

SCHOOL MASTER PLAN AND PHASED RENOVATIONS

Since 2015, PFA has been involved with the planning and growth of Avery's Creek Elementary, Buncombe County Schools system's fastest growing elementary school. Avery's Creek Elementary is in need of improvements throughout the campus to accommodate intense growth. Completed in 2015, this masterplan involved a facility assessment, staff interviews, needs identification, phased improvements plan and budget analysis for this 1996 school for 600 students.

As a first step toward correcting some of the needs identified in the masterplan, Buncombe County Schools authorized funds for a minor renovation to add staff toilets and storage facilities for the school. This project was completed in May of 2016.

Phase 2 is the addition to the cafeteria and revamping of the canopy to give the school much needed dining space and a new identity. This work is currently under construction to be complete when students and staff return from the winter break (early 2018).

PFA will begin the design work of a third phase in December of 2017 for a major Arts Addition to add much needed classroom and storage space. The concept involves a new stage on the opposite end of the gymnasium with storage and potential access into the music and afterschool classrooms for 'green room' space for productions. This phase frees up space near the entrance of the school for a future phase of an administration suite that will promote security for the campus and relieve the much compressed teacher support suite in the center of the school.

Other phases include replacing the modular with a classroom addition and an addition to the Media Center.





CHEROKEE CENTRAL SCHOOLS

LOCATION

Cherokee, North Carolina

SIZE

500,00 sf and growing

SERVICES

Architecture
Interiors
Master Planning

COST

\$109,324,334
(original construction)

REFERENCE

Dr. Michael Murray
Superintendent
86 Elk Crossing Lane,
Cherokee, NC 28719
828.554.5001
mike.murray@ccs-nc.com

Principal In Charge:
Scott Donald

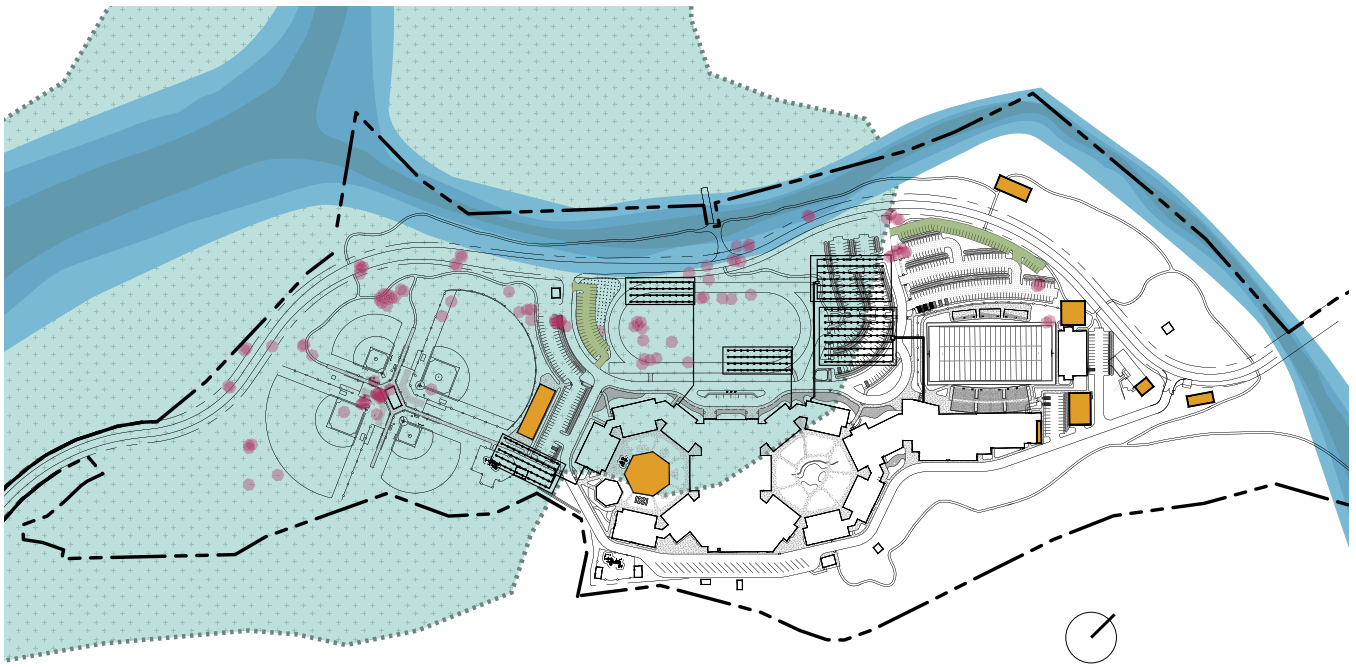
Project Architect:
Maggie Carnevale

PRE K - 12 CAMPUS & HOPE CENTER

The Pre-K-12 Cherokee Central Schools Campus for the Eastern Band of Cherokee Indians encompasses approximately 500,000 SF, including The Hope Center and Pre-K day care, elementary school, middle and high school, and state-of-the-art 1100-seat performing arts facility. The project also boasts an athletic complex which includes a 1600-seat sports arena and a 3500-seat football stadium. All of the students are housed on one campus to encourage community and sharing of tribal knowledge. The 144-acre tract of land, obtained through a land exchange with the National Park Service, forms a bridge from the north side to the south side of the Cherokee reservation.

Great care was taken to be environmentally responsible with all aspects of the project. The campus was awarded a LEED Silver Certification. The campus's sustainable focus, as well as its proximity to National Park Service wetlands and historic Cherokee archaeological sites, are integrated into the student curriculum and serve to support the Cherokee's long tradition of being stewards of the land.

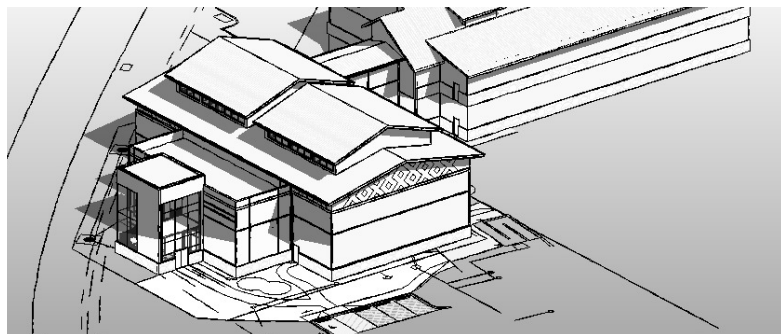




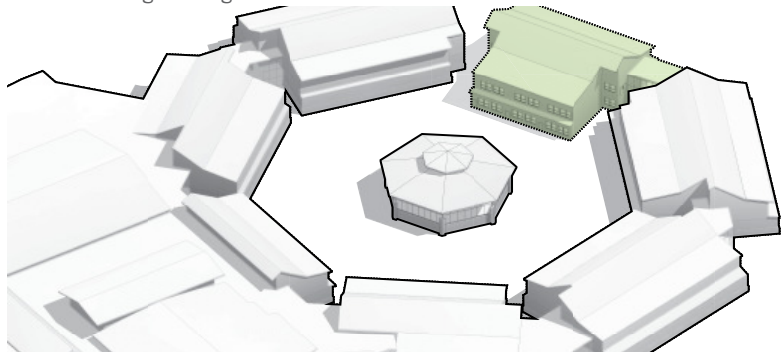
Potential Future Building Sites Campus Plan

PLANNING FOR THE FUTURE

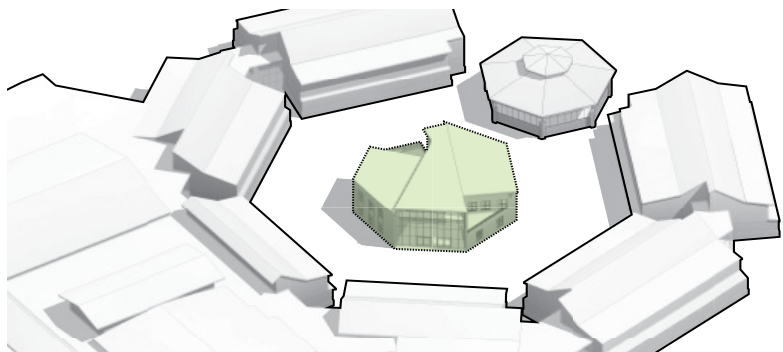
As the original Architect for the 2009 Cherokee Pre-K-12 School Campus, PFA was engaged to assess the current schools and their needs as they continue to grow. The ongoing Cherokee Central Schools Campus Assessment is a thorough review of existing buildings and spaces totaling in excess of 500,000 SF. Our team is documenting how the spaces are currently being used and how they can be used more efficiently to inform future new construction and renovation projects as more students and programs are offered. We are suggesting an efficient and affordable additional story to the recently designed Wrestling Building to remove all non-student spaces out of the 'main' building. An additional building is being suggested to house the Cherokee cultural and language classes. As an office, five design options were discussed and drafted to create the most efficient building for the limited building space available. The report will be presented to Tribal Council to request funding of future projects as current and future needs become critical.



Future Wrestling Building



Cherokee Cultural Building Concept



Cherokee Cultural Building Concept



ASHEVILLE CITY SCHOOLS

LOCATION

Asheville, North Carolina

SIZE

Multi-Phase, Multi-Project

SERVICES

Architecture

REFERENCE

Don Sims
 Director
 828.350.6198

Tim Holcombe
 Capital Projects Coordinator
 828.450.4869

Principal In Charge:
 Scott Donald

Project Architect:
 Chip Howell

PFA is working closely with a Construction Manager at Risk JR Vannoy Construction, Asheville City Schools, and Buncombe County officials to scale down the multi-project Asheville City Schools master plan into multiple manageable phases and meet their many needs on a tight budget. This has included three schools each separated into two or more manageable phases, with five campuses scheduled for repairs and renovations in upcoming fiscal years.

ASHEVILLE HIGH SCHOOL

This project includes three phases of work over 3 years with a focus on restoration of the historic Main building designed by Douglass Ellington in 1928. Extensive exterior restoration work will be done on the other 6 buildings on campus to include roofing and exterior repairs as well as aesthetic upgrades that will extend the service life of the campus by decades. Life safety and ADA improvements to the interior will enhance safety features and increase access to restrooms, locker rooms and other important facilities.

MONTFORD NORTH STAR ACADEMY

Montford North Star Academy renovations of an historic neighborhood's 2-story elementary school built in 1952 were broken into two phases, both which are currently under construction. Phase one included extensive renovations to the HVAC system and new membrane roofing and insulation system. Phase two included interior renovations that will create a more accessible school, specifically a new elevator and upgraded accessible toilets. Phase 2 also has seen the conversions of four classrooms into middle school laboratories, as well as the replacement of all existing steel frame windows with new insulated window units complying with the surrounding historic neighborhood's standards. These renovations ensure the school will be more environmentally comfortable, efficient, and accessible for years to come.



Asheville City Schools - Renovations Design & Construction Budget Tracking

Description/ Phase#	PFA Design Fees	CMAR PRECON FEE	CMAR Construction Cost	PFA & CMAR Committed Cost	ASHEVILLE CITY SCHOOLS BUDGET	DELTA (Committed cost over ACS original budget)
Asheville High Phase I	\$ 429,000.00	\$ 96,768.33	\$ 12,977,389.00	\$ 13,503,157.33	\$ 8,716,400.00	\$ 4,786,757.33
Asheville High Phase II	\$ 103,000.00	\$ 96,768.33	\$ 4,915,454.00	\$ 5,115,222.33	\$ 1,876,600.00	\$ 3,238,622.33
Asheville High Phase III	\$ 615,600.00	\$ 96,768.33	TBD	\$ 712,368.33	\$ 11,144,100.00	
Asheville High Phase IV	TBD	TBD	TBD	\$ -	\$ 3,300,935.00	
Montford Phase I	\$ 98,000.00	\$ 12,500.00	\$ 2,732,635.00	\$ 2,843,135.00	\$ 1,634,000.00	\$ 1,209,135.00
Montford Phase II	\$ 250,000.00	\$ 12,500.00	TBD	\$ 262,500.00	\$ 4,016,000.00	
Ira B Jones Phase I	\$ 57,500.00	\$ 12,500.00	\$ 959,160.00	\$ 1,029,160.00	\$ 2,145,000.00	\$ (1,115,840.00)
Ira B Jones Phase II	\$ 172,500.00	\$ 12,500.00	TBD	\$ 185,000.00	\$ 1,779,000.00	
TOTAL	\$ 1,725,600.00	\$ 340,305.00	\$ 21,584,638.00	\$ 23,650,543.00	\$ 34,612,035.00	\$ 8,118,674.67

BREAKDOWN BY CAMPUS	ACS Original Budget	Current Committed Cost	Remainder to Spend/ Campus
ASHEVILLE HIGH SCHOOL	\$ 25,038,035.00	\$ 17,892,843.00	\$ 7,145,192.00
MONTFORD NORTH STAR	\$ 5,650,000.00	\$ 2,732,635.00	\$ 2,917,365.00
IRA B JONES	\$ 3,924,000.00	\$ 959,160.00	\$ 2,964,840.00
	\$ 34,612,035.00	\$ 21,584,638.00	\$ 13,027,397.00

Notes:

1. This does not include any other design consultants fees.
2. This does not include any soft cost, surveys, testing etc....
3. This does not include the vestibule enclosure work at Ira B. Jones outside our scope.

IRA B JONES ELEMENTARY SCHOOL

Ira B. Jones Elementary School renovations are in two phases. The first is to reroof all structures on campus and upgrade existing roof insulation levels. The second is to remove existing exterior glazing, replace it with modern, insulated systems, enclose exterior open-air corridors, and install an upgraded HVAC system into the original campus buildings. These modernizations will make the Jones campus more comfortable, safe and energy efficient.



FUTURE CAMPUSES

- Asheville Preschool
- Vance Elementary
- Asheville City Schools Central Office
- Hall Fletcher Elementary School
- Claxton Elementary School



THANK YOU

