State of North Carolina

County of Madison

Minutes

The Madison County Board of Commissioners met in special session on Tuesday, July 9, 2024, at 4:00 p.m. at the North Carolina Cooperative Extension-Madison County Center located at 258 Carolina Lane, Marshall, North Carolina.

In attendance were Chairman Matt Wechtel, Vice-Chairman Michael Garrison, Commissioner Bill Briggs, Commissioner Jeremy Hensley, Commissioner Alan Wyatt, County Manager Rod Honeycutt, and Clerk Mandy Bradley. County Attorney Donny Laws joined the meeting at 6:22 p.m.

The meeting was called to order at 4:00 p.m. by Chairman Wechtel.

Item 1: Public Service Complex Request for Qualifications Respondent Firm Presentations

County Manager Rod Honeycutt discussed firm respondents to the request for qualifications for the design-build of the public service complex noting that responses were received from the Branch Group, Haskell Company, and Vannoy Construction. The process of the meeting and firm evaluations were discussed by Manager Honeycutt who requested consideration of the Board to authorize the County Manager to begin contract negotiations with the highest rated firm upon completion of the firm's presentations.

a. Vannoy Construction

Introductions of the Board were provided to Vannoy Construction.

A power point presentation was provided by the Vannoy Construction team including members Mark Vannoy, Brian Walker, TJ Hollars, Mike Kesterson, Jason Blackwell, Chris Boney, Scott Donald, and Cynthia Turner who joined the meeting. Discussion was had regarding Vannoy Construction and the company's response to the request for qualifications with team members answering questions from members of the Board.

Information discussed included the firm's expertise, history, partnerships, funding success, comparable projects, contractors, and key team members proposed to work on the project as well as proposed site and building design, access, and security.

Discussion was had by the Board and Vannoy Construction team members. (Attachment 1.1)

b. Haskell Company

Introductions of the Board were provided to the Haskell Company.

A power point presentation was provided by the Haskell Company team including members Charlie Rocheleau, John Albro, Tyler Mitchell, Ethan Ward, Luke Sims, and Keith Fentress who joined the meeting. Discussion was had regarding the Haskell Company and the company's response to the request for qualifications with team members answering questions from members of the Board.

Information discussed included the project vision, firm location, experience, planning and design-build experience, program approach, comparable projects, work and schematic process, safety, security, conceptual design, cost factors, timeline, contractors, and cost factors.

Discussion was had by the Board and Haskell Company team members. (Attachment 1.2)

c. Branch Group

Introductions of the Board were provided to the Haskell Company.

A power point presentation was provided by the Branch Group team including members Todd Demetriou, Todd Davis, Jason Hopkins, Bryan Payne, Justin Carlson, Thomas Manning, Jessica Schlding, and Jason Hoyle, who joined the meeting. Discussion was had regarding the Branch Group and the company's response to the request for qualifications with team members answering questions from members of the Board.

Information discussed included the company's history, composition, location, partners, comparable projects, design build approach, site planning and engineering, strategic planning and program development for the project, security, and design.

County Attorney Laws joined the meeting at 6:22 p.m.

Additional information discussed by the Branch Group team included project management team, budgeting and contingency, and timeline.

Discussion was had by the Board and the Branch Group team members. (Attachment 1.3)

At 6:39 p.m., upon motion by Vice-Chairman Garrison and second by Commissioner Hensley, the Board voted unanimously to recess until after the regularly scheduled meeting is concluded tonight at the Cooperative Extension Office.

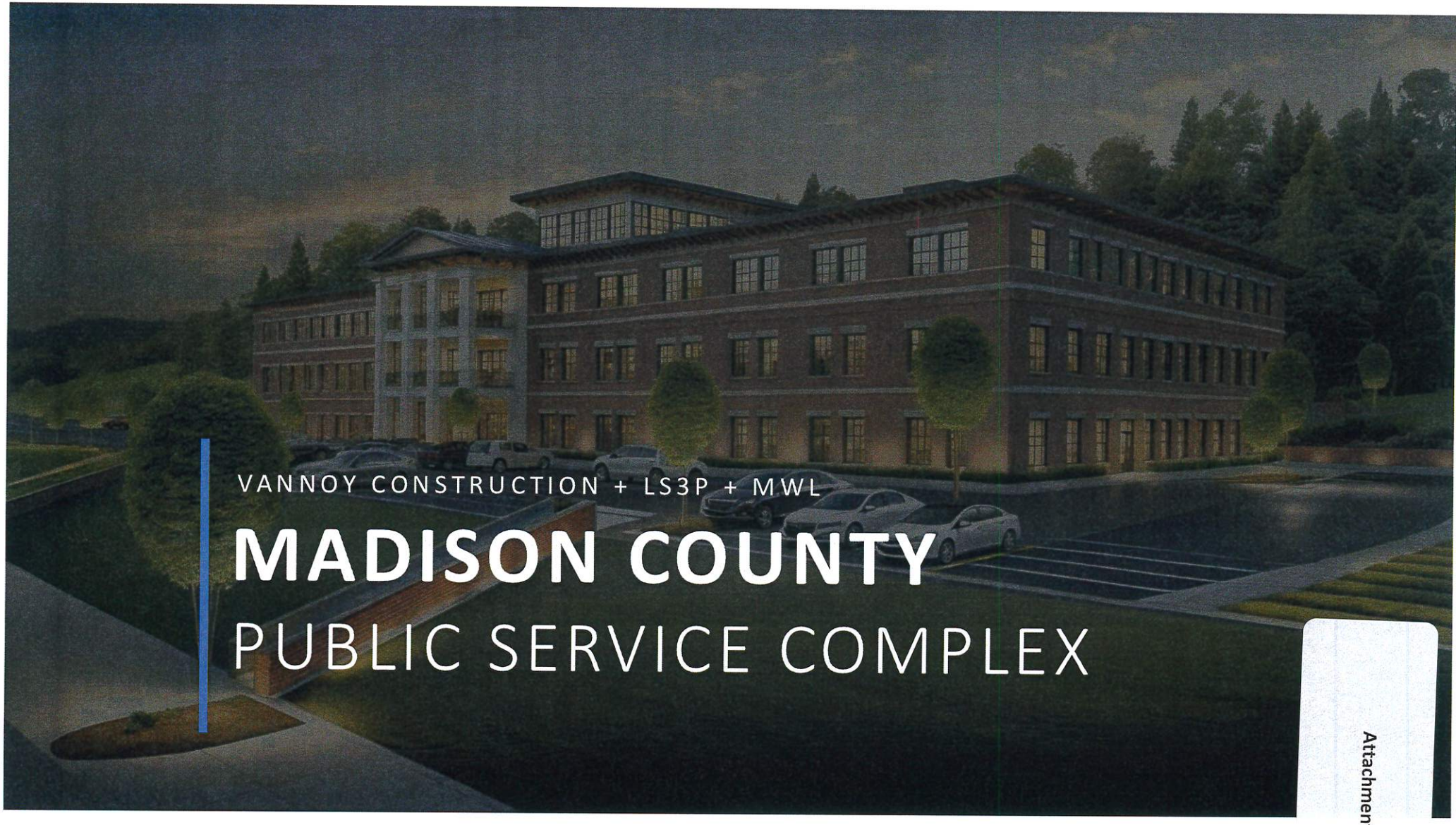
This the 9th day of July 2024.

MADISON COUNTY

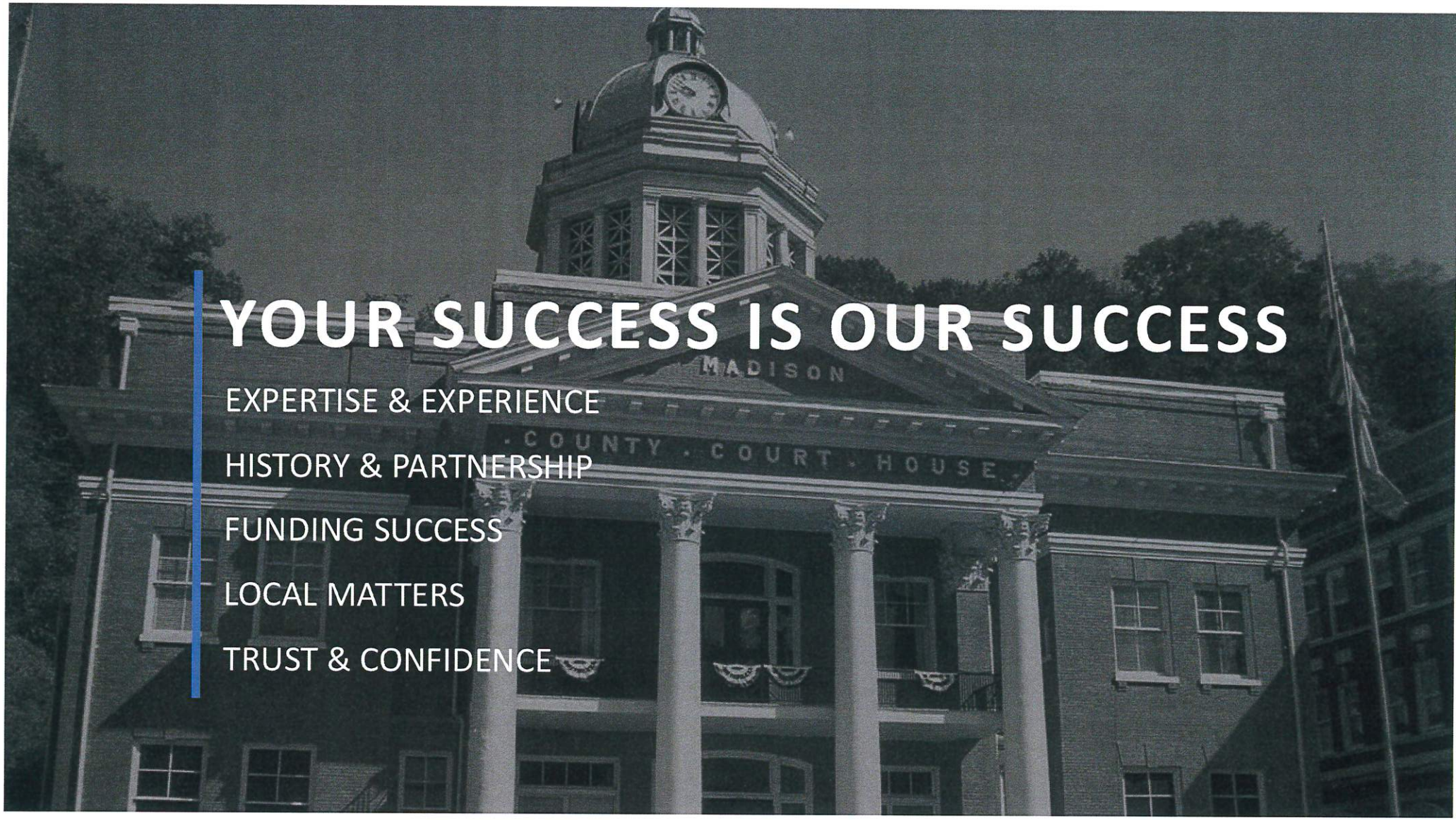
Matt Wechtel, Chairman
Board of Commissioners

ATTEST:

Mandy Bradley, Clerk



Attachment 1.1



YOUR SUCCESS IS OUR SUCCESS

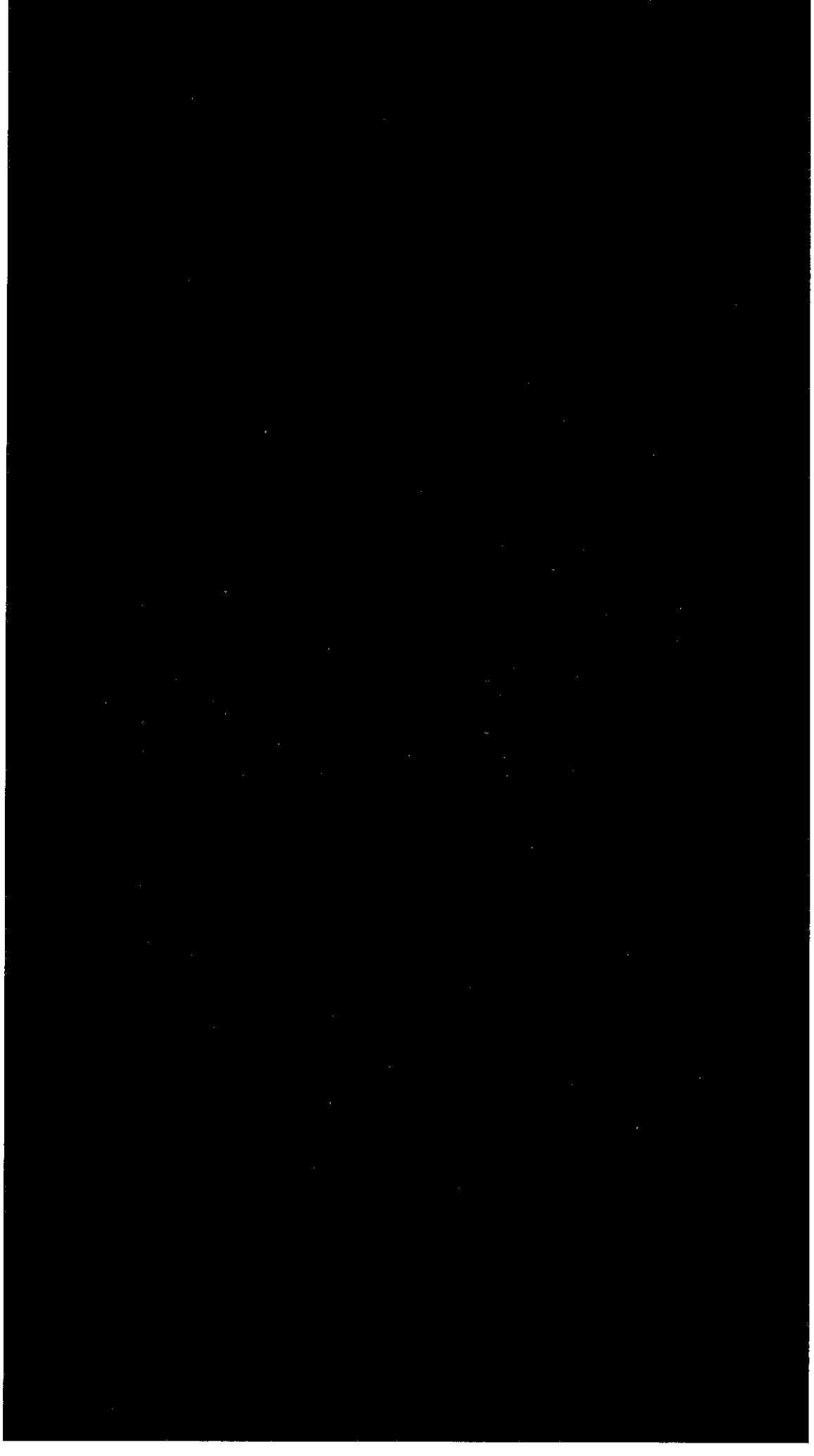
EXPERTISE & EXPERIENCE

HISTORY & PARTNERSHIP

FUNDING SUCCESS

LOCAL MATTERS

TRUST & CONFIDENCE



WITH YOU TODAY

VANNOY CONSTRUCTION



Mark Vannoy
Executive



Brian Walker
Executive

DAY-TO-DAY POINT OF CONTACT



TJ Hollars
Senior Project Manager



Mike Kesterson
Precon Manager



Jason Blackwell
Site/Civil Precon

LS3P



Chris Boney
Architecture Principal



Scott Donald
Architecture Lead Designer



Cynthia Turner
Architecture Senior Project Manager

Additional Key Team Members

Jim McLaren
MWL
Judicial Specialist

Patrick Bradshaw
CDC
Civil Engineer

Matt Sprouse
Sitework Studios
Master Planner

Jim Young
Vannoy
PreCon/Ops Manager

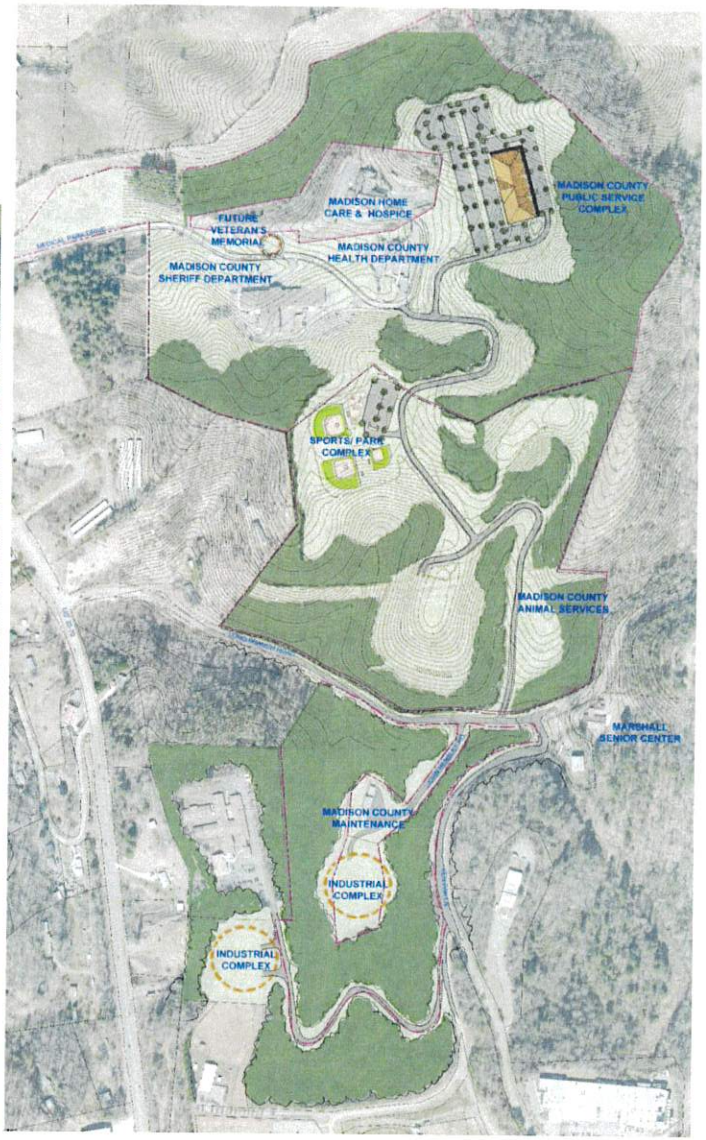


UNDERSTANDING
YOUR PROJECT

YOUR PROJECT

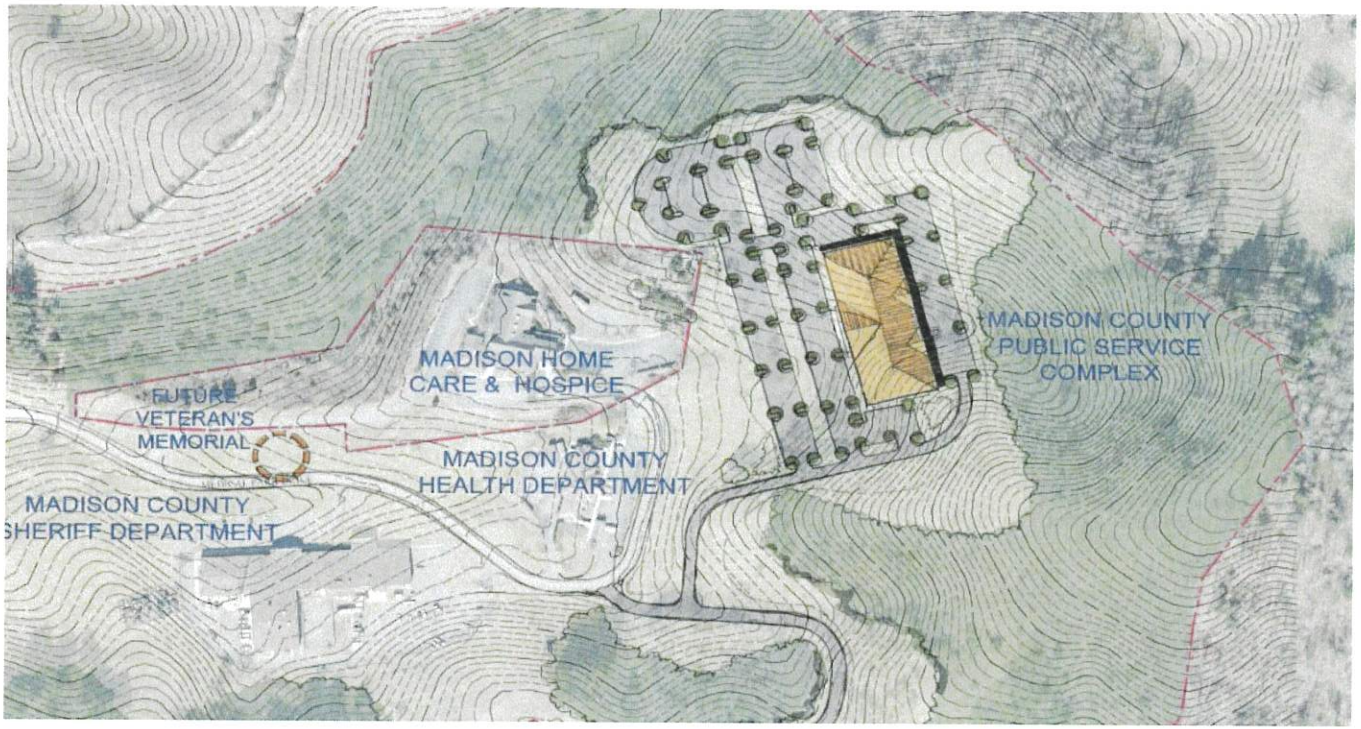
Master Planning & Site Utilization





YOUR PROJECT

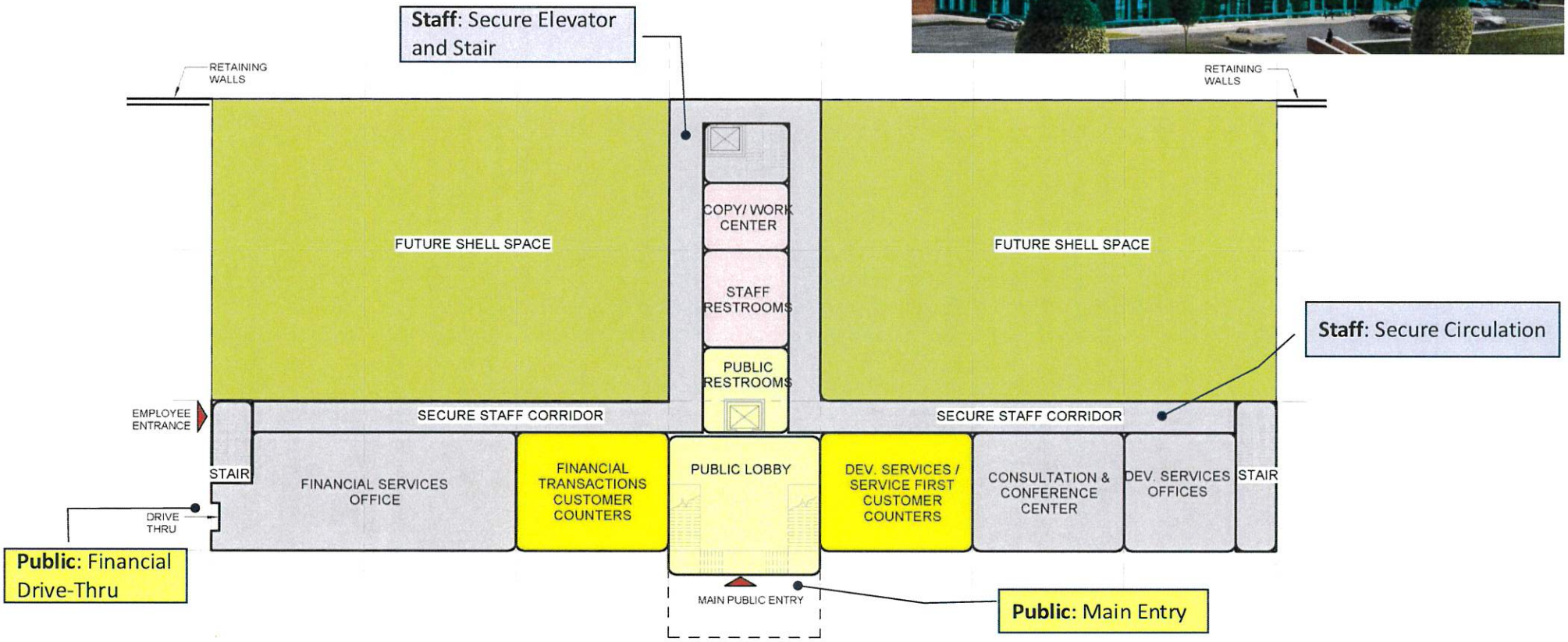
Programming & Advance Planning



YOUR PROJECT

Programming – Lower Level (Main Public Entry)

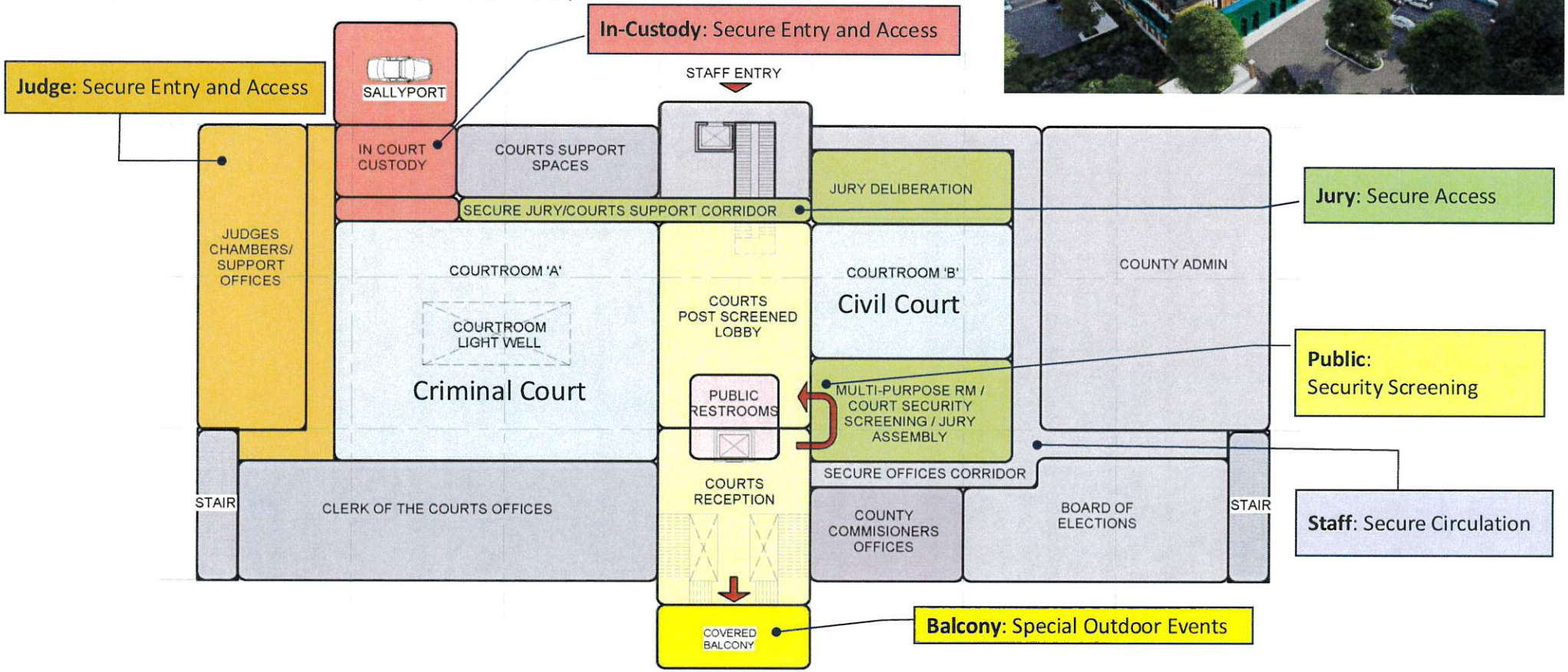




YOUR PROJECT

Programming – Middle Level (Courtrooms)

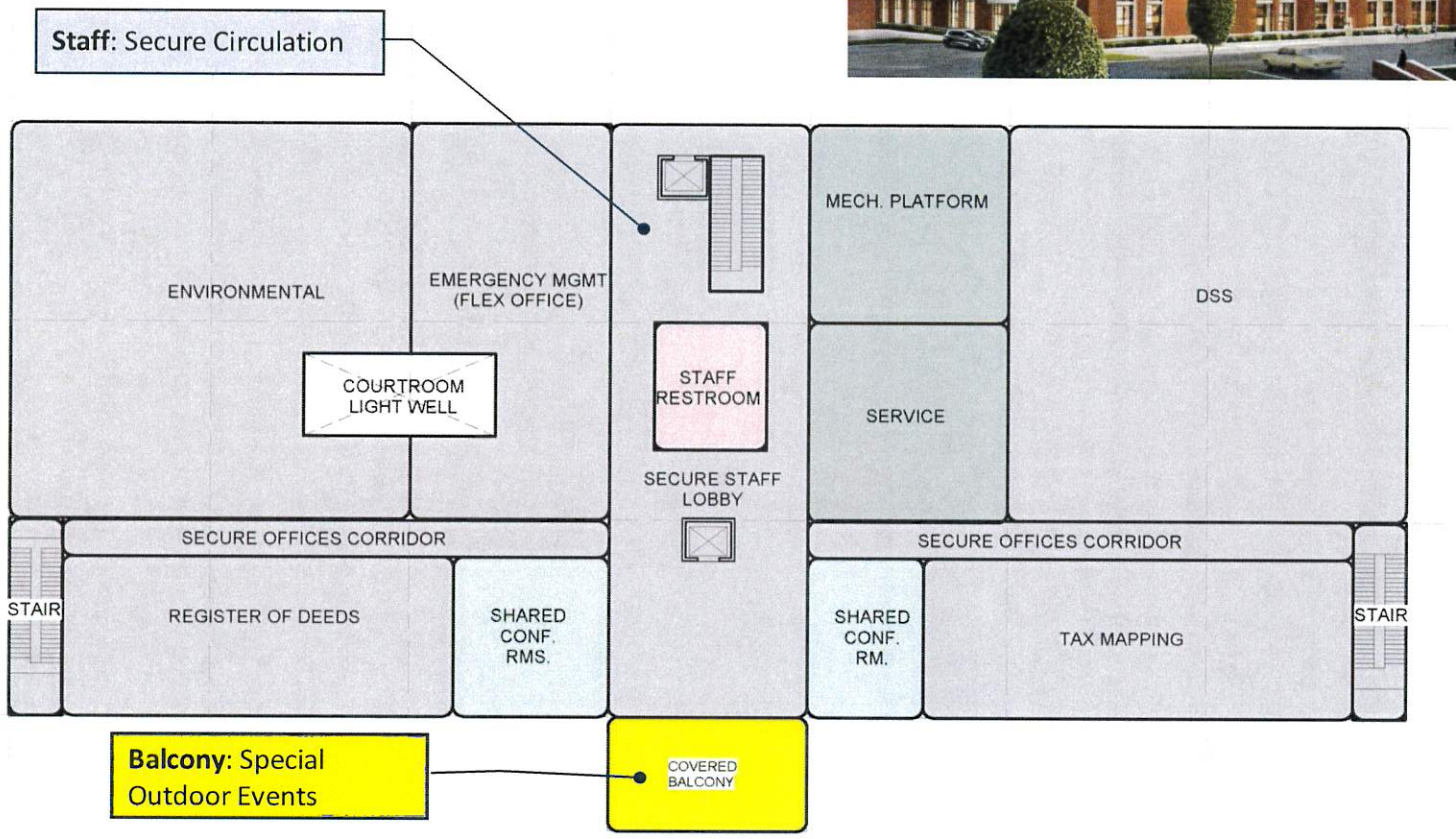




YOUR PROJECT



Programming – Upper Level (Secure Staff Only Floor)



YOUR PROJECT

Design Options





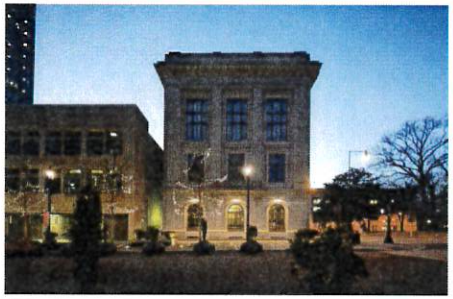





EXPERIENCE
WHAT OUR CLIENTS ARE SAYING...










Team Stats

102 Years in Western NC

LS3P+Vannoy 20 Year Partnership

1,000+ NC Government Projects

20+ Projects in Madison County

450+ Judicial/Public Service Projects

100+ Courtrooms






New Hanover County Government Center

"**On time and under budget,** we have accomplished a center that is a beautiful design that will serve the citizens of the County for years to come … **This is what partnership looks like.**"



~Chris Coudriet, County Manager
New Hanover County Government Center




Atlanta Public Safety Training Center

"The LS3P team has brought tremendous **leadership and vision** to our Public Safety Training Campus project. Under their leadership, the team has challenged us to think beyond the bricks and mortar, developing both **forward-thinking** training spaces and **meaningful community enhancements** to the project. Equally importantly, the team's **commitment to communication** and **adherence to both schedule and budget** have been a huge asset to this impactful, multi-faceted project."



~Marshall Freeman, COO
Atlanta Police Foundation



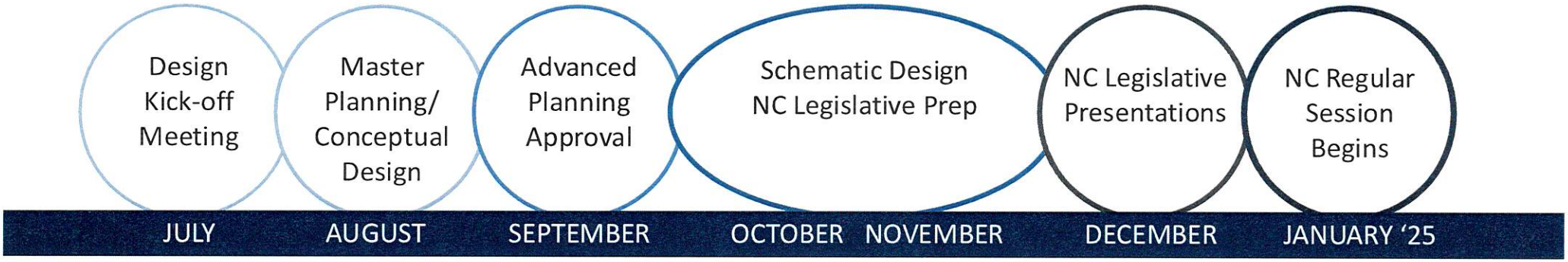

PROCESS
WHY ARE WE DOING THIS?

SCHEDULING
YOUR PROJECT

The What? When? How?



DAY TO DAY
TJ Hollars
Senior Project Manager



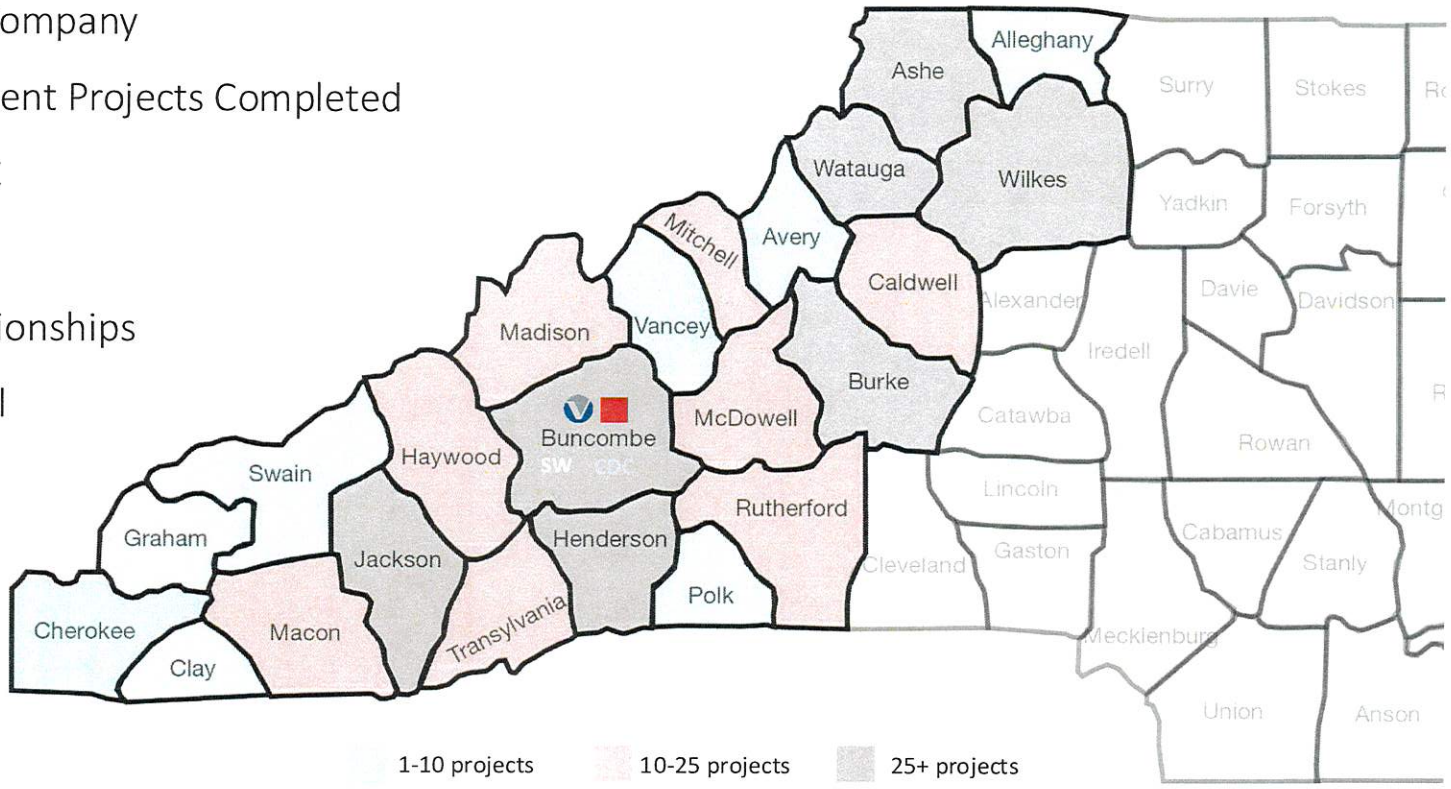

FINANCIAL STEWARDSHIP
BUDGET


BUDGET
IS NOT A SUGGESTION
Vannoy Construction – GMP 100% Success Rate


LOCAL
TRADE PARTNERS

Local Matters

- North Carolina Owned Company
- Over 1,000 NC Government Projects Completed
- 70+ Years in Western NC
- 200+ Local Employees
- 300+ Local Vendor Relationships
- Keeping Tax Dollars Local







WHY THIS TEAM?

- EXPERTISE & EXPERIENCE
- HISTORY & PARTNERSHIP
- FUNDING SUCCESS
- LOCAL MATTERS
- TRUST & CONFIDENCE

VANNOY CONSTRUCTION

LS3P

MWL

sitework LANDSCAPE ARCHITECTURE STUDIOS

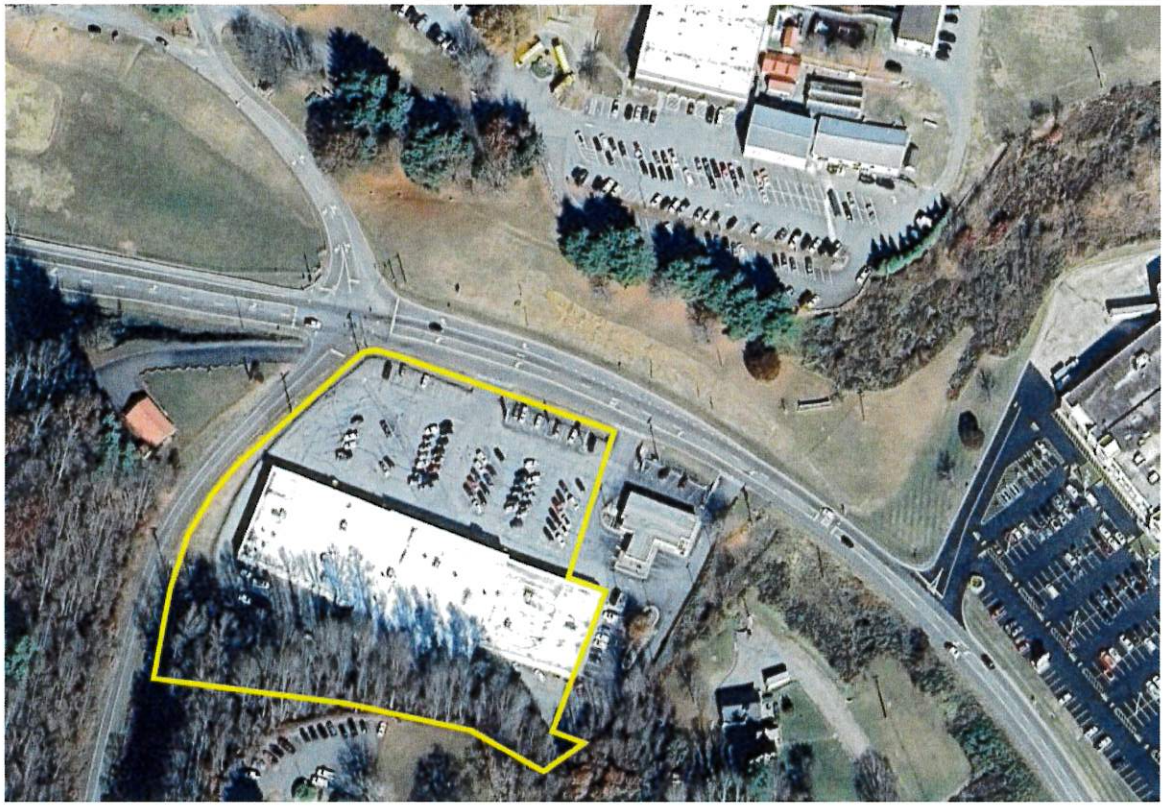
CDC Civil Design Concepts, PA



Q&A
OPPORTUNITIES

Alternate Site Analysis

5707 US-25



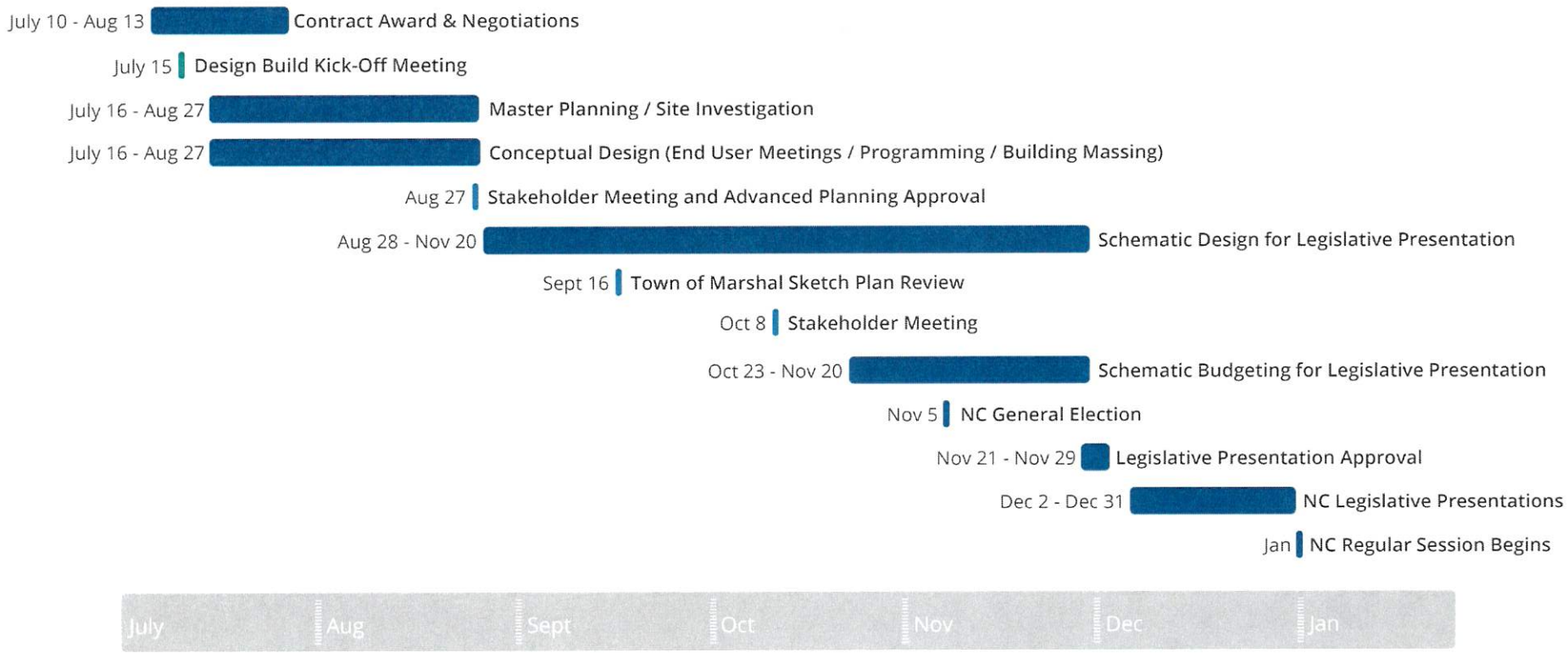
PROS

- Madison County owns the property
- Less topographic issues
- Less water drainage issues
- Utilities readily available
- Zoned appropriately

CONS

- Distance from Detention Center
- Not sufficient acreage for needs
- Temp relocation of existing services
- Potential existing lease issues
- Separation from new multi-building complex
- Eliminates future site for high traffic development
- Conflicting use across from Madison High School

Preliminary Schedule



YOUR PROJECT

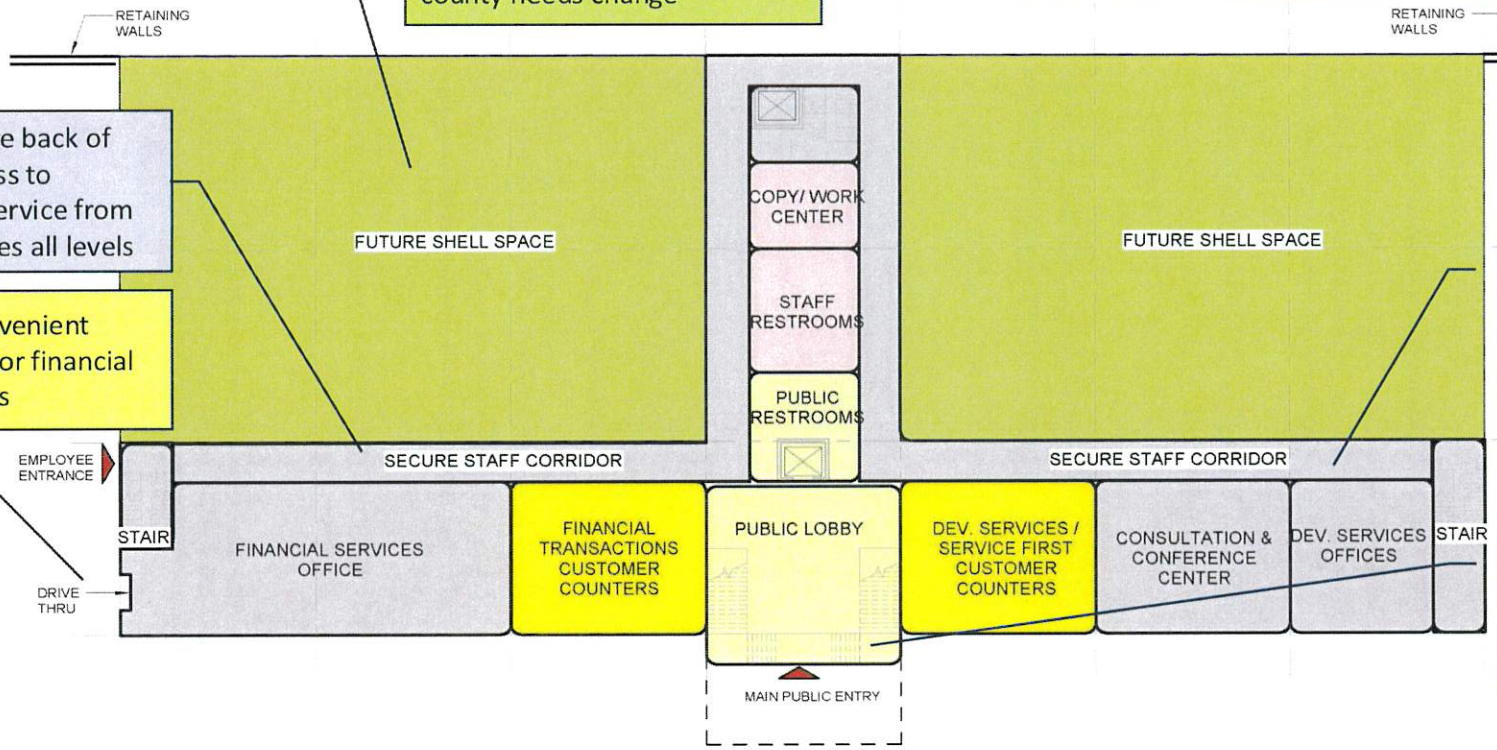


Example Programming – Lower Level (Main Public Entry)

Future: Room for future growth, flexible office space as county needs change

Staff: Secure back of house access to customer service from admin offices all levels

Public: Convenient drive-thru for financial transactions

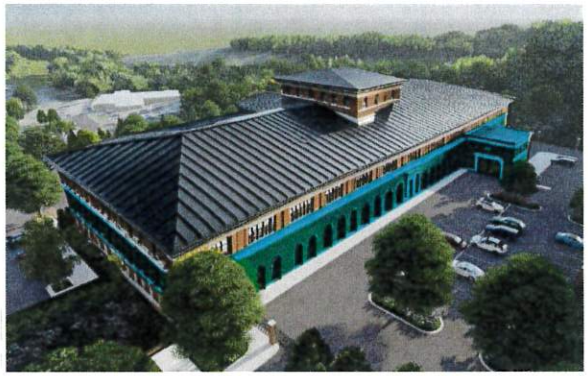


Staff: Secure back of house access to customer service from admin offices all levels

Public: Access to user-friendly customer service for all county departments this level.

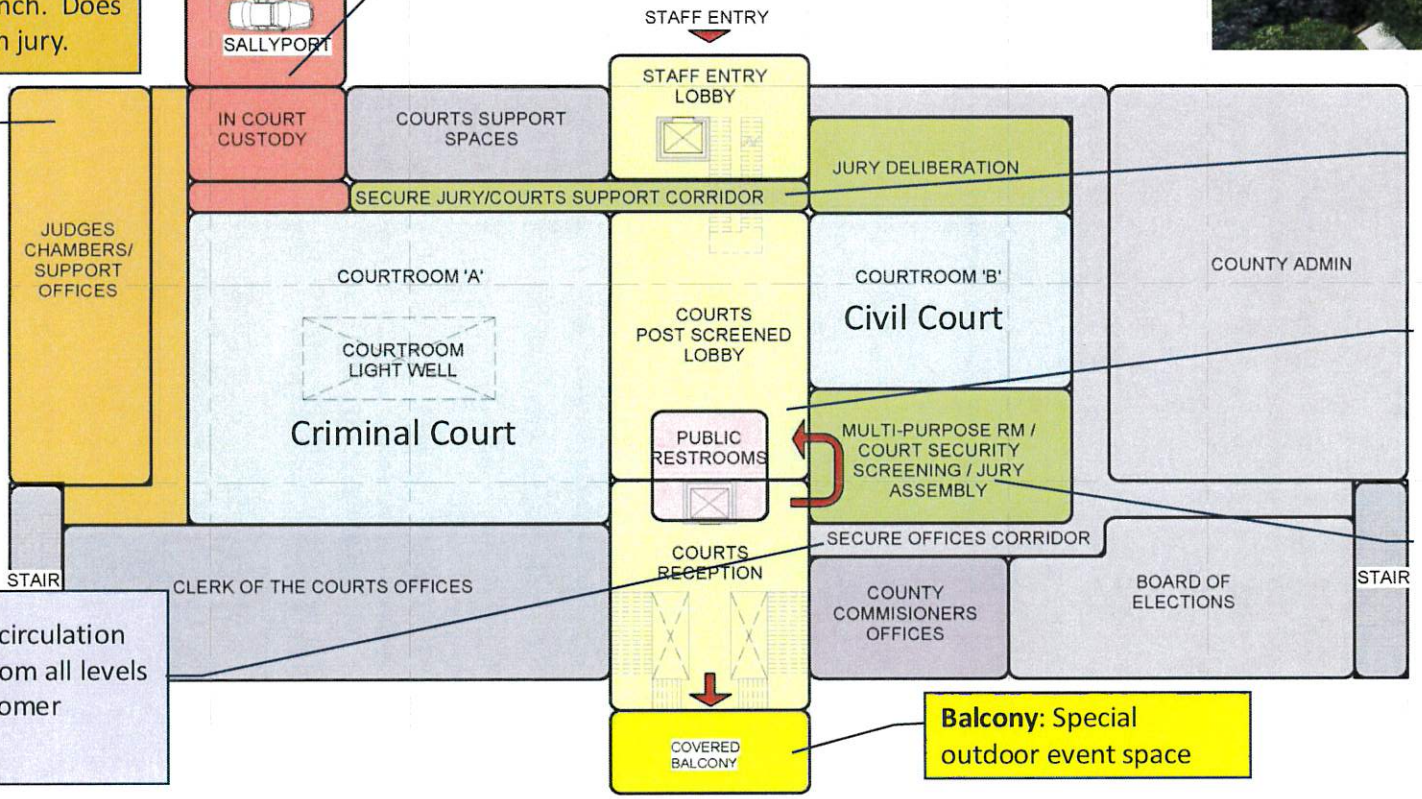
YOUR PROJECT

Example Programming – Courtroom Level



In-Custody: Secure and direct access to sallyport, holding area and courtroom. Minimize distance to reduce impact on sheriff deputies

Judge: Direct Access to courtroom and bench. Does not cross path with jury.



Jury: Direct Access to Courtrooms. Does not cross path with judge.

Public: All visitors are screened. Room for break out, queuing and gathering.

Multi-Purpose Spaces: Opportunities for multi-use space when court not in session.

Staff: Secure staff circulation to admin offices from all levels and level one customer services

Balcony: Special outdoor event space

YOUR PROJECT

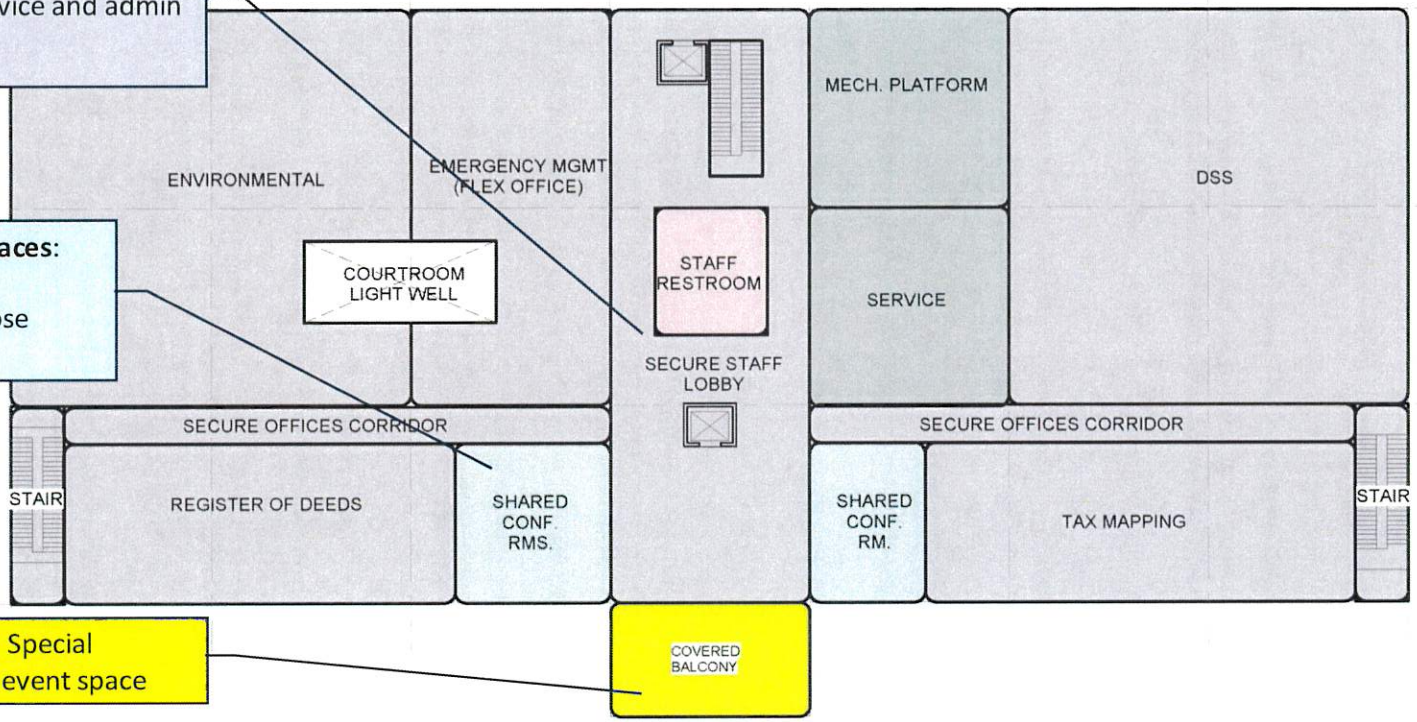


Example Programming – Upper Level (Secure Staff Only Floor)

Staff: Secure staff access level one customer service and admin offices all levels

Shared meeting spaces: Share conference rooms/multi-purpose spaces

Balcony: Special outdoor event space



Haskell Qualifications for:

Design-Build Services for Public Service Complex



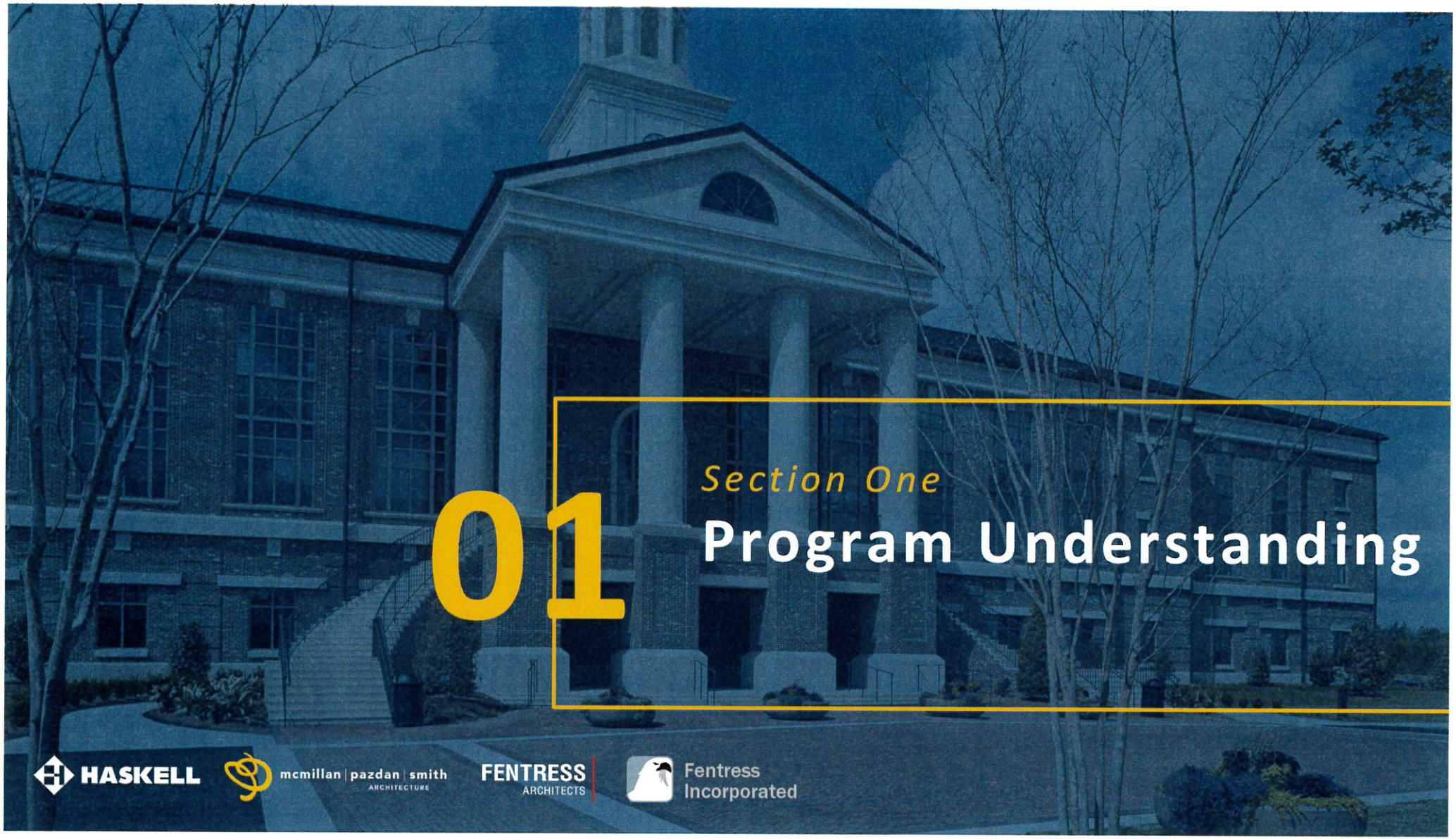
HASKELL

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ARCHITECTURE

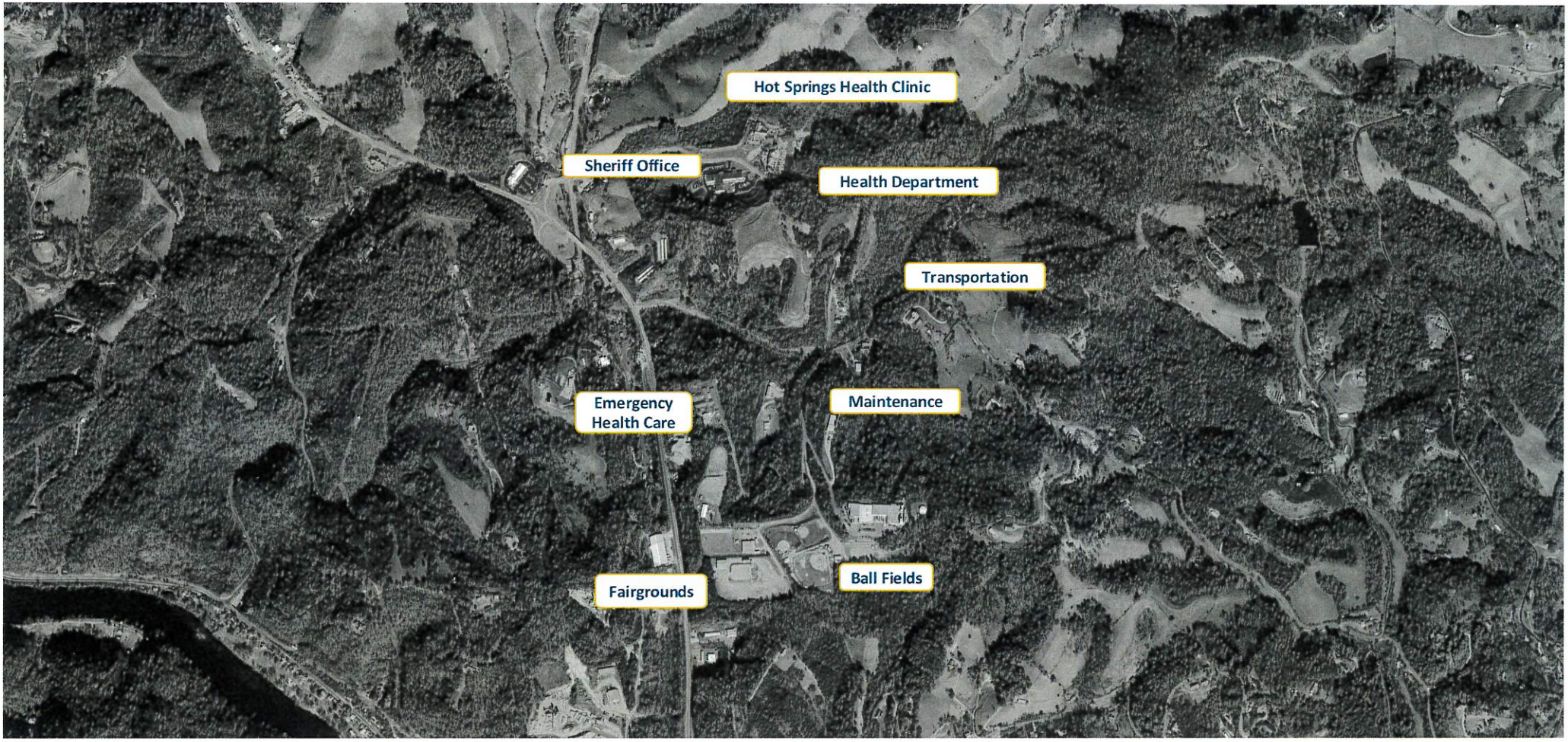
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Attachment 1.2

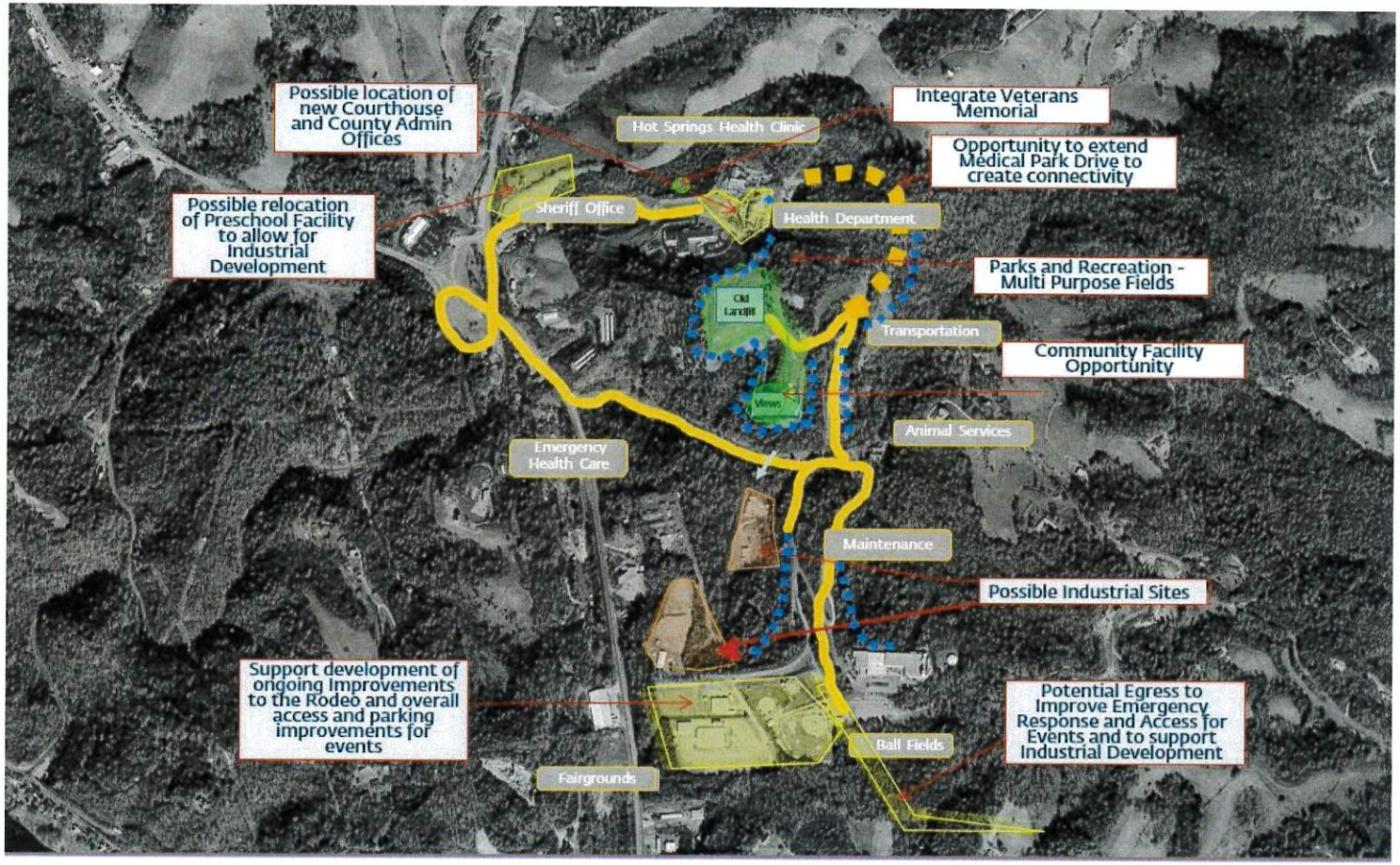

Section One
01
Program Understanding
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FENTRESS
ARCHITECTS
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Madison County Public Service Complex



Madison County Public Service Complex

- Vision for a Generation
- Efficient Public Services
- Improved Public Safety
- Enhanced Quality of Life

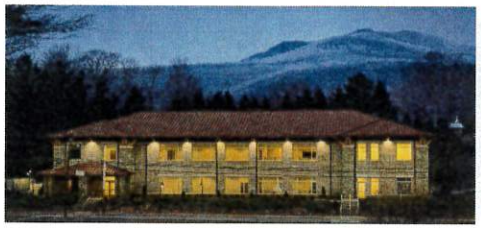


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Program Understanding



Local Office
Asheville, NC



Planning & Design-Build Experts
In complex environments

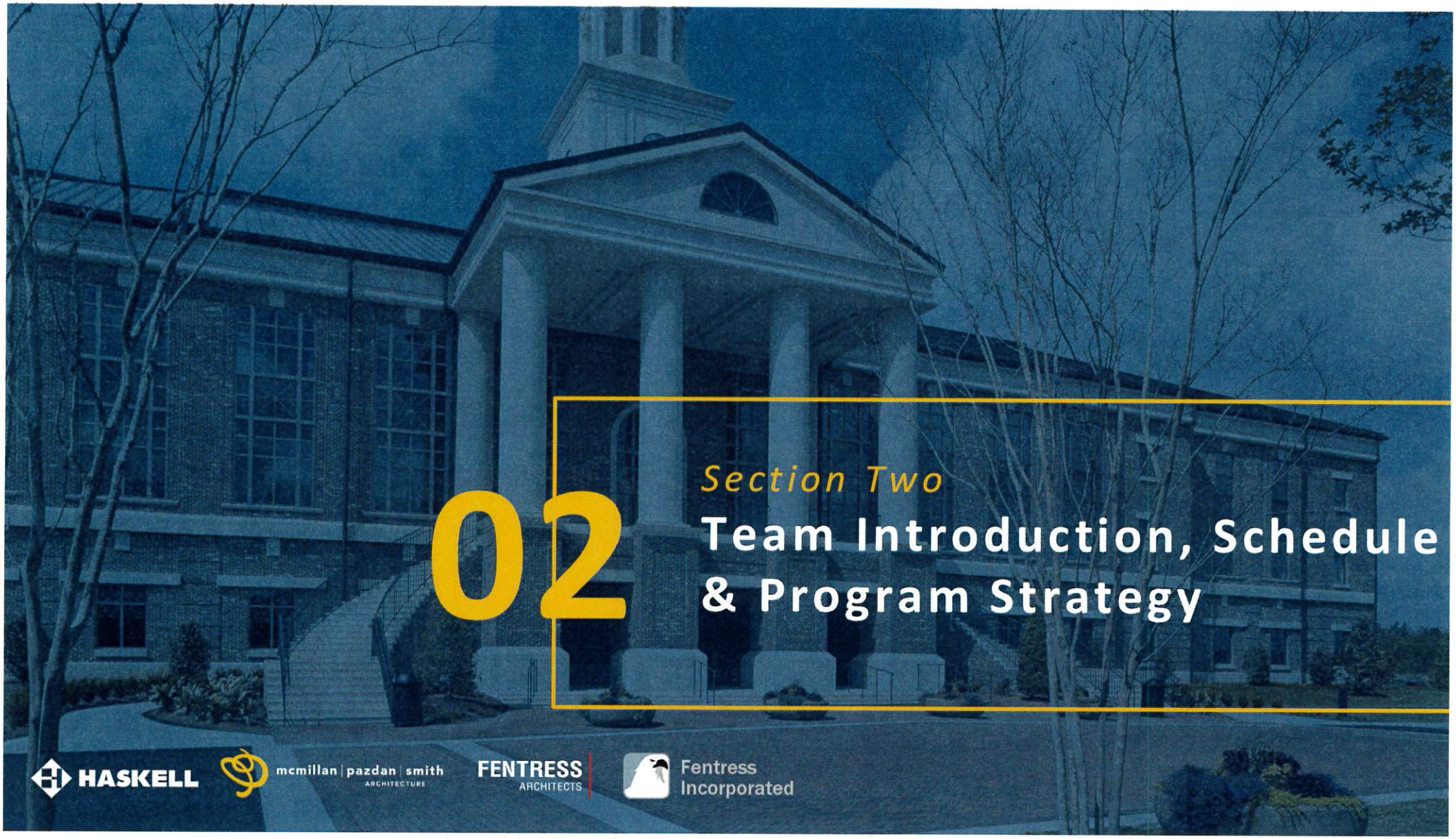


240+ Projects in North Carolina
1,232+ Public Services Courthouse / Facilities



Existing Team
Planners, Designers and Builders

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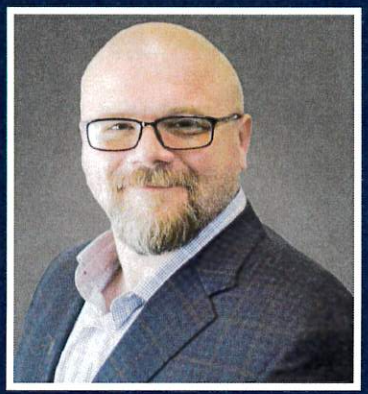


Section Two

02 Team Introduction, Schedule & Program Strategy

Design-Build Team Introduction

Single Point of Contact



John Albro
Senior Project Manager



Charlie Rocheleau, DBIA, LEED AP
Project Executive



Keith Fentress
Court Planner



Luke Sims, AIA, NCARB, CDT
Public Safety and Services Facilities Expert



Tyler Mitchell
Preconstruction Manager

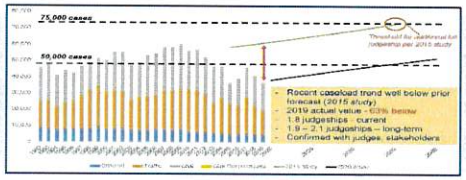


Ethan Ward, AIA, NCARB
Design Project Manager

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Program Approach

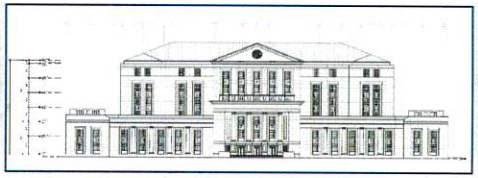
Needs Assessment, Strategic Planning & Programming



Conceptual Design & Preconstruction



Detailed Design & Preconstruction



Construction Execution

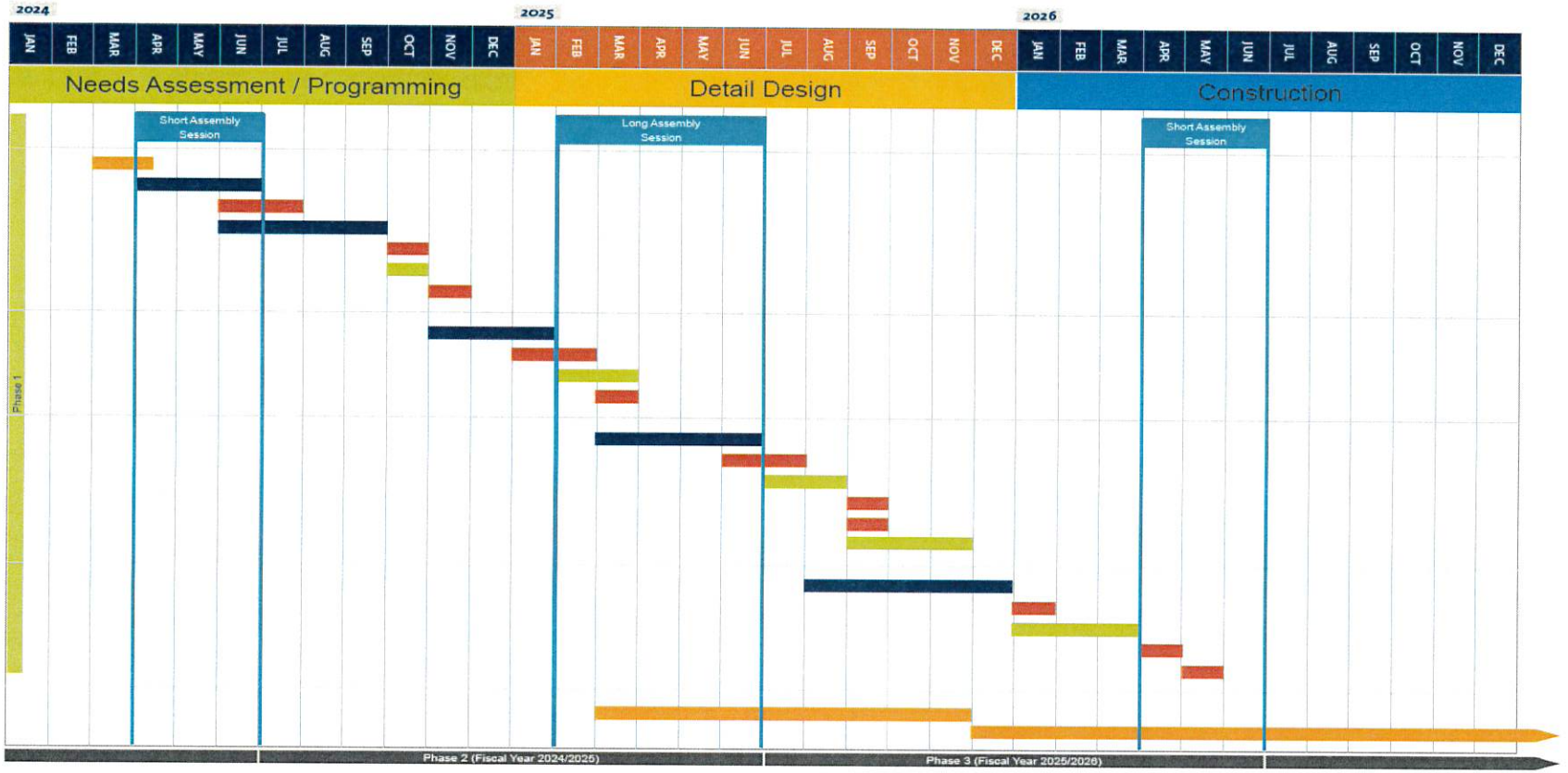


Final Acceptance/Turnover



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Budget Alignment with Assembly Requests



DESIGN

COUNTY REVIEW

ESTIMATE

CONSTRUCTION

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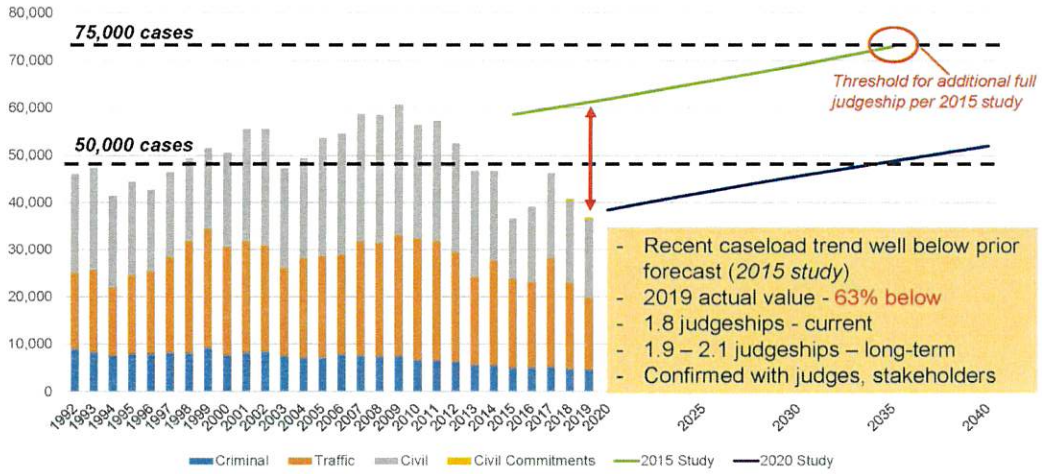
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Section Three
03
Needs Assessment, Strategic Planning & Programming
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Planning and Programming

- Fair, Objective, Data-Driven
- Trends → Workload → Personnel → Space
  - ✓ Trends
  - ✓ Workload
  - ✓ Personnel
  - ✓ Space



	Component	PROPOSED Proposed Dept. GSF
1	BUILDING LOBBY/GENERAL PUBLIC AREAS	3,378
2	COURTROOMS AND ANCILLARY SPACES	7,753
3	JUDGES AND RELATED STAFF	1,439
4	ALBEMARLE COUNTY GENERAL DISTRICT COURT CLERK'S OFFICE	4,647
5	CITY OF CHARLOTTESVILLE GENERAL DISTRICT COURT CLERK'S OFFICE	3,821
6	ALBEMARLE COUNTY COMMONWEALTH ATTORNEY'S OFFICE	6,213
7	COURT SECURITY AND CELLBLOCK	3,920
8	BUILDING MAINTENANCE/PARKING	5,005
	TOTAL DEPARTMENT GSF (DGSF)	36,176
	x 65% Building Efficiency	
	TOTAL BUILDING GSF (BGSF)	55,655

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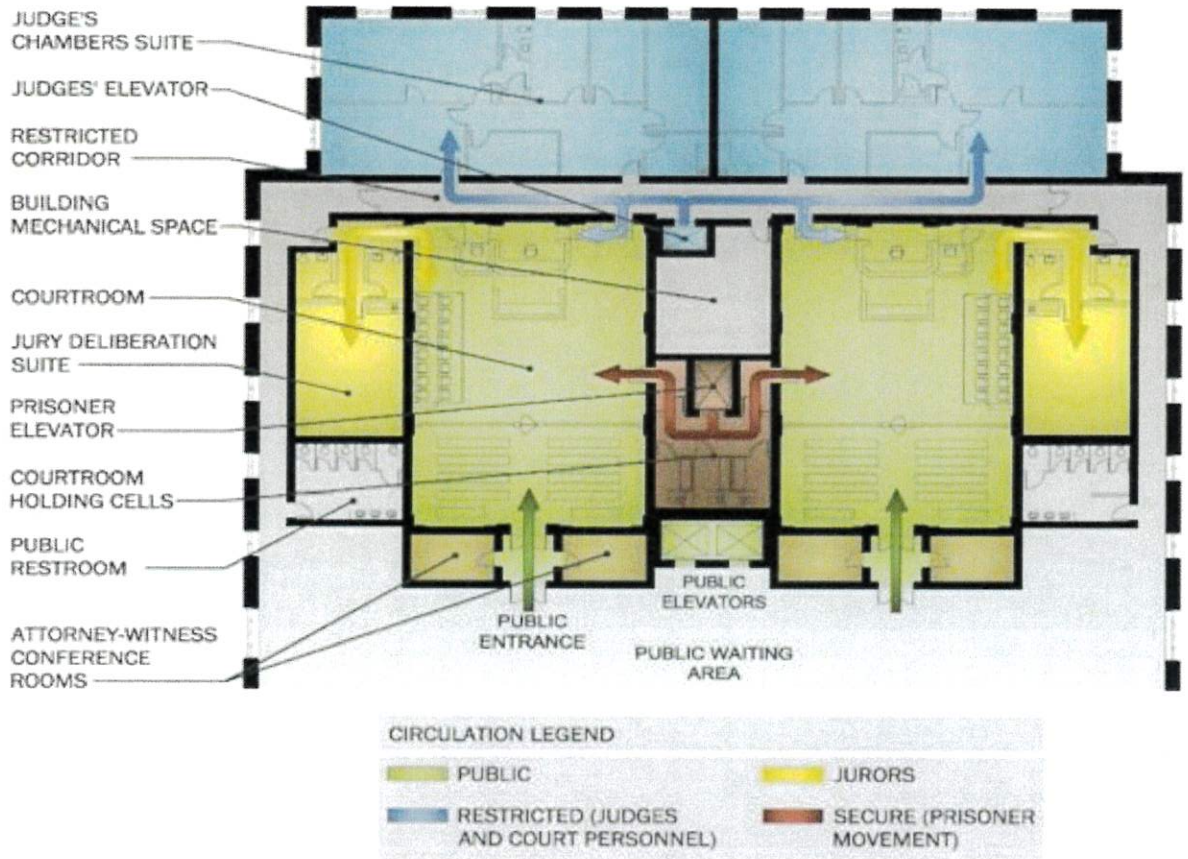
Stakeholder Involvement

- Interaction with stakeholders is critical
- Create a "stakeholder planning team" and set the stage from the beginning that will carry through the whole project
- Operations of one stakeholder usually ripple through all
- Engagement leads to buy-in and a shared vision



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Building Blocks of Courthouse Design

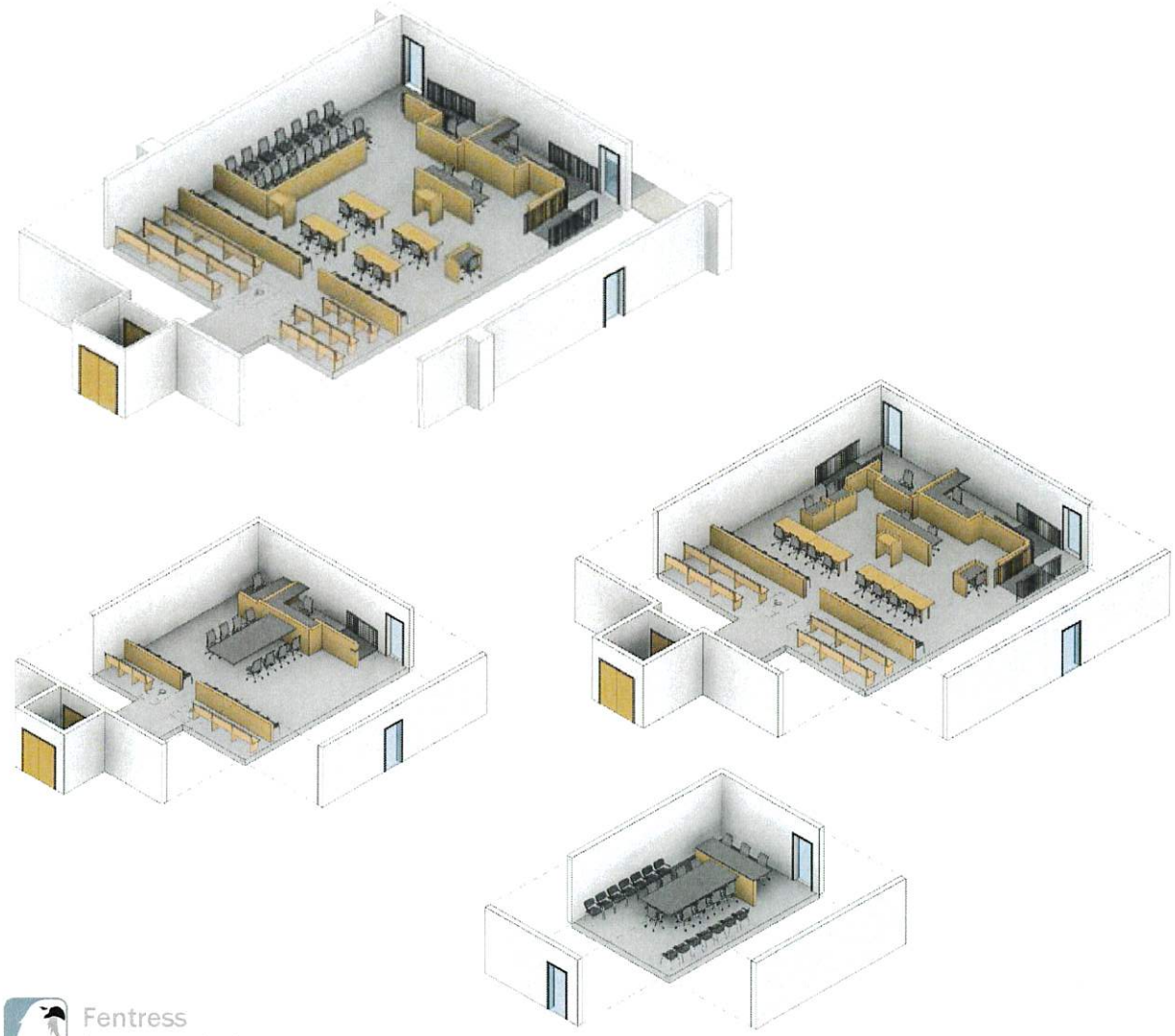


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Emerging Court Trends

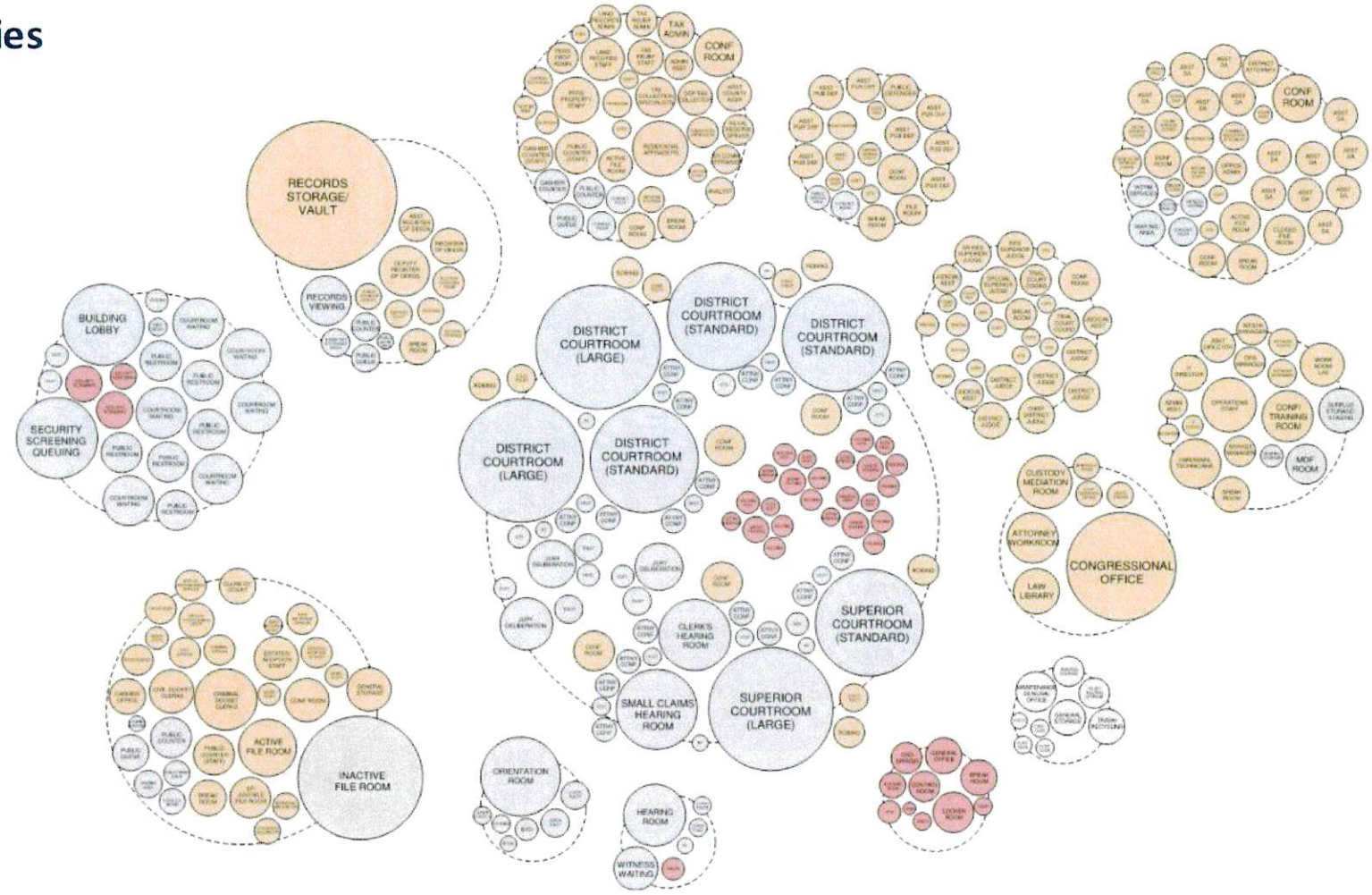
Introduce Concepts During Programming Phase

- Technology
- Case Management (reduce paper)
- Hybrid Courtrooms
- Mental Health
- Wellness
- Space Savings Initiatives



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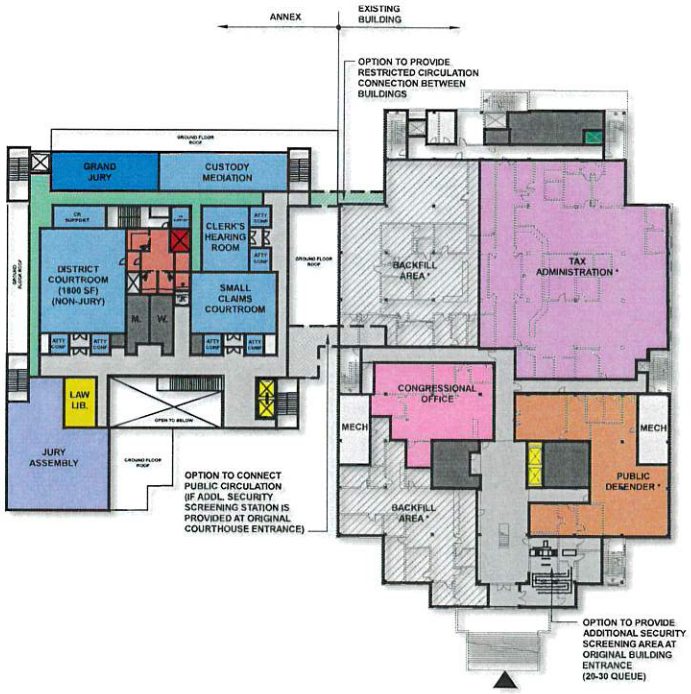
Adjacencies



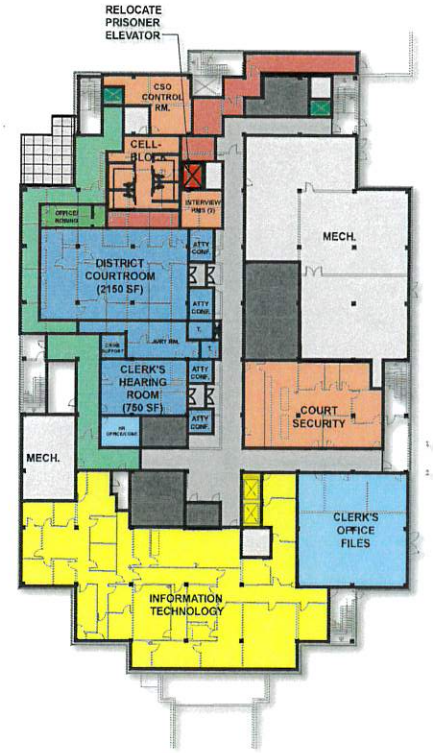
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Concept Design for a Combined Public Service and Court Complex

- Different missions require different building organization
- Public interface and foot-traffic
- Security needs
- Department interaction

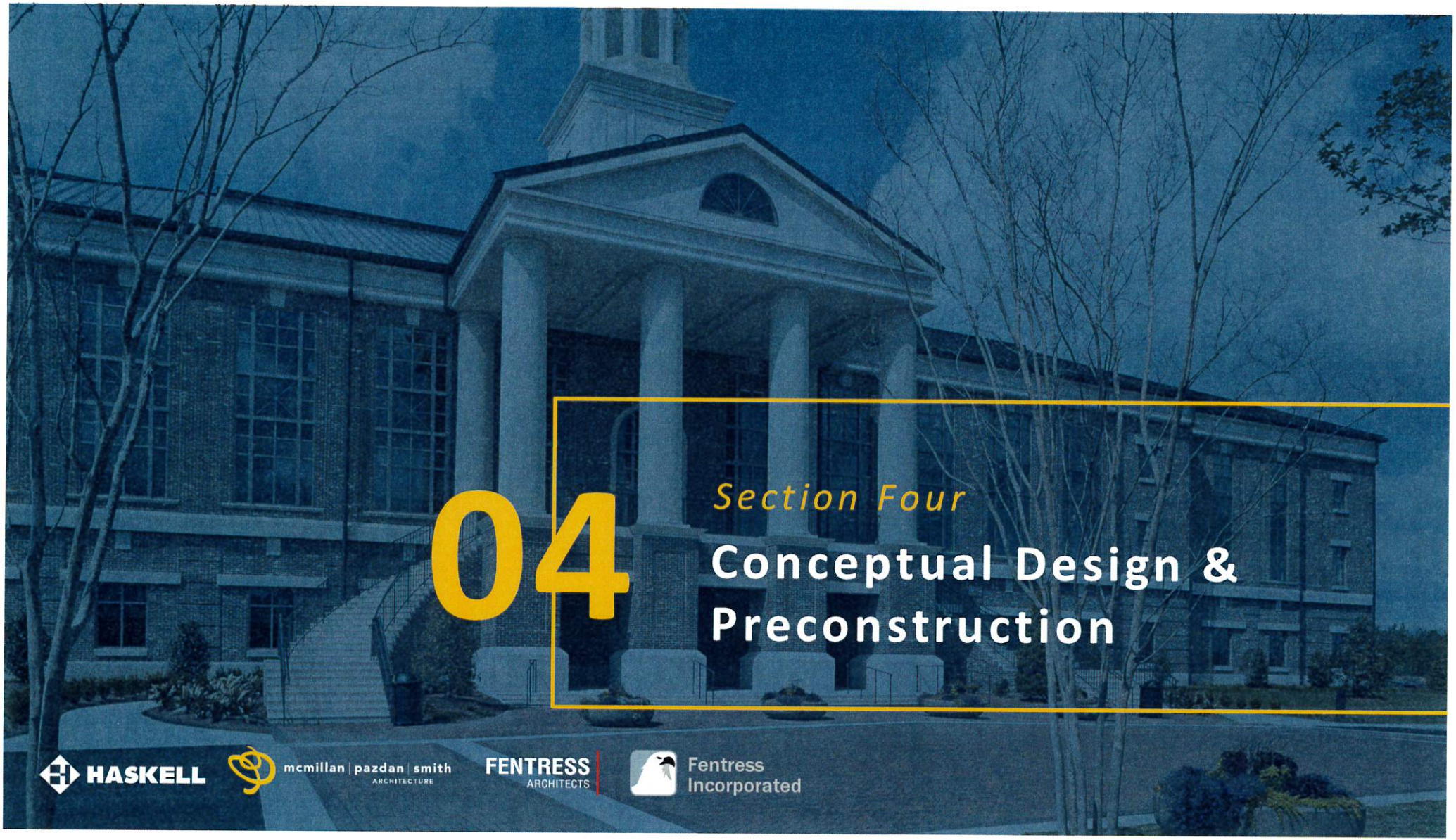


Separate and Connected

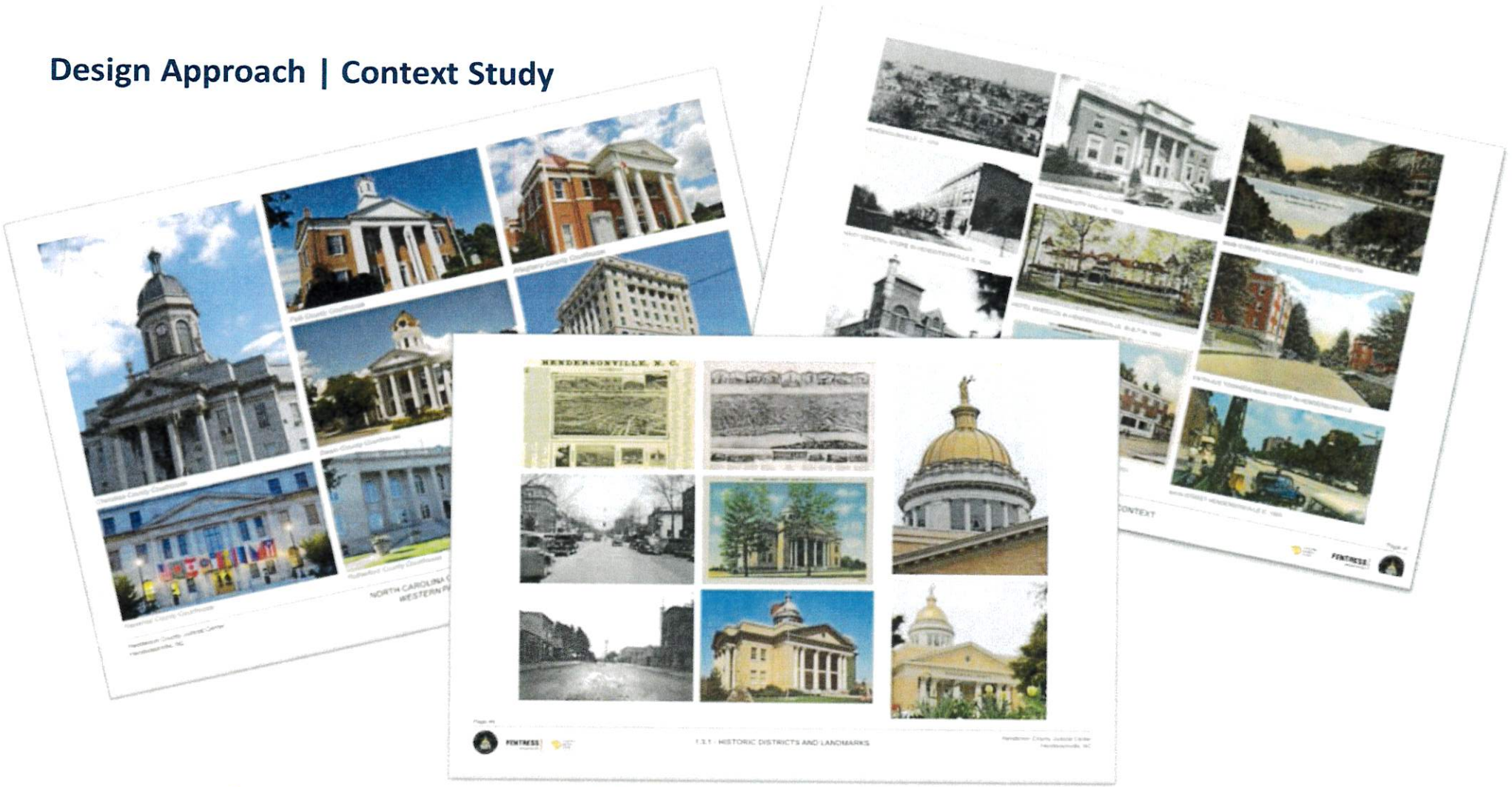


Integrated

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04
Section Four
Conceptual Design &
Preconstruction
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FENTRESS
ARCHITECTS
Fentress
Incorporated

Design Approach | Context Study



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ARCHITECTURE

FENTRESS
ARCHITECTS

Fentress
Incorporated

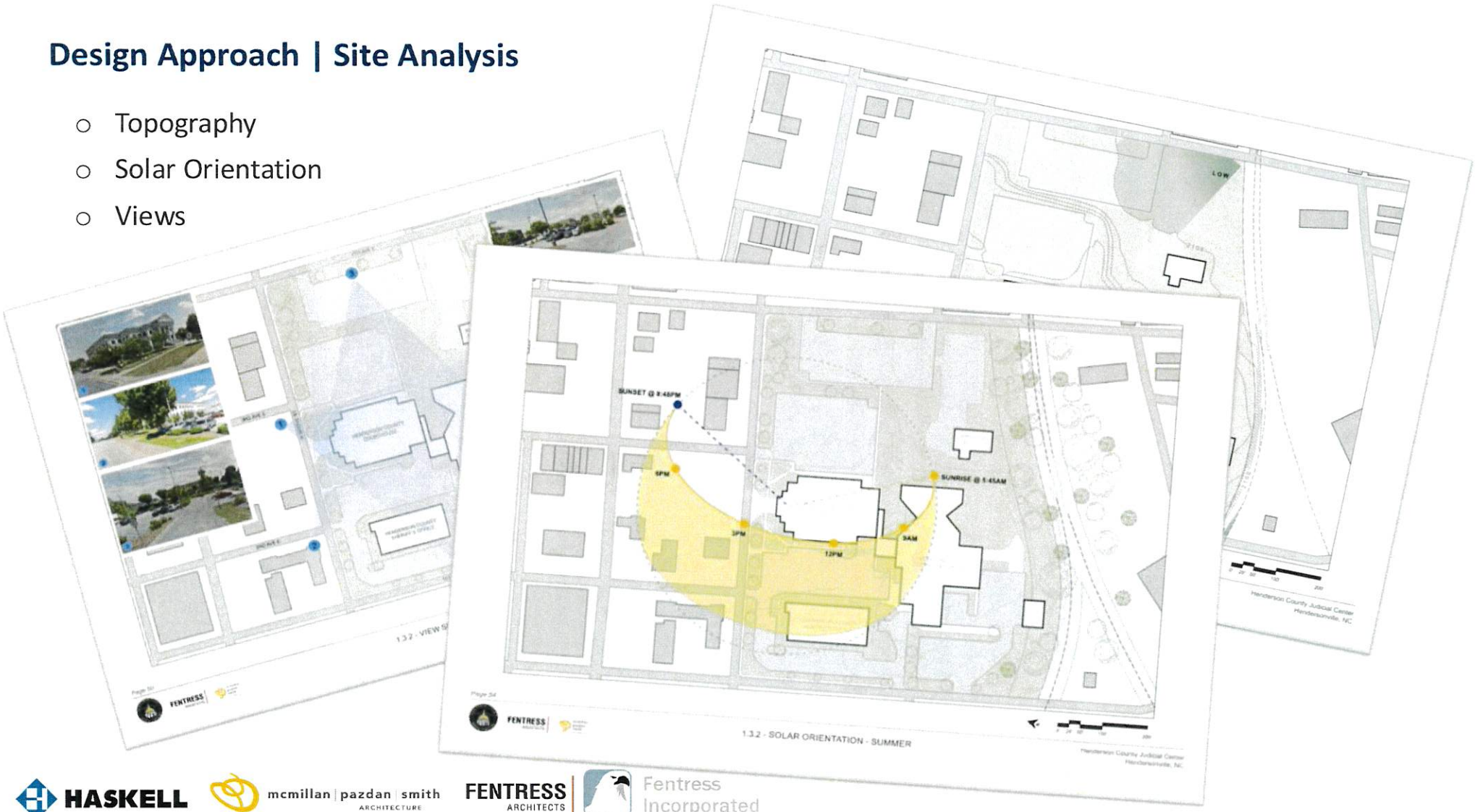
Site Opportunity



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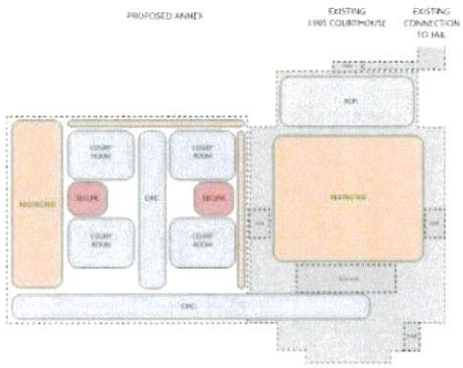
Design Approach | Site Analysis

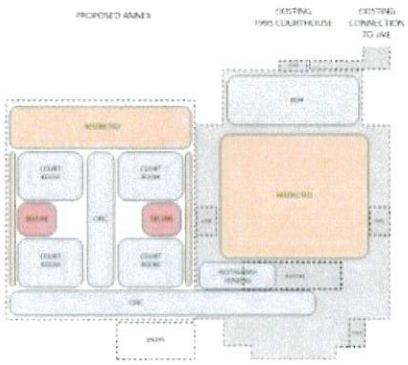
- Topography
- Solar Orientation
- Views

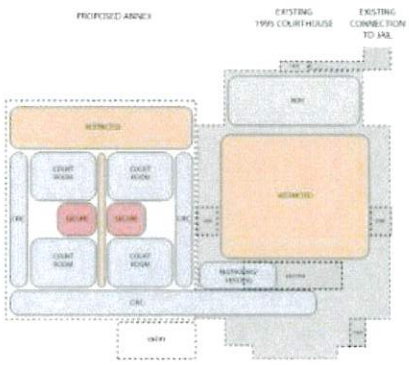


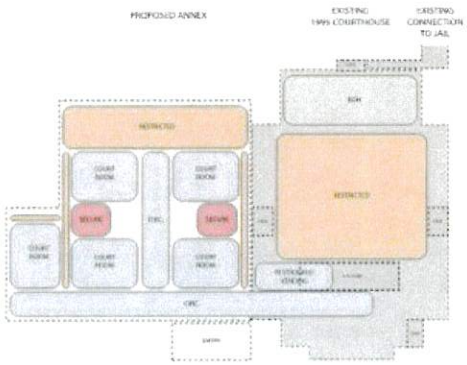
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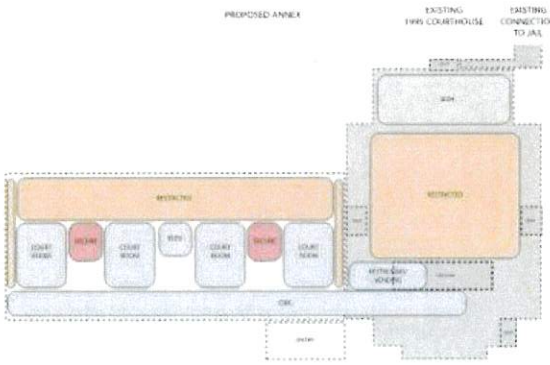
Design Approach | Blocking & Stacking

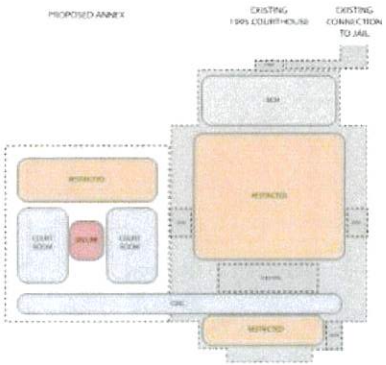










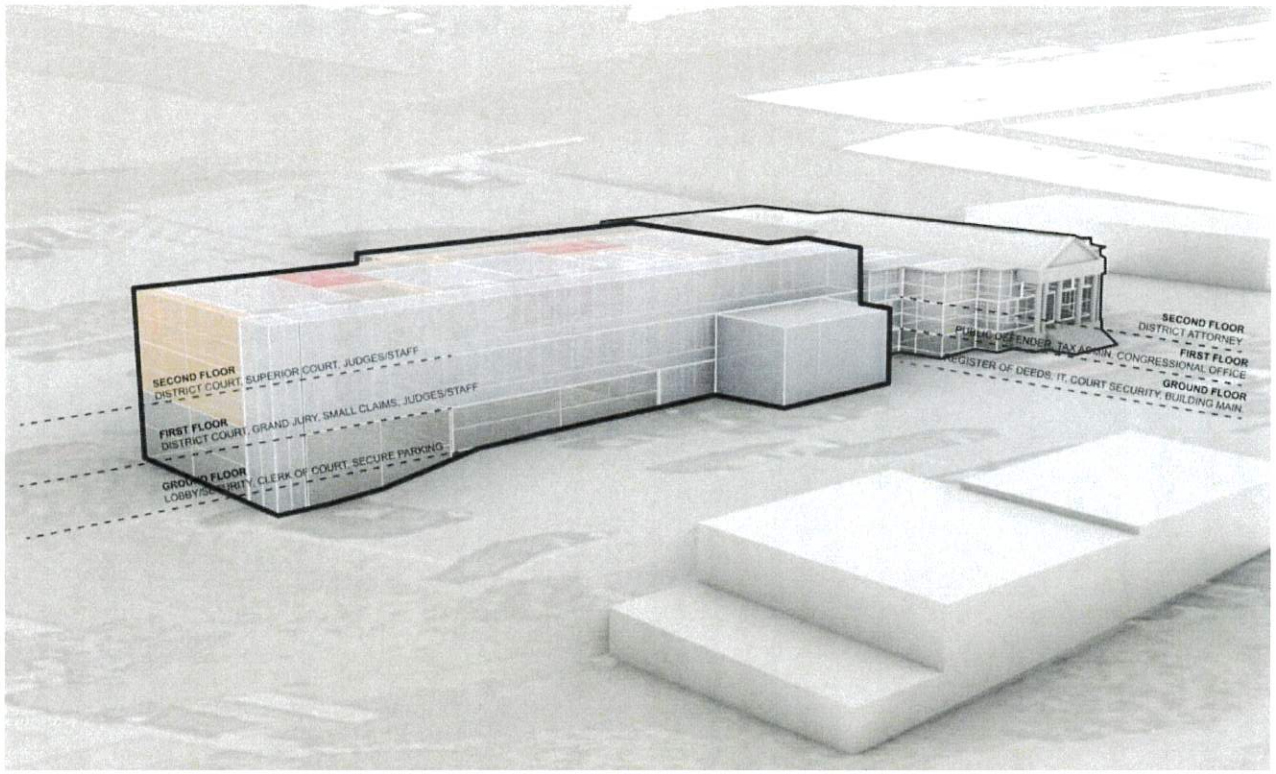


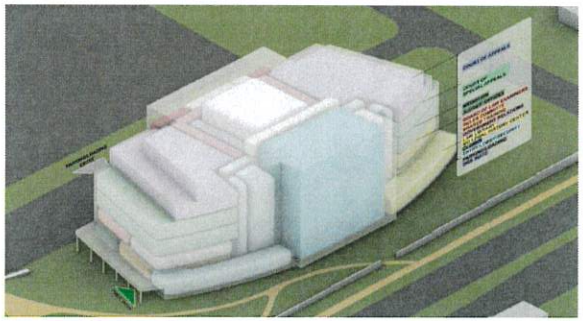
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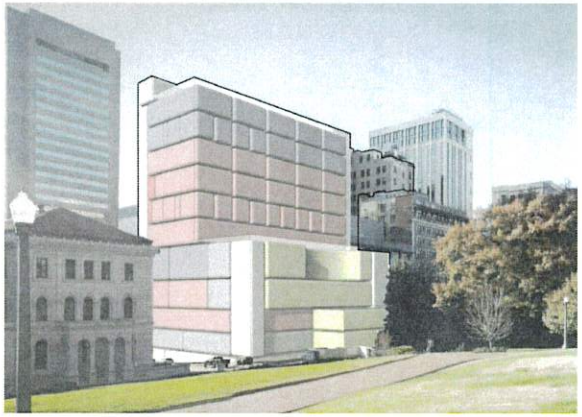
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Design Approach | Blocking & Stacking



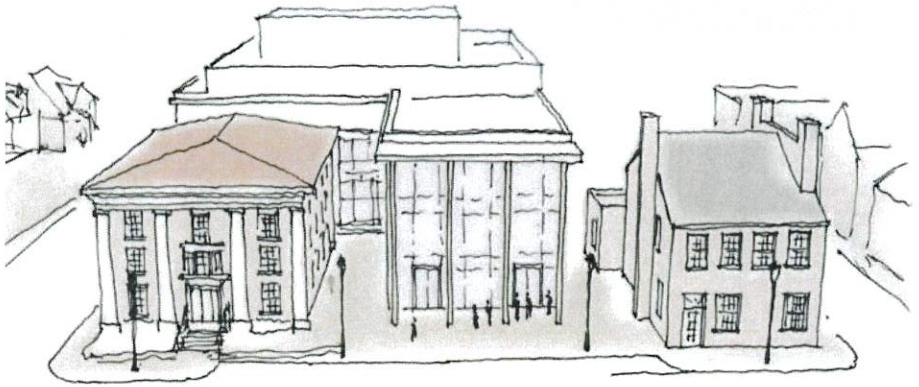




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Concept Design





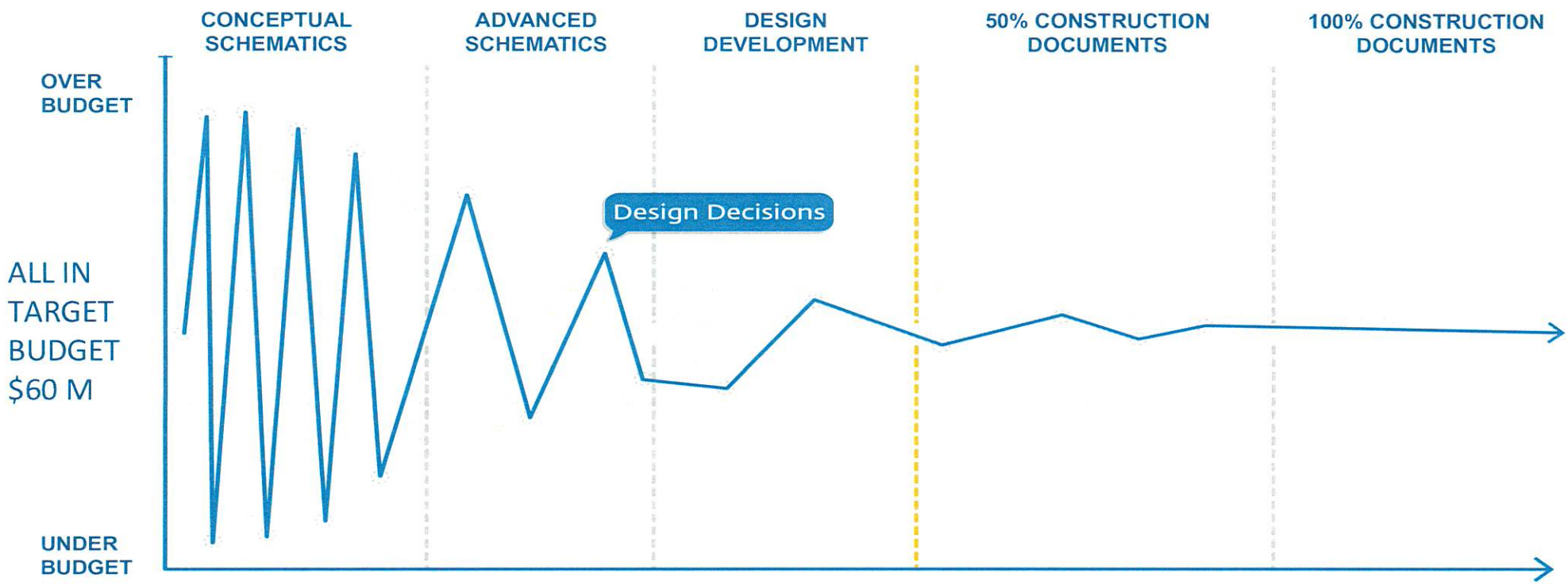
Final Design





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Early Cost Impact Analysis



- Site Selection
- Building Envelope
- MEP/FP Systems
- Structural Systems

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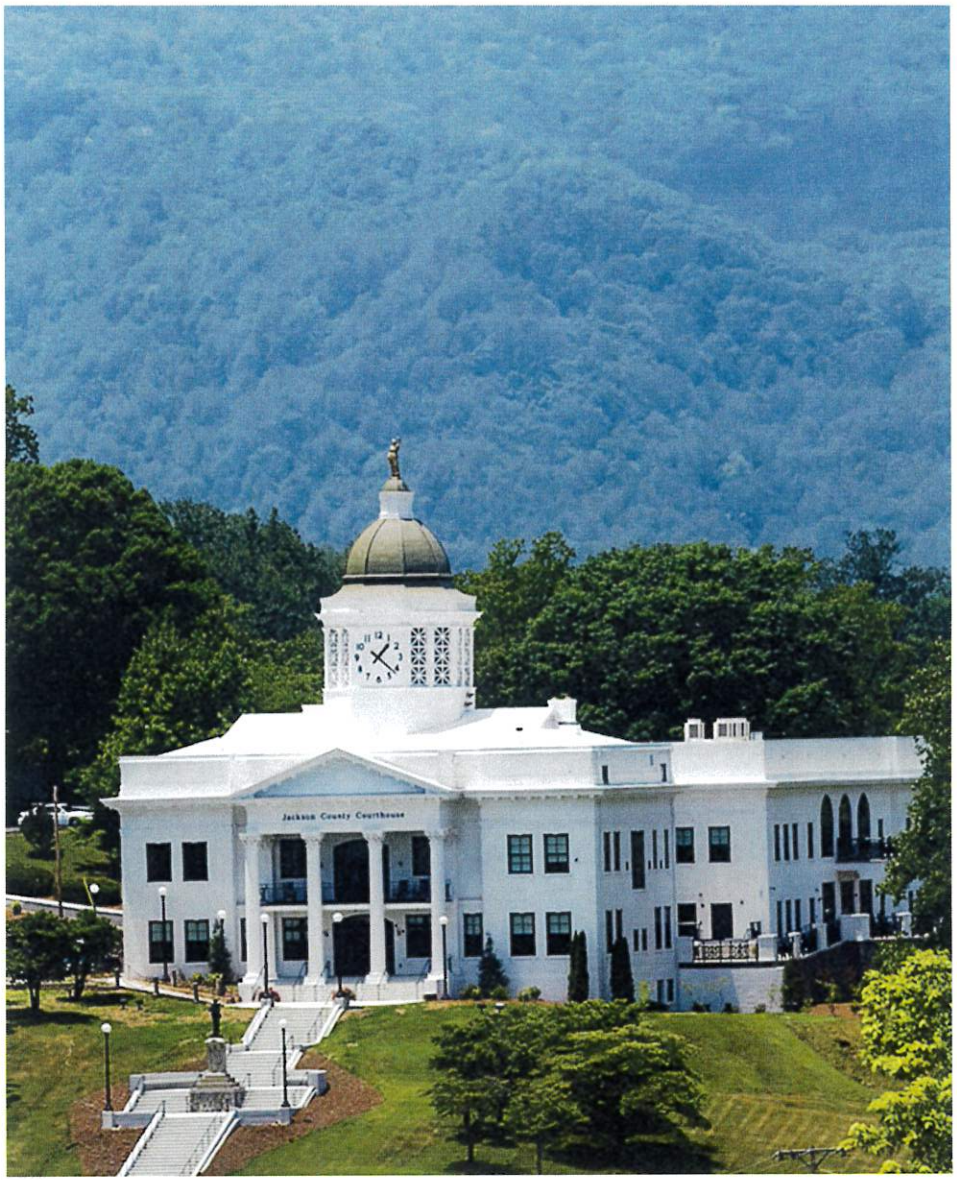


Section Five

05 Detailed Design & Preconstruction

Schematic Design

- Refine and Finalize Floor Plans and Elevations
- Develop System Narratives
- Preliminary Code Evaluation
- Further Develop Target Budget
- Develop Permitting Strategy
- Expand Subcontractor Outreach



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Design Development

- Detail Design
  - Site / Building Envelope
  - Review with Maintenance
  - Interior Finishes
- Permit Strategy
- Update Costs
- Early Release Package



Enscape Visualization and Rendering

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Construction Documents / Guaranteed Max Price Development

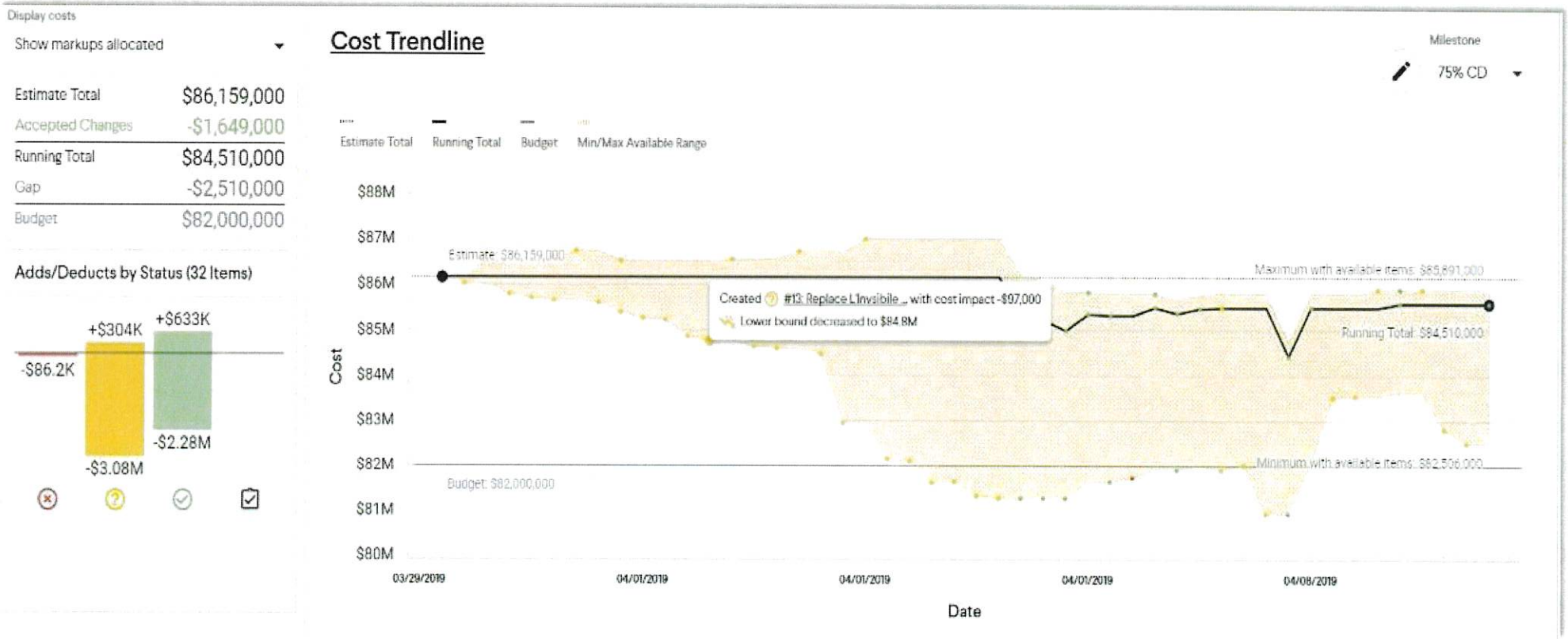
- Finalize Project Documents
- Establish Guarantee Maximum Price (GMP)
- Obtain Final Permits
- Mobilize Construction Operations



BIM 360 Coordination on Cloud

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Managing the Budget



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Guaranteed Max Price Development

1. Establish Trade Level Bid Categories
2. Issue RFQ and Develop a Qualified Bidder's List
3. Review Qualifications and Establish a List of Approved Vendors
4. Receive Bids and Conduct Bid Openings
5. Prepare GMP Using Pre-Approved Subcontractors
6. Present Open Book GMP

Competitively Bid

Open Book Process

Design Gaps Filled

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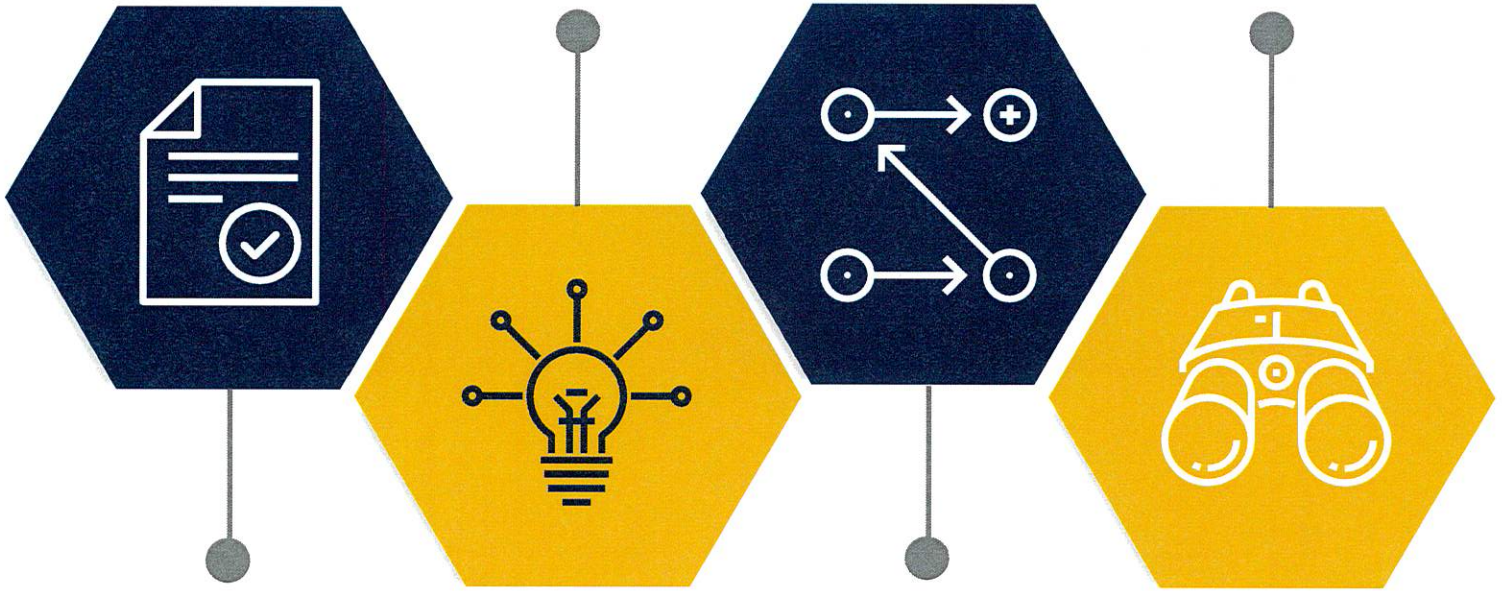
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Keeping Your Dollars Local

Understanding of
Local Market

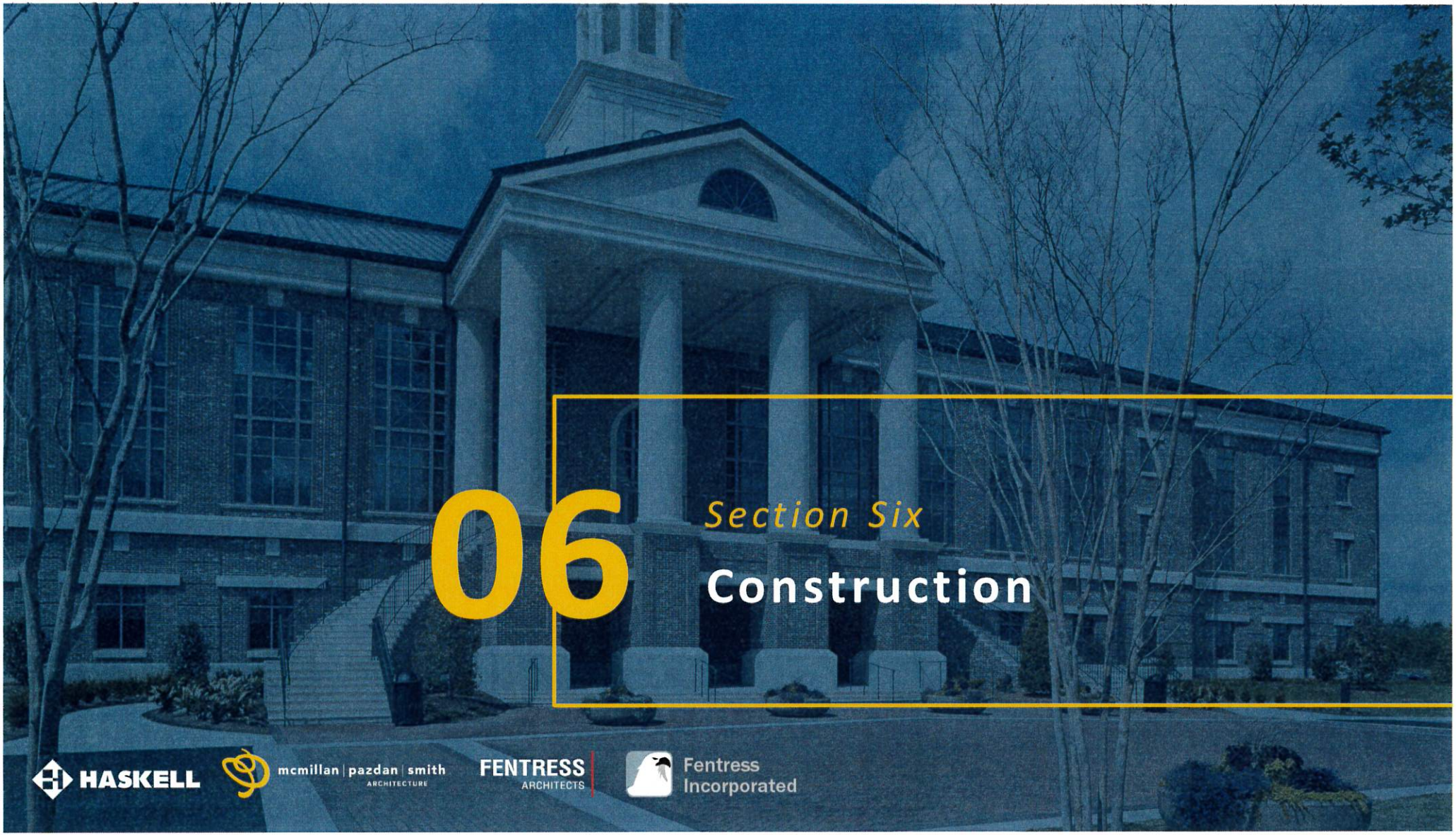
Maximizing
Local Participation



Develop Project Requirements

Right Sizing Packages to Create Opportunities

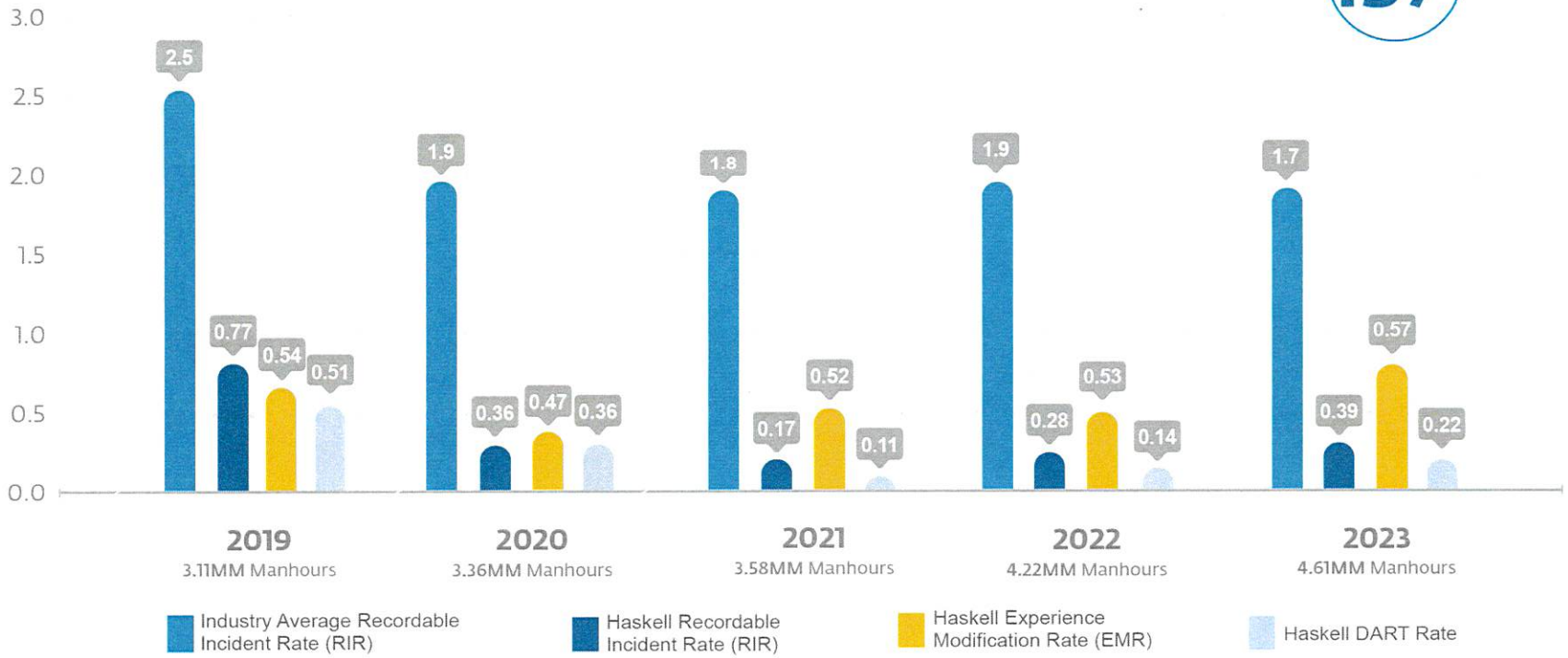
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06
Section Six
Construction
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Safety

Our goal is that everyone goes home safely – every night.

EMR 2024
.57



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Construction Logistics

Mountainous Environments

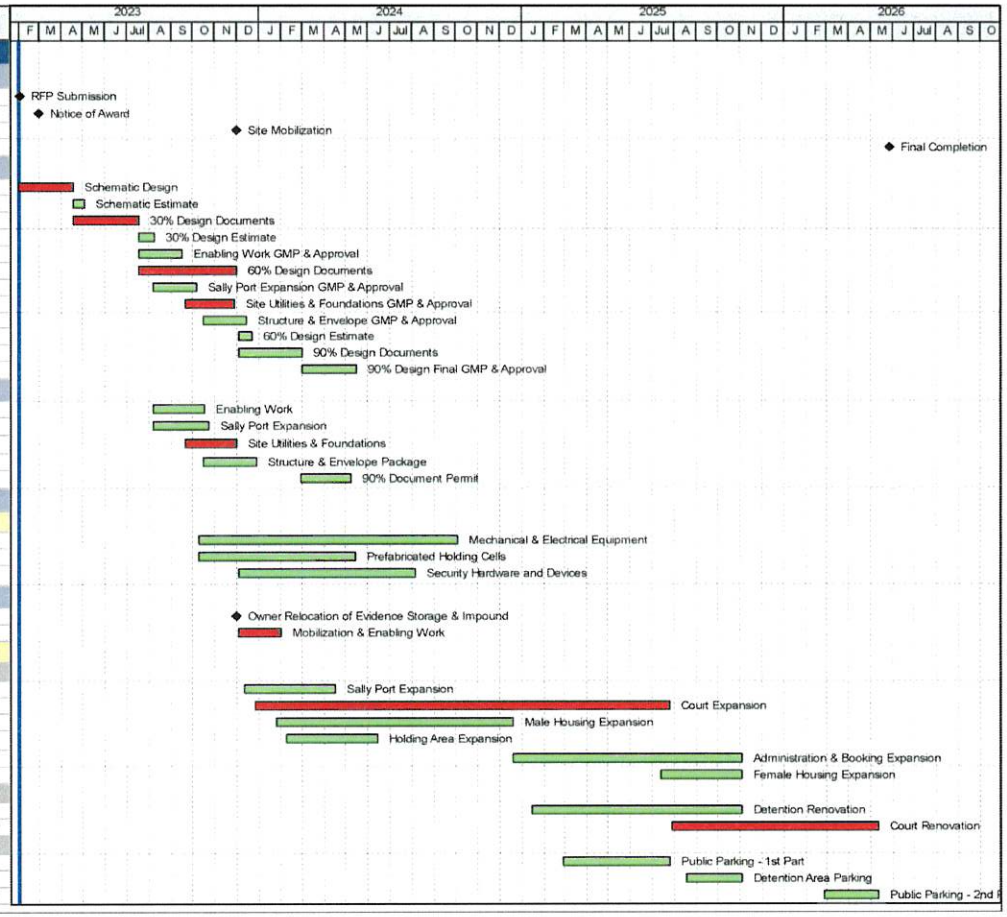
- Access / Haul Routes
- Selective Clearing
- Cut / Fill / Benching / Sloping
- Retainage Systems
- Stormwater Diversion & Management
- Ground Water
- Ground Rock



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Schedule

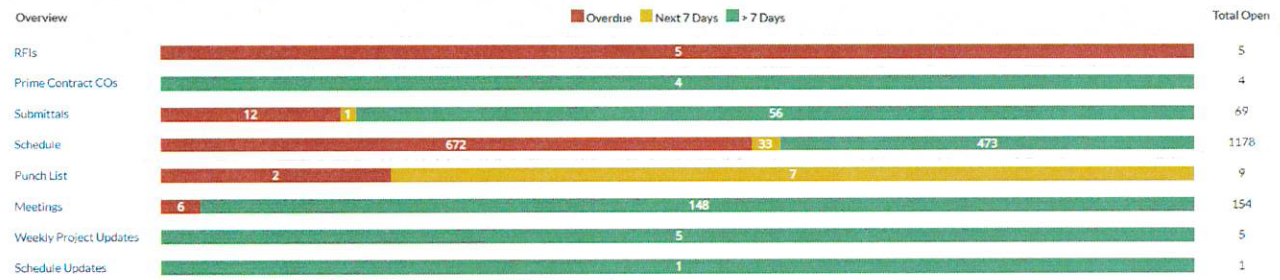
Activity ID	Activity Name	Early Start	Early Finish
Henderson County Courthouse		01-Feb-23	28-May-26
Milestone		03-Feb-23	28-May-26
MI1010	RFP Submission		03-Feb-23
MI1020	Notice of Award		01-Mar-23
MI1030	Site Mobilization		01-Dec-23
MI9999	Final Completion		28-May-26
Design & Estimating		01-Feb-23	16-May-24
DE1010	Schematic Design	01-Feb-23	17-Apr-23
DE1020	Schematic Estimate	18-Apr-23	02-May-23
DE1030	30% Design Documents	18-Apr-23	17-Jul-23
DE1040	30% Design Estimate	18-Jul-23	08-Aug-23
DE1050	Enabling Work GMP & Approval	18-Jul-23	15-Sep-23
DE1060	60% Design Documents	18-Jul-23	01-Dec-23
DE1070	Sally Port Expansion GMP & Approval	07-Aug-23	06-Oct-23
DE1080	Site Utilities & Foundations GMP & Approval	20-Sep-23	28-Nov-23
DE1090	Structure & Envelope GMP & Approval	16-Oct-23	15-Dec-23
DE1100	60% Design Estimate	04-Dec-23	22-Dec-23
DE1110	90% Design Documents	04-Dec-23	29-Feb-24
DE1120	90% Design Final GMP & Approval	01-Mar-24	16-May-24
Permitting		07-Aug-23	08-May-24
PE1010	Enabling Work	07-Aug-23	16-Oct-23
PE1020	Sally Port Expansion	07-Aug-23	23-Oct-23
PE1030	Site Utilities & Foundations	20-Sep-23	30-Nov-23
PE1040	Structure & Envelope Package	16-Oct-23	28-Dec-23
PE1050	90% Document Permit	29-Feb-24	08-May-24
Project Manager		09-Oct-23	03-Oct-24
Early Procurement		09-Oct-23	03-Oct-24
PM1010	Mechanical & Electrical Equipment	09-Oct-23	03-Oct-24
PM1020	Prefabricated Holding Cells	10-Oct-23	14-May-24
PM1030	Security Hardware and Devices	04-Dec-23	05-Aug-24
Project General		01-Dec-23	12-May-26
PG1020	Owner Relocation of Evidence Storage & Impound		01-Dec-23
PG1010	Mobilization & Enabling Work	04-Dec-23	01-Feb-24
Construction		11-Dec-23	12-May-26
Building Expansion		11-Dec-23	03-Nov-25
CO1010	Sally Port Expansion	11-Dec-23	16-Apr-24
CO1020	Court Expansion	27-Dec-23	25-Jul-25
CO1030	Male Housing Expansion	26-Jan-24	19-Dec-24
CO1040	Holding Area Expansion	09-Feb-24	14-Jun-24
CO1050	Administration & Booking Expansion	20-Dec-24	03-Nov-25
CO1070	Female Housing Expansion	14-Jul-25	03-Nov-25
Building Renovation		15-Jan-25	12-May-26
CO1060	Detention Renovation	15-Jan-25	03-Nov-25
CO1080	Court Renovation	28-Jul-25	12-May-26
Sitework		27-Feb-25	12-May-26
SW1010	Public Parking - 1st Part	27-Feb-25	25-Jul-25
SW1020	Detention Area Parking	18-Aug-25	03-Nov-25
SW1030	Public Parking - 2nd Part	25-Feb-26	12-May-26



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Project Controls for Accountability

PROJECT OVERVIEW



MY OPEN ITEMS

	Item Type	Details
⊡	Meeting Item	Weekly Project Management Team Meeting - Phase IV Power Pole Relocation
⊡	Meeting Item	Weekly Project Management Team Meeting - Change Orders Outstanding

PROCORE®



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Leveraging Technology and Data To Improve Overall Project Delivery









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Quality Program – Ensures We Build It Right The First Time



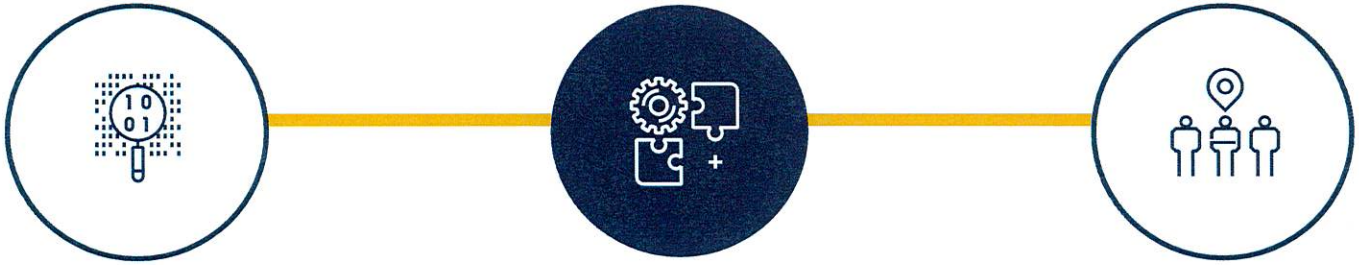




- **Preconstruction Meetings**
- **Mock-ups for Select Work**
- **Testing of Installed Work**
- **Coordination with Manufacturers for their Inspections**

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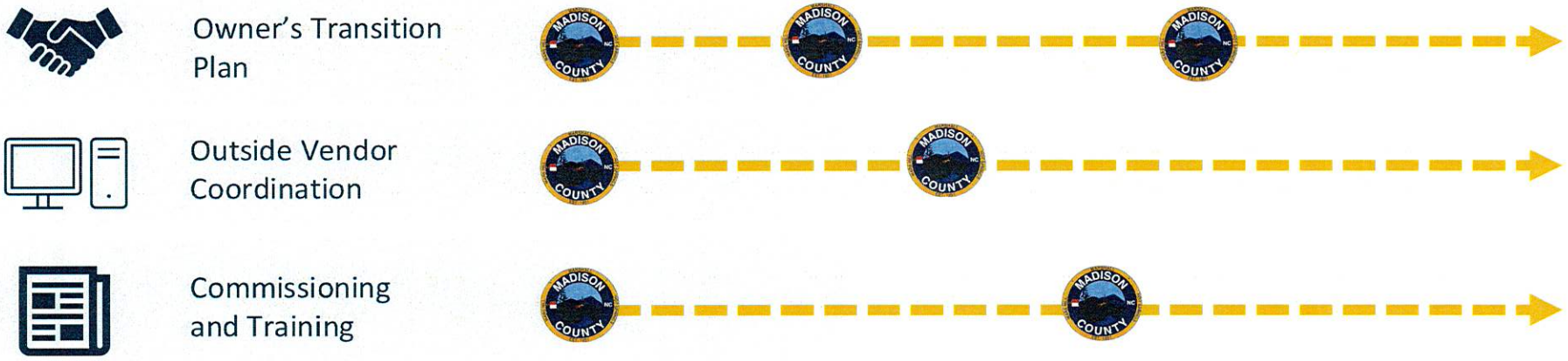
Closeout and Occupancy – Finishing Strong



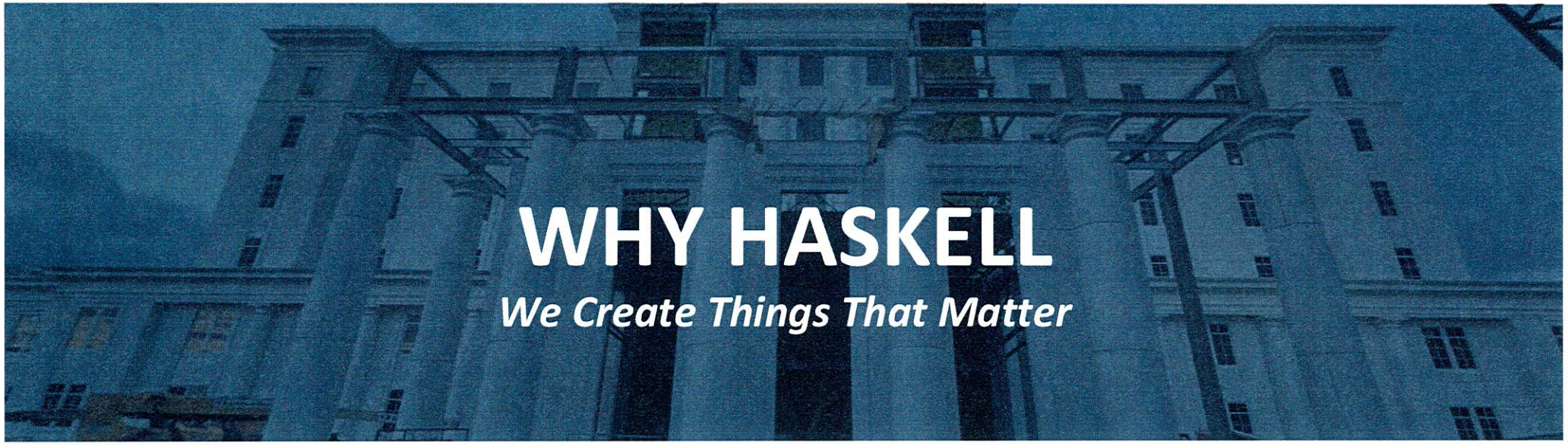
Identify closeout activities during early spec reviews

Add activities to project schedule

"Red zone" meeting at 50% completion



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WHY HASKELL

We Create Things That Matter

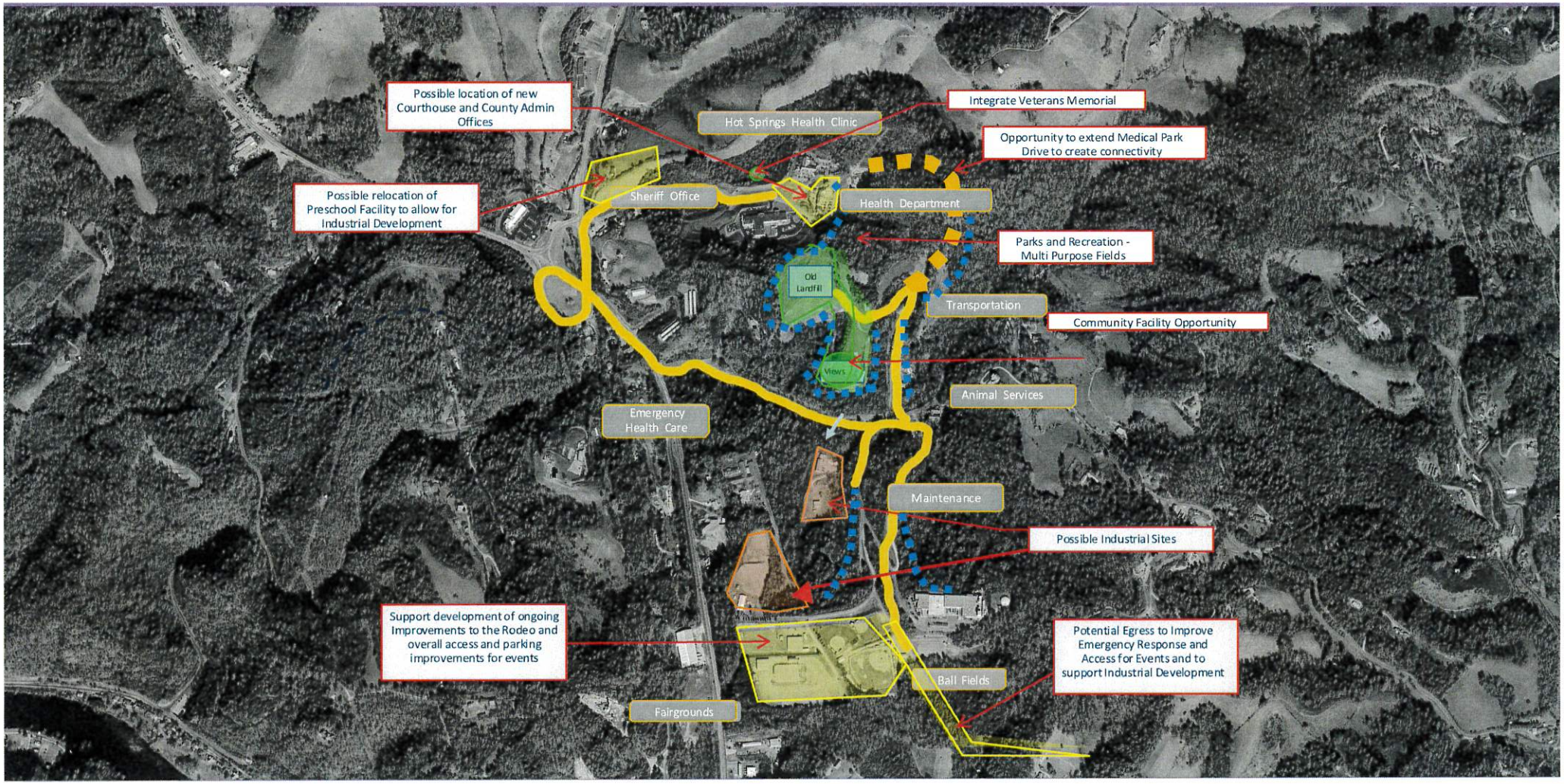
Design-Build Experience

Courthouse Subject Matter Experts

Local Presence

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Madison County Public Service Complex



Attachment 1.3



BRANCH | MOSELEYARCHITECTS

MADISON COUNTY PUBLIC SERVICE COMPLEX

MADISON COUNTY, NORTH CAROLINA

JUNE 24, 2024

BRANCH FROM THE GROUND UP

3635 Peters Creek Road | Roanoke, VA 24019 | 540-989-5215 | branchgroup.com



King George County Courthouse

TABLE OF CONTENTS

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A. INTRODUCTORY LETTER

June 24, 2024

Mr. Rod Honeycutt
County Manager
Madison County Government
P.O. Box 579 / 107 Elizabeth Lane
Marshall, NC 28753

RE: Madison County Public Service Complex | Design-Build Services

Mr. Honeycutt:

Branch, in partnership with Moseley Architects, is pleased to submit for your review our qualifications to provide professional Design-Build services for a new Public Service Complex for Madison County, North Carolina. Our full-service Design-Build team offers a wealth of comparable project experience and we have assembled a team of highly qualified professionals for the project. Branch and Mosely have been successfully delivering similar transformational courthouse and municipal projects together for decades. We are eager to utilize our unparalleled experience in serving as Madison County project advocates, and stewards of the County's resources.

Name of the Firm: Branch Builds, Inc. Work will be formally coordinated out of our Roanoke, Virginia office, located at 3635 Peters Creek Road, Roanoke, Virginia 24019, though we will utilize our new Burnsville, NC office for logistical efficiency.

Operating Structure: Branch Builds, Inc. will be the contracting entity and is structured as a Corporation. Branch Builds will be the legal entity having financial responsibility for the performance of work.

Firm's Contact Information: Phone: 540-989-5215; Fax: 540-989-0883; Email: Todd.Demetriou@branchbuilds.com.

Primary Contact: Todd Demetriou, Design-Build Project Executive, will be the primary point of contact. Phone: 571-238-0220; Email: Todd.Demetriou@branchbuilds.com.

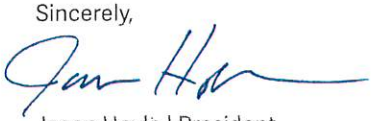
Acknowledgement of any RFQ Amendments: No addenda.

Why Madison County Government should select Branch Builds, Inc.:

- The Branch | Moseley team was specifically assembled for this project as each team member offers Madison County vast experience designing and constructing courthouse and related judicial center facilities across the Mid-Atlantic region, including the signature Rockingham County Judicial Center in Reidsville, North Carolina.
- Municipal work represents one of the single largest sectors of our annual work program. Branch has successfully delivered over $826 million of courthouse and related municipal construction over the last 10 years. Likewise, Moseley has designed over 4 million square feet of courthouse and related municipal facilities over the same timeframe. We offer an unmatched solution for municipal expertise.
- Our team has successfully provided strategic planning for Owners with complex projects containing multiple facilities.
- The Branch | Moseley team has partnered together on over $200 million of courthouse and related public service projects in recent years.
- The Branch | Moseley team offers a history of successful partnering collaboration when working with strict budget limitations. Our designs are conservative and cost-efficient.
- Our team recognizes the significance a new Public Service Complex holds for Madison County. We fully understand our efforts are on display for the entire community to observe and thus, we all must succeed. We embrace the challenge to excel in this scenario.
- Branch is an employee-owned firm and every member of our team, from the office to the field, has a vested interest in everything we do, every day, including the successful outcome of your project!

We look forward to the prospect of being a member of the new Madison County Public Service Complex project team and greatly appreciate your time and consideration of the Branch | Moseley team's professional Design-Build services.

Sincerely,



Jason Hoyle | President

BRANCH | MOSELEYARCHITECTS

3635 Peters Creek Road | Roanoke, VA 24019
540-989-5215 | branchgroup.com

B. QUALIFICATIONS & EXPERIENCE (with References)

Provide up to five (5) projects of similar scope for work completed over the past seven (7) years. Include sub-consultants (if any) utilized and their capabilities as related to the work. List a reference with contact information for each project cited. Note whether the project was completed within scope, budget, and schedule requirements.

PROJECT #1: KING GEORGE COUNTY COURTHOUSE - $28 MILLION



Project Scope: King George County, Virginia selected Branch as the Construction Manager at Risk to provide preconstruction planning and construction services for the new King George County Courthouse. The new three-story Courthouse facility is 50,800sf in area with provisions for future expansion of up to 65,800sf. The project site is located on 5.5 acres across from the existing Sheriff's Office. The project includes associated site improvements consisting of 28 secured parking spaces for courthouse staff and 155 parking spaces for the public along with limited improvements to the surrounding roadways and site accesses. The project also includes improvements to a regional stormwater pond serving the site and surrounding parcels.

Procurement type: Construction Manager at Risk (CMAR)

Similarities: Courthouse construction. CMAR project where Branch worked with Moseley to develop a GMP for the construction of the courthouse. ***Same Branch project management team proposed for the Madison County public service complex.***

Sub-Consultants: Moseley Architects was the architect chosen by King George County to develop the strategic plan, programming, design, and permitting for the courthouse.

Reference: Travis Quesenberry, County Engineer for King George County. Phone: 540-809-8636; Email: tquesenberry@co.kinggeorge.state.va.us

Project completed within scope, budget and schedule requirements: Yes

Year complete: July 2024; has achieved substantial completion (only punch list items remain)

PROJECT #2: PRINCE WILLIAM – MANASSAS REGIONAL ADULT DETENTION CENTER - $46 MILLION



Project Scope: Prince William County, Virginia selected Branch to construct the 105,000sf, 3-story, 200-bed Adult Detention Center (ADC) building addition with mechanical penthouse and surface parking. The new facility includes a new pedestrian bridge and is connected to the existing adult detention center Phase 1 Expansion and the original main Jail building. The ADC included 988 total pieces of precast, a sizeable number in ratio to the square footage. These precast components included wall panels, sandwich wall panels, formliner sandwich wall panels, brick-clad sandwich wall panels, decorative architectural pieces, beams, columns, double tees, cell modules (two jail cells per module) and both solid and hollow core slabs. All cast-in elements had to be procured in time to be cast into the sandwich wall panels and carefully coordinated to align with the hand-laid brick coursing that made up most of the exterior façade. Because the precast wall panels were erected vertically, then horizontally, and then switched back to vertically, along with the switching of axes of long span double tees from the 2nd to the 3rd floor, it required a significant amount of bracing to stabilize each section of precast during erection of the superstructure. It was an unusual sequencing and far more complex than most precast structures as a result of the building design. The work also involved significant site development, including expansion of the existing stormwater management facility, hardscapes, and landscaping. Branch worked around the existing occupied, fully functional Detention Center for the entire duration of the project while keeping all on-going Owner activities undisturbed.

Procurement type: Bid-Build

Similarities: Judicial facility. ***Same Branch project management team proposed for the Madison County public service complex.***

Subconsultants: Hellmuth, Obata + Kassabaum, P.C. performed all design work.

Reference: Karen Fitzgibbon, Construction Manager for Prince William County. Phone: 703-792-6698; Email: kfitzgibbon@pwcgov.org.

Project completed within scope, budget and schedule requirements: Yes

Year complete: November 2020

PROJECT #3: MOORE COUNTY NEW COURTHOUSE AND EXISTING COURTHOUSE RENOVATION - $42M



Project Scope: Moseley Architects contracted with Moore County, North Carolina to expand their existing 48,000sf courthouse, which was constructed in the 1970's. Design plans involved renovating the current building and constructing a new 124,000sf building on the premises. The two structures were connected by an elevated bridge.

The new structure houses six courtrooms, spaces for the clerk of court, guardian ad litem, and inmate holding. The improvements to the older building features modernized space for probation and parole offices, district attorney, jury assembly, grand jury, and other featured court functions. Updates were made to the façade to match the new building.

The project also created an urban plaza that serves as a central gathering space for courts personnel and is shared with the Town of Carthage. It is bounded by the historic courthouse, the existing courthouse, the new courthouse and the register of deeds building.

Procurement type: Bid-Build

Similarities: New construction of a courthouse.

Subconsultants: Utilize WithersRavenel or Thorburn Associates

Reference: Wayne Vest, County Manager. Phone: 910-947-4636; Email: Wvest@moorecountync.gov

Project completed within scope, budget and schedule requirements: Yes

Year complete: July 2024 (projected)

PROJECT #4: CHRISTIANSBURG, VA 3-ELEMENTARY SCHOOLS DESIGN-BUILD - $35M



Project Scope: Branch executed a Comprehensive Agreement with Montgomery County Public Schools to design and construct improvements and renovations to three elementary schools under one agreement. The improvements include new classrooms, a new gym, connector corridors, bathrooms, new canopy entrances, parking lots and student drop off areas. Renovations include classrooms, administration areas (new paint, flooring, casework and storefront), and minor renovation work in existing gyms. The project required Branch to safely and unobtrusively work within, and around, the occupied schools utilizing thoughtfully planned, phased scheduling. The improvements and renovations for all three schools totaled 63,000sf and 48,000sf, respectively. A GMP was developed using conceptual drawings.

Procurement type: Design-Build / Develop GMP

Similarities: Design-Build contract used to coordinate the design and construction of multiple buildings while developing a GMP for the overall project.

Subconsultants: 5 Design, LLC

Reference: Annie Whitaker, Ed. D., Deputy Superintendent for Operations. Phone: 540-382-5100; Email: anniewhitaker@mcps.org

Project completed within scope, budget and schedule requirements: Yes

Year complete: 2023

PROJECT #5: MONTGOMERY COUNTY, VA 3-SCHOOL DESIGN-BUILD - $108M



Project Scope: Branch entered into a Comprehensive Agreement with Montgomery County, VA to deliver three schools through Design-Build delivery while establishing a Guaranteed Maximum Price (GMP). The project was a complex, multi-building undertaking that involved the design and construction of three separate schools for Montgomery County Public Schools and included two separate design teams. The entire scope of work was procured under a single Design-Build contract. Blacksburg High School is a new 3-story, 300,000sf project, Auburn High School is a new 175,000sf high school and Auburn Middle School is a 120,000sf renovation. The middle school renovation project captures and re-uses the primary façade and 1953 addition of the former high school while adding in-fills to create a new 120,000sf learning center; specific areas re-used include the auditorium, gymnasium and vocational building. Due to extreme time constraints, both of the high school projects were constructed on fast-track schedules with partial GMP breakouts for all three schools to facilitate early site grading, foundation and structural steel packages.

Procurement type: Design-Build / Develop GMP

Similarities: Design-Build contract used to coordinate the design and construction of multiple buildings while developing a GMP for the overall project. Potential for early site grading package.

Subconsultants: SHW and RRMM Architects

Reference: Connie L. Froggatt, President, Montgomery County Educational Foundation. Phone: 540-818-9340; Email: conniefroggatt@mcps.org

Project completed within scope, budget and schedule requirements: Yes

Year complete: 2014*

**Although this project was successfully delivered slightly prior to the seven-year window indicated in the RFP, we are providing this project for your reference due to its relevance and similarity: Design-Build delivery; complexity and magnitude.*

Provide an additional list of up to three (3) projects of a similar nature that are currently in design, permitting, or construction phases. Include sub-consultants (if any) utilized and their capabilities as related to the work. List a reference with contact information for each project cited. Note whether any project phases were/are within scope, budget and schedule requirements.

PROJECT #1: AUGUSTA COUNTY, VA COURTHOUSE - $62M



Project Scope: Branch was the successful low bidder on this high-profile new courthouse project located in Verona, Virginia. The new Augusta County Courthouse consists of a new 3-story state-of-the-art courthouse building with a partial lower level. The building involves an exterior brick veneer with backup materials consisting of concrete masonry unit-bearing cavity walls at the lower level and cold-formed steel stud walls at the upper three levels. Interior steel columns will support light gauge steel joists with a low slope membrane roof. For aesthetic purposes, the building will have pitched standing-seam metal screening which will provide the appearance of a roof. The 124,000sf building was designed in accordance with the 2018 Virginia Statewide Building Code (VUSBC) and will be sprinkled with an NFPA-13 sprinkler system. The new courthouse will contain high-end security program areas for the County Sheriff's Office, detainee transport and holding areas, and seven courtrooms; two for Circuit Court, two for General District Court, and three for Juvenile and Domestic Relations Court. Other components to be accommodated within this dynamic new facility include Circuit Court Clerk's Office, General District Court Clerk's Office, Juvenile and Domestic Relations Court Clerk's Office, Juvenile and Domestic Relations Court Services Unit, Commonwealth's Attorney Office and space dedicated to the Victim/Witness Program and the Magistrate. Other features include IT rooms, janitor closets, public restrooms, utility, and mechanical/electrical areas in addition to the main building lobby and public waiting areas.

Procurement type: Bid-Build

Similarities: New courthouse construction.

Subconsultants: Moseley Architects was the architect chosen by King George County to develop the strategic plan, programming, design, and permitting for the courthouse.

Reference: Candy Hensley, Assistant County Administrator. Phone: 540-245-5610; Email: chensley@co.augusta.va.us.

Project completed within scope, budget and schedule requirements: Currently under construction, within budget and on schedule.

Year complete: Scheduled completion is January 2026

PROJECT #2 – ROANOKE COUNTY, VA ELEMENTARY SCHOOLS & CTE BUNDLE DESIGN-BUILD - $130M



Project Scope: Branch executed a Comprehensive Agreement with Roanoke County Public Schools to design and construct improvements and renovations to two elementary schools and construct a new Career and Technical Education (CTE) center under one agreement. The project is currently in the precon phase where a GMP will be developed, submitted and approved in July. Plans were developed in stages for each of the buildings starting with a schematic design, 30%, where a preliminary budget was estimated to confirm the $130M budget. Plans were further refined as input from the Owner started to change the scope of the project and timeline. These conceptual design plans were advanced to 60% and another round of pricing was estimated, confirming the $130M budget. The final set of plans used to generate the GMP, the construction drawings at 100%, are currently being used to solicit pricing.

A new CTE center will be constructed to support students to be prepared for a career in their chosen technical field. The facility will be seen as a leader in the Virginia and the mid-Atlantic, and known as the gold standard for CTE buildings. The renovations at Glen Cove Elementary School will involve converting a dated open-classroom style educational facility into a modern school, suitable for teaching and learning. W.E Cundiff Elementary School will get similar renovations as Glen Cove but will also include an addition. Both elementary schools will receive site improvements that includes improving vehicular circulation and alleviating traffic backups by the addition of a new bus loop.

Procurement type: Design-Build / Develop GMP

Similarities: Design-build contract used to coordinate the design and construction of multiple buildings while developing a GMP for the overall project.

Subconsultants: RRMM Architects

Reference: Todd Kageals, Director of Facilities and Operations. Phone: 540-354-7492; Email: tkageals@rcps.us.

Project completed within scope, budget and schedule requirements: Currently in preconstruction phase. Early grading package to being in August 2024 with remainder of construction to start in December 2024.

Year complete: Projected to be December 2026.

PROJECT #3 – BUCHANAN COUNTY, VA NEW HIGH SCHOOL DESIGN-BUILD - $112M



Project Scope: Buchanan County, VA's new high school project is in a similar place as Roanoke County where Branch executed a Comprehensive Agreement with Buchanan County Public Schools to design and construct a new high school. The project is currently in the precon phase where a GMP will be developed, submitted and approved in August. Plans were developed in stages for each of the buildings starting with a schematic design, 30%, where a preliminary budget was estimated to confirm the $112M budget. Plans were further refined as input from the Owner started to change the scope of the project and timeline. These conceptual design plans were advanced to 60% and another round of pricing was estimated, confirming the $112M budget. The final set of plans used to generate the GMP, the construction drawings at 100%, are currently being used to solicit pricing.

The new 220,000sf high school has been designed with an intentional balance of aesthetics, cost control, low maintenance and functionality in its physical structure and with a flexible, engaging, collaborative and progressive learning environment in its programming layout. Our concept design suggests program adjacencies and shared spaces based on our recent experience with innovative high schools and workforce training centers, our research of Buchanan County's resources, and the draft program provided. This new high school is being created to accommodate the consolidation of 4 high schools. An extensive amount of coordination has been required between the architect and Owner to make sure the programming for the new school is correct.

Procurement type: Design-Build / Develop GMP

Similarities: Design-build contract used to coordinate the design and construction of multiple buildings while developing a GMP for the overall project.

Subconsultants: VMDO Architects

Reference: Curtis Elswick, Senior Vice President Regional Executive - SIS. Phone: 540-423-2860; Email: Curtis.Elswick@skanska.com.

Project completed within scope, budget and schedule requirements: Currently in preconstruction phase. Early grading package to begin in July of 2024 with remainder of construction to start in November 2024.

Year complete: Projected to be December 2026.

Please provide a one page description of three (3) current or recent-past (10 years) courthouse projects with similar size and scope ($60MIL). Include a brief description of each including size, cost, staff, and completion period. Demonstrate design-build experience where the Firm complied with State of NC and local procurement policies during bid process, including type & size of project, value, and the firm participation and experience in working with procurement policies. Project listing must exhibit that the Firm as well as the individuals assigned to the project has proven ability in implementing similar projects.

Please see data sheets for King George County Courthouse (Branch|Moseley), Lincoln County Courthouse (Moseley) and Cleveland County Justice Complex (Moseley) on pages 7-9.

Provide a brief description of current workload and management intent regarding scope and schedule if selected. Madison County Government anticipates the design work to begin quickly and would require designer availability within a short period of time of awarding this work.

Branch and Moseley have a preconstruction team ready to begin preliminary work on the project. We anticipate the conceptual planning, design, and construction estimate to be ready to solicit funding in November 2024 allowing time for a funding period. Our current schedule in the Project Approach and Schedule section, shows a funding period of two years; however, if funding is secured earlier our team will be ready to mobilize and begin work. The duration to complete the design and develop the GMP will take approximately 10 months. Once funding is secured and construction can begin, the duration for construction will take 30 months to complete all of the components of the project.

Following is the current workload for Branch and Moseley:

BRANCH

Project	Contract Value	% Complete	Remaining Contract Value
Crossroads Station III	$40,418,833	91%	December 2024
Frederick County Schools Renovations	$73,403,191	83%	June 2025
Seven Corners Fire Station	$11,240,295	87%	October 2024
Fairfax County Adult Detention Center	$36,296,444	49%	December 2025
King George County Courthouse	$27,853,504	98%	July 2024
Aldie Fire Station	$18,455,500	38%	December 2024
Augusta County Courthouse	$62,329,484	2%	January 2026
Lancaster High School Design-Build	$74,794,817	8%	December 2026
Jacob Adams Elementary School	$18,929,733	4%	February 2026
Arnett Hills Elem. School Design - Build	$50,297,988	34%	December 2025
Roanoke City Schools – Admin. Building	$9,826,023	37%	March 2025
Buchanan County HS – Design-Build (Precon)	$5,894,152	69%	November 2024
Christiansburg High School Renovation	$89,875,462	6%	December 2026
Roanoke Regional Airport – Parking Lot Reno.	$8,025,950	14%	March 2025
Roanoke County CTE Bundle – Design-Build (Precon)	$6,405,000	48%	November 2024
Radford Arsenal – Waste Incinerator	$18,240,000	2%	June 2025
Carilion – Roanoke Memorial Hospital	$139,585,328	78%	July 2025
Dominion Energy – Possum Point Design-Build	$14,073,550	5%	December 2025

MOSELEYARCHITECTS

Project	Phase	Construction Value (in millions)	Estimated Project Completion
Chowan County Detention Center	Study	N/A	June 2024
Cherokee County Detention Center (SC)	Study	N/A	June 2024
Lee County Detention Center	Study	N/A	June 2024
Sumter County Detention Center (SC)	Study	N/A	June 2024
Richland County Alvin S. Glenn Detention Center Security Upfit	Design Development	$6	September 2025
Mecklenburg County Courthouse Security Improvements	Design Development	$8	December 2026
Graham County Justice Center (law enforcement, courts, detention)	Schematic Design	$35	On Hold
Anderson County Detention Center (SC)	Construction Documents	$75	June 2026



KING GEORGE COUNTY COURTHOUSE

KING GEORGE, VIRGINIA

Owner:
King George County
10459 Courthouse Drive, Suite 201
King George, VA 22485
Contact:
Travis Quesenberry | 540-809-8636
tquesenberry@co.kinggeorge.state.va.us

Architect:
Moseley Architects
3200 Norfolk Street
Richmond, VA 23230
Contact:
Sumita Carpenter, AIA | 804-794-7555
scarpenter@moseleyarchitects.com

Contract Amount:	$27.8 Million
Size:	50,800sf
Project Type:	CMARisk
Completion Date:	July 2024*

**substantial completion has been achieved*

King George County selected Branch as the Construction Manager at Risk to provide preconstruction planning and construction services for the new King George County Courthouse. The new three-story Courthouse facility will be approximately 50,800sf in area with provisions for future expansion of up to 65,800sf. The project site is located on approximately 5.5 acres across from the existing Sheriff's Office. The new King George County Courthouse project also includes associated site improvements consisting of 28 secured parking spaces for courthouse staff and 155 parking spaces for the public along with limited improvements to the surrounding roadways and site accesses. The project also includes improvements to a regional stormwater pond serving the site and surrounding parcels.



Lincoln County Courthouse
Lincolnton, North Carolina

Moseley Architects was selected to assist Lincoln County in developing options for its court system functions, which were housed in a historic courthouse. The historic facility was no longer able to provide adequate spaces and security, and did not have adequate handicap accessibility and parking spaces. The firm performed a needs assessment and feasibility study, which included options for new construction, renovation, or adding to the existing courthouse. The county elected to construct a new facility.

Moseley Architects was subsequently retained to provide full design and construction contract administration services for the new 140,000-square-foot facility. The four-story building encompasses seven courtrooms for district and superior courts, a magistrate courtroom, clerk of court offices, district attorney offices, guardian ad litem offices, and inmate court holding. A secure vehicle sallyport for inmate transport and enclosed, secure judge parking are also provided.

- Subconsultants:
  - Civil Engineer: Timmons Group
  - Audio-Visual Consulting: Thorburn Associates
- Reference: John Henry, Purchasing Agent
  353 N. Generals Boulevard, Lincolnton, NC 28092
  (704) 736-8478 | Jhenry@lincolncounty.org
- Estimated Construction Cost: $40,000,000
- Actual Construction Cost $32,266,882
- Estimated Construction Completion: December 2022
- Actual Construction Completion: July 2022

"We feel that this new building will carry forward much of the beauty and tradition of our historic courthouse while providing the physical space and efficiencies that will be demanded by Lincoln County as it continues to grow at a rapid pace."
– Senior Resident Superior Court Judge Forrest D. Bridges









Cleveland County Justice Complex
Shelby, North Carolina

Moseley Architects is currently partnering with Cleveland County to design a new justice campus that realizes the county's long-term plan for a consolidated court, law enforcement, and detention facility. Prior to design, Moseley Architects collaborated with the county on several needs assessments of the facilities.

The project will comprise a new 38,00-square-foot sheriff's office; a 151,000-square-foot courthouse; a 140,000-square-foot detention center with 460 beds; and parking areas.

The court facility will include spaces for superior court, district court, the district attorney, adult probation, juvenile probation, the clerk of court, a public lobby, a security office, and building support. The law enforcement center will include spaces for the sheriff's law enforcement division, including narcotics, patrol, civil process, and investigations.

- Subconsultants:
  - Civil Engineer: WithersRavenel
  - Audio-Visual Consulting: Thorburn Associates
- Reference: Sheriff Alan Norman
  100 Justice Place Shelby, NC 28151
  (704) 476-3100 | Alan.norman@clevelandcounty.com
- Estimated Construction Cost: $172,000,000
- Current Construction Cost $169,174,412
- Estimated Construction Completion: August 2026
- Actual Construction Completion: On schedule

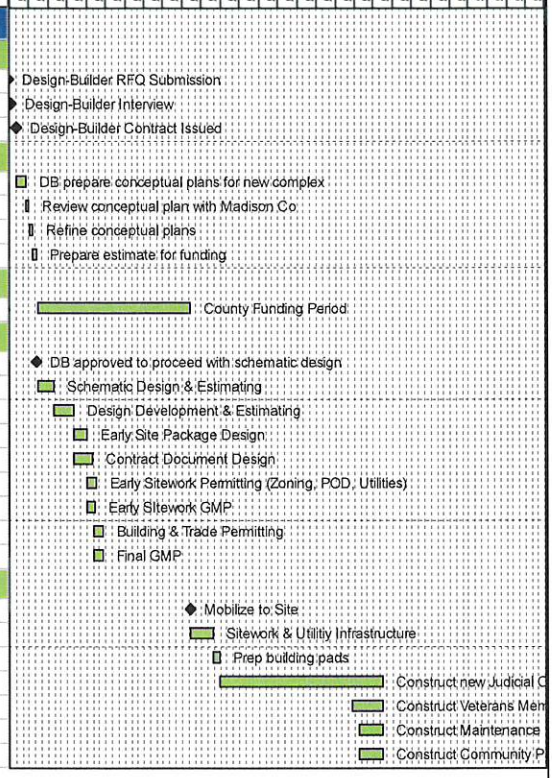
"It's well planned and well funded. The county will end up with a project the community can be proud of."

– Brian Epley, Former County Manager
(current Burke County Manager)

PRELIMINARY SCHEDULE

Madison County Public Service Complex — Classic Schedule Layout — Jun-19-24 07:22

Activity ID	Activity Name	Original Duration	Start	Finish
Madison County Public Service Complex		1090	Jun-24-24	May-10-29
Design-Builder Selection		25	Jun-24-24	Jul-31-24
A1000	Design-Builder RFQ Submission	0		Jun-24-24
A1010	Design-Builder Interview	0		Jul-09-24*
A1020	Design-Builder Contract Issued	0		Jul-31-24*
Conceptual Planning & Design		65	Jul-31-24	Nov-07-24
A1030	DB prepare conceptual plans for new complex	30	Jul-31-24	Sep-16-24
A1040	Review conceptual plan with Madison Co	10	Sep-17-24	Sep-30-24
A1050	Refine conceptual plans	10	Oct-01-24	Oct-16-24
A1060	Prepare estimate for funding	15	Oct-17-24	Nov-07-24
County Funding		450	Nov-08-24	Nov-09-26
A1070	County Funding Period	450	Nov-08-24	Nov-09-26
Design & Preconstruction		200	Nov-07-24	Sep-16-25
A1080	DB approved to proceed with schematic design	0		Nov-07-24
A1090	Schematic Design & Estimating	50	Nov-08-24	Jan-24-25
A1100	Design Development & Estimating	60	Jan-27-25	Apr-28-25
A1110	Early Site Package Design	40	Apr-29-25	Jun-30-25
A1120	Contract Document Design	60	Apr-29-25	Jul-31-25
A1130	Early Sitework Permitting (Zoning, POD, Utilities)	30	Jul-01-25	Aug-18-25
A1150	Early SItework GMP	25	Jul-01-25	Aug-08-25
A1140	Building & Trade Permitting	30	Aug-04-25	Sep-16-25
A1160	Final GMP	30	Aug-04-25	Sep-16-25
Construction		550	Nov-09-26	May-10-29
A1170	Mobilize to Site	0		Nov-09-26
A1180	Sitework & Utilitiy Infrastructure	60	Nov-10-26	Feb-22-27
A1190	Prep building pads	20	Feb-23-27	Mar-24-27
A1200	Construct new Judicial Center	470	Mar-25-27	May-10-29
A1210	Construct Veterans Memorial	100	Dec-21-28	May-10-29
A1220	Construct Maintenance Facility	80	Jan-19-29	May-10-29
A1230	Construct Community Park & Recreation Complex	80	Jan-19-29	May-10-29



Actual Work · Remaining Work · Critical Remaining W... · Milestone

Page 1 of 1

TASK filters: Critical, In Progress, Not Started.

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PROJECT APPROACH

PROJECT SCOPE OF WORK

Madison County Government is seeking qualified, experienced Consultant teams to provide design-build services for the subject project to include: Strategic planning, programming, design, permitting, and construction services for the public service complex. The project must meet the Americans with Disabilities (ADA) accessibility requirements for grading and surrounding areas including access roads. Emphasis will be placed on firms that can demonstrate collaborative delivery and the ability to deliver a transparent guaranteed maximum price (GMP) proposal.

Madison County plans to construct the facility and amenities, including landscape architecture, surveying, civil, mechanical, electrical, plumbing, structural, architectural, construction, and construction administration. All structures and work are new construction. The project's specific Scope of Work for the selected Design-Build Team will be defined in the Design-Build Agreement. However, at minimum, the Design-Build Team will require the following services:

- Madison County intends to build a multiple facility complex beginning in 2024 with an estimated completion date of 2030. A potential site is on a 60 acre county owned site between Tillery Branch Road and Medical Park Drive in Marshall, NC. The complex includes a Public Safety Judicial Center, Veterans Memorial, Maintenance Facility, and a community parks and recreation complex.
- The current county courthouse is a historical three-story building built in 1907. Due to the growth in the programs and functions within the courthouse and the County, a new facility is necessary. A space needs study of the current facility revealed the need for incorporation of space for courtrooms, judge's chambers, offices of the District Attorney, and offices for the Clerk of Court, integrating room for other functions in accordance with the court's operations. In addition, the complex requirement includes offices for necessary County personnel and departments, along with associated parking lots.

DESIGN-BUILD PRECONSTRUCTION & CONSTRUCTION SERVICES

OVERVIEW

Branch's professional design-build services are delivered through a collaborative partnering process that operates according to our transparent "open-book" approach. Our clients' objectives drive all our efforts and Branch provides the professional guidance and consistent communications conducive to developing a cost-effective, turn-key solution. Comprehensive analysis and strategic planning during the preconstruction phase eliminate surprises once construction commences. Our design-build approach has proven successful time and again in ensuring a pleasant project experience for our clients.

At Branch, we are committed to systematic processes and procedures; these services and responsibilities have been developed over the course of our 61-year history and serve as the foundation for the many projects we have successfully constructed during that time. The processes and procedures our team will utilize to meet the demands of the Madison County Public Service Complex are many, including the clear and continuous communication of information to each of the project team members. Branch's proven approach to providing client-focused design-build preconstruction and construction services is the hallmark of our firm. Time and again, we have received commendation for consistently delivering on the following objectives, which will drive our efforts for Madison County:

We will save you time. Throughout the preconstruction and construction phases of the project, we will identify the most efficient construction plan possible. We will continue to think "outside of the box," incorporating the principles of Lean Construction scheduling, to determine strategies that will allow Madison County to take advantage of the earliest occupancy dates available for each phase of construction.

We will save you money. Throughout preconstruction planning and during the entire construction process, we will identify strategies to provide the "best value" to the project. Comprehensive value analysis scrutiny during preconstruction sets the stage for a thoughtful, efficiently planned construction approach. As the project progresses, we continuously search for ways to save costs and we continue to collaborate with our subcontractor partners for their suggestions toward this end.

We will continue to provide you with confidence and security. We have put together a well-qualified, proactive team whose primary purpose is to communicate, coordinate, and facilitate all aspects of the preconstruction and construction of this project. We embrace our responsibility to guide the project as a steward of Madison County. Our proven processes, procedures, services and responsibilities will ensure that Madison County's interests are protected at all times and that there will be no uncomfortable surprises.

We will give you certainty of outcome. More than 80% of our work is managed via collaborative partnerships where we engage with the owner and design team at the outset of design. Along with our strong specialization in courthouse and public service facilities, Branch brings the experience and knowledge necessary to fill gaps, eliminate unknowns, and allow Madison County to make informed decisions leading to the best possible results. By determining the best course of action in advance of the start of construction, we will provide Madison County a certainty of outcome, without surprises, that meets or exceeds your expectations.

We will have fun. All of the members of our team are in the construction management business because we love what we do. Each project we undertake has its individual challenges and dynamics. We enjoy using our vast construction knowledge and experience to attack challenges head on and find solutions that best serve our client's project goals. At the end of the day, it is all about providing exceptional services to valued client partners while enjoying the experience along the way.

INITIAL PRECONSTRUCTION TEAM MEETING

Branch's design-build preconstruction process commences with an initial team meeting that includes representatives from Madison County, Moseley Architects, and our professionals. This meeting is designed to establish open lines of communication between all parties involved and establish a clear understanding of, and expectation level for, each team member's role. At this time, gaining a team-wide understanding of all of Madison County's project objectives with regard to building functionality, budget, timeframe, appearance, design intent, maintenance, etc... will be achieved. Once all objectives are identified, the team will establish a schedule of items requiring action and begin creating our plan to proceed through initial planning to final design in an efficient and effective manner.

Meeting the scope of work of the project will require the "Team" to establish from the onset how interim and final successes will be measured and that we communicate regularly and often. Best practices, processes and procedures are only as effective as the communication platform upon which they are built; we must communicate to meet expectations. To meet goals, the project plan/approach requires anticipatory planning and the elimination of variables that if not identified early, might otherwise negatively influence outcomes. Our preconstruction services have been developed specifically to identify the "what-ifs" before they negatively impact construction productivity and budget. Also of great importance is analyzing the site and having discussions on how to best utilize the site regarding building layout, site access, staging, the potential for unforeseen subterranean issues, and safety practices. It will be imperative for the team to understand early on all variables associated with the unique characteristics of the building location.

Upon the conclusion of this initial meeting, the entire project team will have a clear outline of what tasks are to follow and by whom each will be completed. At this time, our professionals will be in a position to thoroughly analyze how we will build what is conceptually shown and can begin working on establishing an initial conceptual estimate and construction schedule that will serve as the baseline measures to guide all preconstruction activities from this point forward.

CONSTRUCTABILITY REVIEWS

Constructability reviews are a collective effort performed by all members of the project team during preconstruction in advance of establishing the Guaranteed Maximum Price (GMP). It is an opportunity and time to build the project virtually, well before construction starts. Partial examples of what our team will focus upon include:

- Verify dimensions for accuracy and completeness.
- Review details to confirm sufficient information is being conveyed for bidding purposes.
- For phased construction and/or renovations, verify design will work in accordance with phasing plan.
- Verify certain design considerations or assumptions will not interfere with the most economical construction means and methods (i.e., will floor assembly meet code requirements and eliminate need for spray fireproofing or if geo-piers are used to support the foundation, do they interfere with sheet piling that may be required to hold back soils if the excavation cannot be laid back?).
- Meet with trade partners to verify their intentions for construction (i.e., requirements for special access for materials assembly or lay down and staging).
- Review details between dissimilar materials to ensure every measure has been taken to eliminate water intrusion problems.

QUALITY ASSURANCE

For Branch, quality is an attitude undertaken by our entire project team from the onset. Quality control is a commitment that begins in preconstruction where we implement measures to pre-determine quality outcomes. Within every service we perform, our preconstruction and construction team focuses on areas that may affect quality. We respond preemptively, ensuring each project is delivered to the highest standards possible, no exceptions. We have proven, by identifying issues early and clearly communicating expectations to our trade partners, that we can establish a sense of team stewardship committed to quality from the onset, with no sacrifice to efficiency.

Means and methods we use to ensure quality, in part, include:

- Budget estimates must reflect complete scopes of work and when determining value, it should not just be about cost, but should account for each subcontractor's safety record, financial stability, similar past project experiences and willingness to go the extra mile.
- Constructability reviews must identify issues that can delay progress and impact schedule. They need to be addressed in a virtual, preconstruction environment to avoid unplanned corrective action in the field. By engaging our field staff during preconstruction, we ensure issues are identified before they can negatively impact schedule and quality through missing, incomplete or incorrect information.
- Identify value options that not only address cost savings, but schedule as well. Planning appropriate windows of time for each trade will result in higher standards of quality. Schedules must be concise, organized, manageable and attainable.
- Subcontractor invitations to bid must define quality expectations.
- Inspect workmanship daily. Each day our Superintendent will inspect installations for quality and for work that does not meet prescribed standards. Sub-standard or qualitative issues are then addressed through deficiency notices. Issued notices will be reviewed by our superintendent at weekly subcontractor progress meetings until such time acceptable corrective action has been completed.
- Branch will use mock-ups (i.e., drywall finishing) to establish acceptable quality standards at the beginning of each trade activity, not during punch out.
- At the start of each major construction activity, Branch will schedule "task audits" to make sure work will be performed safely and to quality standards established at the time of subcontractor selection.

Branch's cloud-based and mobile-friendly tool, Procore, is the industry's leading project management software platform and employs many quality control checklists to ensure the end product is of the highest standards. Procore allows for the owner, design team, trade partners and Branch to work in 2D or 3D environments, in real time, when communicating potential issues or deficiencies. These items are then automatically sent to the appropriate party for correction and then verified by the appropriate team member. This ensures that every time someone walks onto the jobsite, they will have the current set of documents at their disposal, which improves quality and reduces rework.

BIM MODELING

Branch utilizes Building Information Modeling (Revit, VICO & Navisworks software) for almost every project undertaken. While we readily embraced the early benefits of BIM technology related to coordination and collision detection, in recent years we have expanded our capabilities to include cost modeling and scheduling which we now perform "paperlessly" from within the model. We collaborate with our design partners in utilizing BIM technologies to derive the following benefits on our projects:

- Clarification of early-stage design intent
- Integration of building design on the site
- Enhanced visual communications with project team
- More accurate cost estimates
- Better-defined subcontractor scopes of work
- Schedule adherence by specific area(s)
- Elimination of re-work due to interferences/collisions
- Increased opportunity to pre-fabricate materials offsite
- As-Built documentation

VALUE MANAGEMENT

At Branch, cost analysis or value engineering is a systematic approach to seek alternative, less costly solutions to construction without forsaking quality, sustainability or performance. It is an ongoing, organized effort addressed throughout preconstruction to meet standards but at a lesser overall project cost. It is multi-disciplinary and must include Madison County and Moseley participation to be successful. Our preconstruction team will work with Madison County's team to evaluate every opportunity for reducing costs throughout the project. We will thoroughly evaluate design and construction documents to determine possible avenues for cost savings. We will not use value engineering to compromise quality, performance or design intent; but rather, as a tool and process to evaluate efficiencies, life cycle costs, post-construction maintenance and construction means and methods. We primarily rely on our extensive database of costs and similar experiences from other projects with commensurate design/construction components. We do encourage input from pre-qualified subcontractors as ultimately, we believe they are the experts in their respective fields and can add value to the process by applying their knowledge and experience. From experience with similar past projects, Branch will evaluate alternate manufacturers for material and equipment, as well as project details for means and methods to reduce labor hours.

SCHEDULE DEVELOPMENT

Branch will develop the schedule early in the preconstruction process. Preparation will be preceded by a meeting with Madison County (and end users when available) and Moseley so our team can get a full understanding of design deliverables, pending owner decisions and site conditions that may affect timelines, strategies and interdependencies between activities. Once this information noted above is received, Branch will incorporate all information, both preconstruction and construction, onto a logic-driven schedule complete with durations to determine the project's critical path. Thereafter, updates will be provided monthly, complete with recovery plans (as applicable) should the critical path be interrupted. A partial highlight of scheduling activities during preconstruction and construction is noted below.

Preconstruction:

- Due date for budget estimates
- Issuance of interim drawings sets including GMP
- Pending Madison County decisions
- Subcontractor invitations to bid
- Subcontractor bid periods
- Presentation of the GMP to Madison County
- Early procurement of long-lead materials/equipment
- Notice to proceed
- Subcontractor release dates

Construction:

- Critical shop drawings due dates, approvals and returns
- Material/equipment release dates
- Fabrication lead times
- Mobilization
- Trade activities
- Critical interim milestones
- Inspections
- Commissioning
- Temporary and final certificates of occupancy
- Madison County move-in and training
- Project closeout

In addition to the project schedule, our Superintendent will utilize "LEAN" construction techniques (Branch's Team Centered Planning) as an integral part of our schedule management protocol. Our LEAN Team Centered Planning methodology includes 10-minute daily meetings of our trade partner Foremen to plan that day's work.

BUDGET / ESTIMATES AND GMP DEVELOPMENT

The development of any cost model begins with Branch performing an in-house budget estimate which includes full quantitative takeoffs based on historical cost information from similar projects. Once developed, key areas are validated with subcontractors after which the information is shared with Madison County and Moseley. As drawings further evolve, the estimate is updated until such a time the drawings are issued for development of the Guaranteed Maximum Price (GMP). Prior to the GMP, Branch will send subcontractor invitations to pre-qualify for bidding of the project. Once pre-qualification packages are returned, the preconstruction team will verify the information and prepare a bid list by trade for submission to Madison County for approval. Branch will prepare individual spreadsheets listing all applicable cost information which will be presented to Madison County for review and sign-off at the time the summary of GMP costs are presented.

MAINTAINING THE PROJECT BUDGET

Maintaining the project budget is generally divided into two main categories; one, identify opportunities that reduce costs without compromising design (Value Engineering); and two, identify what is not shown on the drawings and eliminate potential change order requests from subcontractors (Constructability Reviews). Our preconstruction team will work with all members of the team to maintain and work within available funding for the project. Throughout design document development, we will update our estimates in a timely fashion to ensure the design stays within budget and that the design team does not have to undertake a "re-design." We will not pad or overstate costs and we will transparently share information, including sources for how we calculated costs at all times. We will continuously identify and evaluate opportunities to reduce costs as may be requested or necessary. Throughout construction, we will share cost information via our Owner Project Meetings and Monthly Reports. As stated previously, once the GMP is established there are no change order requests unless the owner specifically changes the scope of work; reasonably implied or inferred intent are not a basis for additional compensation. This understanding is clearly communicated to each and every subcontractor at the time of award and is so stated within their respective subcontract agreements.

INTERFACING WITH PROJECT TEAM DURING CONSTRUCTION

During construction, we continue to maintain the open dialogue experienced during the preconstruction phase and freely share project information. While the dialogue during the preconstruction phase will help to address many of the issues that typically arise during the construction phase, the open lines of communication during the construction phase will help to keep the project team informed and the project on schedule. Below is just a sampling of the items that will require detailed interaction between the owner, design team and Branch:

- Daily Phone and E-mail Updates
- Owner/Architect/Contractor Bi-Weekly Site Meetings
- Madison County On-Going Occupancy/Activities Review
- Schedule Reviews
- RFI's
- Pre-Installation Meetings
- Submittals
- Unforeseen Conditions Review
- Drawing Revisions
- Mock-up Review
- Quality Control Meetings
- Punchlists
- Project Closeout
- Warranty Period Monitoring/Resolution of Issues

The interaction between Branch, Madison County and Moseley will ensure the items listed above, and many others not included in this list, will be addressed in a timely, efficient manner that allows the project team to maintain the project schedule. While working as a team, the speed with which the project challenges can be resolved is increased significantly. This open dialogue and our partnership approach will ensure the success of not only each individual team member involved, but the project as a whole.

INTERFACING WITH TRADE PARTNERS DURING CONSTRUCTION

Following subcontract award and prior to the start of the subcontractor's work, our Project Manager and Superintendent will conduct schedule reviews, submittal reviews, coordination meetings to ensure compatibility with other trades work, constructability reviews, pre-installation and quality review meetings, etc... with each trade partner via phone, e-mail and in-person meetings at the project site. This interaction will help the project team have a better understanding of the efforts involved with respect to each subcontractor's scope of work and will help Branch provide a quality product in the most efficient manner possible. During installation of the subcontractor's work, Branch's Superintendent will interact daily with trade partner personnel. This interaction will include, but is not limited to, daily installation and quality control reviews, coordination meetings with corresponding subcontractors, schedule reviews, and weekly subcontractor meetings. Branch prides itself on being a hands-on Construction Manager during the construction phase. Through a greater understanding of the details and intricacies of each subcontractor's scope of work and industry-required installation practices, we are able to excel at schedule management and subcontractor efficiency, thereby reducing project costs while increasing both productivity and quality.

SAFETY PROGRAM

Branch has a comprehensive safety program that is managed by our Corporate Safety Director and his staff, and is implemented in the field by our highly trained Field Superintendents. Our safety-first mentality is a prideful trait of our culture and is not only a part of our field management, but is embraced by our preconstruction department as well. During the preconstruction phase, we will tailor a safety plan that addresses the unique characteristics of your project.

Branch uses a three-pronged approach to subcontractor safety management: Pre-qualification evaluation, contractual requirements and construction phase monitoring. Prior to being issued a contract, each trade partner must complete and submit the Branch safety prequalification material to be evaluated by the Safety Department. This evaluation assesses key safety metrics of the subcontractor that include EMR, OSHA violations records and OSHA injury rates, and imposes various requirements on subcontractors who do not meet the desired expectations. At times, subcontractors are eliminated from consideration as a result of the prequalification process.

Highlights of our safety-first program include:

- Subcontractor written acknowledgement of our policy
- Numbered hard hat stickers for every worker on site
- Weekly inspections conducted by inspectors from our corporate safety division
- Daily safety inspections by on site safety supervisor
- Safety orientations for each subcontractor prior to starting work
- Mandatory weekly tool-box meetings
- New worker orientations (includes all subcontractors as well as, Branch employees)
- First aid, CPR and AED training every two years
- OSHA 30-hour training upon hire and refreshers every two years thereafter

TEAM CENTERED PLANNING | LEAN CONSTRUCTION

On every project, Branch incorporates Lean Construction principles and methodologies as a fundamental component of establishing mutually beneficial relationships built on trust and respect. Branch's Lean Construction approach, or Team Centered Planning (TCP) has been thoughtfully developed to maximize the value we add to our clients' projects by ensuring enhanced project team communications, detailed scheduling and work efficiencies while simultaneously eliminating wasteful practices that are all too often found within the industry. Our TCP process is founded on the principle that all project team members (Branch, subcontractors, designers, engineers, owners, owner's reps, etc.) participate in the project planning/scheduling process and "buy-in" to the developed plan. All team members have an equal voice in the process and all feedback is utilized in coordinating the construction

activities required to meet our clients' project objectives. The plan is refined in real time throughout the project and through daily communications with the team members, accountability is heightened significantly while costs are reduced and schedules are shortened.

HOW AND WHEN DATA WILL BE DELIVERED

Throughout the preconstruction phase, Branch | Moseley will provide transparency into the design progression and construction estimates during frequent Owner Update Meetings to ensure Madison County's intent and expectations are being met. The milestone dates shown on our Preliminary Schedule indicate a general timeline for updates. Design progression will be presented to encourage collaboration with Madison County and construction cost estimates will be provided along the way, culminating in a formal GMP proposal being submitted for review, comment and approval.

FINANCIAL TRACKING AND ACCOUNTING DURING CONSTRUCTION

As previously mentioned, Branch utilizes Total Cost Summary Reports and Subcontractor Bid Tabulations to track where all costs are allocated and this information serves as a valuable tool during project buyout. All cost information used in the development of the GMP serves as a baseline financial tracking tool and will be used by our project management team during construction, continuously updated through Viewpoint software for "live" financial accounting, which is detailed in our monthly reports to Madison County.

CLOSE-OUT

In order for a project to be successful, the systems must not only function, but must also be able to be maintained by the Facilities staff. To ensure the quality and integrity of the new facility is longstanding, Madison County's staff must be provided with the proper information and materials needed to manage the facility. Below are a few of the items Branch employs to ensure the building's successful operation:

- As-builts and existing conditions will be recorded daily. During preconstruction, we will verify the existing conditions for the upcoming work. We will carefully document the installed work for future reference by Madison County. As we progress through the work, we will update the plan with newly discovered elements. A finalized set of As-Built construction documents, meticulously detailing the construction of the facility, will be provided to Madison County.
- O&Ms will be generated early in the project and available to the users and Facilities staff prior to the close of the project. The manuals will be prepared primarily for electronic use, although hard copies will also be provided.
- Pre-punch will occur throughout the project. We will maintain a running list of items to complete that will be provided to the appropriate team members at least weekly. As the designers, inspectors, and Madison County generate their punchlists, the items will be incorporated into the running list. Punchlist items will be completed and signed-off on prior to final completion, ensuring the facility has met the quality objectives of Madison County.
- Training will be tailored to the needs of Madison County and the Facilities staff. We will record the sessions for future reference. Separate sessions can be held for Facilities staff and the end users.
- Extra materials will be staged according to Madison County needs.

Include information showing the firm is licensed to operate in North Carolina.

Branch NC License # **22657**

Moseley NC Architecture License # **50149**

Moseley NC Engineers & Surveyors License # **C-3469**


Expiration Date 12/31/2024
License No. 22657
North Carolina
Licensing Board for General Contractors
This is to Certify That:
Branch Builds, Inc.
to hold registered and entitled to practice
General Contracting
Limitation: Unlimited
Classification: Building
until
December 31, 2024
when this Certificate expires.
Witness our hands and seal of the Board.
Raleigh, N.C.
01/01/2024


The North Carolina Board of Architecture
Moseley Architects P.C.



NORTH CAROLINA EXPERIENCE

Both Branch and Moseley have successfully delivered sophisticated projects throughout North Carolina for decades, including the signature Rockingham County Judicial Center.

Branch recently acquired Young & McQueen of Burnsville, NC and now offers a North Carolina address in close proximity to the project site.



Rockingham County Judicial Center

D. PROJECT TEAM

The Branch | Moseley Team consists of accomplished Courthouse specialists with vast Design-Build expertise.

TODD DEMETRIOU
DESIGN-BUILD PROJECT EXECUTIVE

MOSELEY ARCHITECTS — BRANCH

TODD DAVIS, CJE, NCCE
MANAGING PRINCIPAL AND JUSTICE FACILITY PLANNER

JASON HOPKINS, AIA
PROJECT MANAGER

GEOFF ACKER, AIA
PROJECT ARCHITECT

BRYAN PAYNE, CDT
PROJECT DESIGNER

JOHN EDMUND
SECURITY SYSTEMS SPECIALIST

MELISSA ALMOND, NCIDQ
INTERIOR DESIGNER

JUSTIN CARLSON, PE
MECHANICAL, FIRE PROTECTION, AND PLUMBING ENGINEER

WILLIAM CARY, PE
ELECTRICAL AND FIRE PROTECTION ENGINEER

STEVEN COOKE, PE
STRUCTURAL ENGINEER

BRYNA DUNN, AICP, LEED FELLOW
SUSTAINABILITY COORDINATOR

ENGINEERING/CONSULTANT SUPPORT

Moseley has 345 design professionals

TODD DEMETRIOU
PROJECT DIRECTOR
Team Leadership | Financial Management
Schedule Adherence | Meet Madison County Goals for Success

PRECONSTRUCTION TEAM

JESSICA SCHIDING
PRECONSTRUCTION MANAGER
Budget / Estimate Review & Oversight
Value Analysis / Value Engineering
SWaM Participation
Subcontractor Qualification
Subcontractor Selection / Award
Subcontractor Scope Development
GMP Development

ESTIMATING SUPPORT STAFF

Branch has an 11-person preconstruction support staff

CONSTRUCTION TEAM

ABE SANKARI
SENIOR PROJECT MANAGER
Team Oversight | Owner Project Meetings
Design Integration
GMP Management Reporting
Schedule Implementation | Submittal Review
RFI Processing | Quality Assurance
Safety | Monthly Project Reporting
Subcontractor Progress Meetings
LEED Compliance

LEWIS SMITH
SENIOR SUPERINTENDENT
GMP Management | Design Integration
Schedule Implementation
LEED Compliance
Submittal Review / Coordination | Site Logistics
Coordination with Madison County
Quality Assurance
Safety | Owner Project Mtgs
Subcontractor Progress Mtgs
Daily Construction Activity Mgmt
LEAN Team Centered Planning
Project Closeout

CONSTRUCTION SUPPORT STAFF

Branch has 112 construction professionals

The Branch team will primarily work out of our office throughout the preconstruction phase, though our professionals will make frequent visits to the site as part of our preconstruction planning. Once Construction commences, Senior Superintendent, Lewis Smith, will be onsite every day while our Project Director and our Senior Project Manager will primarily work from office, traveling to the project site often for regularly scheduled meetings and as needed. As the project is further defined during the preconstruction phase, Branch will continuously evaluate if more onsite project management or supervisory assistance is required. With Branch's recent purchase of Young & McQueen in Burnsville, our professionals will have a nearby office to utilize for the management of this transformational project.

PROJECT TEAM

Branch's proposed key professionals below represent our Courthouse Specialists Team. They are currently managing the $62 million Augusta County Courthouse project in partnership with Moseley and **will be available for the commencement of the Madison County Public Service Complex project.**



TODD DEMETRIOU

DESIGN-BUILD PROJECT EXECUTIVE/DIRECTOR

King George County Courthouse
Augusta County Courthouse

Todd Demetriou is a thorough and driven team leader, experienced in managing a diverse array of construction projects. He is adept in working with various disciplines to facilitate project coordination and maintain high standards of construction throughout all phases. As a high-level Project Executive, Todd excels in owner/team communications and project advocacy, including coordination with owner schedules and activities, cost control, and general project guidance. He works closely with the owner, design team, Branch professionals and trade partners to achieve a common goal of a successful project for all stakeholders. Todd's comparable experience includes multiple successful judicial system projects for Fairfax County, Virginia.

EDUCATION B.S., ITT Technical Institute, 2012

26 YEARS OF EXPERIENCE



JESSICA SCHIDING, LEED AP

PRECONSTRUCTION MANAGER

King George County Courthouse
Augusta County Courthouse

Jessica Schiding is an 11-year industry veteran responsible for collaborating with the design team and Branch's operations team throughout the entire preconstruction phase, including design and budget development, trade partner selection and procurement, and final contract pricing. She also performs feasibility studies, cost control, constructability, and comparative analyses as well as being responsible for management of hard bids, GMP development and team collaboration. A versatile leader, Jessica brings a positive team-centered approach and desire for continuous improvement to every project to ensure the best possible results for all stakeholders.

EDUCATION Master of Business Administration | Philadelphia University | 2011
B.S., Architectural Studies | Philadelphia University | 2009

11 YEARS OF EXPERIENCE



ABE SANKARI

PROJECT MANAGER

King George County Courthouse
Augusta County Courthouse

Abe Sankari is experienced in managing a diverse array of construction projects. He is adept in working with various disciplines to facilitate the project and maintain high standards of construction throughout all phases. As Project Manager, Abe oversees all areas of the project; namely scheduling/planning, coordination between trades and disciplines, coordination with owner schedules and activities, cost control, and general project guidance. He has been an integral part of numerous successful K-12 education projects.

EDUCATION MS, Civil & Environmental Engineering | University of Detroit Mercy | 2015
BS, Architectural Engineering | Private University of Science and Art Aleppo, Syria | 2009

11 YEARS OF EXPERIENCE



LEWIS SMITH

SENIOR SUPERINTENDENT

King George County Courthouse
Augusta County Courthouse

Lewis Smith is jointly responsible with the Project Managers for the overall success of assigned projects. His many years of experience and field leadership skills have made Lewis one of our most effective and trusted Superintendents. Lewis performs scheduling, coordination with end users, job site control reporting measures including daily reports, quality reporting, payroll, timesheets and owner reporting. His exceptional safety record and experience with complex projects make him a valuable asset to the Branch team. Lewis' cheerful disposition and respectful manner make him a favorite amongst Owner Representatives, Architects, and trade partners alike.

40+ YEARS OF EXPERIENCE

Todd Davis, CJE, NCCE
Managing Principal and Justice Facility Planner

Todd will serve as your primary architectural design contact and will collaborate with Madison County and Branch to establish the overall scope, program, schedule, and budget for your Public Services Complex. As the team leader, he reviews all documents prior to submittal, monitors production schedules, manages contracts, prepares planning programs and phasing strategies, and oversees cost estimates. A former major with the Alamance County sheriff's office, Todd collaborates with our architectural team to lend his operational knowledge, which contributes to the success of our designs.

Todd has over 30 years of experience and holds certifications as a jail executive, correctional executive, and instructor of criminal justice in corrections and detention.

Jason Hopkins, AIA
Project Manager

Jason has managed over 5,500,000 square feet in government facility design. He will coordinate project developments on a day-to-day basis and facilitate effective communication between Moseley Architects, Madison County, Branch, and all members of the project team. He will lead the Public Services Complex through key schedule milestones, monitoring schedule, quality, and budget in order to fulfill Madison County's goals.

Jason has dedicated his career of over 20 years to providing planning and design services for government entities. He earned a Bachelor of Science in 2001 and a Master of Architecture in 2004. He is a licensed architect in North Carolina and a LEED Accredited Professional (LEED AP).

Geoff Acker, AIA
Project Architect

Geoff will assist Todd and Jason in developing design solutions that integrate Madison County's program, site, and building requirements. He will carry out the overall architectural design of your Public Services Complex, utilizing the full resources of our firm. Geoff will be responsible for developing construction documents, reviewing shop drawings, and responding to questions during construction. He will also update architectural drawings and distribute them to the entire team.

With 21 years of experience in local government facility design, Geoff earned a Bachelor of Architecture in 2008 and is a licensed architect in North Carolina.

Bryan Payne, CDT
Project Designer

Bryan will work alongside our architectural team, providing design services for the development of your Public Services Center. He works with building information modeling (BIM) software to create and modify plans. Bryan also coordinates with other team members to design or layout detailed components of the project and resolves design challenges.

Bryan earned an Associate in Applied Sciences degree in 1994 and a construction document technologist certification in 1999.

John Edmund
Security Systems Specialist

John will partner with Madison County to analyze your security needs and provide recommendations for maintaining the safety of your administrators, staff, and citizens. He has led many judicial and government facility endeavors, involving strategic approaches focused on the fundamental components of an efficient security system—protection, detection, verification, and reaction.

John has been involved with the security of government facilities for nearly 30 years. He is trained in AMAG Symmetry; GE Cimplicity; Indusoft Web Studio; and Rockwell Automation.

Melissa Almond, NCIDQ
Interior Designer

Melissa has been with Moseley Architects for more than 15 years, during which time she has been dedicated to local government design. She will collaborate with Madison County, Branch, and our project team, assisting in developing the design concept. Melissa will provide guidance on interior design and space planning, and then specify finishes, materials, and products, as well as fixtures and equipment.

Melissa earned a Bachelor of Science in interior design in 2005, is registered with the National Council for Interior Design Qualification, and is a LEED AP.

Justin Carlson, PE
Mechanical, Fire Protection, and Plumbing Engineer

Justin has over 25 years of experience in mechanical, fire protection, and plumbing engineering. This experience includes calculating HVAC loads, designing mechanical systems, conducting life cycle cost analyses, developing preliminary sizing and layout of plumbing systems (sanitary, vent, domestic water system, storm, and gas), evaluating various domestic hot water heating systems including solar hot water systems, and producing construction documents and specifications.

Justin earned a Bachelor of Science in mechanical engineering in 1994 and a Master of Science in mechanical engineering in 1999. He is a licensed professional engineer in North Carolina and a LEED AP.

William Cary, PE
Electrical and Fire Protection Engineer

William's experience includes site investigation, power systems design, communication systems design, lighting design, emergency power systems, and fire alarm system design. He will research design options and document findings for the project manager. Additionally, William will produce drawings, specifications, and system schematics for complicated design tasks, such as layouts of electrical rooms and power riser diagrams. He will also execute calculations, using engineering formulas and skills for lighting and power distribution.

William earned an Associate of Science in electronics engineering in 1981 and a Bachelor of Science in electrical engineering in 1983. He is a licensed professional engineer in North Carolina.

Steven Cooke, PE
Structural Engineer

Steven plays an integral part in nearly every step of a project, from design through construction. He will determine the appropriate structural support system for your Public Services Complex and then calculate the gravity and lateral forces that it will need to withstand during its use. Steven will then analyze these forces and use them to provide the correctly sized beams, columns, foundations, and lateral system to support an efficiently sized structural system.

Steven has accrued 18 years of relevant experience since earning a Bachelor of Science in civil engineering in 2003. He is a licensed professional engineer in North Carolina and a LEED AP.

Bryna Dunn, AICP, LEED Fellow
Sustainability Coordinator

Bryna will focus exclusively on advancing the implementation and effectiveness of environmentally responsible design principles. She will work directly with Madison County to develop project goals, life-cycle economic-payback analyses, and appropriate communications about the high performance accomplishments and pursuit of Leadership in Energy and Environmental Design.

With 27 years of experience, Bryna earned a Master of Environmental Planning in 1997 and a Bachelor of Biology and Environmental Science in 1993. She is a LEED Fellow and is certified with the American Institute of Certified Planners.

The Moseley Madison County Public Service Complex Team **is available to begin design work immediately.**

E. G.S. 143-64-31

The design-build firm shall certify that each licensed design professional who is a member of the design-build team, including subconsultants, was selected based upon demonstrated competence and qualifications in the manner provided by G.S. 143-64-31.

With regard to G.S. 143-64-31, the Moseley design professionals proposed for your project, and listed above, have specifically been selected for this project due to their credentials and demonstrated success on similar public service facilities.

F. INSURANCE & CONTRACT STATEMENT

Provide a statement that the firm will provide insurance as follows: The Contractor shall obtain and maintain in effect during the term of this Agreement, general liability and automobile liability insurance in which the Owner and the Contractor shall each be named as insured parties, which insurance shall protect the Owner and the Contractor from claims in an amount not less than $1,000,000 for personal injury, including death, to any one person and in an amount not less than $1,000,000 for any one occurrence, and from claims for property damages in an amount of not less than $1,000,000 for each occurrence arising from any act or omission of Contractor, its agents, employees or subcontractors. The Contractor shall obtain and maintain in effect during the term of this Agreement, a policy of workers' compensation liability insurance in which the policy shall protect the Owner and the Contractor from claims in an amount not less than the statutory amount. The Contractor shall promptly furnish to the Owner certificates of insurance evidencing such insurance coverage. Insurance required hereunder shall be maintained by insurance companies properly licensed by the Insurance Department of the State of North Carolina and rated A or better by Best Insurance Guide.

Branch hereby acknowledges the insurance requirements for the Madison County project, and certifies that our firm's coverage meets the requirements stated on page 8 of the RFP.

G. IDENTIFICATION OF LAWSUITS & ADMINISTRATIVE CLAIMS/FINES

BRANCH

Driven by a core value of establishing mutually beneficial relationships with clients and industry partners alike, Branch operates on principles of shared respect and transparency in our pursuit of exemplary relationships.

We offer a long history of treating our business relationships as partnerships where our efforts are focused on ensuring our clients achieve all of their project objectives while also striving to guide a successful project for our valued trade partners. This mindset has resulted in many rewarding long-term relationships, but is also integral to our ability to avoid litigation issues over the years. We have a long-standing track record for resolving issues long before formal action is required. As a result, Branch is very proud of the fact we do not have a litigious history with our clients, and rarely do with our trade partners. We have been fortunate to only become involved in litigation with our trade partners when our partnering disposition and efforts are not reciprocated. The following list reflects those occasions which have involved some form of mediation, arbitration or litigation over the last 5 years:

River City Roofing, a subcontractor of Branch, defaulted on 3 projects simultaneously - Branch was able to resolve each of the bond claims/lawsuits prior to litigation. River City Roofing was financially insolvent, and Branch reclaimed $122,000.

Winston Electric, a subcontractor of Branch, defaulted and installed defective work during the course of the project. Branch filed a lawsuit against Winston for the damages (approx. $203,000) incurred remediating the defective work. The matter was settled ($140,000) favorably to Branch without the need for litigation.

DC Quality Builders, a subcontractor of Branch, defaulted on multiple projects. Branch initiated litigation and defended a mechanics lien suit as a result of DC Quality Builder's default and failure to pay material suppliers. The matter was resolved ($450,000) favorably to Branch prior to litigation.

PW-Manassas Adult Detention Center: In the process of construction, it was discovered that the building addition design was not on-level with the existing detention center (the "Offset"). As a result of the Offset, Branch was required by the Owner to perform repairs and remediation to the Addition, which caused Branch damages and costs. Branch filed suit against Warner and was awarded $375,000.

Moore's Lake Apartments: Metro Painting, a subcontractor of Branch defaulted. Branch initiated legal action and the case is active. We fully anticipate a positive resolution in Branch's favor.

Occasionally, as with most corporate entities in today's society, we have been involved in project-related disputes. Issues that arise are typically settled without a need for a trial. We have assisted some of our clients during project disputes and legal actions, sometimes providing subject-matter witness testimony. The following summarizes our firm's litigation history over the last five years:

Guilford Detention Center, NC
November 21, 2019
Through mediation, we resolved the client's lawsuit regarding the condition of grilles in the Guilford Detention Center.

Horry County Detention Center Policy and Procedure Development, SC
October 2023
Through mediation, Moseley Architects reached a resolution with the estates of two Horry County citizens who alleged wrongful deaths as a result of policies and procedures that we assisted in formalizing for the Horry County Sheriff's Department.

Orangeburg Detention Center, SC
Pending
We are currently working to resolve a lawsuit filed by the general contractor regarding allegations of breach of contract and conflict of interest in the claim-dispute process.

Ursula C. Martin, SC
May 2, 2019
Dismissed by a court in South Carolina, this suit was filed by the family of a worker who was accidentally killed in a facility designed by Moseley Architects.

Crestview Firehouse 10, VA
February 10, 2020
Through mediation, Henrico County, the contractor, and Moseley Architects reached a resolution with residents who alleged property damage by run-off from the site where a new fire station was constructed.

Conifer Village at Oakcrest, MD
June 7, 2022
In a case dismissed by a Maryland court, the owner alleged that design defects caused deficiencies around three doors.

H. BONDING

All bidders shall be required to provide Payment and Performance Bonds as required by North Carolina law.

Branch acknowledges the requirement for Payment and Performance bonds on the New Public Service Complex project.

Branch has a bonding program of $1.25 billion, with a single-project capacity of $400 million.

BRANCH | MOSELEY ARCHITECTS

BRANCH FROM THE GROUND UP

3635 Peters Creek Road | Roanoke, VA 24019 | 540-989-5215 | branchgroup.com

Roanoke, VA
540-989-5215

Glen Allen, VA
804-525-5458

Chantilly, VA
703-368-3500