

# AUTHENTICATION LETTER

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August 13, 2021

Kelly Axt, City Clerk, City of Powder Springs  
4484 Marietta Street  
Powder Springs, Georgia 30127

**RE: RFQ/RFP 2021-007 | Design Build Municipal Complex**

Dear Ms. Axt:

Please find attached our proposal package for providing design build services for Powder Springs' Municipal Complex. We are grateful for the opportunity to continue to build our relationship with the City of Powder Springs while delivering a valuable and attractive facility that will exceed the expectations of the community.

As you will see in the attached, Macallan's proposed team has the diversity of experience required for this project. As all markets and projects are unique, this variety is an asset, allowing fresh ideas to permeate throughout the entire design/construction process. Like Macallan, CDH Partners is driven by community engagement. Whether designing and building necessary infrastructure or through a myriad of philanthropic engagements, this team stands ready to be the partner you've been waiting for. As you will see and may already know, our firms are the right size for this project. This is a significant project for Macallan and CDH. We are offering our most senior staff to not only design and construct the Municipal Complex, but make the process an enjoyable one for the entire team.

Macallan Construction and CDH Partners are so excited about this opportunity to be of service. In fact, to get things going, we've gone ahead and **created a Vision Book**, located in a section at the end of the proposal, that describes what we see as the possibility for this facility and how it can fit into the context of the park and town center. We believe the Municipal Complex project for the City of Powder Springs is tailor-made for our strengths and passions – I hope you agree and allow us the privilege of being added to your team. Please do not hesitate to contact me at 404.603.8833 or [c.jacobsen@macallanconstruction.com](mailto:c.jacobsen@macallanconstruction.com) with any questions or requests for additional information. On behalf of the entire design-build team, thank you for your consideration.

Best regards,



Christian F. Jacobsen, Vice President

**MACALLAN CONSTRUCTION**

1642 Powers Ferry Road SE, Suite 250

Marietta, GA 30067

404.603.8833 | [c.jacobsen@macallanconstruction.com](mailto:c.jacobsen@macallanconstruction.com)

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# FIRM DESCRIPTION MACALLAN CONSTRUCTION



**Macallan Construction, LLC**  
 1642 Powers Ferry Road SE, Suite 250  
 o: 404.603.8833 | f: 404.603.8333  
 macallanconstruction.com

**Macallan Construction, LLC is a Georgia Limited Liability Company founded in 2002.**

Founded in 2002, Macallan Construction is a versatile general contractor that is known for seamlessly executing complex projects in urban and occupied environments. Based in Atlanta, Macallan takes pride in its ability to tailor custom solutions to meet the challenging and diverse needs of our clients.

Macallan’s management team comes from varied backgrounds in real estate development, engineering, and general contracting, providing a unique perspective on the needs of our clients. Our goal is to provide value added services to our clients with integrity, professionalism and a little bit of fun!

Macallan is a relationship based company and a large part of the success experienced to date is attributable to our strategy of forming long term relationships with select clients. We believe strongly in a team approach and provide transparency to our clients. You should expect projects to be delivered on time, on budget and with the highest quality. It is equally important to Macallan that our clients enjoy the experience of building with us. At the end of the day, this is a service business and you deserve a partner committed to excellence.

Our areas of expertise include: office, tenant improvements, senior/assisted living facilities, multi-family, higher education, clubhouses, historic restoration, medical office, parks and recreation as well as non-profit and municipal projects.



OMNI HOTELS & RESORTS | ATLANTA



GSU STUDENT DESK | ATLANTA

**22**

TEAM MEMBERS

**4**

Principals/Company Owners

**3**

Estimating Team

**3**

Project Management Staff

**3**

Field Staff

**9**

Administrative Staff



2018 | 2019 | 2020 | 2021 BEST PLACES TO WORK



# FIRM DESCRIPTION MACALLAN CONSTRUCTION

## DESIGN PHASE

- Definition of Scope
- Budgeting
- Feasibility
- Iterative Design Process

## PRECONSTRUCTION

- Preliminary Budget
- Value Engineering
- Constructibility Analysis
- Preliminary Schedule
- Client Coordination
- Subcontractor Evaluation & Bidding

## CONSTRUCTION

- Procurement
- Subcontractor Management
- Final Budget
- Scheduling & Project Logistics
- Quality Assurance
- Cost Control
- Safety/Risk Management

## POST CONSTRUCTION

- Closeout Documents
- Warranty Service
- Commissioning



# FIRM DESCRIPTION MACALLAN CONSTRUCTION

Macallan Construction is well positioned to be an asset to the City of Powder Springs Municipal Complex project. We will act as an extension of the City with the ultimate goal of streamlining the design and construction process in the most efficient and effective manner possible. We believe this project is a great fit for our team in terms of aligning our firms' strengths, experience, and passion with the City of Powder Springs needs and requirements.

**COLLABORATIVE TEAM APPROACH** - It is important on campus and other occupied facility projects that the team organization and process is clear and unambiguous.

**OUR TEAM PROCESS IS COLLABORATIVE** - We pride ourselves in working on projects which bring together the Owner and a committed team of professionals with the talent and knowledge to analyze and understand the issues. For every project, we listen carefully to fully understand our client's needs and aspirations, as well as the budget, while providing the design and administrative leadership to guide the process to a successful completion.

We start every project with a kickoff session with clearly defined roles of all the parties, engage all the key stakeholders and elicit their thoughts, aspirations, goals, and objectives. In the first meeting, we will discuss process for the project and will establish a regular meeting schedule and timeline for completing critical tasks.

**PERSONNEL** - We believe the project Superintendent to be the most critical factor in successfully executing this project. We are confident that few Superintendents are better suited for this type of work than our proposed Superintendent Tad Glasscock. His support team of Jacobsen (Project Executive), King (Sr. Project Manager), and Tracy (General Superintendent) have all successfully worked on complex renovation projects.

## **EXTENSION OF THE FACILITIES DEPARTMENT**

- The role of our project team is to act as an extension of the City. The Macallan project team has proven its ability to streamline the process on municipal projects. We understand the difficulty cities face in managing multiple projects and our team is committed and prepared to execute this project in a manner that decreases workload for the personnel involved. This management style includes turning around pricing quickly and accurately, avoiding project issues with proper preconstruction and pre-planning efforts, and preparing for

meetings in a way that allows the City to have a full grasp of the project while at the same time not creating more work.

**EXPERIENCE** - We have valuable experience on past projects similar to the type of work that will be completed at the City of Powder Springs Municipal Complex project. All the members of our team previously worked for some of the largest and most respected general contracting firms in the Southeast. Thus we understand and embrace the importance of systems, reporting, professionalism, and accountability and pride ourselves on our proven ability to implement these systems and procedures. Macallan offers the optimal combination of big contractor experience with all the benefits of excellent small company customer service.

**PROFESSIONALISM, SYSTEMS AND PROCEDURES** - From detailed accounting, cost tracking, and reporting systems to a standardized punch and warranty process, Macallan has developed an approach to systems and procedures that our clients tell us differs substantially from other competitors in the marketplace. We feel this is a competitive advantage that better allows us to keep the Owner informed and to manage our costs through the course of the project in order to maximize value.

**SAFETY** - Macallan sets the safety bar high, as evidenced by our low EMR rating, requiring our superintendents to be OSHA 30 certified. Tad Glasscock holds this certification. Additionally, Macallan employs a third party risk management firm to perform monthly safety audits on all project sites. Safety extends not only to our employees and subcontractors but to the public. In a community setting we will take extra precautions to make sure that our work area is well defined and that risks are mitigated.

## **SUSTAINABILITY AND THE ENVIRONMENT**

- Macallan is committed to environmentally friendly and sustainable building practices whenever possible. Members of the team are LEED accredited and have varying levels of LEED certified projects under their belts. In addition, Macallan has extensive experience incorporating green technologies into projects not seeking certification. He is the best candidate for this unique project.

# FIRM DESCRIPTION CDH PARTNERS



**CDH Partners, Inc.**  
 3330 Cumberland Blvd, SE | Suite 100  
 Atlanta, GA 30339  
 o: 770.423.0016 | f: 770.424.0260  
 cdhpartners.com

**CDH Partners is a private C-Corporation. It was founded in 1977 and incorporated in the state of Georgia in January 1993.**

CDH Partners is an award-winning, fully integrated design firm serving clients nationwide. Bill Chegwidden, founding partner and CEO, joined by President Melissa Cantrell, Jonathan Fallin, Mary Lindeman, Carine Kroko, Danny Mackey, Rhea Jeanne Starnes, and David Strickland make up the firm’s leadership team. Our cohesive design team includes talented architects, interior designers and support staff who embrace a client-centered design approach.

Over the last 44 years, CDH Partners has built a practice that serves organizations that make a positive impact on society.

The buildings we design foster the most fundamental human needs, including space for fellowship, faith and support. Every employee at CDH shares a purpose-driven mentality – to build better lives through design. This creates an integrated team of architects, interior designers, and support staff who are fully invested in our clients’ mission. The resulting facilities provide personalized environments that enable our clients to succeed.

## LEADERSHIP + STAFF BREAKDOWN



**BILL**  
 Chegwidden  
 CEO



**MELISSA**  
 Cantrell  
 President, Principal  
 Education +  
 Research



**DAVID**  
 Strickland  
 Principal  
 Worship +  
 Community



**MARY**  
 Lindeman  
 Principal  
 Health +  
 Wellness



**JONATHAN**  
 Fallin  
 Senior Associate/  
 Owner



**CARINE**  
 Kroko  
 Senior Associate/  
 Owner



**DANNY**  
 Mackey  
 Senior Associate/  
 Owner



**RHEA JEANNE**  
 Starnes  
 Senior Associate/  
 Owner



**39**  
 TEAM MEMBERS

**28**  
 Architectural  
 (14 Registered)

**3**  
 Interior Designers  
 (3 Registered)

**8**  
 Support  
 Staff

**10**  
 LEED Accredited Professionals  
 (Included in total)

# FIRM DESCRIPTION CDH PARTNERS

## Why CDH?

We have built our practice over the last 44 years to serve organizations which make a positive impact on society. The buildings we have designed over the years support the most fundamental human needs including the need for community centers. The **purpose-driven mentality** is a common bond every employee at CDH shares.

This creates an **integrated team** of architects, interior designers, and support staff who are **fully invested in our clients' mission**. The resulting facilities provide personalized environments that enable our clients to succeed.



Design Experience



Team Integration



Quality Control



Pragmatic Creativity



Our Commitment to You

## COMMUNITY-FOCUSED PROJECT EXPERIENCE



JP CARR SERVICES CENTER



WALTON ON THE CHATTAHOOCHEE



WOODSTOCK CULTURAL ARTS CENTER

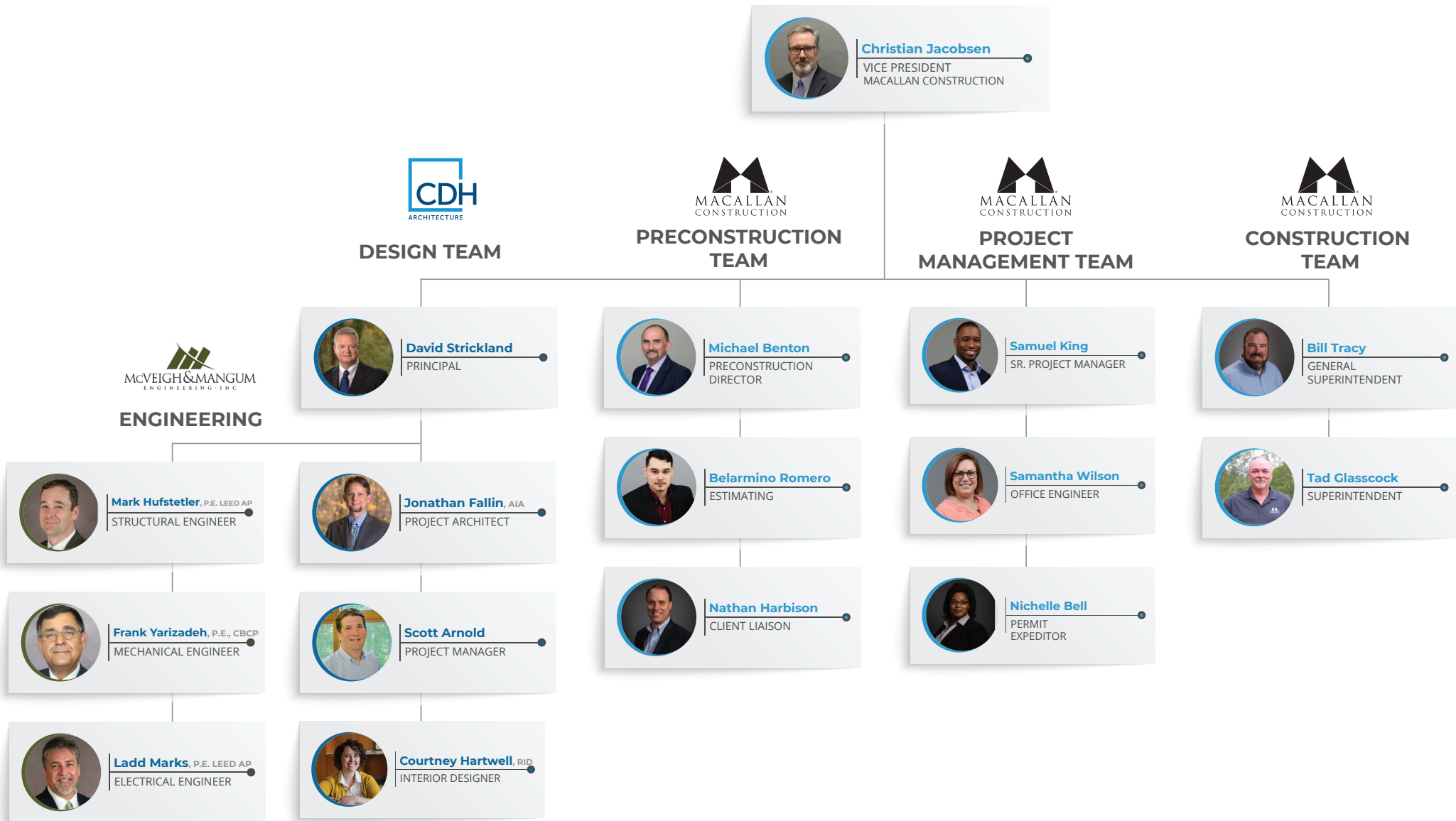


CLARKE COUNTY  
DISTRIBUTION CENTER



COBB DFACS

# PROPOSED PROJECT TEAM ORGANIZATIONAL CHART



# PROJECT TEAM MACALLAN CONSTRUCTION



## **Christian Jacobsen**, Vice President

The single point contact for the programming and design phase of the project will be Christian Jacobsen of Macallan Construction. Having worked as an owner's representative, Christian is well-versed in coordinating and facilitating the meetings required for the development of the program and the finalization of the plans. He has worked with both public and private clients alike in successfully designing and constructing facilities. Jacobsen will be working closely with the team from CDH Partners (including their engineers), the City of Powder Springs, the end users and other development teams in getting to a design that meets the performance, aesthetic and budget criteria established.

## **Michael Benton**, Preconstruction Manager

During this time, Macallan Construction will be producing several cost estimates to evaluate the adherence of design to budget. The creation of these budgets will be lead by Michael Benton, Preconstruction Manager, and his team. With Michael's 25 years of experience, he will be able to look beyond the drawings and include costs estimates for the required scope of work that has not yet been fully developed by the design team. The advantage of this proactive approach to pricing is that the entire team will be able to rely upon his work very early on for planning the final program and design of the facility without having to change direction due to a cost correction later in the process.

## **Nathan Harbison**, Client Liaison

We are also fortunate to also have on our team, Nathan Harbison, Principal of Macallan Works. His expertise will mostly benefit the team during the preconstruction phase of the project. Over the years, Nathan has been able to work closely with the City of Powder

Springs as a general contractor, developing relationships and a very good understanding of their needs. With Nathan acting as a client liaison, this history with the City of Powder Springs will enable the Macallan Construction / CDH Partners to "hit the ground running", significantly shortening and easing the alignment period.

## **Samuel King**, Senior Project Manager

Once the project moves into the construction phase, Christian Jacobsen will remain as the Project Executive. The day-to-day contact will, however, shift to the leader of the build team, Sam King. Sam's experience is in heavy renovation/expansion projects and so, he's comfortable with fast-paced, multi-faceted projects and keeping his demanding clients informed and feeling at ease.

## **Tad Glasscock**, Superintendent **Bill Tracy**, General Superintendent

In the field will be Tad Glasscock, a Senior Superintendent with Macallan Construction. Like Sam, Glasscock has a significant amount of experience managing complex renovations and expansion projects. No two projects are alike, and, as such, Tad brings a wealth of experience on various project types to bear on managing and problem solving on his projects. And, as a retired navy guy who helped commission 3 nuclear submarines, Tad is well versed in process and scheduling which helps his teams stay out of trouble. Tad will be supported by our General Superintendent Bill Tracy. As an OSHA certified safety trainer, Tracy helps his teams stay focused on what is most important, having a safe worksite. Bill's other well-developed skill is in distilling what is most important to the client and end user's and finding paths to ensure a "win-win" solution.

All staff located at corporate office.



# PROJECT TEAM CDH PARTNERS



## David Strickland, AIA, LEED AP BD+C

Principal in Charge

The City of Powder Springs project will be spearheaded by the head of the Worship + Community Studio, David Strickland. He has dedicated his career to the design of similar community-based facilities throughout the Southeast. With more than 26 years of experience dedicated to the design of similar facilities, he will facilitate the progress of the project through the design team, City of Powder Springs, and the stakeholders. Leading the CDH design team, David will work with the team to balance resources, scope, schedule, and budget for the project.



## Jonathan Fallin, Project Architect

Jonathan is an architect, whose focus centers on projects with community impact. With more than 20 years of experience, he has managed projects that vary in size and type, which has led to his extensive knowledge of engineering coordination and architectural codes.

## Scott Arnold, Project Manager

Scott will serve as the Project Manager for the City of Powder Springs project, coordinating the design guidelines of the District, the programmatic needs of the stakeholders, and the collaboration of the consulting team. Scott's task-oriented approach to management will keep the team on point and on schedule.



## Courtney Harwell, Interior Design

Courtney offers a unique perspective on the built environment to incorporate a vision that enhances the experience of the occupant.

# PROJECT TEAM MCVEIGH & MAGNUM (ENGINEERING)



**EXPERIENCE**  
20 years  
4 with M&M

**MARK HUFSTETLER, P.E.,**  
LEED AP, STRUCTURAL ENGINEER

Over 20 years of experience (4 with M&M) in commercial, educational, healthcare and worship buildings in steel, concrete, wood and masonry and pre-stressed concrete, in the inspection and renovation of existing structures, in bridge design and in the design of unique structures. Responsible for all aspects of structural engineering, including analysis, design, investigation, inspection, construction document preparation, in cost estimating and in construction administration.

#### EDUCATION

BS in Civil Engineering Technology, Southern Polytechnic State University

MS in Civil Engineering, University of Tennessee

#### REGISTRATIONS

Registered Professional Engineer in the following states: AL, GA, NC, SC, TN and TX. LEED Accredited Professional. Holds a NCEES record for expedited licensure as needed.

#### RELEVANT EXPERIENCE

**Carrollton Fire Station No. 22,** Carrollton, GA\*

**Smyrna Fire Station No. 2,** Smyrna, GA

**Cobb EMC Renovations,** Marietta, GA

**Johns Creek Fire Station No. 64,** Johns Creek, GA

**Troup Fire Administration Building,** Troup County, GA



**EXPERIENCE**  
37 years  
11 with M&M

**FRANK YARIZADEH, P.E.,**  
CBCP MECHANICAL ENGINEER

Over 30 years of experience (10 with M&M) in all phases of mechanical engineering analysis and design. He is versed in design of Heating, Ventilation and Air Conditioning (HVAC), Plumbing, and Fire Sprinkler systems. His experience includes engineering mechanical systems for hospitals, nursing homes, assisted and independent living facilities, correctional facilities, educational facilities, commercial offices, and retail spaces.

#### EDUCATION

Bachelor of Science in Mechanical Engineering, University of Florida

Master of Science in Mechanical Engineering, University of Central Florida

#### REGISTRATIONS

Registered Professional Engineer in the following states: AL, CA, DE, FL, GA, KY, KS, MI, NC, PA, SC, VA, and WI. Certified Building Commissioning Professional (CBCP)

#### RELEVANT EXPERIENCE

**Pensacola Courthouse,** Pensacola, FL

**St. Johns County Health Department Building,** St. Johns County, FL

**Fanatics, Inc. Headquarters Upfit,** Jacksonville, FL

**Ft. Bragg Combat Medic Skills Building,** Ft. Bragg, NC

**Lee County Police Academy,** Ft. Myers, FL

**Navy Federal Credit Union,** Riverview, FL

**University of South Florida,** Ft Myers, FL



**EXPERIENCE**  
27 years  
2 with M&M

**LADD MARKS, P.E., LEED AP**  
ELECTRICAL ENGINEER

With over 25 years of experience (2 with M&M) in electrical engineering for the built environment, Ladd has overseen numerous projects for a variety of project types. These range from multi-family, hospitality, educational, religious, municipal, retail, office building and medical facilities. The systems associated with these projects include power distribution, emergency systems, lighting, fire alarm and telecommunications.

#### EDUCATION

Bachelor of Electrical Engineering, The Georgia Institute of Technology

#### REGISTRATIONS

Registered Professional Engineer in the states of AL, AZ, CA, CO, CT, DC, FL, GA, IL, IN, KS, KY, LA, MD, MA, MI, MS, MO, NV, NH, NJ, NY, NC, ND, OH, OK, PA, SC, TN, TX, VA, WA, WV, WI, and WY. Holds a NCEES record for expedited licensure as needed.

#### RELEVANT EXPERIENCE

**Forsyth County Voter Registration Building,** Cumming, GA

**Corporate Sports Offices and Warehouse,** Austell, GA

**Kalen Center,** Alpharetta, GA

**City of Atlanta, Fire Station 3 at Phipps Plaza,** Atlanta, GA

**Johns Creek Fire Station 64,** Johns Creek, GA

**Verifone Atlanta Headquarters,** Alpharetta, GA

**Sandy Springs Temporary Government Offices,** Sandy Springs, GA



## CHRISTIAN JACOBSEN

### LEED AP

Vice President/Project Executive

Years In Industry: 28

## EDUCATION

### NORTH CAROLINA STATE UNIVERSITY

Raleigh, North Carolina

Bachelor of Science,  
Civil Engineering

## PROFESSIONAL AFFILIATIONS & DESIGNATIONS

LEED Accredited Professional

Construction Management  
Association of America

Advanced Leadership Training

OSHA 30 Hour Certification

GSWCC Erosion & Sediment  
Certification (Blue Card)

Jacobsen has over 28 years of Leadership experience in the construction industry including project management and pre-construction with extensive Corporate, Institutional, Healthcare, Hospitality, Mission Critical, Retail and Municipal project portfolios.

Christian began his career at Hardin Construction and has been extremely successful in managing and developing project teams for Turner Construction, DPR, Winter Construction and Balfour Beatty. Prior to joining Macallan, Christian put his skills to work for the global program management and cost consultancy firm Gleeds, helping develop projects with national and international clients.

In his role at Macallan, Christian fosters an environment of teamwork and ensures that strategy is clearly defined while overseeing performance and maintaining morale. His strong communication and client service skills enhance Macallan's process driven management philosophy.

### Select Representative Projects:

- Hall County Courthouse Renovation
- Atlanta City Courts Renovation
- Dekalb Multipurpose Facility
- Marietta YWCA Women's Shelter
- Ponce City Market Food Hall Expansion
- Ponce City Market East Passage Modification
- Georgia State University Library North Renovation & Addition
- Omni Hotel at CNN Center Renovation
- Alpharetta Arts Center Adaptive Reuse
- Historic Roswell Mill Trail Extension
- Kirkwood Mixed Use
- Georgia Institute of Technology College of Architecture Auditorium Renovation (Built 1952)
- The Commerce Club at 191 Peachtree Adaptive Reuse
- Stone Mountain Historic Train Depot (Built 1910)
- The Georgian Terrace Hotel - Conference Center
- Georgia State University Football Stadium Operations
- Westin Peachtree Plaza Lobby, Meeting Room & Sun Dial Restaurant Renovation
- Georgia State University 25 Park Place Plaza Redevelopment
- Peachtree Hills Place Senior Living Cottages
- Garden & Gun Club Restaurant @ The Battery
- Good Game by Top Golf @ The Battery
- Georgia State University 55 Park Place 11th Floor Renovation



**MICHAEL BENTON**  
Preconstruction Manager  
*Years In Industry: 25*

## EDUCATION

**UNIVERSITY OF WESTERN ONTARIO**  
Ontario, Canada  
*Studied Biology, Chemistry & Psychology*

## PROFESSIONAL AFFILIATIONS & DESIGNATIONS

LEED Accredited Professional  
Certified Professional Estimator  
The American Society of Professional Estimators  
Certified Documents Technologist  
US Green Building Council  
VMA – Value Method Associate

Benton is an accomplished Preconstruction Professional with over 25 years of diverse experience within the building trade. His strengths include Conceptual estimating and scheduling from schematic design to final document stage. He has experience with most delivery methods including Design-Build, CM, CMAR as well as hard bid and Task order or ID/IQ contracts.

Michael's experience includes having been part of an Estimating team, a Team Leader or a Precon Manager. Mentoring and training junior staff is consistent with the ASPE cornerstone of learning and education for professional estimators.

Projects range from a few thousand dollars to \$ 10 Billion.

### *Select Representative Projects:*

- The Vinoy Hotel Historic Restoration, St. Petersburg, FL
- Historic Restoration and Addition to The Miami Dade Courthouse
- Historic Ybor City District Restorations; included numerous historical restorations and re-purposing of cigar warehouse/ manufacturing facilities into offices, mixed use office/restaurant as well as living (multifamily) suites.
- Several residential historical restorations from small additions and restoration to almost complete restorations on houses from as far back as 1823. Most of these required custom woodworks and specialty work to integrate repairs and upgrades.
- Safety Harbor Resort and Spa Historical restoration of main section with additional meeting/banquet/wedding facilities added.
- Orlando International Airport Expansion
- Orlando County School Board New Construction of High Schools, Middle Schools, and Elementary Schools
- Orange County Convention Center - Food Court, and Ballroom Remodel
- Orange County Convention Center - New Additions of Exhibit Space
- Orange County Convention Center - New East and West Additions
- Volusia County Judicial Facilities - New Buildings and Renovations
- NASA Train Bridge Upgrades and Repairs
- La Quinta - Clearwater New Construction
- Jackson Memorial(Miami) Hospital Additions and Renovations
- Orlando Regional Hospital Additions and Renovations



## **SAMUEL KING II**

Senior Project Manager

*Years In Industry: 7*

## **EDUCATION**

### **GEORGIA SOUTHERN UNIVERSITY**

Statesboro, Georgia

*Bachelor of Science,  
Construction Management*

### **SOUTH UNIVERSITY**

Savannah, Georgia

*Master's of Business Administration*

## **PROFESSIONAL AFFILIATIONS & DESIGNATIONS**

OSHA 30 Hour Certification

AGC Future Leaders

CPR Certified

First Aid Certified

Sam has over 7 years of experience including a variety of job types ranging from interior renovations to complex ground-up projects. He has extensive renovation experience, including interior and exterior modifications to occupied buildings. Prior to joining Macallan, Sam worked for Balfour Beatty as a Project Manager and Turner Construction as a Superintendent.

In his role as Senior Project Manager, he is responsible for the overall direction, completion, budget, schedule, risk management, quality, and client relationships and needs on Macallan projects. Sam works with the team to establish operational priorities and maintains relationships with owners, subcontractors and architects.

Sam's talents include managing complex jobs and establishing a cohesive project environment that yields efficient outcomes. Additionally, he has a passion for growing and managing team members and enabling them to set career goals and establish solid foundations for future success.

### *Select Representative Projects:*

- Ponce City Market Food Hall Expansion
- Georgia State University MRRF ADA Projects - Restroom Renovations and Railings
- Georgia State University Clarkston and Dunwoody Auditorium Upgrades
- Georgia State University Hurt Park Phase 4 Renovations
- Great Wolf Lodge Indoor Waterpark, Hotel, and Entertainment Center
- Coca-Cola Central Receiving Building Interior Renovation
- Columbus, Ohio Airport Ticket Lobby Interior Renovation
- AmericasMart Building One Lobby Repositioning, Interior and Exterior Renovation
- 301 Midtown Interior and Exterior Renovation
- Columbus, Ohio Airport, Delta Checkpoint Expansion and Interior Renovation
- Mount Carmel Wound Care Interior Fit-out
- Virginia State University Multipurpose Arena
- Ohio Society of CPA's Interior Fit-out
- Juniper Cafe' Interior Restaurant Fit-out

# TEAM RESUMES

# MACALLAN CONSTRUCTION

## BILL TRACY, STS

General Superintendent  
Years In Industry: 20

## EDUCATION

### UNIVERSITY OF WISCONSIN

Stevens Point, Wisconsin

*Bachelor of Science, Business Administration*

*Bachelor of Science, Economics*

## PROFESSIONAL AFFILIATIONS & DESIGNATIONS

Safety Trained Supervisor (STS), OSHA 30 Hour Certification, Confined Space, Trenching, and Excavating Certified, Silica Awareness Training, GSWCC Erosion & Sediment, Certification (Blue Card)

## TAD GLASSCOCK

Superintendent  
Years In Industry: 17

## EDUCATION

### OKEFENOKEE TECHNICAL COLLEGE

Waycross, Georgia

*Welding and Joining Technology*

### UNITED STATES NAVY

*Submarine School, Triton Program, Vertical Launch School, Advanced Small Arms School*

## PROFESSIONAL AFFILIATIONS & DESIGNATIONS

Certified Welder SMAW, GMAW and TIG, NPPDES, CPR/AED & First Aid Certified, OSHA 30 Hour Certification, Silica Awareness Training, Confined Space, Trenching, and Excavating Certified



Tracy is responsible for coordinating all aspects of project completion in a timely and cost-effective manner, as well as enforcing all safety and quality control policies and procedures as they apply to the project. His major strengths are his communication skills and positive attitude with owners and design professionals. This allows the team to make informed decisions in a timely manner to keep the project heading in the right direction. Bill's ability to make sure that the user has input in the function of the space, while keeping with the design intent has won

over return clients. Tracy's 20 years of construction experience has led to successes in multiple markets. Despite being a very capable supervisor of ground up projects, Bill shines on complex renovation projects. Also, he has extended framing experience in both single & multi-family housing. As a Safety Trained Supervisor, he brings expertise in leading team's to zero harm on his projects.

*Select Representative Projects:* Ponce City Market Food Hall Expansion & East Passage Modification, Omni Hotel at CNN Center Renovation, Alpharetta Arts Center Adaptive Reuse, Kirkwood Mixed Use, Georgia State University Football Stadium Operations, Georgia Institute of Technology 755 Marietta Street Adaptive Reuse, Westin Peachtree Plaza Lobby, Meeting Room and Sun Dial Restaurant Renovation, Cobblestone at Park Springs Assisted Living Renovation, Peachtree Hills Place Senior Living Cottages, Teasley Elementary School Addition and Renovation, Clemson University Natural Science Museum, Georgia Gwinnett College Academic Building C3



Glasscock is an accomplished project superintendent with outstanding qualifications orchestrating high-paced construction operations. His major strengths include the ability to direct multi-site construction, maintenance, and modernization projects throughout their entire life cycle, within diverse sectors. These areas include medical, industrial, commercial, and residential. He exhibits impressive perseverance and ingenuity in completing projects within tight budgets and challenging schedules, while handling multiple projects simultaneously.

*Select Representative Projects:* Georgia State University Library North Renovation & Addition, Omni Hotel at CNN Center Renovation, Alpharetta Arts Center Adaptive Reuse, Georgia State University Football Stadium Operations, Georgia State University 55 Park Place 11th & 12th Floor Renovation, Georgia State University Recreation Center Weight Room Renovation, Georgia State University 25 Park Place Plaza Renovation, Jackson Memorial(Miami) Hospital Additions and Renovations, Orlando Regional Hospital Additions and Renovations, Albany Technical College Pedestrian Bridge



**DAVID STRICKLAND,**  
**AIA, LEED, BD+C**  
 Principal

*Years In Industry: 36*

## EDUCATION

**SOUTHERN POLYTECHNIC STATE UNIVERSITY**

Marietta, Georgia

*Bachelor of Science,  
 Architecture*

## REGISTRATION

NCARB Certification #52987, AL, GA, FL, IL, KY, LA, NC, NV, PA, SC, TN, TX

## PROFESSIONAL AFFILIATIONS & RECOGNITION

American Institute of Architects

LEED Accredited Professional

2018 Solomon Awards, Friendship Baptist Church, Atlanta, GA

2017, Solomon Awards, Fellowship Bible Church, Roswell, GA

2016, Solomon Awards, First Baptist Church Toccoa, Toccoa, GA

2012, Brick in Architecture - Bronze, Kennesaw United Methodist Church, Kennesaw, GA

2012, Solomon Awards, St. Elmo United Church, Chattanooga, TN

2010, Masonry Award of Georgia  
 Award of Merit, Prince Avenue Baptist Church, Bogart, GA

2008, Build Georgia Award, Zion Baptist Church, Marietta, GA

As Principal of the Worship and Community Studio, David has 25 years of experience, and he is known for his strategic ability to listen to his clients and to satisfy their needs, desires, goals, and dreams for the future of their facilities. This is done with a collaborative team effort.

He is a forward thinker, who has an intuitive understanding of the master planning process. His work has led to him receiving numerous awards and recognitions. The structures he designs are known for their progressive nature and functionality.

He has a deep understanding of the design process along with the structural requirements that go into each project. He takes time to study and to think about how the structures he helps to create will impact the lives of those who use them. He is a LEED accredited professional, who is extremely skilled in maximizing a client's resources through the implementation of sustainable design principles.

### Select Representative Projects:

- Norfolk Southern | Police Field Office Division Headquarters, Austell, GA
- Norfolk Southern | Brosnan Forest Lodge Kitchen Renovations, Dorchester, SC
- Norfolk Southern | Yard Office Building, North Charleston, SC
- Norfolk Southern | Yard Office Building, Wrens, GA
- Norfolk Southern | Classroom Building and Pavilion, McDonough, GA
- Fellowship Bible Church | Master Plan Study Lodge & Pavilion, Roswell, GA
- North Metro Church | Pavilion and Renovations, Marietta, GA
- First Baptist Church of Toccoa | Multipurpose Building, Toccoa, GA
- Burnt Hickory Baptist Church | Master Plan Campus, Multipurpose Facility, Children's Building Addition, Powder Springs, GA
- Friendship Baptist Church | Master Plan | New Facilities, Atlanta, GA
- Prince Avenue Baptist Church | Master Plan, New Facility, Bogart, GA





**JONATHAN FALLIN, AIA**  
 Project Architect | Senior Associate  
*Years In Industry: 20*

## EDUCATION

### SOUTHERN POLYTECHNIC STATE UNIVERSITY

Marietta, Georgia

*Bachelor of Science,  
 Architecture*

*Cum Laude*

*Member Alpha Chi Honors Society*

## REGISTRATION

#RA014105

## PROFESSIONAL AFFILIATIONS & RECOGNITION

Graduate Leadership Cobb  
 Member Alpha Chi Honors Society

2016 | Solomon Awards | First Baptist Church of Toccoa | Toccoa, GA

Suwanee River Eco Lodge, LEED Silver

Bent Creek Conference Center, LEED Silver

USDA Forest Service Learning Center

Starkville Wood Products Lab, LEED Silver

Wood Products Insect Research Unit "state of the science" Laboratory

Chattooga River Ranger Station and Welcome Center, LEED Gold

(The first Forest Service building in the nation to be awarded the Gold Standard)

Jonathan is an architect, whose focus centers on projects of historic nature and projects with community impact. He has managed projects that vary in size and type, which has led to his extensive knowledge of engineering coordination and architectural codes.

Jonathan spent most of his career as a project manager working on government funded projects for the USDA Forest Service, Georgia Department of Natural Resources, the US Postal Service and other local Municipalities. During this time he gained a valuable understanding of the importance of responsible design & security while embracing current technology and socioeconomic needs.

He is recognized as a designer who approaches a project from the client's perspective. His creative design solutions help our clients reach their goals while achieving a sustainable and highly functional facility. Several projects that Jonathan was LEED Administrator & Agent for have received LEED awards, one of which was the first Forest Service building in the nation to be awarded the Gold Standard.

### Select Representative Projects:

- Northeast Georgia Health System Corporate Plaza | Renovation, Gainesville, GA
- Norfolk Southern | IDIQ Contract, Atlanta, GA
- Cobb EMC | Additions & Renovations to Building 100, Marietta, GA
- Wellstar East Cobb Health Park | Multi-Specialty Medical Facility, Marietta, GA
- Wellstar Vinings Health Park | Multi-Specialty Medical Center, Smyrna, GA
- Fellowship Bible Church | Multipurpose & Youth Facilities, Roswell, GA
- USDA Forest Service | IDIQ Contract - Multiple Projects, Southern Region
- United States Postal Service | IDIQ Contract - Multiple Projects, GA
- Center For Family Resources | Corporate Office, Marietta, GA
- Arylessence Office and Research and Development, Marietta, GA
- North Metro Church | Pavilion and Office Renovations, Marietta, GA





## SCOTT ARNOLD

Project Manager

*Years In Industry: 25*

## EDUCATION

### SOUTHERN POLYTECHNIC STATE UNIVERSITY

Marietta, Georgia

*Bachelor of Science,  
Architecture*

*Engineering Technology*

## PROFESSIONAL AFFILIATIONS & RECOGNITION

2019 Arylessence Research & Development | CMAA

2017, Solomon Awards, Fellowship Bible Church, Roswell, GA

2016, Solomon Awards, First Baptist Church of Toccoa, Toccoa, GA

2012, Brick in Architecture - Bronze, Kennesaw United Methodist Church, Kennesaw, GA

2010, Masonry Award of Georgia, Award of Merit, Prince Avenue Baptist Church, Bogart, GA

2008, Zion Baptist Church, Marietta, GA, Build Georgia Award

Scott has over 25 years of experience in the architectural field. He plays a comprehensive role in project design. His experience includes work in our research, education, religious, and healthcare studios. He has worked on complex building and renovation projects, and his experience extends to commercial construction, preparation of working drawings and the formulation of intelligent design solution for religious facilities.

He has a strong ability to communicate across all architectural disciplines. This enhances his collaborative approach to design as he interacts with other members of the design team, engineering team, and client. Scott graduated from Southern Polytechnic State University where he earned a Bachelor of Science in Architectural Engineering Technology.

### *Select Representative Projects:*

- Arylessence Office and Research and Development, Marietta, GA
- North Metro Church | Pavilion and Office Renovations, Marietta, GA
- Norfolk Southern | Brosnan Forest Lodge and Cabin Renovations, Dorchester, SC
- Norfolk Southern | Police Headquarters, Austell GA
- J.P. Carr Complex | Capital & Community Improvement | 19,922 (New) / 4,428 (Renov) | \$4.5 million, Conyers, GA
- Austell Natural Gas System Headquarters | 30,000 sf | \$6 million, Austell, GA
- GSA Savannah Lab, Savannah, GA



**COURTNEY HARWELL, RID**  
Interior Designer

## EDUCATION

### SAVANNAH COLLEGE OF ART AND DESIGN

*Bachelor of Fine Arts,  
Interior Design*

*Bachelor of Fine Arts,  
Graphic Design*

## CERTIFICATIONS

#RA014105

Courtney graduated with two Bachelor degrees in Interior Design and Graphic Design. These degrees have led to a creative balance in the designs that she creates. She has an innate ability to brand spaces and take two-dimensional graphic ideas and apply them to three-dimensional environments.

Her passion is to create environments where people grow, thrive, and have a better life experience. She works collaboratively as part of a team and focuses on creating exceptional environments for some of our leading clients. She maintains a clear vision of a project through each phase—from planning to final construction and the delivery of furnishings.

### *Select Representative Projects:*

- Kennesaw State University | English Building Renovations/ Additions, Kennesaw, GA
- Atlanta Jewish Academy | Renovations / High School Addition, Atlanta, GA
- Redan High School | Furniture Specifications | DeKalb County Schools, Decatur, GA
- Ronald E. McNair Middle School | Replacement School | DeKalb County Schools | Decatur, GA | 173,000 sf | \$23 million
- Pope High School | Addition | Cobb County Schools, Marietta, GA
- First Baptist Church | Renovations/Theming, Athens, GA
- Prince of Peace Church | Renovation & Furniture Specifications, Melbourne, FL
- Tower Hill Presbyterian Church | Youth Suites, Red Bank, NJ

# QUALIFICATIONS MACALLAN CONSTRUCTION

**COST MANAGEMENT PLAN** - Effective cost management is critical to the success of any project. This process starts in the design phase and continues through construction to project closeout. Our process includes:

- **Preconstruction and Design Phase** - Prepare conceptual estimates based on Design Development plans in order to help guide the design team in their efforts.
- **Final Project Estimate** - Prepare detailed estimates based on final design documents. If necessary, value engineering alternates will be provided to maintain the project budget.
- **Construction Budget** - Once the estimate is finalized and the project moves into the construction phase, the estimate is converted into a job budget broken down into divisions of work and cost codes. This budget is the baseline against which variances, either positive or negative, are measured.
- **Cost Engineering** - Project and field management staff receive weekly reports tracking budget variances, labor usage and subcontract status which allows them to react quickly to potential budget issues. In addition, the Project Manager is required to submit to the Project Executive an updated cost projection for the project on a monthly basis.

**SCHEDULE MANAGEMENT PLAN** - Macallan will develop an Overall Project Schedule that includes all preconstruction, procurement, construction, and closeout activities. This OPS will be published and updated regularly and will clearly define project parameters and serve as the basis for monitoring progress, identifying and correcting deficiencies, and providing accountability for all team members.

**SUBCONTRACTOR MANAGEMENT PLAN** - As part of our standard subcontractor management process, Macallan incorporates quality assurance measures using a series of checks and balances starting with procurement and continuing through the construction and project closeout phases. Our basic approach is to include all the stakeholders of a project in a comprehensive effort to create an atmosphere of cooperation and partnership. This results in a “win-win” situation for all parties. Below is a breakdown of these measures into several steps:

**PRE-QUALIFICATION OF SUBCONTRACTORS** - All subcontractors that work for Macallan are asked to submit detailed information regarding their experience and financial

stability for our review prior to being awarded a subcontract.

**PRE-AWARD SUBCONTRACTOR MEETING** - Prior to awarding a subcontract for any scope of work, our management staff conducts a meeting with the subcontractor to review the contract documents, set expectations of quality and safety, and confirm a detailed scope checklist.

**SUBMITTAL PROCESS** - The submittal process is the best time to flush out any potential coordination issues between the design documents and construction. Our experienced team thoroughly reviews all product data and shop drawings prior to submission to the Architect in order to identify issues ranging from dimensional conflicts to lead-time problems. We also encourage our subcontractors and our field supervision to actively participate in submittal reviews in order to leverage their expertise. When issues are discovered, we present them to the design professionals in a constructive manner along with recommendations of how the problem might best be solved.

**PRECONSTRUCTION MEETING** - Prior to any subcontractor beginning work on a project, the Project Superintendent conducts a preconstruction meeting on site with the person or persons responsible for the actual execution of the work in the field. In this meeting, the Superintendent reviews shop drawings, technical specifications, quality expectations and safety procedures with the group. This ensures that the people responsible for performing the work have been properly informed of any issues that arose during previous steps in the process.

**CONSTRUCTION MANAGEMENT** - The Project Superintendent will conduct regular subcontractor meetings to discuss current tasks, coordination issues and upcoming logistics. In addition, the superintendent will constantly monitor the work as it is put in place, and verify conformance with the contract documents. Any deficiencies found are corrected immediately so as to minimize the effect on other trades and to minimize punchlist work.

**PUNCHLIST** - The punchlist is the final step in our process. Our Project Manager and our Project Superintendent are responsible for “pre-punching” the project during the final stages of construction with an eye to minimizing the final punchlist.

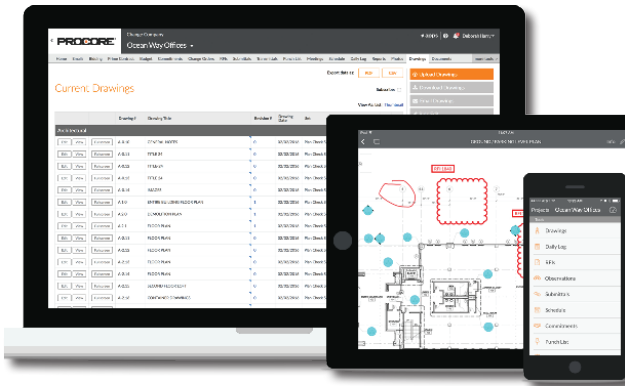
# QUALIFICATIONS MACALLAN CONSTRUCTION

## COMPLIANCE WITH CONTRACT DOCUMENTS -

Macallan will receive, publish, and disseminate all documents, drawings, meeting minutes, schedules, logs, permits, clarifications, notices, and change orders. All documents will be identified, dated, tagged, and routed to all necessary parties; that is Owner's Representatives, Consultants, city and state regulatory officials, subcontractors, and vendors.

Macallan uses the cloud-based program Procore during preconstruction and for project management and team collaboration. The use of this tool enables all of our project documentation to be posted and shared digitally, as well as interact with our design and owner teams. All of our submittals, RFI's, logs, inspection reports, minutes and other information is organized and available through our custom project portal. A live copy of all contract documents is also maintained for construction and closeout purposes.

All logs (pending items, submittals, shop drawings, samples, performance data, test data reports, etc., updated schedules) and their status will be available to appropriate participating parties electronically.



**QUALITY ASSURANCE** - As part of our standard management process, Macallan incorporates quality assurance measures using a series of checks and balances starting with procurement and continuing through the construction and project closeout phases.

Our basic approach is to include all the stakeholders of a project in a comprehensive effort to create an atmosphere of cooperation and partnership.

**QUALITY WORKMANSHIP** - Quality workmanship starts with the construction manager. The Macallan superintendents are diligent in constantly maintaining quality throughout the construction process.

Our General Superintendent, Bill Tracy, provides leadership to all of our field staff in oversight for safety and quality. Any defective work, or product that does not meet the Macallan standards, will be identified to the subcontractors.

**CLOSEOUT MANAGEMENT PLAN** - Our quality assurance process is designed to minimize the punch list. Our goal is to be able to correct any and all punch list items within one week of the punch walk.

In addition, our project management staff begins collecting closeout items 30-45 days prior to completion of the project.

As an added incentive, subcontractors must turn in all closeout items prior to receiving their final payment. This ensures a comprehensive and streamlined closeout process.

**SAFETY PLAN** - Macallan's Safety and Loss Control Program has been highly effective in maintaining safe and productive job sites - we have a low EMR and incident rate.

Macallan has regular jobsite safety meetings, toolbox talks, internal safety team meetings and employs a third party safety consultant that regularly audits our jobsites. Additionally, all of Macallan's supervisory personnel are OSHA-30 hour certified.

Macallan's corporate safety philosophy is to maintain a zero accident tolerance level and ensure the safest work environment.

The following are steps that promote safety during project construction:

- The company's prompt action to eliminate unsafe conditions.
- Acceptance of the employee's right to expect a safe, clean, and healthy work environment.
- The provisions of effective and practicable mechanical safeguards.
- The provisions of personal protective equipment.
- The observance of all applicable laws, standards, codes, and ordinances as minimum requirements to safety.
- Delineation of responsibilities for management, employees, and safety personnel.
- Recognition of the need for trained safety personnel.
- Written safety practices and instructions for each job.
- Indoctrination of new employees in the company's policy for accident prevention.
- Special effort to train all employees in the company's safety program.

# QUALIFICATIONS CDH PARTNERS

## SCHEMATIC DESIGN

**WHAT IS TO BE DONE?** — CDH will develop preliminary programming documents and design drawings illustrating the proposed building design. Additionally, the design-build team will develop a preliminary estimate of the preliminary budget of probable construction costs. This phase of service will include the following:

- Meetings required to clarify program
- Vision casting meetings with client & stakeholders.
- Building Code analysis
- Site analysis diagrams
- Schematic floor plan options
- Perspectives and digital renderings as needed to cast the vision.
- Presentation drawings to communicate design intent

**WHO IS RESPONSIBLE?** — Throughout the entire project the Principal in Charge and Project Architect will maintain responsibility over all aspects of the project, from start to finish. Jonathan Fallin & David Strickland will work collaboratively with Powder Springs and the rest of the design team to develop schematic design vision casting documents.

## DESIGN DEVELOPMENT

**WHAT IS TO BE DONE?** — CDH will utilize the schematic design material to further develop the design documents to establish the scope, relationships, forms, sizes and appearance of the project. This phase will include the following:

- Development of site plan, floor plans, ceiling plans,
- Meetings to discuss Interior Design Materials and Civil, Architectural, Interiors, Structural, Mechanical, Plumbing, and Electrical scope narratives
- Presentation of Design Development documents
- Construction budget update

**WHO IS RESPONSIBLE?** — Jonathan Fallin, David Strickland & Courtney Harwell will work collaboratively with Powder Springs and the rest of the design team to develop design development drawings.

## CONTRACT DOCUMENTS

**WHAT IS TO BE DONE?** — Utilizing the approved Design

Development Drawings, the CDH will prepare Contract Documents consisting of drawings and specifications, setting forth in detail, the requirements for the construction of the Project. Documents shall include the following design and engineering disciplines:

- Civil engineering and landscape design
- Architectural design
- Interior design
- Structural engineering
- Mechanical engineering
- Electrical engineering

**WHO IS RESPONSIBLE?** — Jonathan Fallin & David Strickland will work collaboratively with Powder Springs and the rest of the design team to develop the contract documents. Scott Arnold will develop project specifications and work through the CDH QA/QC program.

## FINAL PRICING/PERMITTING

**WHAT IS TO BE DONE?** — CDH will procure approval of the contract documents from the local and or state governmental agencies having jurisdiction over the project. CDH will also assist the GC in procuring competitive bid proposals from subcontractors for construction services.

**WHO IS RESPONSIBLE?** — Jonathan Fallin & Scott Arnold will work collaboratively to ensure that the Final Pricing/Permitting phase goes smoothly and that the contractor has informational support as needed through pricing.

## CONTRACT ADMINISTRATION

**WHAT IS TO BE DONE?** — During the construction period, CDH will provide construction oversight services to include the following: review shop drawings, check the contractor's applications for payment, visit the site to review the progress and quality of the work, and generally assist the contractor and owner in all matters pertaining to the execution of the construction. Upon completion of the construction, CDH will conduct observations of the Project to determine compliance with the construction documents. This phase will include the following:

- Informational Support to Contractor
- Processing of Pay Applications

# QUALIFICATIONS CDH PARTNERS

- Review Submittals and Shop Drawings
- Site Visits, and Owner Architect Contractor (OAC) meetings

## WHO IS RESPONSIBLE? — Jonathan Fallin & Scott Arnold

Design is measured in a number of ways and there is no universally applicable set of values. CDH creates designs that balance impactful architectural designs with pragmatic solutions in which function and thoughtful detailing take precedence. Our portfolio illustrates a wide variety of styles, from traditional to contemporary; one of the cornerstones of this design philosophy is appropriateness. We believe that architecture should create designs that are appropriate to the program requirements, work within the site conditions, and reside comfortably in its larger context and community.

## DISCOVER | STAKEHOLDER INTERACTION

Our team is client centered and team oriented, leading us to a highly developed sense of service to the communities we serve. Many of our community organization projects put us in direct communication with stakeholders, steering committees & community focus groups. While decision by committee can be an obstacle in the design process, we embrace it. CDH understands the importance of community involvement and stakeholder input. We encourage our clients to allow us to meet directly their various departments. Over the years we have developed formats and skills in preparation for committee meetings & stakeholder focus group meetings. These skills come from experience and mentoring. We ask the right questions, keep the meetings productive and stay aware of sensitive topics. The outcome of these meetings are invaluable to a successful project. Without a breadth of experience in this arena, leading design decisions, and building consensus can be a struggle. In all of the projects examples in this response CDH led the effort of gathering stakeholder information.

## UNDERSTAND | CHARRETTE PROCESS

CDH uses a charrette process to immerse the design team and the stakeholders in the project to draw out and develop a design that most meets the client's needs and dreams. This process encourages maximum input from our clients and their representatives and enables our team to capitalize on the many opportunities this project presents. The team will develop and illustrate concepts and alternatives for different components of the design i.e., site plans, floor plans, building exterior, etc., Which are then presented for evaluation and critique. Our team utilizes 3D modeling of the concepts to not only illustrate the final concept, but in all meetings where we can make realtime changes requested in meetings.

## CREATE | CONSTRUCTION

We believe that the construction of any facility requires a partnership and healthy communications amongst the members of the different contractual relationships. We work diligently to prepare documents for construction that will facilitate a clear understanding of the design intent of the facility. When questions regarding the design intent arise, we hold ourselves and our engineers to a high standard for response time and professionalism.

Ninety percent of our work is either design-build or negotiated contract, where the contractor is part of the team during the design. We prefer it this way CDH also believes that there are multiple means to achieve the same result. We welcome the contractor to provide alternative solutions to an design solutions & installation that may save time and or money for the owner. These recommendations must be explored thoroughly with the contractor and the design team to determine that there are not unintended consequences of the solution after installation.

We also encourage the general contractor to ask questions if they are unsure of the intent of the documents, rather than to assume that may prove to be erroneous and a costly remediation in time and money. Even in a design-build arrangement CDH will serve as the owners advocate. If an installation is performed that does not meet the intent of the documents, the design team will work with the contractor to re-mediate the installation in the best interest of the client.



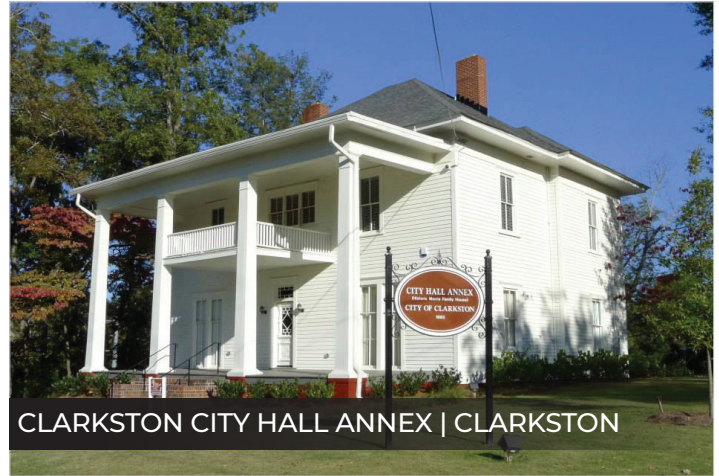
# REFERENCES MACALLAN CONSTRUCTION



ALPHARETTA ARTS CENTER | ALPHARETTA

**DESCRIPTION:** A former Fulton County Library branch, the new Alpharetta Arts Center includes multiple studios for the visual arts, as well as studios for clay, digital media and a black-box theater. The 10,000 SF space houses gallery exhibits, cultural arts classes, programs, lectures and intimate performances.

**REFERENCE:** Andrew Echols, Assistant Construction Manager  
1790 Hembree Rd, Alpharetta, GA 30009 | (678) 297-6200  
aechols@alpharetta.ga.us



CLARKSTON CITY HALL ANNEX | CLARKSTON

**DESCRIPTION:** Clarkston City Hall Annex is a 4,500 SF renovation and adaptive reuse of the historic Morris Family House in Clarkston, GA. This conversion had to allow for ADA accessibility and include all of the modern conveniences that are necessary for a government building, including its first ever HVAC system. This project was recently awarded Excellence in Rehabilitation from the Georgia Trust.

**REFERENCE:** Larry Kaiser, P.E., Owner Representative  
(404) 909-5619 | kaiser@co-infra-services.com



PEACHTREE HILLS PLACE & COBBLESTONE

**DESCRIPTION:** We have completed two senior living projects for Isakson totaling over \$10M. Peachtree Hills Places consisted of the construction of seven detached luxury custom home sites that are part of the larger Peachtree Hills Place senior living multi-family development in Buckhead. Cobblestone at Park Springs included renovations and modifications to nearly the entire 40,000 SF senior living facility while occupied with residents.

**REFERENCE:** Brian Thomas | Isakson Living, 9755 Dogwood Road, Suite 110, Roswell, GA 30075 | (404) 941-1326  
bthomas@isaksonliving.com



GSU FOOTBALL OPERATIONS | ATLANTA

**DESCRIPTION:** Renovation of 18,548 SF of service level floor to house the front office for Athletics Department Football Operations. Scope included demolition and renovation of coaching and operations personnel offices, three conference rooms, ten meeting/training rooms, 150-seat team auditorium, 52-seat auditorium, coaches locker room and shower, IDF and reception area. Business space consisting of reception, office, meeting/training rooms & auditoriums.

**REFERENCE:** Brian Carroll, Senior Construction Project Manager | 34 Broad Street, Suite 1200, Atlanta, GA 30303  
(404) 413-0700 | bcarroll@gsu.edu

# REFERENCES MACALLAN CONSTRUCTION



JEWISH FAMILY & CAREER SERVICES | DUNWOODY

**DESCRIPTION:** Macallan Construction's work at JF&CS included the 8,000 SF renovation of counseling and administrative offices, reception area, breakroom space and the 8,300 SF new construction of the Tools for Independence building that included office and training space. Site improvements included new parking, bio-retention and new utilities. This project achieved LEED Gold Certification.

**REFERENCE:** William "Bill" Millkey, Development Partner | 5784 Lake Forrest Drive, Suite 290, Sandy Springs, GA 30328 (404) 255-7535 | [bmillkey@adamsre.net](mailto:bmillkey@adamsre.net)



HISTORIC LOGAN FARM HOUSE | ACWORTH

**DESCRIPTION:** The Logan Farm House, circa 1850, was completely renovated to include demolition of the rear rooms except for the original farm house. An addition of 838 SF for a large meeting room, new baths and kitchenette were included along with a large rear deck, ground level patio and handicap ramp. The entirety of Logan Farm House was temporarily raised 6ft in order to place a new foundation underneath.

**REFERENCE:** James D. Albright, CPRP | 4762 Logan Road, Acworth, GA 30101 | (770) 917-1234 | [jalbright@acworth.org](mailto:jalbright@acworth.org)



OMNI HOTEL @ CNN CENTER | ATLANTA

**DESCRIPTION:** Renovation of the South Tower included the public areas, the motor-court, offices, restrooms and lobbies. The transformation created new amenities, including the Centennial Grounds coffee and retail shop. Finally, after removing a floor and part of the exterior cladding from the building, and installing a new commercial kitchen, the new spacious Top Draught sports with it's vibrant polished red floor offers the best view of Centennial Park from it elevated patio area.

**REFERENCE:** Ryan Raedisch Senior Manager | Capital Projects 4001 Maple Avenue Ste. 500, Dallas, TX 75219 (214) 283-8541 | [Ryan.raedisch@omnihotels.com](mailto:Ryan.raedisch@omnihotels.com)



SEVEN SPRINGS MUSEUM | POWDER SPRINGS

**DESCRIPTION:** Bodiford House was built in the late 1800's and included exterior and interior renovations to restore the home for use as a public facility. A garage/storage outbuilding was added to the rear of the property. Renovations included new mechanical systems, ADA ramp and bathrooms upgrades and interior finishes were restored and retained, including the staircase, fireplaces, wood floors and ceilings, plaster walls, light fixtures, kitchen cabinets and equipment.

**REFERENCE:** Pam Connor, City Manager | 4484 Marietta Street, Powder Springs, GA 30127 | (770) 943-1666 [pconnor@cityofpowdersprings.org](mailto:pconnor@cityofpowdersprings.org)

# REFERENCES CDH PARTNERS



**ARYLESSENCE, INC. R&D LAB | MARIETTA**

**DESCRIPTION:** This renovation turns a portion of a warehouse into a 2,000 SF two-story facility housing a lab and multi-use office space.

**REFERENCE:** Bret Tanner | 1091 Lake Drive, Marietta, GA 30066 | 470.578.3046



**NORTH METRO CHURCH CAMPUS | MARIETTA**

**DESCRIPTION:** North Metro Church retained CDH to provide Master Planning services for their existing campus. Upon completion, phase 1 refreshed the campus with new finishes and some renovations of spaces. New finishes were provided in the worship center, lobbies, campus corridors, and meeting rooms. About 4,000 sf of space was renovated and old offices were converted into open workspaces and meeting rooms.

**REFERENCE:** John Maggard | 678.290.7830  
Email: [jmaggard@northmetro.org](mailto:jmaggard@northmetro.org)



**NORFOLK SOUTHERN IDIQ | ATLANTA**

**DESCRIPTION:** This CDH has served as a pre-qualified architecture firm for the Norfolk Southern Corporation since 2010. We have successfully completed 11 projects during that time.

**REFERENCE:** Kendell Hearn, AIA | 1200 Peachtree Street NE Box 7-142, Atlanta, GA 30309 | 404-529-1230



**NORTHEAST GA HEALTH SYSTEM CORPORATE PLAZA | GAINESVILLE**

**DESCRIPTION:** The Architects developed a plan for the interior and exterior renovation of the 109,000 square foot adaptive re-use project. With a near-term projection of 480 employees from 20 departments that will move into the open plan, architects are working with administrators and employees from every department to design a flexible, adaptable space that meets the system future work flow goals.

**REFERENCE:** Scotty Williams - Director, System Facility Engineering | 1091 Lake Drive, Marietta, GA 30066 | 470.578.3046

# ACKNOWLEDGMENT OF ADDENDUMS

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Cobb County, Georgia

Macallan Construction hereby acknowledges receipt of the following Addenda for RFQ/RFP 21-007 Design-Build Services for a new Municipal Complex:

- Addendum #1
- Addendum #2
- Addendum #3
- Addendum #4
- Addendum #5
- Addendum #6
- Addendum #7
- Addendum #8
- Addendum #9
- Addendum #10
- Addendum #11
- Addendum #12
- Addendum #13
- Addendum #14
- Addendum #15
- Addendum #16
- Addendum #17

## MACALLAN CONSTRUCTION

Name of the Bidder



**Christian Jacobsen - Vice President**

**1642 Powers Ferry RD, Suite 250  
Marietta, GA 30067**

Address of Bidder

**(404) 603 8833**

Business Telephone Number

**08/13/2021**

Date of execution

# ARCHITECT-ENGINEER QUALIFICATIONS

## PART I - CONTRACT-SPECIFIC QUALIFICATIONS

### A. CONTRACT INFORMATION

1. TITLE AND LOCATION <i>(City and State)</i>	
2. PUBLIC NOTICE DATE	3. SOLICITATION OR PROJECT NUMBER

### B. ARCHITECT-ENGINEER POINT OF CONTACT

4. NAME AND TITLE		
5. NAME OF FIRM		
6. TELEPHONE NUMBER	7. FAX NUMBER	8. E-MAIL ADDRESS

### C. PROPOSED TEAM

*(Complete this section for the prime contractor and all key subcontractors.)*

	(Check)				9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
	PRIME	J-V	PARTNER	SUBCONTRACTOR			
a.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
b.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
c.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
d.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
e.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		
f.					<input type="checkbox"/> CHECK IF BRANCH OFFICE		

### D. ORGANIZATIONAL CHART OF PROPOSED TEAM

Please see the main submittal for our org chart.

*(Attached)*

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME	13. ROLE IN THIS CONTRACT	14. YEARS EXPERIENCE	
		a. TOTAL	b. WITH CURRENT FIRM

15. FIRM NAME AND LOCATION *(City and State)*

16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Science   Architecture   Southern Polytechnic State University	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> NCARB Certification #52987, AL, GA, FL, IL, K , LA, NC, NV, PA, SC, TN, T
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

American Institute of Architects	2018 Solomon Awards, Friendship Baptist Church, Atlanta, GA	2012, Brick in Architecture - Bronze, Kennesaw United Methodist Church, Kennesaw, GA
LEED accredited professional	2017, Solomon Awards, Fellowship Bible Church, Roswell, GA	2012, Solomon Awards, St. Elmo United Church, Chattanooga, TN
	2016, Solomon Awards, First Baptist Church Toccoa, Toccoa, GA	

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i> Norfolk Southern IDIQ - multiple projects across the southeast	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2010-current	CONSTRUCTION <i>(If applicable)</i>

**a.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
 CDH has served as a pre-qualified architecture firm for the Norfolk Southern Corporation since 2010. We have successfully completed 11 projects during that time. Each project assigned to our team by Norfolk Southern Architectural Services department has been awarded based on our experience, skills, and abilities to successfully complete the project specific program requirements and complexities. CDH has been repeatedly commissioned by Norfolk Southern Corporation to provide professional services on a variety of projects ranging from small additions or modifications of existing facilities to large scale additions, renovations, and new building projects. Each project was executed to align with the specific scope, budget, and performed under a contracted hourly rate agreement that is updated every two to three years.

(1) TITLE AND LOCATION <i>(City and State)</i> North Metro Church Campus, Marietta, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017-2019	CONSTRUCTION <i>(If applicable)</i>

**b.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
 New finishes were provided in the worship center, lobbies, campus corridors, and meeting rooms. About 4,000 sf of space was renovated and old offices were converted into open workspaces and meeting rooms.

(1) TITLE AND LOCATION <i>(City and State)</i> Fellowship Bible Church Roswell, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**c.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
 CDH Partners worked with the leadership of Fellowship Bible Church in Roswell, Georgia to expand their campus to address growing youth ministry needs by providing a safe and inviting environment that promotes fellowship, and spiritual growth opportunities.  
 \*Award Winning Project

(1) TITLE AND LOCATION <i>(City and State)</i> First Baptist Church of Toccoa Multi-Purpose Building Toccoa, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2014	CONSTRUCTION <i>(If applicable)</i>

**d.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
 While the focus of the new addition is primarily focused on students and teens, this new 14,500 square foot space accommodates a broad range of age groups and includes a contemporary multipurpose space that is used for worship, recreation, and church fellowships. The area is equipped with a state-of-the-art stage and elevated sound booth. The facility was designed with community in mind and offers meeting and gathering spaces. The cafe with stained concrete floors serve as a perfect location for friends to meet and talk.

(1) TITLE AND LOCATION <i>(City and State)</i> Burnt Hickory Baptist Church   Master Plan Campus, Multipurpose Facility, Children's Building Addition   Powder Springs, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

**e.** (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
 The new addition includes 47 classrooms for children from Birth to 5th grade. It also includes a grand Lobby that houses their indoor playground. Two new children's worship areas were added: one for the Preschool ministry and one for grade school age children. Other features included is a game room, support spaces and the Children's Ministry offices.

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME  Jonathan Fallin	13. ROLE IN THIS CONTRACT  Project Architect	14. YEARS EXPERIENCE	
		a. TOTAL 20	b. WITH CURRENT FIRM 9

15. FIRM NAME AND LOCATION *(City and State)*

16. EDUCATION <i>(Degree and Specialization)</i> Bachelor of Architecture   Southern Polytechnic State University	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i> RA014105
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*  
 American Institute of Architects 2016 | Solomon Awards | First Baptist Church of Toccoa | Toccoa, GA  
 Suwanee River Eco Lodge, LEED Silver  
 Bent Creek Conference Center, LEED Silver  
 Chattooga River Ranger Station and Welcome Center, LEED Gold  
 (The first Forest Service building in the nation to be awarded the Gold Standard)

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i> Arylessence Office and R&D Lab Marietta, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

a. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
 As a lading scent and flavor designer and manufacturer, the new two-story, 35,000 square foot facility, provide this leading fragrance and flavor designer and manufacturer a new focal point on their campus that includes custom office spaces, themed conference rooms, a GC/analytical lab, a technology and innovation lab, applications lab, fragrance R&D lab, sensory evaluation booths, laundry fabric care test center, and an evaluation consumer/professional panel center.

(1) TITLE AND LOCATION <i>(City and State)</i> First Baptist Church of Toccoa Multi-Purpose Building Toccoa, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2014	CONSTRUCTION <i>(If applicable)</i>

b. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
 While the focus of the new addition is primarily focused on students and teens, this new 14,500 square foot space accommodates a broad range of age groups and includes a contemporary multipurpose space that is used for worship, recreation, and church fellowships. The area is equipped with a state-of-the-art stage and elevated sound booth. The facility was designed with community in mind and offers meeting and gathering spaces. The cafe with stained concrete floors serve as a perfect location for friends to meet and talk.

(1) TITLE AND LOCATION <i>(City and State)</i> Norfolk Southern IDIQ - multiple projects across the southeast	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2010-current	CONSTRUCTION <i>(If applicable)</i>

c. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
 CDH has served as a pre-qualified architecture firm for the Norfolk Southern Corporation since 2010. We have successfully completed 11 projects during that time. Each project assigned to our team by Norfolk Southern Architectural Services department has been awarded based on our experience, skills, and abilities to successfully complete the project specific program requirements and complexities. CDH has been repeatedly commissioned by Norfolk Southern Corporation to provide professional services on a variety of projects ranging from small additions or modifications of existing facilities to large scale additions, renovations, and new building projects. Each project was executed to align with the specific scope, budget, and performed under a contracted hourly rate agreement that is updated every two to three years.

(1) TITLE AND LOCATION <i>(City and State)</i> North Metro Church Campus, Marietta, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017-2019	CONSTRUCTION <i>(If applicable)</i>

d. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
 New finishes were provided in the worship center, lobbies, campus corridors, and meeting rooms. About 4,000 sf of space was renovated and old offices were converted into open workspaces and meeting rooms.

(1) TITLE AND LOCATION <i>(City and State)</i> Cobb EMC Additions and Renovations to Bldg 100 Marietta, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2016-2018	CONSTRUCTION <i>(If applicable)</i>

e. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
 Enhancements to their headquarters included the extensive renovation of 60,000 square feet, the addition of 10,000 square feet of new office space, and significant site related improvements.

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME  Scott Arnold	13. ROLE IN THIS CONTRACT  Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 25	b. WITH CURRENT FIRM 25

15. FIRM NAME AND LOCATION *(City and State)*

16. EDUCATION <i>(Degree and Specialization)</i>  Bachelor of Science in Architectural   Engineering Technology   Southern Polytechnic State University	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>  N/A
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*  
 2019 Arylessence Research & Development | CMAA  
 2017, Solomon Awards, Fellowship Bible Church, Roswell, GA  
 2016, Solomon Awards, First Baptist Church of Toccoa, Toccoa, GA  
 2012, Brick in Architecture - Bronze, Kennesaw United Methodist Church, Kennesaw, GA  
 2010, Masonry Award of Georgia, Award of Merit, Prince Avenue Baptist Church, Bogart, GA  
 2008, Zion Baptist Church, Marietta, GA, Build Georgia Award

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>  Arylessence Office and R&D Lab Marietta, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>

a. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
 As a lading scent and flavor designer and manufacturer, the new two-story, 35,000 square foot facility, provide this leading fragrance and flavor designer and manufacturer a new focal point on their campus that includes custom office spaces, themed conference rooms, a GC/analytical lab, a technology and innovation lab, applications lab, fragrance R&D lab, sensory evaluation booths, laundry fabric care test center, and an evaluation consumer/professional panel center.

(1) TITLE AND LOCATION <i>(City and State)</i>  J.P. Carr Complex   Capital & Community Improvement Conyers, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2009	CONSTRUCTION <i>(If applicable)</i>

b. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
 The project houses the County's Health Department, a new Community Meeting Hall, Veteran's Services, and Juvenile Justice Department. The Health Department houses 17 exam rooms, 3 immunization rooms, 2 hearing and vision rooms, a dental clinic, lab, offices and various support functions.

(1) TITLE AND LOCATION <i>(City and State)</i>  Norfolk Southern IDIQ - multiple projects across the southeast	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2010-current	CONSTRUCTION <i>(If applicable)</i>

c. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
 CDH has served as a pre-qualified architecture firm for the Norfolk Southern Corporation since 2010. We have successfully completed 11 projects during that time. Each project assigned to our team by Norfolk Southern Architectural Services department has been awarded based on our experience, skills, and abilities to successfully complete the project specific program requirements and complexities. CDH has been repeatedly commissioned by Norfolk Southern Corporation to provide professional services on a variety of projects ranging from small additions or modifications of existing facilities to large scale additions, renovations, and new building projects. Each project was executed to align with the specific scope, budget, and performed under a contracted hourly rate agreement that is updated every two to three years.

(1) TITLE AND LOCATION <i>(City and State)</i>  North Metro Church Campus, Marietta, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017-2019	CONSTRUCTION <i>(If applicable)</i>

d. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
 New finishes were provided in the worship center, lobbies, campus corridors, and meeting rooms. About 4,000 sf of space was renovated and old offices were converted into open workspaces and meeting rooms.

(1) TITLE AND LOCATION <i>(City and State)</i>  GSA Lab Savannah, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2011-2014	CONSTRUCTION <i>(If applicable)</i>

e. (3) BRIEF DESCRIPTION *(Brief scope, size, cost, etc.)* AND SPECIFIC ROLE  Check if project performed with current firm  
 38,100 sf one-story single tenant office building with 12 state-of-art laboratories including level 100 and 1000 clean rooms, garage/warehouse, five analyst team offices with breakout areas and a conference room. The project design team incorporated sustainable design strategies and the facility received LEED Silver certification.

**E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT**

*(Complete one Section E for each key person.)*

12. NAME  Courtney Harwell	13. ROLE IN THIS CONTRACT  Interior Design	14. YEARS EXPERIENCE	
		a. TOTAL 6	b. WITH CURRENT FIRM 6

15. FIRM NAME AND LOCATION *(City and State)*

16. EDUCATION <i>(Degree and Specialization)</i>  Bachelor of Fine Arts   Interior Design   Savannah College of Art and Design Bachelor of Fine Arts   Graphic Design   Savannah College of Art and Design	17. CURRENT PROFESSIONAL REGISTRATION <i>(State and Discipline)</i>  NCIDQ #33415
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18. OTHER PROFESSIONAL QUALIFICATIONS *(Publications, Organizations, Training, Awards, etc.)*

**19. RELEVANT PROJECTS**

(1) TITLE AND LOCATION <i>(City and State)</i>  Arylessence Office and R&D Lab Marietta, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
a. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm As a lading scent and flavor designer and manufacturer, the new two-story, 35,000 square foot facility, provide this leading fragrance and flavor designer and manufacturer a new focal point on their campus that includes custom office spaces, themed conference rooms, a GC/analytical lab, a technology and innovation lab, applications lab, fragrance R&D lab, sensory evaluation booths, laundry fabric care test center, and an evaluation consumer/professional panel center.		
(1) TITLE AND LOCATION <i>(City and State)</i>  First Baptist Church   Renovations/Theming   Athens, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
b. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>  Ronald E. McNair Middle School   Replacement School   DeKalb County Schools   Decatur, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES	CONSTRUCTION <i>(If applicable)</i>
c. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm		
(1) TITLE AND LOCATION <i>(City and State)</i>  Kennesaw State University   English Building   Renovations/Additions   Kennesaw, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017-2019	CONSTRUCTION <i>(If applicable)</i>
d. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm New finishes were provided in the worship center, lobbies, campus corridors, and meeting rooms. About 4,000 sf of space was renovated and old offices were converted into open workspaces and meeting rooms.		
(1) TITLE AND LOCATION <i>(City and State)</i>  Trinity Lifestyle   Dogwood Forest of Acworth Independent Living Community   Acworth, GA	(2) YEAR COMPLETED	
	PROFESSIONAL SERVICES 2011-2014	CONSTRUCTION <i>(If applicable)</i>
e. (3) BRIEF DESCRIPTION <i>(Brief scope, size, cost, etc.)</i> AND SPECIFIC ROLE <input type="checkbox"/> Check if project performed with current firm 38,100 sf one-story single tenant office building with 12 state-of-art laboratories including level 100 and 1000 clean rooms, garage/warehouse, five analyst team offices with breakout areas and a conference room. The project design team incorporated sustainable design strategies and the facility received LEED Silver certification.		

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 1
21. TITLE AND LOCATION <i>(City and State)</i> J.P. CARR COMPLEX SERVICES CENTER, Conyers, GA		22. YEAR COMPLETED PROFESSIONAL SERVICES 2009 CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Rockdale County	b. POINT OF CONTACT NAME	c. POINT OF CONTACT TELEPHONE NUMBER
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

The J.P. Carr Phase 2 project is located at Rockdale County's J.P. Carr Services Center. The project houses the County's Health Department, a new Community Meeting Hall, Veteran's Services, and Juvenile Justice Department. The Health Department houses 17 exam rooms, 3 immunization rooms, 2 hearing and vision rooms, a dental clinic, lab, offices and various support functions.

The building was constructed on the site of one of the County's historic schools. With input from the surrounding community, the County decided to save the Cafeteria/Auditorium space from the existing school building.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME CDH Partners	(2) FIRM LOCATION <i>(City and State)</i> Atlanta, GA	(3) ROLE Architect Project Manager
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 2
21. TITLE AND LOCATION <i>(City and State)</i>  Cobb County Schools, Georgia	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES ongoing	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Cobb County School District	b. POINT OF CONTACT NAME Paul Walker	c. POINT OF CONTACT TELEPHONE NUMBER (770) 590-4518
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

CDH has served as a pre-qualified architecture firm for the Cobb County School District for over 35 years. Each project assigned to our team has been awarded based on our experience, skills, and abilities to successfully complete the project specific program requirements and complexities. CDH has been repeatedly commissioned by Cobb County School District to provide professional services on a variety of projects ranging from small additions or modifications of the existing schools and support facilities to large scale additions and renovations. Our contracts values have ranged from construction costs of \$150,000 to \$30,000,000 in value with fees scaled accordingly. Each project was managed by a separate contract executed to align with the specific scope, budget, and assigned per the District "sliding scale" based on percentage of construction cost.

**SAMPLE PROJECTS (NOT COMPREHENSIVE)**

- |  |  |
|--|--|
| Cobb-East Cobb Middle School HVAC & Arch | Cobb-Sanders Road Bus Shop               |
| Cobb-Hayes Elementary School             | Cobb-Sanders Road Bus Shop - Warranty    |
| Cobb-Hayes Elementary School Addition    | Cobb-Sedalia Park Elem - Misc Scope      |
| Cobb-Hollydale Elem - Misc Scope         | Cobb-Walton High -Additional Science Lab |
| Cobb-Lost Mtn Middle School - HVAC & Arc | Cobb-Walton High -Redesign Chemistry Lab |
| Cobb-Mabry Middle School Modification    | Cobb-Walton High -Rev to Lighting Design |
| Cobb-Norton Park Elem - HVAC & Arch Impr | Cobb-Walton High School - Addition & Mod |
| Cobb-Pope High School                    | Cobb-Walton High School-ADA Mod          |
| Cobb-Pope High School - Civil Site Srvs  | Cobb-Wheeler High School - Additions     |
| Cobb-Pope High School - Renov & Addition | East Marietta Library                    |
| Cobb-Powers Ferry Elem - Misc Scope      | Hollydale Elementary School              |
|  | King Springs ES Fire System              |
|  | Pope High School-CCSD Project No. 9012   |
|  | CCS Mabry Middle School-Renov & Mod.     |

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME CDH Partners	(2) FIRM LOCATION <i>(City and State)</i> Atlanta, GA	(3) ROLE Architect
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 3
21. TITLE AND LOCATION <i>(City and State)</i>  North Metro Church Campus/Office Renovation and Pavilion	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2017-2019	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER North Metro	b. POINT OF CONTACT NAME John Maggard	c. POINT OF CONTACT TELEPHONE NUMBER 678.290.7830
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

North Metro Church retained CDH to provide Master Planning services for their existing campus. Upon completion, phase 1 refreshed the campus with new finishes and some renovations of spaces. New finishes were provided in the worship center, lobbies, campus corridors, and meeting rooms. About 4,000 sf of space was renovated and old offices were converted into open workspaces and meeting rooms. This space is utilized by the staff during the week as an open office environment with glass partitioned meeting rooms and abundant landing space for work areas. New furnishings were selected and specified by CDH Interiors and include integration of technology for power and charging stations. An outdoor Pavilion was added and provides outdoor gathering space for functions including space for large big screen monitors.

Large glass overhead garage doors connect this space to the café for the moderate temperature months and for ease of movement. A fireplace and grill add to the benefits of this space for year-round use.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

<b>a.</b> (1) FIRM NAME CDH Partners	(2) FIRM LOCATION <i>(City and State)</i> Atlanta, GA	(3) ROLE Architect
<b>b.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>c.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>d.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>e.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>f.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 4
21. TITLE AND LOCATION <i>(City and State)</i>  Norfolk Southern IDIQ Contract	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES ongoing	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Norfolk Southern	b. POINT OF CONTACT NAME Kendell Hearn	c. POINT OF CONTACT TELEPHONE NUMBER 404-529-1230
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

CDH has served as a pre-qualified architecture firm for the Norfolk Southern Corporation since 2010. We have successfully completed 11 projects during that time. Each project assigned to our team by Norfolk Southern Architectural Services department has been awarded based on our experience, skills, and abilities to successfully complete the project specific program requirements and complexities. CDH has been repeatedly commissioned by Norfolk Southern Corporation to provide professional services on a variety of projects ranging from small additions or modifications of existing facilities to large scale additions, renovations, and new building projects. Each project was executed to align with the specific scope, budget, and performed under a contracted hourly rate agreement that is updated every two to three years.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

<b>a.</b> (1) FIRM NAME CDH Partners	(2) FIRM LOCATION <i>(City and State)</i> Atlanta, GA	(3) ROLE Architect
<b>b.</b> (1) FIRM NAME McVeigh & Mangum	(2) FIRM LOCATION <i>(City and State)</i> Atlanta, GA	(3) ROLE Engineer
<b>c.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>d.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>e.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>f.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 5
21. TITLE AND LOCATION <i>(City and State)</i> Northeast Georgia Health System Corporate Plaza Gainesville, GA	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2014-2016	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Northeast Georgia Health System	b. POINT OF CONTACT NAME Scotty Williams	c. POINT OF CONTACT TELEPHONE NUMBER 470.578.3046
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

CDH has served as a pre-qualified architecture firm for the Norfolk Southern Corporation since 2010. We have successfully completed 11 projects during that time. Each project assigned to our team by Norfolk Southern Architectural Services department has been awarded based on our experience, skills, and abilities to successfully complete the project specific program requirements and complexities. CDH has been repeatedly commissioned by Norfolk Southern Corporation to provide professional services on a variety of projects ranging from small additions or modifications of existing facilities to large scale additions, renovations, and new building projects. Each project was executed to align with the specific scope, budget, and performed under a contracted hourly rate agreement that is updated every two to three years.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

<b>a.</b> (1) FIRM NAME CDH Partners	(2) FIRM LOCATION <i>(City and State)</i> Atlanta, GA	(3) ROLE Architect
<b>b.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>c.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>d.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>e.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>f.</b> (1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 6
21. TITLE AND LOCATION <i>(City and State)</i>  Arylessence, Inc. R&D Lab Marietta, GA	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2016-2018	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Arylessence	b. POINT OF CONTACT NAME Bret Tanner	c. POINT OF CONTACT TELEPHONE NUMBER 470.578.3046
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

This renovation turns a portion of a warehouse into a 2,000 sf two-story facility housing a lab and multi-use office space.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

<b>a.</b>	(1) FIRM NAME CDH Partners	(2) FIRM LOCATION <i>(City and State)</i> Atlanta, GA	(3) ROLE Project Manger
<b>b.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>c.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>d.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>e.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
<b>f.</b>	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 7
21. TITLE AND LOCATION <i>(City and State)</i> COBB EMC EXPANSION AND RENOVATION, Marietta, GA		22. YEAR COMPLETED PROFESSIONAL SERVICES 2016-2018 CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER Cobb EMC	b. POINT OF CONTACT NAME Jim Gantt	c. POINT OF CONTACT TELEPHONE NUMBER 678.355.3112
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

This project was conceived to support corporate operations of one of the largest EMC's in Georgia. Cobb Electric Membership Corporation serves more than 180,000 residential and commercial members. Enhancements to their headquarters included the extensive renovation of 60,000 square feet, the addition of 10,000 square feet of new office space, and significant site related improvements.

One primary objective was to improve the efficiency of operations by incorporating departments located in outlying buildings into a single building. CDH created a unique design solution to reconfigure the spatial floor plates in a manner that would provide efficiency of space utilization, foster communication among the staff, and expose as many workstations as possible to natural daylight.

CDH worked collaboratively with Cobb EMC to determine the most important aspects of the design initiative. Together, they planned for the comfort of staff, visitors, and the community, including complete handicap accessibility. The space has amenities for employees such as dedicated training rooms, private respite space, exercise center with locker rooms, large staff breakroom, and access to a roof deck with seating and dining. To keep the open work areas productive, CDH added sound masking wall treatments. An especially versatile space is the large community room with dietary facility. It can accommodate as many as 300 in a table seated banquet arrangement and over 475 for staff and member meetings, and it is also utilized extensively as meeting space for schools, public groups and other organizations.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME CDH Partners	(2) FIRM LOCATION <i>(City and State)</i> Atlanta, GA	(3) ROLE Architect
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE

<b>F. EXAMPLE PROJECTS WHICH BEST ILLUSTRATE PROPOSED TEAM'S QUALIFICATIONS FOR THIS CONTRACT</b> <i>(Present as many projects as requested by the agency, or 10 projects, if not specified. Complete one Section F for each project.)</i>		20. EXAMPLE PROJECT KEY NUMBER 8
21. TITLE AND LOCATION <i>(City and State)</i> CDH Partners Office	22. YEAR COMPLETED	
	PROFESSIONAL SERVICES 2019 - 2020	CONSTRUCTION <i>(If applicable)</i>

**23. PROJECT OWNER'S INFORMATION**

a. PROJECT OWNER CDH Partners	b. POINT OF CONTACT NAME Melissa Cantrell	c. POINT OF CONTACT TELEPHONE NUMBER 770.423.0016
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24. BRIEF DESCRIPTION OF PROJECT AND RELEVANCE TO THIS CONTRACT *(Include scope, size, and cost)*

When we decided to relocate our office we made every effort to provide our architects & designers with a space that affords great flexibility, & encourages collaboration and creativity.

The heart of the office deemed the flex space serves as a "design center" that evokes creativity & passion for design. This space encourage chance interactions to occur and promotes community and collaboration.

The workspace allows for working in a variety of comfortable settings including a soft seating area like a living room and gathering space like the "kitchen table." The open office environment works well for communication & connection while the small room for meditation or private conversations gives us the ability to have those quiet moments needed during certain tasks.

The few needed private offices & large conference room are situated near the core of the building. The walls are of frosted glass to allow the natural light to penetrate through the open space into the meeting area and private areas.

Being in a LEED certified building fits with our goals of sustainability and well being of our team. Surrounded by glass and nestled in the tree tops the space allows superb natural light and a connection to nature that is yet another factor that encourages innovation.

**25. FIRMS FROM SECTION C INVOLVED WITH THIS PROJECT**

a.	(1) FIRM NAME CDH Partners	(2) FIRM LOCATION <i>(City and State)</i> Atlanta, GA	(3) ROLE Architect
b.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
c.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
d.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
e.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE
f.	(1) FIRM NAME	(2) FIRM LOCATION <i>(City and State)</i>	(3) ROLE



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**H. ADDITIONAL INFORMATION**

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30. PROVIDE ANY ADDITIONAL INFORMATION REQUESTED BY THE AGENCY. ATTACH ADDITIONAL SHEETS AS NEEDED.

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**I. AUTHORIZED REPRESENTATIVE**

*The foregoing is a statement of facts.*

31. SIGNATURE

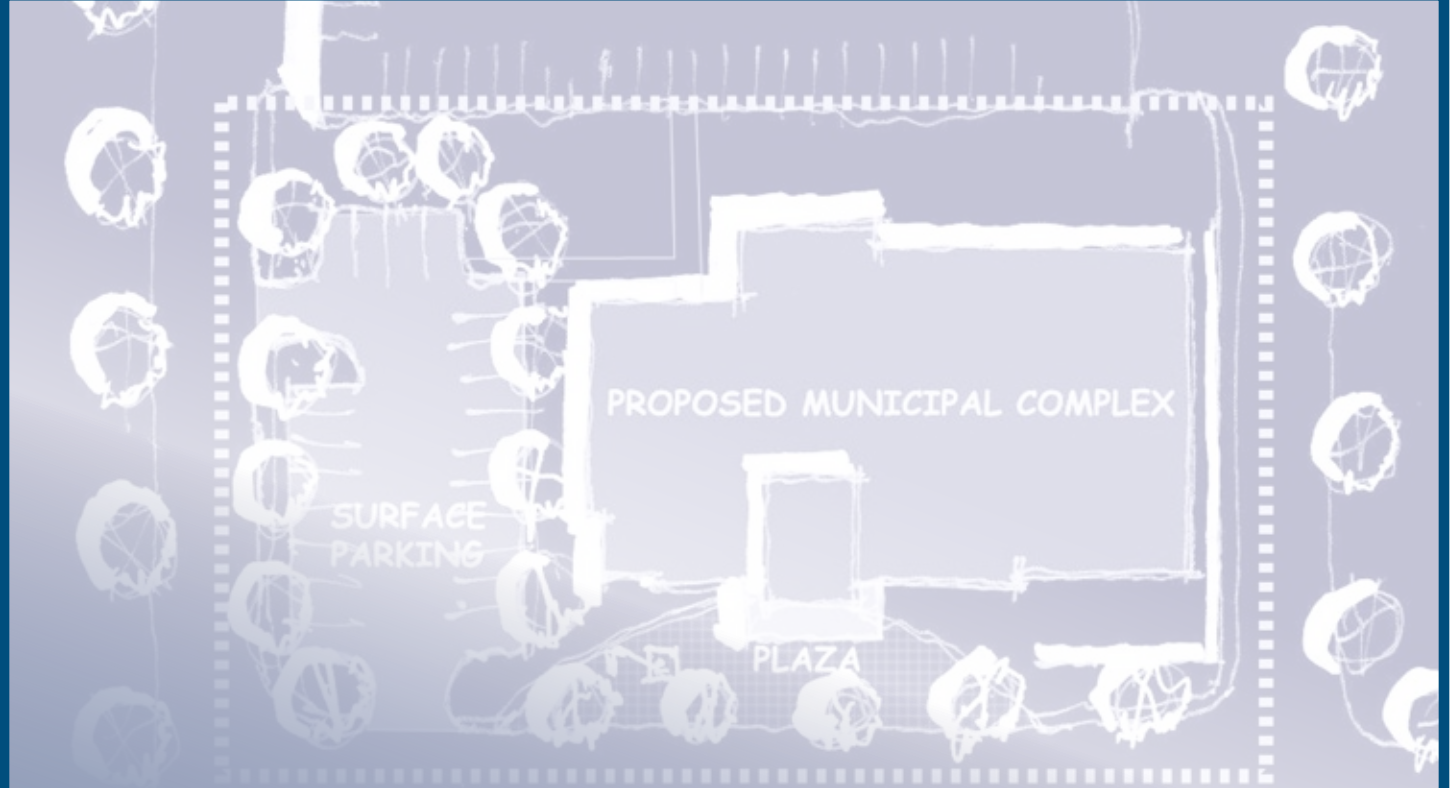


32. DATE

33. NAME AND TITLE



# DESIGN PLAN: CITY OF POWDER SPRINGS



**DISCOVER  
UNDERSTAND  
CREATE  
IMPROVE**

prepared by





HARDY FAMILY AUTOMOTIVE AMPHITHEATER

# LETTER FROM THE TEAM



## IMPROVE LIVES THROUGH DESIGN

We at CDH are dedicated to the design of the best environments to meet the needs of the City of Powder Springs project. With a project that will be integral for city operations, we have gathered our best team to create an impactful design and spaces that enhance the lives and work experience.

Through design, we will connect people to the building's function and context. It is our goal to help you imagine more for your facilities and what they might become with thoughtful planning and creativity.

To reach this goal, we have partnered with a highly-experienced subject matter expert – Macallan Construction, who focuses on municipal construction. With this collaborative effort, CDH and Macallan will provide exceptional service while keeping the project vision, project schedule, and project budget as our top priorities.

This book highlights our design process which we would collaborate with you to infuse the project goals and vision, as well as a preliminary design plan.

There are four things that we guarantee the City of Powder Springs will receive from this team: excellent customer care, collaborative efforts, quality of your project, and commitment to your success. We offer genuine and authentic relationships with exceptional experience in the design of our projects.

We are excited to submit our design plan for your consideration.

Sincerely,

David Strickland, AIA, LEED AP BD+C  
Principal In Charge

Jonathan Fallin, AIA  
Project Architect

## DESIGN PROCESS STAGES

### DISCOVER

Visioning Session  
Gather Information  
Focus Groups  
Programming



#### Come to Discover | Service

CDH has the passion and the experience to guide our clients and their stakeholders to develop facilities that are fundamental for function and success. Our team believes that design and built environments are instruments that serve our diverse and robust communities.

### UNDERSTAND

Define Experience Goals  
Establish Shared Vision  
Needs of Multiple Uses  
Grasp Technology Attributes



#### Seek to Understand | Commitment

We are committed to meeting budgetary goals, schedules, and, perhaps most importantly, client expectations for successful implementation of your program. We work with our clients and their communities to create a program that improves outcomes for facilities that will sustain success for generations to come.

### CREATE

Design Charrettes  
Community Engagement  
Critical Analysis



#### Act to Create | Responsiveness

At CDH, our process of informed collaboration, integrated quality control procedures and planning serves as a roadmap for the entirety of the project. It guides us through the successful completion of projects large and small.

### IMPROVE

Review Budget at Critical Intervals  
Visit Other Facilities  
Review Design  
Improve Design



#### Engage to Improve | Quality

It is our responsibility to ensure this is our utmost concern and focus, without sacrificing the quality of our product and your facility design. Your projects' success relies on teamwork and dedication. We would be honored to be a part of your exciting and thoughtful project.

# DISCOVER

## COLLECT INFORMATION

We are here to serve our clients with a client-centered and team-oriented perspective. Participating in the Design-Build project delivery process with the Contractor and the Client will ensure a great project, on-time, and within budget.

In the Discover phase, we put high importance on leadership involvement and stakeholder input through committee meetings and stakeholder focus group meetings. **We ask the right questions, keep the meetings productive, and stay aware of sensitive topics.**

The outcome of these meetings is invaluable to a successful project. To start the Discover phase, we would drop back and go through the steps noted above to ensure we are in *keeping with the vision of the leadership and the community for the municipal complex project and its place in the fabric of downtown Powder Springs.*

In this concept we have utilized the information gained from the RFP, Pre-Proposal Conference, Addenda, and our site reconnaissance to develop and exterior design solution for you consideration.



The surrounding context of downtown Powder Springs and its history should be considered in the proposed design.



The proposed design will be a backdrop to the newly built Thurman Park. Therefore, the design should compliment it architecturally.



Owner provided guide post



# UNDERSTAND

## CHARRETTE PROCESS

CDH uses a charrette process to immerse the design team and the stakeholders in the project to draw out and develop a design that most meets the client's needs and dreams. This process encourages maximum input from our clients and their representatives and enables our team to capitalize on the many opportunities this project presents. The team will develop and illustrate concepts and alternatives for different components of the design (i.e. site plans, floor plans, building exterior, etc.) which are then presented for evaluation and critique.

Our team utilizes 3D modeling of the concepts to illustrate the final concept more vividly for all participants.

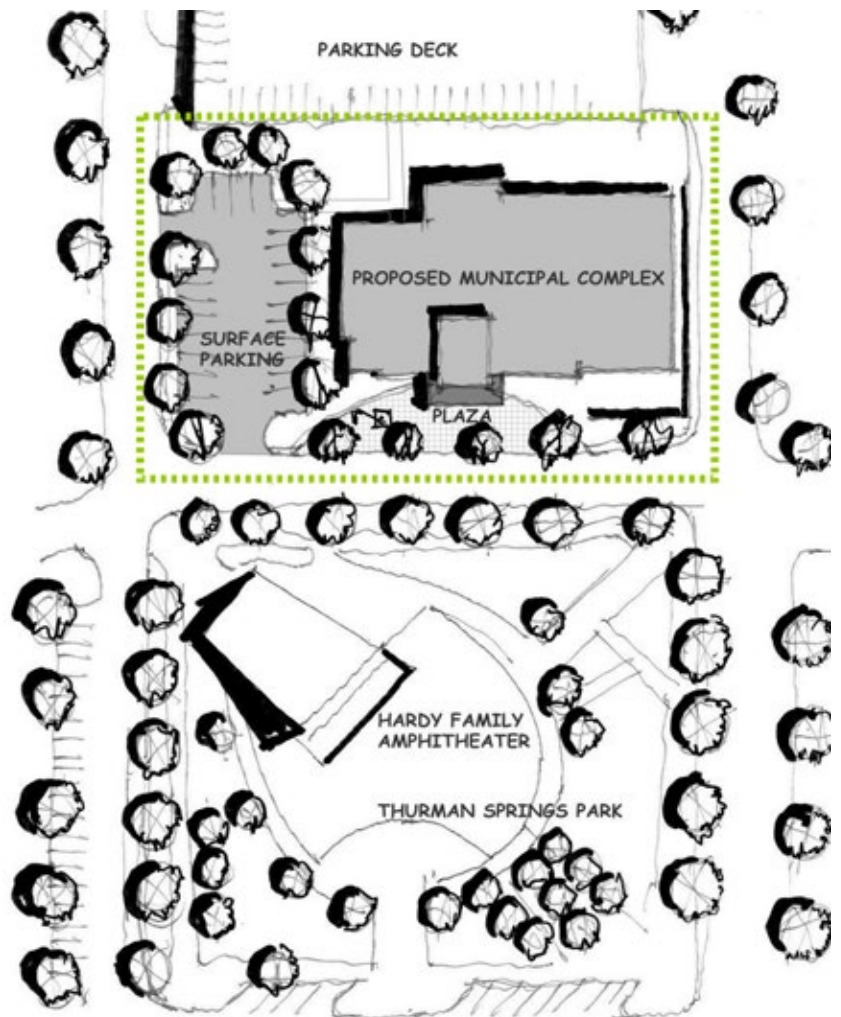
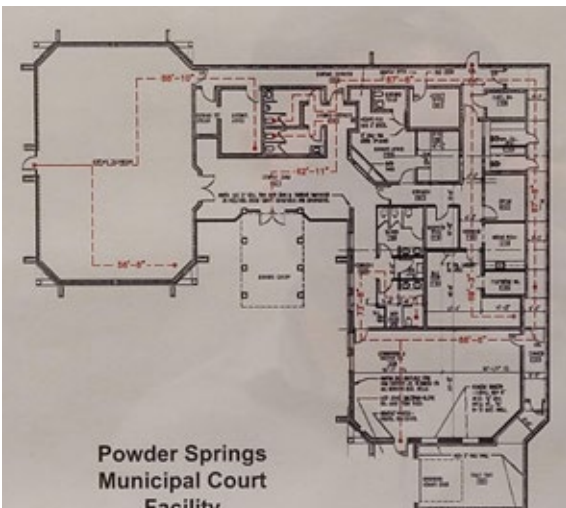
*We have included examples of some of the elements of this process in this design book.*



Community input on potential visuals



Discuss different components of the design



# CREATE

## ADDING DEPTH TO DESIGN TOGETHER

CDH believes in applying a **Partnering Approach** to our practice throughout the design process. Through the integration of the design team, stakeholders, and construction team, the decision-making process becomes more streamlined, lines of communication more open, and each team member develops more ownership of the final product. Feedback from the client and the construction team aids in the refinement of the concept and will ultimately enhance the experience of use for the city staff and the community.

CDH emphasizes to all the members of the team, importance of working as a team, and developing open and honest lines of communication. This will result in the **best design solution and ultimately in the best constructed environment that serves the community as envisioned.**

*Examples of the vision documents are included.*



### Powder Springs Design Guiding Aspects

- RFP
- ADDENDA
- PRE-PROPOSAL CONFERENCE
- SURVEY RESULTS (DESIGN STYLE)
- NEW THURMAN SPRINGS PARK DESIGN
- BUDGET
- LOW MAINTENANCE MATERIAL



### Historic Elements Integrated into Design

- MASONRY
- GRID WINDOWS
- PUNCHED GLAZED OPENINGS
- COLUMNS
- BUILDING SIGNAGE



### Contemporary Elements to Upgrade Design

- COLOR OF BRICK
- BRICK PANELS
- METAL CLADDING ACCENTS
- MATERIAL AND SHAPE OF COLUMNS





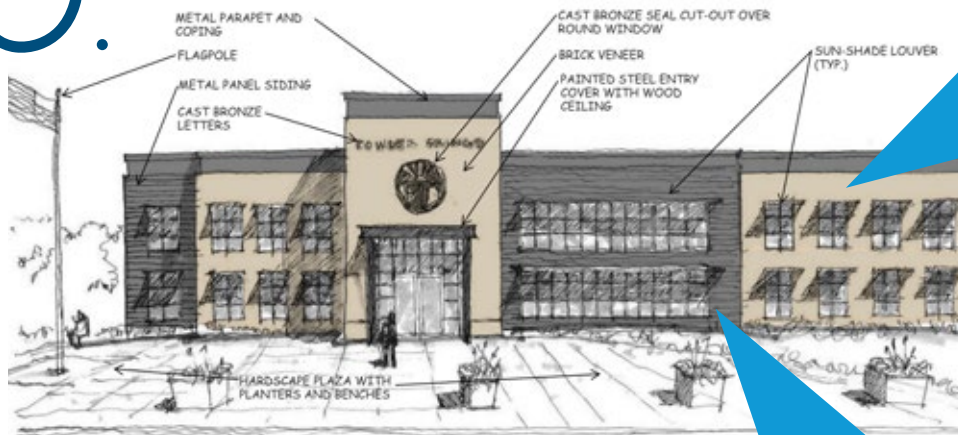
1.



2.



3.



Ideas for exterior finishes, blending traditional with contemporary



# IMPROVE

## ENSURING LONG-TERM QUALITY

Quality design and documentation is not only our responsibility, but our utmost concern and focus. We are accountable for delivering a finished facility that meets the needs of the program, the overall scope, the budget, and the schedule; and yet we must achieve this without sacrificing the quality of our product and your facility design. Through our long-standing relationships and extensive work with other public and private clients, the CDH team has demonstrated our ability to meet this responsibility, and we believe that we can achieve the

same your project. Our approach to keep the project on budget and within the bounds of the established scope starts at the programming phase and continues at regular intervals through the design and documentation phases. These milestones are also tracked within the scheduling component of the design phase project management. Consistent monitoring of the costs associated assists the team in maintaining the balance between program, budget, and schedule.



Renderings of design ideas





Perspectives of design provided

# DESIGNING TO THRIVE



[www.cdhpartners.com](http://www.cdhpartners.com)